



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 9, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

SPECIAL EXCEPTION

1. SPX-25-2, Joy Child Academy - Special Exception (SPX), 1st Submittal

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-25-6, Springhaven (fka Chandler Hills) - Major Development Plan, 1st Submittal
Owner(s): Mega GNG LLLP, Yoo Shik Um Irrevocable Trust, Um Yoo Shiik, PM S-1 REO LLC, Matthew E. and Deborah B. Shaw, 4625 Chandler Road LLC, Walter H Robinson Ioll, Daphne J. Martin, Jacob Christian Snavelly, Windy Hill Greenhouse Inc. and Orchid Estates Community Homeowners Assn Inc.
Applicant(s): Appian Engineering, LLC - Luke Classon
Location: Southeast corner of Chandler Road and West Kelly Park Road and West of Jason Dwelley Parkway
Proposed Use: Single Family Residential
Project Manager: Bobby Howel
Presented by: Bobby Howell, Planning Manager

DISCUSSION

ADJOURNMENT

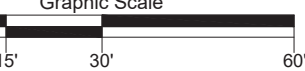
Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council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

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

Property 2
The East 1/2 of the following:
That certain parcel of land lying in Section 18, Township 20 South, Range 28 East, and more particularly described as Parcel No. 40, as per plat recorded in Deed Book 921, Page 429, Public Records of Orange County, Florida, and more particularly described as follows:
Begin 345 feet South of Northeast corner of Southeast 1/4, run West 661.51 feet; South 330 feet; East 661.77 feet; North 330 feet to Point of Beginning.

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

CERTIFIED TO:
CAMILA NEIRA



Revisions

I hereby certify that this Surveyor's Statement of the above Described Property is a true and correct Statement of the facts therein stated, and that I have not been under any restriction on the Date Signed. Based on Information Known to Me at the Time Made and Complied with the Laws of the State of Florida in the Matter of Surveying in the State of Florida as required by Chapter 54-17.062 Florida Administrative Code, Paragraph 1.03 Section 47-2207 Florida Statutes.

Patrick K. Ireland

Patrick K. Ireland 305-963-8637 LB 7620

This Survey is intended only for use in place of Said Certified Particulars.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.

800 Century Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

000 SHIM U.

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S 89°50'38" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 690.00 FEET; THENCE S 03°08'43" E 30.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 03°08'43" E 773.16 FEET; THENCE S 89°49'33" W 317.50 FEET; THENCE N 09°40'34" E 155.00 FEET; THENCE S 03°08'43" E 239.86 FEET; THENCE S 89°50'38" E 327.48 FEET; THENCE N 03°08'43" E 4.00 FEET; THENCE S 89°50'38" E 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PARCEL NOS. 7 AND 8 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND ALSO AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1284.22 FEET, WEST 337.5 FEET, NORTH 1284 FEET AND EAST 337.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: PARCEL NO. 21 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET THEREOF, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

PARCEL 4: BEGIN 30 FEET SOUTH AND 1762.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, THENCE RUN NORTH 1284 FEET, WEST 657.6 FEET, NORTH 1284.5 FEET, AND EAST 657.6 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AKA LOTS 4, 5 AND 6 AS DESCRIBED IN DEED BOOK 921, PAGE 429.

PARCEL 5: BEGIN 30 FEET SOUTH AND 690 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1284.66 FEET; THENCE WEST 675.00 FEET; THENCE NORTH 1284.22 FEET; THENCE EAST 675.00 FEET TO THE POINT OF BEGINNING. BEING PARCELS 5, 10, 11 AND 12 AND ALSO THE WEST 15 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET THEREOF, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S 89°50'38" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 690.00 FEET; THENCE S 03°08'43" E 30.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 03°08'43" E 773.16 FEET; THENCE S 89°49'33" W 317.50 FEET; THENCE N 09°40'34" E 155.00 FEET; THENCE S 03°08'43" E 239.86 FEET; THENCE S 89°50'38" E 110.00 FEET; THENCE N 03°08'43" E 4.00 FEET; THENCE S 89°50'38" E 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6: BEGIN 30 FEET SOUTH AND 927.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1284 FEET, WEST 100 FEET, THENCE NORTH 400 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

BOURDAU

THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE WEST 15 FEET THEREOF, AND DESCRIBED AS TRACT 22, UNRECORDED PLAT.

MARTIN

THE EAST 65.25 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF TRACT 22 OF UNRECORDED PLAT, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PM54-REG, LLC

PARCEL 1: BEGINNING 15 FEET SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST 66.125 FEET, THENCE SOUTH 330 FEET, THENCE EAST 66.15 FEET, THENCE NORTH 330 FEET TO THE POINT OF BEGINNING; BEING TRACT NO. 26 OF AN UNRECORDED PLAT AS SHOWN IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2: THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND DESCRIBED AS PARCEL NO. 28, AS PER PLAT THEREOF, RECORDED IN DEED BOOK 931, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 345 SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN WEST 66.15 FEET, SOUTH 330 FEET, EAST 66.177 FEET, NORTH 330 FEET TO THE POINT OF BEGINNING.

ROBINSON

PARCEL 1: THAT CERTAIN PARCEL OF REAL ESTATE LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND DESCRIBED AS PARCEL 24, AS PER PLAT THEREOF, RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LAND LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 2: BEGINNING AT NW CORNER SE 1/4 OF THE NE 1/4 1/4 SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 664.6 FEET, RUN THENCE EAST 668.4 FEET, THENCE NORTH 664.6 FEET, THENCE WEST 668.4 FEET TO THE POINT OF BEGINNING, LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 4902, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SNAPLEY

THAT CERTAIN PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS PARCEL NO. 43, AS PER PLAT THEREOF, RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CONVEYED BY DEED RECORDED IN DEED BOOK 1027, PAGE 466, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 53: FROM A POINT 664.6 FEET SOUTH OF NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER RUN SOUTH 332.3 FEET, EAST 668.4 FEET; NORTH 332.4 FEET; WEST 668.4 FEET TO POINT OF BEGINNING, SHAW

THE WEST 65.25 FEET OF THE EAST 138 FEET OF THE FOLLOWING DESCRIPTION: THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST 1/4 QUARTER OF THE NORTHEAST QUARTER, LESS THE WEST 15 FEET THEREOF, LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

ALL LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

ORCHID ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

PARCEL 1: WEST 15 FEET OF THE NORTHEAST QUARTER AND THE NORTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ANY LAND CONTAINED IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10606, PAGE 8543, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION NORTH 01°15'56" WEST, 150.2 FEET TO A POINT ON A LINE THAT IS PERPENDICULAR TO AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG A LINE THAT IS PERPENDICULAR TO AND PARALLEL TO SAID NORTH LINE SOUTH 88°08'31" WEST, 1330.15 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°19'12" EAST, 264.70 FEET TO A POINT ON THE SOUTHERLY BIGHT OF WAY LINE OF KELLY PARK ROAD; THENCE ALONG SAID BIGHT OF WAY LINE THAT IS PERPENDICULAR TO AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE ALONG SAID PARALLEL LINE SOUTH 01°19'12" WEST, 262.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE NORTH 88°08'31" EAST, 1315.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET, AND

LESS AND EXCEPT THE LAND CONTAINED IN THE CERTIFICATE OF TITLE RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT 26109195789, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

<u>APPLICANT/DEVELOPER</u> ASHTON WOODS CONTACT: DANE HAMILTON 1064 GREENWOOD BLVD., SUITE 124 LAKE MARY, FLORIDA 32746 PHONE: (407) 415-3583 EMAIL: DANE.HAMILTON@ASHTONWOODS.COM	<u>ENVIRONMENTAL CONSULTANT</u> BIO-TECH CONSULTING ENVIRONMENTALIST: JOSEPH GALLETTI 3025 EAST SOUTH STREET ORLANDO, FLORIDA 32803 PHONE: (407) 894-5969 EMAIL: JOE@BIO-TECHCONSULTING.COM
<u>ENGINEER</u> APPIAN ENGINEERING, LLC ENGINEER: OVIDIO SANCHEZ, P.E. 2221 LEE ROAD, SUITE 27 WINTER PARK, FLORIDA 32789 PHONE: (407) 960-5868 EMAIL: OSANCHEZ@APPIANFL.COM	<u>GEOTECHNICAL ENGINEER</u> DEVO ENGINEERING ENGINEER: DEVO SEERERAM, PH.D., P.E. 5500 ALHAMBRO DRIVE, ORLANDO, FLORIDA 32808 PHONE: (407) 290-2371 EMAIL: DEVO@DEVOENG.COM
<u>SURVEYOR</u> JOHNSTON'S SURVEYING, INC. SURVEYOR: BARRY W. PREWITT, P.S.M. 900 CROSS PRAIRIE PARKWAY KISSIMMEE, FLORIDA 34744 PHONE: (407) 847-6140 EMAIL: BARRY@JSURVEYING.COM	<u>TRAFFIC ENGINEER</u> TRAFFIC & MOBILITY CONSULTANTS, LLC ENGINEER: AYMAN HASAN AS-SAID, P.E. 3101 MAGUIRE BOULEVARD, SUITE 265 ORLANDO, FLORIDA 32803 PHONE: (407) 531-5332 EMAIL: AYMANA@TRAFFICMOBILITY.COM

OCPA PARCEL ID # 18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034,
 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048,
 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061,
 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132



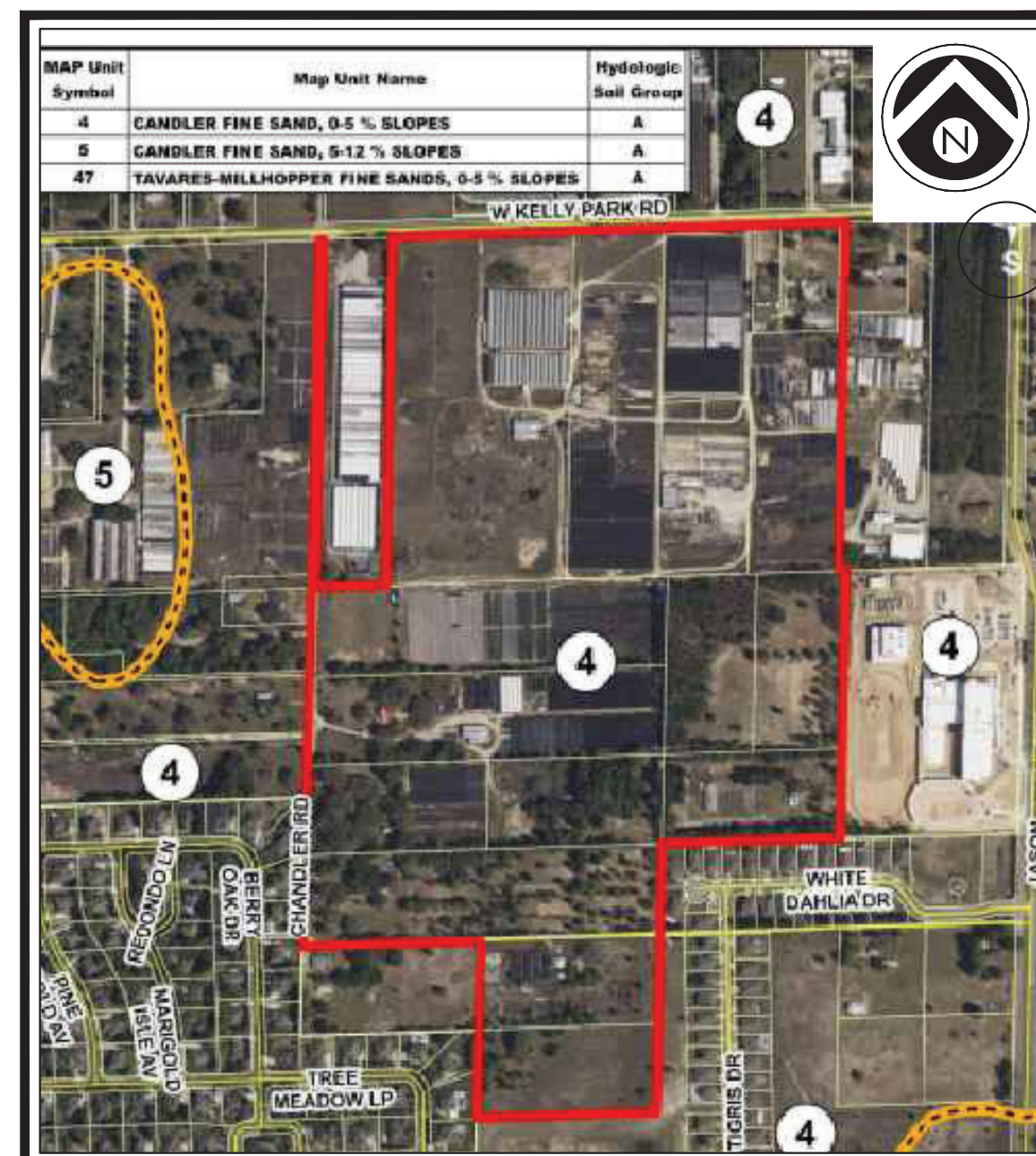
VICINITY MAP

SCALE: 1" = 2000'



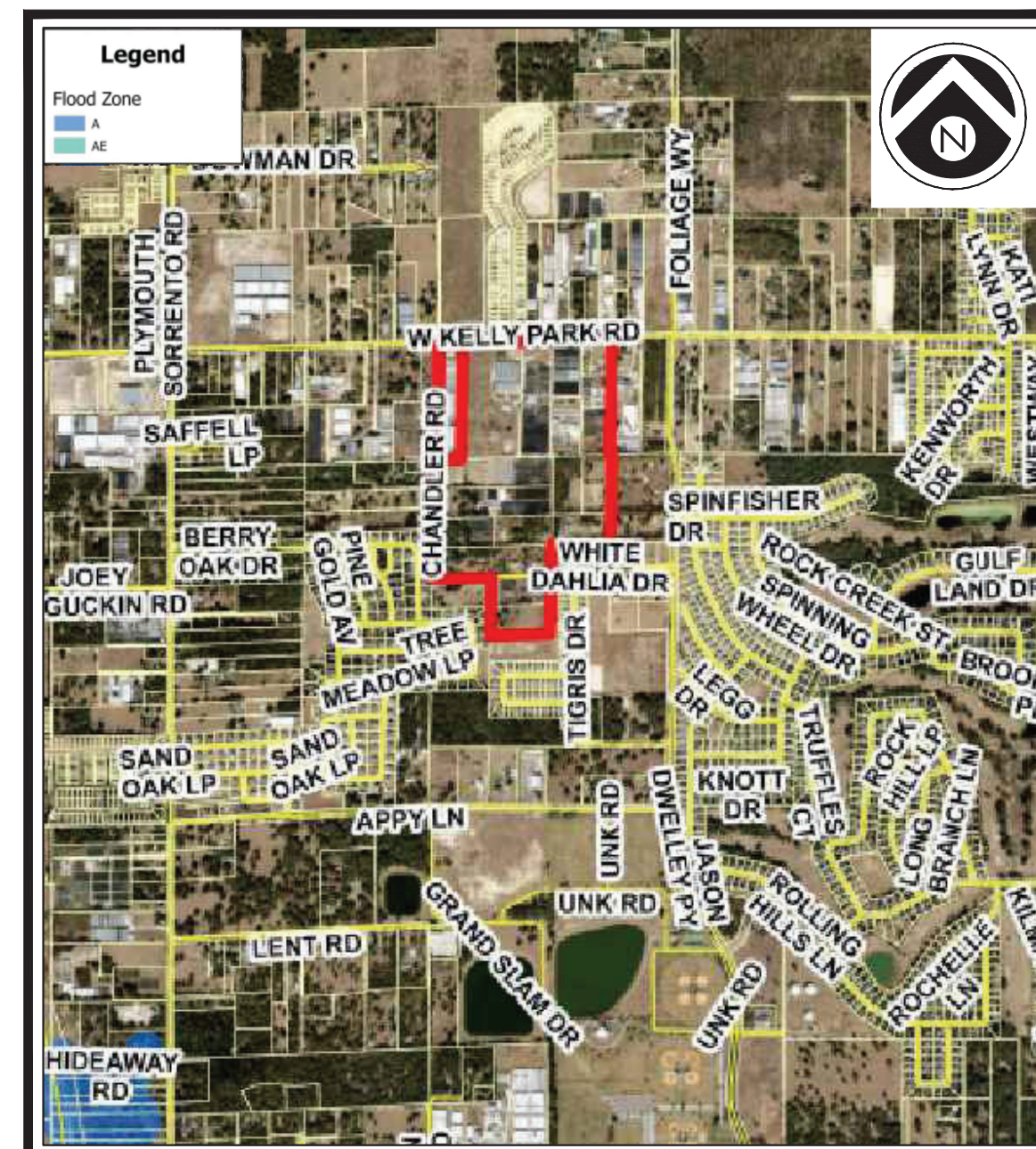
AERIAL MAP

SCALE: 1" = 500'



SOILS MAP

SCALE: 1" = 500'



FEMA FLOOD MAP

SCALE: 1" = 2,000'

C0.0	COVER
C1.0	GENERAL NOTES
C1.1	ABBREVIATIONS & SYMBOLS
C1.2	OVERALL EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS - NORTHEAST
C1.4	EXISTING CONDITIONS - NORTHWEST
C1.5	EXISTING CONDITIONS - WEST
C1.6	EXISTING CONDITIONS - EAST
C1.7	EXISTING CONDITIONS - SOUTHWEST
C1.8	EXISTING CONDITIONS - SOUTHEAST
C1.9	EXISTING CONDITIONS - SOUTH
C2.0	MASTER PLAN
C2.1	MASTER PLAN - DEVELOPMENT STANDARDS
C3.0	OVERALL GEOMETRY PLAN
C3.1	GEOMETRY PLAN - SOUTHWEST
C3.2	GEOMETRY PLAN - SOUTHEAST
C3.3	GEOMETRY PLAN - WEST
C3.4	GEOMETRY PLAN - EAST
C3.5	GEOMETRY PLAN - SOUTHWEST
C3.6	GEOMETRY PLAN - SOUTHEAST
C3.7	GEOMETRY PLAN - SOUTH
C3.8	LOT DATA TABLES
C3.9	CURVE TABLES
C3.10	CROSS SECTIONS
C3.11	PHASING PLAN
C3.12	OFFSITE IMPROVEMENTS PLAN
C4.0	UTILITY NOTES
C4.1	OVERALL UTILITY & DRAINAGE PLAN
C4.2	UTILITY & DRAINAGE PLAN - NORTHEAST
C4.3	UTILITY & DRAINAGE PLAN - NORTHWEST
C4.4	UTILITY & DRAINAGE PLAN - WEST
C4.5	UTILITY & DRAINAGE PLAN - EAST
C4.6	UTILITY & DRAINAGE PLAN - SOUTHEAST
C4.7	UTILITY & DRAINAGE PLAN - SOUTHWEST
C4.8	UTILITY & DRAINAGE PLAN - SOUTH
C4.9	FIRE TRUCK ROUTE PLAN - NORTH
C4.10	FIRE TRUCK ROUTE PLAN - SOUTH
C4.11	FIRE TRUCK ROUTE DETAILS
C4.12	LIGHTING PLAN
C5.0	OVERALL PAVING & GRADING PLAN
C5.1	PAVING & GRADING PLAN - NORTHEAST
C5.2	PAVING & GRADING PLAN - NORTHWEST
C5.3	PAVING & GRADING PLAN - WEST
C5.4	PAVING & GRADING PLAN - EAST
C5.5	PAVING & GRADING PLAN - SOUTHEAST
C5.6	PAVING & GRADING PLAN - SOUTHWEST
C5.7	PAVING & GRADING PLAN - SOUTH
A-001 - A-003	ARBOR SCHEDULE AND DETAILS
A-100	KEY SHEET - ARBOR PLANS
A-101 - A-108	ARBOR PERMIT PLANS
L-001	PLANT SCHEDULE AND DETAILS
L-100	KEY SHEET - MASTER DEVELOPMENT PLAN
L-201 - L-208	LANDSCAPE BUFFER PLAN
	BOUNDARY AND TOPOGRAPHIC SURVEY

<u>WATER/SEWER/RECLAIMED:</u>	<u>TELEPHONE/FIBER:</u>
CITY OF APOPKA	CENTURY LINK
748 E. CLEVELAND STREET	33 NORTH MAIN STREET, ROOM 144
APOLK, FLORIDA 32703	WINTER GARDEN, ORLANDO 34787
CONTACT: DIANA ALMODOVAR P.E.	CONTACT: BILLY HAGER
PHONE: (407) 703-1731	PHONE: (407) 814-5329
 <u>SOLID WASTE COLLECTION:</u>	 <u>GAS</u>
CITY OF APOPKA	LAKE APOPKA NATURAL GAS DISTRICT
748 EAST CLEVELAND STREET	1320 WINTER GARDEN VINELAND ROAD
APOLK, FLORIDA 32703	WINTER GARDEN, FLORIDA 34787
PHONE: (407) 703-1731	CONTACT: MINGO COLON
	PHONE: (407) 656-7374
 <u>CABLE:</u>	 <u>POWER:</u>
CHARTER COMMUNICATIONS	DUKE ENERGY
(A.K.A. SPECTRUM)	3250 BONNETT CREEK ROAD
3767 ALL AMERICAN BOULEVARD	PO BOX 10000
ORLANDO, FLORIDA 32810	LAKE BUENA VISTA, FLORIDA 32830
CONTACT: TRACEY DOMOSTOY	CONTACT: JENNIFER NAZARIAN
PHONE: (407) 532-8509	PHONE: (407) 938-6611

SHEET 1 OF 69
NOT FOR CONSTRUCTION



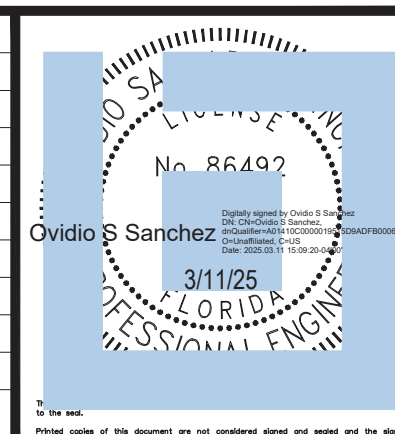
2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

[illegible]

1			
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3			
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7			
8			
9			
10			
REV.	DATE	DESCRIPTION	



GENERAL NOTES

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

CITY OF APOPKA, 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.

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 ORANGE COUNTY 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 FOOT 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.

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD_civil3D\layouts\04_MDP\GENERAL NOTES.dwg Modified: 3/11/2025 By: alopez Plotted By: omir_lopez

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1217

GENERAL NOTES

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM

DESIGNED: O. SANCHEZ

CHECKED: L. CLASON

DATE: 3/11/2025

SCALE: N.T.S.

PROJECT: ASH-014

SHEET: C1.0

APPIAN ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

OVIDIO SALVADOR SANCHEZ

PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

SHEET 2 OF 69
NOT FOR CONSTRUCTION

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ABBREVIATIONS

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
AR/V	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BULEVARD
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
CLP	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CLEANOUT	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
CORNER	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
DM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWO	DRAWING
DWY	DRIVEWAY

E	
EA	EAST
EC	EACH
ED	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
FB	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FLORIDA DEPARTMENT OF TRANSPORTATION
FDOT	FINISHED FLOOR
FF	FINISHED GRADE
FG	FIRE HYDRANT
FH	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FOUND	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
GRD	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GLY WIRE
CWT	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-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
JOIST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	LOAD
LF	LINEAR FEET/FOOT
LG	LONG
LM	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
OVEL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PVI	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
SHEET	SHEET
SH	SEASONAL HIGH GROUND WATER TABLE
SHGW	SIMILAR
SL	SETBACK LINE
S/L	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	TURBLOCK
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
TGB	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	VERTIFIED 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
WVF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y	
YD	YARD
YR	YEAR

MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

	SANITARY SEWER LINE
	CLEANOUT
	FORCE MAIN
	MANHOLE

POTABLE WATER

	WM	WATER MAIN
		EXISTING VALVE
		FIRE HYDRANT
		WATER METER

STORM DRAIN

	STORM SEWER		FDOT TYPE 1 INLET
	CURB INLET		FDOT TYPE 2 INLET
	MANHOLE		FDOT TYPE 3 INLET
	MITERED END		FDOT TYPE 4 INLET
	STORM INLET		FDOT TYPE 5 INLET
	SPOT ELEVATION		FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

	BENCHMARK		STATE ROADS
	BOUND CORNER		GUY POLE
	CONCRETE		UTILITY POLE
	COUNTY ROADS		YARD LIGHT
	INTERSTATE ROADS		GAS MAIN
	LIGHT POLE		OVER HEAD WIRE
	SIGN		ELECTRIC CABLE OR CONDUIT, BURIED
	EDGE OF PAVEMENT W/O CURB		UNDERGROUND TELEPHONE CABLE
	EDGE OF PAVEMENT W/CURB		GATE VALVE
	REDUCER		REDUCER

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

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

	WM	WATER MAIN
	FIRE	FIRE MAIN
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE
		FIRE HYDRANT ASSEMBLY
		FIRE DEPARTMENT CONNECTION
		METER
		SAMPLE POINT

RECLAIMED WATER

	RU	RECLAIMED WATER MAIN
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE

GENERIC UTILITIES

	11 1/2' 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
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	DETAIL REFERENCE
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	STATE ROADS
	SIGN
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	CROSS SECTION DETAIL

- 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.

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

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2231 Lee Road, Suite 217, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 15171

ABBREVIATIONS & SYMBOLS

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM

DESIGNED: O. SANCHEZ

CHECKED: L. GLASSON

DATE: 3/11/2025

SCALE: N.T.S.

PROJECT: ASH-014

SHEET: C.1.1

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ

No. 86492

STATE OF FLORIDA

PROFESSIONAL ENGINEER

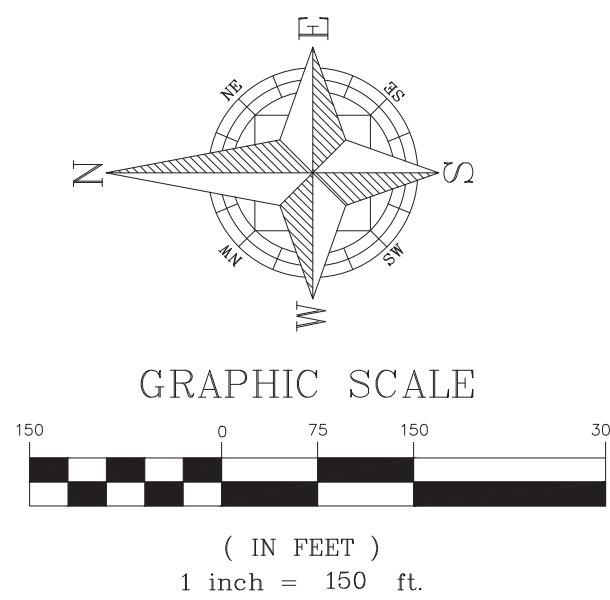
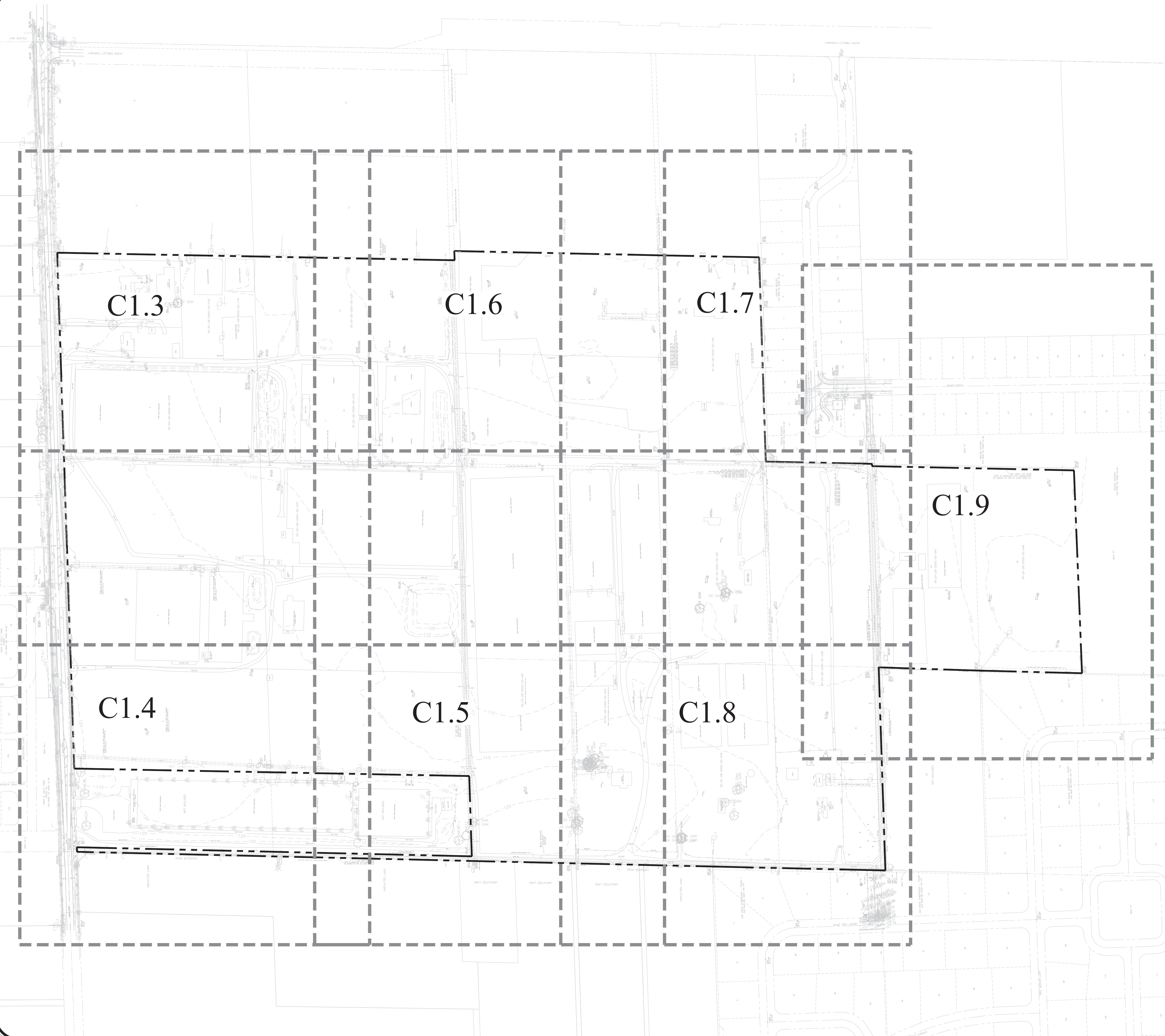
DESCRIPTION

REV.

DATE

BY

P:\project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD_civil3D\layouts\04_MDP\EXISTING CONDITIONS.dwg Modified: 3/11/2025 By: amir_lopez



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN "ZONE X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.

SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	• DEGREES	ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION
D.B. DEED BOOK	(P) PLAT	• MINUTES	D.U.E. DRAINAGE AND	P.T. POINT OF TANGENCY
BK. BOOK	(S) SECTION	• SECONDS	UTILITY EASEMENT	P.C. POINT OF CURVE
PG. PAGE	(M) MEASURED	• MORE OR LESS	P.O.P. PERMANENT CONTROL POINT	P.I. POINT OF INTERSECTION
SECT. SECTION	(L.B.) LICENSED BUSINESS	• LICENSED SURVEYOR	P.O.B. POINT OF BEGINNING	P.O.C. POINT OF COMMENCEMENT
TWP. TOWNSHIP	(C.B.) CHORD BEARING	L.S. LICENSED SURVEYOR	P.O.C. POINT OF COMMENCEMENT	N.A.T. NAIL AND TAB
RIS. RANGE	CH. CHORD	B.W.F. BARBED WIRE FENCE	P.F. FISH FLOOR ELEVATION	C.M.P. CORRUGATED METAL PIPE
COR. CORNER	R. RADIUS	H.W.F. HDG WIRE FENCE	L.F.E. LOWEST FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE
AC. ACRES	L. LENGTH	C.L.F. CHAIN LINK FENCE	G.F.E. GARAGE FLOOR ELEVATION	INV. INVERT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	EDTA	WF WOOD FENCE	R/W RIGHT OF WAY	TX TRANSFORMER
BM BENCHMARK	C/L CENTERLINE	T TANGENT	ED. EDGE OF PAVEMENT	MONUMENT
C.B.S. CONCRETE BLOCK & STUCCO	Q/S OFFSET	FM. FRAME	STY. STORY	CONC. CONCRETE

LEGEND

○ BENCHMARK	○ CO CLEAN OUT (SEWER)
○ WOOD POWER POLE	○ GAS GAS METER
○ CONCRETE POWER POLE	○ UNDERGROUND GAS MARKER
○ GUY WIRE ANCHOR	○ FIBER OPTIC MARKER
○ LIGHT POLE	○ WATER VALVE
○ SIGN	○ WATER METER
○ FIRE HYDRANT	○ CABLE TELEVISION RISER BOX
○ SANITARY SEWER M.HOLE	○ WOOD LIGHT POLE
○ STORM SEWER M.HOLE	○ WELL
○ GAS VALVE	○ ELECTRIC CONTROL BOX
○ TELEPHONE RISER BOX	○ ELECTRIC TRANSFORMER
○ METAL LIGHT POLE	○ FIBERGLASS LIGHT POLE

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1514

OVERALL EXISTING CONDITIONS

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM

DESIGNED: O. SANCHEZ

CHECKED: L. GLASSON

DATE: 3/11/2025

SCALE: 1" = 150'

PROJECT: ASH-014

SHEET: C1.2

APPIAN ENGINEERING

FLORIDA PROFESSIONAL ENGINEER

NO. 86492

STATE OF FLORIDA

PROFESSIONAL ENGINEER

REVISIONS

DATE

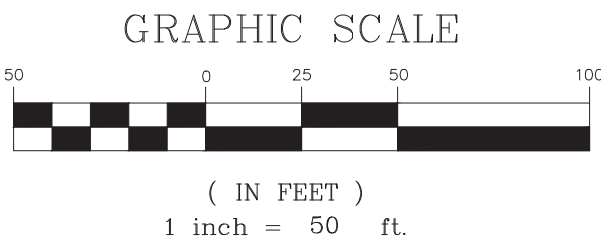
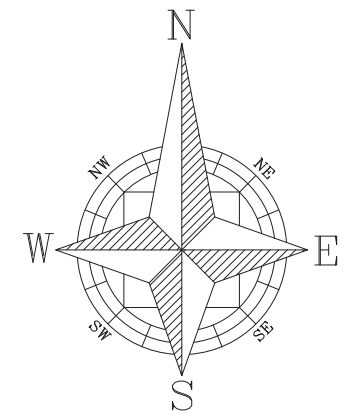
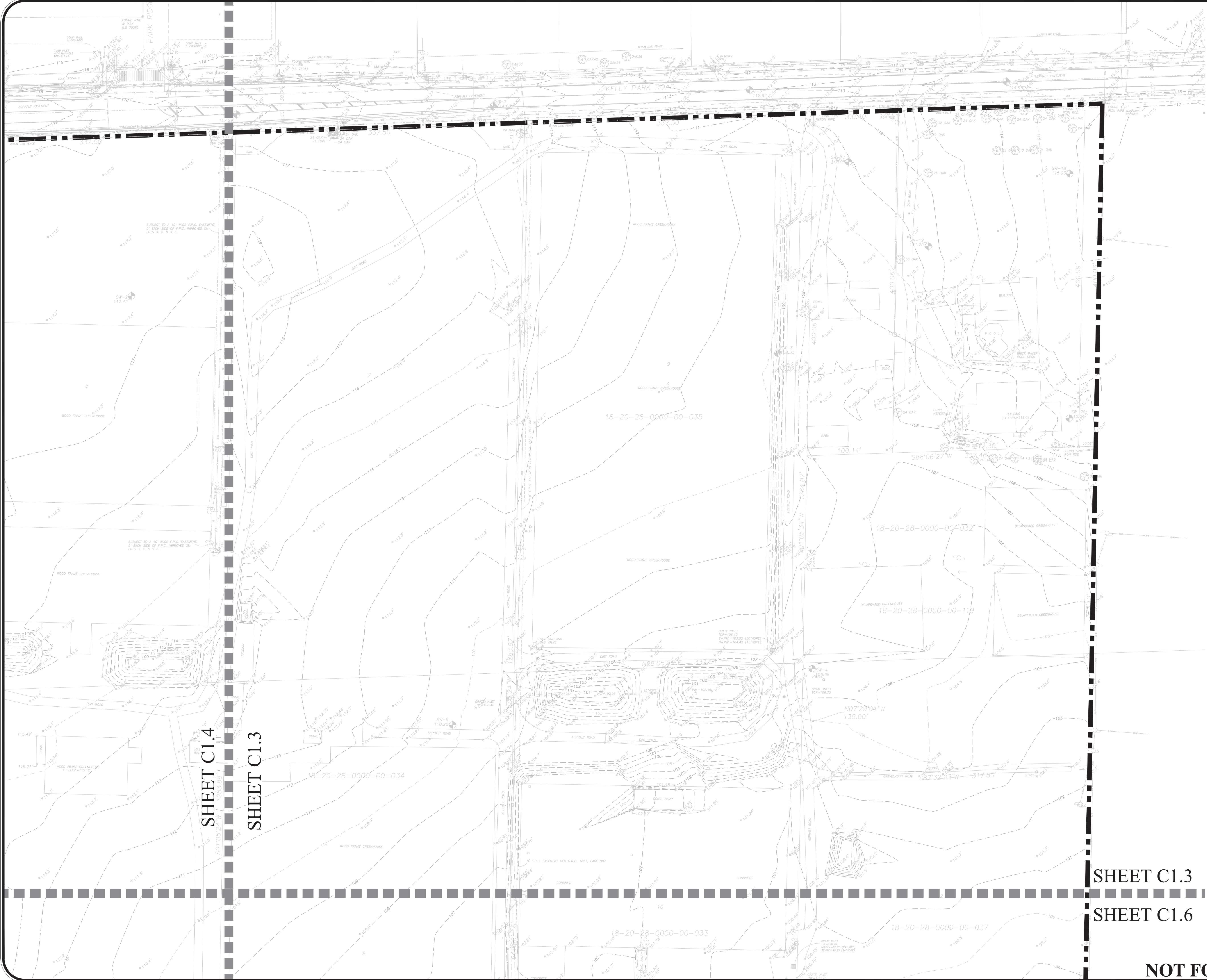
REV.

DESCRIPTION

BY

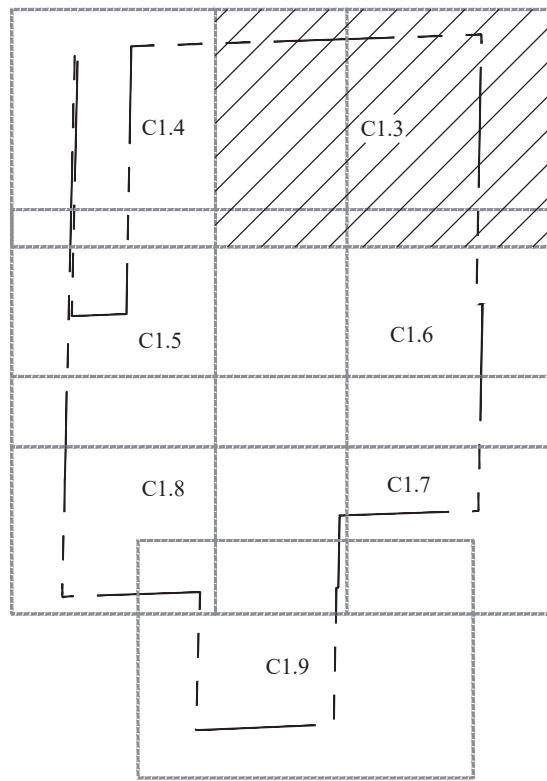
SHEET 4 OF 69
NOT FOR CONSTRUCTION

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EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

SHEET C1.4

SHEET C1.3

SHEET C1.3

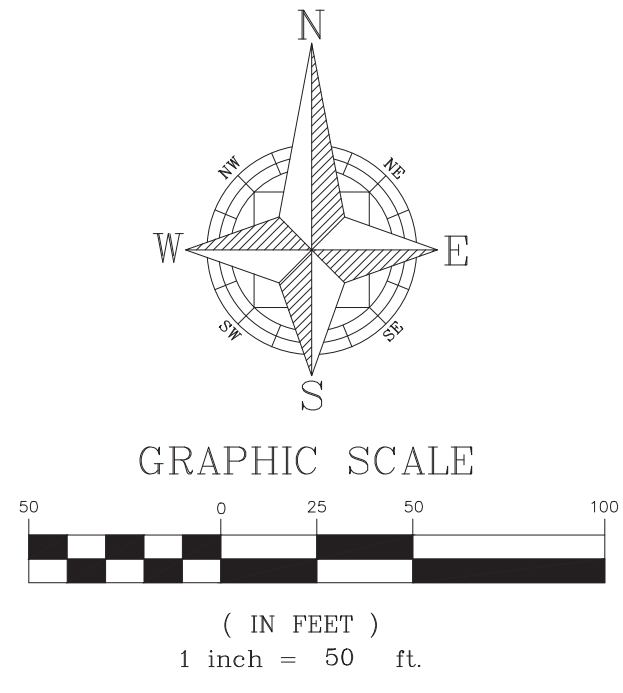
SHEET C1.6

SHEET 5 OF 69

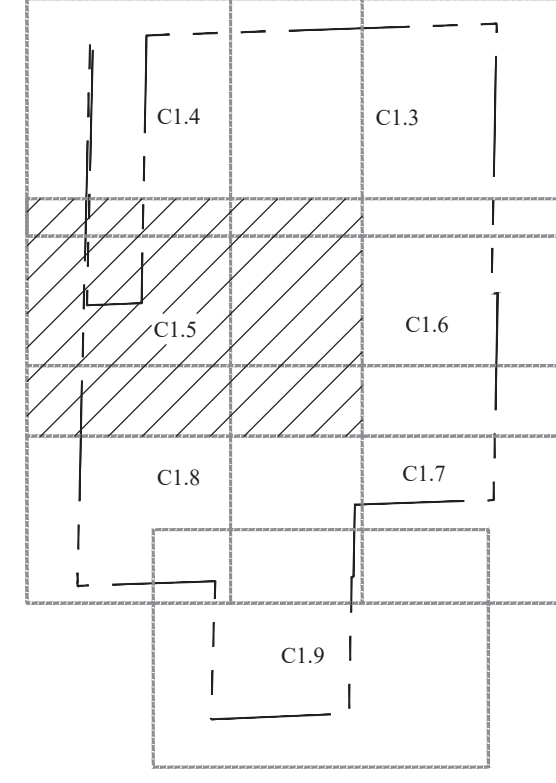
NOT FOR CONSTRUCTION

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. 1511	
EXISTING CONDITIONS – NORTHEAST				MAJOR DEVELOPMENT PLAN				SPRINGHAVEN			
(FKA CHANDLER HILLS)				CITY OF APOPKA, FLORIDA							
DRAWN: L. GRAHAM		DESIGNED: O. SANCHEZ		CHECKED: L. CLASSON		DATE: 3/11/2025					
SCALE 1" = 50'		PROJECT ASH-014		SHEET C1.3							

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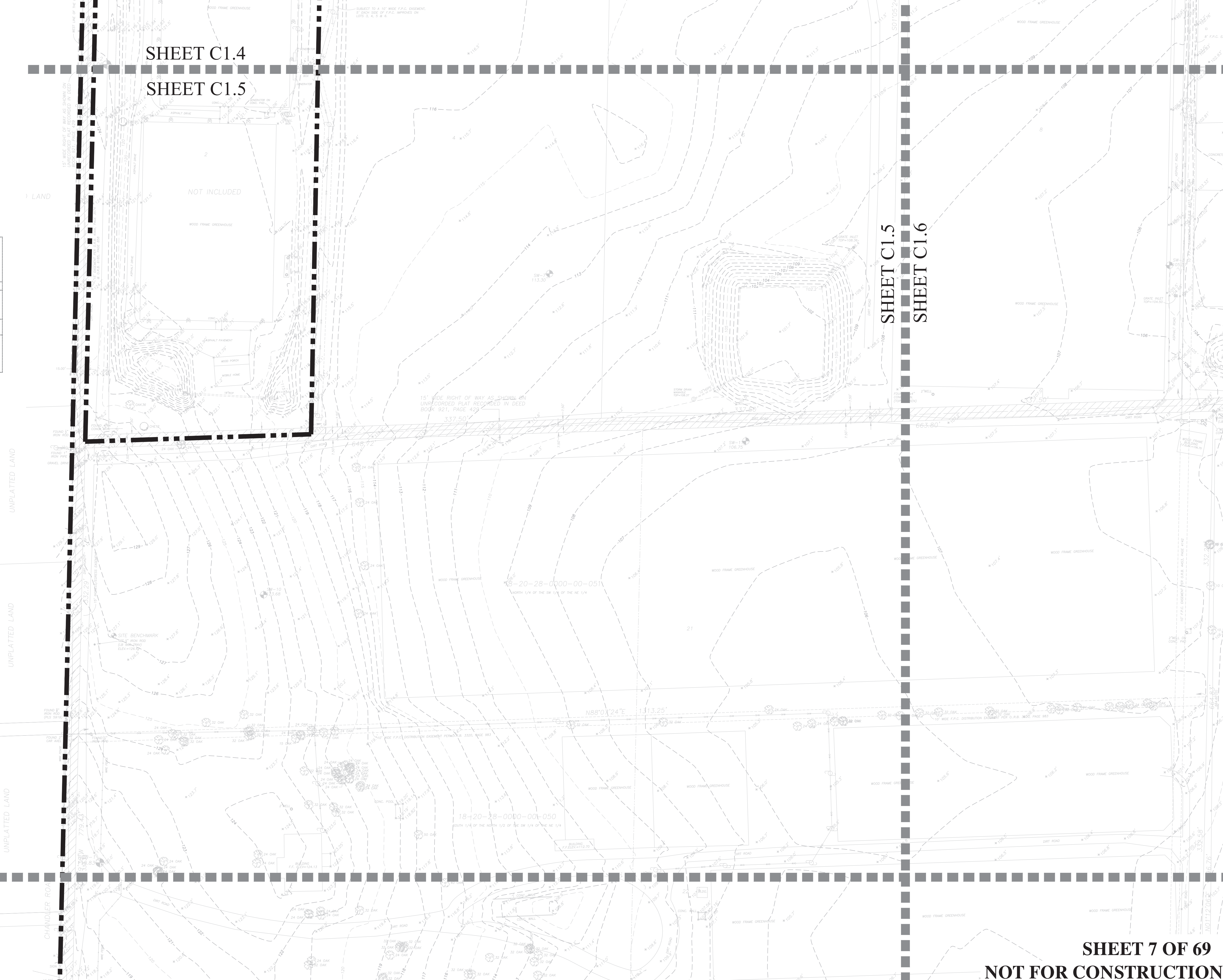


EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

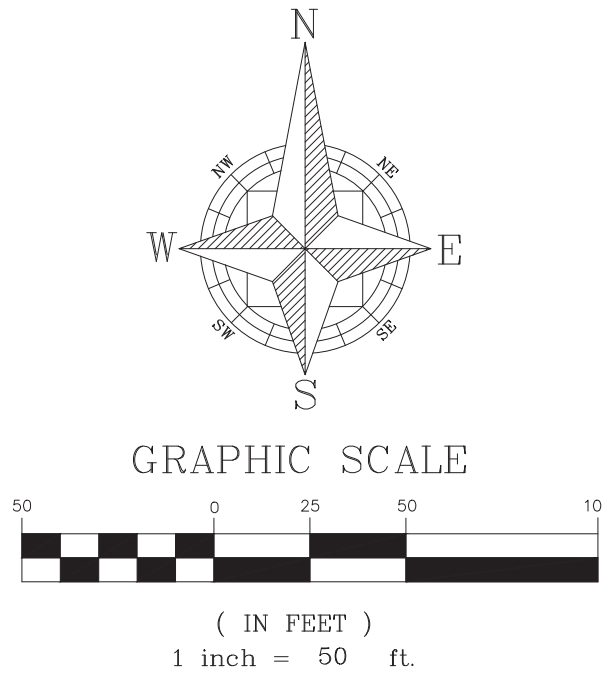
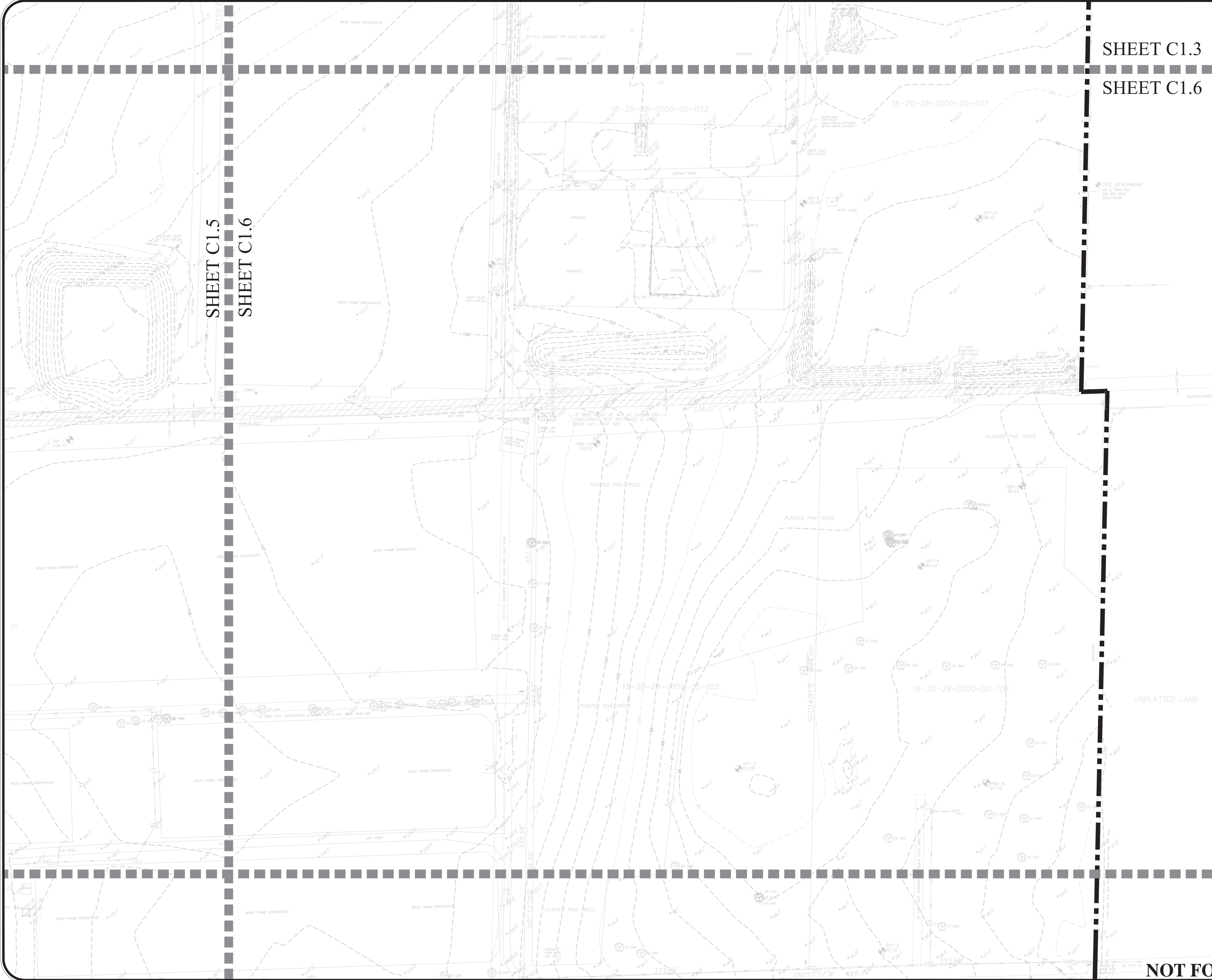
SHEET C1.5
SHEET C1.8



SHEET 7 OF 69
NOT FOR CONSTRUCTION

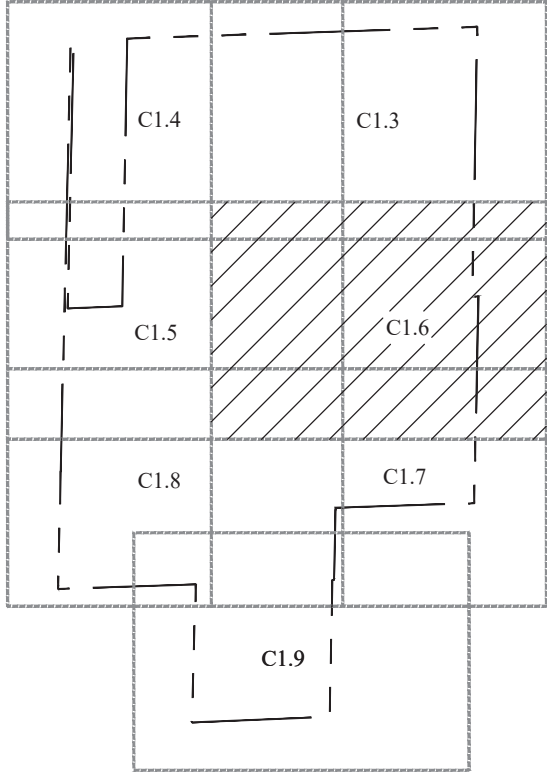
CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2221 Lee Road, Suite 27, Winter Park, Florida 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1514	
EXISTING CONDITIONS – WEST		MAJOR DEVELOPMENT PLAN		SPRINGHAVEN		(FKA CHANDLER HILLS)		CITY OF APOPKA, FLORIDA	
SCALE	1" = 50'	DRAWN	L. GRAHAM	DESIGNED	O. SANCHEZ	CHECKED	L. GLASSON	DATE	3/11/2025
PROJECT	ASH-014	SHEET	C1.5						
APPIAN ENGINEERING		PROFESSIONAL ENGINEER							
No. 86492		STATE OF FLORIDA							
OVIDIO SALVADOR SANCHEZ		LICENSED PROFESSIONAL ENGINEER							

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD_civil3D\layouts\04_MDP\EXISTING CONDITIONS.dwg Modified: 3/11/2025 By: amir.lopez



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

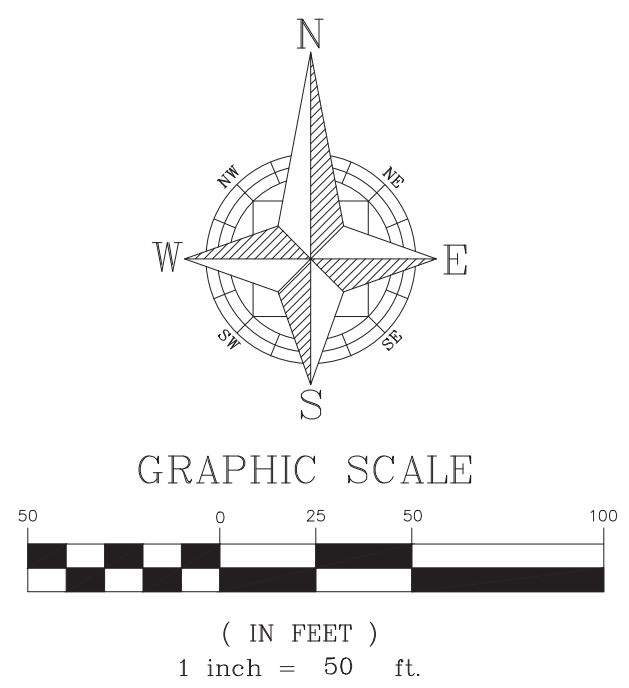


SHEET C1.6
SHEET C1.7

SHEET 8 OF 69

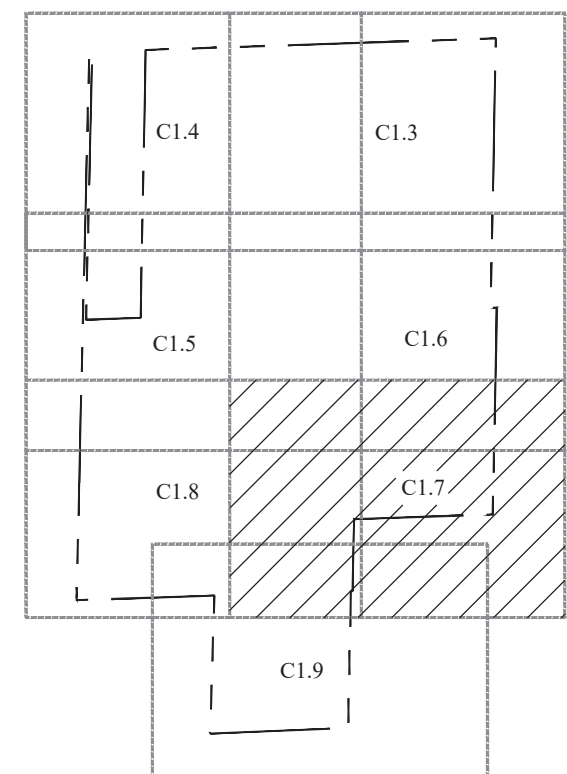
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING			
APPIAN ENGINEERING LLC.			
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2221 Lees Road, Suite 27, Winter Park, Florida 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 15174			
EXISTING CONDITIONS – EAST		MAJOR DEVELOPMENT PLAN	
SPRINGHAVEN		(FKA CHANDLER HILLS)	
CITY OF APOPKA, FLORIDA			
DRAWN:	L. GRAHAM	DESIGNED:	O. SANCHEZ
PROJECT:	ASH-014	CHECKED:	L. CLASON
SHEET:	C1.6	DATE:	3/11/2025



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



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APPIAN ENGINEERING LLC.

APPLMFL.COM • 407.960.5868

22221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789
STAY AND ENJOY THE VIEW OF THE MOUNTAINS AND LAKE.

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

EXISTING CONDITIONS – SOUTHWEST

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF AOPKA, FLORIDA

DRAWN:
L. GRAHAM

T

DESIGNED:
O. SANCHEZ

CHECKED:

L. CLASSON	DATE:
------------	-------

DATE: 3/11/2025

SCALE	FOR
-------	-----

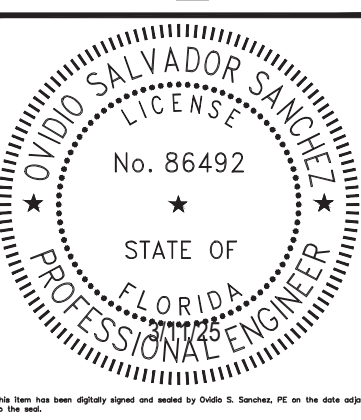
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PROJECT

ASH-014

SHEET

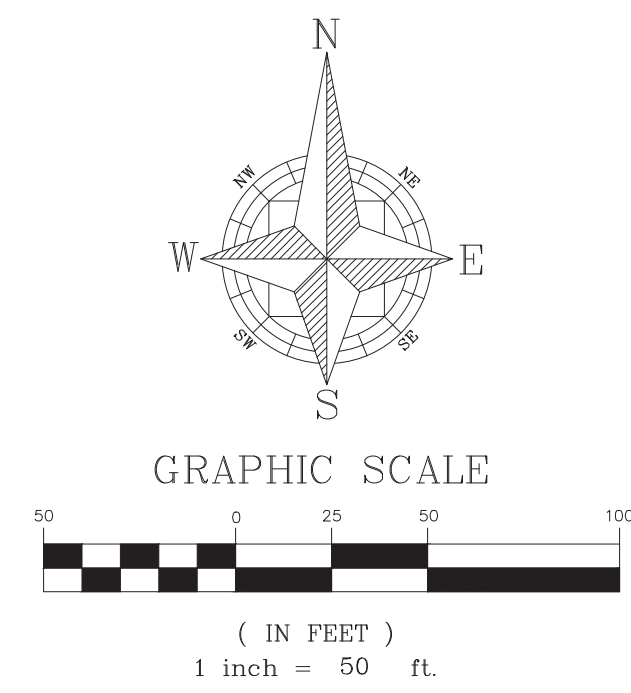
C1.7



SHEET 9 OF 69

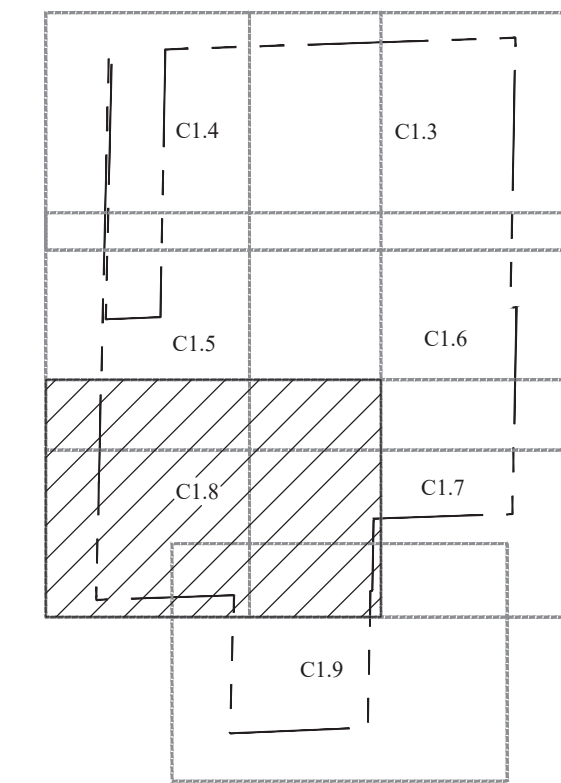
NOT FOR CONSTRUCTION

SHEET C1.8



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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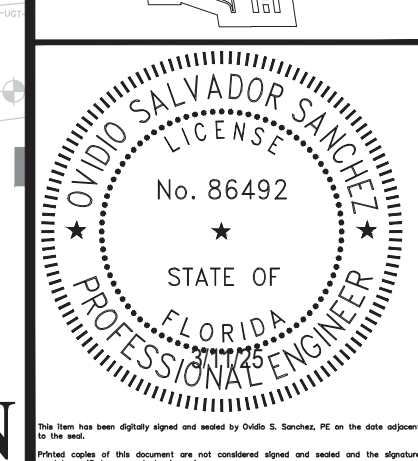
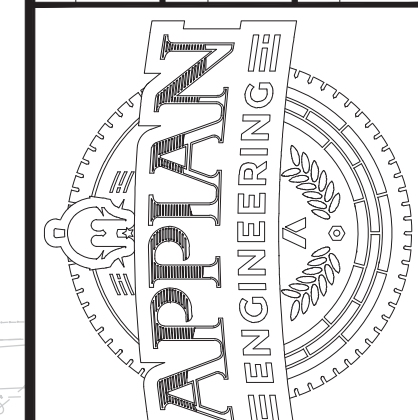
2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 33174

EXISTING CONDITIONS - SOUTHEAST

MAJOR DEVELOPMENT PLAN
SPRINGHAVEN

(FKA CHANDLER HILLS)
CITY OF AOPKA, FLORIDA

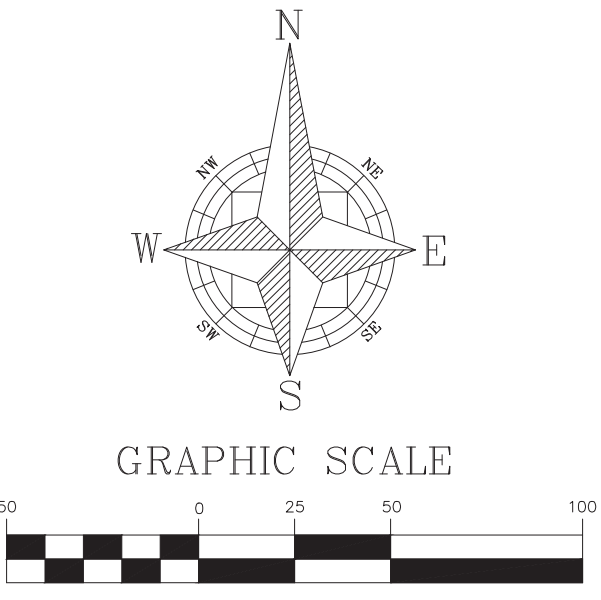
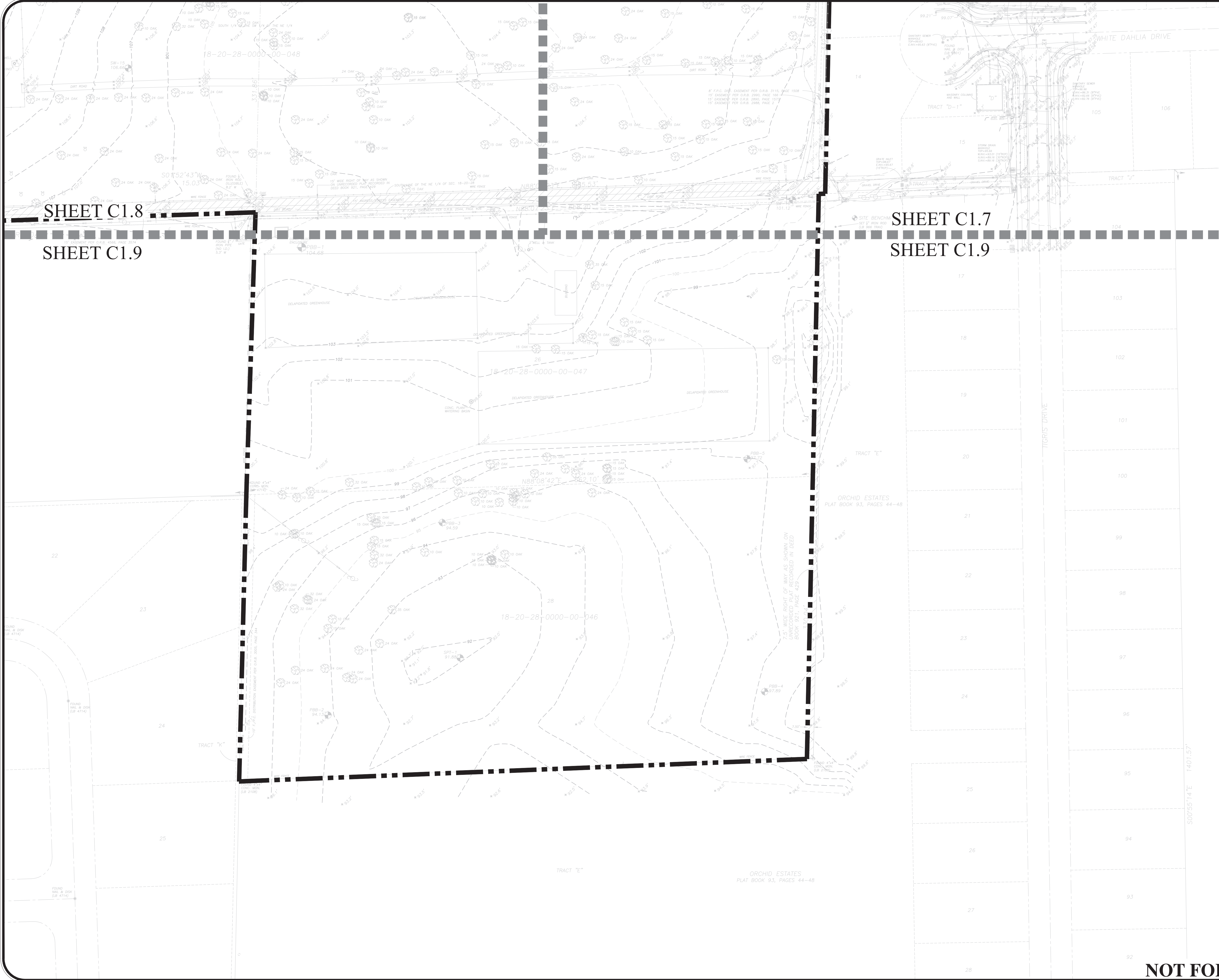
SCALE	1" = 50'	DRAWN: L. GRAHAM
PROJECT	ASH-014	DESIGNED: O. SANCHEZ
SHEET	C1.8	CHECKED: L. CLASSON
		DATE: 3/11/2025



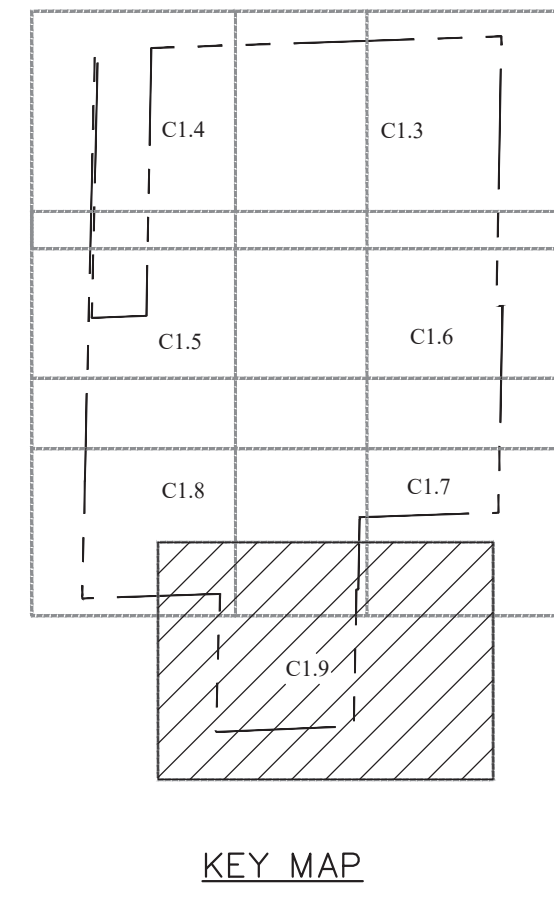
SHEET 10 OF 69

NOT FOR CONSTRUCTION

P:_project drawings\ASH-014 Kelly Park South Assemblage\Drawings\CAD_civil3D\layouts\04_MDP\EXISTING CONDITIONS.dwg Modified: 3/11/2025 By: clopez Plotted By: amir_lopez

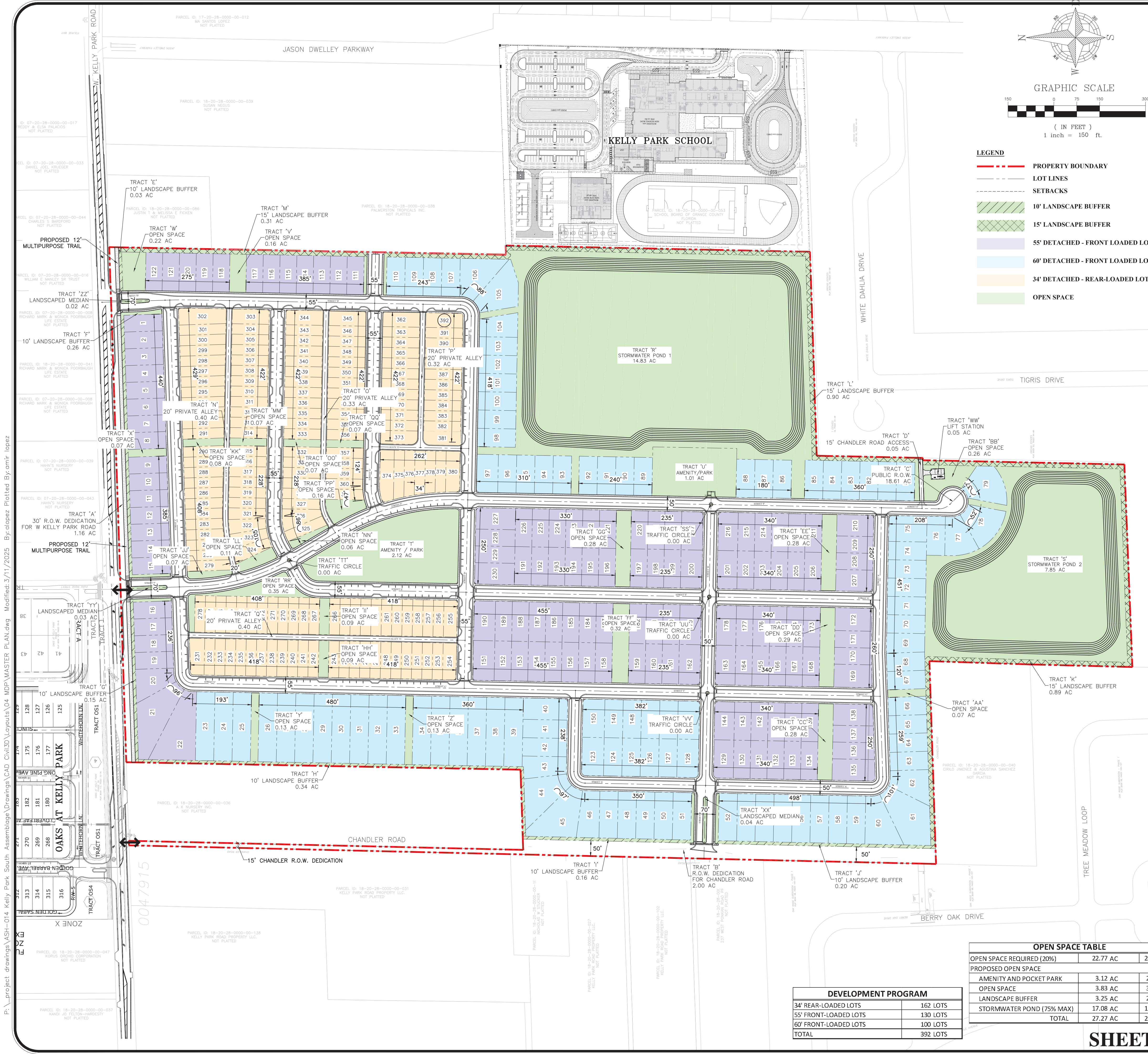


EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



				SCALE 1" = 50'	DRAWN: L. GRAHAM	EXISTING CONDITIONS – SOUTH		CIVIL ENGINEERING LAND PLANNING											
				PROJECT ASH-014	DESIGNED: O. SANCHEZ	MAJOR DEVELOPMENT PLAN		APPIAN ENGINEERING LLC.											
				SHEET C 1.9	CHECKED: L. CLASSON	SPRINGHAVEN		APPIANFL.COM • 407.960.5868											
					DATE: 3/11/2025	(FKA CHANDLER HILLS)		2221 LEE ROAD, SUITE 271, WINTER PARK, FLORIDA 32789											
						CITY OF APOPKA, FLORIDA		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1517											

SHEET 11 OF 69
NOT FOR CONSTRUCTION



OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

DEVELOPMENT PROGRAM	
34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712
TOTAL PROPERTY AREA:	117.00 AC
R.O.W. DEDICATION AREA:	3.16 AC
TOTAL DEVELOPABLE AREA:	113.84 AC
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	ZONE X
FIRM PANEL #12097C0000G DATED JUNE 18, 2013	
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-IP, RVLS (CITY)
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)
ADJACENT FUTURE LAND USED (FLU):	RS, FLU-IP, MU (CITY), R (COUNTY) RVLS (CITY) INST PL, RE, AG (CITY), R (COUNTY) RVLS (CITY), R (COUNTY)
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD
PROPOSED ZONING:	KPI-MU (CITY)
ADJACENT ZONING:	NORTH SOUTH EAST WEST
PROPOSED NUMBER OF DWELLING UNITS:	392 LOTS
PROPOSED NET DENSITY:	3.44 DU/Ac.
PROPOSED MINIMUM LOT REQUIREMENTS:	
MINIMUM LOT AREA	6,600 SF
MINIMUM LOT WIDTH	55 ft.
MINIMUM LOT DEPTH	120 ft.
MAXIMUM BUILDING HEIGHT	35 ft.
SETBACKS	
FRONT PORCH	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max
REAR	20 ft.
SIDE	5 ft. min
REAR GARAGE	20 ft.
CORNER	15 ft.
FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	3,910 SF
MINIMUM LOT WIDTH	34 ft.
MINIMUM LOT DEPTH	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	CITY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
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TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
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TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
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TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1517

APPIANFL.COM • 407-960-5868

KPI-MIXED USE

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

SCALE: 1" = 150'

DRAWN: L. GRAHAM

DESIGNED: O. SANCHEZ

CHECKED: L. CLASSON

DATE: 3/11/2025

PROJECT: ASH-014

SHEET: C2.0

APPIAN ENGINEERING

PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

PROFESSIONAL ENGINEER

BY: _____ DATE: _____ DESCRIPTION: _____

P:_project drawings\ASH-014 Kelly Park South Assembly\Drawings\CAD_Civil3D\Layouts\04_MDP_MASTER_PLAN.dwg Modified: 3/11/2025 By: dlopez Plotted By: gmir_lopez

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA (based on KPI Neighborhood Design Criteria):

Description	Single-Family Detached 34' Lots (Rear-Loaded)	Single-Family Detached 55' & 60' Lot (Front-Loaded)
Front Porch Setback ⁽²⁾	10'	10'
Front Facade Setback	15' min./30' max.	15' min./30' max.
Rear Setback ⁽³⁾	5' min.	20'
Side Setback	5'	5'
Corner/Side Street Setback	15'	15'
Garage Front Setback	N/A	25' min./30' max
Garage Rear Setback	20'	N/A
Min. Average Lot Area	3,910 SF	6,600 SF
Min. Lot Width	34'	55'
Min. Lot Depth	115'	120'
Max. Lot Coverage	75%	75%
Max. Building Height	35'2 Stories	35'2 Stories
Min. Living Area	1, 500 SF	1, 600 SF
3 car garage less than 50% of facade	N/A	—
Building foundation 18" above c/l of ROW	Keep at grade level	

- (1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange (KPI) Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All front-loaded lots shall have minimum two (2) car garage.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Chandler Hills shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side or rear yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
8. Storage sheds or similar storage facilities shall not be allowed.

1

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
d) Front porches and porticos may be at grade level.
e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

2

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. Five-foot (5') wide sidewalks are to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
15. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
16. Power service within the development shall be underground. No overhead service will be allowed.
17. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).
18. Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

3

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

E. Buffers and Landscaping

1. A ten-foot (10') buffer will be provided along the northern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
2. A 30' ROW Dedication shall be made in favor of the City of Apopka along the northern property boundary adjacent to Kelly Park Road, to include a 12' community trail.
3. A ten-to-fifteen-five-foot (10' - 15') buffer will be provided along all other property boundaries. This tract shall be dedicated to and maintained by the H.O.A.
4. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan. Entrance feature and community sign details will be provided with the Construction Site Plan.
5. Final landscape plans for the buffer areas along the proposed main entrance at Kelly Park Road shall be provided with the Construction Site Plan.
6. Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
7. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
8. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

1. Chandler Hills Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of the Chandler Hills.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the flood insurance rate map no. 12097C0000 G Dated June 18, 2013, The land and the improvement as shown on ALTA survey are not within a 100-year flood hazard zone. The land is in "X".
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

4

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

H. Development Condition Continuity

The MU-KPI Development Standards shall be printed within the MU-KPI Master Plan and the Construction Site Plan.

I. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

J. Lighting

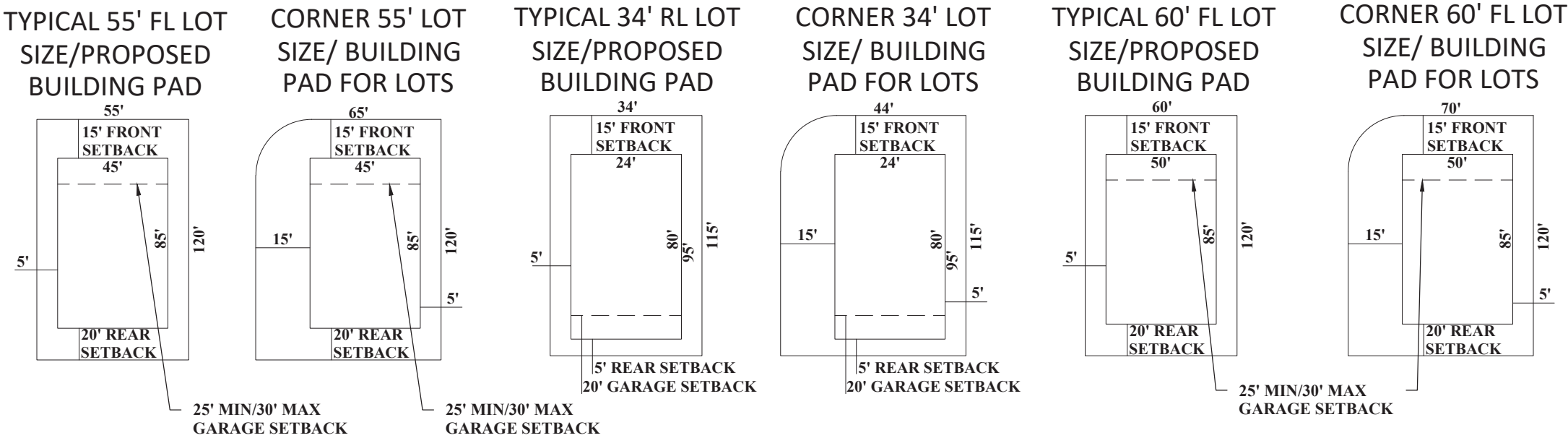
Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

1. Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

L. Miscellaneous

1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.



SHEET 13 OF 69

NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 18174

MASTER PLAN – DEVELOPMENT STANDARDS

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM

DESIGNED: O. SANCHEZ

CHECKED: L. GLASSON

DATE: 3/11/2025

SCALE: N.T.S.

PROJECT: ASH-014

SHEET: C.2.1

APPIAN ENGINEERING

PROFESSIONAL ENGINEER

NO. 86492

STATE OF FLORIDA

DATE: 3/11/2025

DESCRIPTION

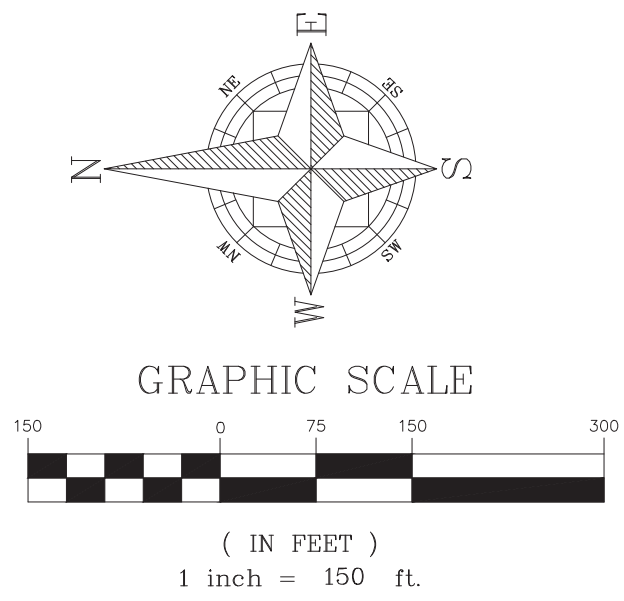
DATE

REV.

BY

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.71 AC	3.26%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.01 AC	14.94%
TOTAL	27.09 AC	23.79%

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TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,980.19 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.02 AC	1,000.46 SF	H.O.A.



OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FL. 32712
TOTAL PROPERTY AREA:	117.00 AC
R.O.W. DEDICATION AREA:	3.16 AC
TOTAL DEVELOPABLE AREA:	113.84 AC
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	ZONE X
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-IP, RVLS (CITY)
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)
ADJACENT FUTURE LAND USED (FLU):	RS, FLU-IP, MU (CITY), R (COUNTY) RVLS (CITY) INST. PU, RE, AG (CITY), R (COUNTY) RVLS (CITY), R (COUNTY)
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD
PROPOSED ZONING:	KPI-MU (CITY)
ADJACENT ZONING:	NORTH PD, RSF-1A SOUTH PD, AG, MU-N (CITY), A-1 (COUNTY) EAST PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY) WEST PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED UNITS:	34'x115' FRONT-LOADED 55'x115' REAR-LOADED 60'x115' REAR-LOADED
TOTAL	162 LOTS 130 LOTS 100 LOTS 392 LOTS
ALLOWABLE DENSITY:	5.00 DU/AC.
PROPOSED NET DENSITY:	3.44 DU/AC.
PROPOSED MINIMUM LOT REQUIREMENTS:	FRONT-LOADED MINIMUM LOT AREA 6,600 SF MINIMUM LOT WIDTH 55 ft. MINIMUM LOT DEPTH 115 ft. MAXIMUM BUILDING HEIGHT 35 ft. REAR-LOADED MINIMUM LOT AREA 6,600 SF MINIMUM LOT WIDTH 34 ft. MINIMUM LOT DEPTH 115 ft. MAXIMUM BUILDING HEIGHT 35 ft.
SETBACKS	FRONT PORCH 10 ft. min. FRONT/STREET SIDE 15 ft. min./30 ft. max REAR 20 ft. SIDE 5 ft. min FRONT GARAGE 25 ft. min/30 ft. max REAR GARAGE N/A CORNER 15 ft.

PROPOSED GREEN BUILDING STANDARDS:

ENERGY CONSERVATION	
- USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE	0.50 pt.
- USE OF VEGETATION OF VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
PASSIVE SOLAR	
- ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	1.50 pt.
VEGETATION	
- LIMIT TURF GRASS TO 40 PERCENT OF THE LANDSCAPED AREA	0.50 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.5pt. PER FT. ABOVE)	1.00 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
TOTAL	4.00 pt.

APPIAN ENGINEERING LLC
2221 Lee Road, Suite 217, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1211
APPIANFL.COM • 407-960-5868

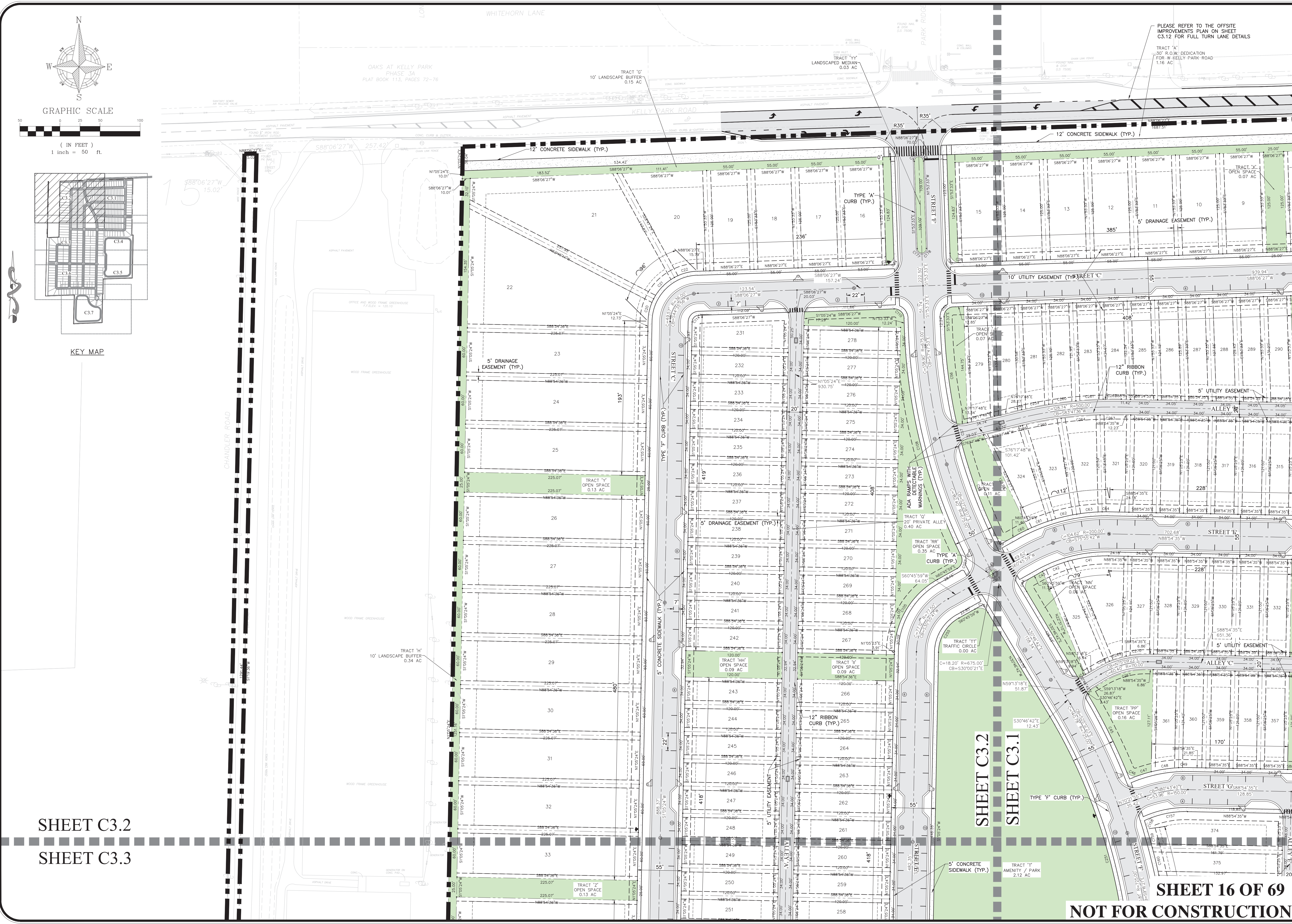
CIVIL ENGINEERING I LAND PLANNING
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: O. SANCHEZ
PROJECT: ASH-014
CHECKED: L. CLASON
SHEET: C3.0
DATE: 3/11/2025

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No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

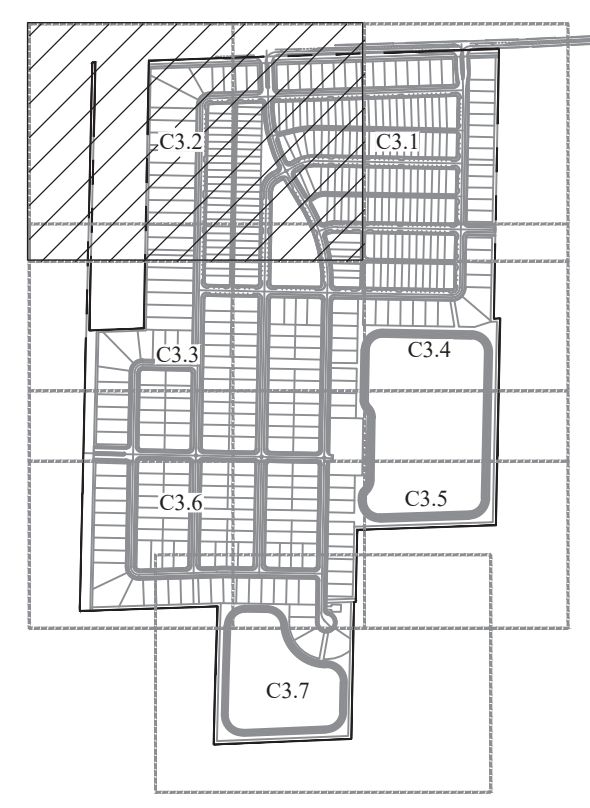
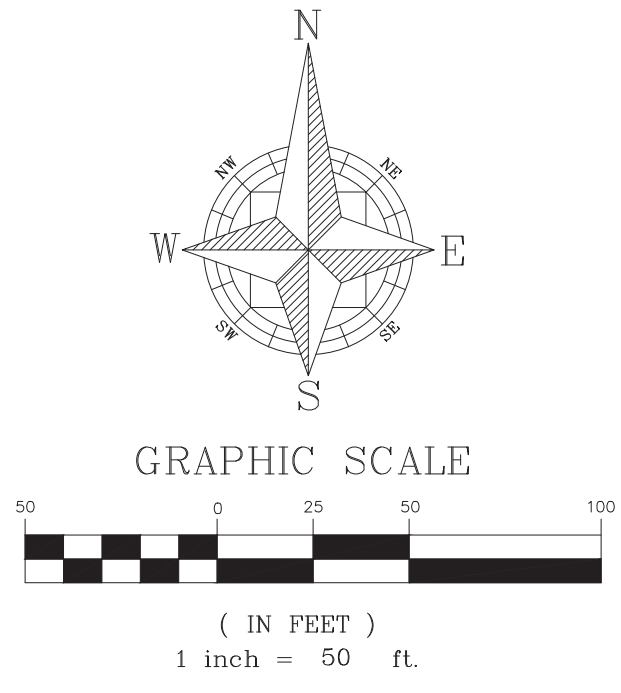
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REV.
DATE
BY

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SHEET C3.2
SHEET C3.3

SHEET 16 OF 69
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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1511

GEOMETRY PLAN – SOUTHEAST

MAJOR DEVELOPMENT PLAN

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

SCALE: 1" = 50'

DESIGNED: L. GRAHAM

PROJECT: O. SANCHEZ

CHECKED: L. CLASSON

DATE: 3/11/2025

APPIAN ENGINEERING

FLORIDA PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

DESIGNER: L. GRAHAM

PROJECT: O. SANCHEZ

CHECKED: L. CLASSON

DATE: 3/11/2025

APPIAN ENGINEERING

FLORIDA PROFESSIONAL ENGINEER

No. 86492

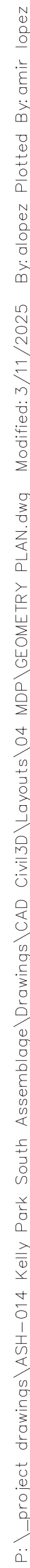
STATE OF FLORIDA

BY

DATE

REV.

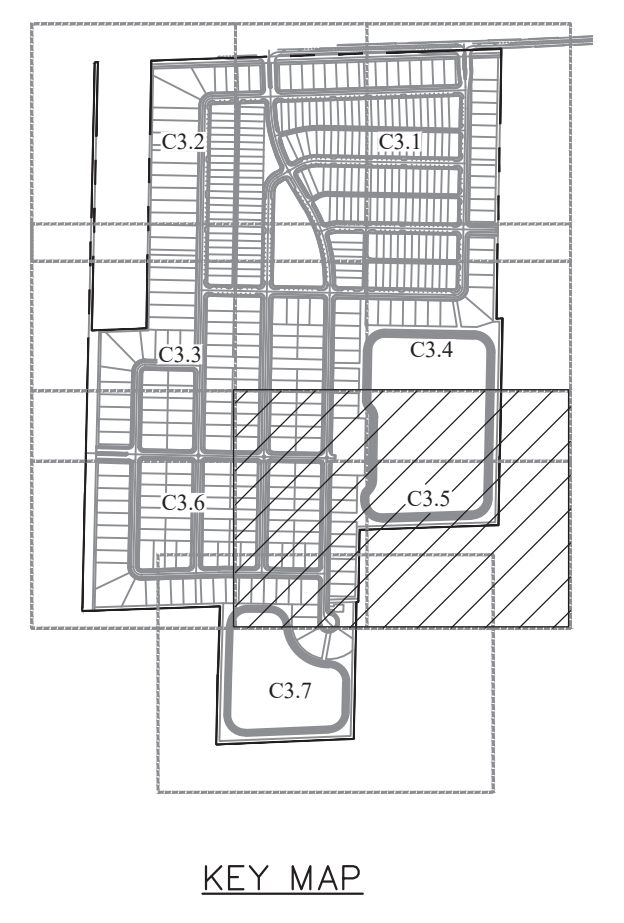
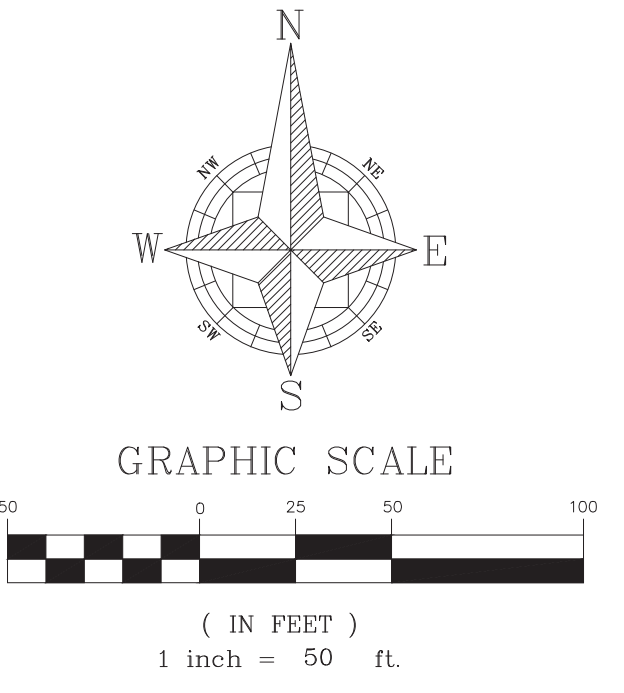
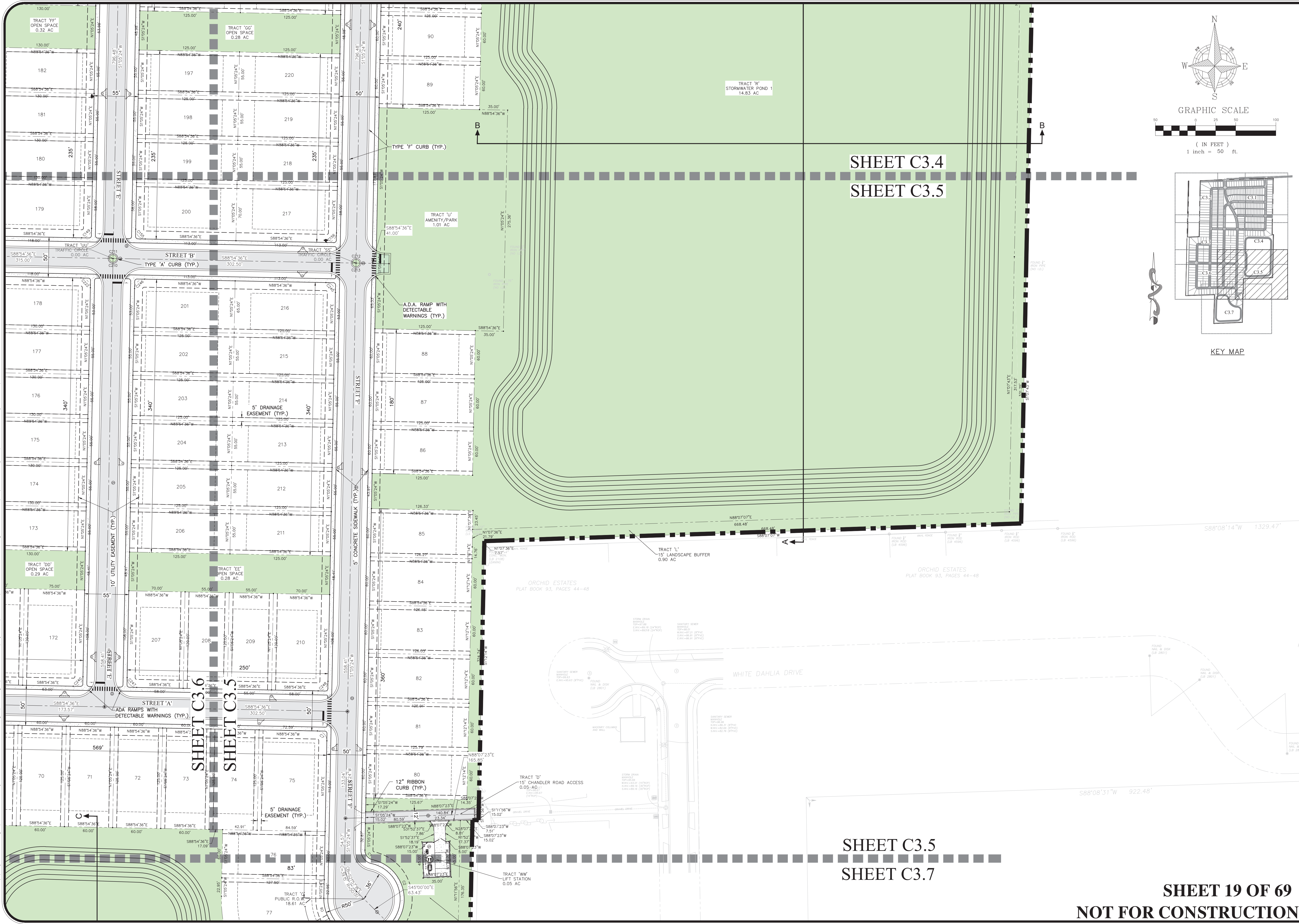
DESCRIPTION



KEY MAP

SHEET 18 OF 69
NOT FOR CONSTRUCTION

P:\project drawings\ASH-014 Kelly Park South Assembly\Drawings\CAD\Civil3D\Layouts\04 MDP GEOMETRY PLAN.dwg Modified: 3/11/2025 By:lopez Plotted By:omir.lopez



SHEET C3.4
SHEET C3.5

SHEET C3.6

SHEET C3.5

SHEET C3.5
SHEET C3.7

SHEET 19 OF 69
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APPIAN ENGINEERING LLC.			
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2221 Lee Road, Suite 217, Winter Park, Florida 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 15174			
GEOMETRY PLAN – SOUTHWEST		MAJOR DEVELOPMENT PLAN	
SPRINGHAVEN		(FKA CHANDLER HILLS)	
CITY OF APOPKA, FLORIDA			
SCALE	DRAWN	DESIGNED	CHECKED
1" = 50'	L. GRAHAM	O. SANCHEZ	L. GLASSON
PROJECT	ASH-014	SHEET	C3.5
DATE	3/11/2025		

SHEET C3.3

SHEET C3.6

CONTRACTOR SHALL MAINTAIN THE EXISTING CHANDLER ROAD & ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION

TYPE 'A' CURB (TYP.)
12" RIBBON CURB (TYP.)

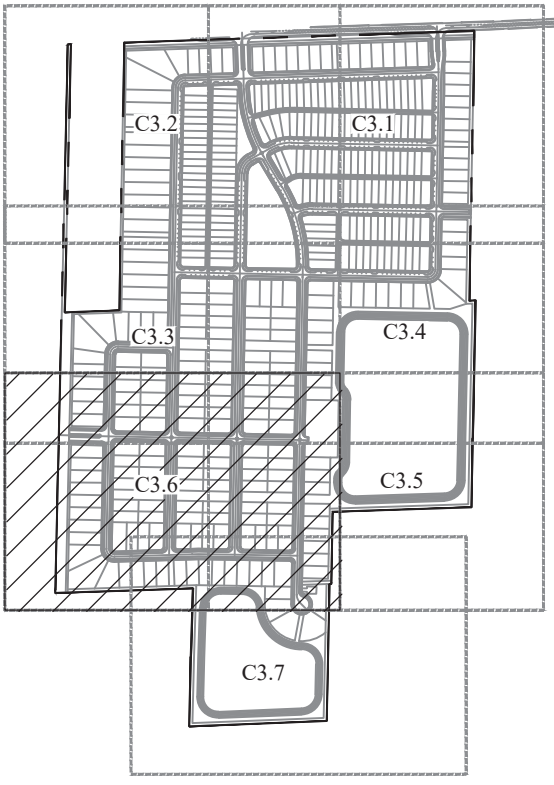
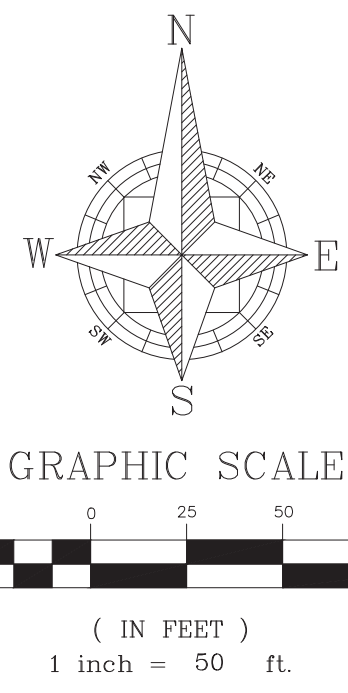
OAK RIDGE SUBDIVISION - PHASE 1
PLAT BOOK 68, PAGES 105-107

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

SHEET C3.6
SHEET C3.7

SHEET 20 OF 69

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CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1511		DATE		DESCRIPTION		BY	
GEOMETRY PLAN - SOUTHEAST		MAJOR DEVELOPMENT PLAN		SPRINGHAVEN		(FKA CHANDLER HILLS)		CITY OF APOKA, FLORIDA					
SCALE	1" = 50'	DRAWN	L. GRAHAM	DESIGNED	O. SANCHEZ	CHECKED	L. GLASSON	DATE	3/11/2025				
PROJECT	ASH-014												
SHEET	C3.6												

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