



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 7, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

REZONING

1. PD-25-1, Shoppes at East Shore - Planned Development (PD) Amendment, 1st Submittal

PLAT

1. PL-25-3, Residences Emerson Park - Replat (PL), 1st submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. MDP-25-2, Invitation Cove - Major Development Plan (MDP), 3rd Submittal

CONSTRUCTION SITE PLAN

1. CSP-25-12, Apopka Pickle - Construction Site Plan (CSP), 1st Submittal
2. CSP-25-1, The Ridge Parcel 7 - Construction Site Plan (CSP), 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. CSP-25-14, Ridgebrook (fka Plymouth Harbor) - Construction Site Plan (CSP), 1st Submittal
Owner(s): Plymouth Harbor LLC., George Macaulay and Parmani Farms LLC.
Applicant(s): G L Summitt Engineering, Inc. - Geoffrey L. Summitt
Location: South of Plymouth Oaks Road, West of Plymouth Sorrento Road, North of Bailey Hill Road and East of State Route 429
Proposed Use: Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager
2. CSP-25-18, Coral Hills - Construction Site Plan (CSP), 1st Submittal
Owner(s): Dirty Mashed Potatoes Group LLC.
Applicant(s): Dewberry Engineering Inc. - Nicole P. Stadler
Location: 2301 Coral Hills Road
Proposed Use: Commercial
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner
3. CSP-25-16, 4101 Golden Gem Residential - Construction Site Plan(CSP), 1st Submittal
Owner(s): Kelly Park VB Development LLC

Applicant(s): Kimley-Horn and Associates, Inc. - Mackenzie Cerjan
Location: East of Golden Gem Road and north of Capital Reef Way
Proposed Use: Residential 54 single -family lots
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

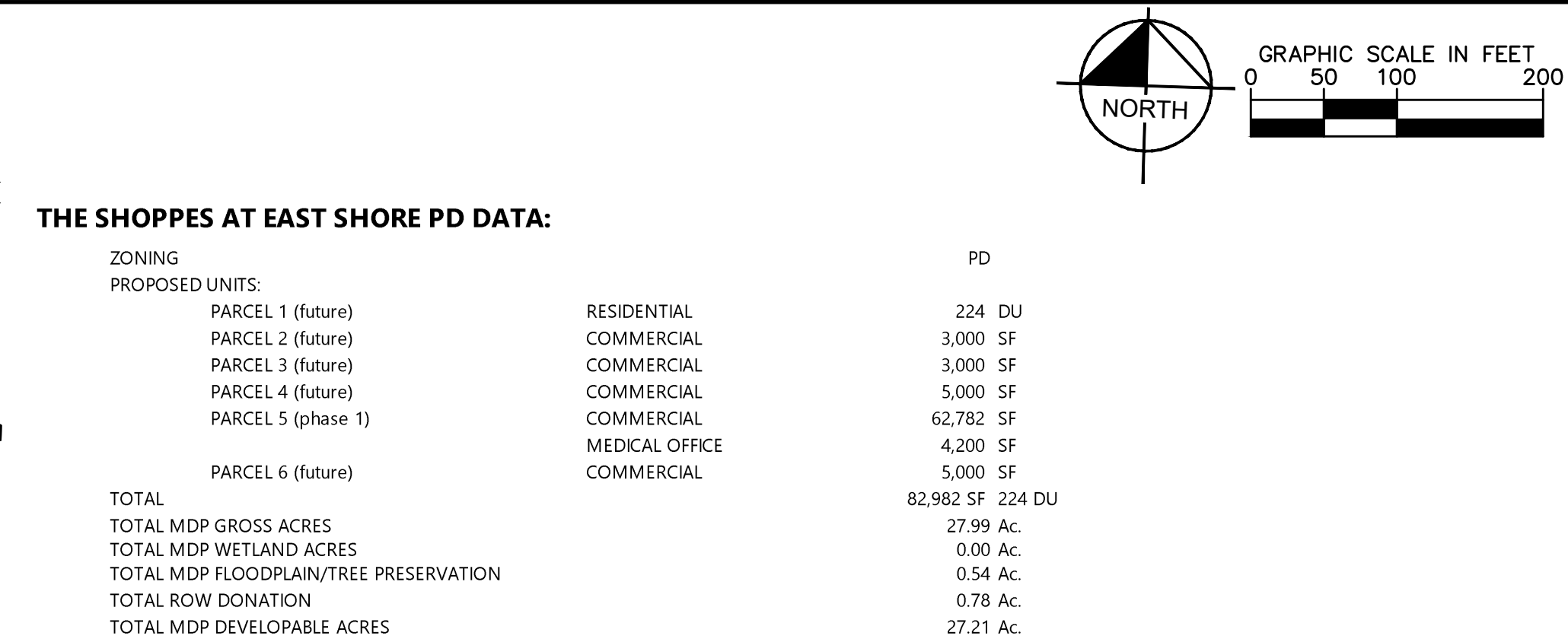
4. CSP-25-13, Lisa Lane Subdivision - Construction Site Plan(CSP), 1st Submittal
Owner(s): SFL Partners - Albert Iglesias
Applicant(s): SFL Partners - Albert Iglesias
Location: 860 East Lisa Lane
Proposed Use: Residential Single Family
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

DISCUSSION

ADJOURNMENT

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

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



NOTES:
(1) MINIMUM OF 15 FT BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS.

PHASING:
THIS PROJECT WILL BE DEVELOPED IN PHASES. FOLLOWING CONSTRUCTION OF PHASE 1, EACH PHASE WILL HAVE SUFFICIENT INFRASTRUCTURE TO STAND ALONE.

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE (11TH EDITION):	7,417

PARCEL	LAND USE	GROSS AREA (AC)	WETLAND/ WATER (AC)	DEVELOPABLE AREA (AC)	OPEN SPACE REQ'D		OPEN SPACE PROVIDED		
					%	AC	PARK/REC/ OPEN/LA	AMENITIZED STORM	TOTAL
1	RESIDENTIAL	7.52	0.00	7.52	30%	2.26	TBD	0.00	
2	COMMERCIAL	1.15	0.00	1.15	20%	0.23	TBD	0.00	
3	COMMERCIAL	1.32	0.00	1.32	20%	0.26	TBD	0.00	
4	COMMERCIAL	1.97	0.00	1.97	20%	0.39	TBD	0.00	
5	COMMERCIAL	13.75	0.00	13.75	20%	2.75	3.69	0.00	3.69
6	COMMERCIAL	1.50	0.00	1.50	20%	0.30	TBD	0.00	
	TOTAL	27.21	0.00	27.21		5.89	3.69	0.00	3.69

DEVELOPMENT NOTES

- | | | |
|--|--------|---|
| Green Building Standards | | |
| Minimum Points Required | 4 | 4.0 points required for Non-Residential Developments more than 25,000 . |
| Item | Points | Notes |
| Development in the MU-ES: Mixed-Use East Shore District | 1 | |
| Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE) | 3 | 0.50 per foot above BFE
36.9 FEET ABOVE BFE |
| Total Recommended Potential Points | 4 | |

The purpose of this PD is to provide flexibility in the development of a mixed-use project with residential, commercial and medical office uses. The project is efficiently designed providing easy circulation for all users. Pedestrian connections are provided both internally and externally to on-site amenities and surrounding future development areas. The proposed development is compatible with the character of the established surrounding neighborhoods.

SIGNAGE:

COMMERCIAL SIGNAGE STANDARDS SHALL COMPLY WITH THE MASTER SIGN PLAN INCLUDED WITH THE PD/MDP. SIGNAGE SHALL MEET LDC SECTION 5.10, AS AMENDED AND APPROVED VARIANCES.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FPFC 6th EDITION (NFPA 1 AND 101 2015 EDITION).
2. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

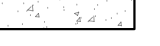
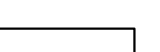
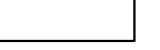
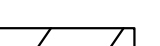
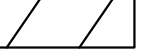
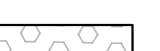
ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES

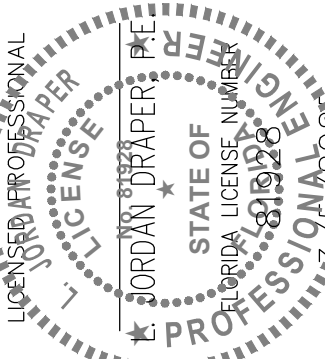
LANDSCAPE:

LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH SECTION 5.2.5: LANDSCAPING AND BUFFER STANDARDS OF THE CITY OF APOPKA LDC. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

OWNERSHIP/MAINTENANCE:

LEGEND	
	PROPERTY LINE
	CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED PERVIOUS ASPHALT PAVEMENT
	OFF-SITE IMPROVEMENTS
	TREE PRESERVATION AREA
	CRITICAL ROOT ZONE. ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
	WETLANDS
	PROPOSED INDUSTRIAL ALUMINUM FENCE
	EXISTING WETLAND BOUNDARY
	EXISTING FEMA FLOOD PLAIN

Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-698-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MWW	DRAWN BY	MWW
049335015	3/5/2025						

Prepared by and Return to:
Jonathan P. Huels, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

DOC# 20230674093
11/21/2023 01:33:22 PM Page 1 of 12
Rec Fee: \$103.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

PD AGREEMENT (THE SHOPPES AT EAST SHORE)

This PD Agreement (the "PD Agreement") is made and entered into this 1st day of March, 2023 (the "Effective Date") by and among, City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (hereinafter referred to as "City"), and Shoppes at East Shore, LLC, a Florida limited liability company, whose mailing address is 1200 Network Centre Dr Effingham, IL 62401-4602 (hereinafter referred to as "Developer").

RECITALS

A. Developer is currently the owner and developer of that certain real property located in the City of Apopka, Orange County, Florida legally described in Exhibit "A" attached hereto and made a part hereof (the "The Property");

B. The Property is subject to that certain Planned Development zoning ordinance duly enacted by the City, as may be amended from time to time (the "PD"), consisting of a multi-phase retail commercial, office and residential use project (collectively, the "Project");

C. The City and the Developer are sometimes collectively referred to herein as the "Parties"; and

NOW THEREFORE, for and in consideration of, the mutual obligations contained herein and the sum of ten dollars (\$10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the parties agree as follows:

AGREEMENT

1. **Recitals.** The Recitals contained above are true and correct and are incorporated in this PD Agreement as full as if set forth herein verbatim.

2. **Project Phasing, Parking and On Site Infrastructure.** Developer may construct the Project in phases consistent with the Master Plan attached to the PD (the "PD Master Plan"). Although the Project may be constructed in phases consistent with the PD Master Plan and this PD Agreement, each individual phase of the Project shall be required to provide sufficient on-site infrastructure to satisfy the applicable City Code requirements. Further, each individual phase shall be required to provide the number of parking spaces set forth within the PD and PD Master Plan.

3. **Permitted Uses.** Consistent with the PD, the permitted uses for the Project are attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "Permitted Uses").

4. **Age Restricted Senior Housing.** The residential component of the Project is characterized as luxury age-restricted senior housing rental apartments and shall contain the following amenity features: (1) balconies/porches; (2) resort-style swimming pool; (3) recreational clubhouse and (4) washer and dryer in each apartment.

5. **Landscaping/Buffers.** Developer has reviewed City's Land Development Code relating to landscaping and agrees to comply with such regulations.

6. **Utility Service; Connection Points and Oversizing.** The City shall provide water, sewer and reclaimed water service for all phases of the Project through buildout. In connection with the PD, the City has reviewed the master utility plan provided by the Developer and Developer agrees to connect to the existing City system at the connection points set forth on the PD. The route(s) of any off-site lines shall be consistent with engineering plans produced by Developer and approved the City. The Developer shall construct the facilities, lines and appurtenances necessary to serve the Project and provide such documentation necessary for the City to determine that the lines shall meet the minimum line size requirements as specified in the City's Land Development Code. Developer shall provide the City such easements or right of way in form reasonably acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of utility services located on the Property, including but not limited to sewer, water, and reclaimed water services. No building permits shall be issued for the Project by the City until water, sewer and reclaimed water are provided to an individual phase of the Project requiring such service, or until a bond or letter of credit is in place to guarantee the completion of off-site improvements. Developer shall be responsible for all costs of onsite and offsite improvements, including but not limited to the design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the Project.

7. **Stormwater Management.** Developer agrees to provide at its expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Orange County.

8. **Environmental Considerations.** Developer agrees to comply with all federal, state, county, and City laws, rules and regulations regarding any environmental matters affecting the Project following the City's Land Development Code section 3.7.2.E.1.a, Article 6.

9. **Covenants Running with the Land/Assignment.** The terms, provisions, covenants, conditions and restrictions set forth in this PD Agreement and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this PD Agreement shall and are hereby declared to be covenants running with the title to the Property. This PD Agreement shall legally benefit and bind the Developer and its respective successors and assigns.

10. **Legal Proceedings, Attorneys' Fees.** In the event that either of party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this PD Agreement, the prevailing party in such litigation or other legal proceedings following all appeals therefrom, if any, shall be entitled to recover from the non-prevailing party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision.

11. **Notices.**

- a. All notices provided for in this PD Agreement shall be in writing and delivered personally (including delivery by courier) or by registered or certified mail, return receipt requested, postage prepaid, or via facsimile to the parties, at the addresses and facsimile numbers set forth below, with a copy forwarded to their respective attorneys, at the addresses and facsimile numbers set forth below, or at such other addresses as the parties shall designate to each other in writing:

City: Edward Bass, City Administrator
120 East Main Street
Apopka, Florida 32703
Telephone: (407) 703-1712

With a copy to: Michael Rodriguez, City Attorney
120 East Main Street
Apopka, Florida 32703
Telephone: (407) 703-1658

Developer: Shoppes at East Shore, LLC
Attention: Craig Kopko
1200 Network Centre Dr
Effingham, Illinois 62401-4602
Telephone: (407) 614-7414

With a copy to: WMG Development, LLC
Attention: Craig Kopko
270 W. Plant Street
Winter Garden, Florida 34787
Telephone: (407) 614-7414

With a copy to: Jonathan P. Huels, Esq.
Lowndes, Drosdick, Doster, Kantor &
Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801
Telephone (407) 418-6483

- b. Any notice, request, demand, instruction or other communication to be given to either party hereunder, shall be in writing and shall be hand-delivered, sent by Federal Express or a comparable overnight mail or delivery service, mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or transmitted by facsimile or telecopier to the parties and their listed co-recipients, at their respective addresses and/or facsimile numbers set forth herein. Any notice delivered as aforesaid shall be deemed delivered immediately upon mailing, delivery to an appropriate carrier, or receipt or refusal of delivery of said notice, whichever is earliest. The inability to deliver because of change in address of which no notice is given shall be deemed to be a receipt of the notice, demand and request. The party claiming delivery of notice via telecopier or facsimile shall have the burden of proving notice was in fact sent, which burden can be carried without further evidence if confirmed by the transmitting telecopier or facsimile machine. Any communication sent by facsimile or telecopier shall promptly be followed by a copy delivered by one of the other approved methods. Receipt shall be deemed to have occurred if delivered to an authorized agent or any employee of the addressee or of the addressee's company. A time period in which a response to any notice, demand or request must be given pursuant to the terms of the PD Agreement, shall commence to run from the date of receipt. Any party may change the address for receiving notices, request, demands, or other communication by not less than three (3) days prior notice in accordance with this Paragraph. Telephone numbers are provided for convenience only.
- c. City and Developer may from time to time notify the other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Paragraph.

12. **Miscellaneous Provisions.**

- a. **Entire Agreement.** This PD Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this PD Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any party hereto concerning or with respect thereto.
- b. **Relationship of the Parties.** This PD Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this PD Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary

for or as an adviser to it in respect of this PD Agreement or any responsibility or obligation contemplated herein.

- c. **Agency.** Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this PD Agreement as independent entities and not as agents of one another.
- d. **Sovereign Immunity.** Nothing contained in this PD Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, Florida Statutes.
- e. **Captions and Paragraph Headings.** Captions and paragraph headings contained in this PD Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this PD Agreement or of any particular term, provision or paragraph hereof.
- f. **Modification, Amendment or Termination.** This PD Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the parties to this PD Agreement or their respective successors in interest or title.
- g. **Recording in Public Records.** Developer shall that this PD Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the PD Agreement and Transportation Agreement by all parties.
- h. **Indemnification.** Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this PD Agreement.
- i. **Default.** Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder. Prior to termination of this PD Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.
- j. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this PD Agreement.

- k. **No Liability or Monetary Remedy.** Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.
- l. **Governing Law; Binding Effect.** This PD Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective successors in interest or title.
- m. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this PD Agreement, or any breach hereof, shall be Orange County, Florida.
- n. **Construction of Agreement.** The fact that any one of the parties to this PD Agreement shall have drafted or structured or shall be deemed to have drafted or structured this PD Agreement or any particular term or provision of this PD Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this PD Agreement or any particular term or provision of this PD Agreement, either in favor or to the disadvantage of such party.
- o. **Severability.** If any of the terms, provisions, covenants or conditions set forth in this PD Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this PD Agreement shall not be affected thereby and each provision of this PD Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.
- p. **Counterparts.** This PD Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original and collectively but one instrument.
- q. **Time of the Essence.** Time, and timely performance, is of the essence of this PD Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this PD Agreement, a "business day" shall mean any weekday that the banks in the county in which the Property is located are

open for business (thereby excluding Saturdays, Sundays and legal holidays).

- r. **Statutory Development Agreement.** This PD Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act) and is being entered into by the City pursuant to the City's home rule authority.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Witnesses:

SHOPPES AT EAST SHORE, LLC, a Florida
limited liability company

Dimitra Bennett
 Printed Name: DIMITRA BENNETT

By: *[Signature]*
 Name: CRAIG KOPKO
 Title: Executive Vice President of Development

Gayle L. Kuhl
 Printed Name: Gayle L. Kuhl

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
 or ☐ online notarization, this 15th day of November, 2023, by
Craig Kopko, as EVP of Development of Shoppes at East Shore, LLC, a
 Florida limited liability company, on behalf of the company. He (She) ☒ is personally known to
 me or ☐ has produced _____ as identification.

(NOTARY SEAL)



Gayle L. Kuhl
 Notary Public Signature

Gayle L. Kuhl
 (Name typed, printed or stamped)

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: Bryan Nelson
Bryan Nelson, Mayor

ATTEST:

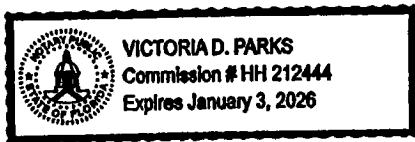
Susan M. Bone
Susan M. Bone, City Clerk

Approved as to Form:

Clifford B. Shepard
11/20/23, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20 day of November, 2023, by Bryan Nelson, who is known to me ☒ or produced as identification as of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida.



Victoria D. Parks
Notary Public
State of Florida at Large

My Commission Expires Jan. 3, 2026

Exhibit "A"

PARCEL 1 (Tax Parcel ID. No: 20-21-28-0000-00-025)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 30.03 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST KEENE ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 536, PAGES 680 THROUGH 681 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1052.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 641.66 FEET TO THE EAST RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 18°51'04" EAST FOR A DISTANCE OF 160.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 602.96 FEET, A CENTRAL ANGLE OF 20°13'00", THE CHORD OF WHICH BEARS NORTH 08°44'34" EAST FOR A DISTANCE OF 211.65 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 212.75 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 01°21'56" WEST FOR A DISTANCE OF 224.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 10°12'21", THE CHORD OF WHICH BEARS NORTH 03°44'15" EAST FOR A DISTANCE OF 198.51 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 198.78 FEET TO A NON-TANGENT POINT AND A POINT BEING 508.3 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 88°52'45" EAST ALONG A LINE BEING 508.3 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 556.41 FEET; THENCE DEPARTING SAID LINE RUN SOUTH 00°29'22" WEST FOR A DISTANCE OF 773.55 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (Tax Parcel ID. No: 20-21-28-0000-00-021)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 789.64 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°52'45" WEST FOR A DISTANCE OF 479.17 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88°52'45" WEST FOR A DISTANCE OF 1129.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD,

BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 08°57'24", THE CHORD OF WHICH BEARS NORTH 13°19'07" EAST FOR A DISTANCE OF 174.26 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 174.44 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 17°47'49" EAST FOR A DISTANCE OF 72.30 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN NORTH 88°52'45" EAST FOR A DISTANCE OF 1068.94 FEET; THENCE RUN SOUTH 00°21'34" WEST FOR A DISTANCE OF 237.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (Tax Parcel ID. No: 20-21-28-0000-00-024)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°31'40" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 30.03 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST KEENE ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 536, PAGES 680 THROUGH 681 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 713.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°07'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 339.20 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°29'22" EAST FOR A DISTANCE OF 773.55 FEET; THENCE RUN NORTH 88°52'45" EAST FOR A DISTANCE OF 339.20 FEET; THENCE RUN SOUTH 00°30'03" WEST FOR A DISTANCE OF 769.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4 (Tax Parcel ID No. 20-21-28-0000-00-028):

FROM THE SOUTH 1/4 COMER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN NORTH 00°00'00" EAST 786.70 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 20 FOR THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE RUN NORTH 89°26'00" EAST 331.67 FEET, THENCE NORTH 00°03'00" EAST 272.54 FEET, THENCE SOUTH 88°31'11" WEST 1849.36 FEET TO AN IRON PIN IN THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-437 A, THENCE RUN SOUTH 17°26'07" WEST 31.70 FEET ALONG THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 88°31'11" EAST 1046.71 FEET, THENCE SOUTH 00°00'00" WEST 237.23 FEET THENCE NORTH 88°31'11" EAST 479.15 FEET TO THE POINT OF BEGINNING. ORANGE COUNTY, FLORIDA.

Exhibit "B"**Permitted Uses**

Permitted uses shall be those listed as Permitted under the MU-ES-GT zoning districts in Table 4.2.2.C: Principal Use Table in the City of Apopka's Land Development Code. The additional following uses are permitted,

- Automobile service station
- Car wash – must be enclosed
- Cigar shop
- Restaurant, fast-food –menu order board, drive-through and pick-up windows must not face any right-of-way; stacking must comply with requirements of Table 5.1.10.A.1.
- Park and ride facility – vehicle charging stations must be included

RESIDENCES AT EMERSON PARK REPLAT

A REPLAT OF LOTS 1 THROUGH 18 AND 73 THROUGH 103 AND TRACTS A-1 AND OS-1
OF RESIDENCES AT EMERSON PARK PLAT BOOK 114, PAGES 40 THROUGH 45
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 1 THROUGH 18 AND LOTS 73 THROUGH 103 OF RESIDENCES AT EMERSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 18

BEGIN AT THE NORTH CORNER OF LOT 18 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;
THENCE S 42°30'04" E 136.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 145.00 FEET, AND A CHORD BEARING OF S 55°46'06" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'20", A DISTANCE OF 41.86 FEET; THENCE S 47°29'56" W 312.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 547.50 FEET, AND A CHORD BEARING OF S 43°23'37" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°12'36", A DISTANCE OF 78.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 61°22'14" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°09'50", A DISTANCE OF 19.27 FEET; THENCE N 42°30'04" W 132.11 FEET; THENCE N 47°29'56" E, 442.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 76.00 FEET, AND A CHORD BEARING OF N 50°14'07" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°28'22", A DISTANCE OF 7.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 73 THROUGH 81

BEGIN AT THE EASTERNMOST CORNER OF LOT 81 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;
THENCE S 47°29'56" W 245.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET, AND A CHORD BEARING OF N 55°23'13" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'17", A DISTANCE OF 10.35 FEET; THENCE N 42°30'04" W 142.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.00 FEET, AND A CHORD BEARING OF N 03°27'13" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°54'34", A DISTANCE OF 52.94 FEET; THENCE N 49°24'30" E 41.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 520.00 FEET, AND A CHORD BEARING OF N 46°33'11" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 51.83 FEET; THENCE N 43°41'52" E, 87.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 33.00 FEET, AND A CHORD BEARING OF S 89°24'06" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°48'04", A DISTANCE OF 54.03 FEET; THENCE S 42°30'04" E 148.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET AND A CHORD BEARING OF S 29°36'56" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'17", A DISTANCE OF 10.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 82 THROUGH 87

BEGIN AT THE NORTH CORNER OF LOT 87 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE
S 42°30'04" E 148.03 FEET; THENCE S 47°29'56" W 118.00 FEET; THENCE N 42°30'04" W 137.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.00 FEET, AND A CHORD BEARING OF N 35°34'55" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°50'19", A DISTANCE OF 7.97 FEET; THENCE N 43°41'52" E 36.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 457.00 FEET, AND A CHORD BEARING OF N 45°52'48" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'53", A DISTANCE OF 34.81 FEET; THENCE N 48°03'45" E, 45.51 FEET TO POINT OF BEGINNING.

(CONTINUED ABOVE RIGHT)

(CONTINUED FROM BOTTOM LEFT)

TOGETHER WITH:

LOTS 88 THROUGH 95

BEGIN AT THE EASTERNMOST CORNER OF LOT 95 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA THENCE S 51°59'47" W 96.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF N 85°15'09" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°30'08", A DISTANCE OF 37.31 FEET; THENCE N 42°30'04" W 184.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.00 FEET, AND A CHORD BEARING OF N 34°53'42" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'07", A DISTANCE OF 10.57 FEET; THENCE N 48°03'45" E 79.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 33.00 FEET, AND A CHORD BEARING OF S 87°13'10" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'11", A DISTANCE OF 51.51 FEET; THENCE S 42°30'04" E 174.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, AND A CHORD BEARING OF S 27°22'00" E, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°16'09", A DISTANCE OF 12.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 96 THROUGH 103

BEGIN AT THE NORTH CORNER OF LOT 103 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 42°40'59" E 212.83 FEET; THENCE S 47°07'37" W 86.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 673.00 FEET, AND A CHORD BEARING OF S 48°39'38" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'03", A DISTANCE OF 36.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET AND A CHORD BEARING OF N 54°28'54" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'39", A DISTANCE OF 9.62 FEET; THENCE N 42°30'04" W 178.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 53.00 FEET, AND A CHORD BEARING OF N 56°39'00" W, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°18'27", A DISTANCE OF 26.19 FEET; THENCE N 47°29'56" E, 130.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACTS A-1 AND OS-1

BEGIN AT THE SOUTHERNMOST CORNER OF TRACT OS-1 OF RESIDENCES AT EMERSON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 40 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N 40°31'28" W, 74.62 FEET; THENCE N 72°10'07" W, 102.17 FEET; THENCE N 42°51'51" W, 55.94 FEET; THENCE S 47°08'09" W, 11.72 FEET; THENCE N 42°51'51" W ,81.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 51.00 FEET, AND A CHORD BEARING OF N 63°24'40" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'01", A DISTANCE OF 28.59 FEET; THENCE N 47°08'09" E, 12.19 FEET; THENCE S 42°51'51" E, 10.00 FEET; THENCE N 47°08'09" E, 76.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF S 89°54'15" E, THENCE ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 85°55'11" A DISTANCE OF 34.07 FEET TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 927.00 FEET, AND A CHORD BEARING OF S 51°26'01" E; THENCE ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 08°58'41", A DISTANCE OF 145.11 FEET; THENCE S 55°55'22" E, 102.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 13°31'42" E; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°47'19"; A DISTANCE OF 33.71 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 547.50 FEET, AND A CHORD BEARING OF S 25°56'18" W; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'20", A DISTANCE OF 55.93 FEET; THENCE N 71°17'27" W, 56.70 FEET; THENCE S 18°48'33" W, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER CONTAINING 4.907 ACRES MORE OR LESS.

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 HOMEOWNERS' ASSOCIATION

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT HAS BEEN ACCEPTED AND APPROVED BY THE RESIDENCES AT EMERSON PARK HOMEOWNERS' ASSOCIATION, INC.

RESIDENCES AT EMERSON PARK HOMEOWNERS' ASSOCIATION, INC.

BY: _____ (CORPORATE SEAL)

CERTIFICATE OF REVIEW BY CITY 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.

SIGNATURE _____ DATE _____

PROFESSIONAL SURVEYOR AND MAPPER

REGISTRATION NUMBER

PLAT BOOK PAGE

SHEET 1 OF 6

RESIDENCES AT EMERSON PARK REPLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS, AND UTILITY EASEMENTS AS SHOWN HERON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS OFFICER THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____, 2025.

PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: SURESH GUPTA

TITLE: MANAGER

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY SURESH GUPTA, MANAGER, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON MAY 21, 2024 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.

STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
POULOS & BENNETT, LLC
2602 EAST LIVINGSTON STREET
ORLANDO, FLORIDA 32803
LICENSED BUSINESS #8606

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED AND APPROVED _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED _____
ENGINEER DATE

CERTIFICATE OF APPROVAL BY MUNINCIPALITY

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE MUNICIPALITY.

MAYOR

ATTEST:

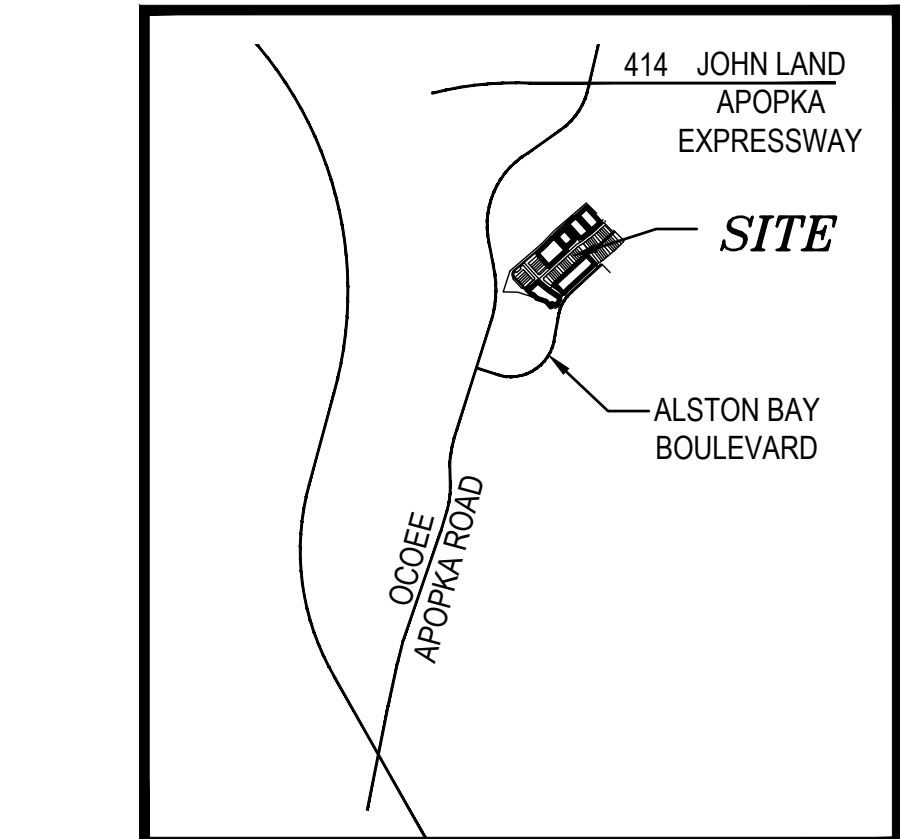
CITY CLERK

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FORGOING PLAT WAS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS ON _____, 2025.

DOCUMENT NUMBER

COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX:

SHEETS 1 OF 6: LEGAL DESCRIPTION, DEDICATION

SHEET 2 OF 6: SHEET INDEX, NOTES, LEGEND

SHEETS 3-6 OF 6: GEOMETRY-PLAT DETAIL

RESIDENCES AT EMERSON PARK REPLAT

A REPLAT OF LOTS 1 THROUGH 18 AND 73 THROUGH 103 AND TRACTS A-1 AND OS-1
OF RESIDENCES AT EMERSON PARK PLAT BOOK 114, PAGES 40 THROUGH 45
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK

PAGE

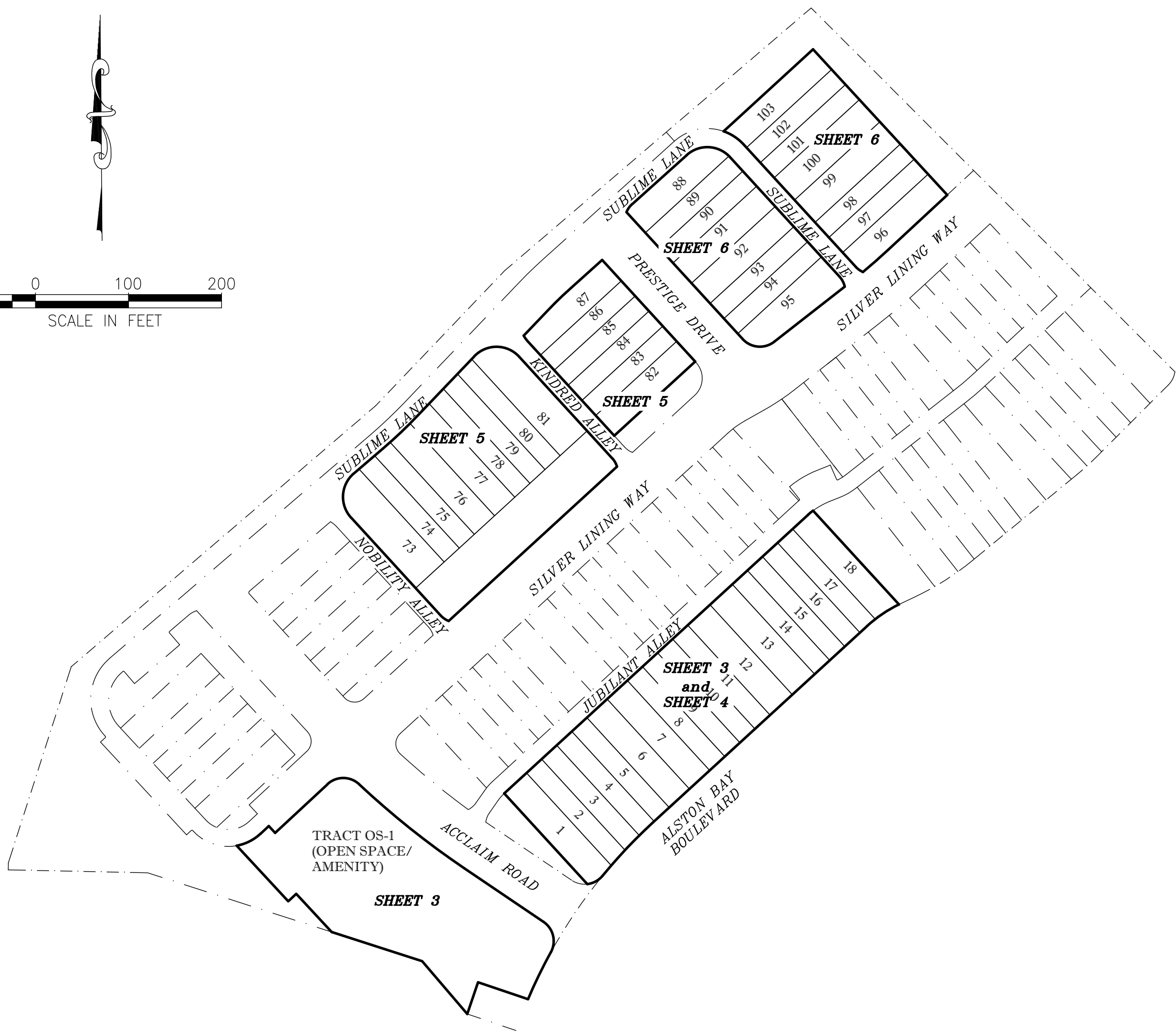
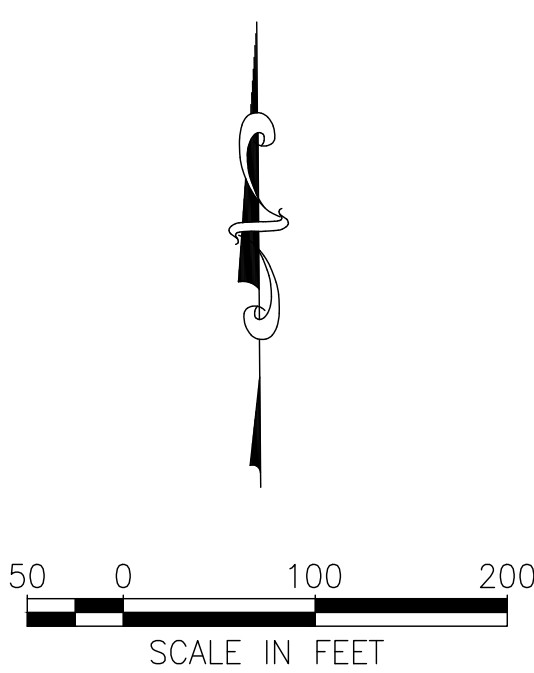
SHEET 2 OF 6

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF JUBILANT ALLEY AS SHOWN ON THE RESIDENCES AT EMERSON PARK, AS RECORDED IN PLAT BOOK 114, PAGE 40 THROUGH 45 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING N47°29'156"E A GRID BEARING REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT) EAST ZONE.
2. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THERE IS A 10 FOOT UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACT ADJACENT TO THE RIGHT OF WAY (UNLESS OTHERWISE NOTED).
5. A NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, THOUGH AND AGROSS ALL UTILITY EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO AND FOR THE USE BY ALL PUBLIC UTILITY PROVIDERS AND THE CITY OF APOPKA FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THEIR RESPECTIVE UTILITY FACILITIES WHICH SERVICE THE LANDS ENCOMPASSED BY THIS PLAT.
6. DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
7. TRACT OS-1 (OPEN SPACE/AMENITY) SHALL BE OWNED AND MAINTAINED BY THE RESIDENCES AT EMERSON PARK HOMEOWNER'S ASSOCIATION, INC.

LEGEND AND ABBREVIATIONS:

□	SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
■	FOUND 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	PC	POINT OF CURVATURE
●	SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT	PRC	POINT OF REVERSE CURVATURE
PCP	PERMANENT CONTROL POINT	NT	NON-TANGENT
PRM	PERMANENT REFERENCE MONUMENT	PT	POINT OF TANGENCY
ORB	OFFICIAL RECORDS BOOK	PI	POINT OF INTERSECTION
PB	PLAT BOOK	℄	CENTERLINE
PG(S)	PAGE OR PAGES	↔	CHANGE IN DIRECTION
R/W	RIGHT OF WAY	C#	CURVE NUMBER
CCR#	CERTIFIED CORNER RECORD	L#	LINE NUMBER
R	RADIUS	LB	LICENSED BUSINESS
Δ	DELTA/CENTRAL ANGLE	N.T.S.	NOT TO SCALE
L	ARC LENGTH	FS	FLORIDA STATUTES
CB	CHORD BEARING	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
CL	CHORD LENGTH	WE	WALL EASEMENT
OA	OVER ALL	UE	PRIVATE DRAINAGE EASEMENT
No.	NUMBER	DE	DRAINAGE EASEMENT
W/	WITH		
CM	CONCRETE MONUMENT		
N&D	NAIL & DISC		



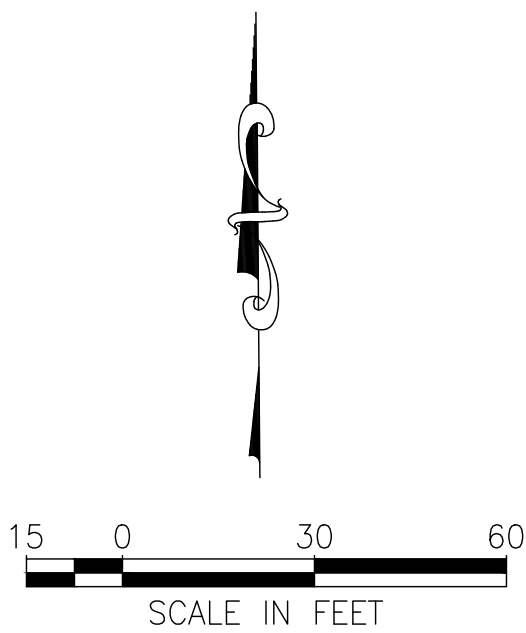
RESIDENCES AT EMERSON PARK REPLAT

A REPLAT OF LOTS 1 THROUGH 18 AND 73 THROUGH 103 AND TRACTS A-1 AND OS-1
OF RESIDENCES AT EMERSON PARK PLAT BOOK 114, PAGES 40 THROUGH 45
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

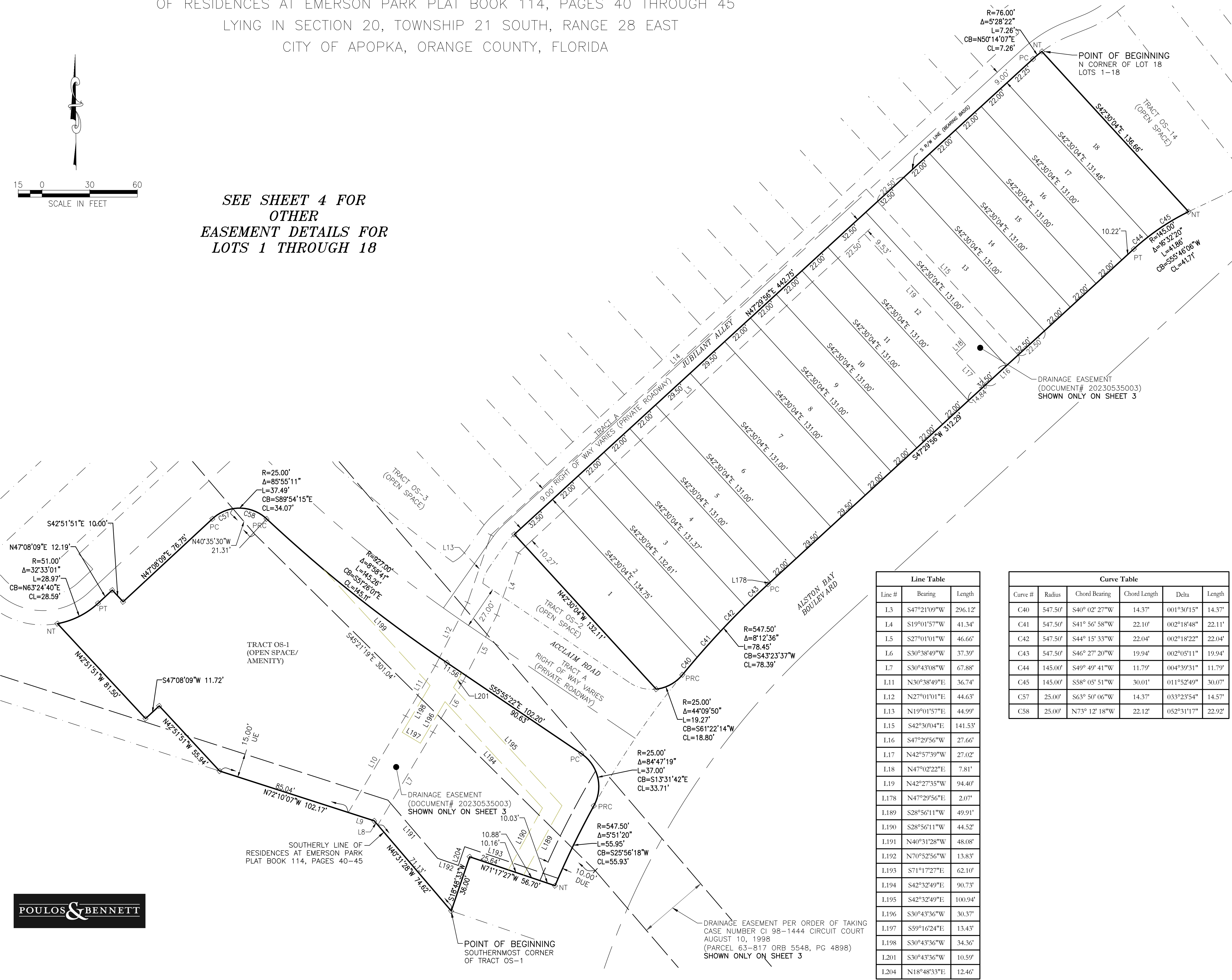
PLAT BOOK

PAGE

SHEET 3 OF 6



SEE SHEET 4 FOR
OTHER
EASEMENT DETAILS FOR
LOTS 1 THROUGH 18



Line Table		
Line #	Bearing	Length
L.3	S47°21'09\"W	296.12'
L.4	S19°01'57\"W	41.34'
L.5	S27°01'01\"W	46.66'
L.6	S30°38'49\"W	37.39'
L.7	S30°43'08\"W	67.88'
L.11	N30°38'49\"E	36.74'
L.12	N27°01'01\"E	44.63'
L.13	N19°01'57\"E	44.99'
L.15	S42°30'04\"E	141.53'
L.16	S47°29'56\"W	27.66'
L.17	N42°57'39\"W	27.02'
L.18	N47°02'22\"E	7.81'
L.19	N42°27'35\"W	94.40'
L.178	N47°29'56\"E	2.07'
L.189	S28°56'11\"W	49.91'
L.190	S28°56'11\"W	44.52'
L.191	N40°31'28\"W	48.08'
L.192	N70°52'56\"W	13.83'
L.193	S71°17'27\"E	62.10'
L.194	S42°32'49\"E	90.73'
L.195	S42°32'49\"E	100.94'
L.196	S30°43'36\"W	30.37'
L.197	S59°16'24\"E	13.43'
L.198	S30°43'36\"W	34.36'
L.201	S30°43'36\"W	10.59'
L.204	N18°48'33\"E	12.46'

Curve Table				
Curve #	Radius	Chord Bearing	Chord Length	Delta
C40	547.50'	S40° 02' 27\"W	14.37'	001°30'15\"
C41	547.50'	S41° 56' 58\"W	22.10'	002°18'48\"
C42	547.50'	S44° 15' 33\"W	22.04'	002°18'22\"
C43	547.50'	S46° 27' 20\"W	19.94'	002°05'11\"
C44	145.00'	S49° 49' 41\"W	11.79'	004°39'31\"
C45	145.00'	S58° 05' 51\"W	30.01'	011°52'49\"
C57	25.00'	S63° 50' 06\"W	14.37'	033°23'54\"
C58	25.00'	N73° 12' 18\"W	22.12'	052°31'17\"

POULOS & BENNETT

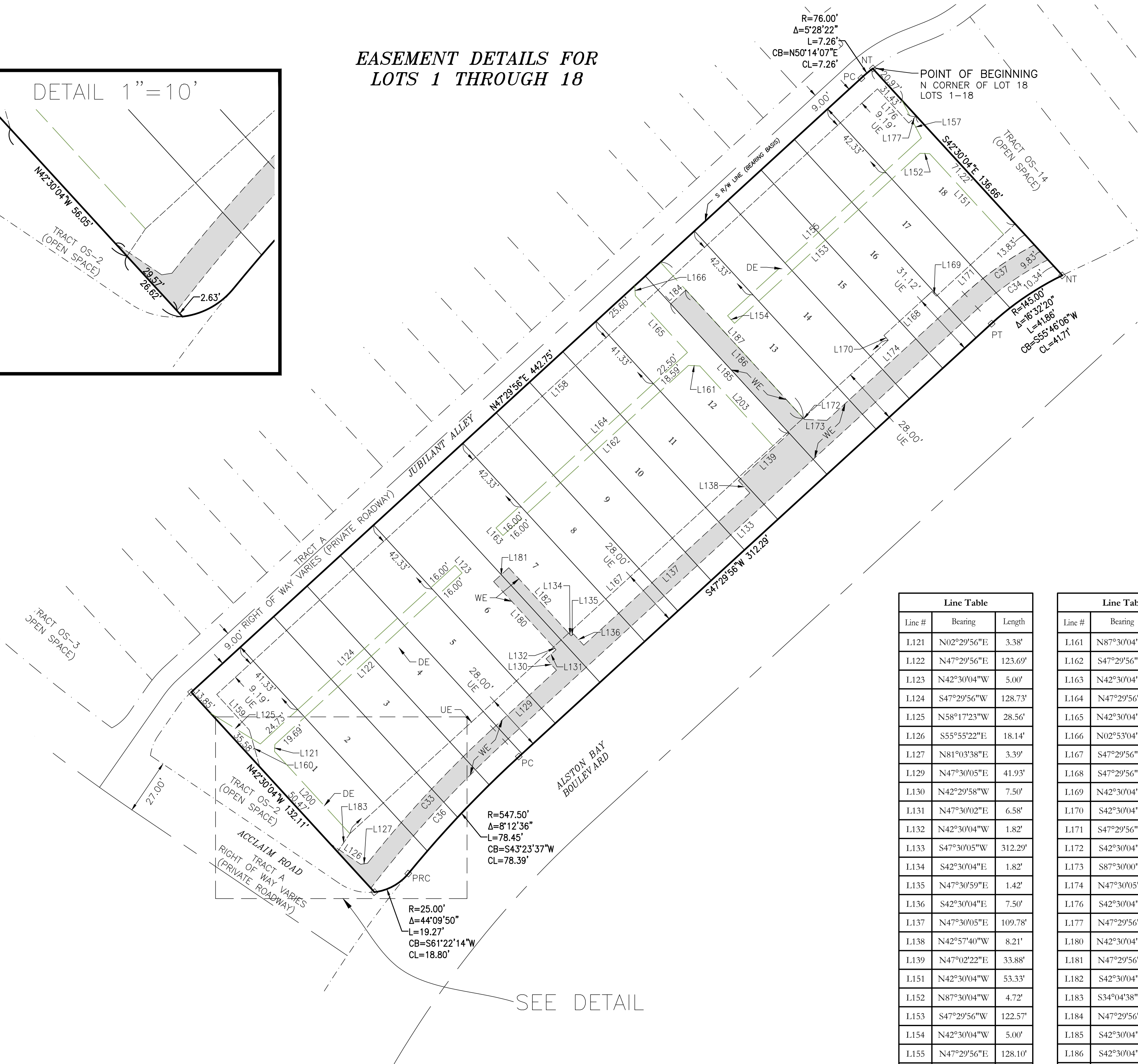
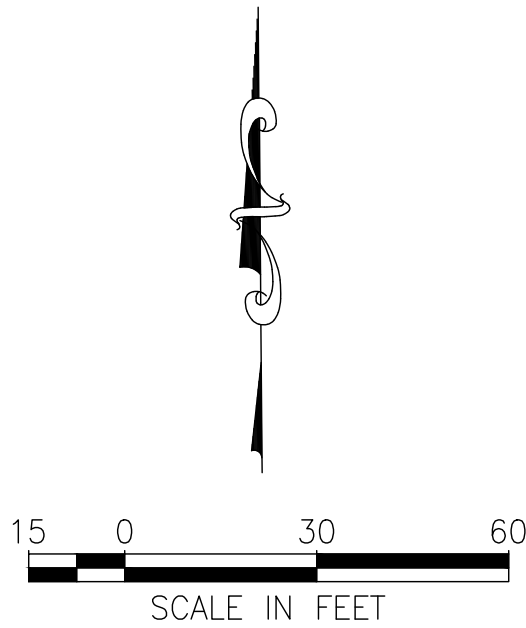
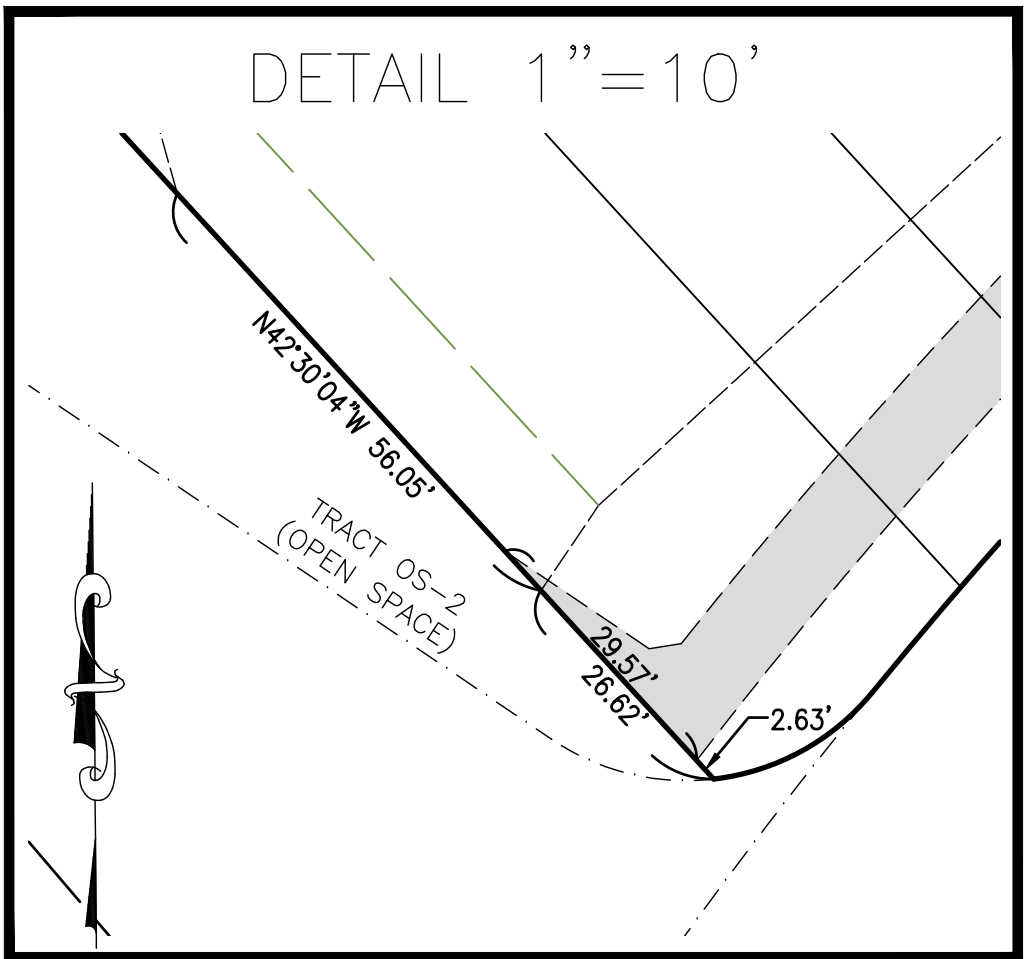
RESIDENCES AT EMERSON PARK REPLAT

A REPLAT OF LOTS 1 THROUGH 18 AND 73 THROUGH 103 AND TRACTS A-1 AND OS-1
OF RESIDENCES AT EMERSON PARK PLAT BOOK 114, PAGES 40 THROUGH 45
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF AOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 4 OF 6

EASEMENT DETAILS FOR
LOTS 1 THROUGH 18



SEE DETAIL

Line Table		
Line #	Bearing	Length
L121	N02°29'56"E	3.38'
L122	N47°29'56"E	123.69'
L123	N42°30'04"W	5.00'
L124	S47°29'56"W	128.73'
L125	N58°17'23"W	28.56'
L126	S55°55'22"E	18.14'
L127	N81°03'38"E	3.39'
L129	N47°30'05"E	41.93'
L130	N42°29'58"W	7.50'
L131	N47°30'02"E	6.58'
L132	N42°30'04"W	1.82'
L133	S47°30'05"W	312.29'
L134	S42°30'04"E	1.82'
L135	N47°30'59"E	1.42'
L136	S42°30'04"E	7.50'
L137	N47°30'05"E	109.78'
L138	N42°57'40"W	8.21'
L139	N47°02'22"E	33.88'
L151	N42°30'04"W	53.33'
L152	N87°30'04"W	4.72'
L153	S47°29'56"W	122.57'
L154	N42°30'04"W	5.00'
L155	N47°29'56"E	128.10'
L157	N27°24'01"W	20.73'
L158	S47°29'56"W	436.58'
L159	S42°30'04"E	23.54'
L160	S15°45'24"E	18.70'

Line Table		
Line #	Bearing	Length
L161	N87°30'04"W	5.52'
L162	S47°29'56"W	122.59'
L163	N42°30'04"W	5.00'
L164	N47°29'56"E	126.50'
L165	N42°30'04"W	37.59'
L166	N02°53'04"W	4.85'
L167	S47°29'56"W	355.73'
L168	S47°29'56"W	31.77'
L169	N42°30'04"W	3.11'
L170	S42°30'04"E	3.11'
L171	S47°29'56"W	52.08'
L172	S42°30'04"E	0.85'
L173	S87°30'00"E	10.93'
L174	N47°30'05"E	91.04'
L176	S42°30'04"E	22.59'
L177	N47°29'56"E	5.00'
L180	N42°30'04"W	43.18'
L181	N47°29'56"E	10.00'
L182	S42°30'04"E	43.18'
L183	S34°04'38"W	10.71'
L184	N47°29'56"E	10.00'
L185	S42°30'04"E	85.46'
L186	S42°30'04"W	84.61'
L187	S42°30'04"E	103.00'
L200	S42°30'04"E	54.28'
L203	S42°30'04"E	52.76'

Curve Table					
Curve #	Radius	Chord Bearing	Chord Length	Delta	Length
C33	566.25'	N42° 57' 24\"/>	89.73'	009°05'20\"/>	89.83'
C34	155.00'	S55° 12' 51\"/>	41.61'	015°25'34\"/>	41.73'
C36	557.50'	S42° 31' 06\"/>	96.85'	009°57'57\"/>	96.97'
C37	164.45'	N54° 45' 28\"/>	41.56'	014°31'10\"/>	41.67'
C44	145.00'	S49° 49' 41\"/>	11.79'	004°39'31\"/>	11.79'
C45	145.00'	S58° 05' 51\"/>	30.01'	011°52'49\"/>	30.07'



RESIDENCES AT EMERSON PARK REPLAT

A REPLAT OF LOTS 1 THROUGH 18 AND 73 THROUGH 103
OF RESIDENCES AT EMERSON PARK

PLAT BOOK 114, PAGES 40 THROUGH 45

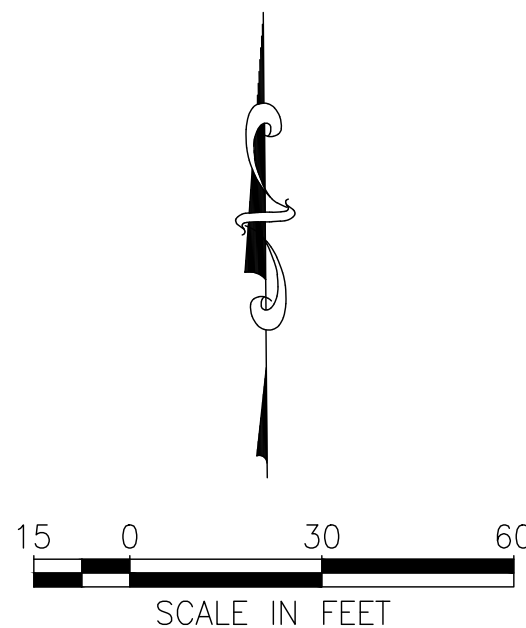
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST

CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK

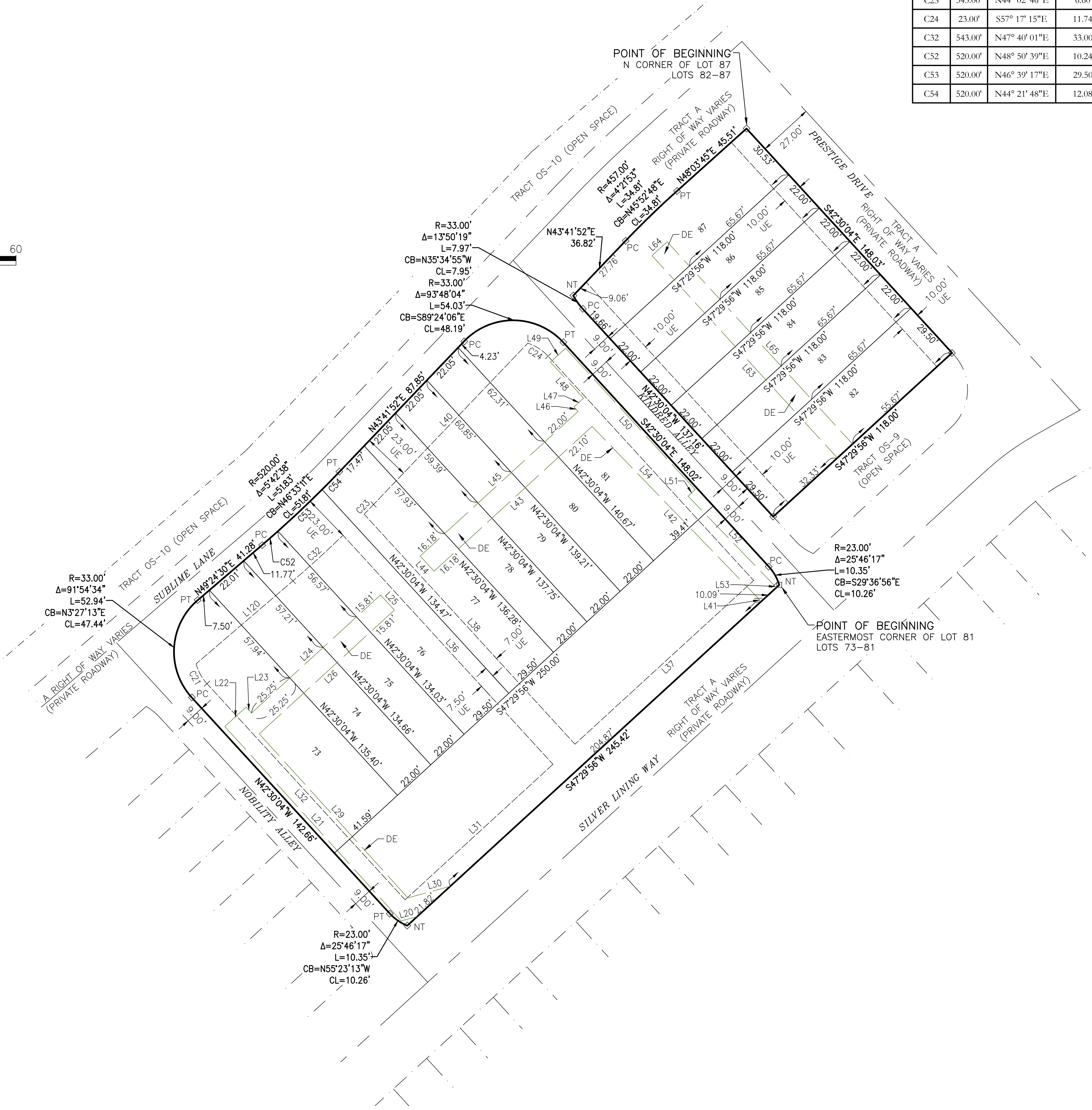
PAGE

SHEET 5 OF 6



Curve Table					
Curve #	Radius	Chord Bearing	Chord Length	Delta	Length
C21	23.00'	N28° 39' 39"W	11.00'	027°40'51"	11.11'
C23	543.00'	N44° 02' 46"E	6.60'	000°41'48"	6.60'
C24	23.00'	S57° 17' 15"E	11.74'	029°34'21"	11.87'
C32	543.00'	N47° 40' 01"E	33.00'	003°28'57"	33.01'
C52	520.00'	N48° 50' 39"E	10.24'	001°07'40"	10.24'
C53	520.00'	N46° 39' 17"E	29.50'	003°15'04"	29.51'
C54	520.00'	N44° 21' 48"E	12.08'	001°19'53"	12.08'

Line Table		
Line #	Bearing	Length
L20	S74°46'20"W	8.11'
L21	N42°10'10"W	127.70'
L22	N47°33'32"E	14.01'
L23	S42°28'11"E	3.94'
L24	N47°29'56"E	85.06'
L25	S42°30'04"E	10.00'
L26	S47°29'56"W	89.15'
L29	S42°10'07"E	107.67'
L30	N74°46'20"E	21.37'
L31	S47°29'56"W	97.59'
L32	N42°30'04"W	142.66'
L36	S42°30'04"E	151.19'
L37	S47°29'56"W	117.91'
L38	N42°30'04"W	151.78'
L40	N43°41'52"E	108.56'
L41	N34°56'01"W	2.12'
L42	N44°01'19"W	116.29'
L43	S47°29'56"W	104.28'
L44	N42°30'04"W	10.00'
L45	N47°29'56"E	104.18'
L46	N42°30'04"W	2.95'
L47	N47°29'27"E	6.33'
L48	N42°30'04"W	23.81'
L49	N47°29'56"E	10.00'
L50	S42°30'04"E	93.32'
L51	S47°29'56"W	4.73'
L52	S44°01'27"E	60.25'
L53	S34°56'01"E	1.59'
L54	S42°30'04"E	148.02'
L63	N42°30'04"W	133.50'
L64	N47°29'56"E	10.00'
L65	S42°30'04"E	133.50'
L120	N49°24'30"E	62.00'



PAGE

SHEET 6 OF 6

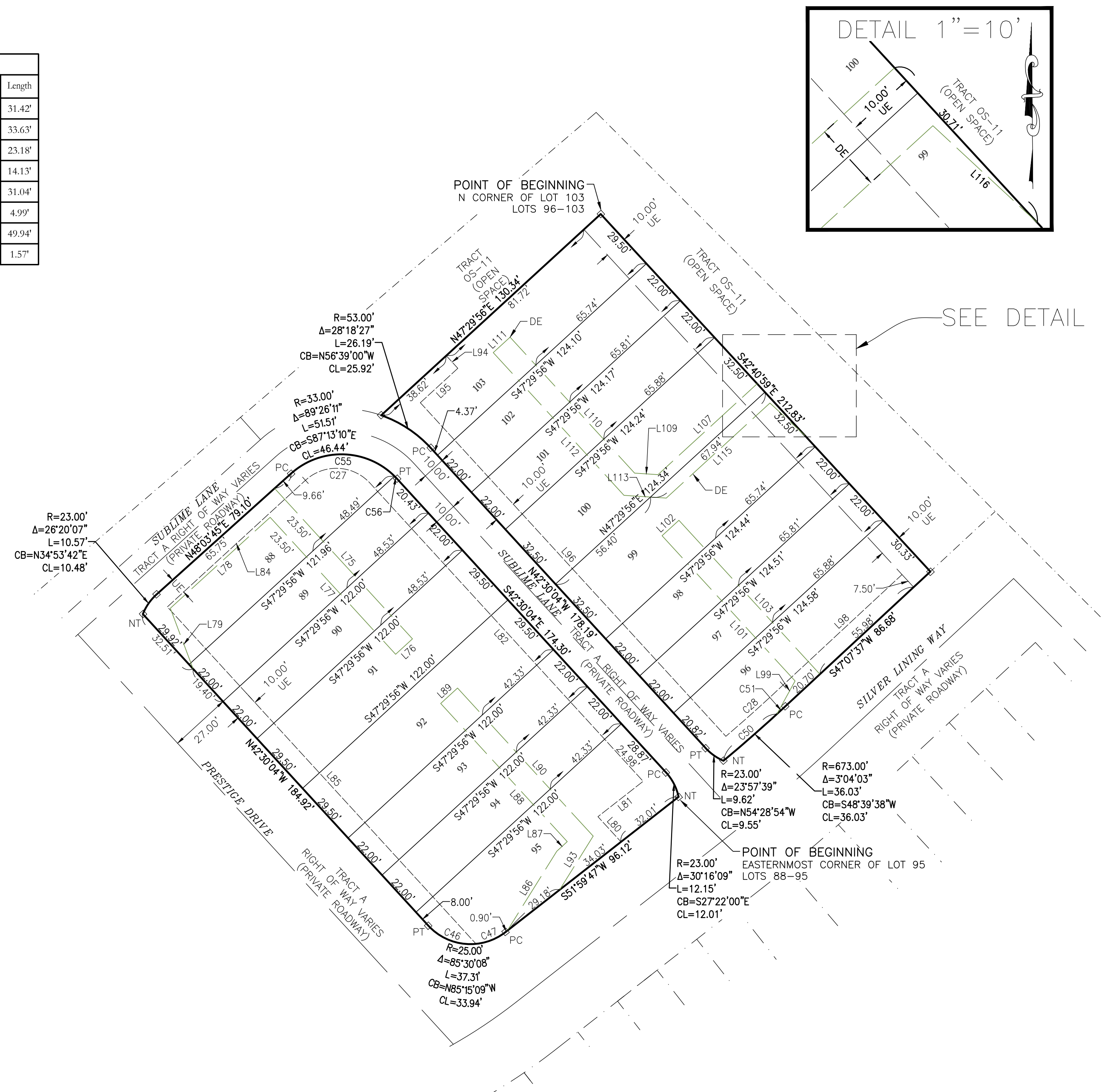
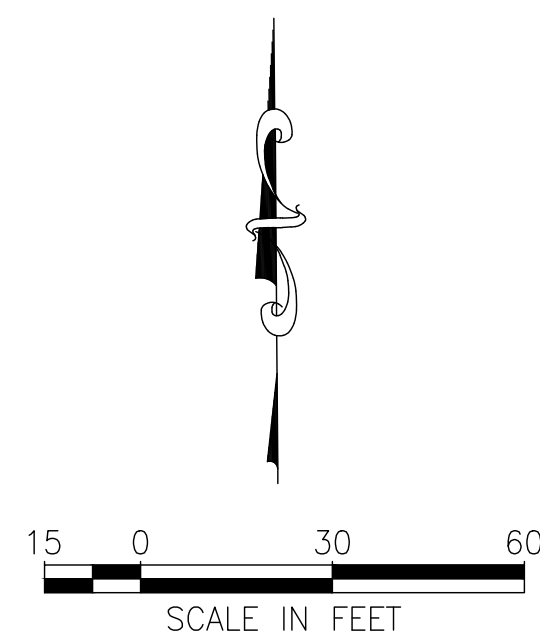
SHEET 6 OF 6

SHEET 6 OF 6

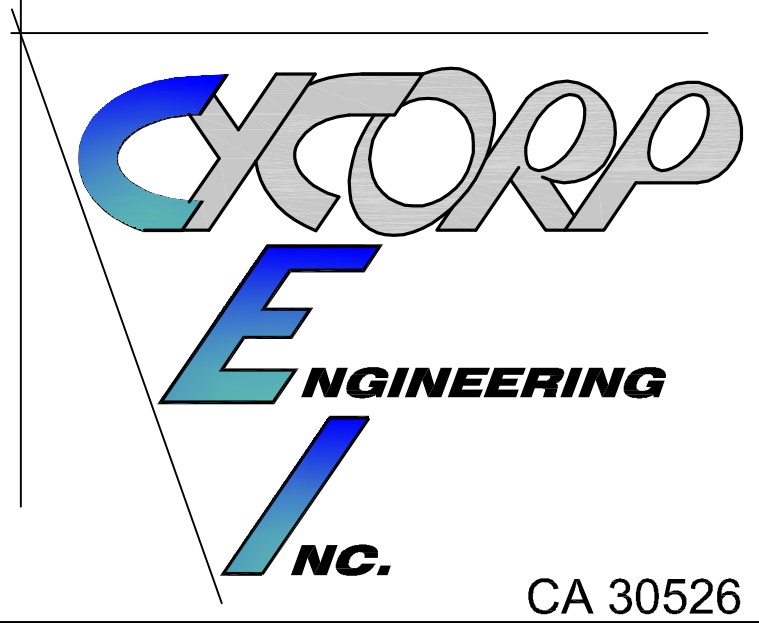
SHEET 6 OF 6

SHEET 6 OF 6

Curve #	Radius	Chord Bearing	Chord Length	Delta	Length
			28.28'	090°00'00"	31.42'
			33.62'	002°47'57"	33.63'
			22.36'	053°07'48"	23.18'
			13.94'	032°22'20"	14.13'
			31.04'	002°38'34"	31.04'
			4.99'	000°25'29"	4.99'
			45.31'	086°42'14"	49.94'
			1.57'	002°43'57"	1.57'



MAJOR DEVELOPMENT PLAN FOR INVITATION COVE



**CIVIL ENGINEERS
LAND PLANNERS**

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

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

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

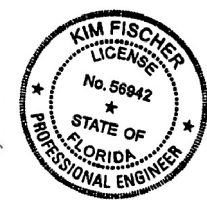
COVER SHEET

Date:
JANUARY 2025

Scale:
NTS

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

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



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

Sheet Number:

1

PROJECT CONTACTS

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

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

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

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

UTILITY CONTACTS

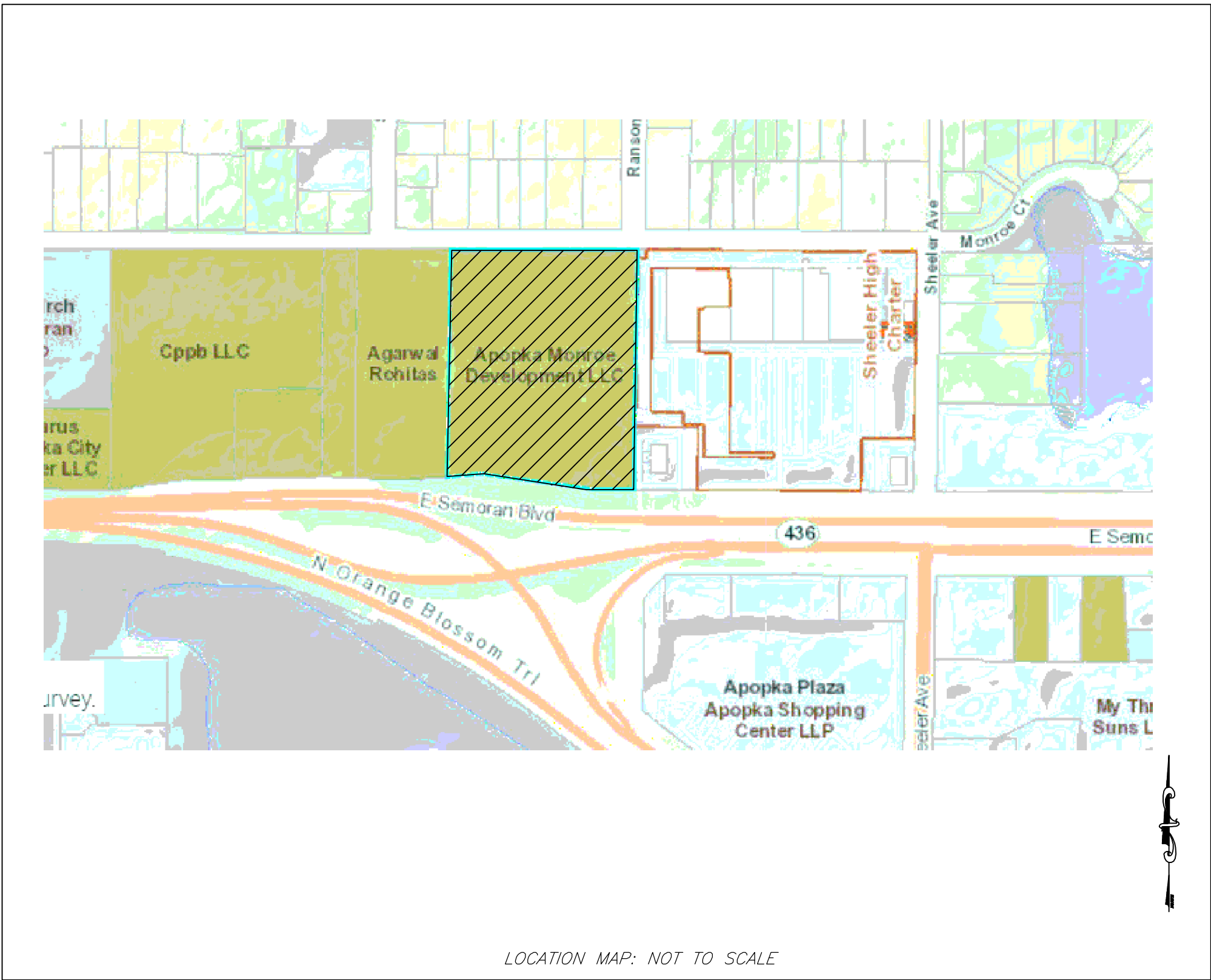
WATER:
CITY OF APOPKA
407-703-1731

SEWER
CITY OF APOPKA
407-703-1731

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

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

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

SHEET INDEX

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

LEGAL DESCRIPTION:
SEE SURVEY

NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.
THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION

JANUARY 2025

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

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

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

(1)	ALL PIPE AND PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FRIE DRYPANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.	
(2)	ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD #6 AS ADOPTED IN RULE D-655-333, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH D-655-330(3)(b), F.A.C.	1) TH AN
(3)	ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.	2) CO TH RE CO
(4)	ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH D-655-330, F.A.C. ALL PIPE AS A PREDOMINANT COLOR, UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. ALL STEEL PIPE SHALL BE PAINTED BLUE. ALL CAST IRON PIPE SHALL BE PAINTED BLUE. FOR RUST-RESISTANT PIPE, WHEN MANUFACTURING OF THE PIPE WILL 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 PROTECT STIRRING RODS FROM THE END OF THE PIPE, THE TAPE OR PAINT MUST BE IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT MAY BE USED TO PROTECT STIRRING RODS ALONG BOTH SIDES OF THE PIPE, AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)	3) PIF AS
(5)	NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.	4) SC PE
(6)	A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE PLACED AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SET STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURE) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE INSTALLED UNDER THIS PROJECT.	5) TH CO SH RE TR
(7)	ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.	6) GE AS
(8)	NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE D-655-330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE D-655-338.	7) MA CO
(9)	NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VERTICAL-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 6-210, F.A.C. A GRAVITY-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 6-210, F.A.C. SHALL BE LAID TO MAINTAIN A MINIMUM OF TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 6-210, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."	8) RE
(10)	NEW OR RELOCATED UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-, OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND NEW OR RELOCATED UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE.	
(11)	AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS WILL BE AT LEAST 12 INCHES FROM THE JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 6-210, F.A.C.; AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 6-210, F.A.C.	

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

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

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

- A. SURFACE PROTECTION
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
 2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWNWEED, LESPEDEZA OR GRASS. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDS AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.

- B. RUN-OFF CONTROL** 1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.

- C. SEDIMENT TRAPPING
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
 2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
 3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
 4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.

- D. SOIL MOISTURE
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.

- E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

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



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

KIM@CYCORPENGINEERS.COM

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

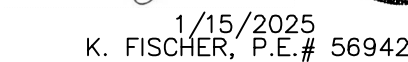
NOTES & SPECS

JANUARY 2025

NTS

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

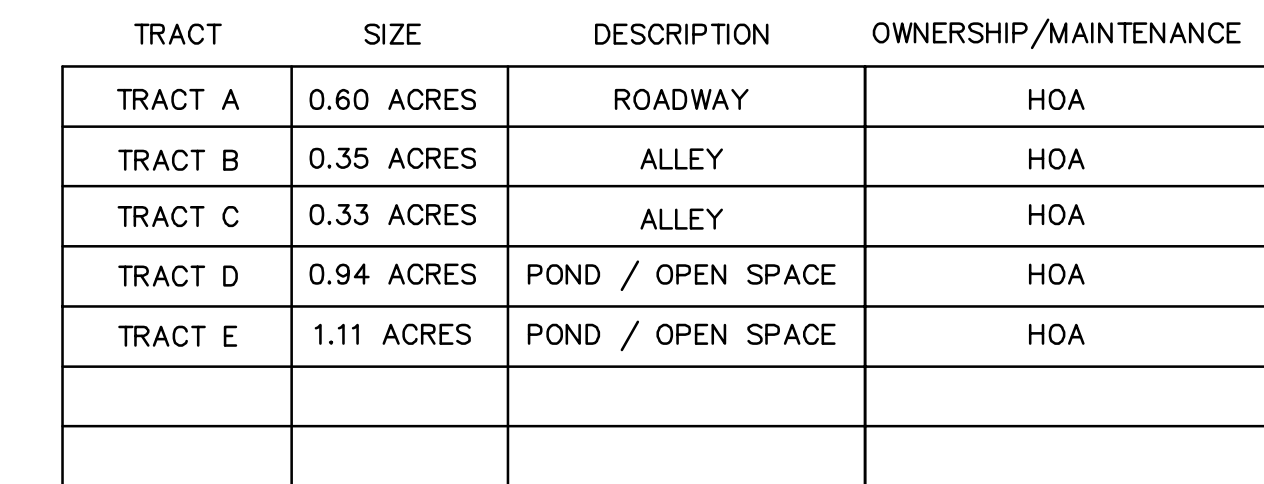
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES.

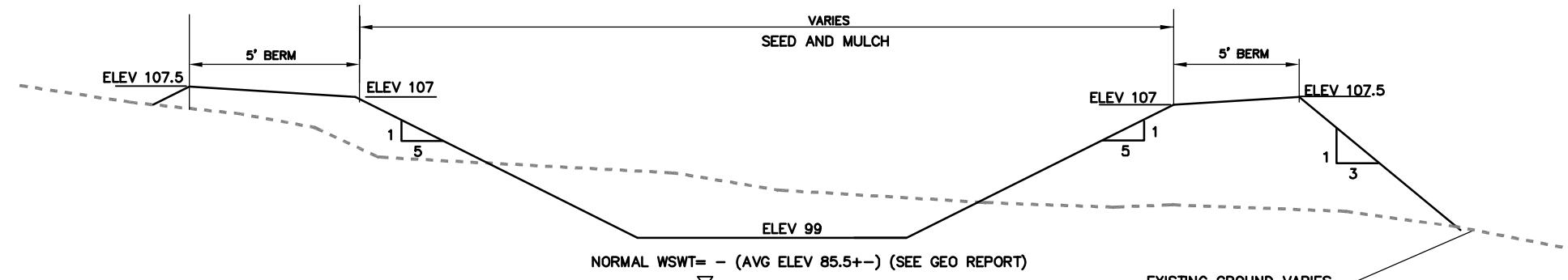
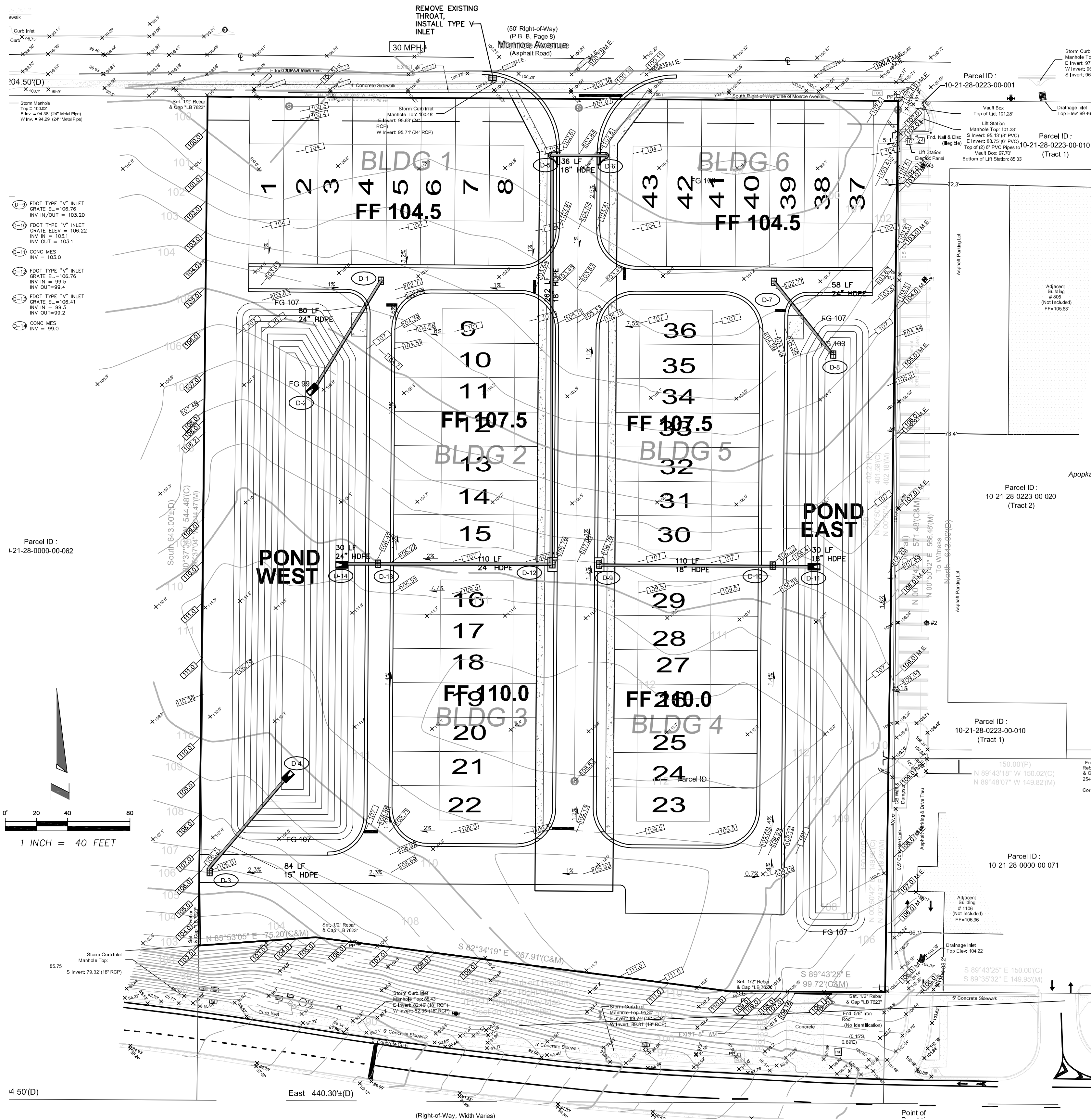


NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

Sheet Number:

2

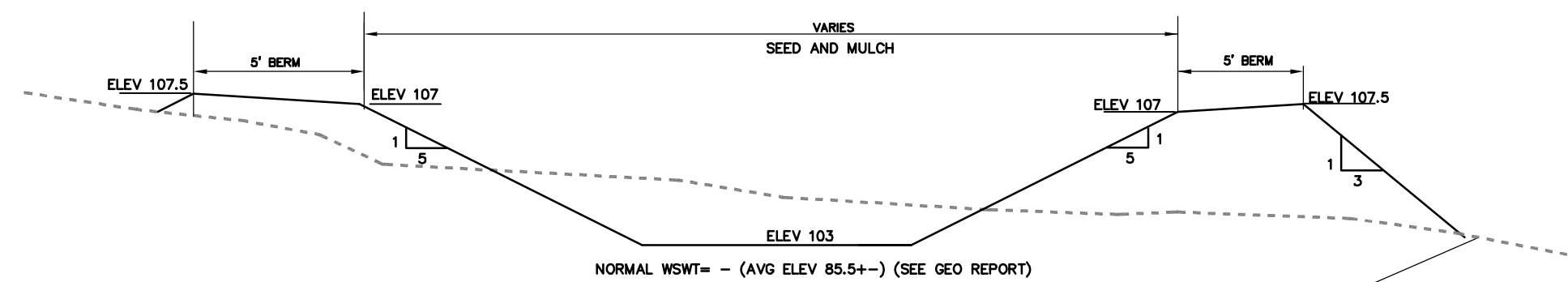




TYPICAL SECTION
DRY DETENTION POND
POND WEST

SOIL EARTHWORK NOTES

- 1) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.
- 2) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.
- 3) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.
- 4) THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.
- 5) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.



TYPICAL SECTION
DRY DETENTION POND
POND EAST

SOIL EARTHWORK NOTES

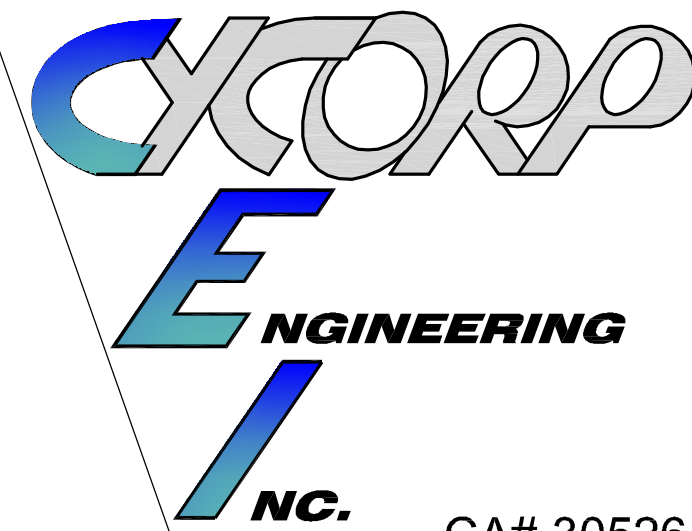
- 1) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.
- 2) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.
- 3) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.
- 4) THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.
- 5) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.

DRAINAGE STRUCTURES

- | | |
|---|--|
| (D-1) FDOT TYPE "C" INLET
GRATE EL.=102.77
INV IN/OUT = 99.5 | (D-9) FDOT TYPE "V" INLET
GRATE EL.=106.76
INV IN/OUT = 103.20 |
| (D-2) CONC MES
INV 99.0 | (D-10) FDOT TYPE "V" INLET
GRATE ELEV = 106.22
INV IN = 103.1
INV OUT = 103.1 |
| (D-3) FDOT TYPE "C" INLET
GRATE EL.=106.00
INV OUT=101.50 | (D-11) CONC MES
INV = 103.0 |
| (D-4) CONC MES
INV 99.0 | (D-12) FDOT TYPE "V" INLET
GRATE EL.=106.76
INV IN = 99.5
INV OUT=99.4 |
| (D-5) FDOT TYPE "I" INLET
GRATE EL.=103.45
INV IN = 99.80
INV OUT=99.70 | (D-13) FDOT TYPE "V" INLET
GRATE EL.=106.41
INV IN = 99.3
INV OUT=99.2 |
| (D-6) FDOT TYPE "I" INLET
GRATE EL.=103.45
INV OUT=99.90 | (D-14) CONC MES
INV = 99.0 |
| (D-7) FDOT TYPE "C" INLET
GRATE EL.=102.77
INV IN/OUT = 99.5 | |
| (D-8) FDOT TYPE "C" INLET
(BUBBLE UP DISCHARGE)
GRATE EL.=103.00
INV IN = 98.5 | |

SITE LEGEND

- | | | |
|-------------------------|------|-------------------|
| HANDICAP PARKING | TYP | TYPICAL |
| PROPOSED DRAINAGE INLET | HC | HANDICAP |
| PROPOSED CURB | (10) | 10 PARKING SPACES |
| SITE BOUNDARY LINE | SW | SIDEWALK |
| CENTER LINE OF ROAD | R5 | 5' RADIUS |
| RIGHT-OF-WAY | LF | LINEAR FEET |
| | SF | SQUARE FEET |
| | BE | BURIED ELECTRIC |



CIVIL ENGINEERS
LAND PLANNERS

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

KIM@CYCORPENGINEERS.COM

A AND R
INVITATION
COVE
730 MONROE AVE
APOPKA, FL

REVISIONS			
Description	Date	By	
1 PER CITY COMMENTS	3/1/25	KF	
2			
3			
3			

GRADING
& DRAINAGE
PLAN

Date: JAN 2025
Scale: 1" = 40'

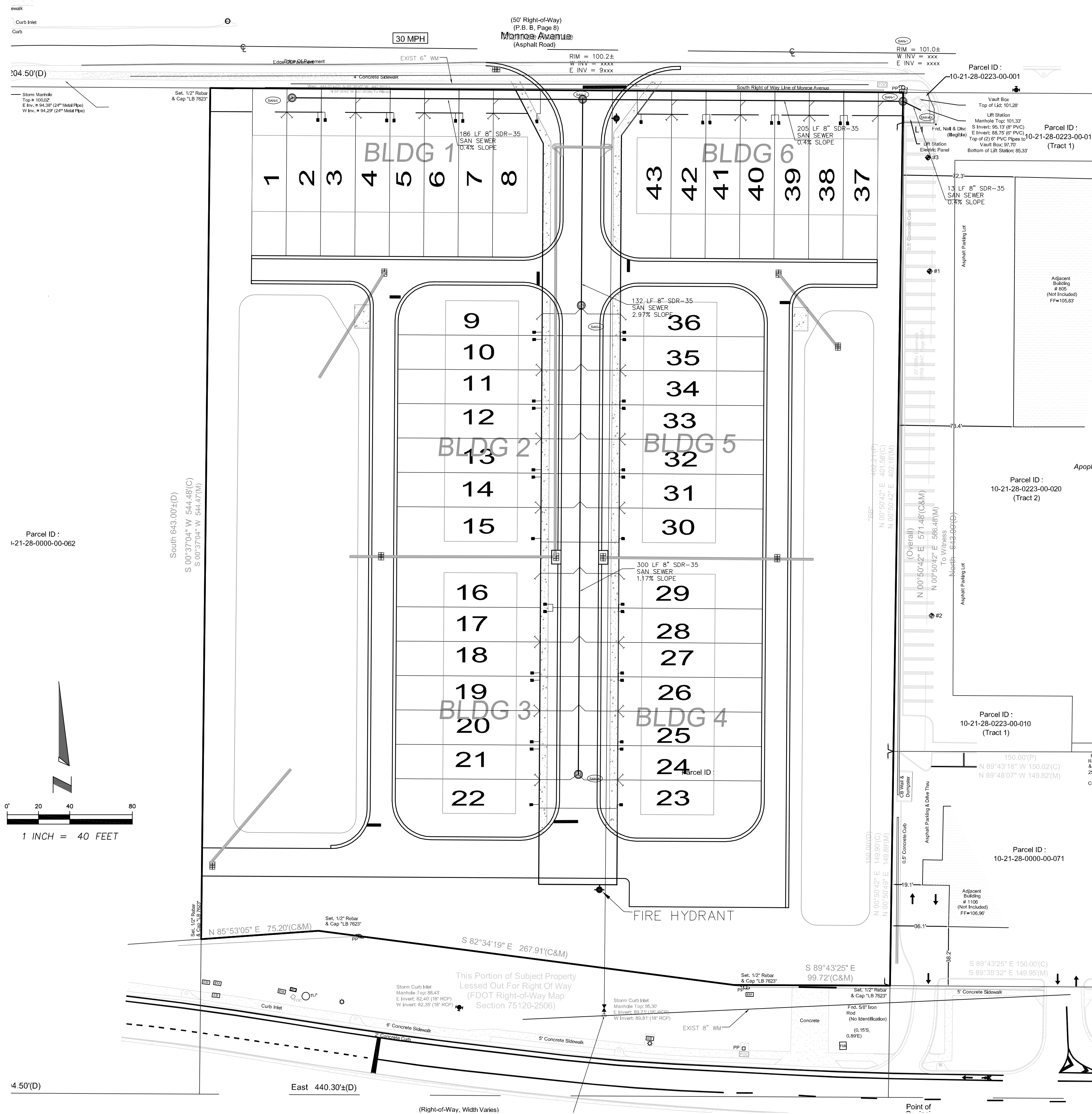
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

NOT FOR CONSTRUCTION

K. FISCHER, P.E. # 58942

Sheet Number:
4



TOWNHOMES W/ 13R FIRE SUPPRESSION SYSTEM
TYPE V CONSTRUCTION

- LIFTSTA** LIFT STA
RIM ELEV=101.33
INV IN (8")=94.0
CORE DRILL
- SAN-1** SANITARY MH #
RIM ELEV=102.6
INV IN =95.01
INV OUT=94.91
- SAN-2** SANITARY MH # 2
RIM ELEV=101.07
INV IN (S) =97.4
INV IN(W) = 95.9
INV OUT=95.81
- SAN-3** SANITARY MH # 3
RIM ELEV=100.3
INV OUT =96.63
- SAN-4** SANITARY MH # 4
RIM ELEV=105.33
INV IN =101.66
INV OUT =101.56
- SAN-4** SANITARY MH # 4
RIM ELEV=108.83
INV OUT =105.16

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

[illegible]

Date: JAN 2025

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

NOT FOR CONSTRUCTION

[Handwritten Signature]

3/1/2025
K. FISCHER, P.E. # 56942

NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

KIM FISCHER
ENGINEER
No. 56942
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Sheet Number: **5**

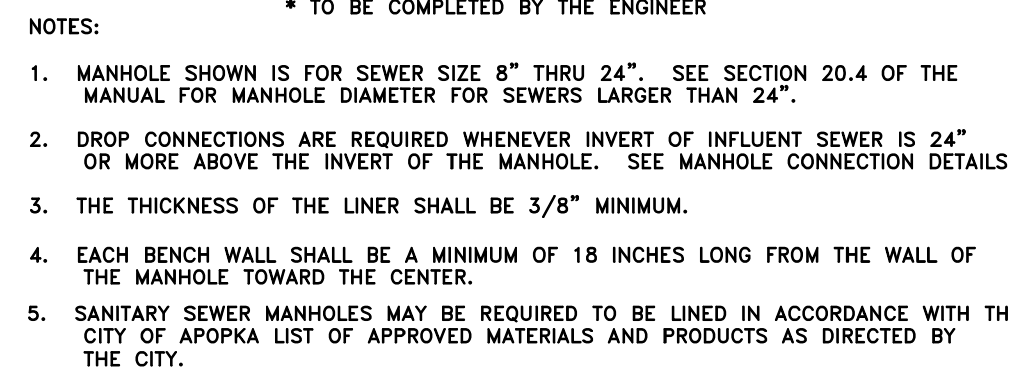


INVITATION
COVE

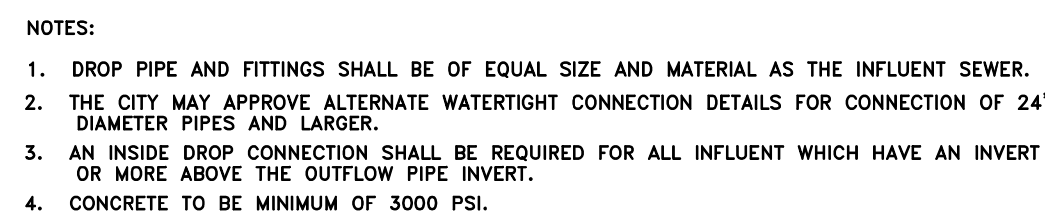
730 MONROE AVE
APOPKA, FL

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY

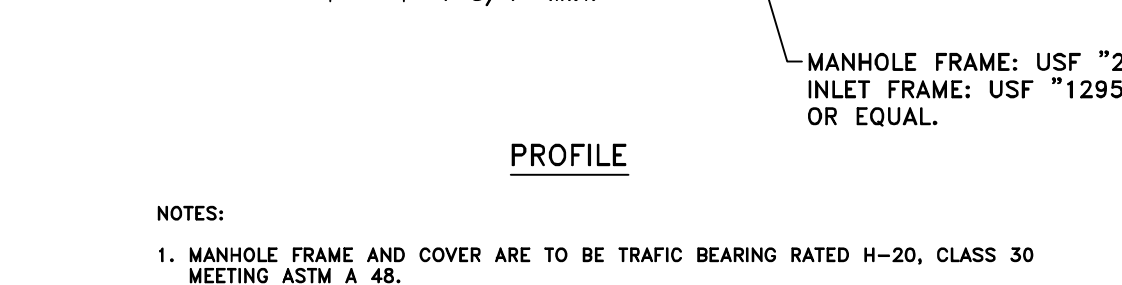
	CONCRETE
TYP	TYPICAL
HC	HANDICAP
	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC



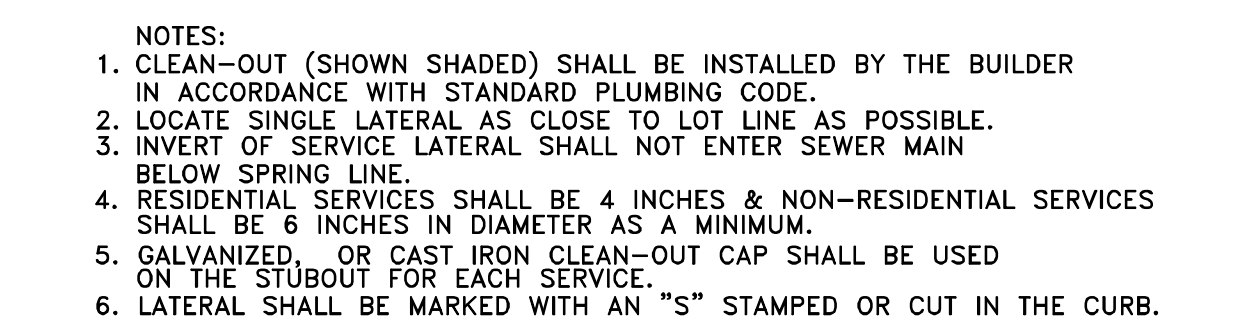
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200
---	--------------	----------



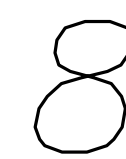
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201
---	--------------	----------

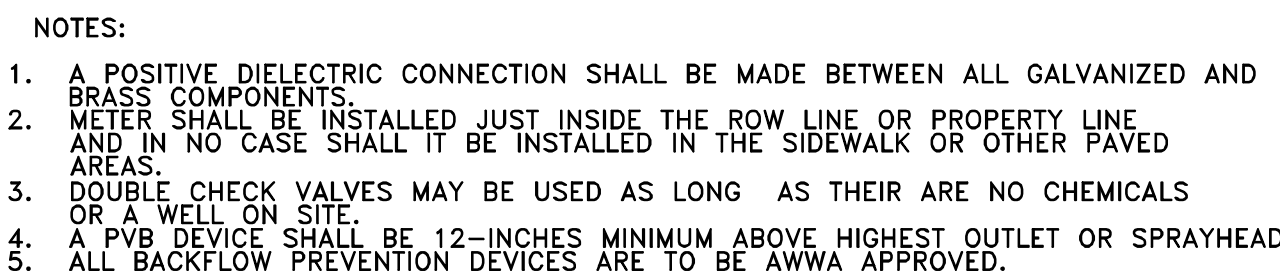


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202
---	--------------	----------



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204
---	--------------	----------

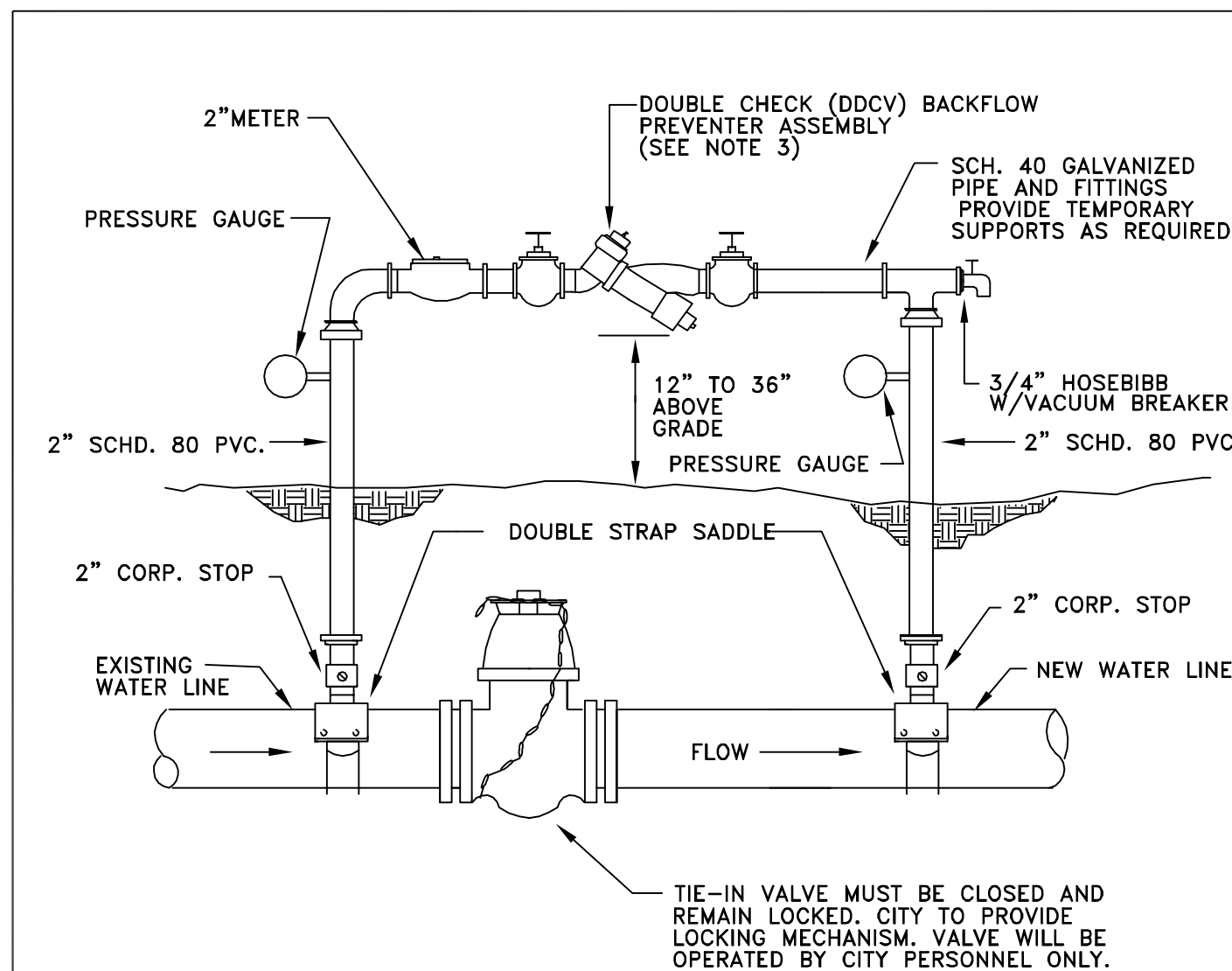




CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
---	--------------	----------

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. The minimum pressure for flushing for public 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 received. Thrust blocking and/or thrusting in any provision temporarily, as required. Pipes and fittings used for connecting the new pipes to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping shall be at 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. The City personnel may be required following procedures as follows:
 - A. The tie-in valve shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
 - * Flushing shall not be attempted during peak demand hours of the existing water mains.
 - * All downstream valves in the system must be open prior to opening the tie-in valve.
 - * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
 - * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
 - C. The tie-in valve shall be locked closed by the City personnel 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 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 tie-in valve shall be closed and locked. The tie-in valve shall be closed and locked prior to the tie-in. 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 steps are to be replaced 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.

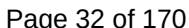
CITY OF APOPKA JANUARY 2014 FIG. 504 C



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

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

10



AT
106 W 4TH ST,
APOPKA, FL 32703
PARCEL #: 09-21-28-0196-40-061

OWNER:	ALPHA DISTRIBUTIONS, LLC
DEVELOPER:	RENE ESCOBAR 1000 N. W. 10TH AVE. APT. 9A, FL 32703
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 4020 EDGEWATER DRIVE APT. 100, FL 32703 PHONE: (407) 961-6915
GEO/TECH ENGINEER:	TBD
SURVEYOR:	L&S DIVERSIFIED 4776 NEW BROAD ST., SUITE 100 ORLANDO, FL 32814 PHONE: (407) 681-5358

WATER & SEWER:	CITY OF APOPKA 748 E CLEVELAND ST APOPKA, FL 32703 407-703-1731
ELECTRIC:	DUKE ENERGY 1-800-777-9888
STORM:	CITY OF APOPKA 748 E CLEVELAND ST APOPKA, FL 32703 407-703-1731
COMMUNICATIONS:	TBD

LEGAL DESCRIPTION
THAT PART OF LOT 6, IN BLOCK D, OF APOPKA, LYING NORTH OF THE SEABOARD AIRLINE RAILWAY, AS
PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGES 87 AND 100, PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.

[illegible]

C1.0	COVER SHEET
C2.0	GENERAL NOTES
C2.1	GENERAL NOTES
C2.2	GENERAL NOTES
C3.0	SITE PLAN
C4.0	GRAVING PLAN
C5.0	UTILITY PLAN
C6.0	SECURITY PLAN
C7.0	EROSION CONTROL
D1.0	DETAILS (SITE)
D1.1	DETAILS (SITE)
D2.0	DETAILS (UTILITY)

SURVEY - 1 SHEET

④	NO. OF PARKING SPACES
# / C/X	DETAIL NO. / SHEET
	HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SURFACE
W —	WATER LINE
E —	ELECTRIC LINE
S —	SEWER LINE
FM —	FIRE MAIN
TELE —	TELEPHONE LINE
	FIRE HYDRANT
V —	VALVE
	WATER METER
	BACKFLOW PREVENTER WITH CHECK VALVE
75.40	TOP OF ASPHALT CONCRETE SPOT
75.40	TOP OF CURBSIDEWALK (ON TOP)
75.40	TOP OF CURB (ON BOTTOM)
→	FLOW ARROW
	REVISION NUMBER
	FIRE DEPARTMENT CONNECTION



COMMON OAK ENGINEERING
4620 EDGEWATER DRIVE
ORLANDO, FL 32834
(407) 961-5915
CERTIFICATE OF
AUTHORIZATION: 32644

APOPKA PICKLE
BALL COURTS
AT
106 W 4TH ST
APOPKA, FL

[illegible]

PROJECT # 224.110

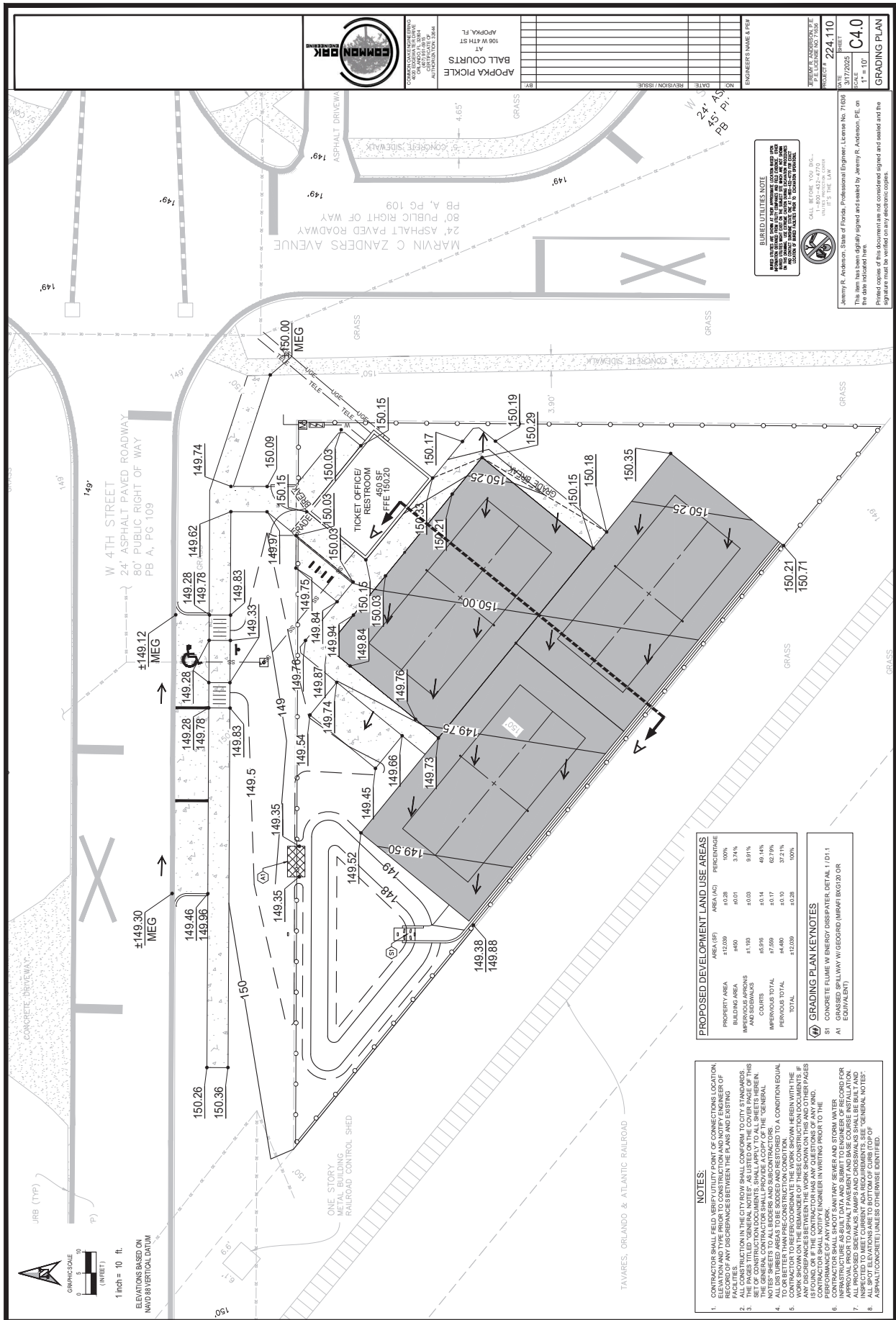
DATE	3/17/2025	SHEET	C1.0
SCALE	N.T.S.		

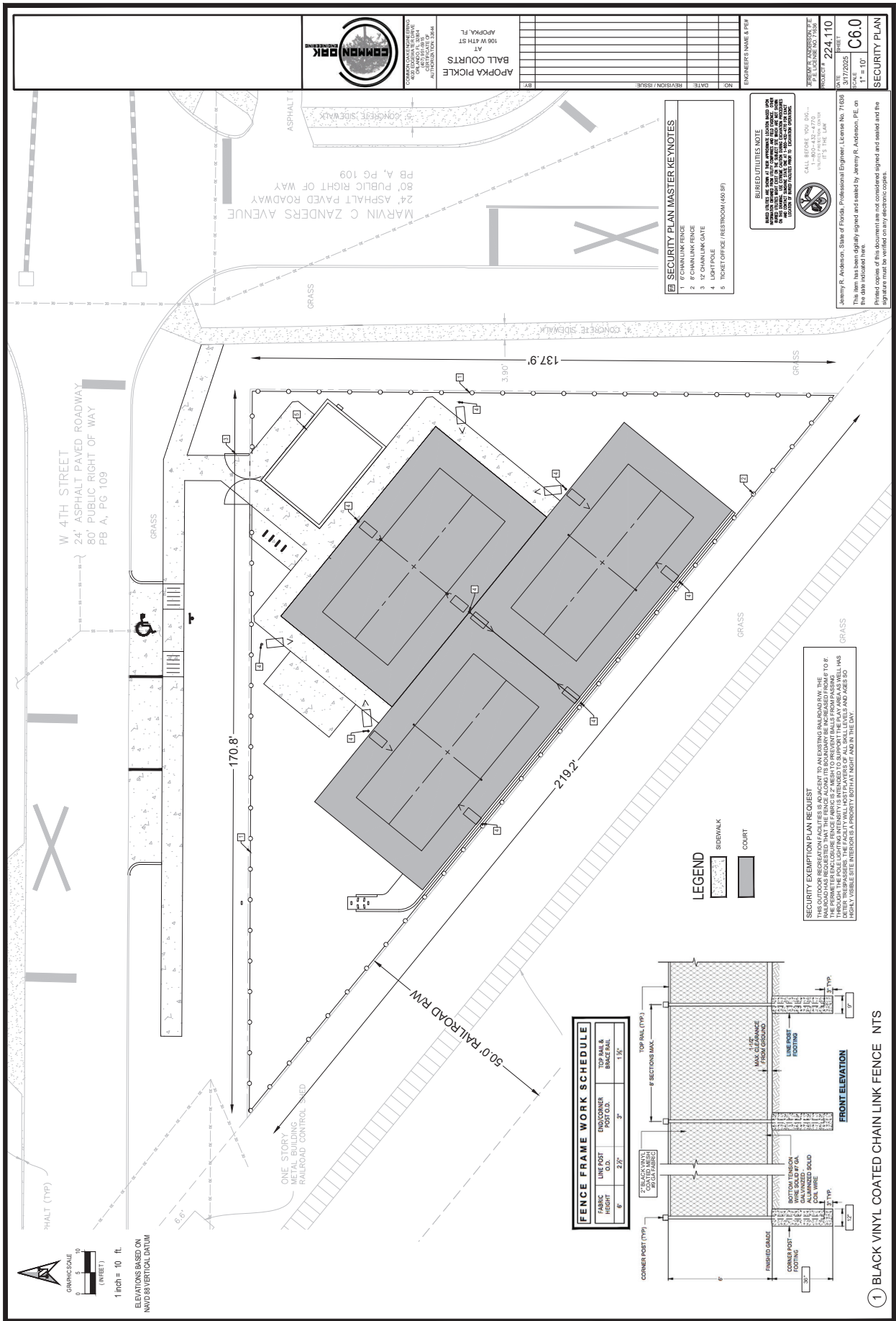
COVER SHEET

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71629

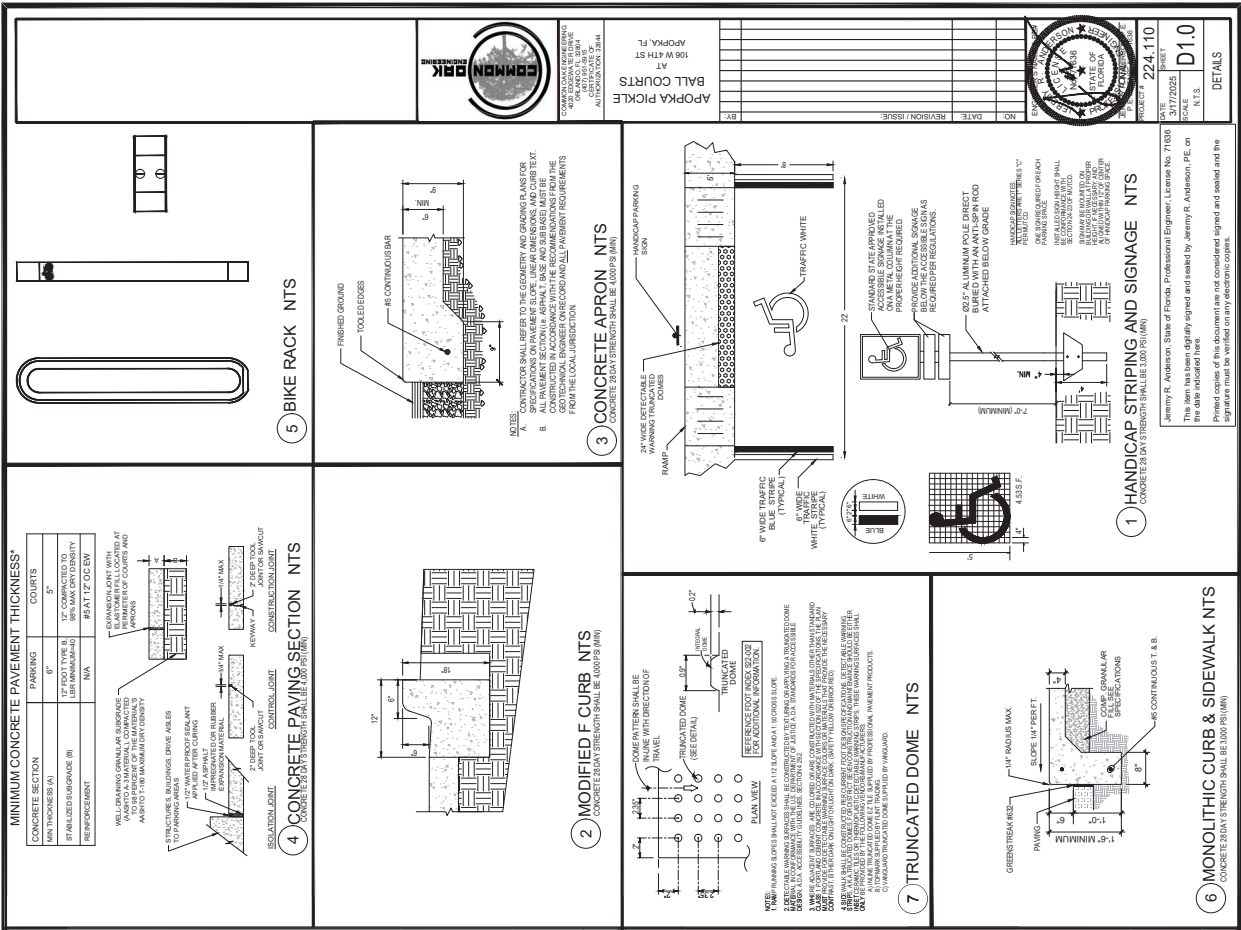
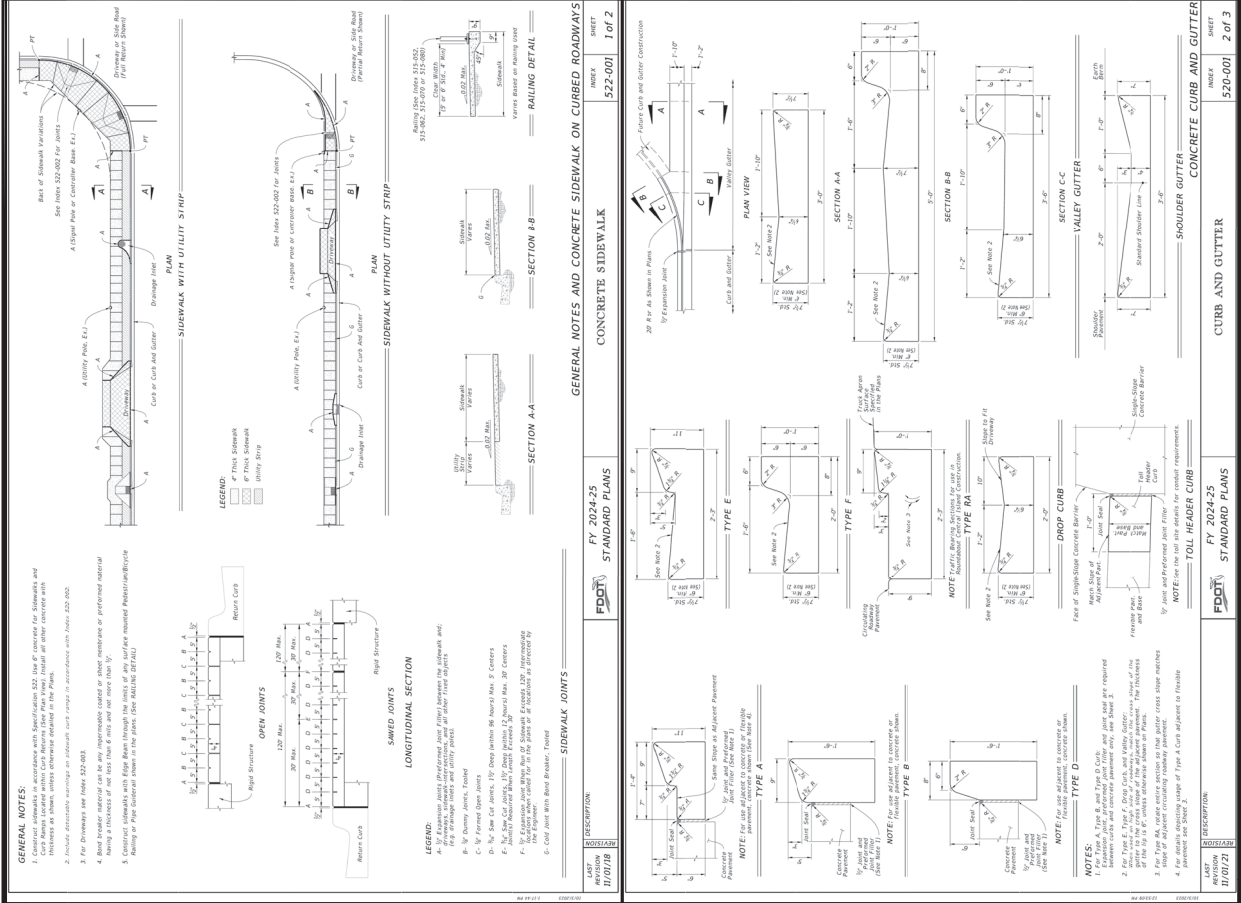
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

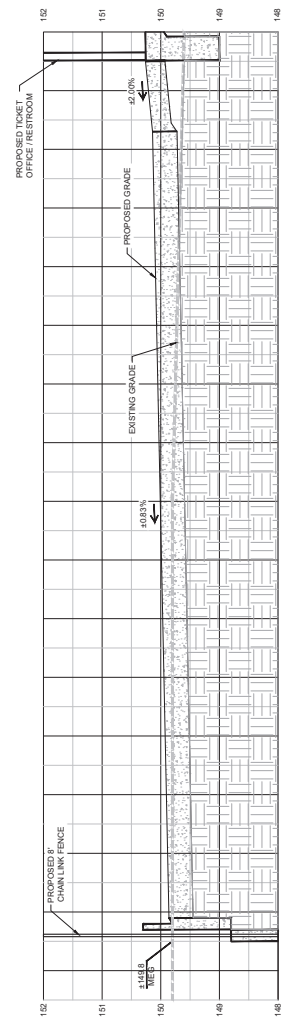
Page 34 of 170





[illegible]





Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71603

This item has been digitally signed and sealed by Jeremy R. Anderson, P.E., on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROJECT A
224.110

APOPKA PICKLE
BALL COURTS
AT
106 W 4TH ST
APOPKA, FL



COMMON OAK ENGINEERING
4020 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF
AUTHORIZATION: 3204

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY 2 INCH AND BELOW ASSEMBLY CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 500 A	WATER SERVICE CONNECTION DETAIL CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2016 FIG. 405	SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL NTS CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 205	TYPE 'B' BEDDING AND OPEN-CUT DETAIL CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 100
--	---	---	--

COMM SW COR OF SE1/4 OF SEC 18-21-28 TH N01-08-13E 1661.23 FT N89-58-37E 3.79 FT E R/W LINE OF CR437 S00-13-55W 664.35 FOR POB TH N89-56-56E 233.89 FT S39-14-46E 184.80 FT S41-31-16E 150 FT S89-56-05W 510.20 FT TO A POINT ON A NON-TAN CURVE NELY 115.30 FT ALONG THE ARC OF A CURVE CONCAVE SWLY W/RAD 915.37 CENT ANG 07-13-10 TH N00-13-55E 217.14 TO POB & S1/4 OF NW1/4 OF SE1/4 & N1/4 OF SW1/4 OF SE1/4 (LESS R/W ON W) SEE 5225/3866 COMM SW COR OF SE1/4 OF SEC 18-21-28 TH N01-08-13E 1661.23 FT N89-58-37E 3.79 FT S00-13-55W 434.61 FOR POB TH S46-26-53E 217.98 FT S43-22-53E 109.16 FT S89-56-56W 233.89 FT N00-13-55E 229.74 FT TO POB



SITE DATA TABLE	
PARCEL ID NUMBER	18-21-28-0000-00-073
FUTURE LAND USE	COMMERCIAL OFFICE
ZONING	PD
ADJACENT LAND USE	MIXED USE EAST, PD
ADJACENT ZONING	N: MU-ES S: PD E: MU-ES W: MU-ES
ACREAGE/SQ. FT.	3.474 AC / 151,332 SF
BUILDING HEIGHT	PROPOSED: ?' MAX: 35'
FLOOR AREA RATIO	PROPOSED: ? MAX: .30
PARKING SPACES	PROVIDED: 110 REQUIRED: 51
WAIVER REQUEST	NO
VARIANCE REQUEST	NO

TOTAL SITE AREA	151,332 SF	100.00%
LOT COVERAGE CALCULATIONS (PROPOSED)		
IMPERVIOUS	98,102 SF	64.83%
PERVIOUS	53,230 SF	35.17%
TOTAL SITE AREA	151,332 SF	100.00%

PHASING
THE SITE INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE

SOLID WASTE SERVICE
PICK UP SERVICE THROUGH WASTE MANAGEMENT SYSTEM OF APOPKA, FL

FLOOD ZONE
IN ZONES "X" (AREA OF MINIMAL FLOODING) AND "X" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0120H FOR ORANGE COUNTY, FL AND INCORPORATED AREAS, DATED SEPTEMBER 24, 2021.

PROJECT NAME

SHEET NAME

SHEET NO.
C-1

THE RIDGE
S BINION RD, APOPKA, FL

COVER SHEET



Stephen Allen, PE # 59994
Engineer FL Reg No

WILLIAM EDWARD CONSTRUCTION



Project No.

Drawn By

By

Scale

Date

5 10/26/18 REVISED PER PLANNING COMMISSION STA

127-019

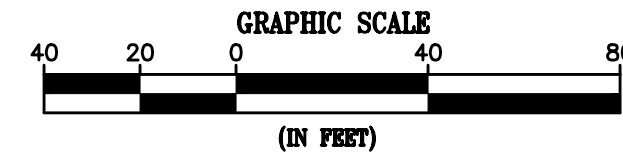
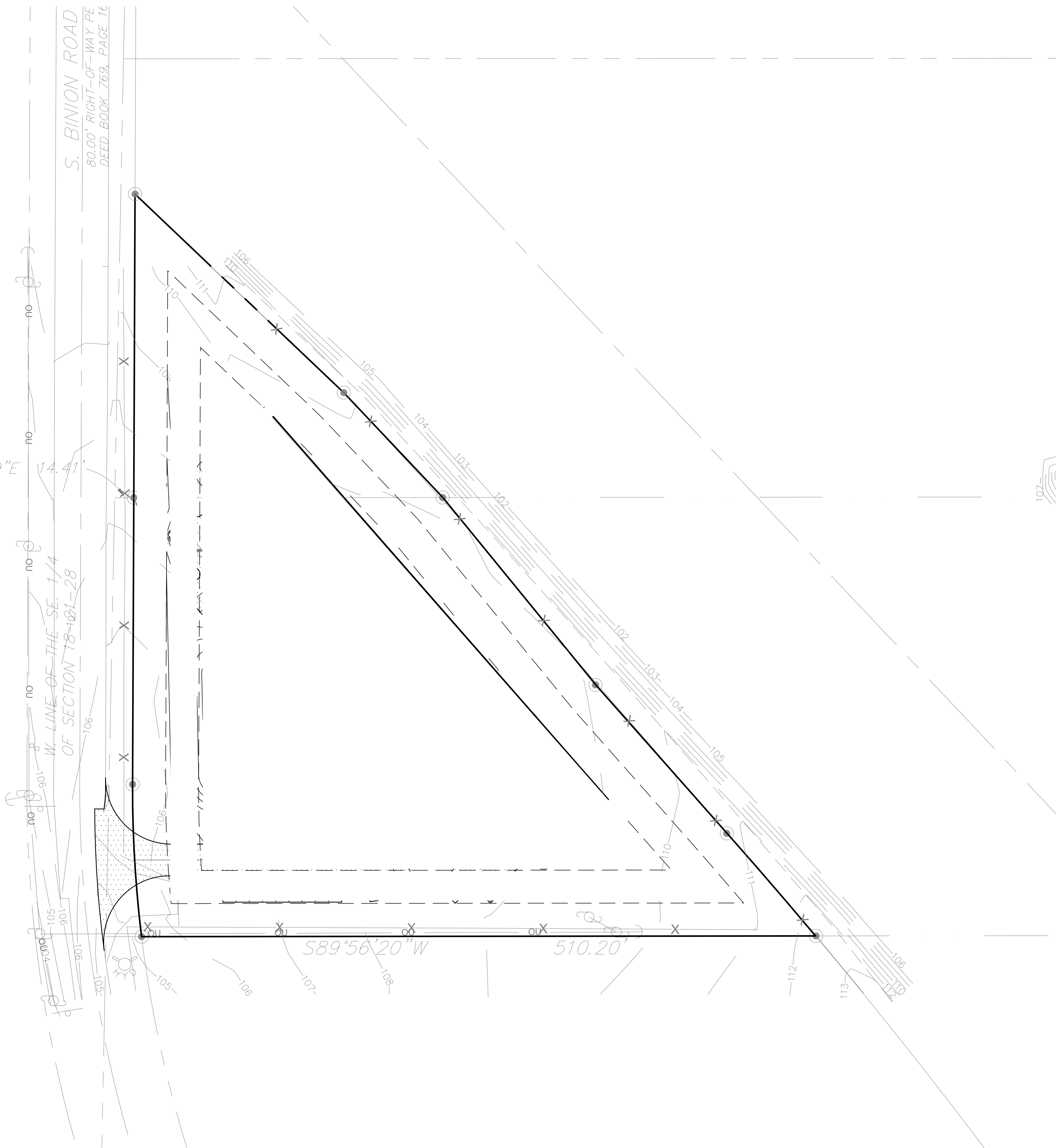
NTS

09/29/23

N89°57'09"E 14.41'

S. BINION ROAD
80.00' RIGHT-OF-WAY PE.
DEED BOOK 769, PAGE 16

W. LINE OF THE SE 1/4
OF SECTION 18-101-28



LEGEND

- PROPERTY LINE
- BUILDING SETBACK/EASEMENT LINE
- NEW BUILDING
- CONCRETE PAVEMENT
- NEW PAVEMENT
- PARKING COUNT

NOTES

- TOTAL PROJECT AREA - 151,332 ft² - 3.474 ac.±
PROPOSED IMPERVIOUS AREA - 61,026 ft² - 1.401 ac. (40%)
- PROPOSED - COMMERCIAL BUILDING
- PARKING:
REQUIRED PER CITY CODE -
3/1000 ft² OF BLDG AREA - 75 SPACES REQ. (EXISTING)
PROVIDED:
HANDICAPPED - 2
REGULAR 10'-20' - 73
TOTAL - 75
- STORMWATER MANAGEMENT - PROPOSED ONSITE POND
PROPOSED STORAGE = 31,985 CU.FT. (0.73 AC.FT.)
- SETBACKS:
LANDSCAPE BUFFER - 25' ALL SIDES
BUILDING SETBACK - 50' ALL SIDES
- THERE ARE NO WETLAND AREAS ON SITE.

LEGAL DESCRIPTION

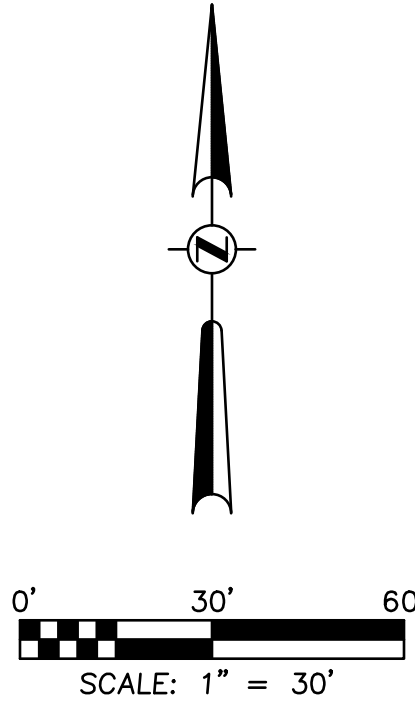
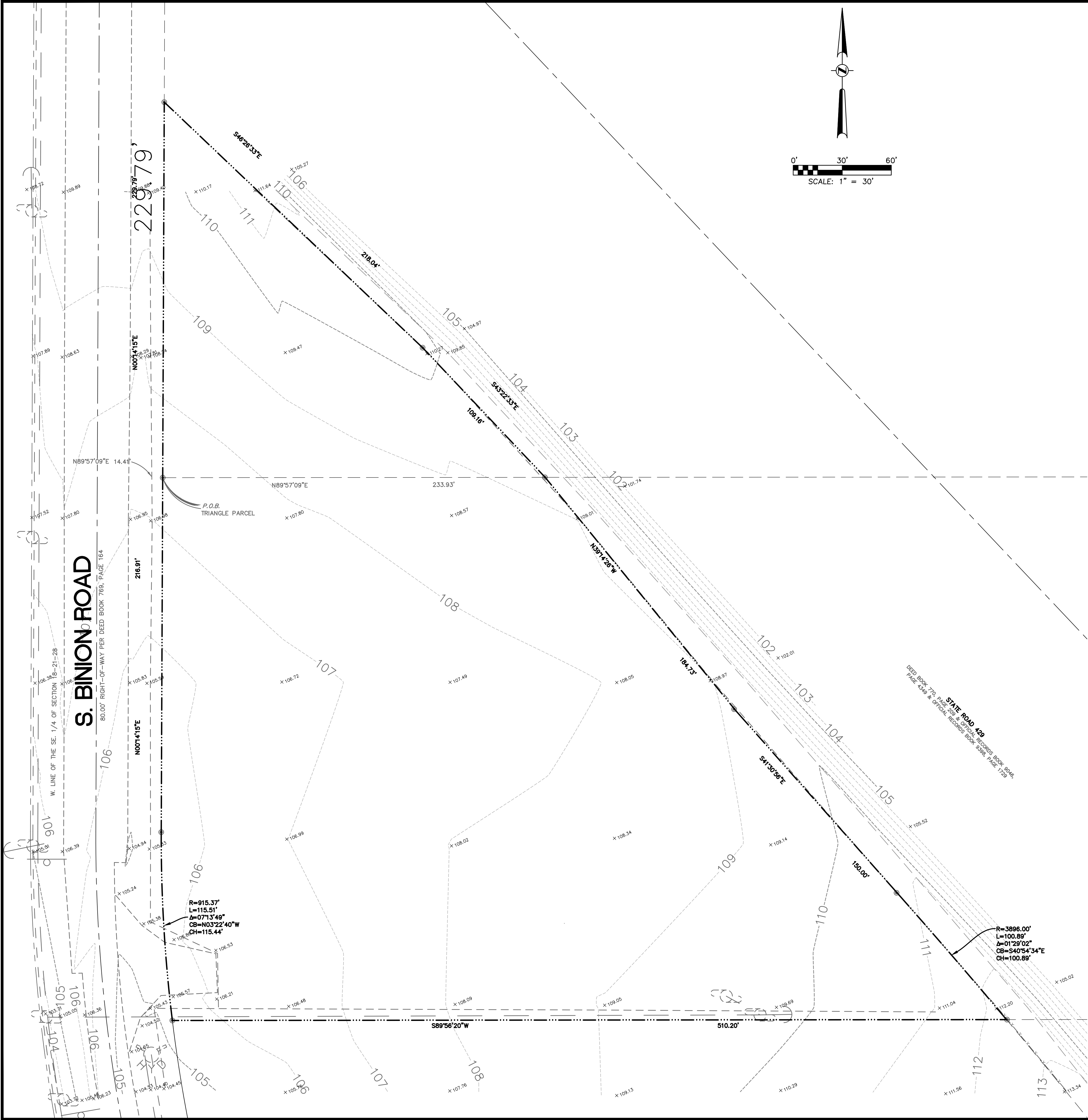
Daniel J. Hayes, P.E. FL. REG. NO. ###
DATE: ###

Drawn:	NSR	REVISION:	DATE:
Checked:	DJH		
Date:	5-23-23		
Scale:	AS SHOWN		
File No.:	00001		

Sheet: 3 Of: 12

The Ridge Project
Preliminary Plat / Site Plan
City of Apopka, Florida

Possilla, Jim
(407) 342-2208



CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES (STAKED EVERY 100' MAX) AND SYNTHETIC BALES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPE AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES.

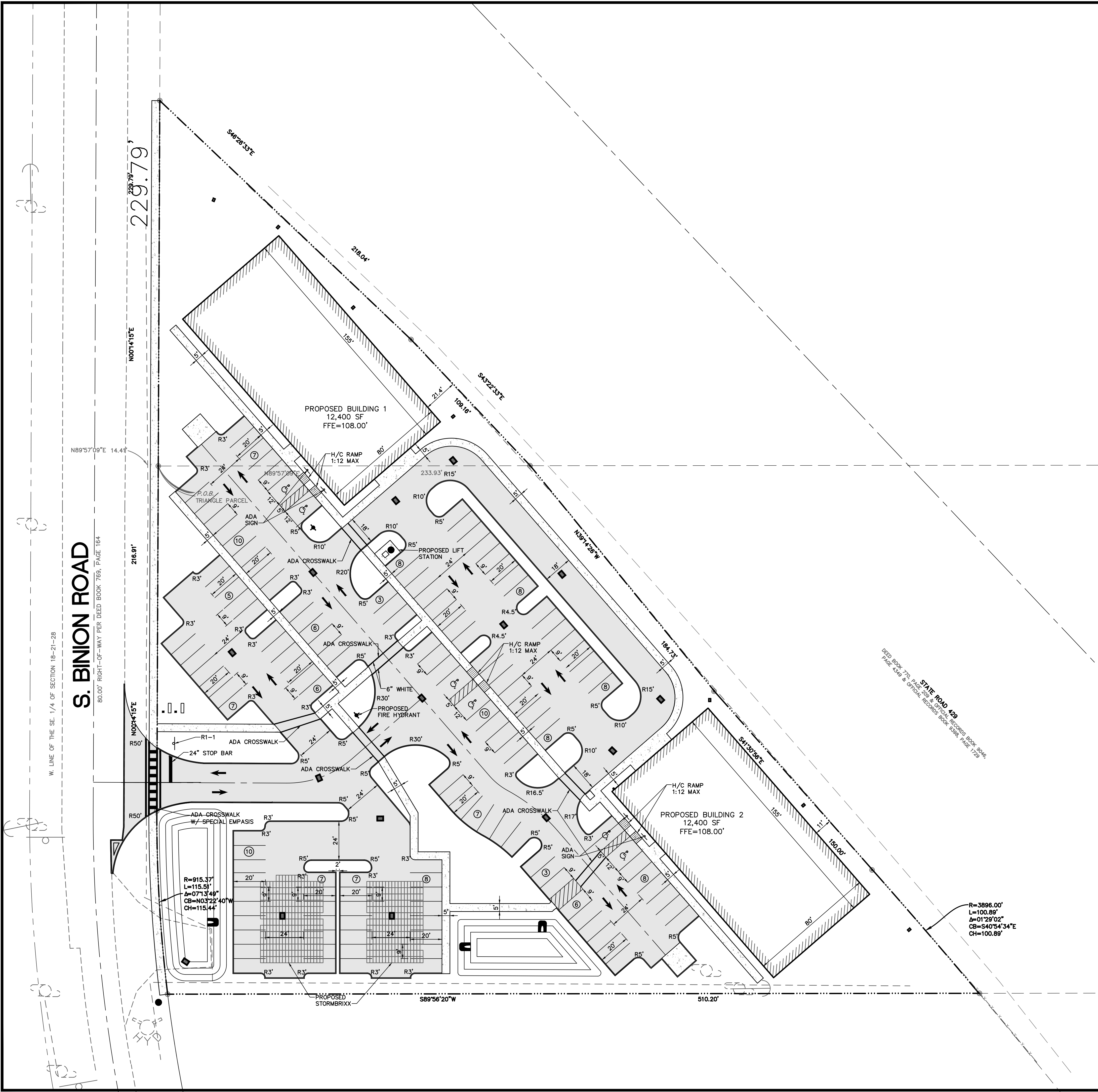
EROSION TEMPORARY MEASURES (BMP'S)

1. SYNTHETIC BALE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
2. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FORM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
4. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET
5. TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT AREA NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH NUMBER 2 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH
6. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

SOIL TYPES

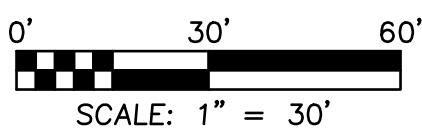
SEE GRADING PLAN

PROJECT NAME	THE RIDGE S BINION RD, APOPKA, FL	
	SHEET NAME	
	SHEET NO. C-3	
PROJECT NO.	127-019	
	Scale	
	1"=30'	
DATE	09/29/23	
	Drawn By	
	STA	
Revisions		
Description		
By		
Date		
WILLIAM EDWARD CONSTRUCTION		
CivilCorp Engineering, Inc.		
STEPHEN THOMAS ALLEN No. 99994 STATE OF FLORIDA PROFESSIONAL ENGINEER		
Stephen Allen, PE # 99994 Engineer		
FL Reg No		



SITE LEGEND

SITE BOUNDARY LINE	----
CENTER LINE OF ROAD	----
EASEMENT LINE	----
EXISTING EDGE OF PAVEMENT	----
PROPOSED 4" CONCRETE	
PROPOSED 6" REINFORCED CONCRETE	
PROPOSED ASPHALT	
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	



GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. STOP BAR AND STOP SIGN WILL BE INSTALLED IN-LINE 4 FT BEHIND CROSSWALK
4. ALL PAVEMENTS MARKINGS WILL BE THERMOPLASTIC.

SIGN LEGEND

NO	DESCRIPTION	SIZE	QUANTITY
R1-1	STOP	30"x30"	1
R3-1	NO RIGHT TURN	24"x24"	0
R3-7	LEFT LANE MUST TURN LEFT	30"x30"	0
R5-1	DO NOT ENTER	30"x30"	0
R6-1	ONE WAY	36"x12"	0
R3-SR	RIGHT TURN ONLY	24"x24"	0
W11-2	YIELD TO PEDESTRIANS	30"x30"	0

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE DATA TABLE

PROPERTY OWNER:
JPP VENTURES LLC
1455 SELBYDON WAY
WINTER GARDEN, FL 34787

PARCEL ID:
18-21-28-0000-00-073

SETBACK & BUFFER REQUIREMENTS

	BUILDING
FRONT (SOUTH)	25'
SIDE (EAST)	10'
SIDE (WEST)	10'
REAR (NORTH)	25'

EXISTING PROPERTY USE:
COMM VACANT LAND

LOT COVERAGE CALCULATIONS (EXISTING)		
IMPERVIOUS	0 SF	0.0%
PERVIOUS	151,332 SF	100.0%
TOTAL SITE AREA	151,332 SF	100.00%

LOT COVERAGE CALCULATIONS (PROPOSED)		
IMPERVIOUS	98,102 SF	64.83%
PERVIOUS	53,230 SF	35.17%
TOTAL SITE AREA	151,332 SF	100.00%

PARKING PROPOSED
(136) 90° REGULAR SPACES + (6) 90° ADA SPACES
TOTAL = 142 PARKING SPACES PROVIDED

THE RIDGE
S BINION RD, APOPKA, FL

SITE PLAN

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-4

WILLIAM EDWARD CONSTRUCTION

CivilCorp
Engineering, Inc



Stephen Allen, PE # 99994
Engineer

By
Description

Date

Revisions

Project No.

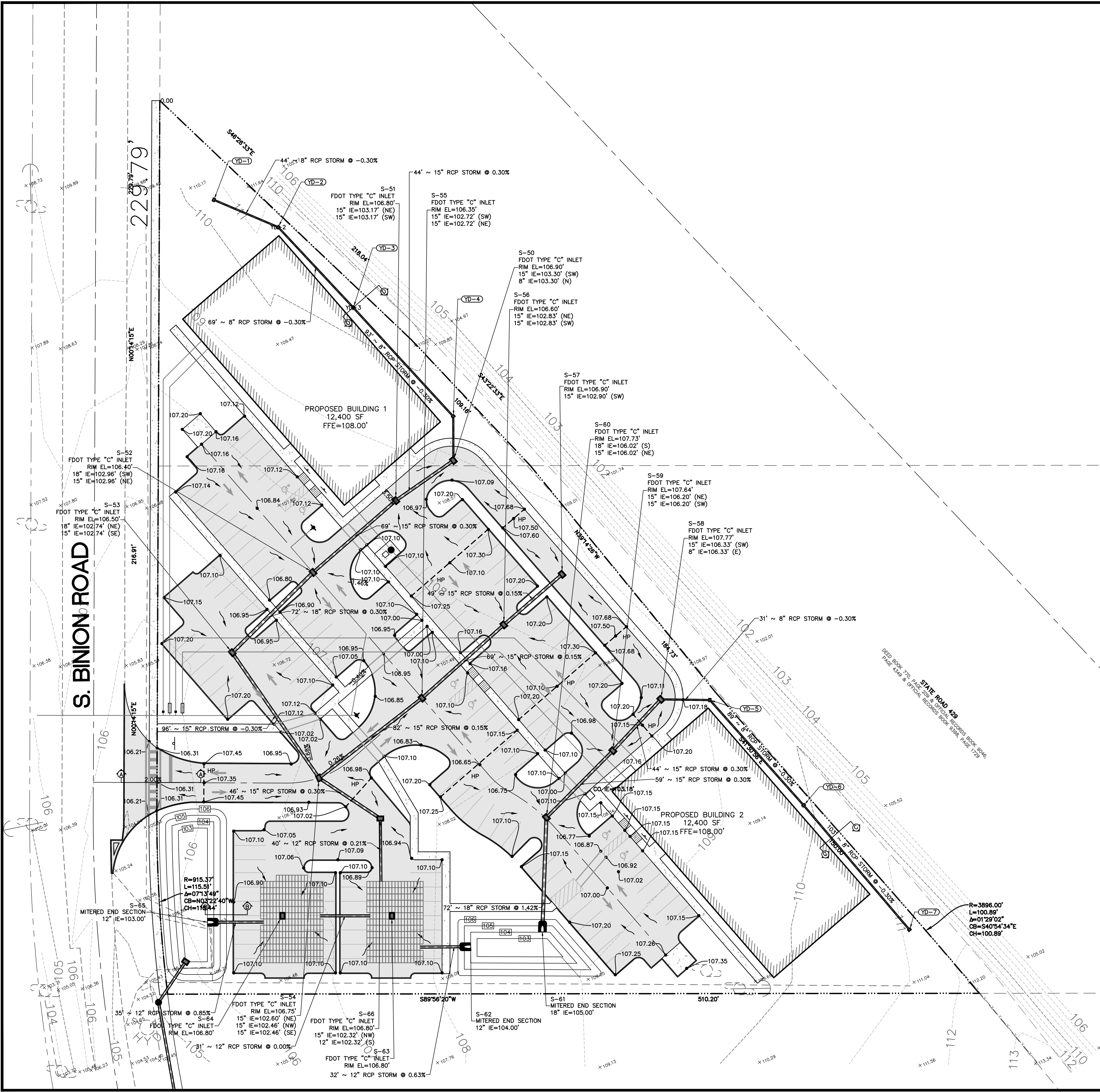
STA

Date

Scale

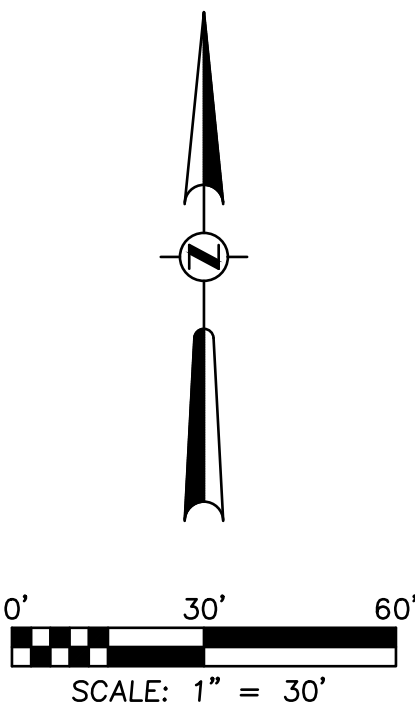
1"=30'

09/29/23



GRADING LEGEND

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	
PROPOSED SPOT ELEVATION	
DRAINAGE INLET	
MITERED END SECTION	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERCP
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
HIGH POINT	HP
PROPOSED SURFACE FLOW	



WILLIAM EDWARD CONSTRUCTION

CivilCorp
Engineering, Inc.



Stephen Allen, PE # 99994
Engineer

THE RIDGE
S BINION RD, APOPKA, FL

GRADING PLAN

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-5

STA

Drawn By

127-019

Date

09/29/23

1"=30'

Scale

Project No.

Revisions

Date

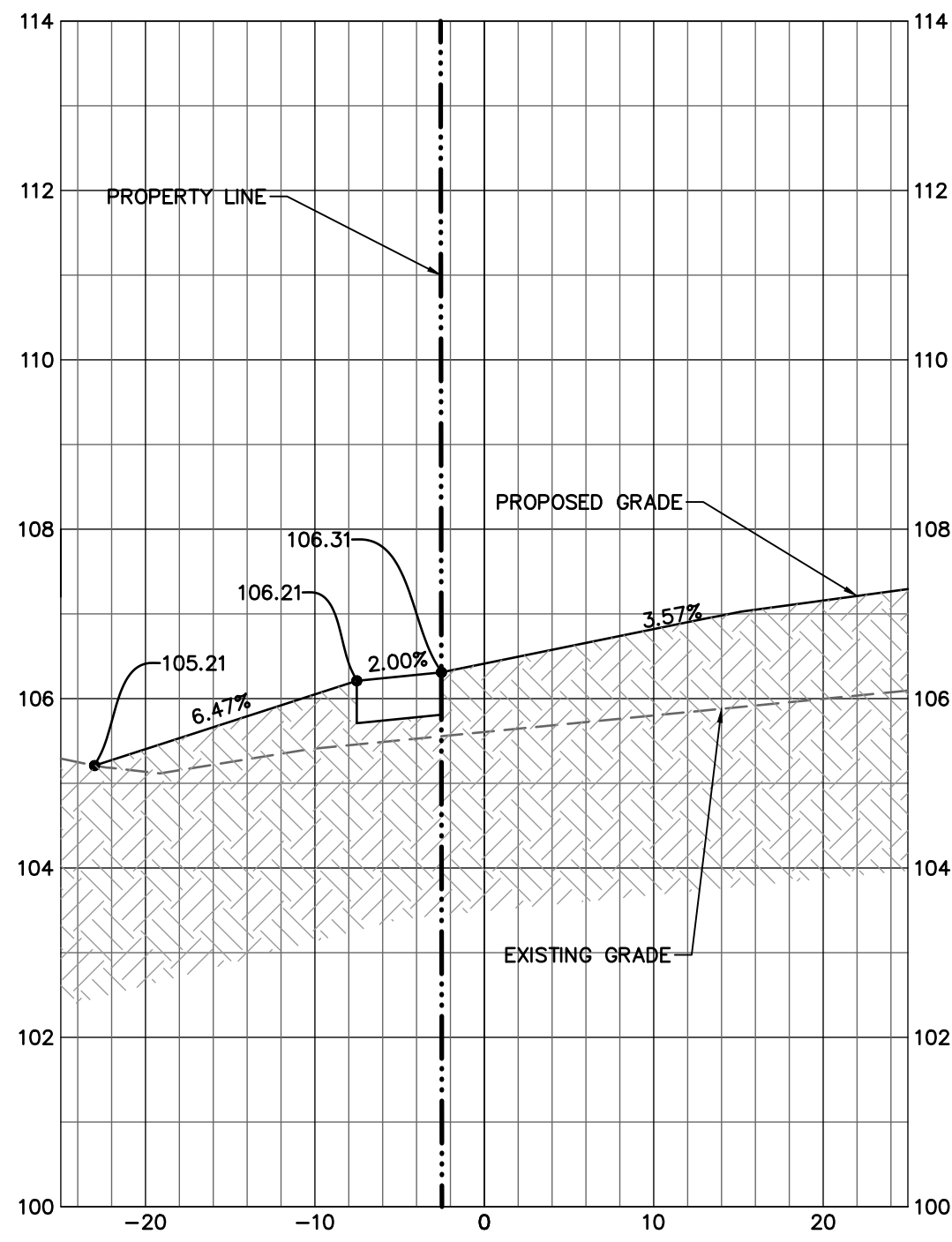
127-019

1"=30'

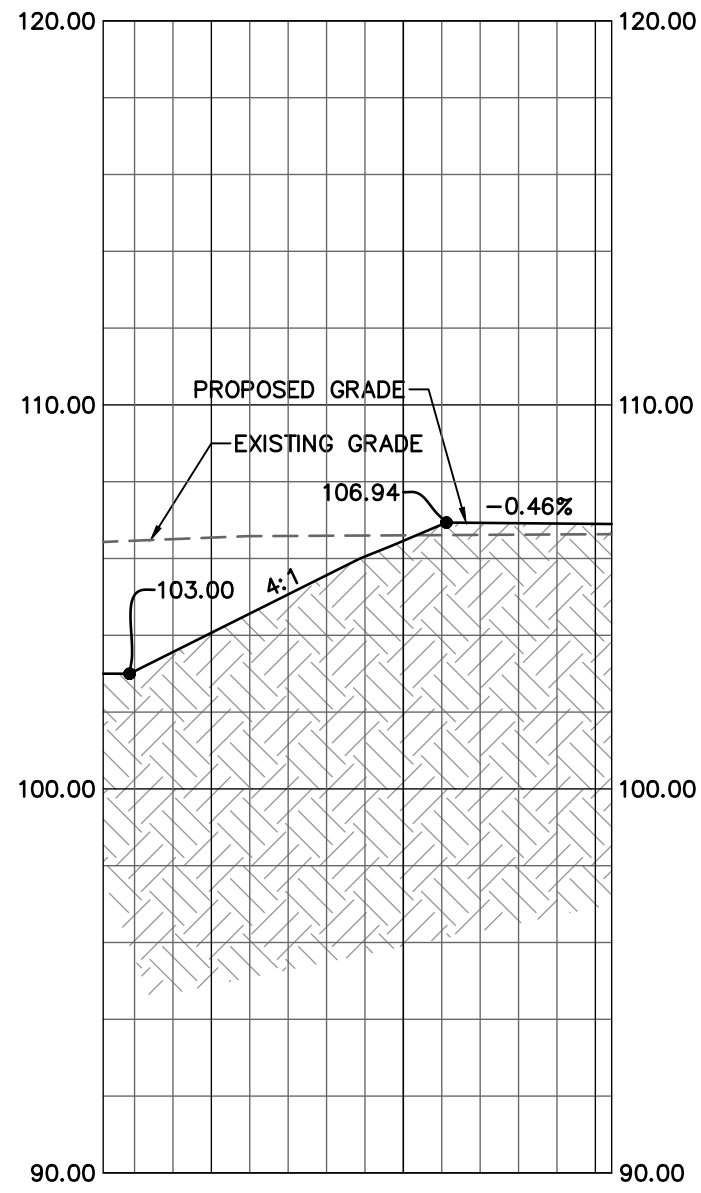
Scale

Drawn By

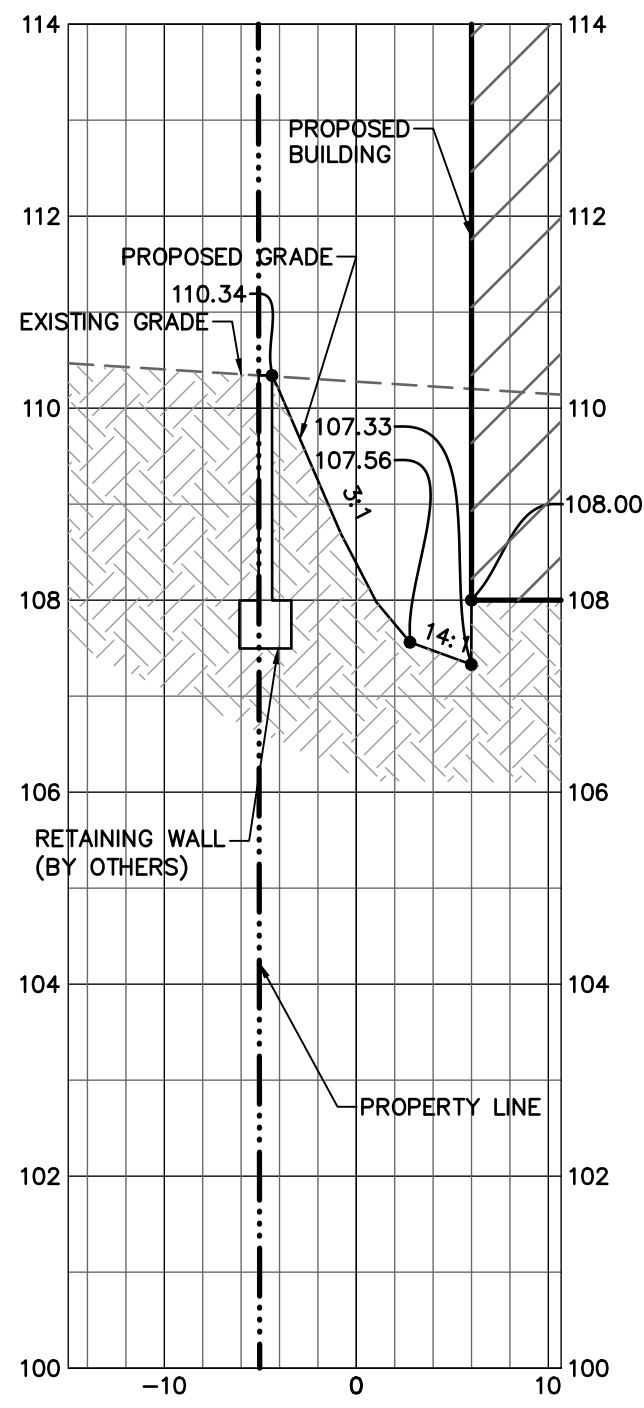
STA



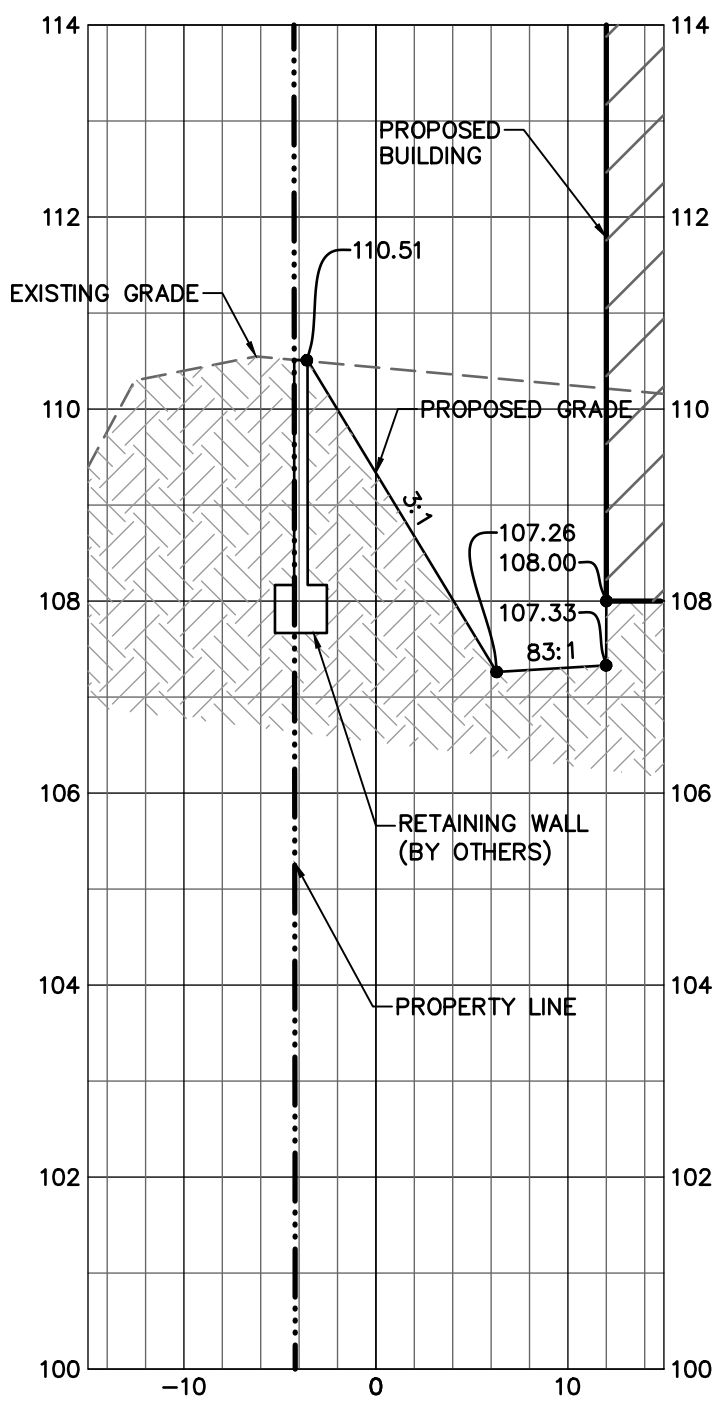
CROSS SECTION A-A
HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION B-B
HORZ: 1"=10'
VERT: 1"=2'

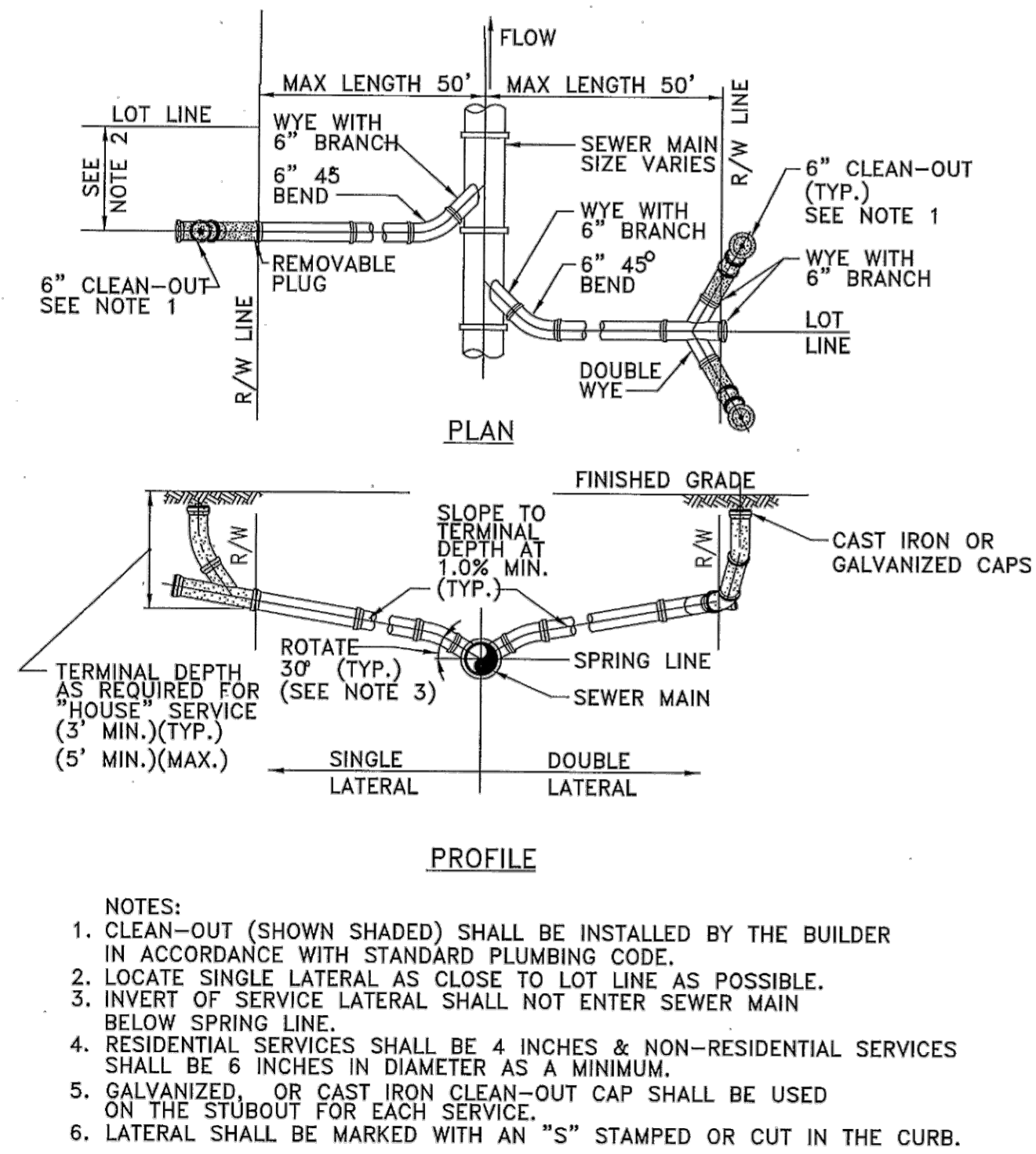


CROSS SECTION C-C
HORZ: 1"=10'
VERT: 1"=2'



CROSS SECTION D-D
HORZ: 1"=10'
VERT: 1"=2'

PROJECT NAME	THE RIDGE S BINION RD, APOPKA, FL	SHEET NAME	SHEET NO. C-5A			Stephen Allen, PE # 59994 Engineer FL Reg No		CivilCorp Engineering, Inc.		WILLIAM EDWARD CONSTRUCTION		Revisions				By	
Project No.		127-019		Drawn By		STA		Scale		1"=30'		Date		09/29/23			

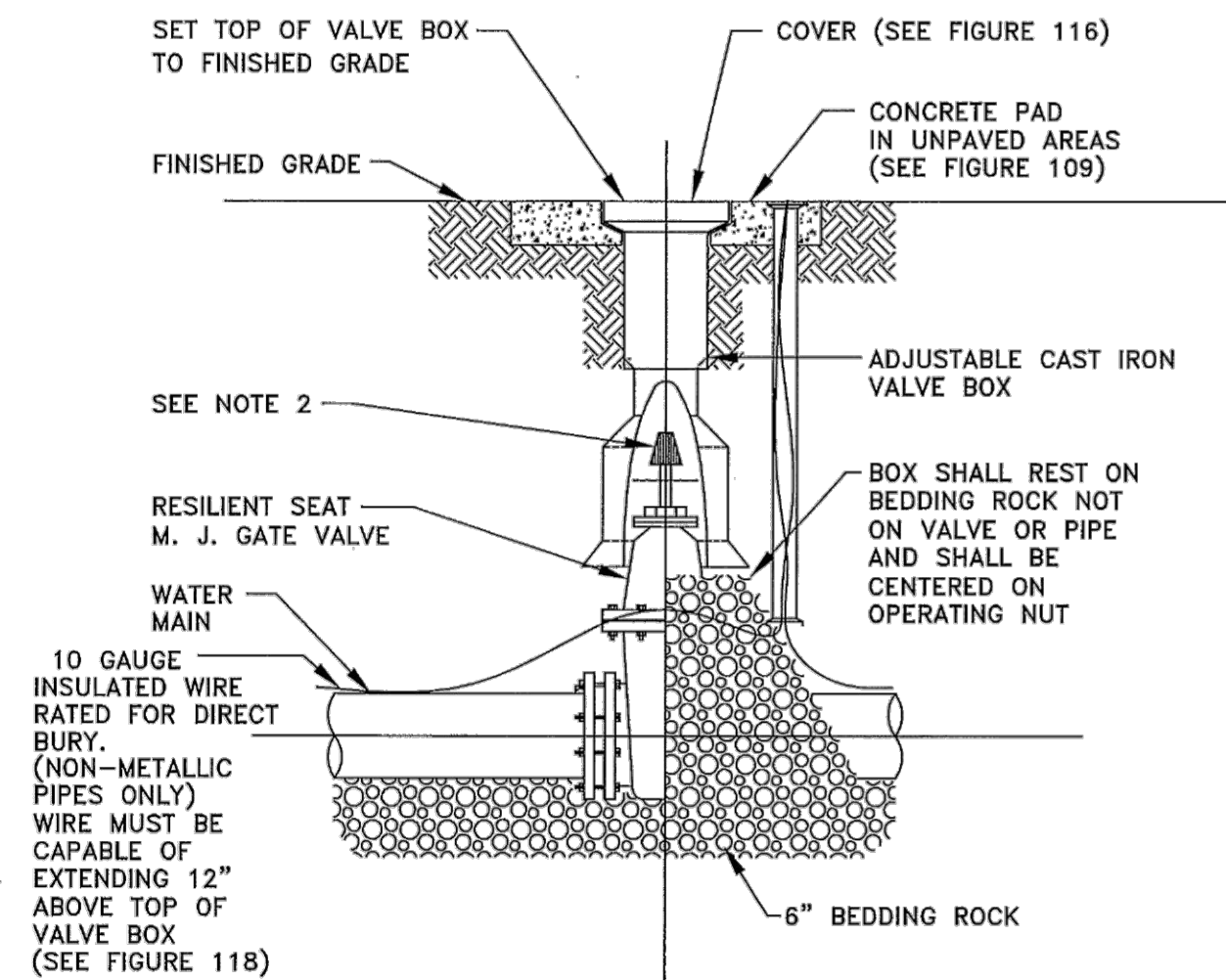


SERVICE LATERAL DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 204



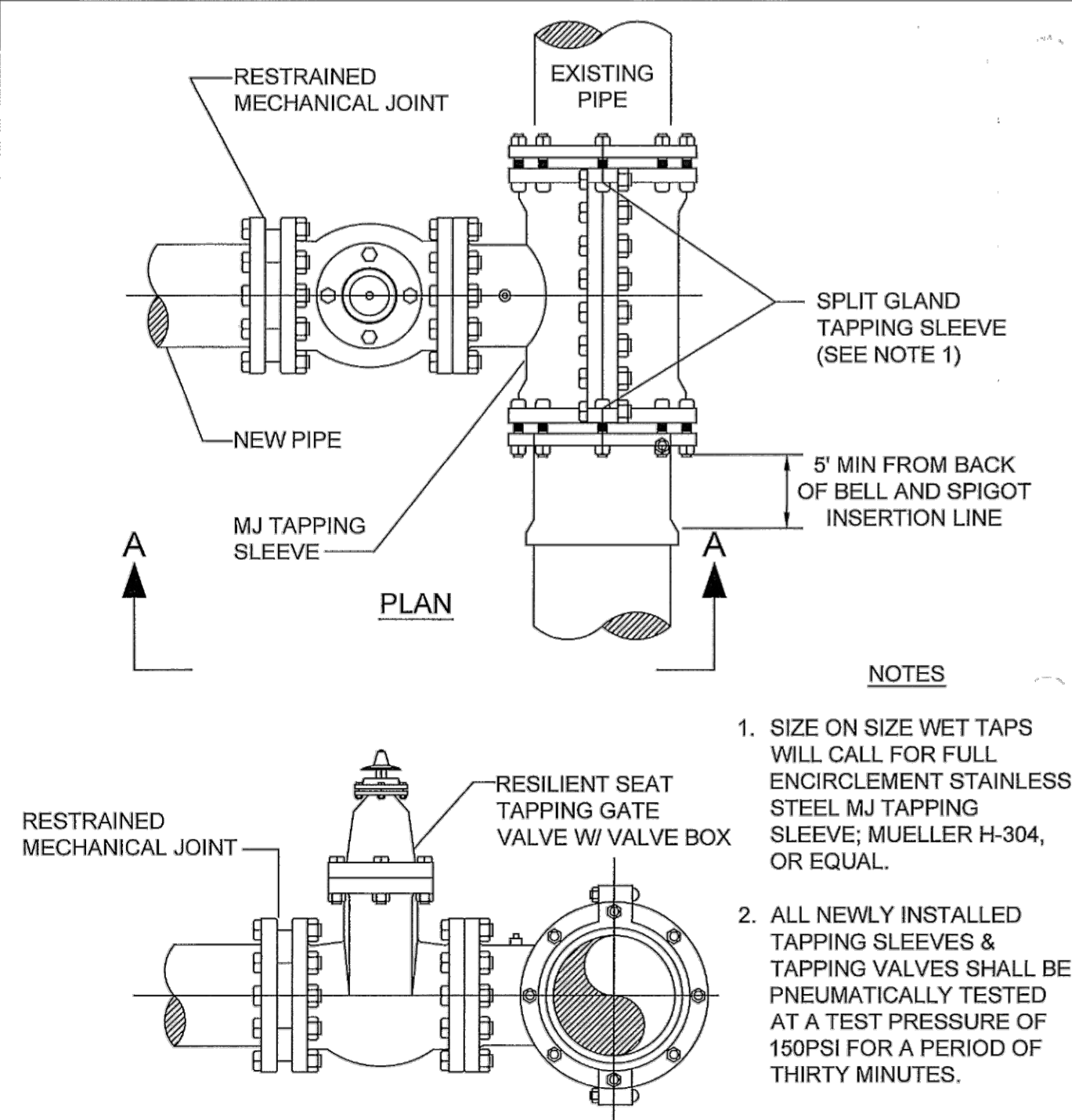
- NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400

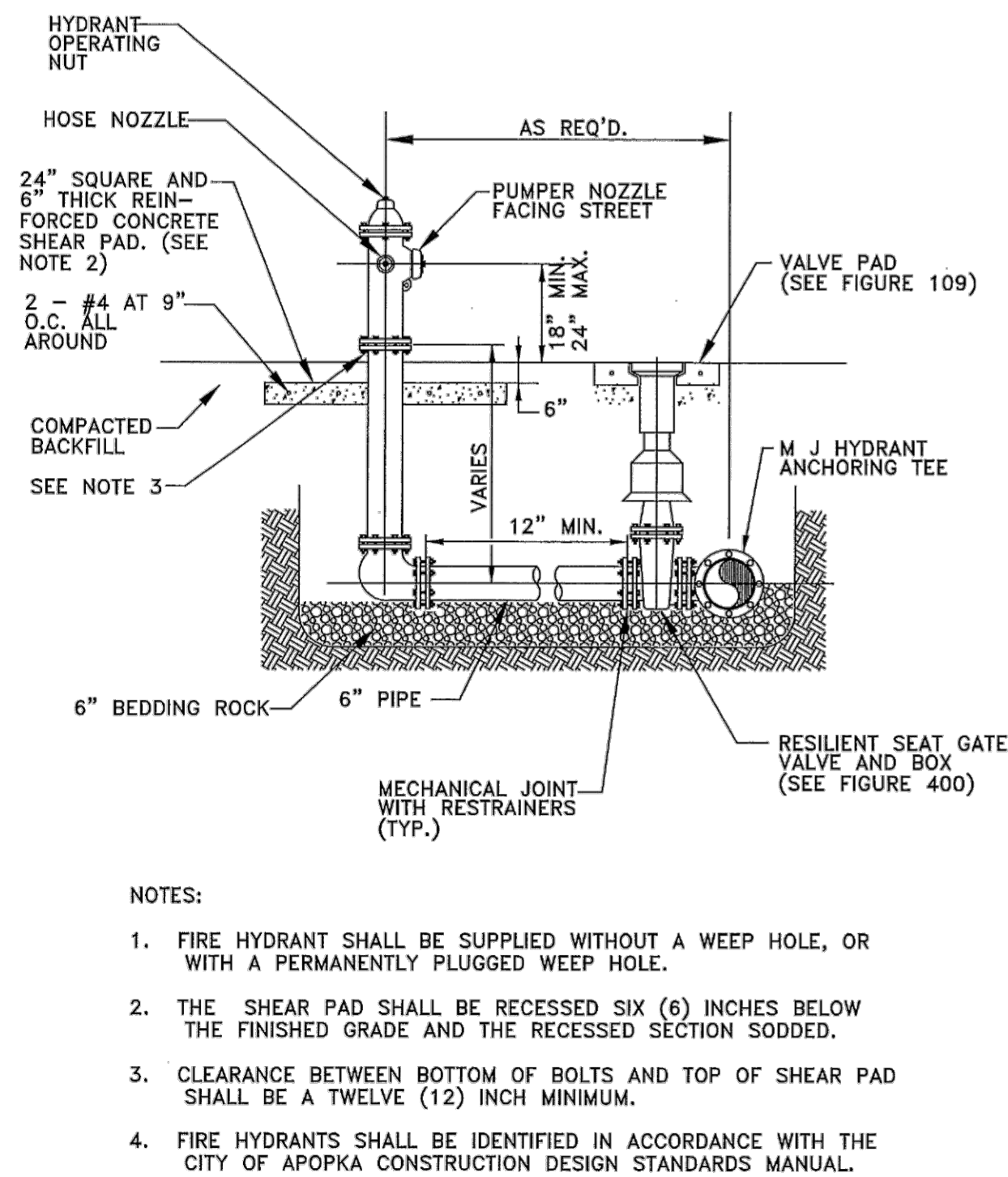


SECTION A - A
WATER AND RECLAIMED WATER MAINS
WET TAP TIE-IN DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 406

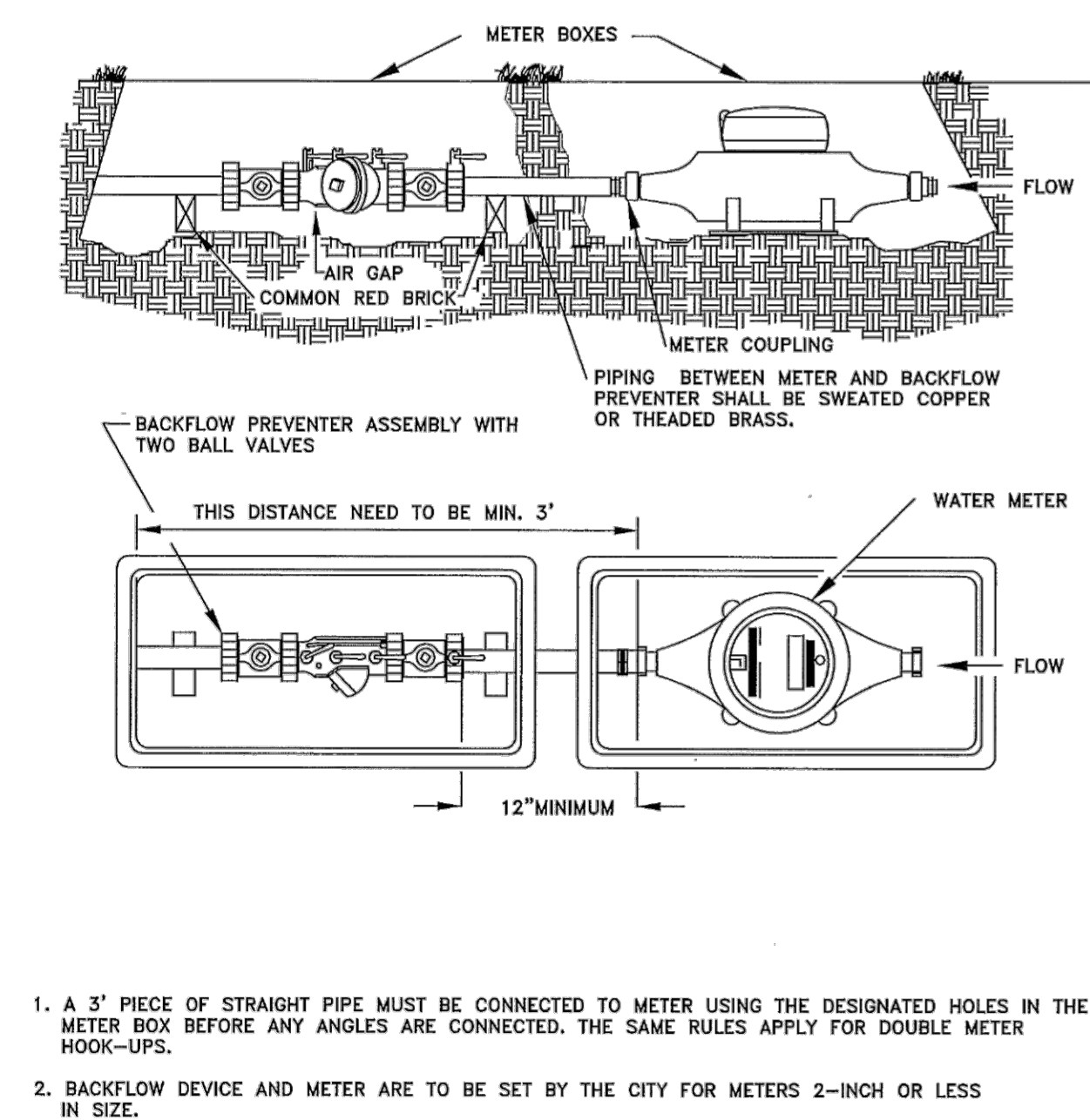


FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 402

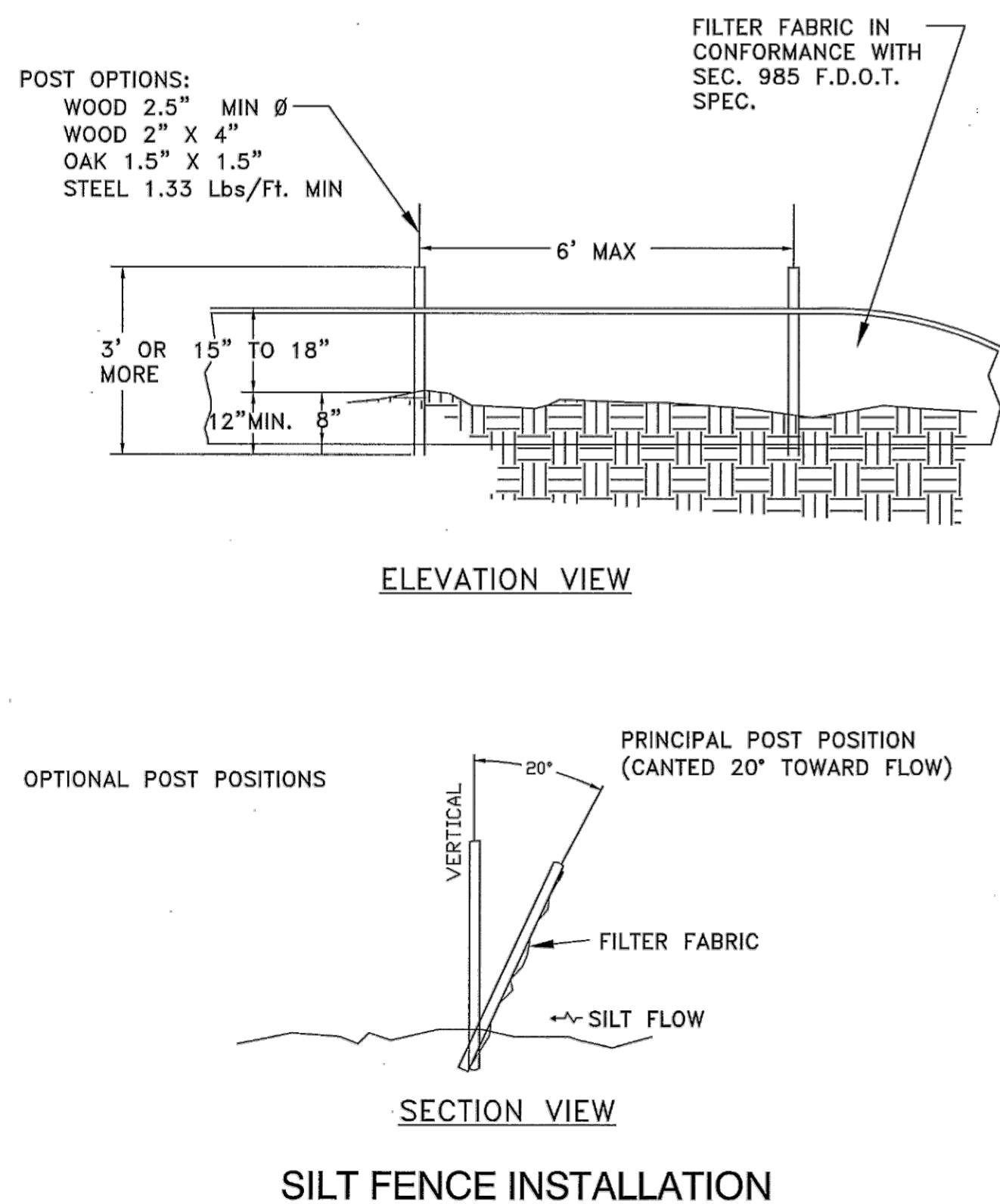


POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 505

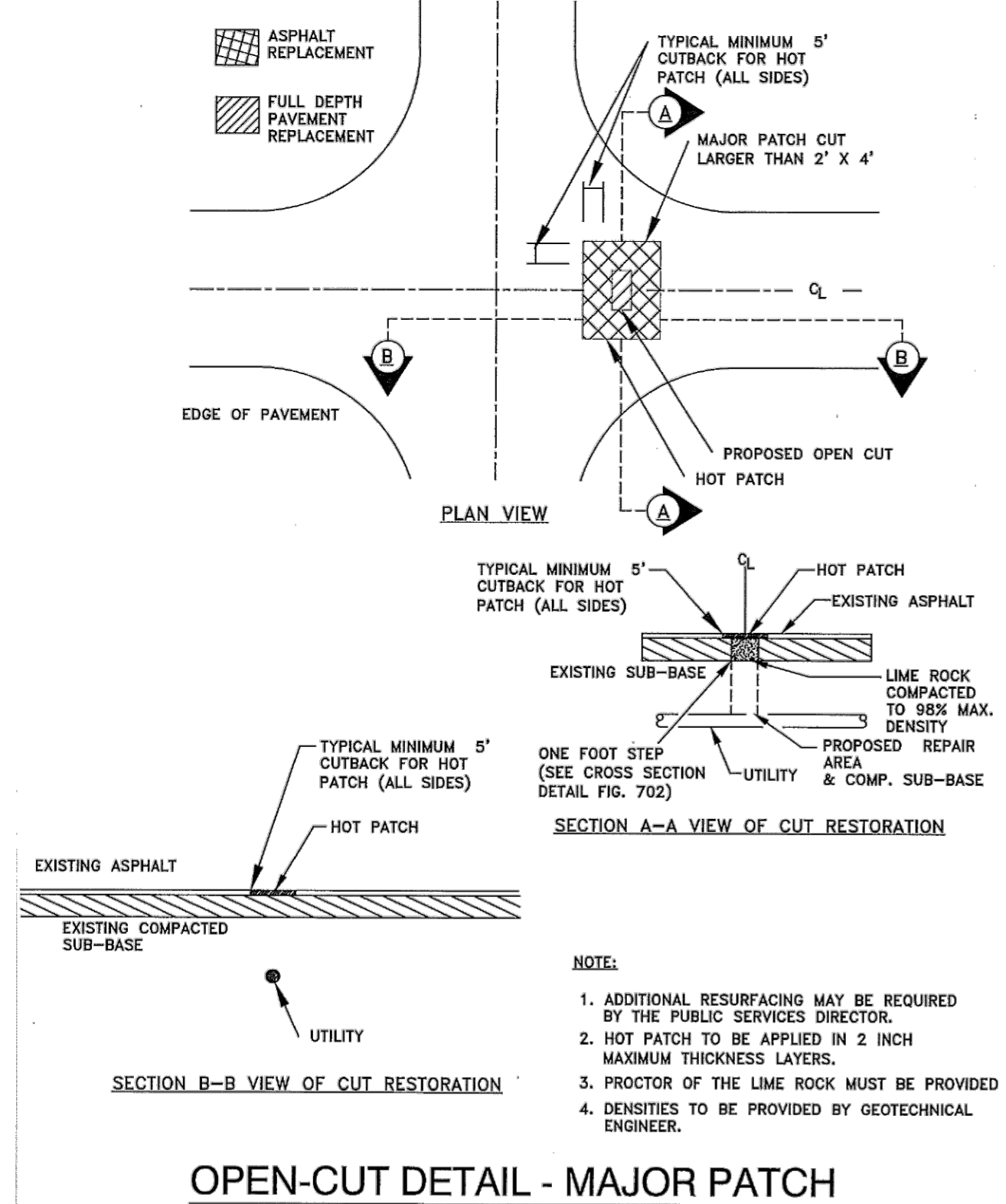


SILT FENCE INSTALLATION

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 602

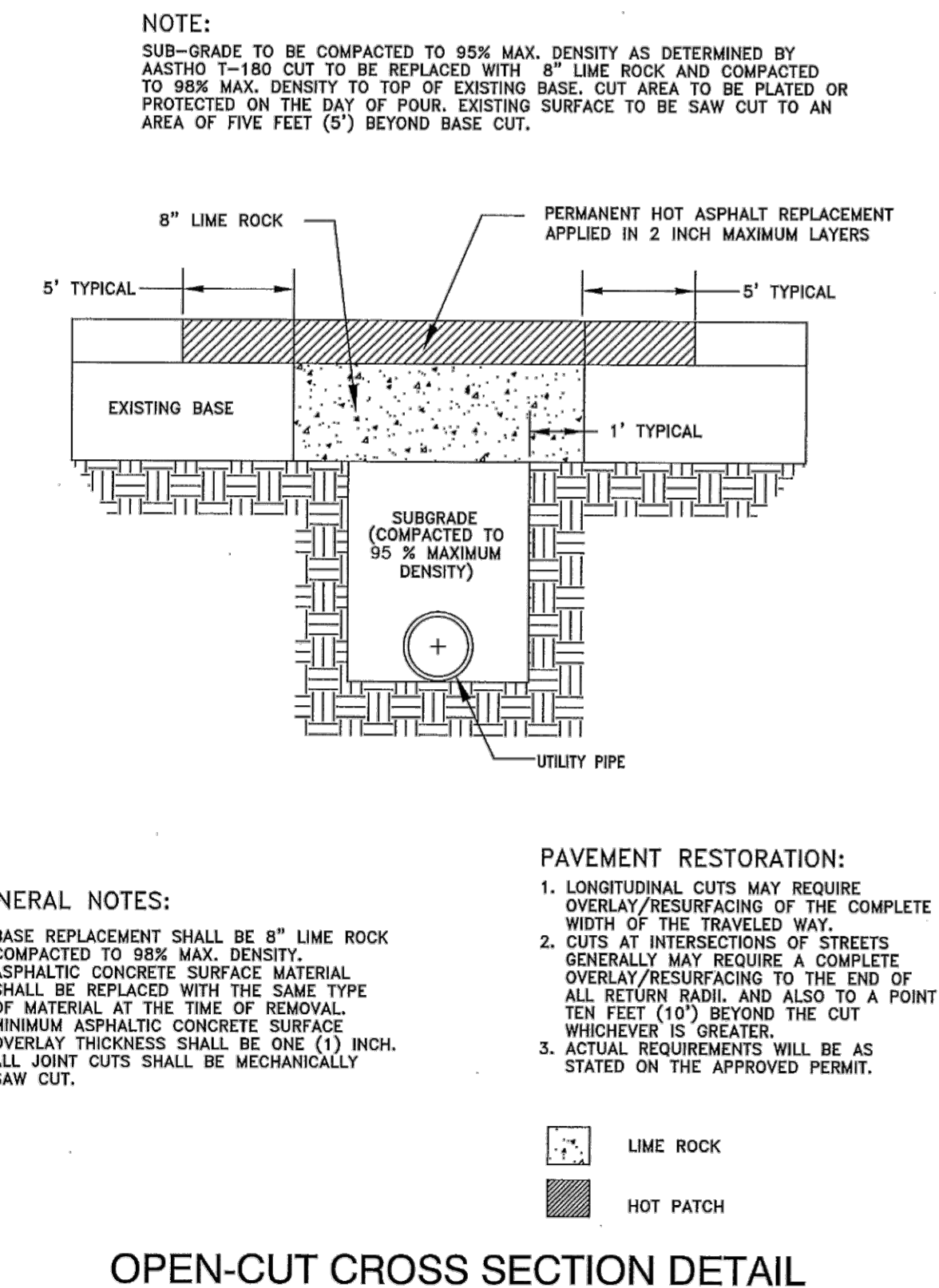


OPEN-CUT DETAIL - MAJOR PATCH

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 701



OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 702

THE RIDGE
S BINION RD, APOPKA, FL

DETAIL SHEET

PROJECT
NAME

SHEET
NAME

SHEET NO.
C-10

WILLIAM EDWARD CONSTRUCTION

CivilCorp Engineering, Inc.
630 N Wynne Rd. Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

CivilCorp
Engineering, Inc.



Stephen Allen, PE # 59994
Engineer
FL Reg No

Project No. 127-019

Scale NTS

Date 09/29/23

Drawn By STA

By

Ridgebrooke (aka Plymouth Harbor) Construction Site Plan (CSP)

City of Apopka Florida Parcel I.D. # 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085



for **STATEMENT OF USE:**
THE PROPOSED CSP WILL SUBDIVIDE THE
PROPERTY TO ALLOW FOR 86
SINGLE-FAMILY HOMES WITH
ASSOCIATED OPEN SPACE AND COMMON
AREA ON APPROXIMATELY 40.55 ACRES.

Lennar Homes LLC

NOTE:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.
2. THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK AND CITY OF APOPKA AND ALL LOCAL & FEDERAL REGULATIONS & SPECIFICATIONS.
3. THIS PROJECT PROPOSES THE CONSTRUCTION OF A SINGLE-FAMILY SUBDIVISION WHICH WILL CONNECT TO GOLDEN GEM ROAD.

Project Team

Owner Plymouth Harbor, LLC P.O. Box 485 Mount Dora, FL 32756 Ph: Fx:	Surveyor Mizo and Associates, LLC 1407 Cumbe Street Orlando, FL 32804 Ph: (321) 200-4904 Fx:
Developer Lennar Orlando 6675 Westwood Blvd. 5th Floor Orlando, FL 32821 Ph: Fx:	Civil Engineer G L Summitt Engineering, Inc. 3667 Simonton Place Lake Mary, FL 32746 Ph: (407) 323-0705 Fx: (407) 992-8650
	Landscape Architect Ravensdale Planning & Design, Inc. 5106 South Pointe Drive Inverness, Florida 34450 Ph: (407) 647-1213 Fx:

Utilities

Drinking Water City of Apopka 748 E. Cleveland St. Apopka, FL 32703 Ph: (407) 703-1731 Fx: (407) 703-1748	Electric Service Duke Energy 2626 W S.R. 46 Sanford, FL 32771 Ph: (407) 328-1909
Sanitary Sewer City of Apopka 748 E. Cleveland St. Apopka, FL 32703 Ph: (407) 703-1731 Fx: (407) 703-1748	Phone Provider AT&T 1227 S. Division Ave. Orlando, FL 34805 Ph: (407) 351-7100
Garbage Disposal City of Apopka 748 E. Cleveland St. Apopka, FL 32703 Ph: (407) 703-1731 Fx: (407) 703-1748	Cable Provider Spectrum Networks 100 Gordon St. Sanford, FL 32771 Ph: (321) 805-3081
Reclaim Water City of Apopka 748 E. Cleveland St. Apopka, FL 32703 Ph: (407) 703-1731 Fx: (407) 703-1748	

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:
LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:
THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:
THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:
THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

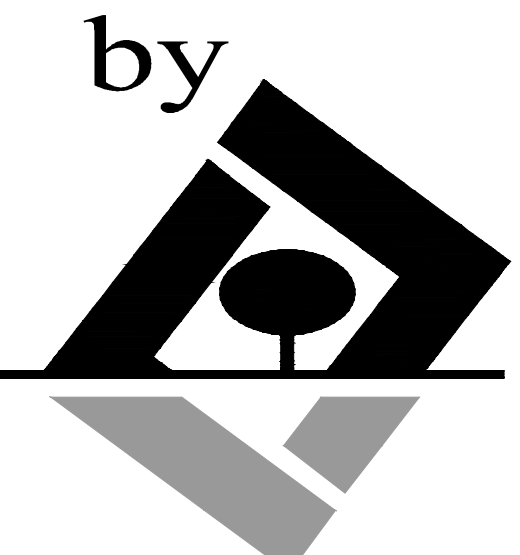
PARCEL 5:
PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'00" EAST 603.91 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY, AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.03 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD, SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:
1. THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD, AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 7:
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

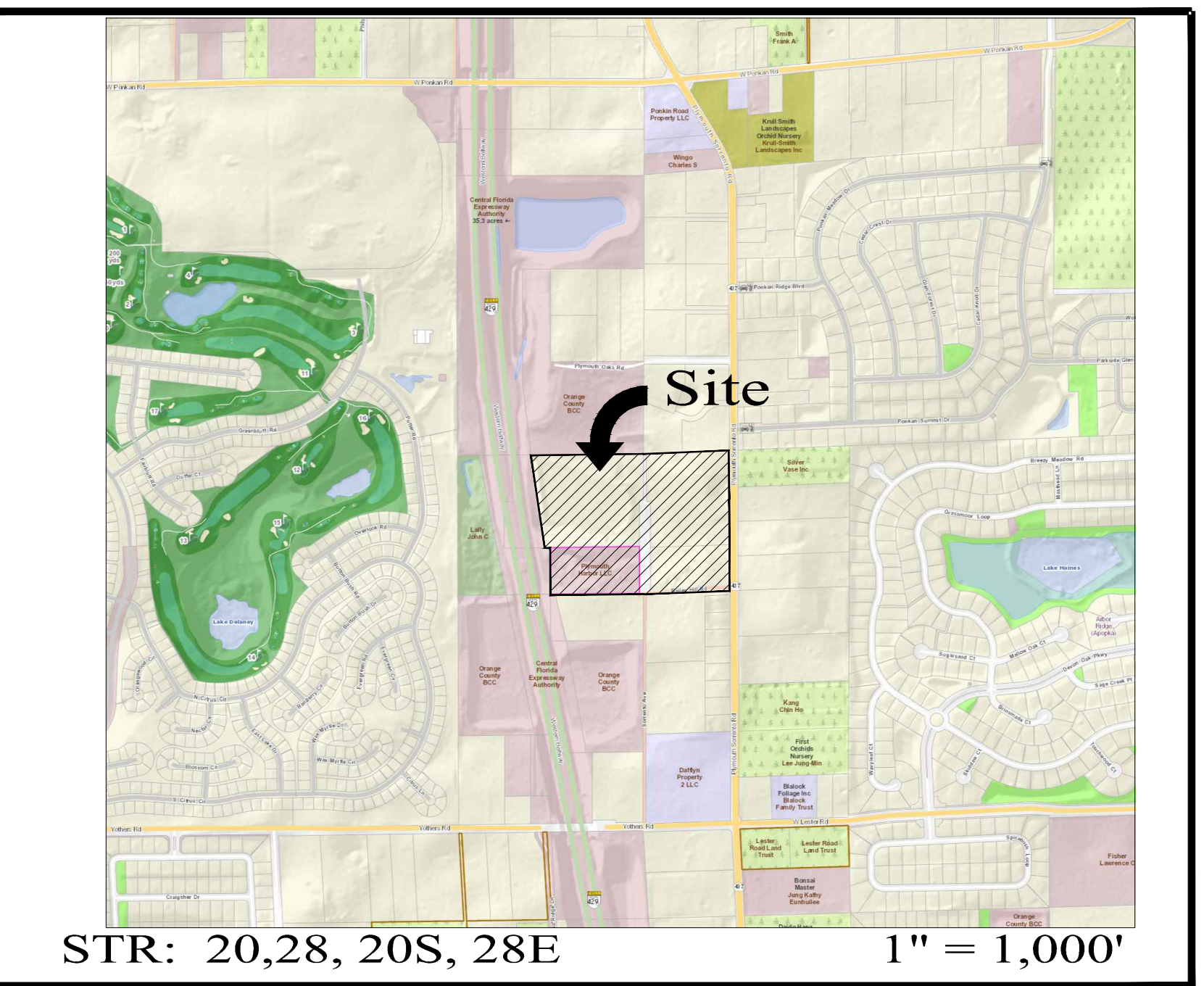
LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10729, PAGE 4077 AND OFFICIAL RECORDS BOOK 10765, PAGE 6293, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

PARCEL 8:
PART OF LOTS 6, 9, AND 10, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 1168.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 TO A POINT ON A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 6, 9 AND 10; THENCE DEPARTING SAID SECTION LINE NORTH 88 DEGREES 02 MINUTES 32 SECONDS EAST 20.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10 AND THE EAST RIGHT OF WAY LINE OF SORRENTO AVENUE FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 488.51 FEET TO A POINT BEING 2.01 FEET NORTH 00 DEGREES 06 MINUTES 17 SECONDS OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 87 DEGREES 56 MINUTES 33 SECONDS EAST 603.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60 FOOT RIGHT OF WAY, AND THE EAST LINE OF SAID LOTS 6, 9 AND 10; SAID POINT ALSO BEING 2.00 FEET NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOTS 6 AND 9 SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 32.02 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 56 MINUTES 33 SECONDS WEST 380.09 FEET; TO A POINT ON A LINE BEING 380.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 467.13 FEET; THENCE DEPARTING SAID PARALLEL LINE SOUTH 88 DEGREES 02 MINUTES 32 SECONDS WEST 426.81 FEET TO THE POINT OF BEGINNING.

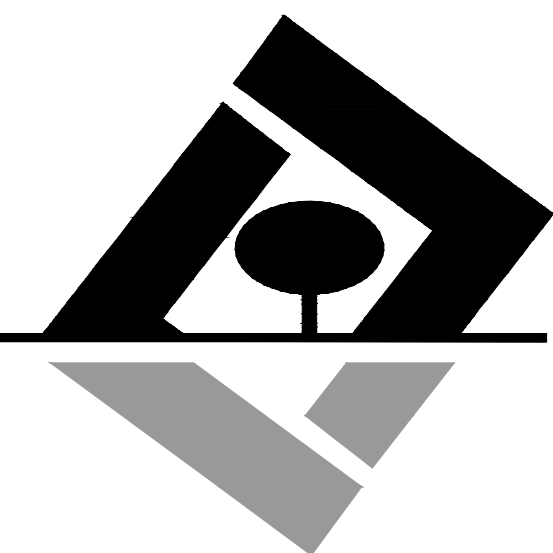


by
G L SUMMITT
—ENGINEERING INC—
Drawing Index

No.	Title	Revised
1	Coversheet	04-05-25
2	Symbols & Abbreviations	04-05-25
3	General Notes	04-05-25
4	Utility Notes	04-05-25
5-8	Boundary & Topo Survey	04-05-25
9	Erosion Control Plan	04-05-25
10	Overall Site Plan	04-05-25
11	Open Space Rec. Plan	04-05-25
12	Design Standards Plan	04-05-25
13	Planview Kep Map	04-05-25
14-15	Detailed Site Plan(s)	04-05-25
16-17	Utility Plan(s)	04-05-25
18	Offsite Utility Connection Plan	04-05-25
19-20	Paving & Drainage Plan(s)	04-05-25
21-22	Grading Plan(s)	04-05-25
23-24	Ceretto St. P&P(s)	04-05-25
25	Domane Ct. P&P(s)	04-05-25
26	Graff Ct. P&P(s)	04-05-25
27-28	Rippon St. P&P(s)	04-05-25
29-30	Ruinart Dr. P&P(s)	04-05-25
31	Sorrento Ave. P&P(s)	04-05-25
32-33	Plymouth Sorrento Rd. Erosion Control Plan(s)	04-05-25
34-35	Plymouth Sorrento Rd. Horizontal Geometry Plan(s)	04-05-25
36-37	Plymouth Sorrento Rd. Paving & Drainage Plan(s)	04-05-25
38-39	Plymouth Sorrento Rd. Plan & Profile(s)	04-05-25
40-42	Plymouth Sorrento Rd. Cross Section(s)	04-05-25
43	Plymouth Sorrento Rd. Detail(s)	04-05-25
44-45	Truck Turning Plan(s)	04-05-25
46-47	Landscape Plan(s)	04-05-25
48	Landscape Detail(s)	04-05-25
49-50	Irrigation Plan(s)	04-05-25
51	Irrigation Detail(s)	04-05-25
52-56	Utility Detail(s)	04-05-25
57-61	General Detail(s)	04-05-25



STR: 20,28, 20S, 28E 1" = 1,000'



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on
Apr 07 2025

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Coversheet

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Digitally signed
by Geoffrey L.
Summitt
Date: 2025.04.07
16:28:21 -04'00'

SHEET NUMBER
1 OF 61

ABBREVIATIONS

A	
AB	ANCHOR BOLT
ABD	ABANDONED (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	BOTTLE
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	CAST IRON GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	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
CIP	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	DEFLECTION(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	
EA	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	ENGINEERING(S)
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
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	GROUND/GRADE
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
SWT	GROUND WATER TABLE

H	
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
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	LATTITUDE
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	
NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NO OR #
NOM	NOMINAL
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
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
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	SIDE 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
SYN	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T	
T	TANGENT
TB	TURB BLOCK
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
TOS	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
WSP	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		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

SANITARY

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

	6"WM	WATER MAIN 6" PVC PIPE		WATER VALVE
	RM	REUSE WATER MAIN		FIRE HYDRANT
	BFP	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

	BENCHMARK		GUY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		WOOD UTILITY POLE		DIRT ROAD
	SET 4x4 CM		CONCRETE UTILITY POLE		8" MAPLE TREE
	SET IRON ROD		ELECTRIC MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE MANHOLE		8" PINE TREE
	CONCRETE		TELEPHONE RISER		8" PALM TREE
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER		8" MISC. TREE
	INTERSTATE ROADS		WELL		
	STATE ROADS		MONITORING WELL		
	WOOD AND/OR METAL LIGHT POLE		DUMPSTER		
	CONCRETE LIGHT POLE		RR CROSSING SIGN		
	YARD LIGHT		RR CROSSING GATE		
	MISCELLANEOUS SIGN		TRAFFIC SIGNAL POLE		
	SECTION CORNER		SATALLITE DISH		
	EDGE OF PAVEMENT W/O CURB		GUY WIRE		
	EDGE OF PAVEMENT W/CURB		HANDICAP PARKING		
			SPOT ELEVATION		

PROPOSED SYMBOLS

LINES

	BOUNDARY		CONSERVATION SETBACK
	CENTER LINE		CHAIN LINK FENCE
	CONTOUR		EASEMENT
	FENCE		GUARDRAIL
	LOT LINE		PROPERTY LINE
	RETAINING WALL		RIGHT-OF-WAY LINE
	SETBACK LINE		SHORELINE
	SWALE		TREE LINE

SANITARY

	100 LF SAN 8 PVC 0.40%		100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT		DOUBLE SANITARY SERVICE
	FM		MANHOLE

WATER & REUSE WATER

	WM	WATER MAIN
	11 1/2° BEND	
	22 1/2° BEND	
	45° BEND	
	90° BEND	
	TEE	
	CROSS	
	CHECK VALVE	
	DOUBLE DETECTOR CHECK VALVE	
	DOUBLE WATER SERVICE	
	GATE VALVE	
	FIRE HYDRANT	
	METER	
	REDUCER	
	BLOWOFF	
	BACKFLOW PREVENTER	
	SAMPLE POINT	
	UNDERDRAIN CEANOUT	
	RM	RECLAIMED WATER MAIN
		REUSE WATER SYSTEM CONNECTION
		DOUBLE REUSE WATER SERVICE

STORM DRAIN

	100 LF STS 24 RCP @ 0.20%		100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	UNDERDRAIN 6" PVC 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		
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE		
	SPOT ELEVATION		
	STORM INLET		

GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE SPECIAL NOTICE THAT ALL SPECIFICATIONS AND DETAILS SHOWN HEREON ARE BELIEVED TO BE THE LATEST AND MOST ACCURATE AT THE TIME OF DESIGN AND SUBMITTAL; HOWEVER THE ENGINEER DOES NOT WARRANT ANY OF THE PROVIDED SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE SUBJECT TO REVISION BY THE ISSUING MUNICIPALITIES AND AGENCIES. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE COPIES OF AND BECOME FAMILIAR WITH ALL REFERENCES CONTAINED HEREIN; INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF: THE LOCAL AGENCY'S SPECIFICATIONS, THE UTILITY PROVIDER'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" (GREEN BOOK), THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (RTDS), AND FDOT "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (SSRBC).
2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING ALL WORKS IN CONFORMANCE WITH LOCAL AGENCIES' LATEST CODES, REGULATIONS & REQUIREMENTS, RTDS, AND SSRBC.
4. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION INSPECTION, TESTING, AND MATERIALS CONFORM TO THE LATEST EDITIONS OF THE DESIGN REFERENCES INCLUDING, BUT NOT LIMITED TO: LOCAL AGENCY'S SPECIFICATIONS, WATER MANAGEMENT DISTRICT (WMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), FDOT, AND MUTCD.
5. THE CONTRACTOR IS DIRECTED TO NOTIFY G L SUMMITT ENGINEERING, INC. OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ENGINEER AND SECURE ALL REQUIRED LICENSES AND PERMITS.
7. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
8. CONTRACTOR SHALL SUBMIT A "MAINTENANCE OF TRAFFIC" PLAN TO THE APPROPRIATE LOCAL AGENCY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE LOCAL AGENCY REGARDING THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE PROSECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLIGENCE, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. THE BUILDING SITE AND POND AREAS SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NEITHER BE REMOVED FROM THE WETLAND NOR THE WETLAND PROTECTIVE BUFFER WITHOUT APPROVAL FROM SEMINOLE COUNTY PLANNING AND DEVELOPMENT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, GAS EASEMENT, POWER EASEMENT, EXISTING UTILITIES AND RIGHTS-OF-WAY.
15. EXISTING FEATURES INFORMATION IS BASED ON THE FOLLOWING:
SURVEYOR: Mizzo and Associates Professional Land Surveyors
DRAWING: Boundary, Topographic and Tree Survey Lying in Section 30, Township 20S, Range 30E.
Dated: 10/09/2023 Job: N/A
LATEST REVISION DATE: N/A
16. ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE GREEN BOOK AND THE LOCAL AGENCIES' SPECIFICATIONS.
17. ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION THEREOF SHALL CONFORM TO MUTCD AS WELL AS LOCAL, STATE, AND OTHER FEDERAL STANDARDS, REGULATIONS AND REQUIREMENTS.
18. THE CONTRACTOR SHALL FORM SIDEWALKS, CURBS, ETC. IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN AND SPECIFICATIONS. WHERE APPLICABLE, CONTRACTOR

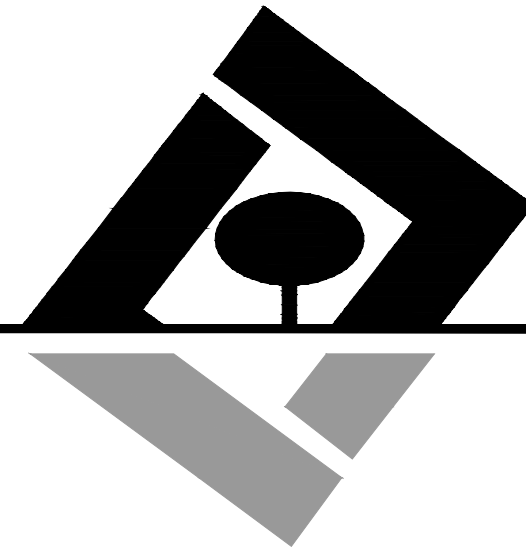
- IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC), AND LOCAL GOVERNMENT. THE MAXIMUM LONGITUDINAL ACCESSIBLE SIDEWALK AND DRIVEWAY SLOPES SHALL BE 5.0% AND MAXIMUM CROSS SLOPE OF 2.0% (1.0% MINIMUM).
19. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET FDOT, ADA, AND FAC SPECIFICATIONS.
20. THE CONTRACTOR SHALL COMPLY WITH THE AGENCY HAVING JURISDICTION FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.
21. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
22. THE CONTRACTOR SHALL CONSTRUCT ALL STORM SEWER AND APPURTENANCES IN ACCORDANCE WITH LOCAL AGENCY'S SPECIFICATIONS, WMD REQUIREMENTS AND SSRBC.
23. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL PAVEMENT HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
24. GEOTECHNICAL ENGINEERING INFORMATION IS BASED ON THE FOLLOWING:
ENGINEER: Geo-Technology Associate, Inc.
REPORT NUMBER: 31232207
DATED: December 26, 2024
LATEST REVISION Supplement: N/A
DATED: N/A

ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST OF THE OWNER. G L SUMMITT ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF GEOTECHNICAL WORK.
25. EXCAVATION, PAVING, STORM SEWER AND ANY RELATED WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AGENCY 'S SPECIFICATIONS, SSRBC, AS WELL AS REQUIREMENTS FOR SITE WORK AS SHOWN IN THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES.
26. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES, SPECIFICATIONS AND DETAILS.
27. CONTRACTOR SHALL INSTALL ROAD UNDERDRAINS (IF CALLED FOR ON THE PLANS) IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REFERENCED IN THESE DETAILS.
28. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATIVE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE SOILS ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
29. AFTER THE ROADWAY SUBGRADE HAS BEEN CONSTRUCTED, IT SHALL BE PROOF -ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF -ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF FLORIDA TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
30. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III OR FDOT APPROVED EQUAL (FRCP). ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N- 12 OR APPROVED EQUAL.
31. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I.
32. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY -EIGHT (48) HOURS (2 WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
33. COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 2' OF THE ROADWAY TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.
34. ALL PAVEMENT, PAVEMENT BASE, CURBING, STORMWATER SYSTEMS, WATER SYSTEMS AND SANITARY SEWER SYSTEMS THAT ARE TO BE DEMOLISHED AND REMOVED SHALL BE DISPOSED OF OFF-SITE BY THE SITE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE OWNER
35. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.
36. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER LOCAL AGENCY, WMD, FDEP, AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.
37. THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE

WITH CITY OF APOPKA STANDARDS, DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER REQUIRED TO PREVENT SEDIMENTATION.

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

39. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH NEW UTILITIES.



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

**Ridgebrooke
Subdivision**

City of Apopka, Florida

**Construction
Site Plan**

General Notes

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER

3 OF 61

FDEP UTILITY NOTES

2. WATER MAIN MATERIALS:

- A. PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE (BLUE) AWWA STANDARD C900, CLASS 150, DR 18 UNLESS UNDER PAVED AREAS IN WHICH CASE THE PIPE SHALL BE AWWA STANDARD C900, CLASS 200, DR 14, AND SHALL BEAR THE NSF LOGO FOR POTABLE WATER USE AND MUST MEET THE REQUIREMENTS OF ASTM D-1784.
- B. DUCTILE IRON PIPE FOR WATER MAIN FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY (50) INCHES SHALL CONFORM TO ANSI/AWWA A21.51/C151 OR C160, A MINIMUM OF CLASS 50 UNLESS OTHERWISE NOTED.
- C. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
1. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL):
- A. AWWA C900/ ASTM D-1784 (4 INCHES TO 12 INCHES) WITH DR 18 IN UNPAVED AREAS & DR 14 IN PAVED MINIMUM;
- B. AWWA C905 (14 INCHES TO 36 INCHES);
- C. ASTM D-1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SDR 21 MINIMUM);
1. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800)

D. PVC WATER MAIN JOINTS:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.
2. JOINTS FOR DUCTILE IRON PIPE AND FITTING JOINTS SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111, WHICH CALLED FOR IN THE PLANS, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED.

E. PVC AND DUCTILE IRON PIPE WATER MAIN FITTINGS:

1. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GREY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 25 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS FOUR (4) THROUGH TWELVE (12) INCHES IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
- F. SERVICE PIPE, STOPS AND FITTINGS:
1. **SERVICE PIPE:**
ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" POLYETHYLENE TUBING, WITH NSF LOGO FOR POTABLE WATER USE, AND MUST CONFORM TO SPECIFICATION IN AWWA C800 AND AWWA C901.
2. **STOPS:**
CORPORATION STOPS SHALL BE 1", 1-1/2" OR 2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH THE POLYETHYLENE TUBING AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM TO THE SPECIFICATIONS IN AWWA C800 AND AWWA C901.
3. **FITTINGS:**
FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901 WITH COMPATIBLE POLYETHYLENE TUBING CONNECTIONS.
4. **SERVICE SADDLES:**
A SERVICE SADDLE SHALL BE USED FOR ALL SERVICE LINE TRAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. SERVICE SADDLES FOR PVC PIPES SHALL HAVE THE DOUBLE STRAP SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER AND STRAPS SHALL BE CORROSION-RESISTANT ALLOY STEEL.

- THE CITY OR COUNTY MAY REQUIRE A STAINLESS STEEL STRAP AND FUSION EPOXY OR NYLON COATED DUCTILE IRON BODY WITH STAINLESS STEEL HARDWARE IN AREAS DESIGNATED AS CORROSIVE.
- G. MARKING FOR WATERMAINS:
- ALL WATERMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC WATERMAINS SHALL BE A SOLID BLUE COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR BACKFILL. SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

3. SANITARY PIPE MATERIALS:

A. PVC GRAVITY SEWER PIPE:

PVC GRAVITY SEWER PIPE (6"-15"), SHALL BE ASTM D3034, SDR 26, UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46 PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3122 AND ASTM D477, APPLICABLE CSH-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UN1-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF THE PIPE SHALL BE THIRTEEN (13) FEET.

B. N/A

C. PIPE MARKINGS:

ALL GRAVITY SEWER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (GREEN) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC GRAVITY SEWER MAINS SHALL BE A SOLID BROWN OR GREEN COLOR. ALL DUCTILE IRON GRAVITY SEWER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE GREEN IN COLOR BACKFILL. SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

D. JOINT MATERIALS:

PVC PIPE PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.

E. FITTINGS:

ALL FITTINGS SHALL BE THE SAME MATERIAL AS THE PIPE

4. FORCEMAINS:

A. PVC PIPE:

PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE GREEN AWWA C900, CLASS 150 DR 25 MEETING THE REQUIREMENTS OF ASTM D-1784 OR SDR 11 HIGH DENSITY POLYETHYLENE (HDPE) PIPE.

N/A

FORCEMAIN JOINTS:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139
2. N/A.

FORCEMAIN FITTINGS:

1. FORCEMAIN FITTING FOR PVC SHALL BE THE SAME AS IN NOTE 22-E.1 OF THIS SHEET.

MARKING FOR FORCEMAIN:

1. ALL FORCEMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (GREEN) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC FORCEMAINS SHALL BE A SOLID GREEN COLOR. ALL DUCTILE IRON FORCEMAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE GREEN IN COLOR BACKFILL. SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

5. RECLAIMED WATERMAINS:

A. PVC PIPE:

PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) SHALL BE LAVENDER AWWA C900, CLASS 150, SDR 18 AND MUST MEET THE REQUIREMENTS OF ASTM D-1784.

B. DUCTILE IRON PIPE:

DUCTILE IRON PIPE FOR RECLAIMED WATER FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY FOUR (54) INCHES SHALL CONFORM TO ANSI/AWWA A21-51/C151, A MINIMUM OF CLASS 50 UNLESS OTHERWISE NOTED, TO ASTM D3139

C. RECLAIMED MAIN JOINT:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139
2. JOINTS FOR DUCTILE IRON PIPE AND FITTING SHALL BE THE SAME AS IN NOTE 22-D.2 OF THIS SHEET.

D. RECLAIMED MAIN FITTINGS:

1. RECLAIMED MAIN FITTING FOR PVC AND DIP SHALL BE THE SAME AS IN NOTE 22-E.1 OF THIS SHEET.

MARKING FOR RECLAIMED WATER MAIN:

1. ALL RECLAIM WATERMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (PURPLE) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC RECLAIM WATERMAINS SHALL BE A SOLID PURPLE COLOR. ALL DUCTILE IRON RECLAIM WATERMAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR BACKFILL. SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

IN ALL CASES WHERE REUSE LINES CROSS WATERMAINS, THE REUSE LINES SHALL BE DEFLECTED UNDER THE WATERMAINS MAINTAINING A MINIMUM VERTICAL SEPARATION OF 18".

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

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.

VALVES:

BUTTERFLY VALVES ARE REQUIRED ON LINES GREATER THAN 42" IN DIAMETER.

B. VALVES LESS THAN 2":

VALVES SHALL BE REDUCED PORT BALL VALVES, MADE OF BRASS, CAST AND MACHINED IN ACCORDANCE WITH E. SPECIFICATIONS IN AWWA C800, AWWA C901, COMPLIANT WITH NSF-61 AND COMPATIBLE WITH POLYETHYLENE TUBING CONNECTIONS.

VALVE BOXES:

UNITS SHALL BE SCREW TYPE, CAST IRON, AND A MINIMUM DIAMETER OF 5" WITH COVER CAST WITH THE APPLICABLE INSCRIPTION IN LEGIBLE LETTERING ON THE TOP "WATER". BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE DOMESTIC ONLY AND SHALL BE MANUFACTURED BY TYLER COMPANY OR APPROVED EQUAL.

WASTEWATER AIR/VACUUM RELEASE VALVE:

THE VALVE BODY SHALL BE OF CAST IRON ASTM A126-B, THE FLOAT, FLOOD GUIDE AND STEM SHALL BE OF STAINLESS STEEL TYPE 304. THE RESILIENT SEAT SHALL BE OF BUNA-N THE VALVE SHALL BE SUITABLE FOR 150 PSIG WORKING PRESSURE. VALVE SHALL BE STANDARD TWO (2) INCH NPT INLET AND OUTLET PORTS.

RESILIENT SEAT GATE VALVES:

VALVES SHALL BE RESILIENT SEAT WEDGE TYPE MEETING AWWA C509. VALVES SHALL BE FURNISHED WITH O-RING STEM SEALS USING 2 - O-RINGS LOCATED ABOVE AND 1 O-RING LOCATED BELOW THE THURST COLLAR. O-RINGS SHALL BE SET IN THE GROOVES IN THE STEM AND SHALL MEET THE REQUIREMENTS OF ASTM D429. INTERNAL AND EXTERNAL SURFACES OF THE VALVE BODY AND BONNET SHALL BE COATED WITH EPOXY TO AWWA C550 STANDARDS. GATES FOR ALL VALVE SIZES SHALL BE COMPLETELY ENCAPSULATED IN RUBBER - INCLUDING STEM BORE. VALVES SHALL BE CAPABLE OF INSTALLATION IN ANY POSITION WITH RATED SEALING IN BOTH DIRECTIONS. VALVES SHALL BE STYLE 3967 AS MANUFACTURED BY M&H VALVE COMPANY OR APPROVED EQUAL.

RESILIENT TAPPING VALVES:

VALVES SHALL BE FURNISHED WITH THE DESIGN TAPPING FLANGE HAVING A RAISED FACE OR LIP DESIGNED TO ENGAGE THE CORRESPONDING RECESS IN THE TAPPING SLEEVE FLANGE IN ACCORDANCE WITH MSS SP60. TAPPING VALVES WITHOUT THE RAISED FACE ON THE TAPPING FLANGE ARE NOT PERMITTED SINCE THEY DO NOT ASSURE THE PROPER ALIGNMENT REQUIRED TO PREVENT DAMAGE BY A MISALIGNED SHELL CUTTER. THE INTERIOR OF THE WATERWAY IN THE BODY SHALL BE FULL OPENING AND CAPABLE OF PASSING A FULL SIZED SHELL CUTTER EQUAL TO THE NOMINAL DIAMETER OF THE VALVE SHALL BE METROSEAL AS MANUFACTURED BY U.S. PIPE OR APPROVED EQUAL.

BUTTERFLY VALVES (BEV):

VALVES SHALL BE CAST OR DUCTILE IRON BODY ALLOY, CAST IRON OR DUCTILE IRON DISC. VALVE SEAT SHALL BE 18.8 STAINLESS STEEL MADE INTEGRAL WITH THE VALVE BODY. SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN AND SHALL COMPLY WITH PROVISIONS OF AWWA C504 RUBBER-SEATED BUTTERFLY VALVES". VALVE OPERATIONS SHALL BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. UNITS SHALL BE EQUIPPED WITH ACTUATING NUTS, CAST IRON HANDWHEELS OR CHW. OPERATORS WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. VALVES SHALL BE STYLE 450 AS MANUFACTURED BY M&H VALVE COMPANY OR APPROVED EQUAL.

ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-BLOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM.

9. CONNECTION TO EXISTING LINES. TO WHICH PIPING OF THIS 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.
- C. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
1. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED, OR

2. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

RESTRAINED JOINTS:

SECTIONS OF PIPING DESIGNATED ON THE DRAWINGS AS HAVING RESTRAINED JOINTS OR THOSE REQUIRING RESTRAINED JOINTS SHALL BE CONSTRUCTED USING PIPE AND FITTINGS WITH RESTRAINED "LOCKED" TYPE JOINTS AND THE JOINTS SHALL BE CAPABLE OF HOLDING AGAINST WITHDRAWAL FOR LINE PRESSURES 50 PERCENT ABOVE THE NORMAL WORKING PRESSURE, BUT NOT LESS THAN 150 PSI. THE PIPE AND FITTINGS SHALL BE SMOOTH FOR RESTRAINED PUSH-ON JOINTS OR RESTRAINED MECHANICAL JOINTS ON PAGE 416 IN SECTION VI, IN THE HANDBOOK OF CAST IRON PIPE, 4TH EDITION. MECHANICAL JOINT DUCTILE IRON PIPE RETAINER GLANDS WILL BE PERMITTED ONLY WHEN RESTRAINED JOINTS ARE NOT READILY AVAILABLE.

RESTRAINED PIPE JOINTS THAT ACHIEVE RESTRAINT BY INCORPORATING CUT OUT SECTIONS IN THE WALL OF THE PIPE SHALL HAVE A MINIMUM WALL THICKNESS AT THE POINT OF CUT OUT THAT CORRESPONDS WITH THE MINIMUM SPECIFIED THICKNESS FOR THE REST OF THE PIPE.

THE MINIMUM NUMBER OF RESTRAINED JOINTS REQUIRED FOR RESISTING FORCES AT FITTINGS AND CHANGES IN DIRECTION OF PIPE SHALL BE DETERMINED FROM THE LENGTH OF THE RESTRAINED PIPE ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION NECESSARY TO DEVELOP RESISTING FRICTION WITH THE SOIL. THE FORMULA AND PARAMETERS GIVEN BELOW SHALL BE USED TO DETERMINE THE MINIMUM REQUIREMENTS.

BOLTS AND NUTS FOR RESTRAINED JOINTS SHALL BE CORTEN LOW ALLOW HIGH STRENGTH STEEL.

THE CONTRACTOR SHALL ALSO PROVIDE RESTRAINED JOINTS IN ACCORDANCE WITH THE ABOVE CRITERIA WHENEVER THURST BLOCKS ARE NOT USED IN CONNECTION WITH BELOW GROUND FITTINGS ON LINES 6 INCHES IN DIAMETER OR LESS AND AS APPROVED BY THE ENGINEER.

PRESSURE AND LEAKAGE TEST OF UNDERGROUND PRESSURE PIPING:

HYDROSTATIC PRESSURE AND LEAKAGE TEST SHALL CONFORM TO SECTION 4 OF AWWA C605-94 SPECIFICATION WITH THE EXCEPTION THAT THE CONTRACTOR SHALL FURNISH ALL GAUGES, METERS, PRESSURE PUMPS AND OTHER EQUIPMENT NEEDED TO TEST THE LINE. POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

THE PRESSURE REQUIRED FOR THE FIELD HYDROSTATIC PRESSURE TEST SHALL BE 50 PERCENT ABOVE THE NORMAL WORKING PRESSURE, BUT NOT LESS THAN 150 PSI. THE CONTRACTOR SHALL PROVIDE TEMPORARY PLUGS AND BLOCKING NECESSARY TO MAINTAIN THE REQUIRED TEST PRESSURE. CORPORATION COCKS AT LEAST 3/4" IN DIAMETER, PIPE RISER AND ANGLE GLOBE VALVES SHALL BE PROVIDED AT EACH PIPE DEADEND IN ORDER TO BLEED AIR FROM THE LINE. DURATION OF PRESSURE TEST SHALL BE AT LEAST TWO HOURS WITH NO DROP IN TEST PRESSURE. THE COST OF THESE ITEMS SHALL BE PAID BY THE CONTRACTOR.

THE LEAKAGE TEST SHALL BE CONDUCTED FOLLOWING THE PRESSURE TEST AND SHALL BE OF NOT LESS THAN 2 HOURS DURATION. ALL LEAKS EVIDENT AT THE SURFACE SHALL BE REPAIRED AND LEAKAGE ELIMINATED. REGARDLESS OF TOTAL LEAKAGE AS SHOWN BY TEST, LINES WHICH FAIL TO MEET TESTS SHALL BE REPAIRED AND RETESTED AS NECESSARY UNTIL TEST REQUIREMENTS ARE COMPLIED WITH. DEFECTIVE MATERIALS, PIPES, VALVES, AND ACCESSORIES SHALL BE REMOVED AND REPLACED. THE PIPE LINES SHALL BE TESTED IN SUCH SECTIONS AS MAY BE DIRECTED BY THE ENGINEER BY SHUTTING VALVES OR INSTALLING TEMPORARY PLUGS AS REQUIRED. THE LINES SHALL BE FILLED WITH WATER. ALL AIR REMOVED AND THE TEST PRESSURE SHALL BE MAINTAINED IN THE PIPE FOR THE ENTIRE TEST PERIOD BY MEANS OF A FORCE PUMP TO BE FURNISHED BY THE CONTRACTOR. ACCURATE MEANS SHALL BE PROVIDED FOR MEASURING THE WATER REQUIRED TO MAINTAIN THIS PRESSURE. THE AMOUNT OF WATER REQUIRED IS A MEASURE OF THE LEAKAGE.

THE AMOUNT OF LEAKAGE WHICH WILL BE PERMITTED SHALL BE IN ACCORDANCE WITH AWWA C600 STANDARDS FOR ALL PRESSURE. NO PIPE INSTALLATION SHALL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THE FOLLOWING FORMULAS.

$$L = \frac{(S^2 \cdot D \cdot P)}{148,000}$$

THIS FORMULA SHALL BE USED FOR DUCTILE IRON PIPE (DIP).

WHERE: L = ALLOWABLE LEAKAGE (GAL/HOUR)
S = LENGTH OF PIPE TESTED (LINEAR FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = AVERAGE TEST PRESSURE (PSI)

P = 150 PSI FOR WATERMAINS
P = 100 PSI FOR FORCEMAINS

THE CONTRACTOR MUST SUBMIT HIS PLAN FOR TESTING TO THE ENGINEER FOR REVIEW AT LEAST TEN (10) DAYS BEFORE STARTING THE TEST. THE CONTRACTOR SHALL REMOVE AND ADEQUATELY DISPOSE OF ALL BLOCKING MATERIAL AND EQUIPMENT AFTER COMPLETION AND ACCEPTANCE OF THE FIELD HYDROSTATIC TEST, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY DAMAGE TO THE PIPE COATING SHALL BE REPAIRED BY THE CONTRACTOR. LINES SHALL BE TOTALLY FREE AND CLEAN PRIOR TO FINAL ACCEPTANCE.

DISINFECTING:

PRIOR TO ACCEPTANCE OF THE LINES, AND PRIOR TO USE OF SAID MAINS FOR DOMESTIC PURPOSES, THE CONTRACTOR SHALL FLUSH THE LINE CLEAR OF FOREIGN MATERIAL AND THEN STERILIZE THE PIPELINE, INCLUDING ALL VALVES AND FITTINGS, IN ACCORDANCE WITH AWWA C651.

CHLORINATION:

THE CHLORINATING AGENT SHALL BE APPLIED AT THE BEGINNING OF THE SECTION ADJACENT OF THE FEEDER CONNECTION AND SHALL BE INJECTED THROUGH A CORPORATION COCK, HYDRANT OR OTHER CONNECTION INSURING TREATMENT OF THE ENTIRE LINE. THE CHLORINATING AGENT SHALL BE ANY COMPOUND SPECIFIED BY SAID AWWA C651 REQUIREMENTS, SUCH AS "HTH" OR OTHER APPROVED CHLORINE-BEARING COMPOUNDS. WATER SHALL BE FED SLOWLY INTO THE NEW LINE WITH CHLORINE APPLIED IN AMOUNTS TO PRODUCE A DOSAGE OF 40 TO 50 PPM AND A RESIDUAL OF NOT LESS THAN 50 PPM IN ALL PARTS OF THE LINE AFTER A 24 HOUR PERIOD HAS ELAPSED. DURING CHLORINATION PROCESS, OPERATE ALL VALVES AND ACCESSORIES.

FLUSHING THE WATER LINE:

CARE SHALL BE TAKEN TO PROVIDE DISINFECTIONS TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED TO ACCOMPLISH THIS END.

FIRE HYDRANTS:

SHALL BE 3/4" VALVE OPENING, 42" BURY, 6" MJ SHOE, BRONZE TO BRONZE SEATING, DUCTILE IRON DIRT WEATHER SHIELD, SHOE, UPPER AND LOWER BARREL SHALL BE FUSION COATED PER AWWA C-500.81 DRY BARREL WITH ONE 4-1/2" PUMPER NOZZLE AND TWO 2-1/2" HOSE NOZZLE 1-1/2" PENTAGON N.S.T. RED PAINT FOR WEEP HOLES PLUGGED HYDRANT MEET AWWA C-502.85 AND ULFM REQUIREMENTS. HYDRANTS SHALL BE MODEL K81A BY KENNEDY, B84B BY AMERICAN DARLING OR A-423 BY MUELLER.

16. BLOWOFF HYDRANT:

SHALL BE BOX HYDRANTS HAVING A 2" MAIN VALVE CLOSING WITH THE WATER PRESSURE. 2" FIP INLET WITH THE OUTLET BEING A 2" BRONZE MAIL NOZZLE. ALL WORKING PARTS BRONZE, OPEN TO THE LEFT, REMOVABLE BRONZE SEAT WHICH SEALS AGAINST A SEAT RUBBER OF NO LESS DUROMETER THAN 85 WITH LOCKABLE IRON LIDS. BLOWOFF HYDRANTS SHALL BE ECLIPSE MODEL NO. 85B AS MANUFACTURED BY KUPFERLE COMPANY OR APPROVED EQUAL.

17. LEAKAGE TEST FOR GRAVITY SANITARY SEWERS:

- A. LEAKAGE TEST SHALL BE THE LOW PRESSURE AIR TEST OR LEAKAGE AND/OR INFILTRATION; IN GENERAL, LEAKAGE AND/OR INFILTRATION TEST MAY BE REQUIRED IN AREA WITH GROUNDWATER. MAXIMUM INFILTRATION IS 0.2 GALLONS PER HOUR PER INCH DIAMETER, PER 100 FEET. MANHOLE MAY BE TESTED SIMULTANEOUSLY WITH HYDROSTATIC TEST, BY TELLING MANHOLE WITH WATER TO AN ELEVATION 1 FOOT BELOW THE START OF THE CONE SECTION WITH A MINIMUM DEPTH OF 20 FEET WHERE THE MANHOLES ARE TESTED WITH THE SEWER LINE NO ADDITIONAL LEAKAGE WILL BE ALLOWED ABOVE THAT FOR THE MAINLINE SEWER. THE MAXIMUM ALLOWABLE DROP IN THE WATER SURFACE SHALL BE 1/2 INCH FOR EACH 15 MINUTES PERIOD OF TESTING.
- B. THE AIR LEAKAGE TEST 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 ASSN. PASSING THIS TEST SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF 50 GALLONS PER DAY PER INCH DIAMETER PER MILE SEWER.
- C. INTERNAL VIDEO INSPECTION FOR THE GRAVITY SEWER SHALL BE PERFORMED BY THE CONTRACTOR TO CHECK FOR ALIGNMENT AND DEFLECTION. THE TELEVISION INSPECTION SHALL ALSO BE USED TO CHECK FOR CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE, AND OVERALL PIPE INTEGRITY. VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 7.5.3.2 OF THE LAND DEVELOPMENT CODE AND SHALL BE PROVIDED TO THE CITY OF ALTAMONTE SPRING FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE.

18. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER PURSUANT MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

NOTE TO THE UTILITY:

19. PURSUANT TO RULE 403.89(6), FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FILLING) OR DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY, SHALL BE SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFER:

20. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY, IN ACCORDANCE WITH GENERAL CONDITION #1 OF THIS PERMIT, THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

21. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH

NOTES:

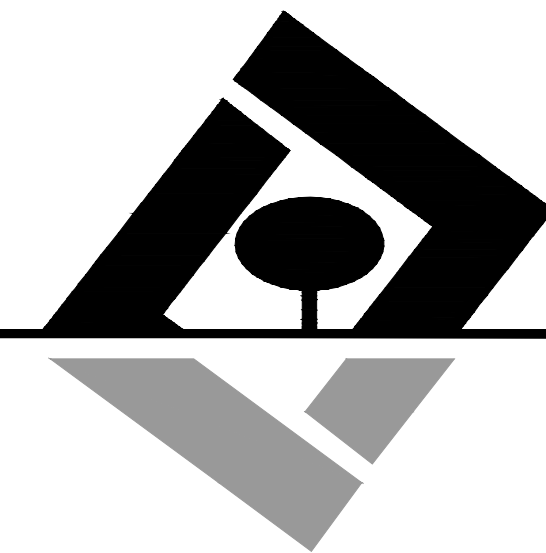
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OOD DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
6. REFERENCE FIGURE BELOW FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:

1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE ABOVE FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ON 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, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 35 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.



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650

www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision

City of Apopka, Florida

Construction
Site Plan

Utility Notes</

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 383 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:

THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY, POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 201602259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 56'04" EAST 801.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.

SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167, AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD, AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 11372767

ISSUING OFFICE FILE NUMBER: 11041-000052-FL

COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTIONS

- ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-1579-023 HAVING AN ELEVATION OF 127.46' (NAVD 88).

F. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

G. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

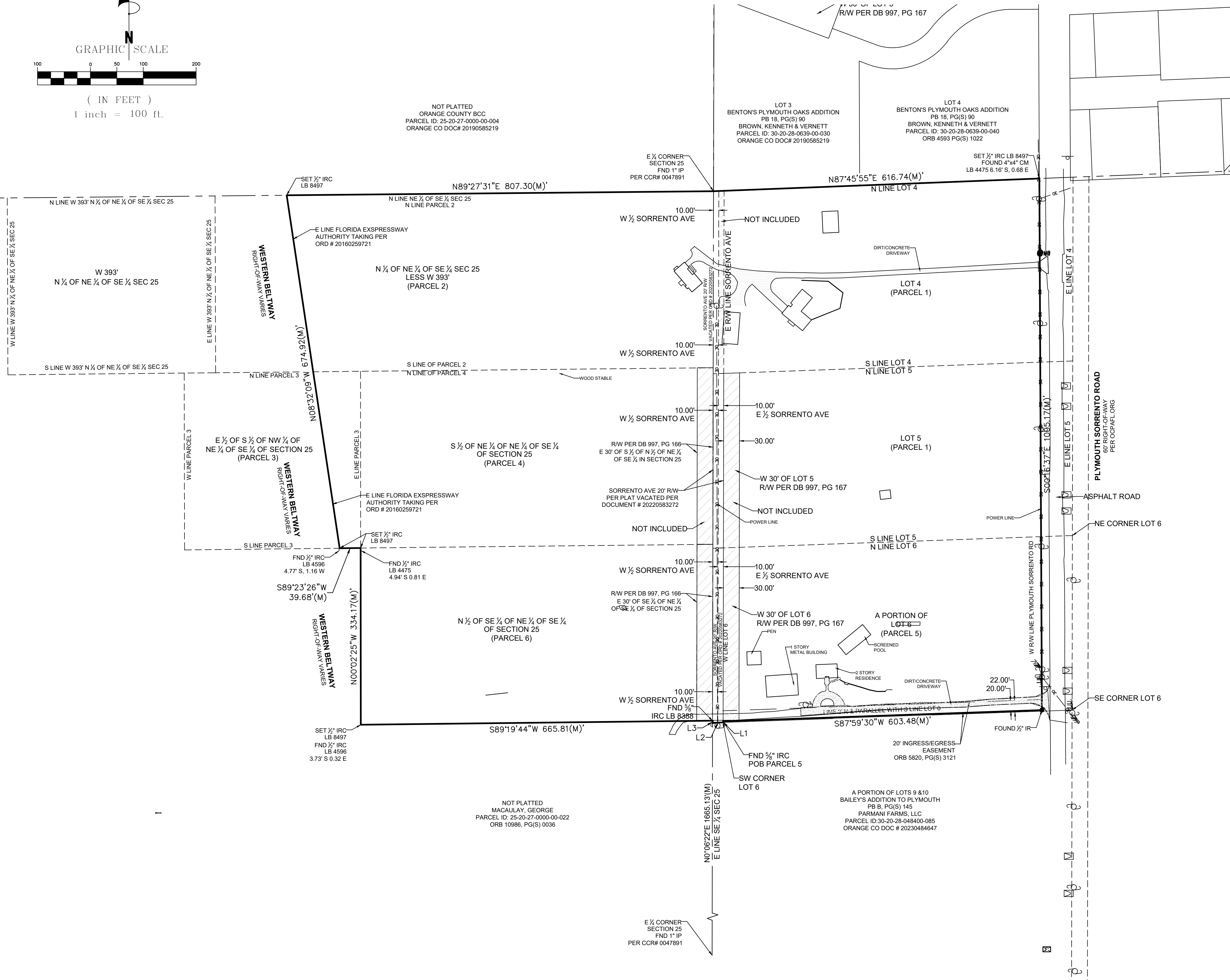
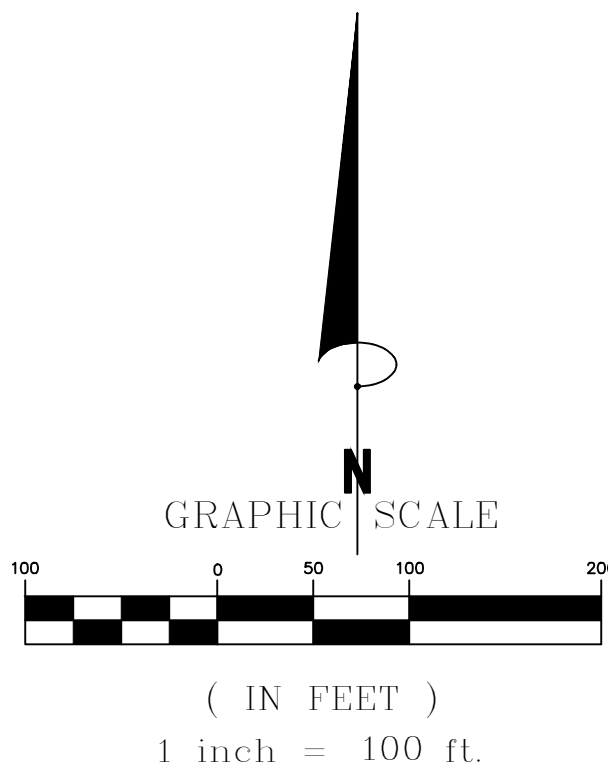
H. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

J. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

K. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

L. EACH OF THE LOTS WITHIN PARCEL XXXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBER STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

ALTA/NSPS LAND TITLE SURVEY

10/09/23

PREPARED FOR:

LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
1 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; LESS THE WEST 383 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; LESS THE WEST 383 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:

THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILINGS WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 56'04" EAST 801.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.

SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167, AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD, AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTIONS

- ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

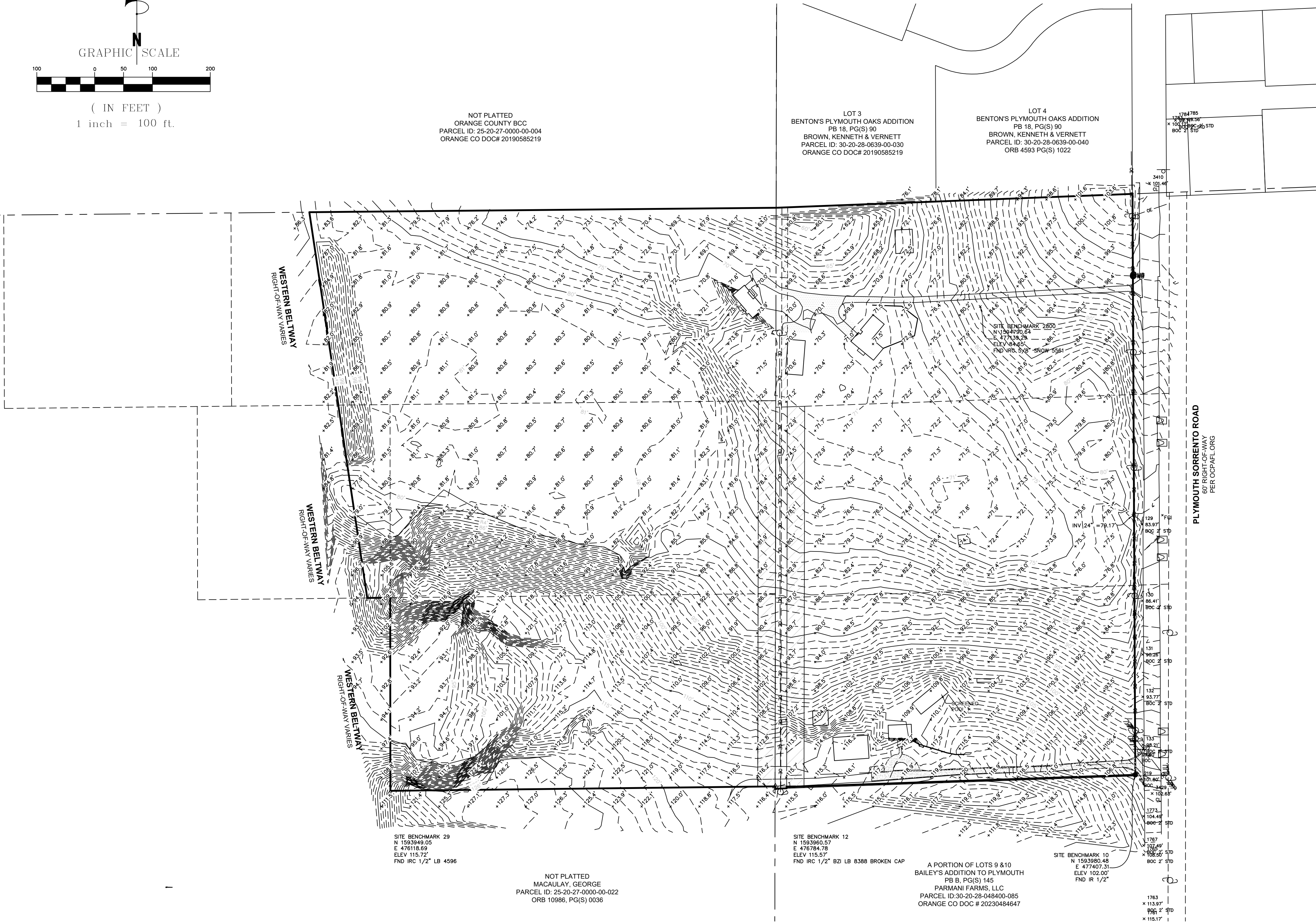
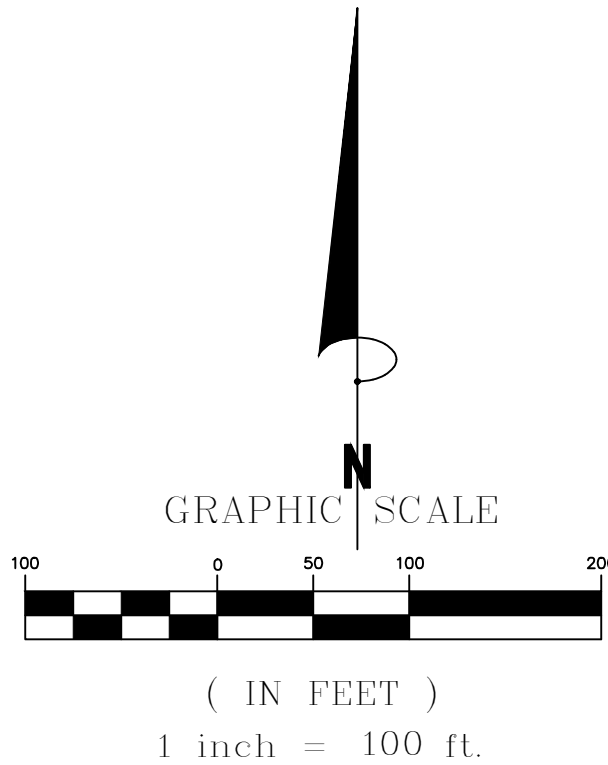
G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

J. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

K. EACH OF THE LOTS WITHIN PARCEL XXXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBER STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 6497

ALTA/NSPS LAND TITLE SURVEY

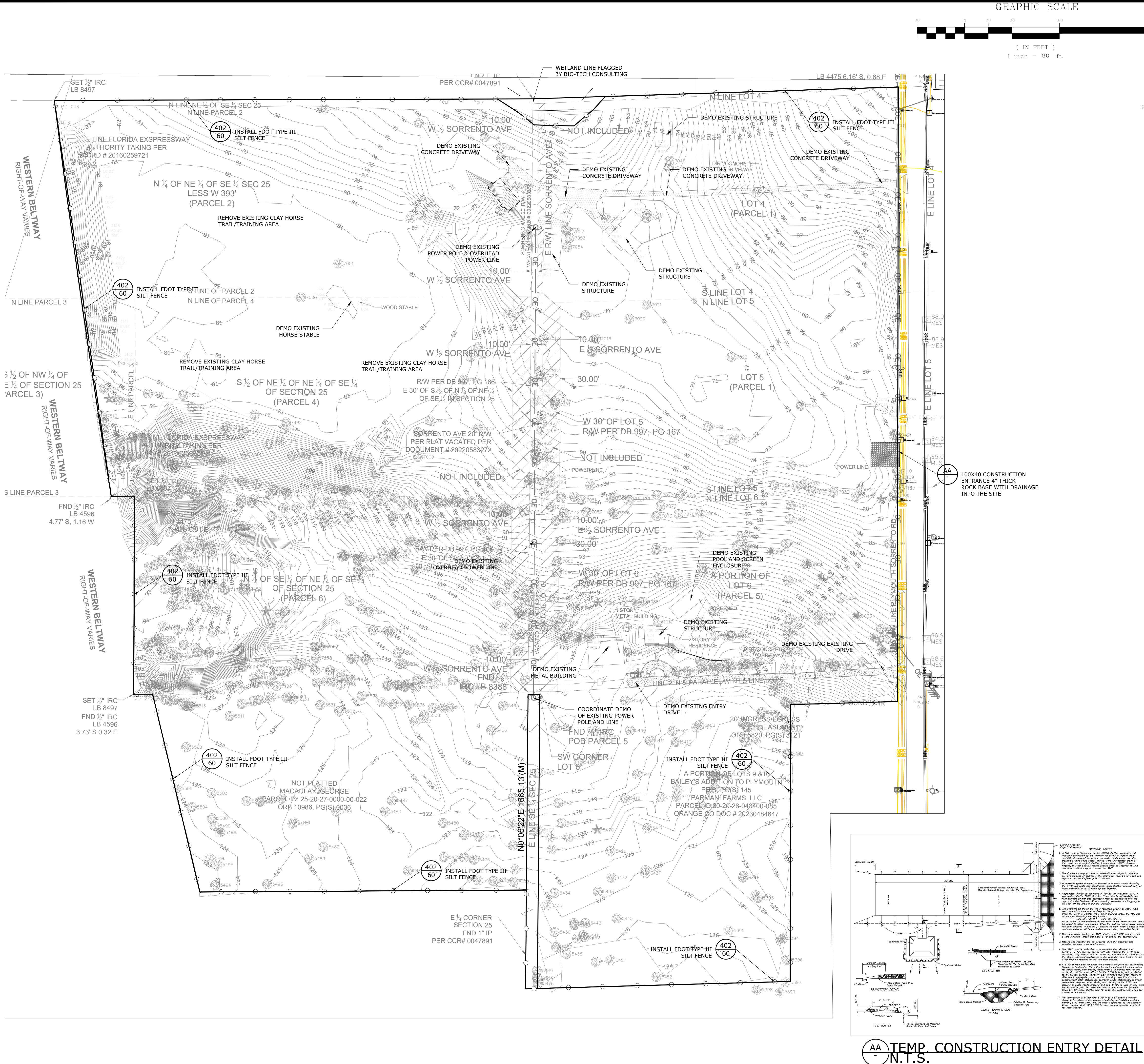
10/09/23

PREPARED FOR:

LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
2 OF 4



- EROSION & SEDIMENT CONTROL NOTES:**
- BECAUSE OF THE PROJECT'S PROXIMITY TO ADJACENT LAKES, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE EROSION, TO RETAIN SEDIMENT WHICH UNAVOIDABLY WILL RESULT FROM ONSITE CONSTRUCTION ACTIVITIES, TO PREVENT SEDIMENTATION AND OTHERWISE PROTECT ONSITE WETLANDS WHICH ARE TO BE RETAINED. THE BASIC PRINCIPLES DESCRIBED HEREIN ARE INTENDED TO DEFINE THE DEVELOPER'S INTENT AND REQUIRE THE CONTRACTOR TO SATISFY THE SPECIFIC REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
 - THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO FINAL DIRECTION BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DETAILING EACH PHASE OF THE WORK. THE CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND CRANE COUNTY ENCOMPASSING THE CONTRACTOR'S EXACT PLAN OF IMPLEMENTING THE PRINCIPLES AND THE REQUIREMENTS DESCRIBED HEREIN. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY THE APPROPRIATE LOCAL AGENCY.
 - DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTATION OR DISTURBANCE TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE ADJACENT WATER BODIES IN COMPLIANCE WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES.
 - EROSION CONTROL METHODS SHALL INCLUDE TEMPORARY CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, SILT BARRIERS, SILT SCREENS, TURBIDITY BARRIERS OR THEIR BEST MANAGEMENT PRACTICE AVAILABLE TO THE INDUSTRY.
 - EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED BY CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL NEW VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
 - THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL DAILY INSPECT PROTECTIVE INSTALLATIONS FOR DEFECTS OR FOR FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
 - THE RECOMMENDED GENERAL SEQUENCE OF CONSTRUCTION FOR ALL BASINS IS AS FOLLOWS:
 - PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, ECT.) AROUND ONSITE LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
 - REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERM, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
 - SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STEPPED BERM REVEGETATION CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
 - SELECT/DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
 - IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION RUNOFF. PROVIDE SLOPES, ECT. TO FILTER DISCHARGE FROM THESE AREAS. F. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF DISTURBED AREAS WITHIN PROTECT AREA. 6. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES (con't):

- BAHIA SOD REQUIRED AROUND ALL STORM INLETS IN UNPAVED AREAS.
- THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES ON ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER, THE ENGINEER AND THE (CITY/COUNTY) AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
- AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT.
- PURSUANT TO THE NPDES, CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, AND SHALL INITIATE STABILIZATION MEASURES WITHIN 7 DAYS AFTER CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSEWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE. SEEDING SHALL BE DONE PER THE MANUFACTURER'S RECOMMENDATIONS. AFTER SEEDING EACH AREA SHALL BE MULCHED WITH 4000 LBS OF STRAW PER ACRE. IF AREAS SEEDED DO NOT OBTAIN A 70% COVERAGE WITH THE FIRST SEEDING, THEN ANOTHER SEED APPLICATION WILL BE REQUIRED TO FILL IN AREAS NOT COVERED IN THE FIRST APPLICATION.
- CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS AND VEHICULAR ACCESS LOCATIONS. INSPECTIONS SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.
- CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
- CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
- CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS, CERTIFIED AS SUCH BY THE ENGINEER AND ACCEPTED BY THE (CITY/COUNTY). WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
- IF CONTRACTOR PROPOSES TO DISCHARGE DEWATERING EFFLUENT OFF-SITE, HE SHALL COMPLY WITH FDEP'S "GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY". PERMIT REQUIREMENTS CAN BE OBTAINED FROM FDEP AT (407)894-7555 EXT. 3985. THIS PERMIT IS INDEPENDENT OF AND IN ADDITION TO WATER MANAGEMENT DISTRICTS' PERMITS FOR CONSTRUCTION DEWATERING.

TURBIDITY MONITORING REQUIRED:

DESCRIPTION: TURBIDITY EXPRESSED IN NEPHELOMETRIC TURBIDITY UNITS (NTU).

LOCATION: BACKGROUND-SAMPLES SHALL BE TAKEN 200 FEET UPSTREAM OF ANY CONSTRUCTION ACTIVITY WITHIN SURFACE WATERS OF THE STATE.

COMPLIANCE: SAMPLES SHALL BE TAKEN 200 FEET DOWNSTREAM OF THE CONSTRUCTION ACTIVITIES ADJACENT TO OR WITHIN WATERS OF THE STATE.

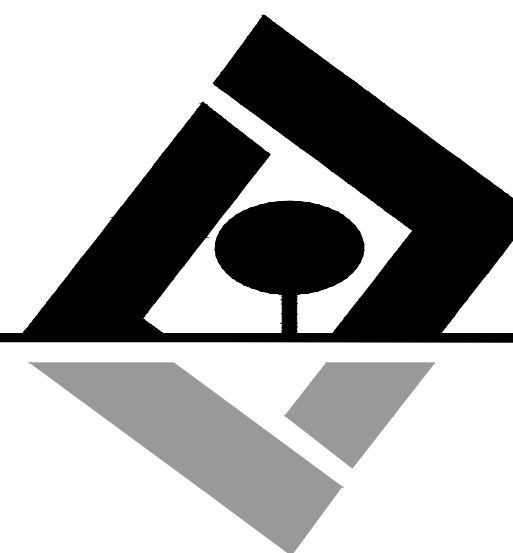
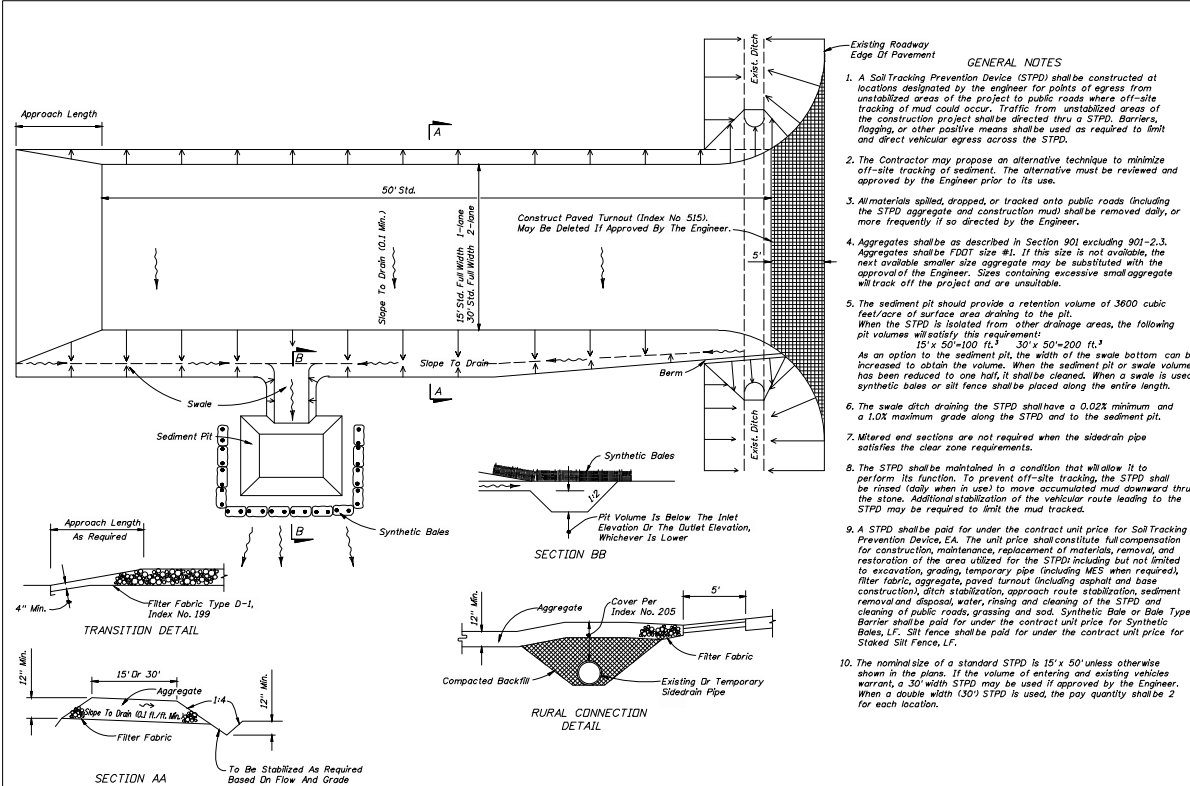
FREQUENCY: TWICE DAILY, WITH AT LEAST A FOUR HOUR INTERVAL, DURING ALL WORK AUTHORIZED BY THIS PERMIT.

DURATION: MONITORING SHALL BEGIN ON THE FIRST DAY OF CONSTRUCTION FOR ALL ACTIVITIES AND MAY BE DISCONTINUED UPON PERMANENT STABILIZATION OF ALL DISTURBED SOILS.

STANDARDS & REPORTING: THE MONITORING DATA MUST DEMONSTRATE THAT TURBIDITY AT THE COMPLIANCE SITE IS LESS THAN OR EQUAL TO 29 NTUS ABOVE NATURAL BACKGROUND FOR A PERIOD OF 7 CONSECUTIVE DAYS AFTER COMPLETION OF CONSTRUCTION. ALL MONITORING DATA SHALL BE READ AND RECORDED DAILY, AND SUBMITTED TO THE OWNERS AUTHORIZED REPRESENTATIVE (O.A.R.) BY 5:00 P.M. EACH FRIDAY. IF AT ANY TIME THE TURBIDITY EXCEEDS BACKGROUND BY MORE THAN 29 NTUS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED, A WRITTEN REPORT FAXED TO THE DISTRICT POST PERMIT COMPLIANCE DEPARTMENT IN ORLANDO. MONITORING REPORTS SHALL ALSO INCLUDE THE FOLLOWING INFORMATION FOR EACH SAMPLE THAT IS TAKEN:

- TIME OF DAY SAMPLES WERE TAKEN
- DEPTH OF WATER BODY
- DEPTH OF SAMPLES
- ANTECEDENT WEATHER CONDITIONS
- WIND DIRECTION AND VELOCITY, AND,
- SAMPLE LOCATION MAP

CORRECTIVE ACTIONS, REMEDIAL MEASURES SHALL BE TAKEN IMMEDIATELY TO CORRECT THE PROBLEM. ACTIVITIES SHALL RESUME ONLY WITH THE CONFIRMATION FROM DISTRICT STAFF THAT THE SITUATION HAS BEEN RESOLVED.



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

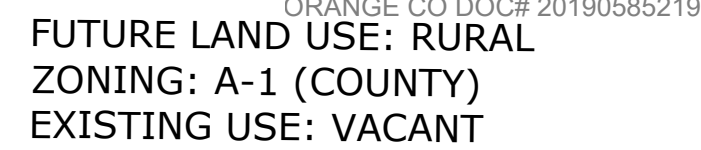
Erosion Control Plan

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/02/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER
9 OF 61



USGS SOILS LINE

CHANDLER-APOPKA FINE SANDS 5 TO 12% SLOPES

PIT

SANIBEL MUCK

TAVARES-MILLHOPPER COMPLEX 0 TO 5% SLOPES

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PR 18 PG(S) 80
BROWN, KENNETH & VERNETT
ZONING: R-CE 2 (COUNTY)
EXISTING USE: RESIDENTIAL

Parcel I.D. #: 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085

Gross Land Area:	40.55 acres
Lakes/Wetland Area:	0.03 acres
Gross Developable Area:	40.52 acres
Net Developable Area:	40.52 acres

Stormwater Management Area:	6.14 acres
Right-of-Way Area:	6.43 acres
Right-of-Way Dedication:	0.71 acres
Public Open Space Tracts:	7.08 acres

Proposed Residential Units:	86 Single-Family Detached Lots
Net Residential Density:	2.16 dwelling units/Net Developable Acre

Minimum Living Area:	1,600 sqft. (Heated/cooled space)RSF-1B
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75' (RSF-1B)
Minimum Lot Depth:	N/A
Minimum Lot Size:	8,000 (RSF-1B)
Maximum Lot Coverage:	60%
Minimum Open Space %:	25%

Setbacks:

Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)

Land Development Code (Residential 20%)
40.52ac. * .20 = 8.10 acres (required)
Open Space Provided:

Tract OS-1:	4.97 acres
Tract OS-2:	1.66 acres
Tract OS-3:	0.38 acres
Tract OS-4:	1.49 acres
Tract SW-1:	6.14 acres
Total:	14.64 acres (8.10 required)

Plymouth Sorrento Road. 30' (setback from right-of-way line)

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowners Association will be created for maintenance and ownership of common area tracts as reflected in the plat table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2023 Florida Fire Prevention Code.
6. The project will be constructed in a single phase.

Required Parking:

2.0 spaces per Unit (for Single-Family Residences):	(86 units x 2.0 spaces/unit) = 172
Total Required Parking:	172
Provided Parking:	
2 Garage Spaces per Unit:	172 spaces
2 Driveway Spaces per Unit:	172 spaces
Total Parking Provided:	344 spaces

This project is to be developed in a single phase.

Single-Family Residential: 86 d.u. * 9.57 trip/d.u. = 823 A.D.T.

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

$$86 \text{ d.u.} \times .478 \text{ children/unit} = 41 \text{ children}$$

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water Demand:
86 Units * 300 gallons/day = 25,800 gallons/day

Sewer Demand:
86 Units * 280 gallons/day = 24,080 gallons/day

Solid Waste Demand:
86 Units * 2.6 persons/unit * 4.3 Lb./person/day = 961 Lb/day

Recreational/Open Space Demand:
86 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.67 ac.

Green Building Standards Points Allocation:

- Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building;
- Installation of Energy Star HVAC;
- Use Vegetation or Vegetated Structures to shade HVAC Units;
- Pre-Wire a Minimum of 75 percent of residential dwelling units in a subdivision for smart building development;
- Install Operable Windows to Allow for Natural Ventilation in the event of power failures;

1.50 points
0.50 points
0.25 points

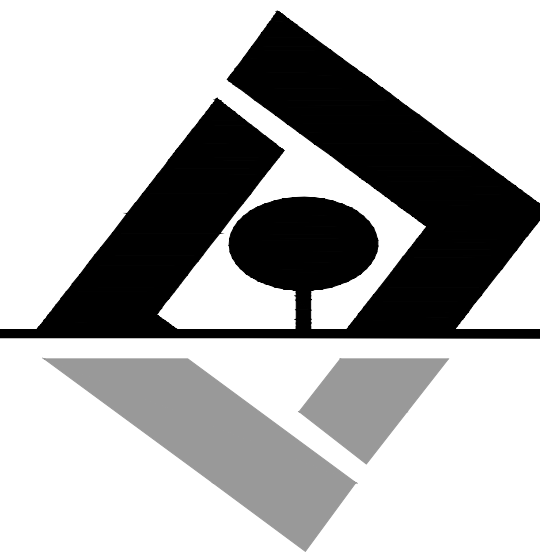
1.50 points

0.25 points

TRACT TABLE				
TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	6.43	City of Apopka	
RW-1	Right-of-Way Dedication	0.71	Orange County	
OS-1	Open Space/Recreation Area	4.97	City of Apopka	
OS-2	Open Space/Recreation Area	1.66	HOA	
OS-3	Open Space/Wall Tract	0.38	HOA	
OS-4	Open Space/Wall Tract	1.49	HOA	
SW-1	Stormwater Tract	6.14	HOA	City of Apopka
LS-1	Lift Station Tract	0.06	City of Apopka	

FUTURE LAND USE: RLS
ZONING: RSF-1A
EXISTING USE: RESIDENTIAL

FUTURE LAND USE: RLS
ZONING: RSF-1A
EXISTING USE: RESIDENTIAL



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Overall Site Plan

Plans not valid unless Signed,
Dated and Sealed below.

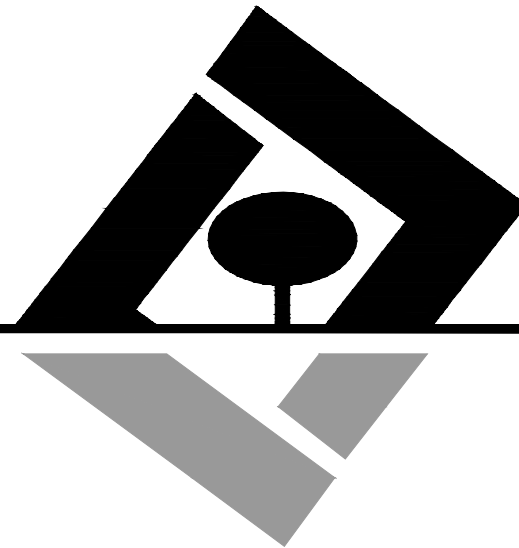
GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04-05-25	Initial Submitted
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER

10 OF 61



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Open Space Rec
Plan

Plans not valid unless Signed,
Dated and Sealed below.

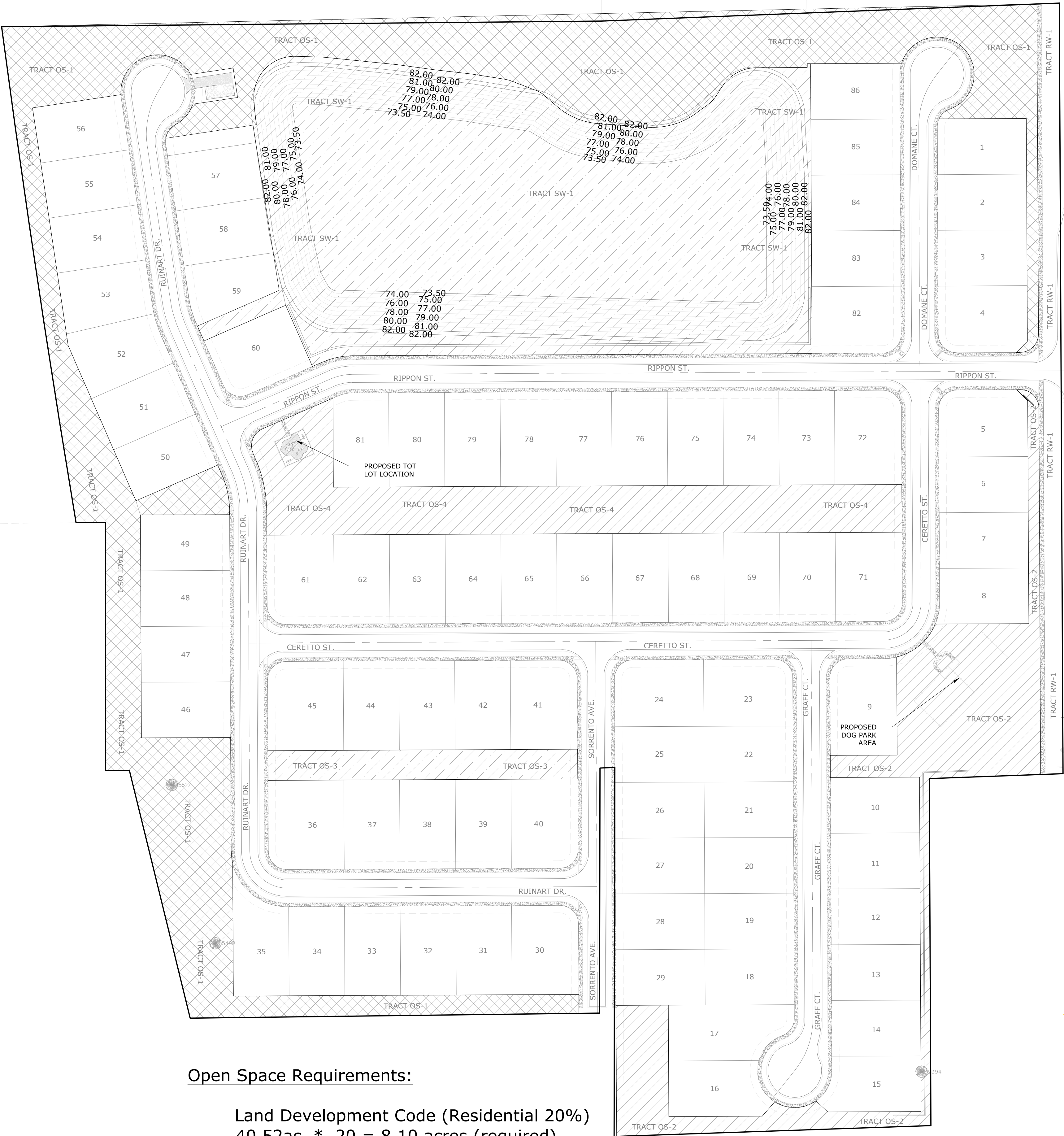
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER

11 OF 61



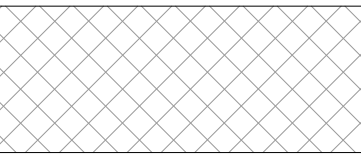
PLYMOUTH SORRENTO RD.
(60' ROW)

PLYMOUTH SORRENTO RD.
(60' ROW)

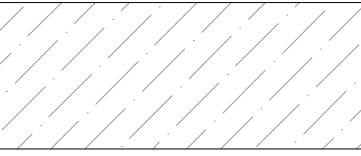
OPEN SPACE SET-ASIDE HATCH LEGEND



ACTIVE RECREATIONAL AREA



PASSIVE RECREATIONAL AREA



GENERAL OPEN SPACE

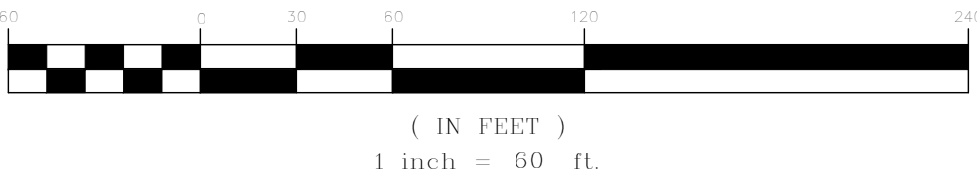
Open Space Requirements:

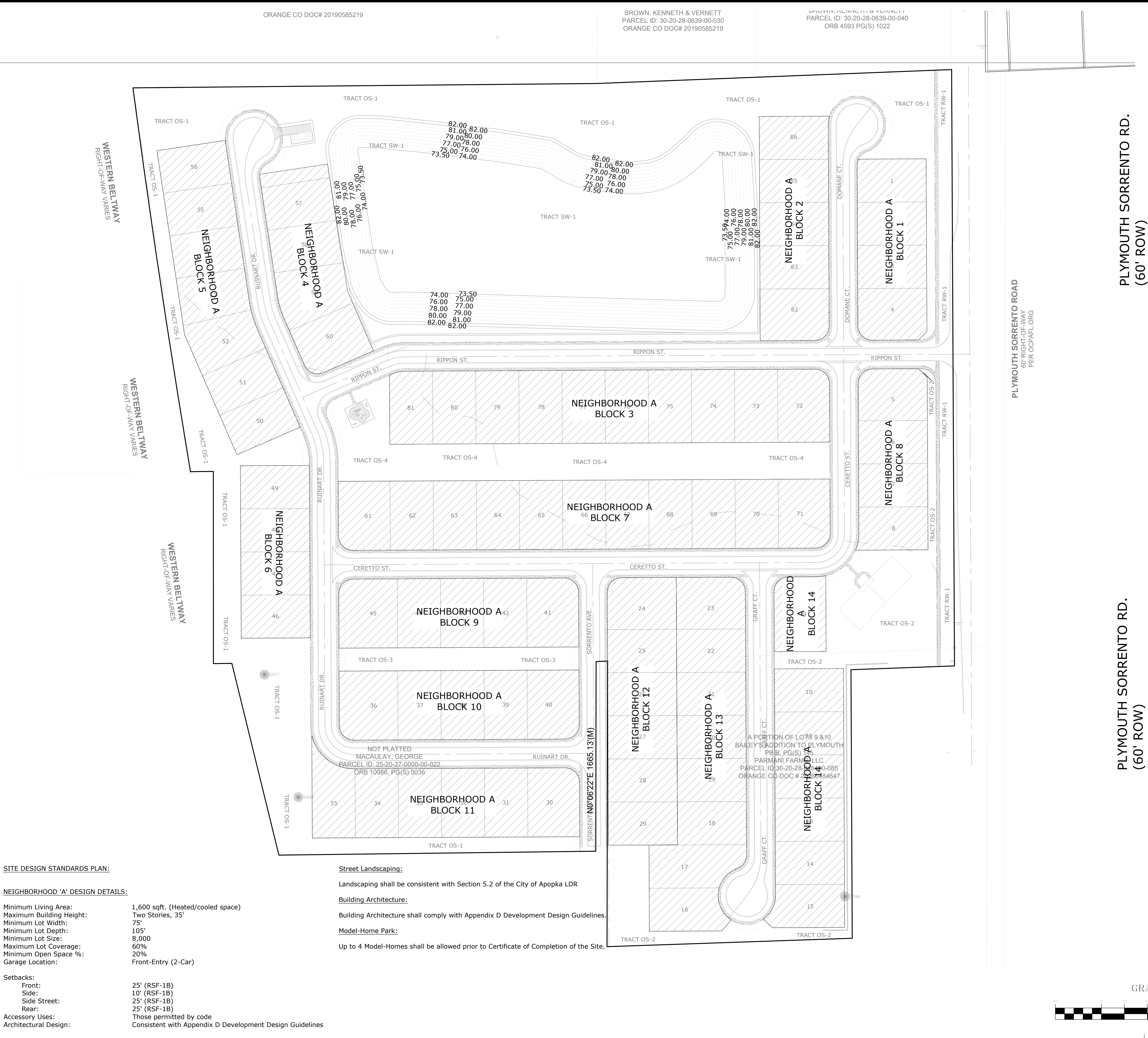
Land Development Code (Residential 20%)
40.52ac. * .20 = 8.10 acres (required)

Open Space Provided:

Tract OS-1: 4.97 acres
Tract OS-2: 1.66 acres
Tract OS-3: 0.38 acres
Tract OS-4: 1.49 acres
Tract SW-1: 6.14 acres
Total: 14.64 acres (8.10 required)

GRAPHIC SCALE





SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area: 1,600 sqft. (Heated/cooled space)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 75'
Minimum Lot Depth: 105'
Minimum Lot Size: 8,000
Maximum Lot Coverage: 60%
Minimum Open Space %: 20%
Garage Location: Front-Entry (2-Car)

Setbacks:
Front: 25' (RSF-1B)
Side: 10' (RSF-1B)
Side Street: 25' (RSF-1B)
Rear: 25' (RSF-1B)
Accessory Uses: Those permitted by code
Architectural Design: Consistent with Appendix D Development Design Guidelines

Street Landscaping:

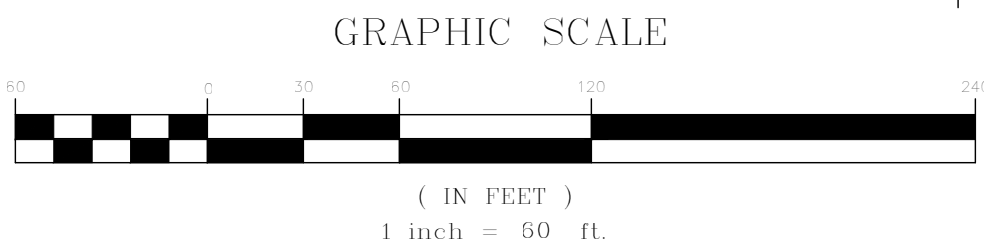
Landscaping shall be consistent with Section 5.2 of the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Appendix D Development Design Guidelines.

Model-Home Park:

Up to 4 Model-Homes shall be allowed prior to Certificate of Completion of the Site.



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Design
Standards Plan

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
12 OF 61



Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Planview Key Map

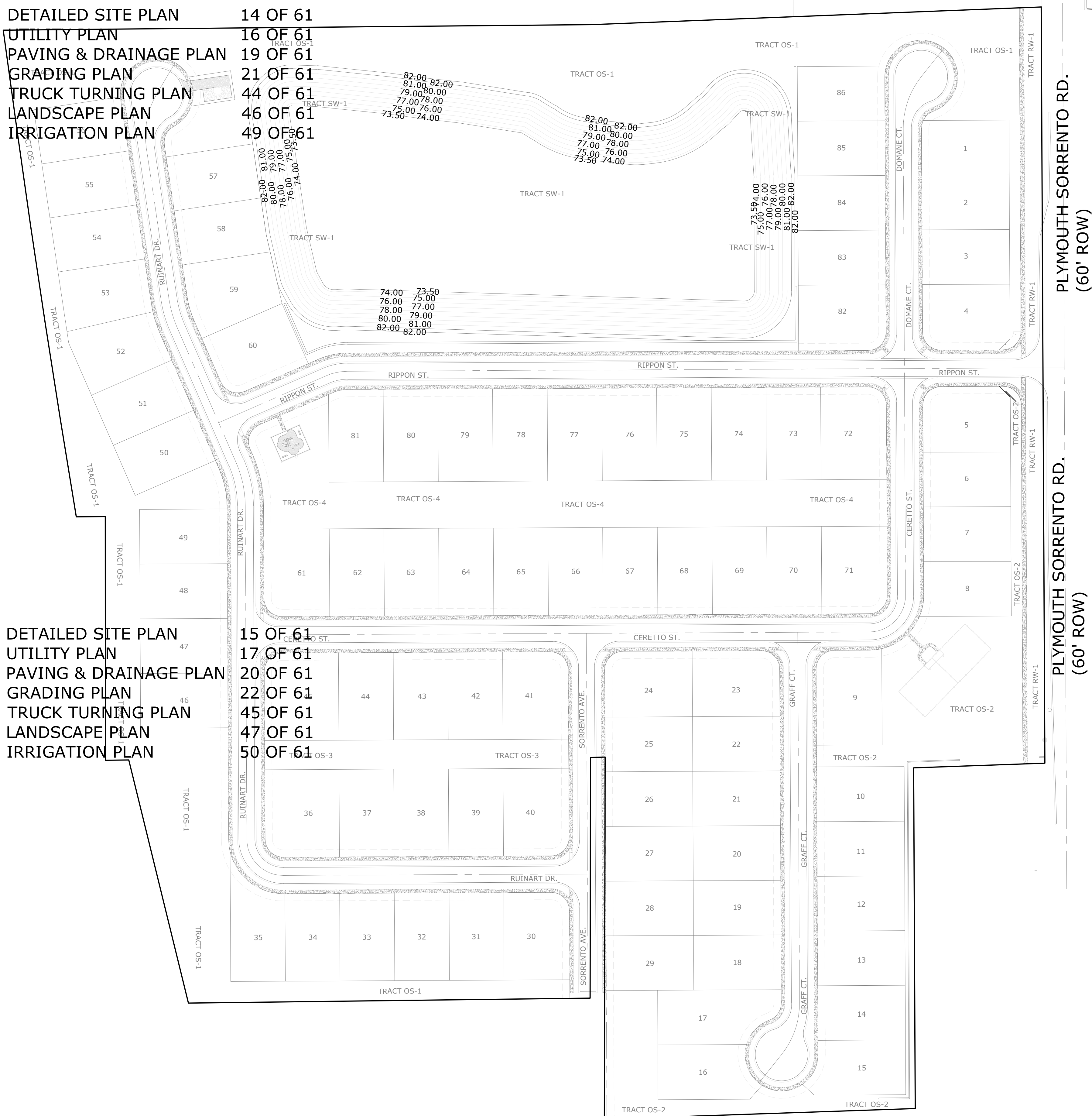
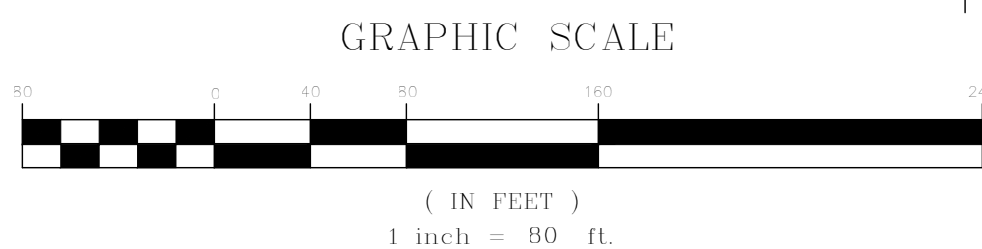
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

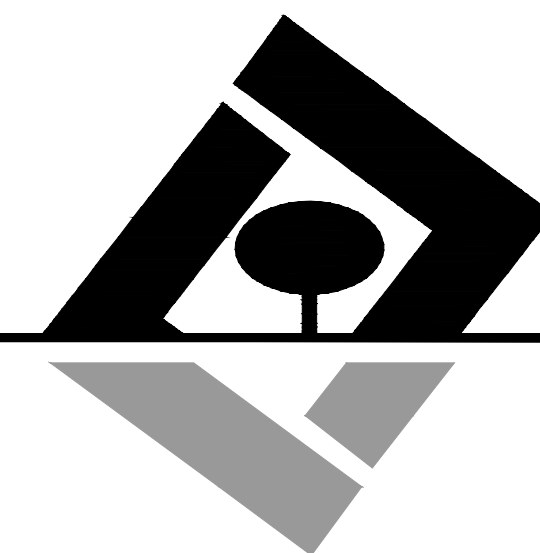
Revisions		
NO.	DATE	DESCRIPTION
1	04/02/15	Initial Submission
2	Value1	
3	Value2	
4	Value3	
5	Value4	
6	Value5	
7	Value6	
8	Value7	
9	Value8	
10	Value9	

SHEET NUMBER
13 OF 61



DETAILED SITE PLAN	14 OF 61
UTILITY PLAN	16 OF 61
PAVING & DRAINAGE PLAN	19 OF 61
GRADING PLAN	21 OF 61
TRUCK TURNING PLAN	44 OF 61
LANDSCAPE PLAN	46 OF 61
IRRIGATION PLAN	49 OF 61

DETAILED SITE PLAN	15 OF 61
UTILITY PLAN	17 OF 61
PAVING & DRAINAGE PLAN	20 OF 61
GRADING PLAN	22 OF 61
TRUCK TURNING PLAN	45 OF 61
LANDSCAPE PLAN	47 OF 61
IRRIGATION PLAN	50 OF 61



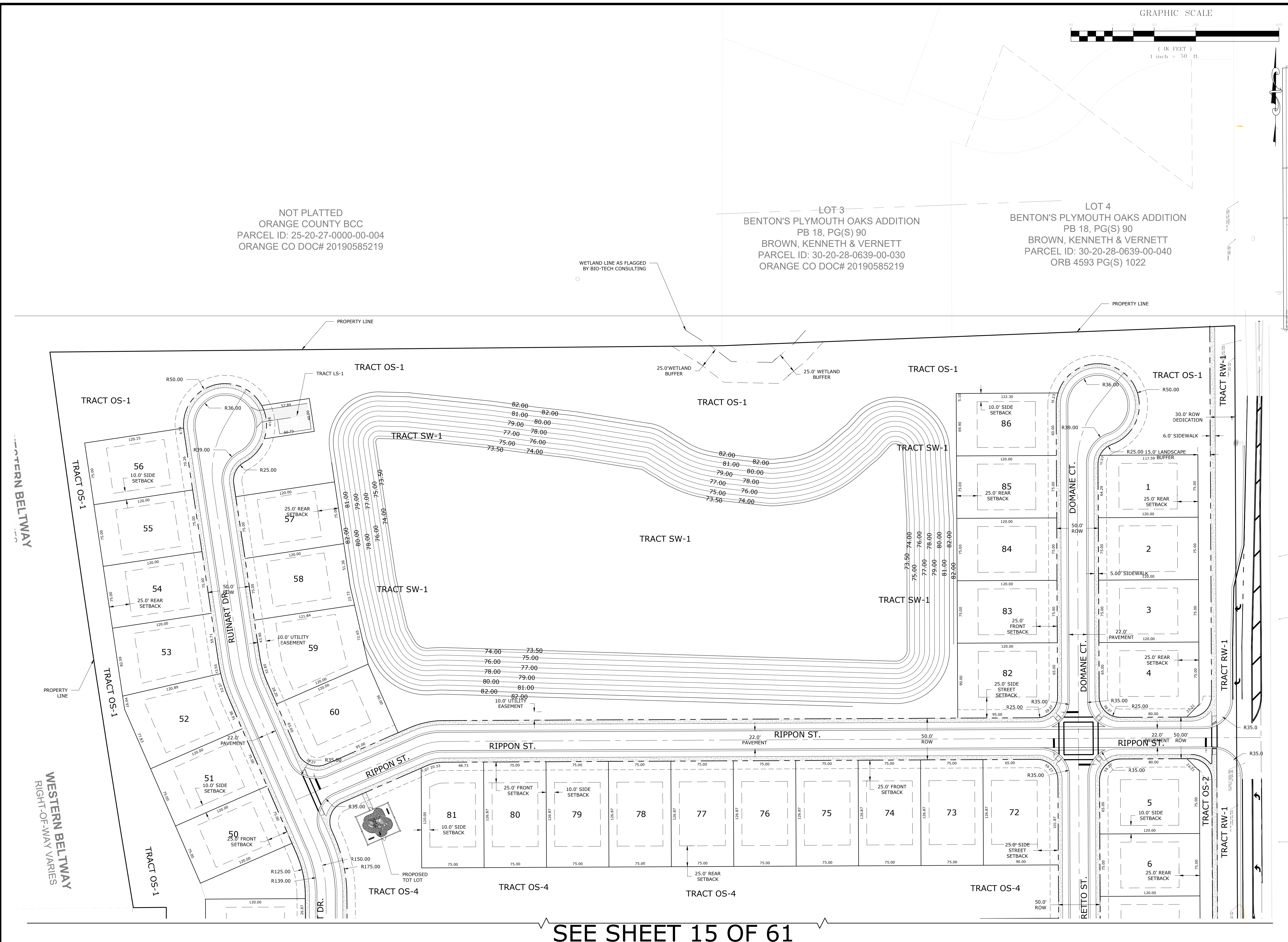
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Plans not valid unless Signed,
Dated and Sealed below.

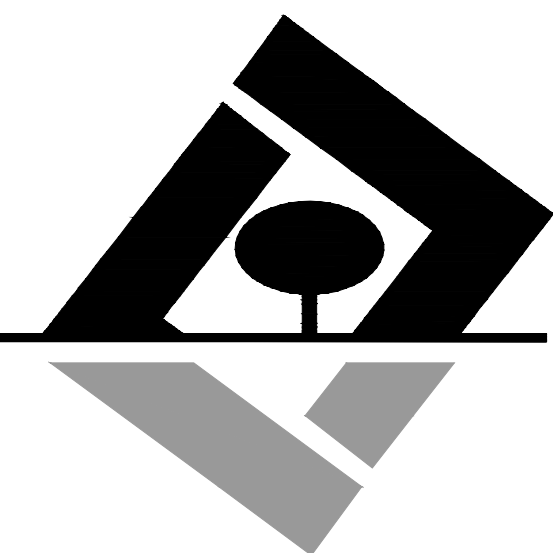
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/02/15	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Final	
8	Final	
9	Final	
10	Final	

SHEET NUMBER
14 OF 61



SEE SHEET 14 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

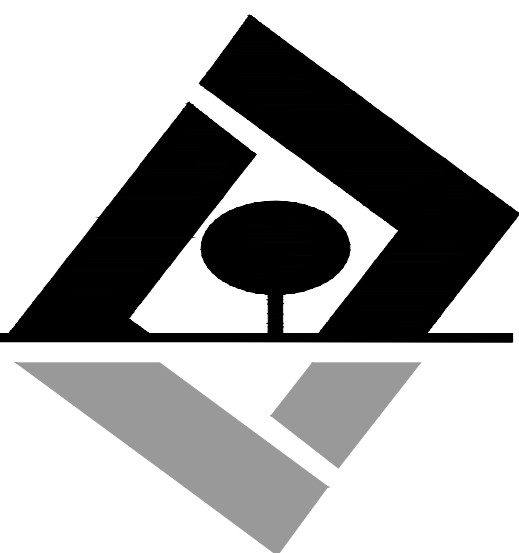
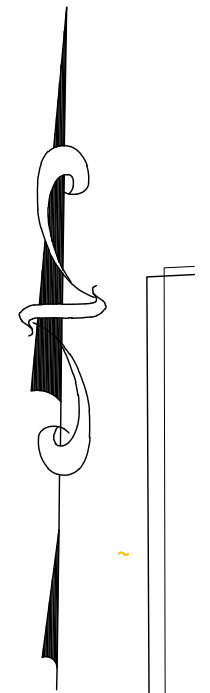
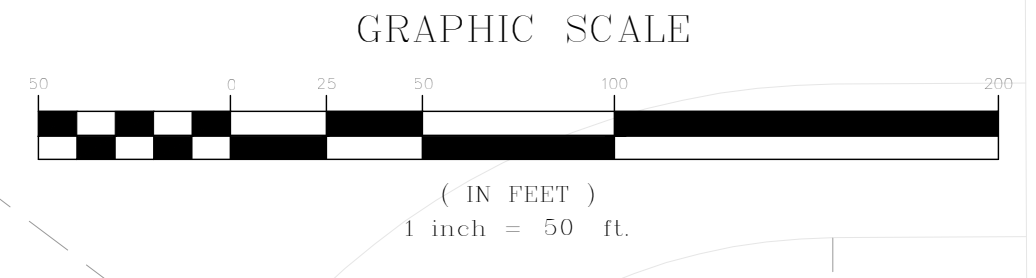
Detailed Site
Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
15 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida
Construction
Site Plan

Utility Plan 1

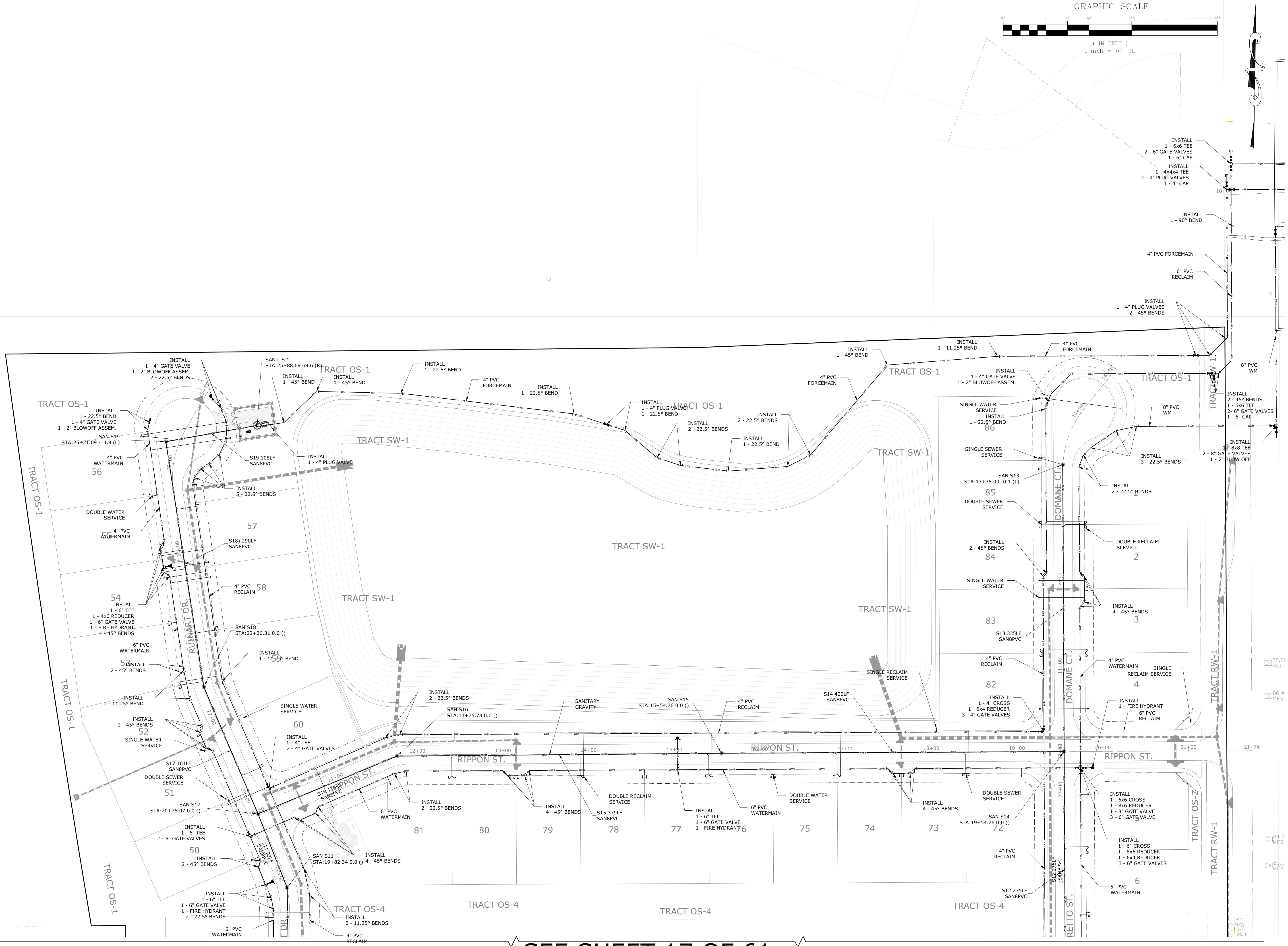
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

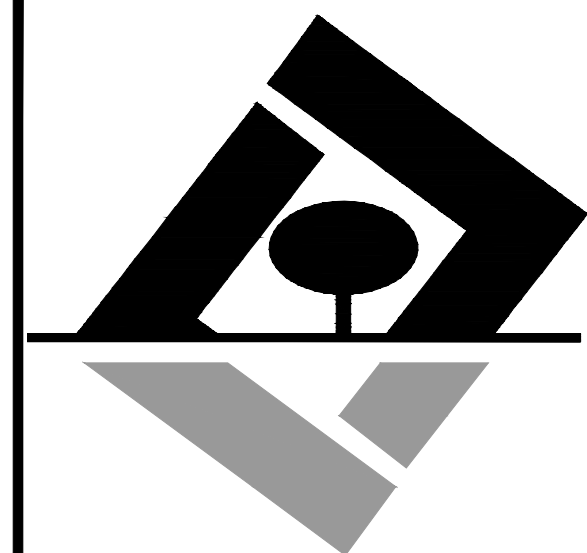
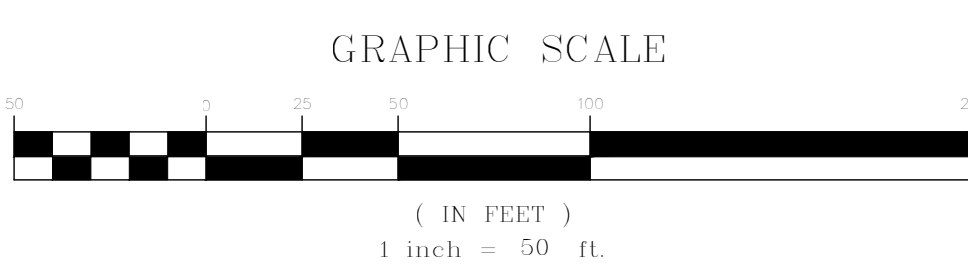
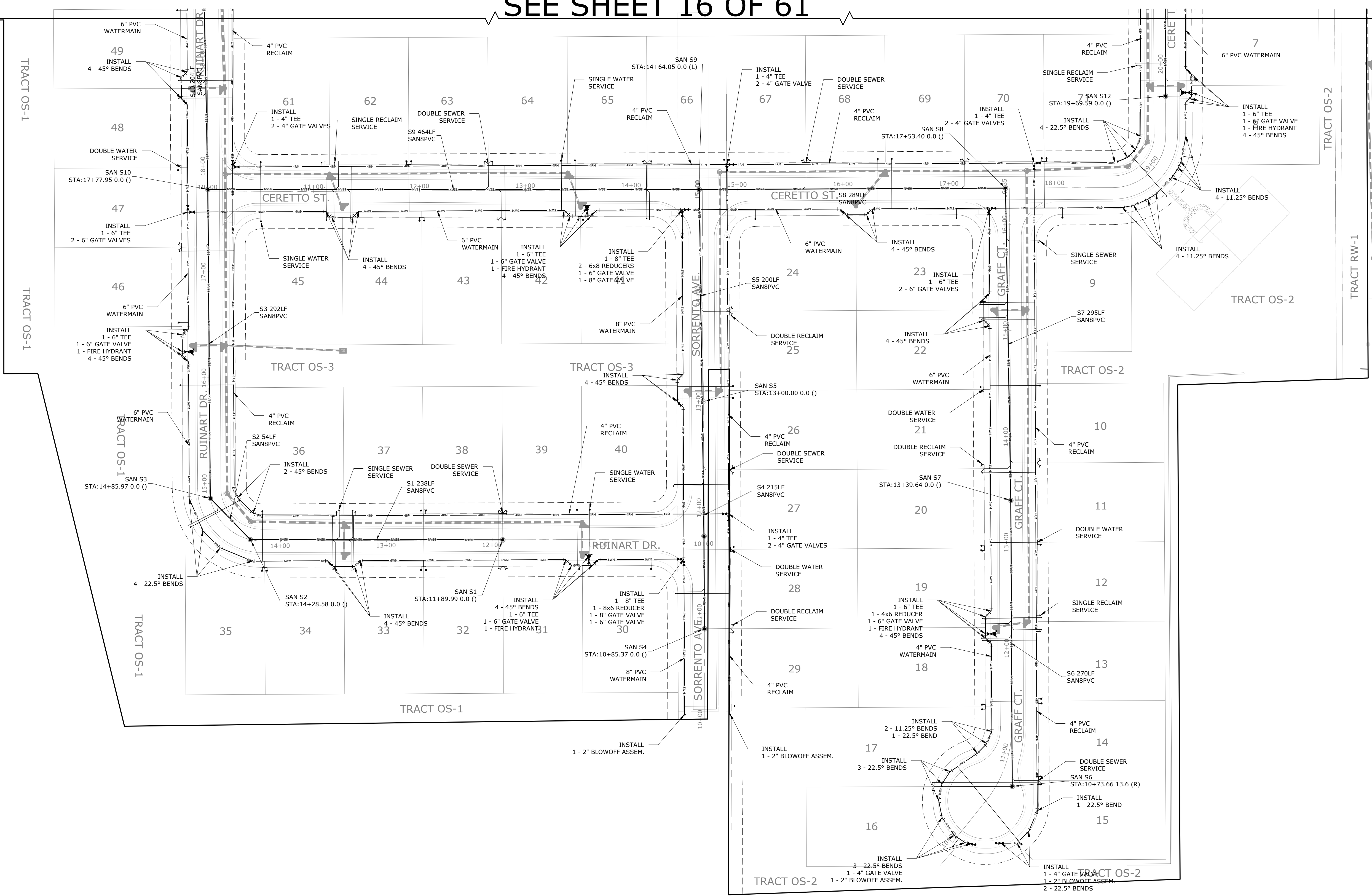
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valued	
3	Valued	
4	Valued	
5	Valued	
6	Valued	
7	Valued	
8	Valued	
9	Valued	
10	Valued	

SHEET NUMBER
16 OF 61

SEE SHEET 17 OF 61



SEE SHEET 16 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida
Construction
Site Plan

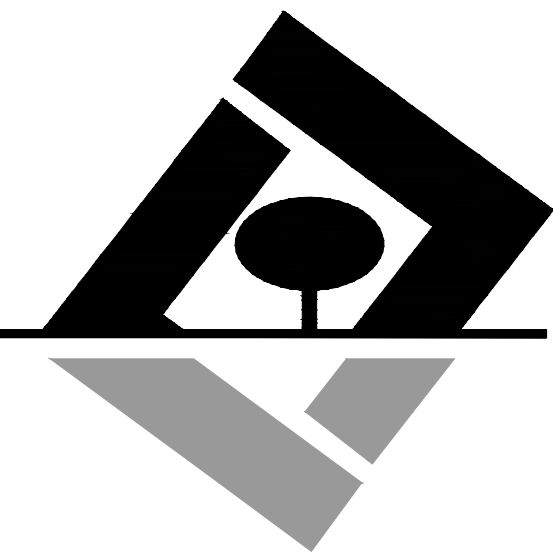
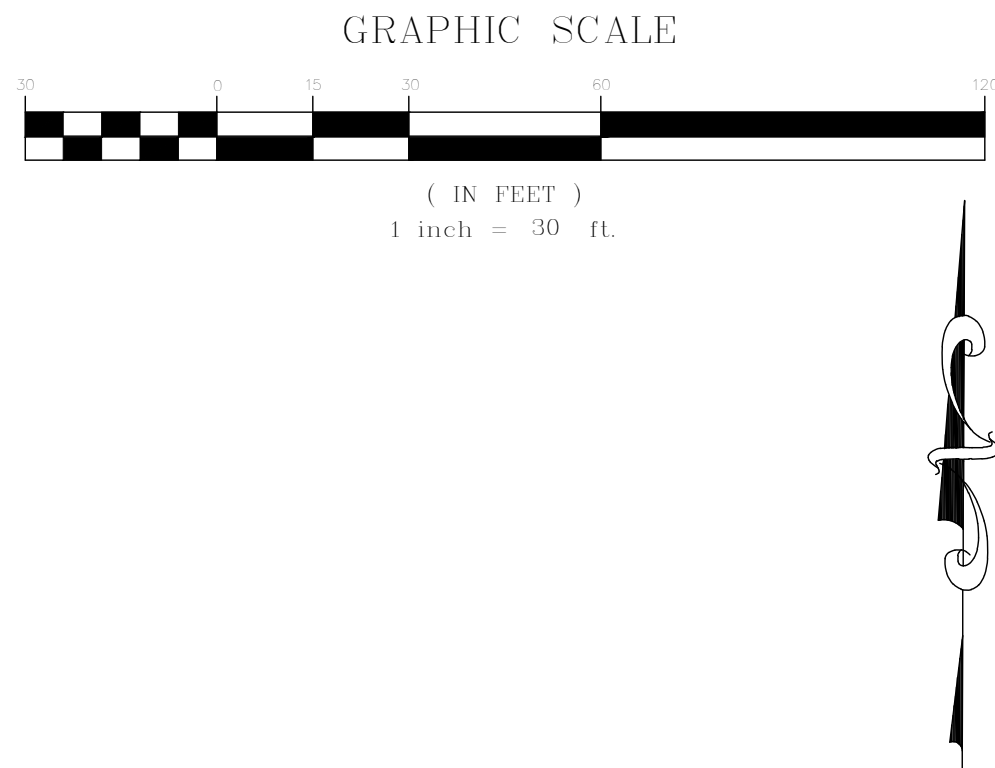
Utility Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER
17 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Offsite Utilities
Connection Plan

Plans not valid unless Signed,
Dated and Sealed below.

GEORFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

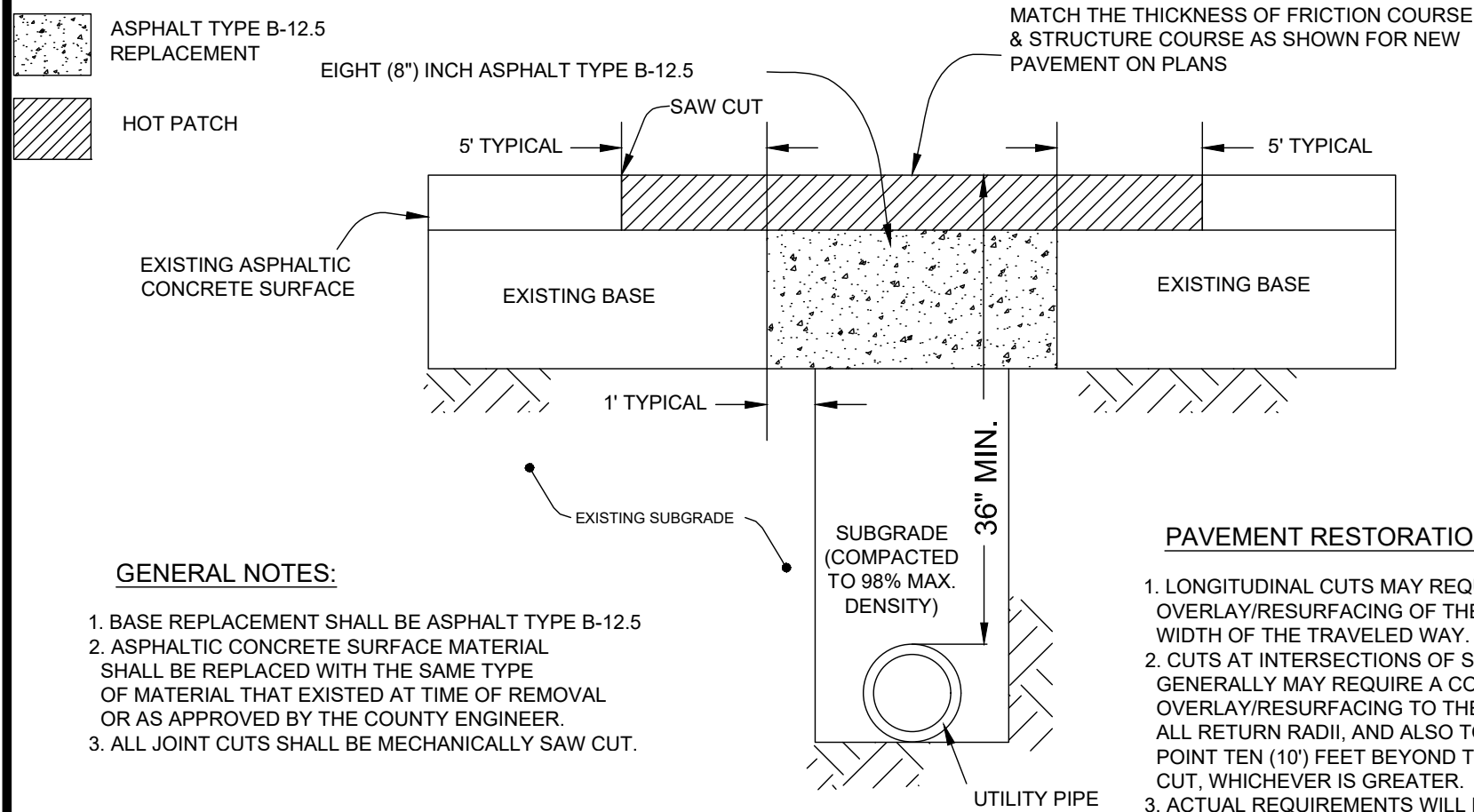
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER
18 OF 61

PONKAN SUMMIT DRIVE: STA: 10+00 - 10+75

NOTE:

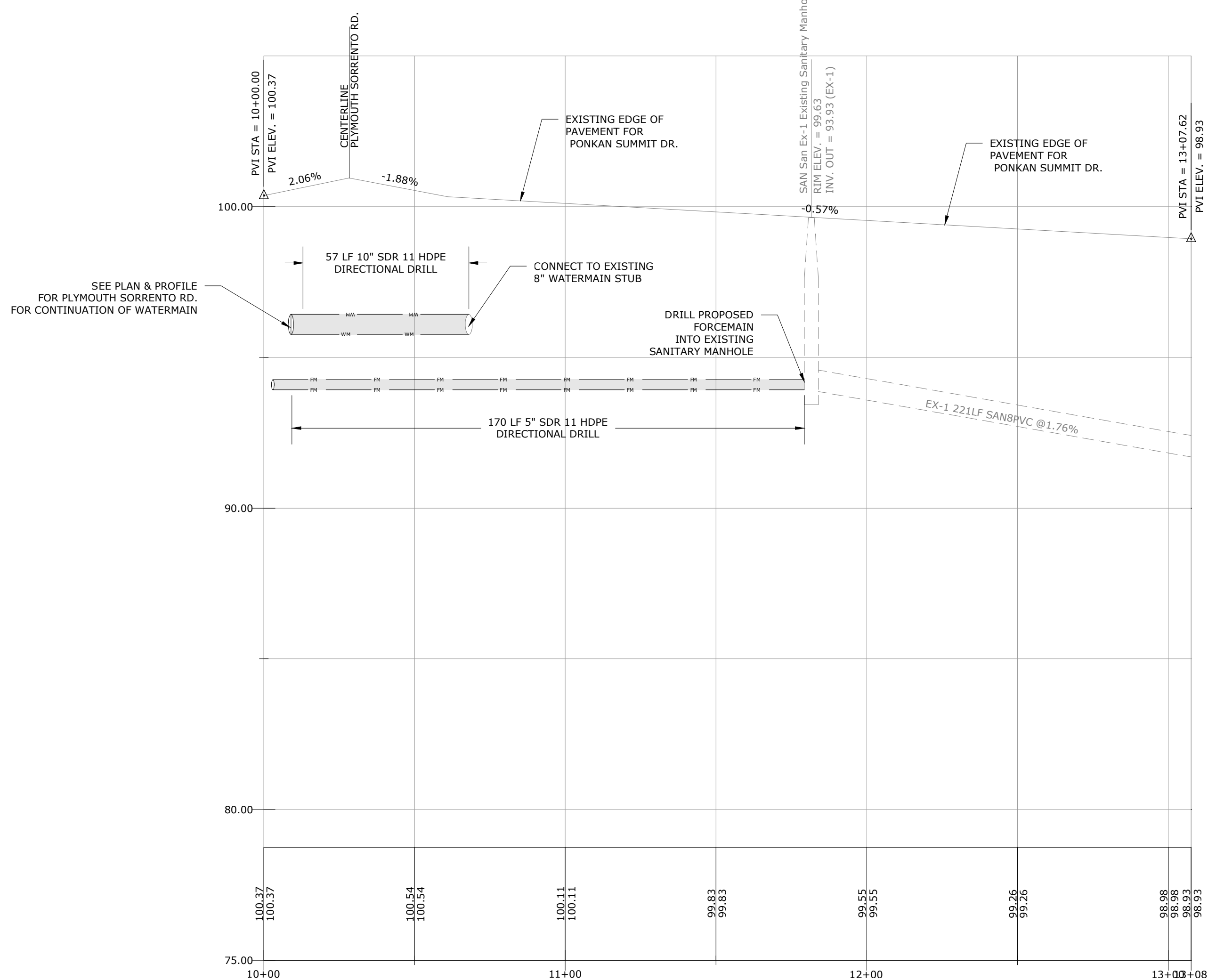
SUB-GRADE CUT TO BE COMPACTED TO 98% MAX. DENSITY AS DETERMINED BY AASHTO T - 180.
CUT TO BE REPLACED WITH AN EIGHT (8") INCH 3000 PSI HIGH EARLY CONCRETE TO TOP OF EXISTING BASE.
CUT AREA TO BE PLATED OR PROTECTED ON DAY OF POUR. EXISTING SURFACE TO BE SAW CUT
TO AN AREA FIVE (5) FEET, BEYOND THE BASE CUT.



STANDARD ROADWAY OPENCUT CROSS SECTION DETAIL

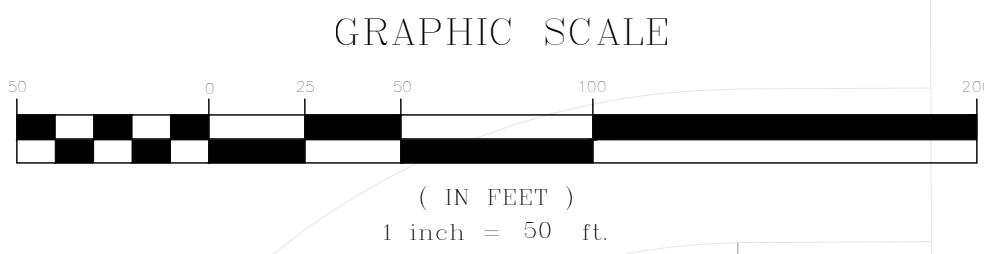
FINAL RESTORATION - TYPICAL OF MAJOR OPEN CUTS

NOTE: CONTRACTOR TO CORE DRILL
AND MATCH EXISTING SECTION OR
SPECIFIED SECTION WHICHEVER IS
GREATER.



PROFILE SCALE:
HORZ: 1" = 30'
VERT: 1" = 3'

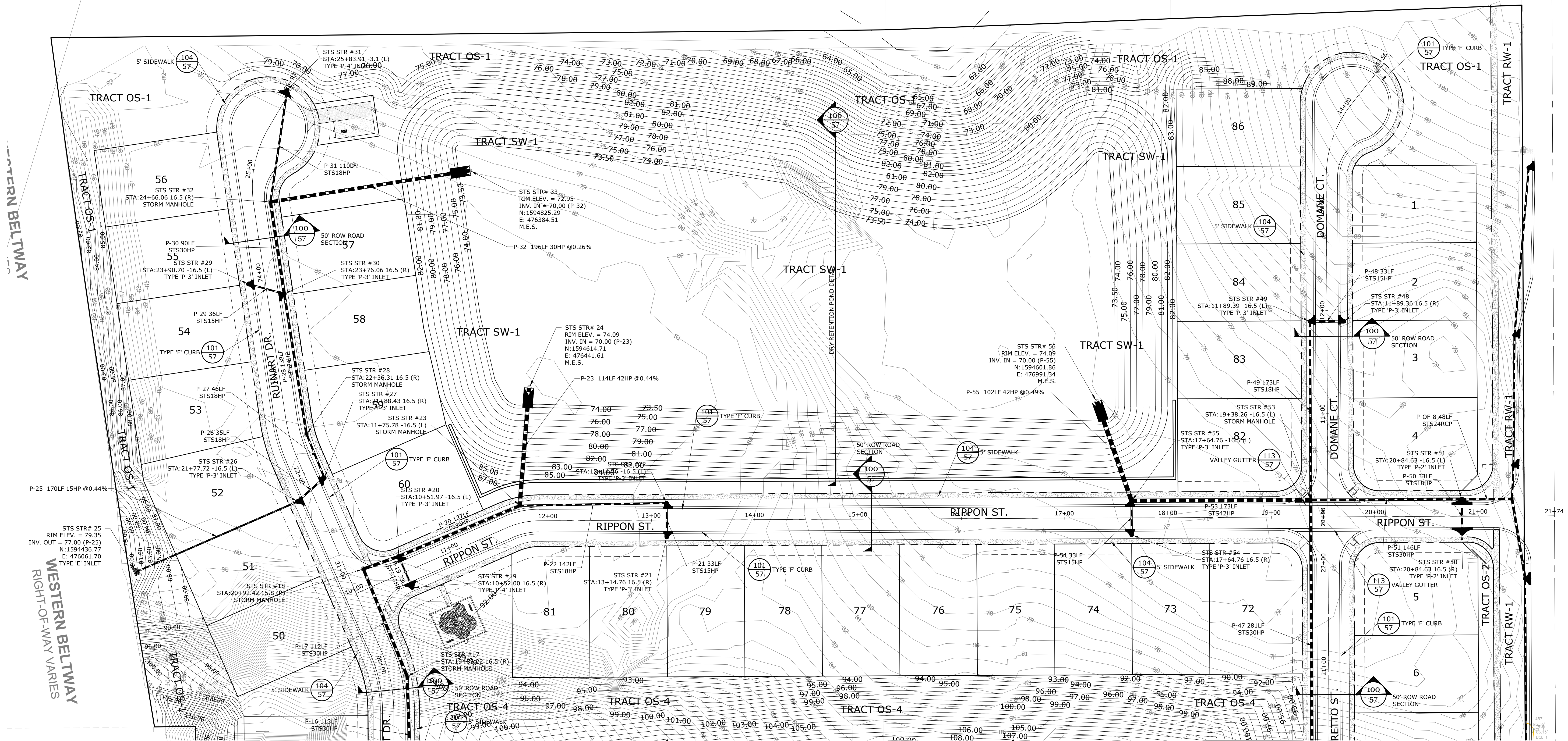
NOTE:
IF SEASONAL HIGH WATER
IS NOT SHOWN ON PROFILE
THEN ELEVATION IS LOWER
THAN PROFILE DATUM
ELEVATION.



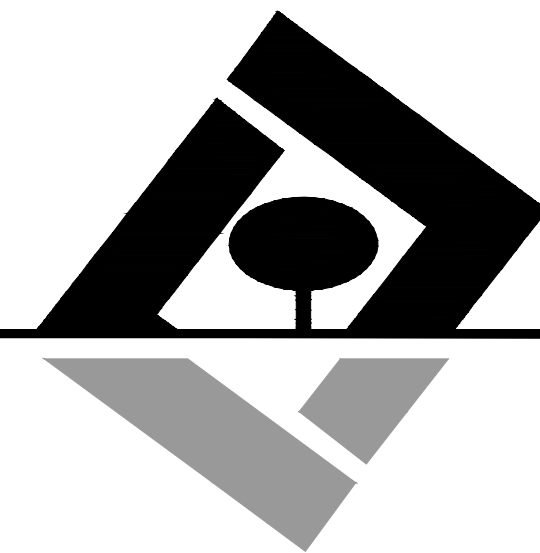
NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022



SEE SHEET 20 OF 61



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Paving &
Drainage Plan 1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

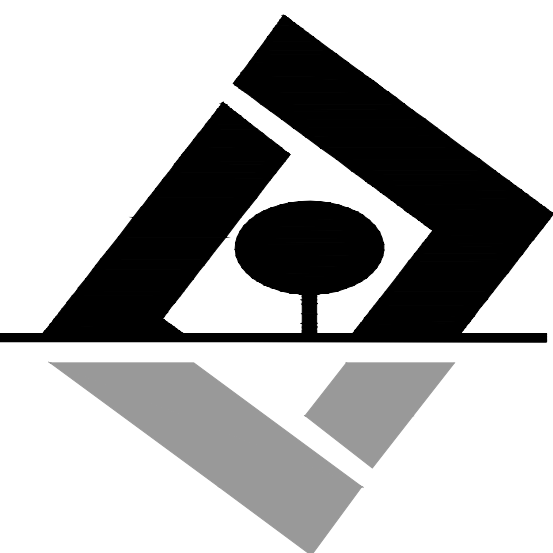
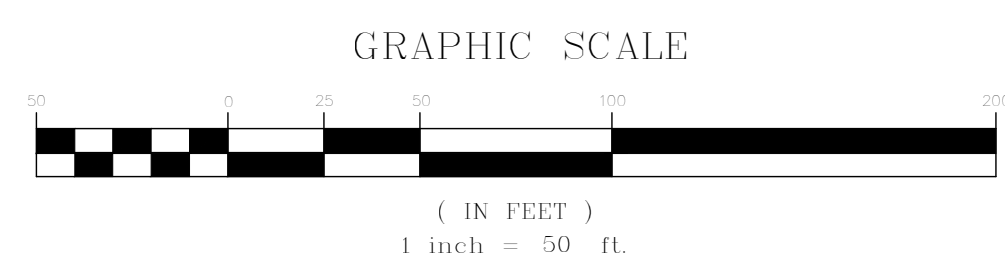
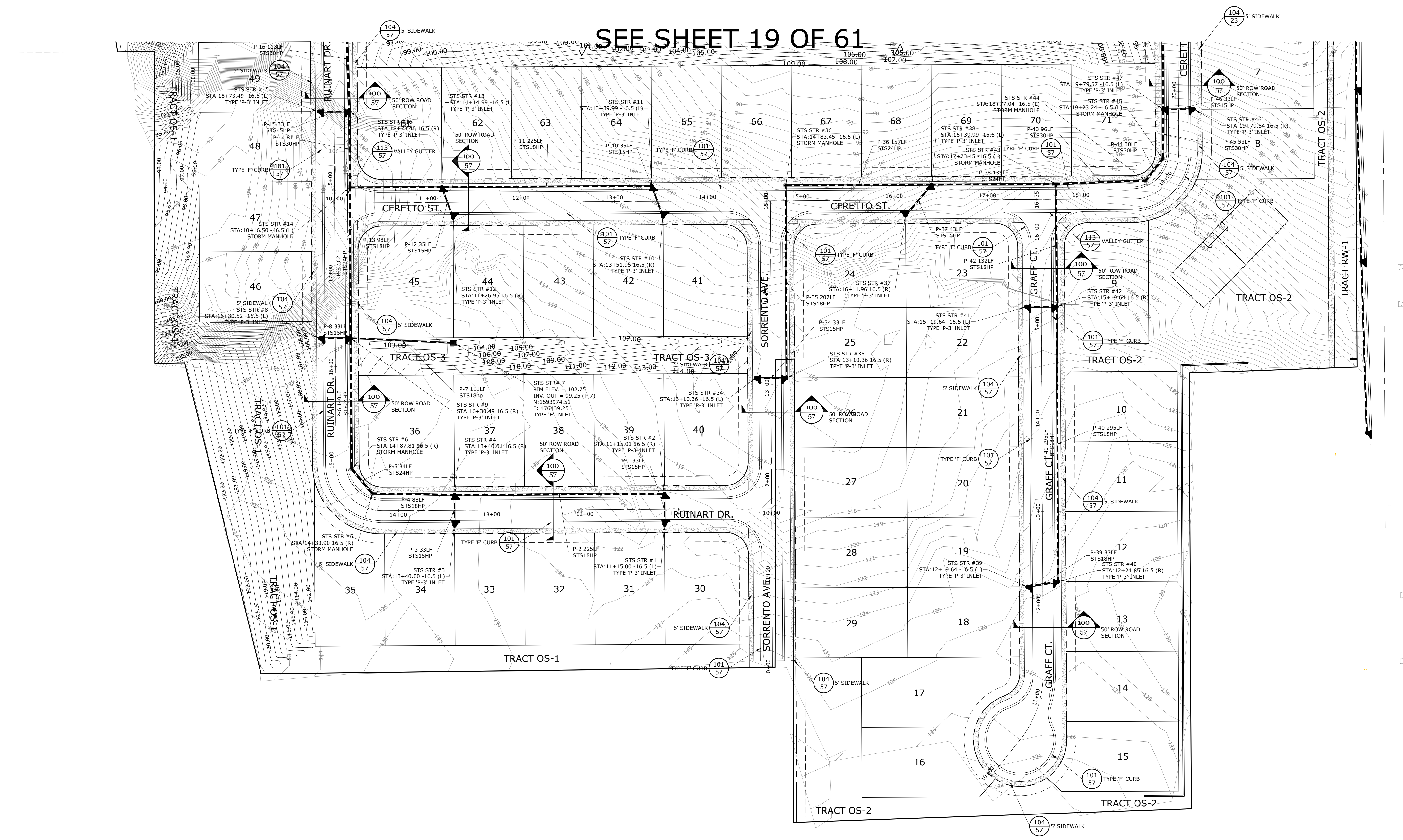
Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER

19 OF 61

SEE SHEET 19 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

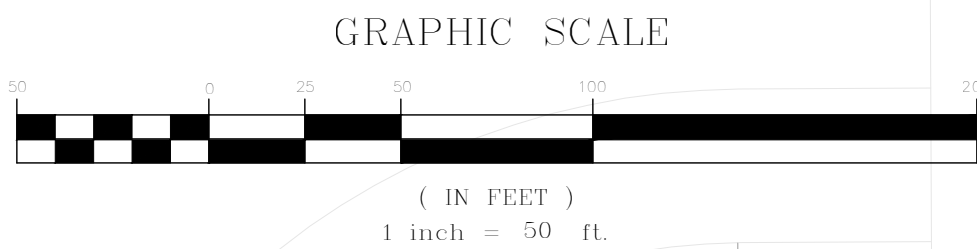
Paving & Drainage Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER
20 OF 61

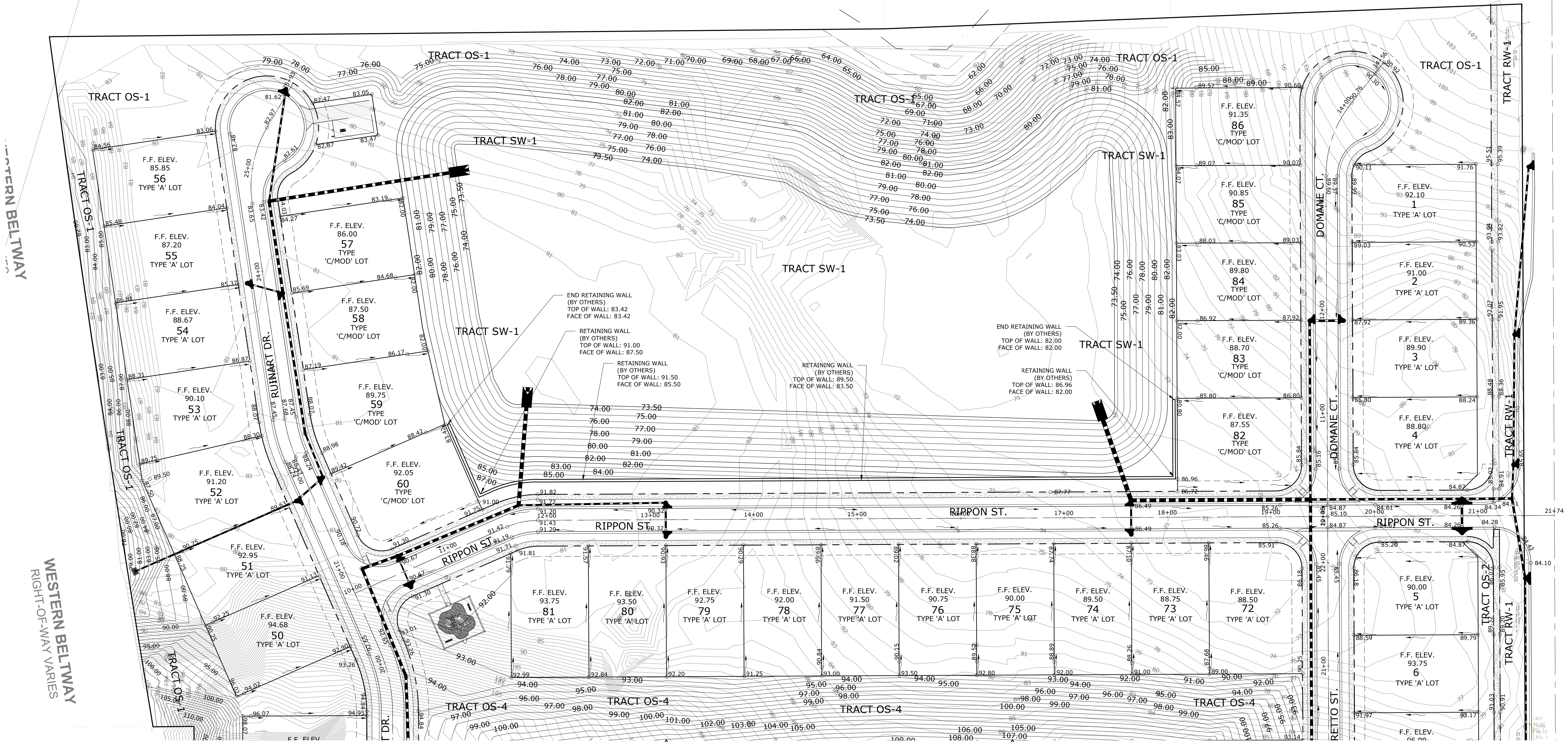


- NOTES:
1. ALL ELEVATIONS REFERENCE N.A.V.D. 1988.
 2. ALL SIDE YARDS SHALL CONTAIN A 5' DRAINAGE/UTILITY EASEMENT RECORDED ON THE PLAT.
 3. ALL SLOPES IN EXCESS OF 2% SHALL BE SODDED IN LIEU OF SEEDING AND MULCHING.

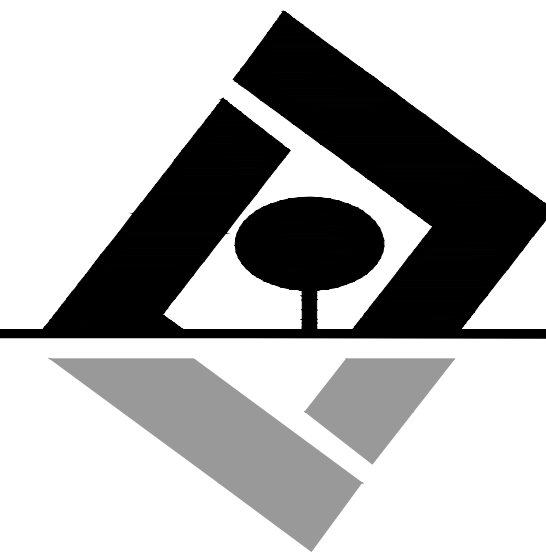
NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022



SEE SHEET 22 OF 61



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Grading Plan 1

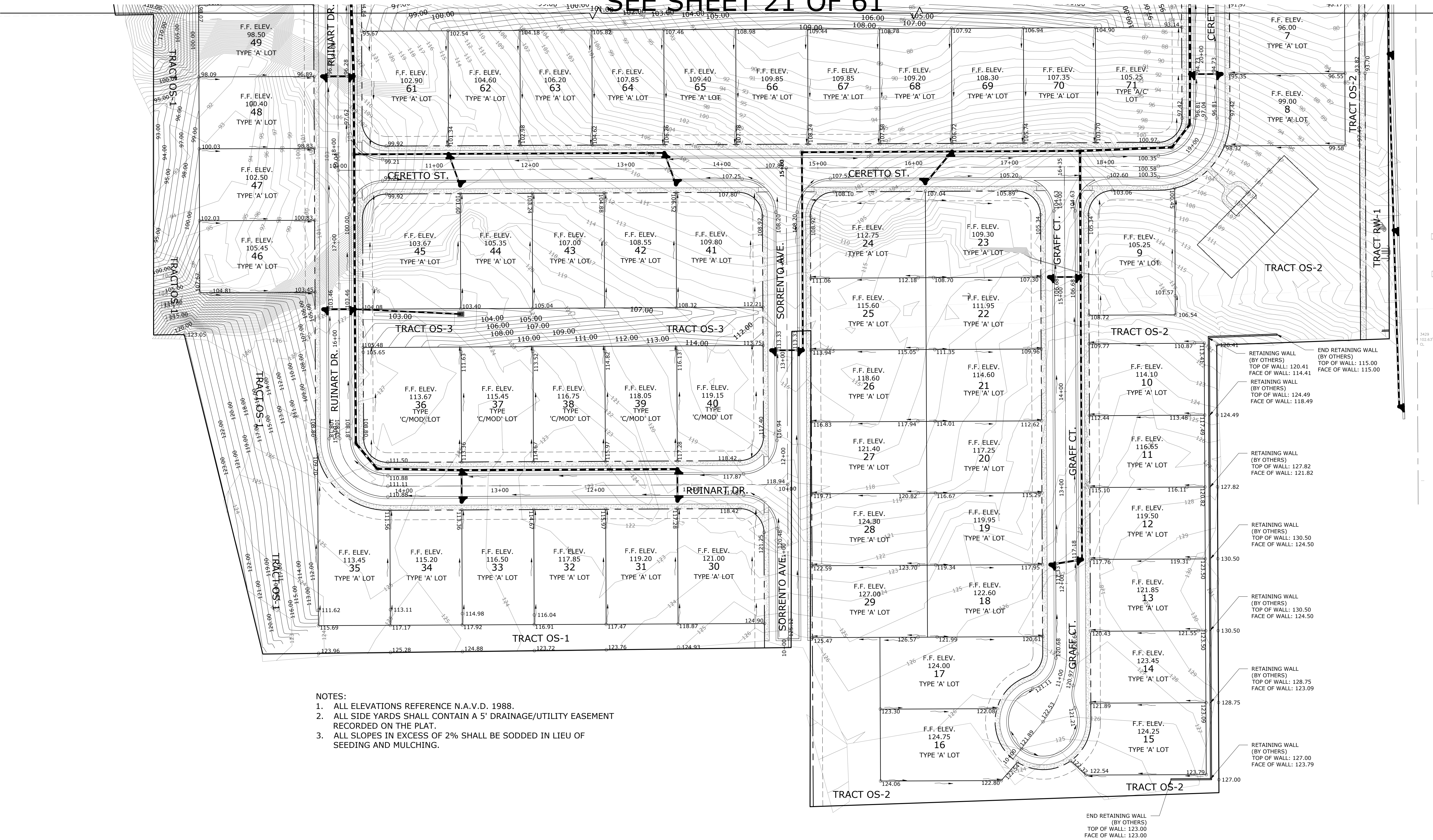
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

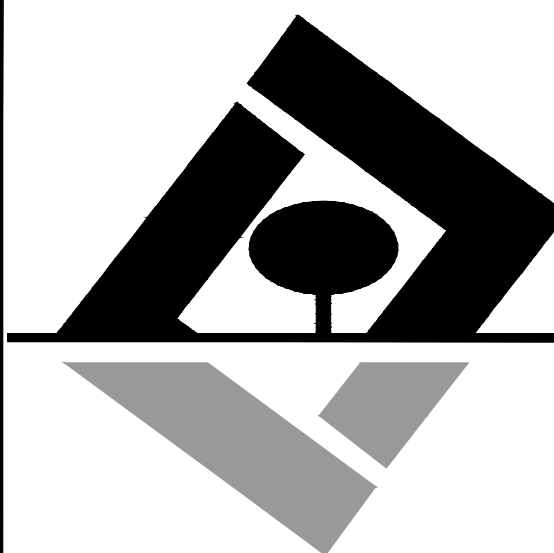
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
21 OF 61

SEE SHEET 21 OF 61



- NOTES:
1. ALL ELEVATIONS REFERENCE N.A.V.D. 1988.
 2. ALL SIDE YARDS SHALL CONTAIN A 5' DRAINAGE/UTILITY EASEMENT RECORDED ON THE PLAT.
 3. ALL SLOPES IN EXCESS OF 2% SHALL BE SODDED IN LIEU OF SEEDING AND MULCHING.



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Grading Plan 2

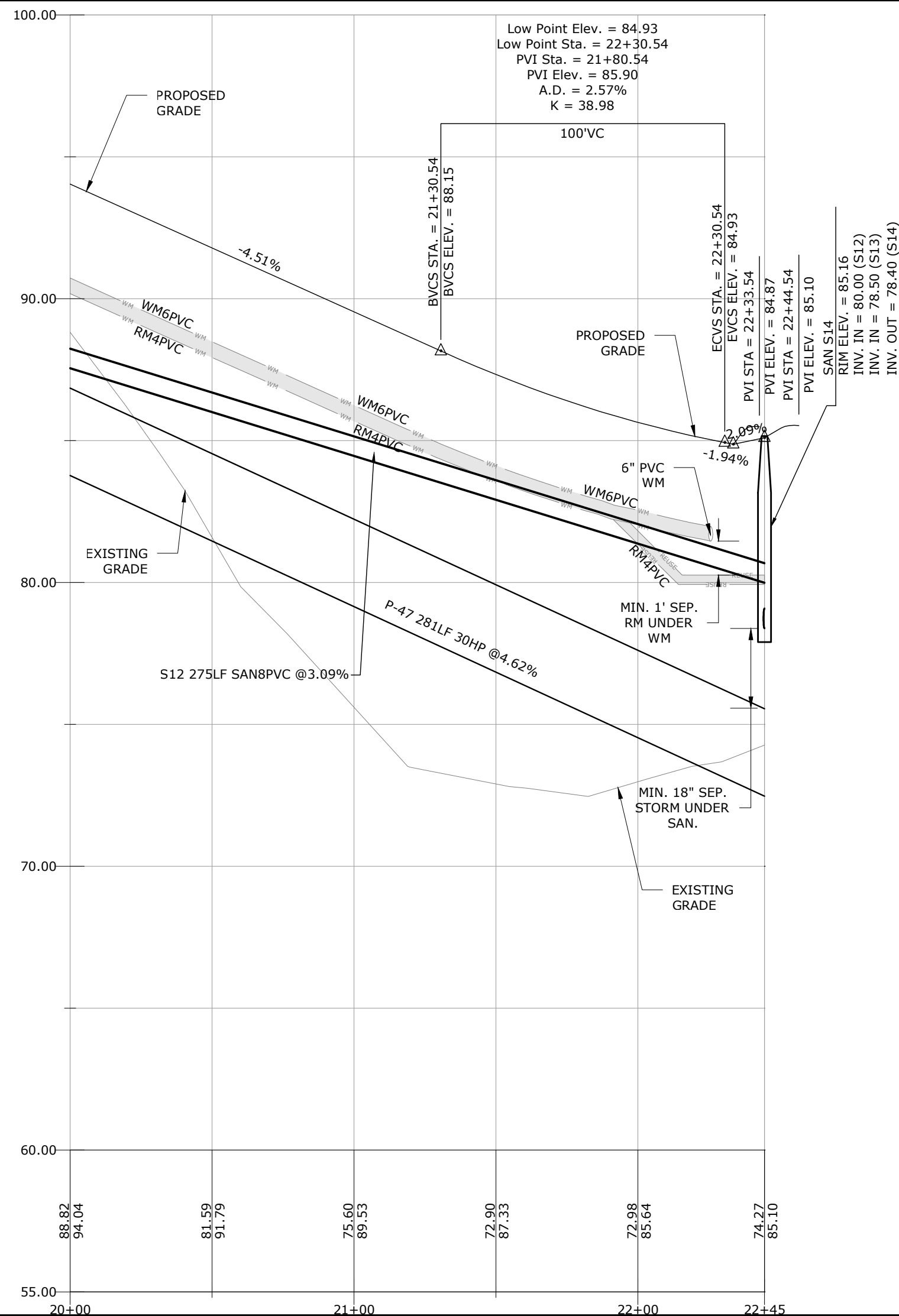
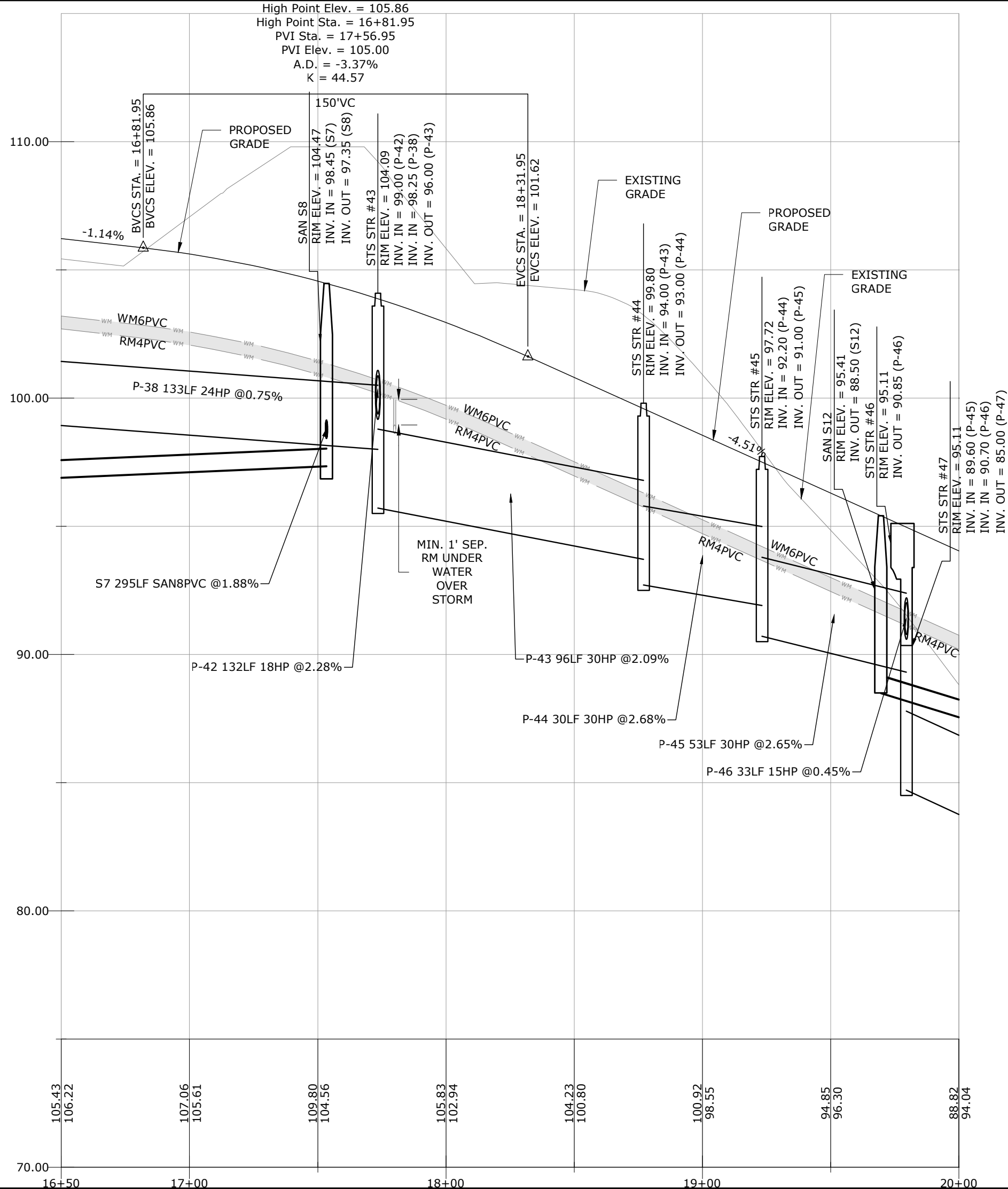
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

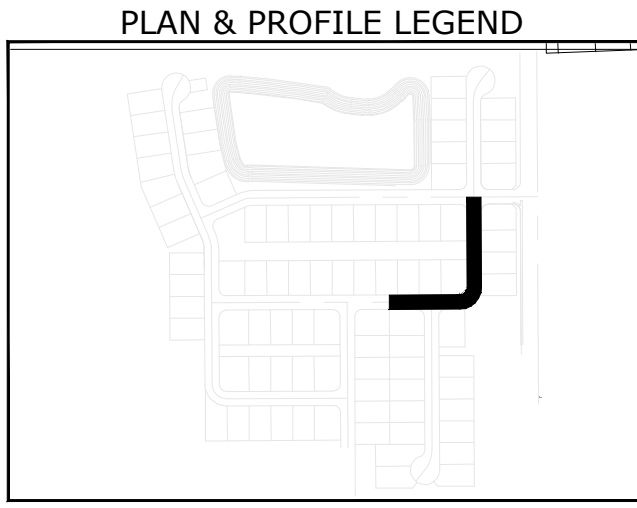
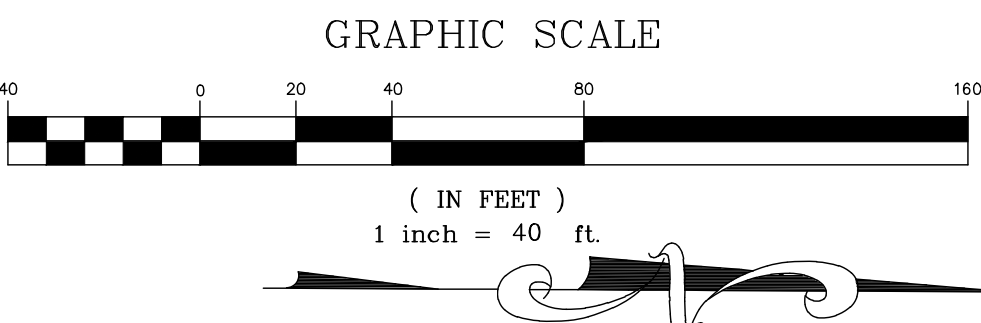
SHEET NUMBER
22 OF 61

CERETTO ST.: STA: 17+00 - STA: 22+45



NOTE:
IF SEASONAL HIGH WATER IS NOT
SHOWN ON PROFILE THEN ELEVATION
IS LOWER THAN PROFILE DATUM
ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

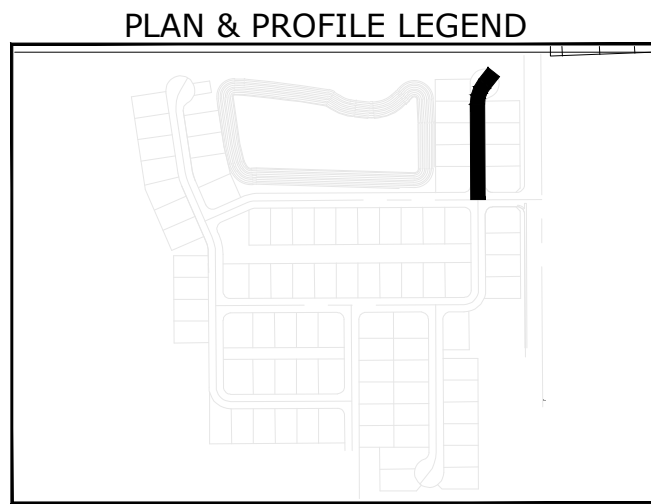
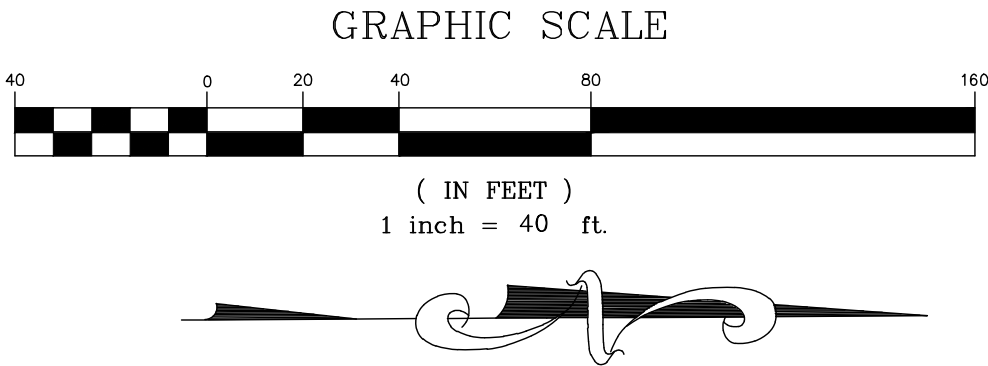
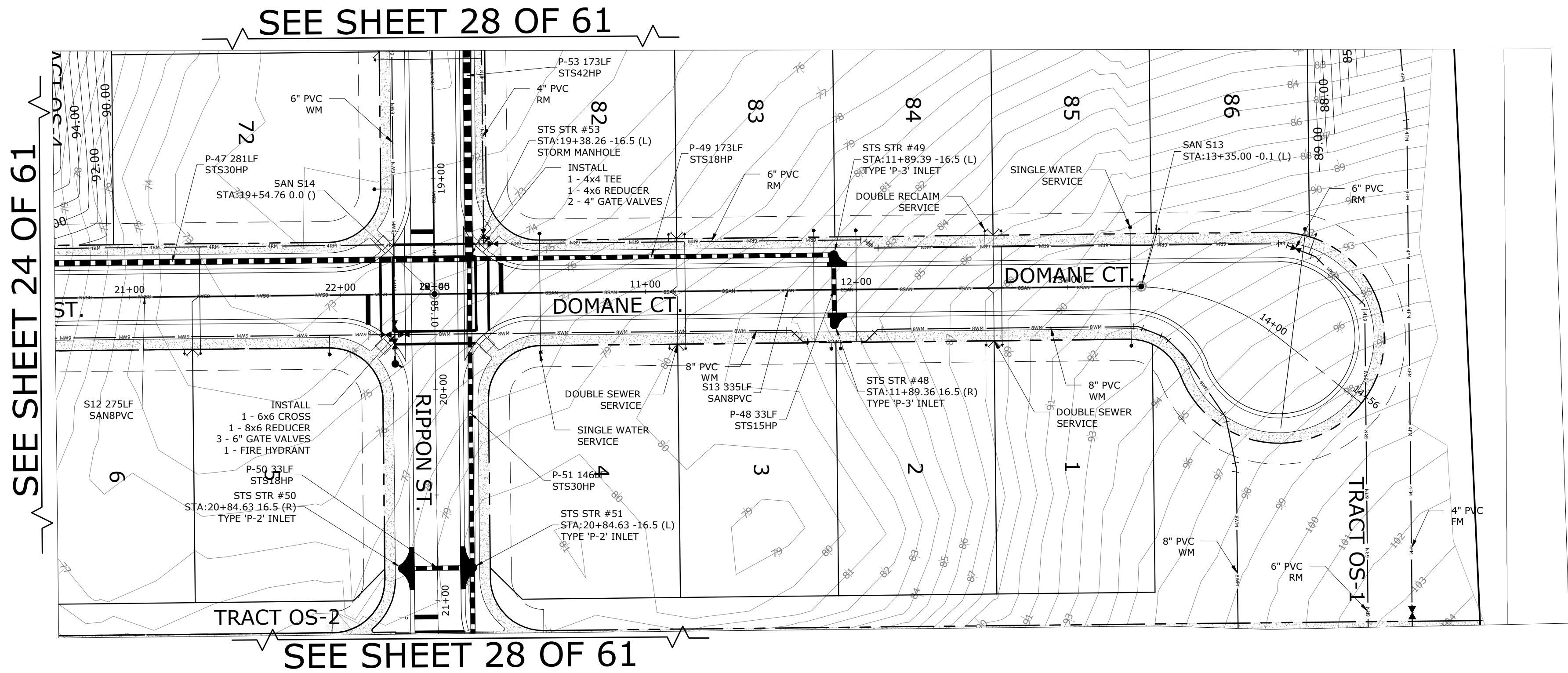
Ceretto St P&P2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

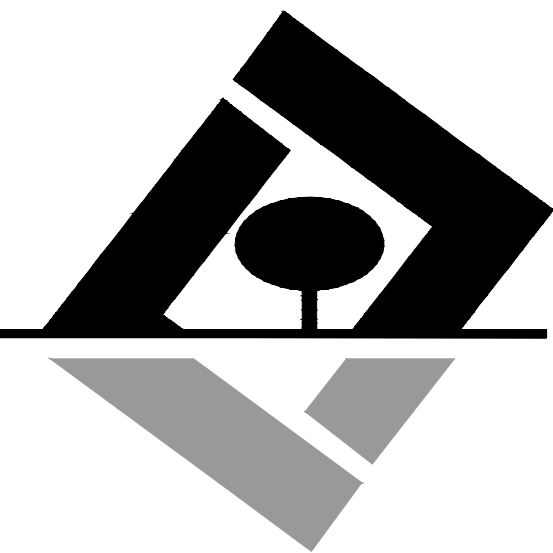
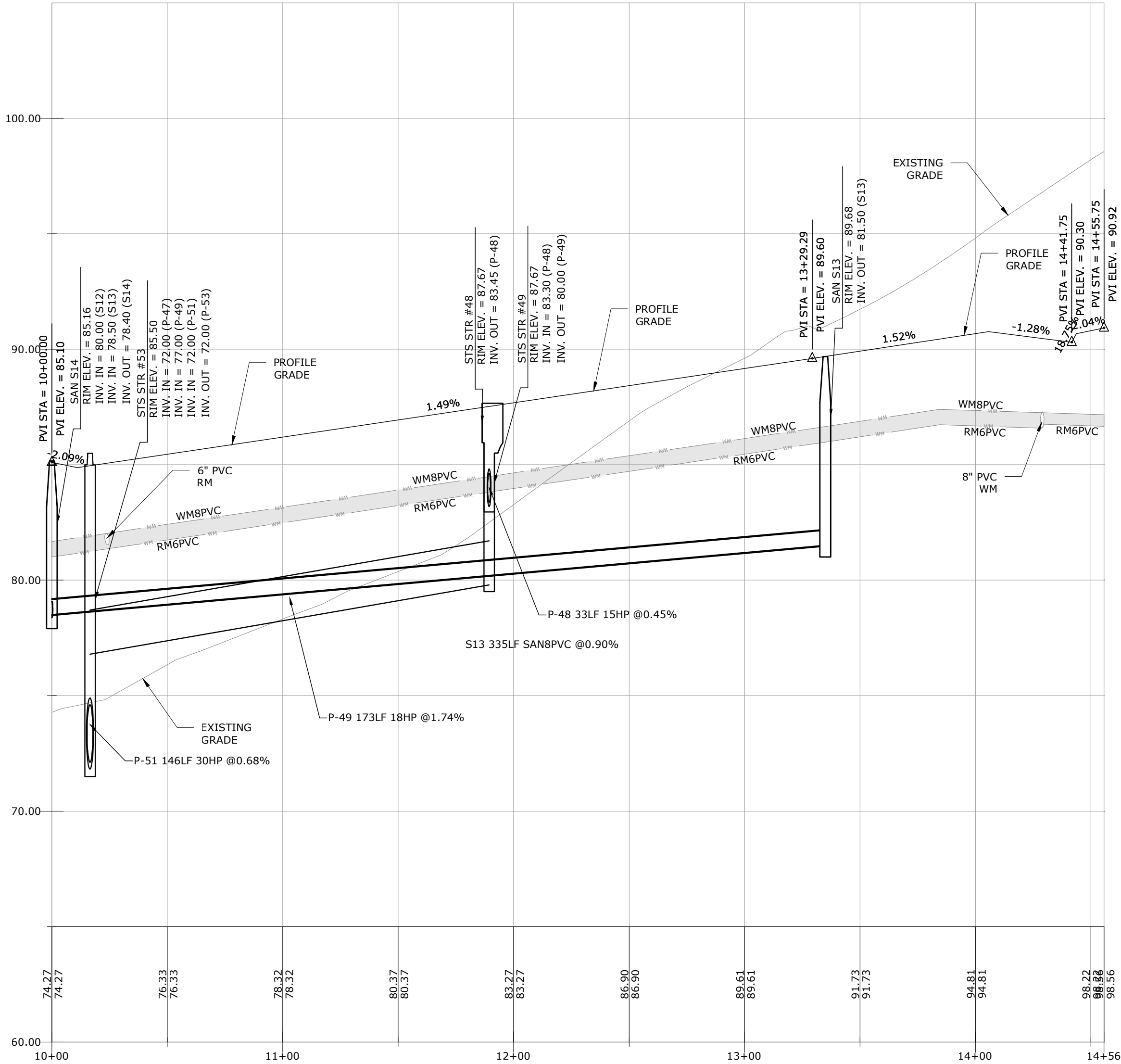
SHEET NUMBER
24 OF 61



DOMANE CT.: STA: 10+00 - STA: 14+56

NOTE:
IF SEASONAL HIGH WATER IS NOT
SHOWN ON PROFILE THEN ELEVATION
IS LOWER THAN PROFILE DATUM
ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

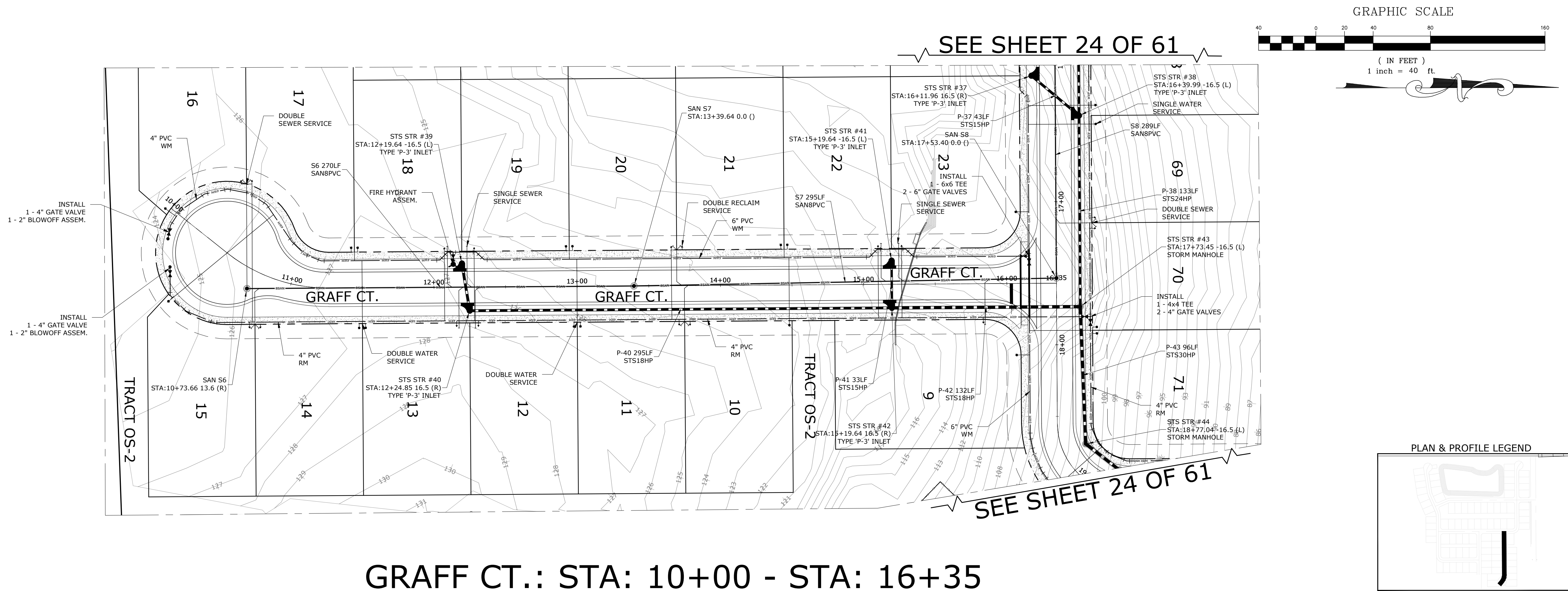
Domane Ct
P&P1

Plans not valid unless Signed,
Dated and Sealed below.

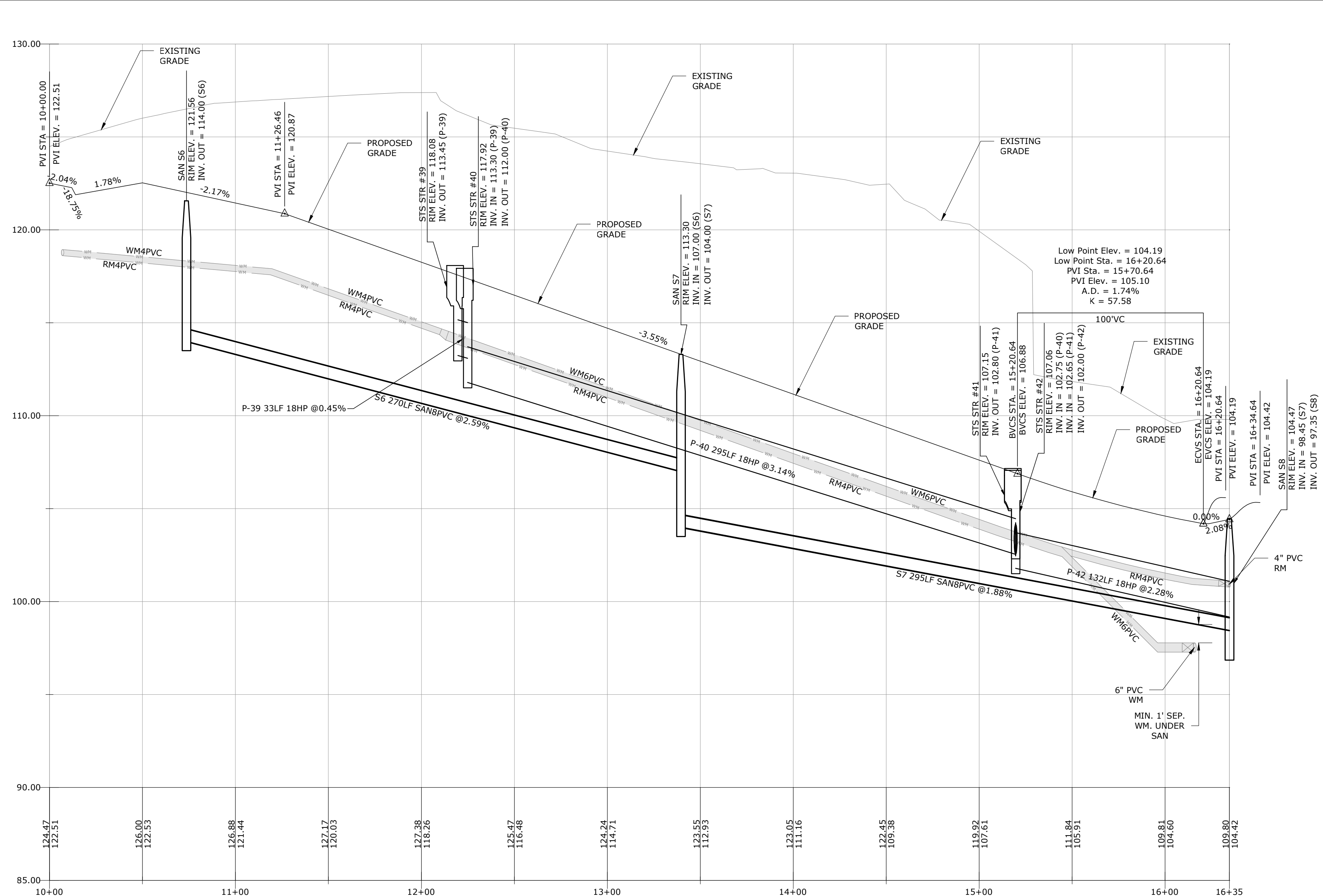
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
25 OF 61



GRAFF CT.: STA: 10+00 - STA: 16+35



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Graff Ct P&P1

Plans not valid unless Signed,
Dated and Sealed below.

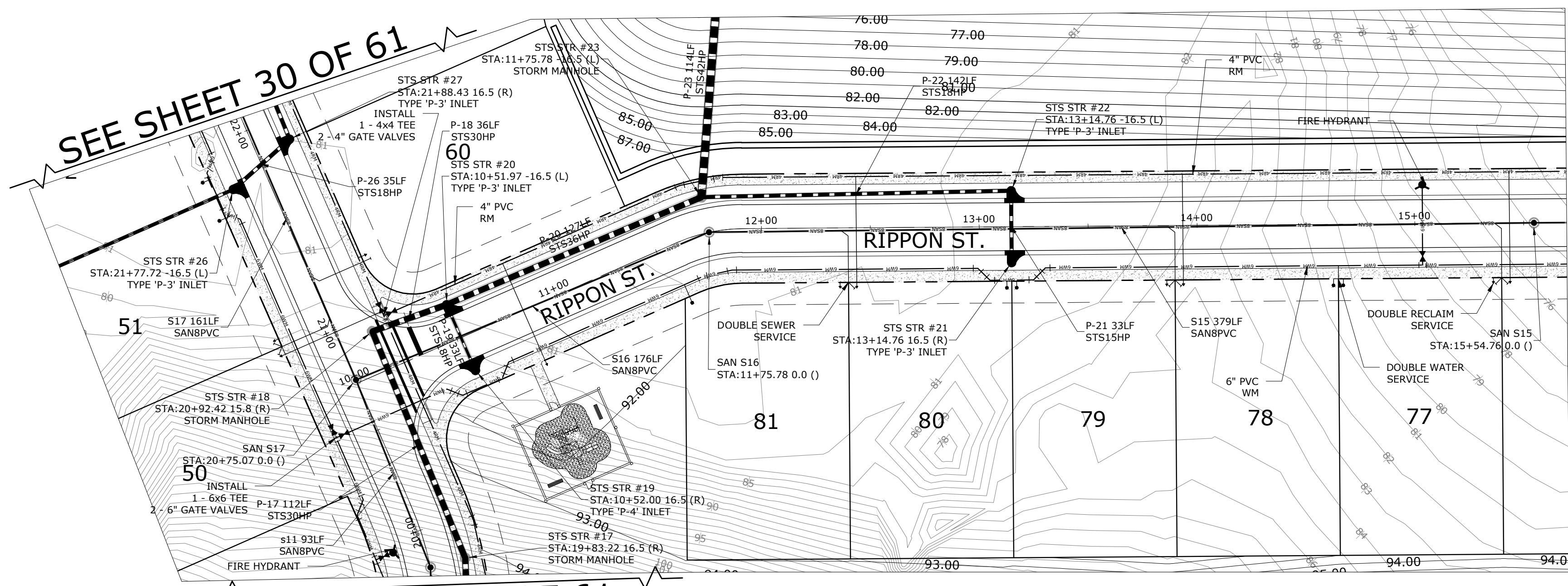
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER

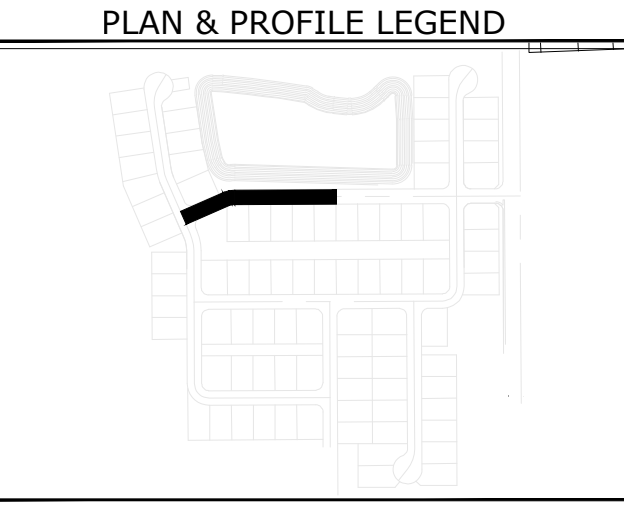
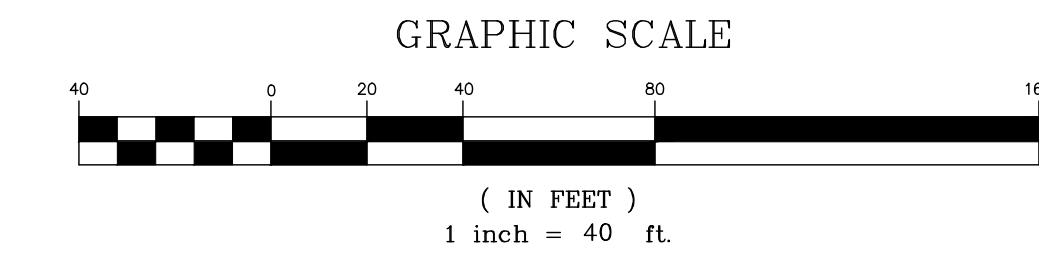
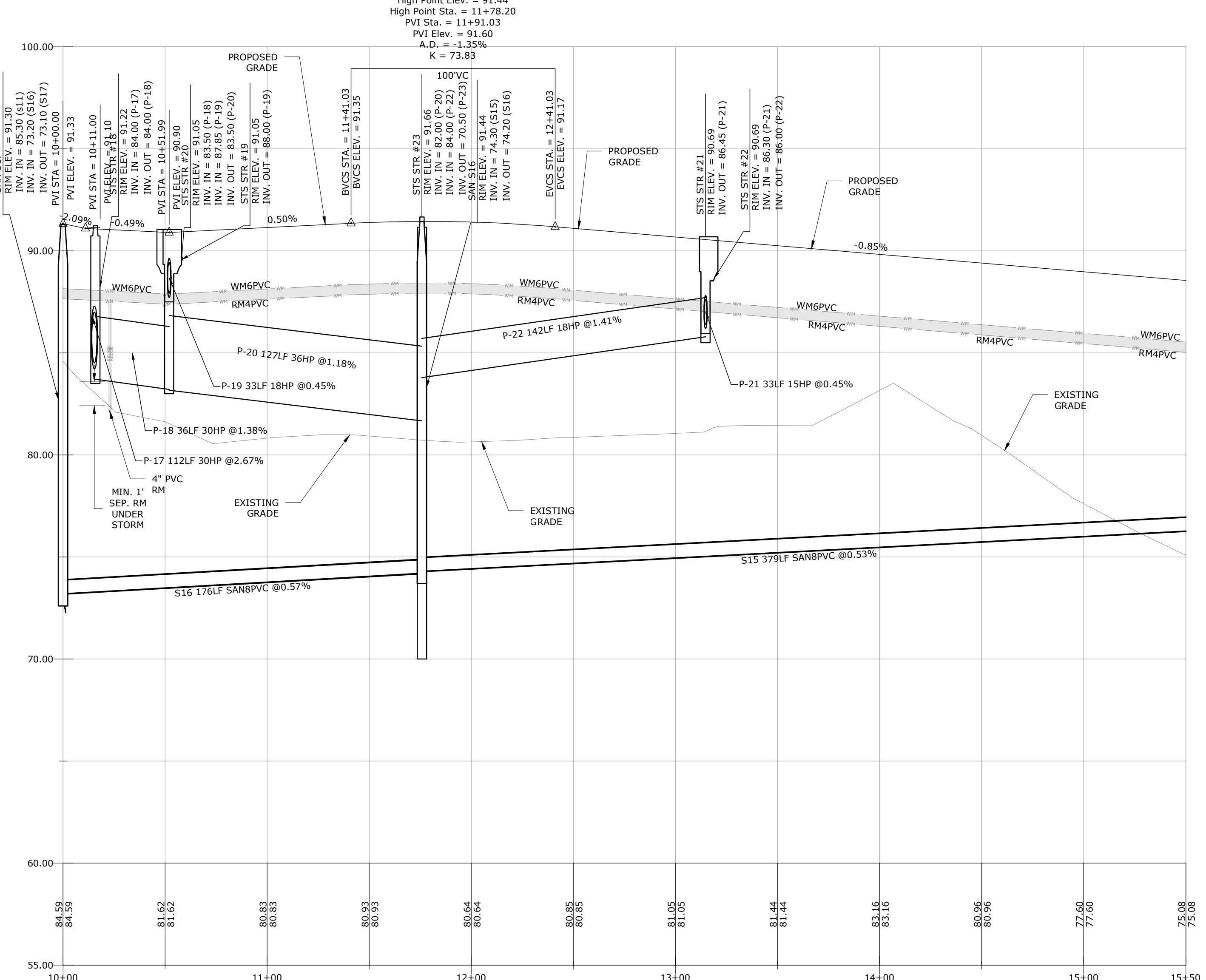
26 OF 61

SEE SHEET 30 OF 61



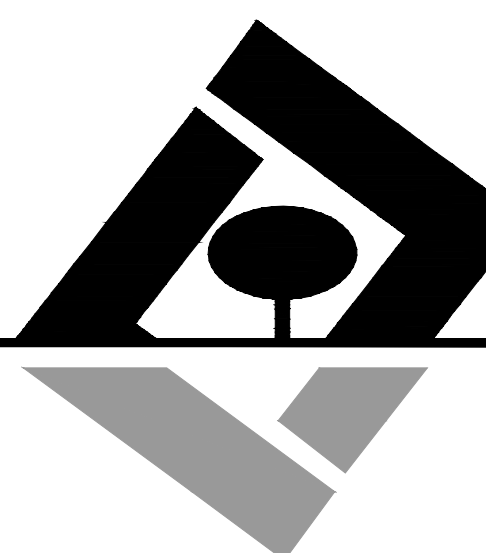
SEE SHEET 29 OF 61

RIPPON ST.: STA: 10+00 - STA: 15+50



NOTE:
IF SEASONAL HIGH WATER IS NOT
SHOWN ON PROFILE THEN ELEVATION
IS LOWER THAN PROFILE DATUM
ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

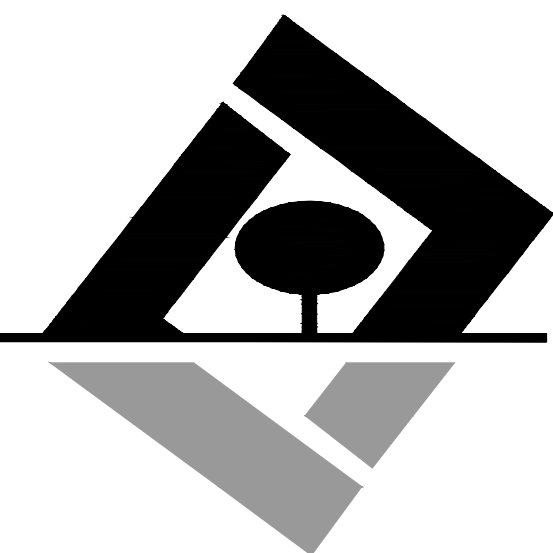
Rippon St.
P&P1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

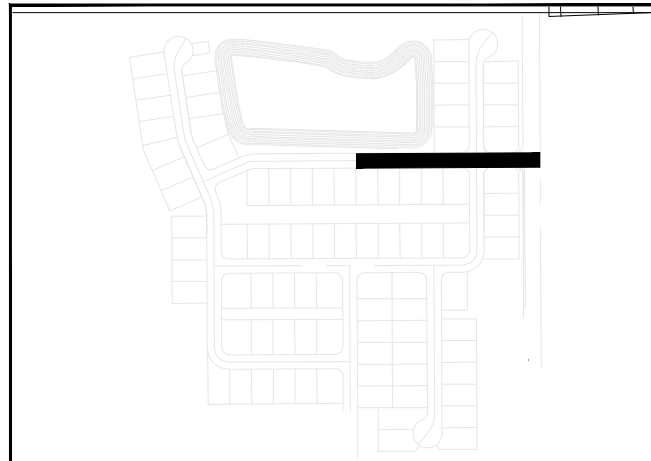
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
27 OF 61



Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650

www.GLSeng.com



NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Rippon St.
P&P2

Plans not valid unless Signed,
Dated and Sealed below.

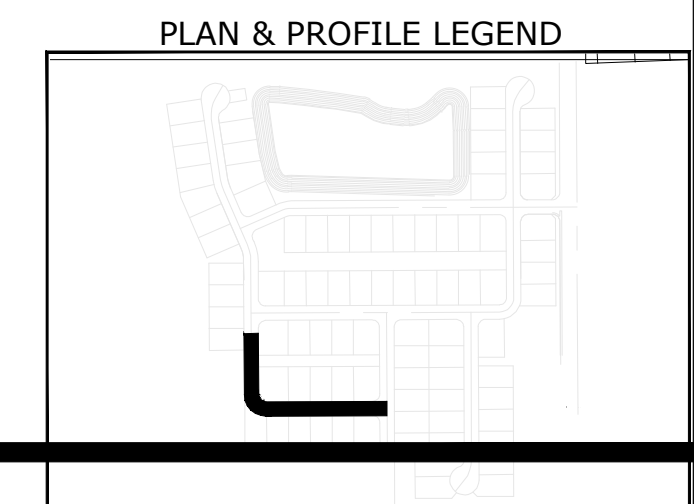
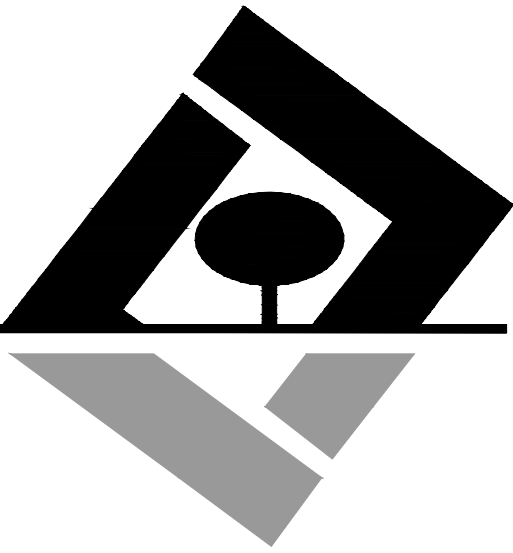
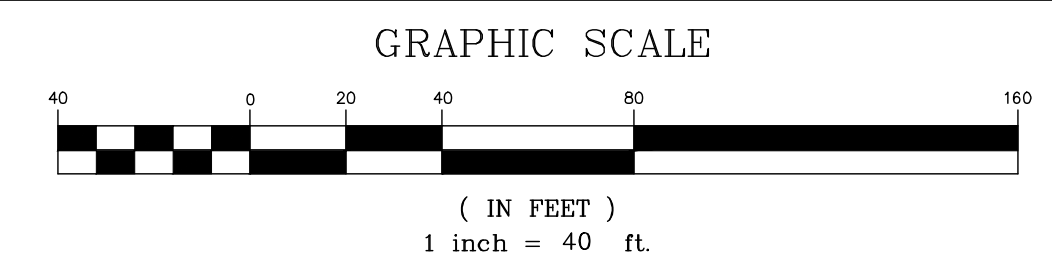
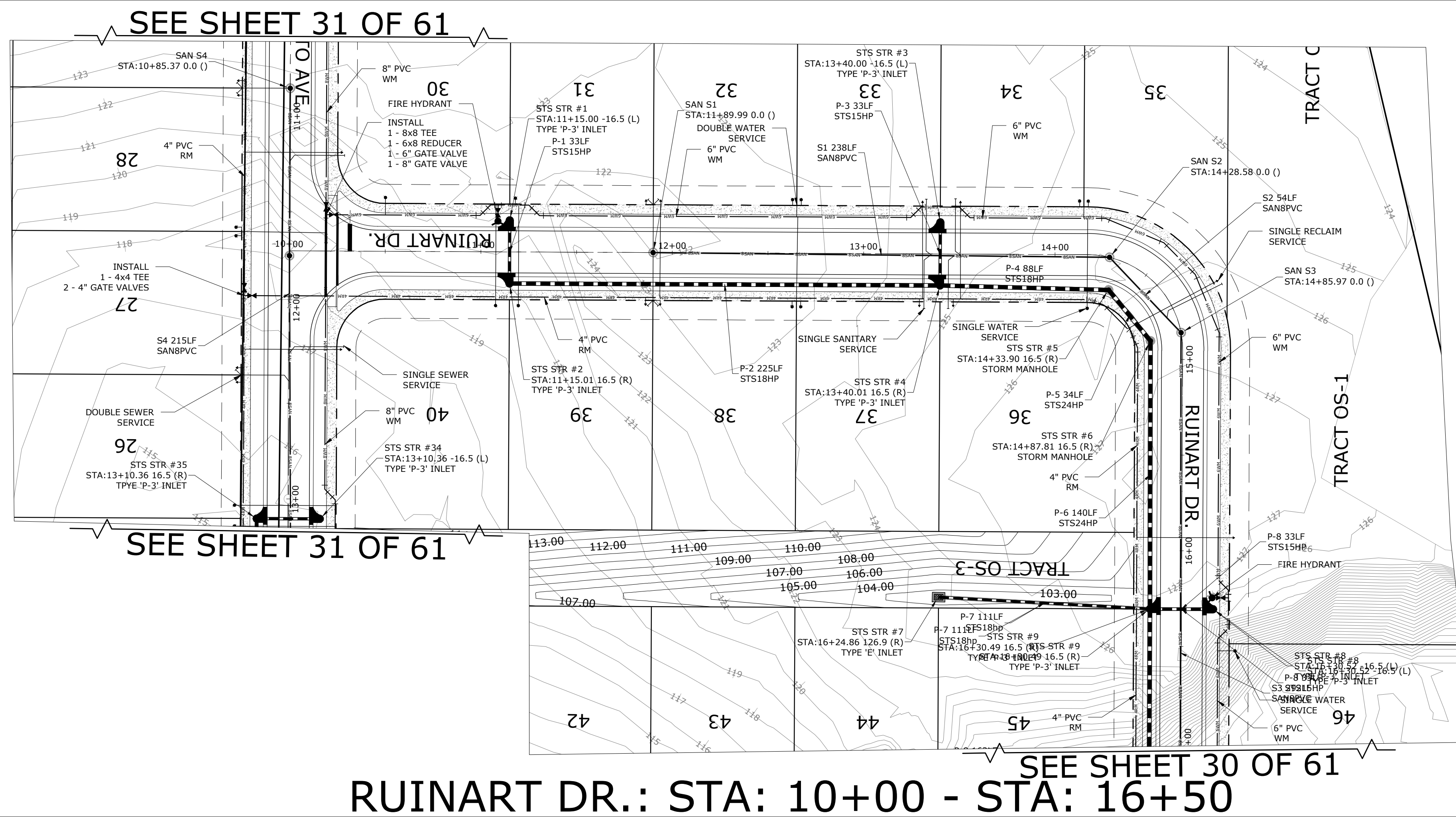
GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025

Revisions		
NO.	DATE	DESCRIPTION
1	06/05/25	Initial Submitted
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	01/07/20	
8	01/07/20	
9	01/07/20	
10	01/07/20	

SHEET NUMBER

28 OF 61



Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Ruinart Dr
P&P1

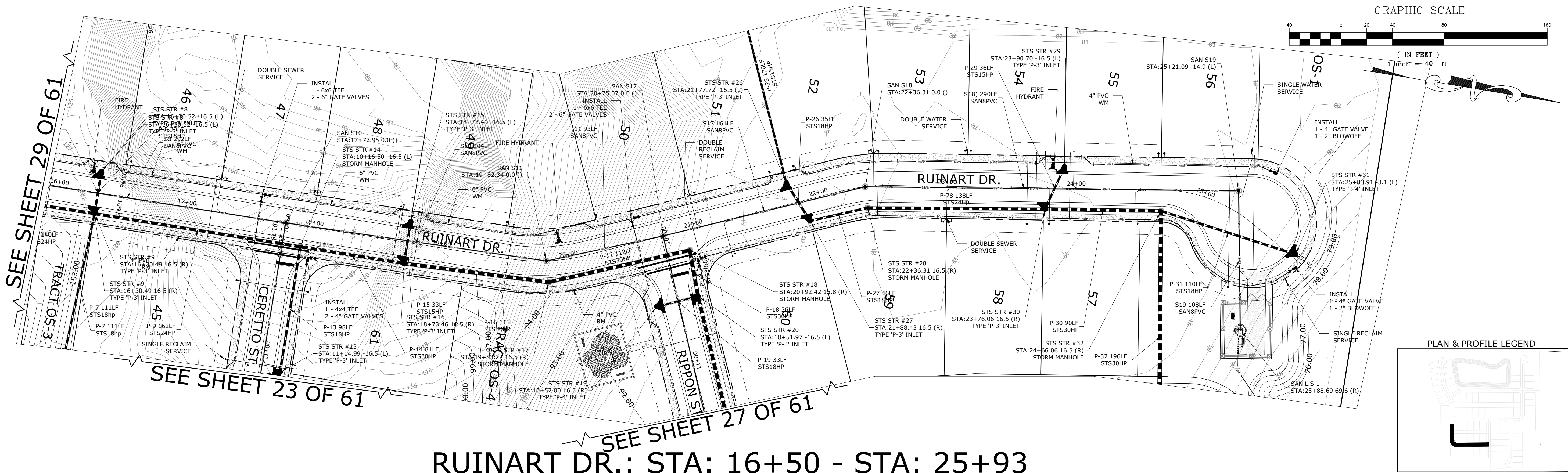
Plants not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

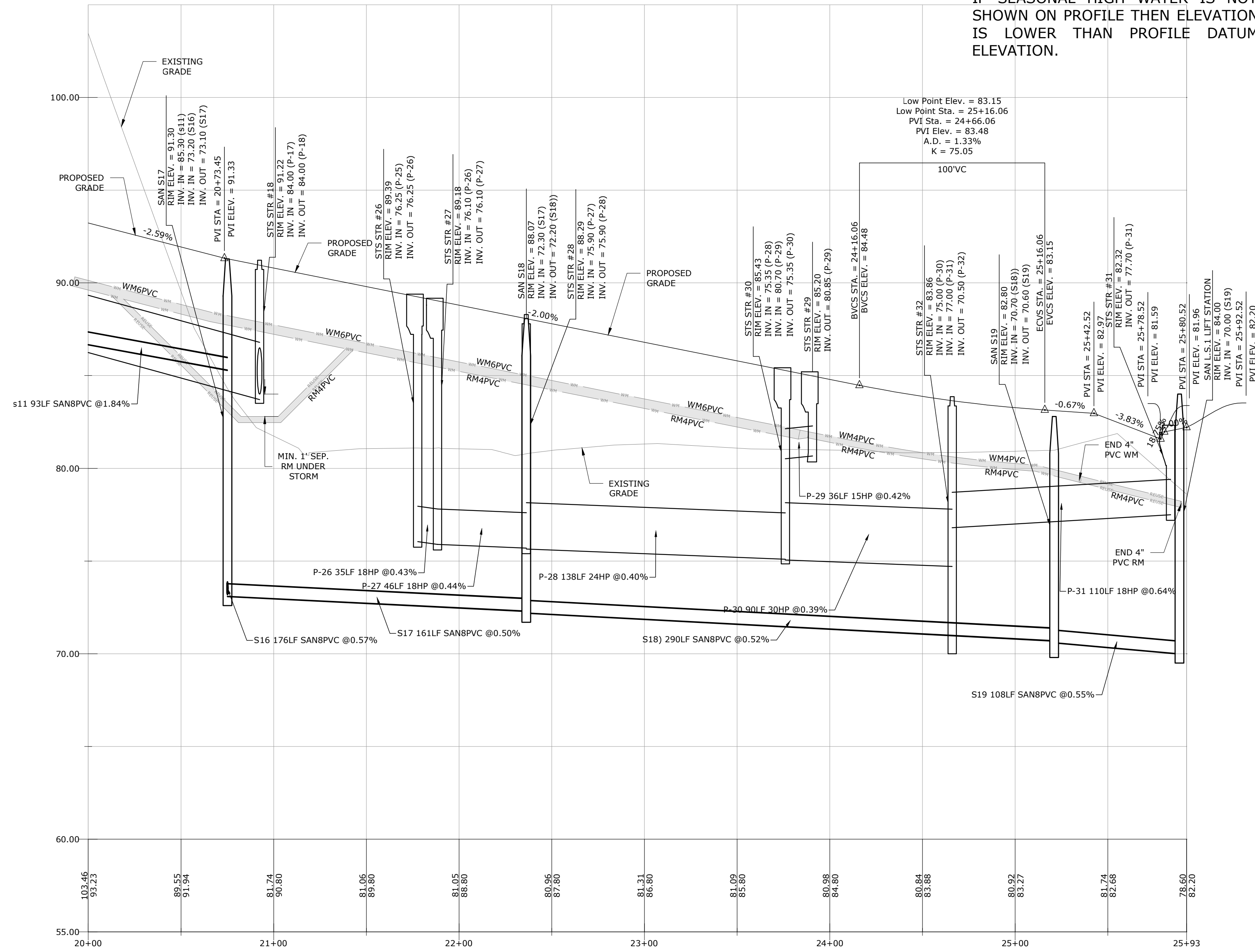
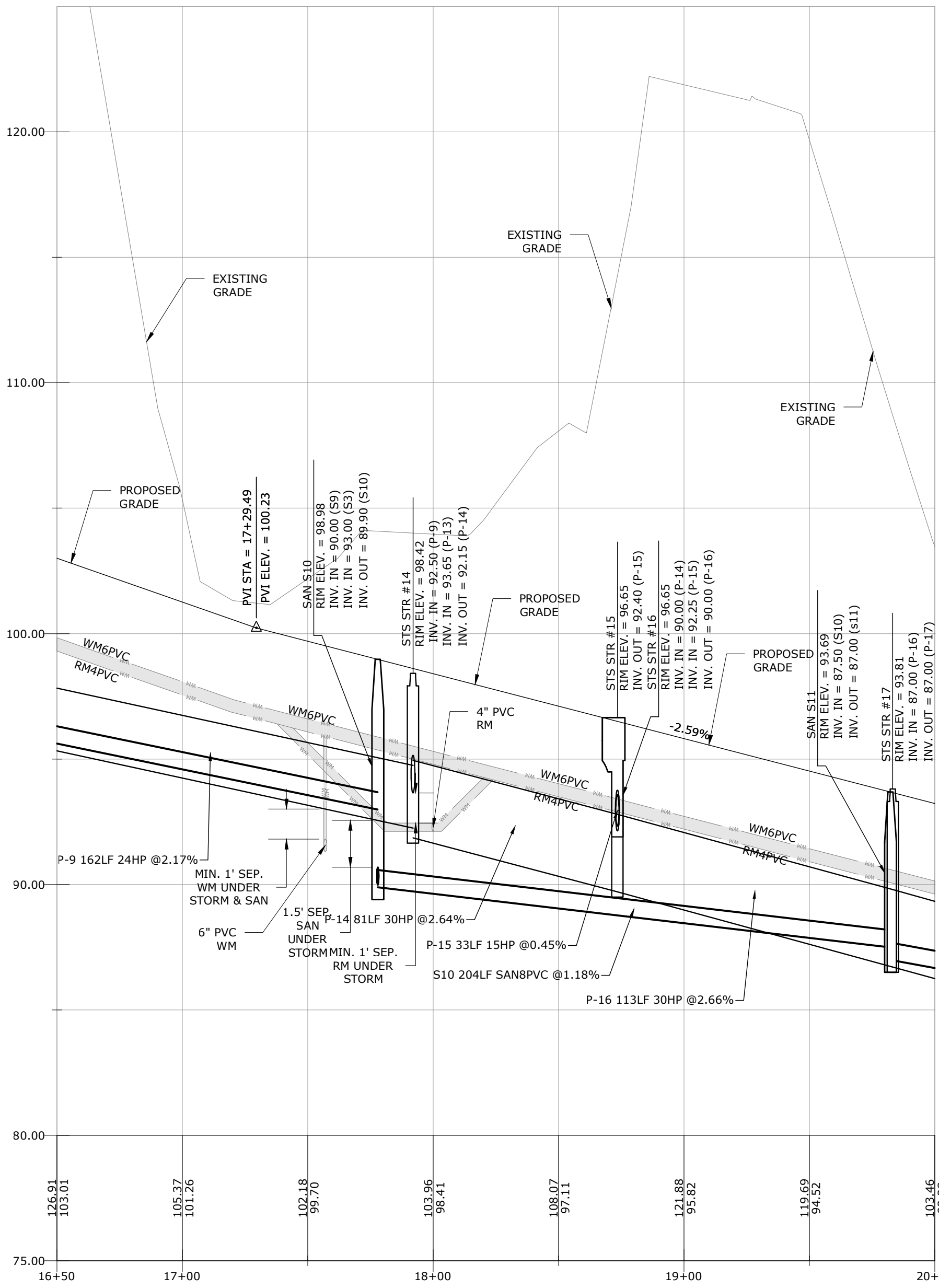
Revisions		
NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	Value?	
3	Value?	
4	Value?	
5	Value?	
6	Value?	
7	Value?	
8	Value?	
9	Value?	
10	Value?	

SHEET NUMBER

29 OF 61

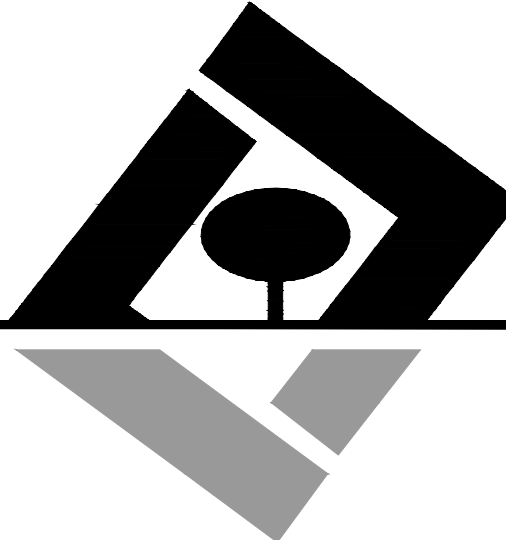


RUINART DR.: STA: 16+50 - STA: 25+93



NOTE:
IF SEASONAL HIGH WATER IS NOT
SHOWN ON PROFILE THEN ELEVATION
IS LOWER THAN PROFILE DATUM
ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Ruinart Dr
P&P2

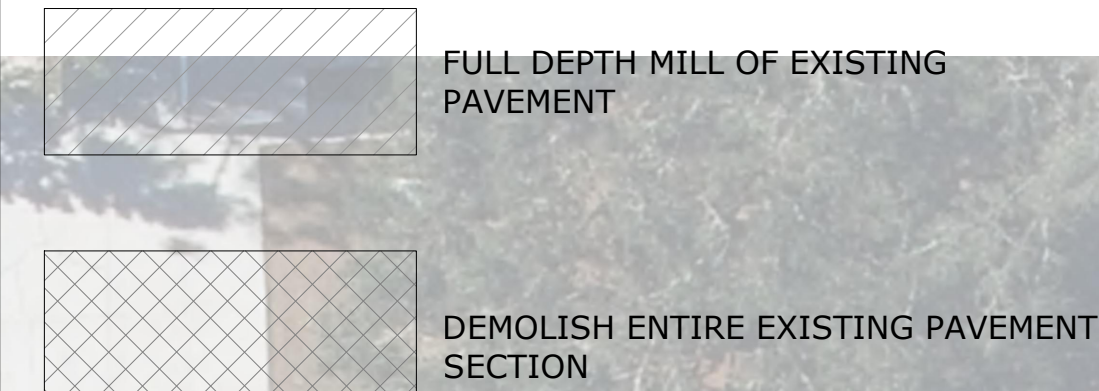
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

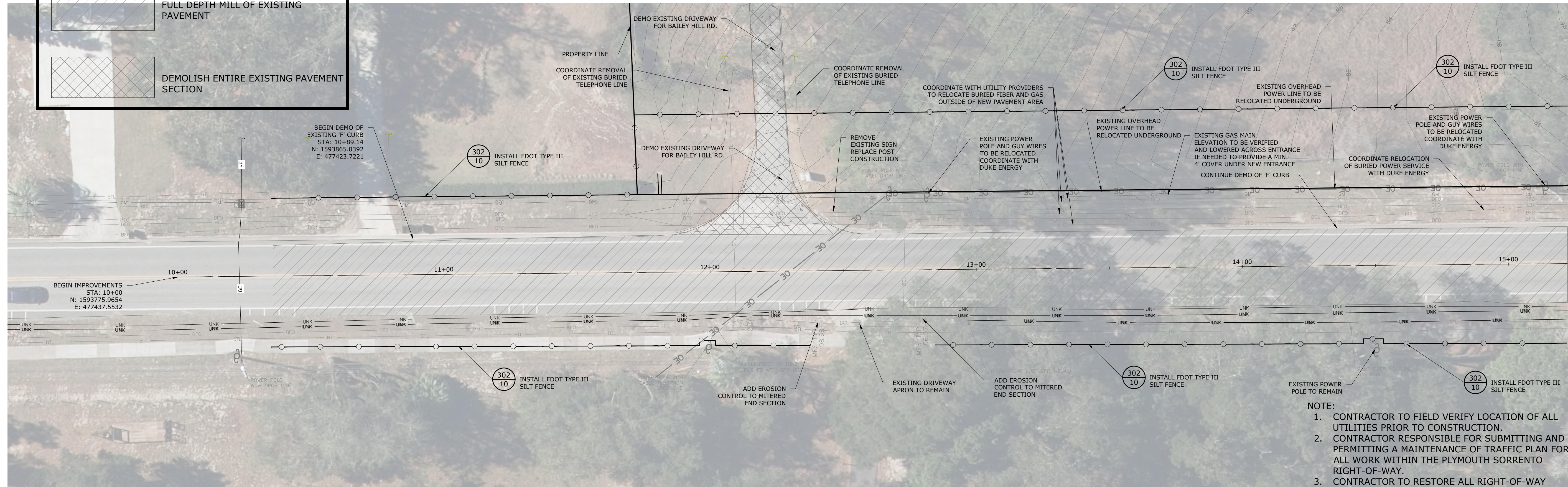
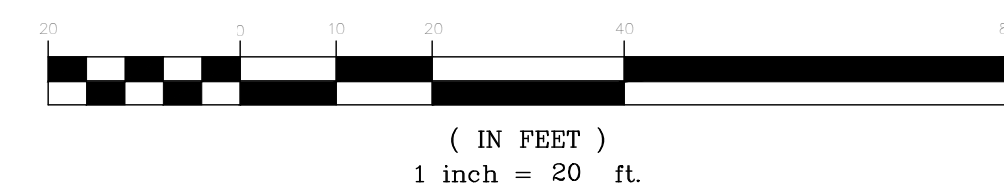
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
30 OF 61

HATCH LEGEND



GRAPHIC SCALE

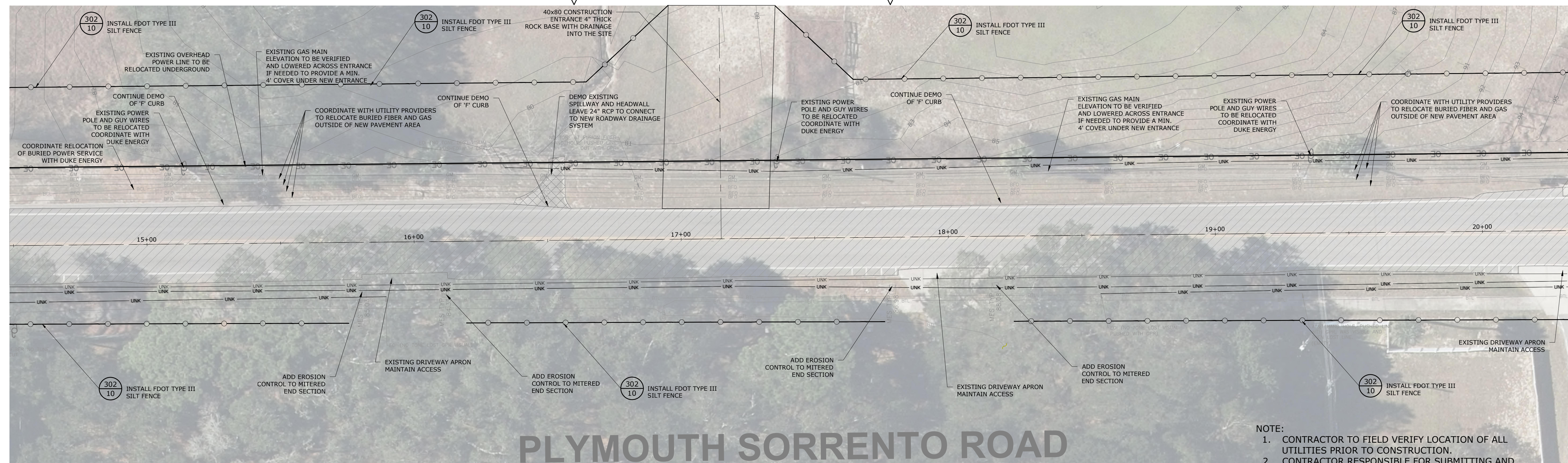


SEE AA BELOW

PLYMOUTH SORRENTO ROAD DEMO & EROSION PLAN (45 MPH DESIGN SPEED)

SEE SHEET 9 OF 61

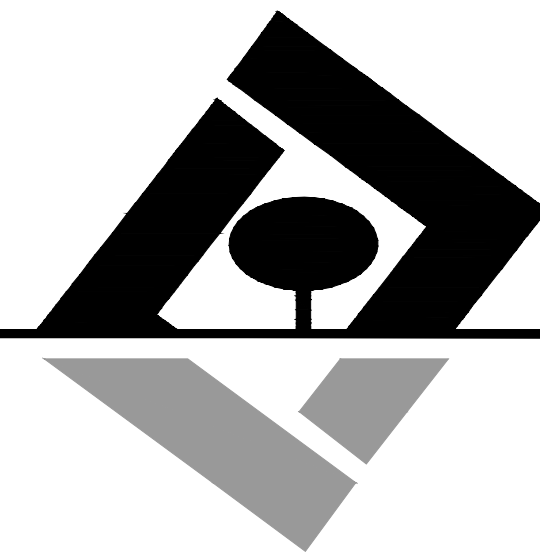
SEE AA ABOVE



SEE SHEET 33 OF 61

PLYMOUTH SORRENTO ROAD

PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN SPEED)



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision

City of Apopka, Florida

Construction
Site Plan
Plymouth

Sorrento Rd.
Demo &
Erosion Control

Plans not valid unless Signed,
Dated and Sealed below.

1
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

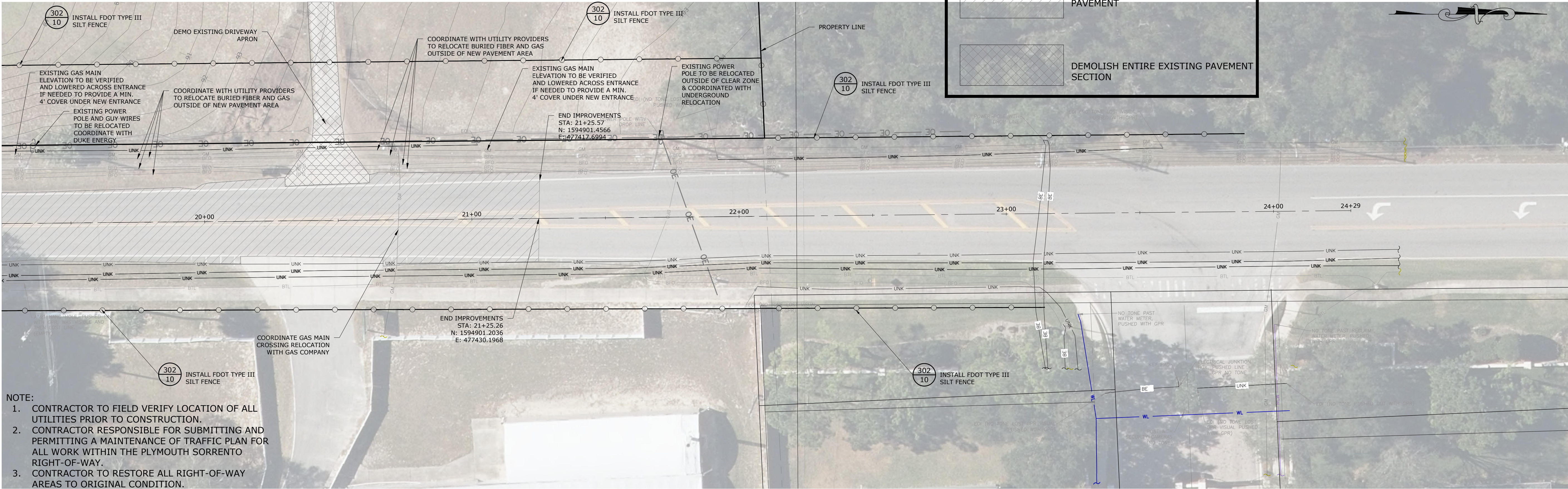
Revisions

NO.	DATE	DESCRIPTION
1	04/02/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

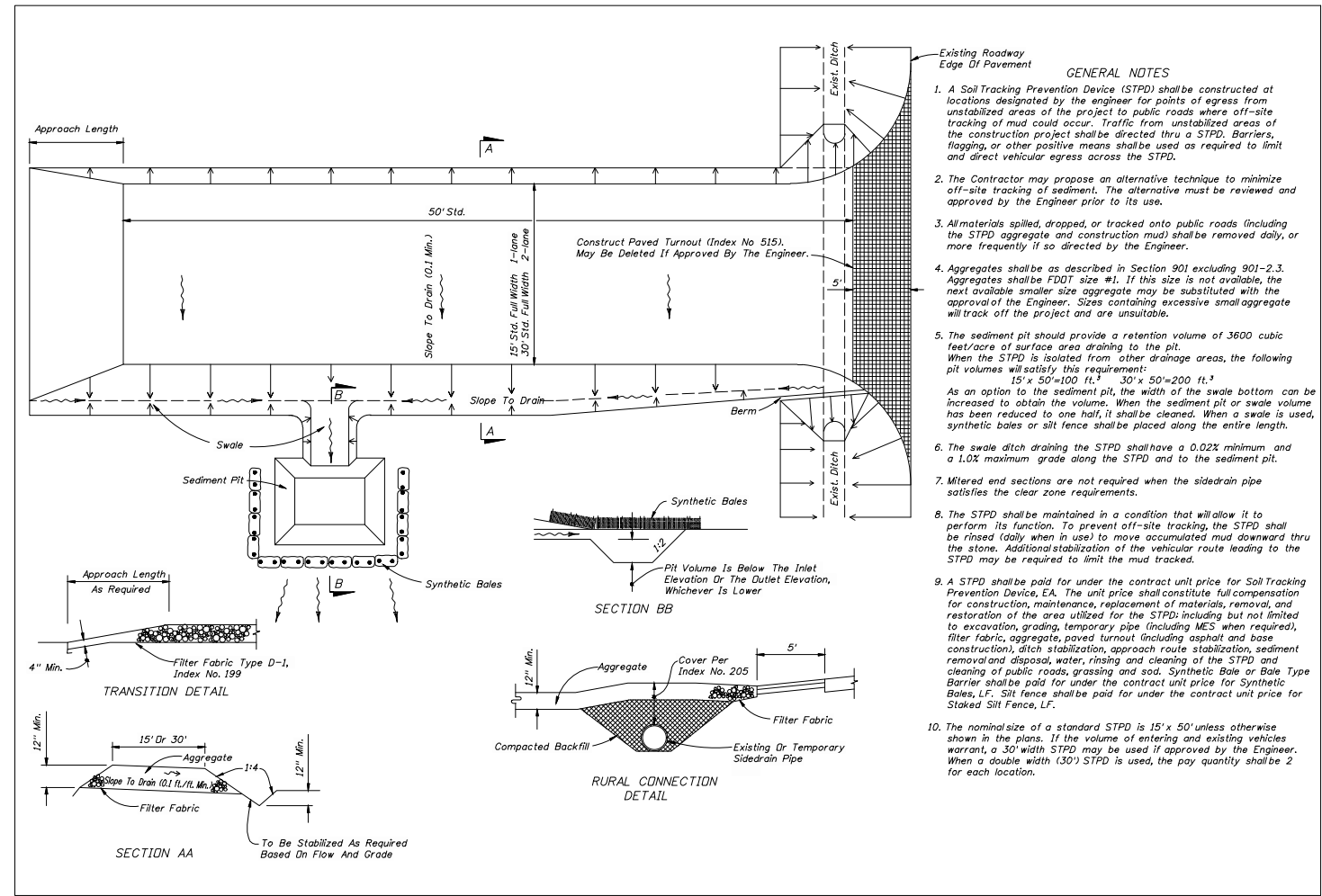
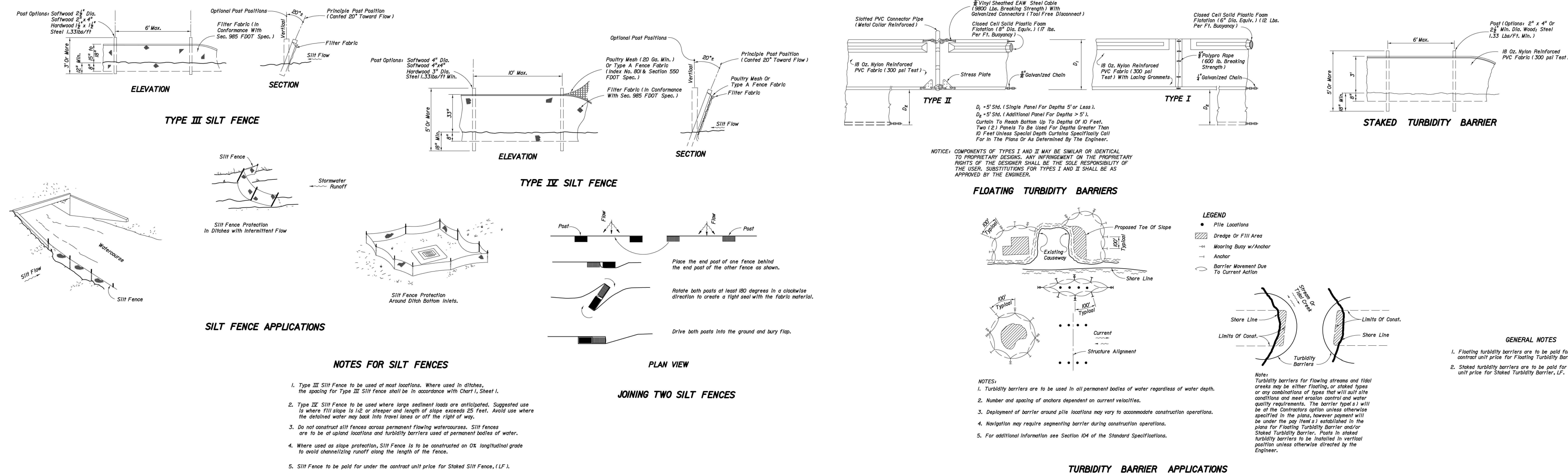
SHEET NUMBER

32 OF 61

SEE SHEET 32 OF 61

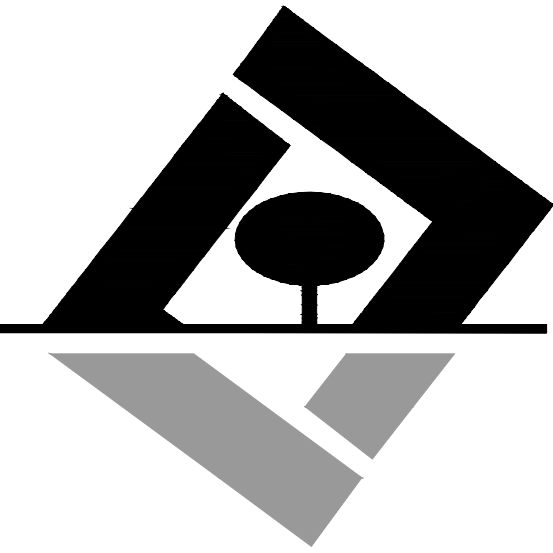


PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN SPEED)



302 STANDARD EROSION CONTROL DETAILS

AA TEMP. CONSTRUCTION ENTRY DETAIL
N.T.S.



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan
Plymouth

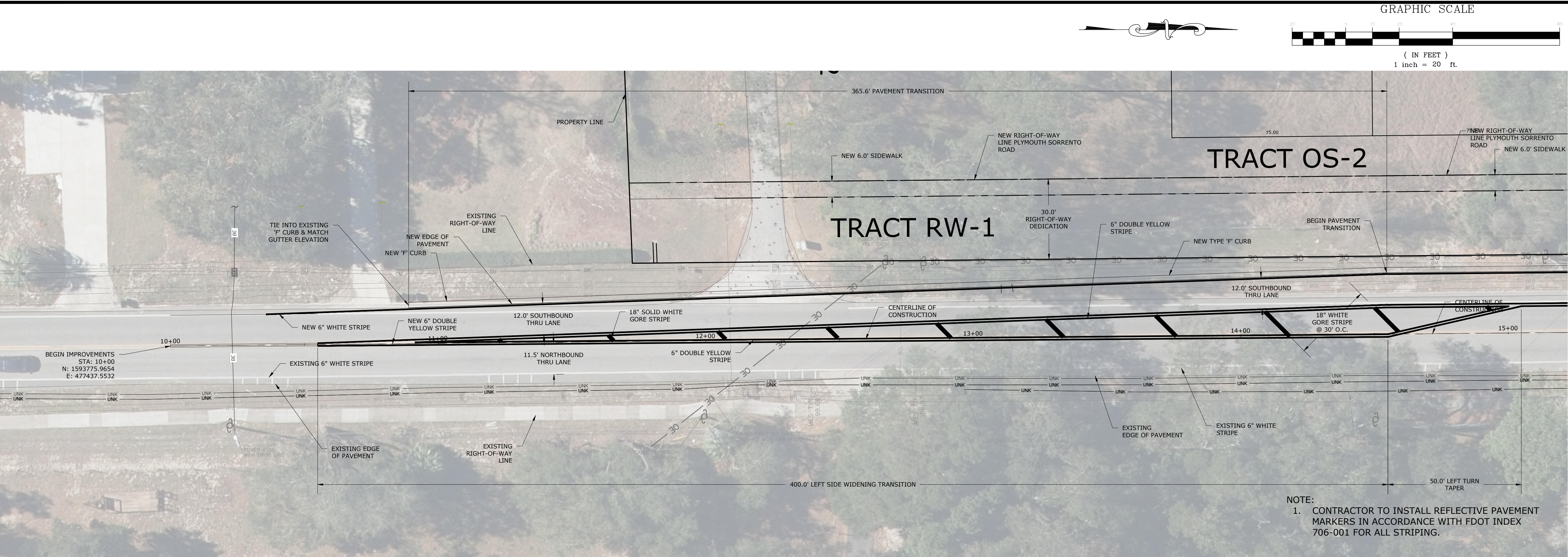
Sorrento Rd.
Demo &
Erosion Control
Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEORGE L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

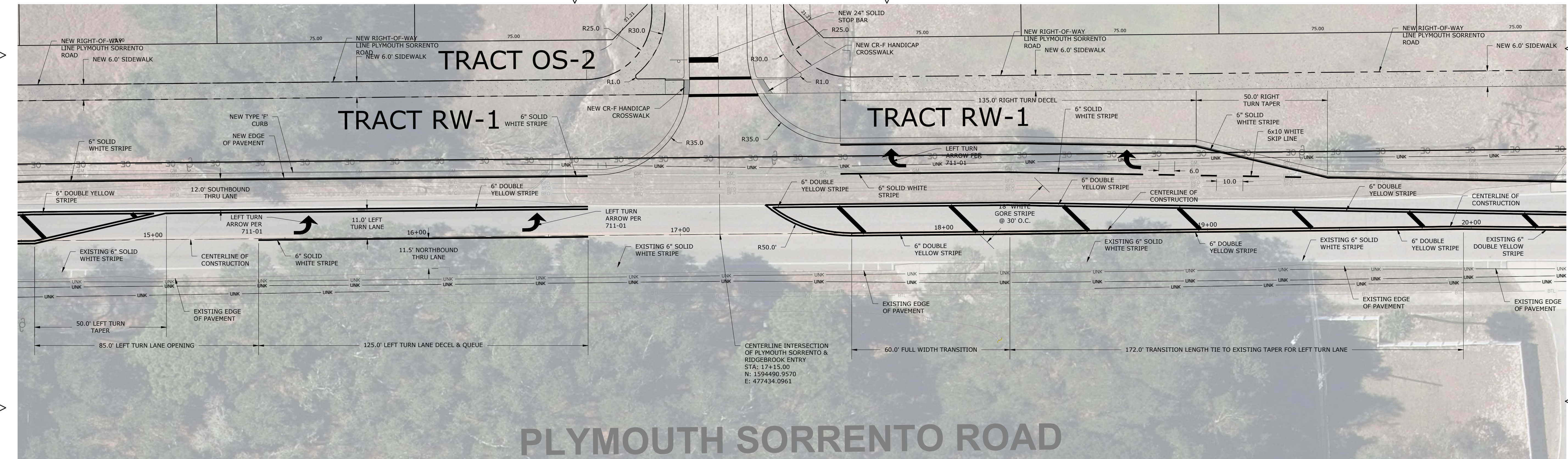
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
33 OF 61



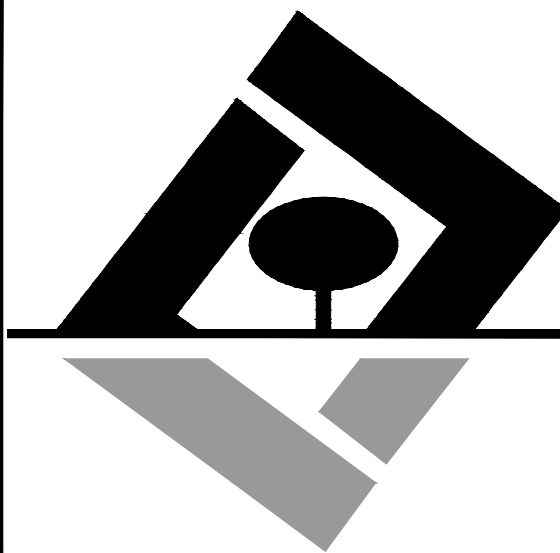
PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN SPEED)

SEE SHEET 14 OF 61



PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN SPEED)

NOTE:
1. CONTRACTOR TO INSTALL REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT INDEX 706-001 FOR ALL STRIPING.



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

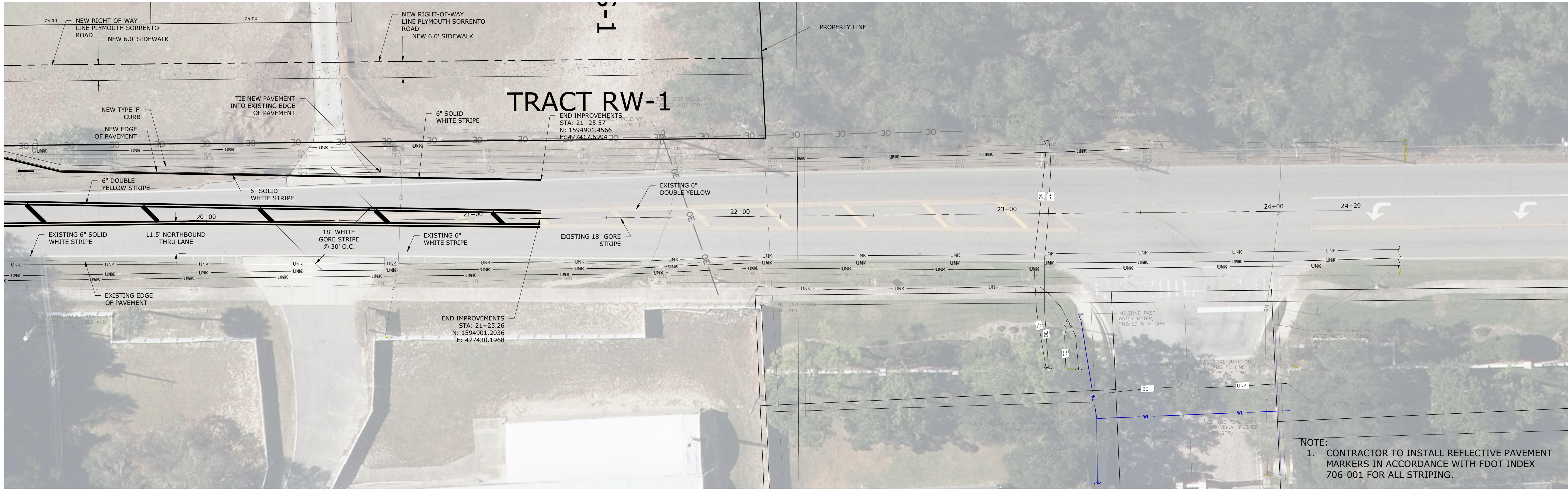
Construction
Site Plan
Plymouth
Sorrento Rd.
Horizontal
Geometry 1

Plans not valid unless Signed,
Dated and Sealed below.
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

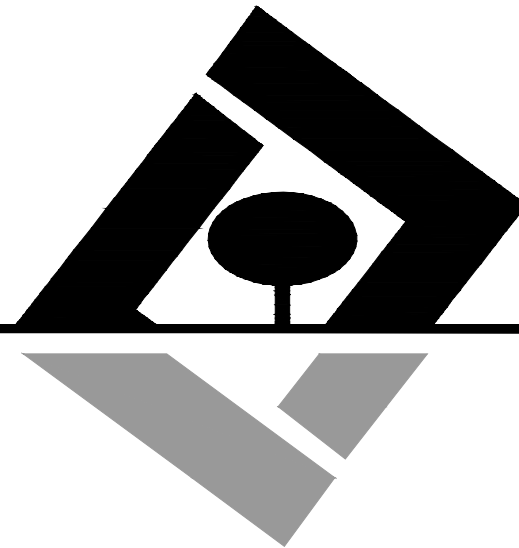
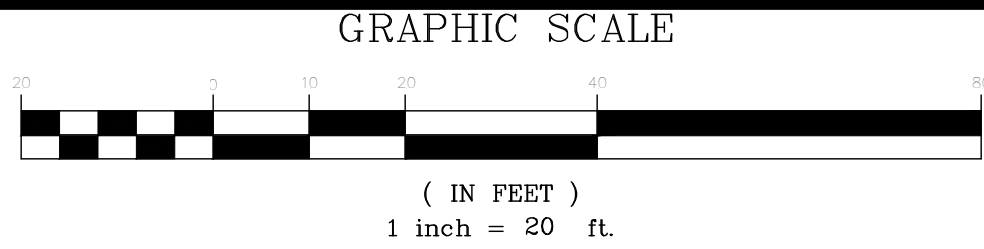
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER
34 OF 61

SEE SHEET 34 OF 61



PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN SPEED)



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan
Plymouth
Sorrento Rd.
Horizontal
Geometry 2

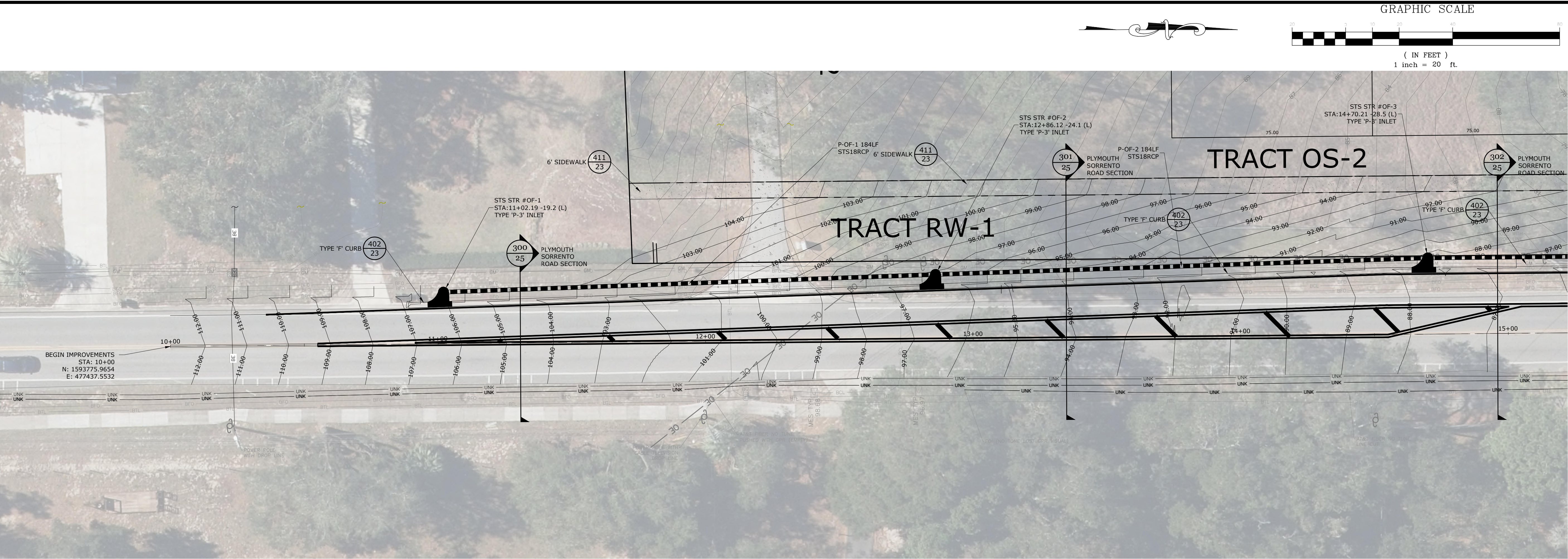
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

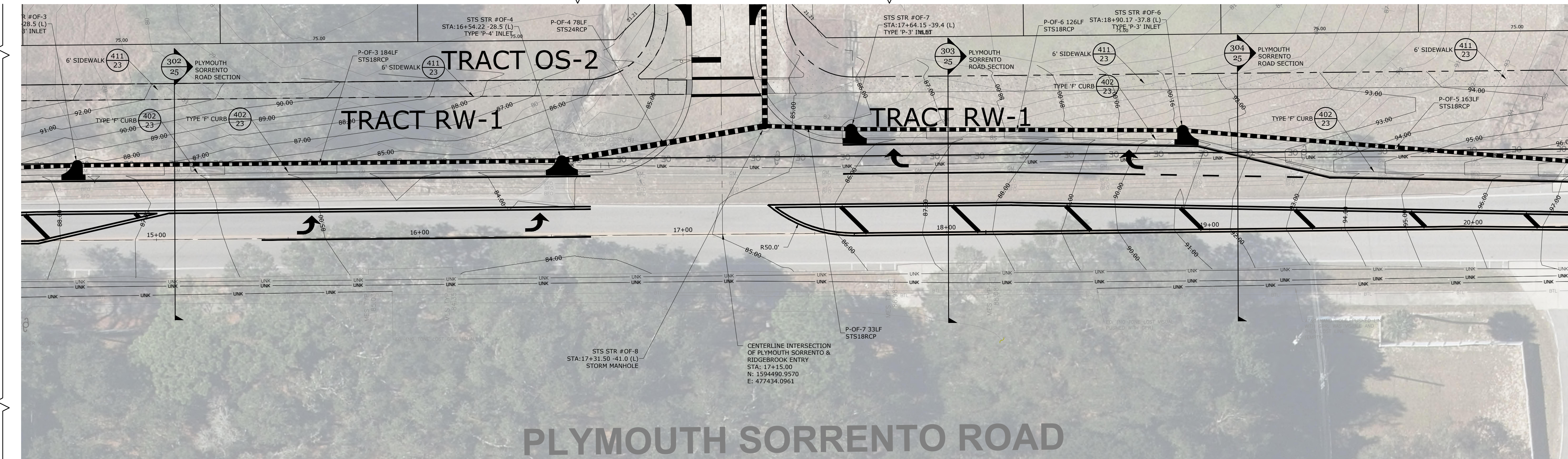
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER
35 OF 61



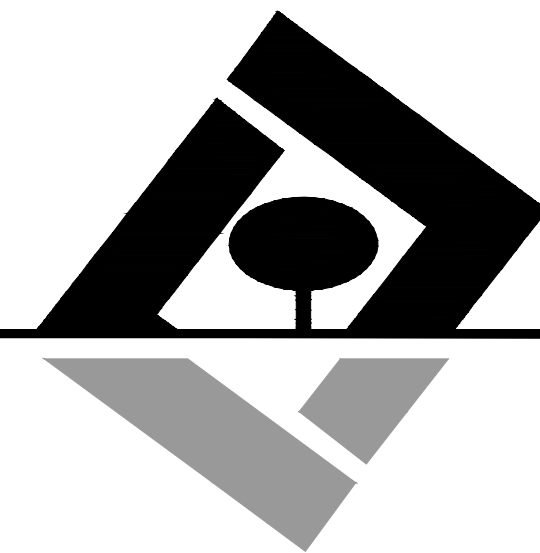
PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN SPEED)

SEE SHEET 19 OF 61



PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN SPEED)

NOTE:
1. CONTRACTOR TO INSTALL REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT INDEX 706-001 FOR ALL STRIPING.



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

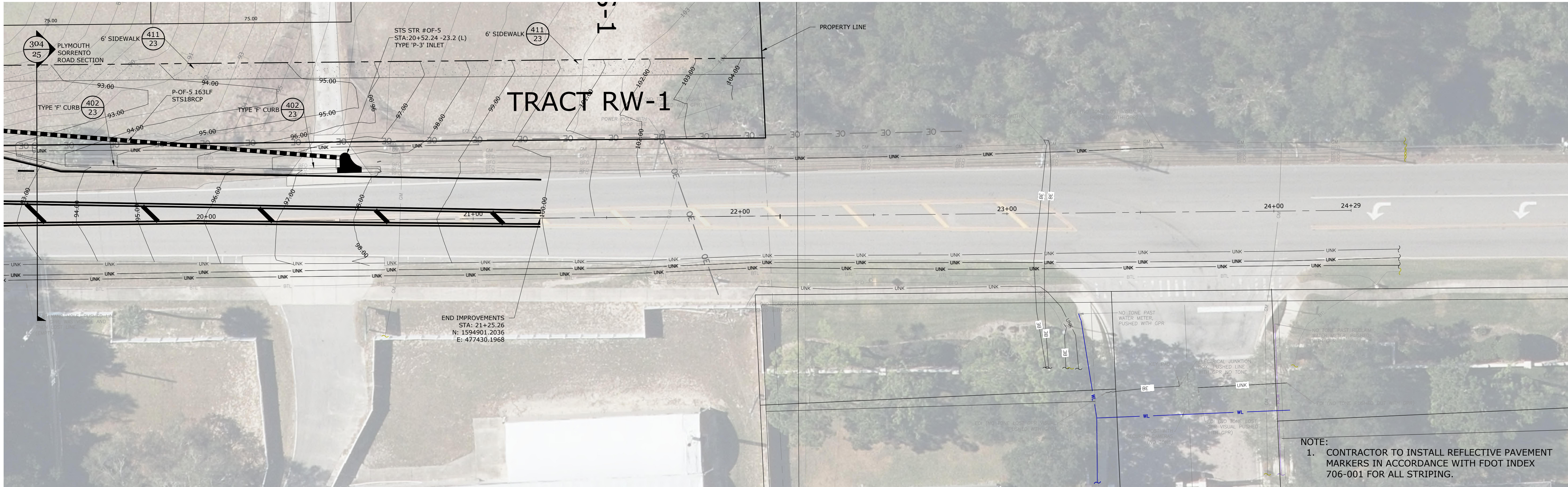
Construction
Site Plan
Plymouth
Sorrento Rd.
Paving &
Drainage 1

Plans not valid unless Signed,
Dated and Sealed below.
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

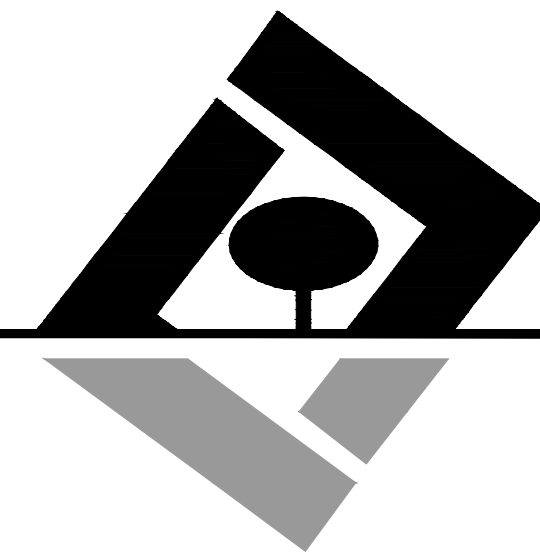
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
36 OF 61

SEE SHEET 36 OF 61



PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN SPEED)



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

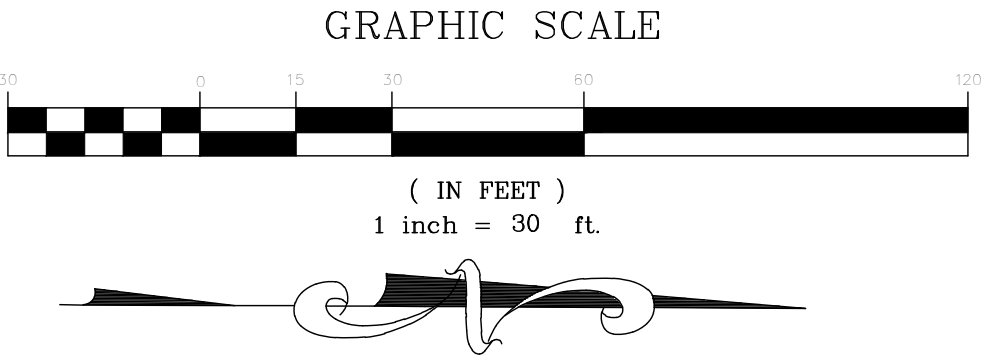
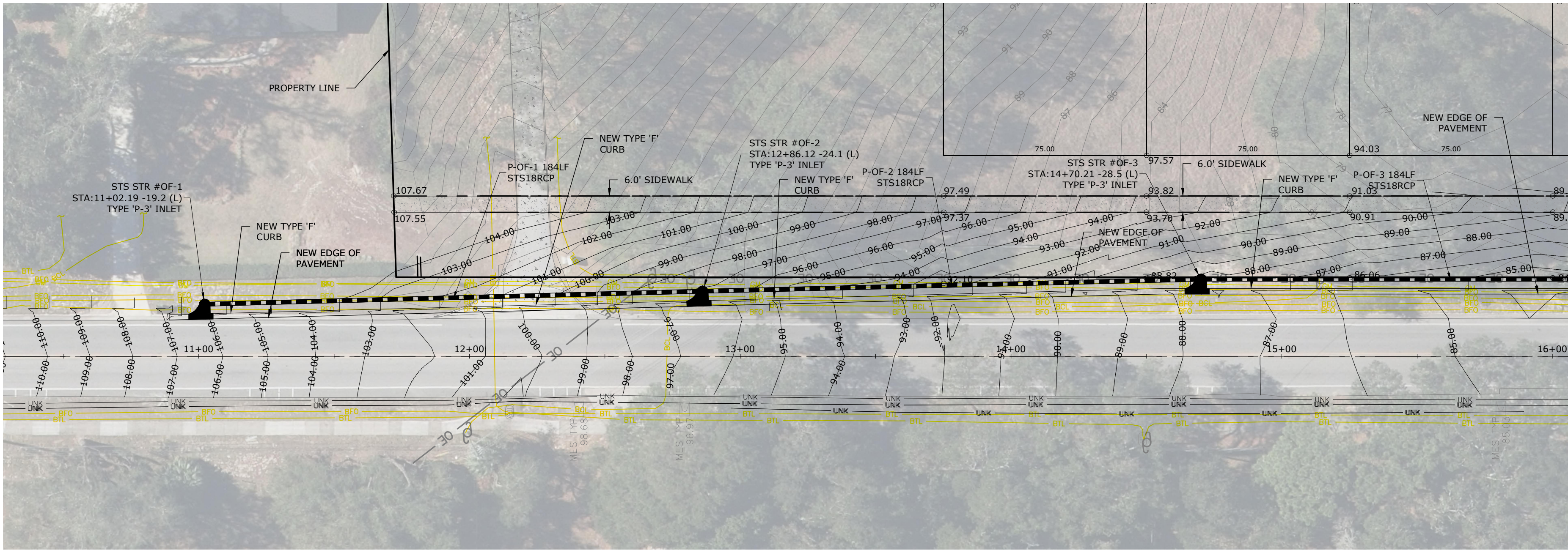
Construction
Site Plan
Plymouth
Sorrento Rd.
Paving &
Drainage 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

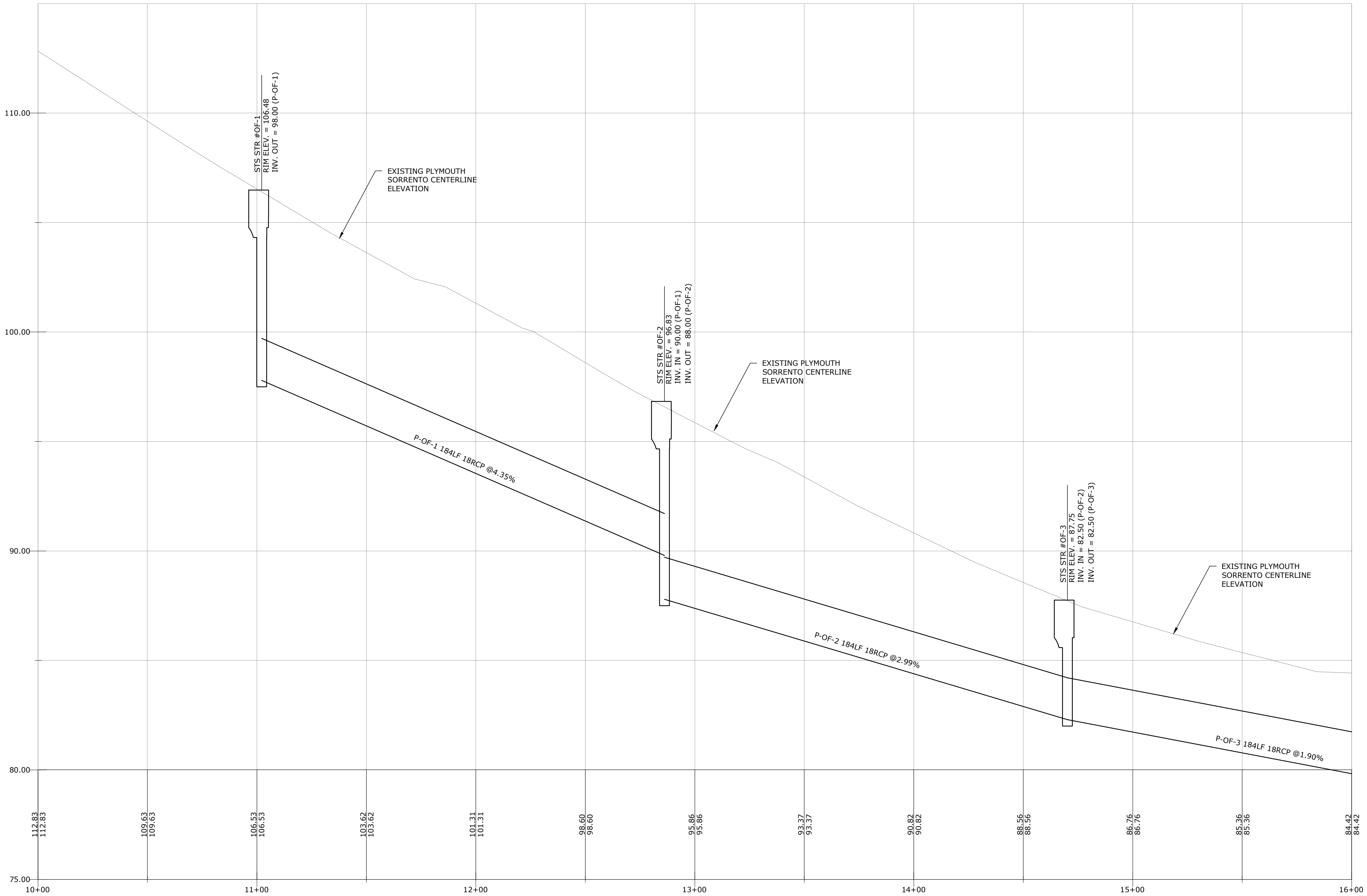
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
37 OF 61



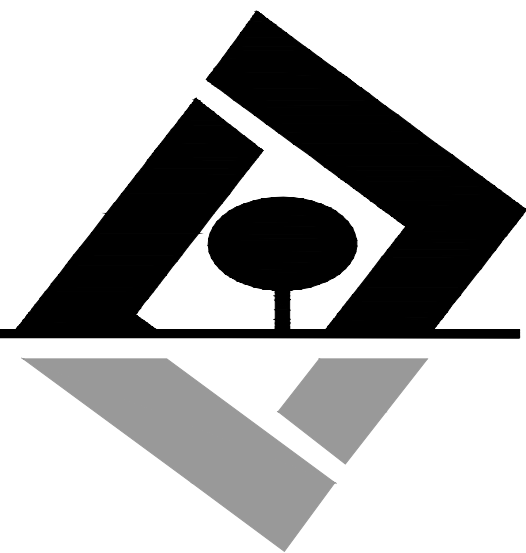
SEE SHEET 39 OF 61

PLYMOUTH SORRENTO ROAD: STA: 10+00 - STA: 16+00



PROFILE SCALE:
HORZ: 1" = 30'
VERT: 1" = 3'

NOTE:
IF SEASONAL HIGH WATER
IS NOT SHOWN ON PROFILE
THEN ELEVATION IS LOWER
THAN PROFILE DATUM
ELEVATION.



G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

PLYMOUTH
SORRENTO
P&P 1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

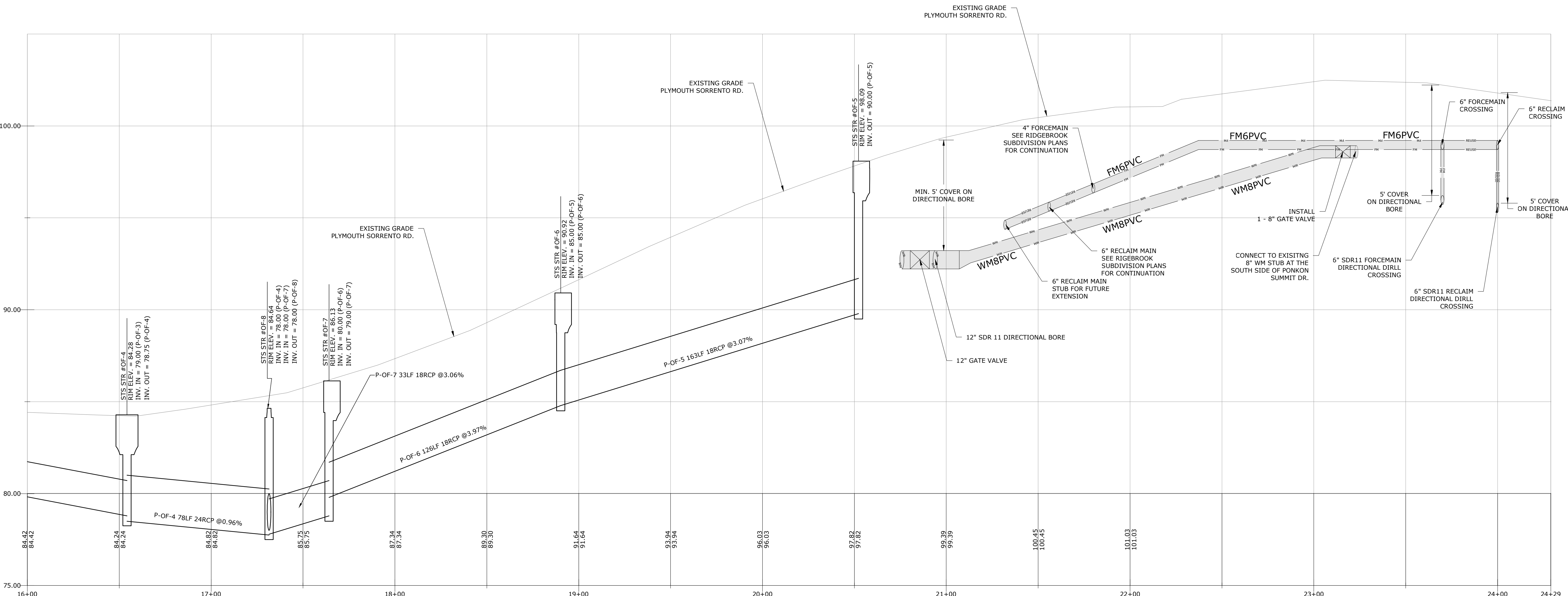
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

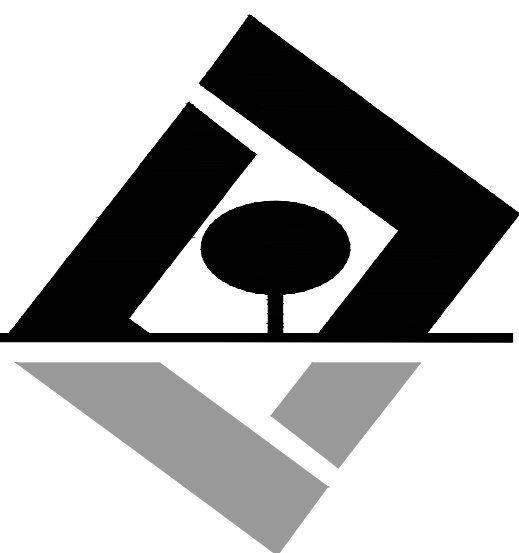
SHEET NUMBER
38 OF 61

SEE SHEET 38 OF 61



PLYMOUTH SORRENTO ROAD: STA: 16+00 - STA: 24+29





G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

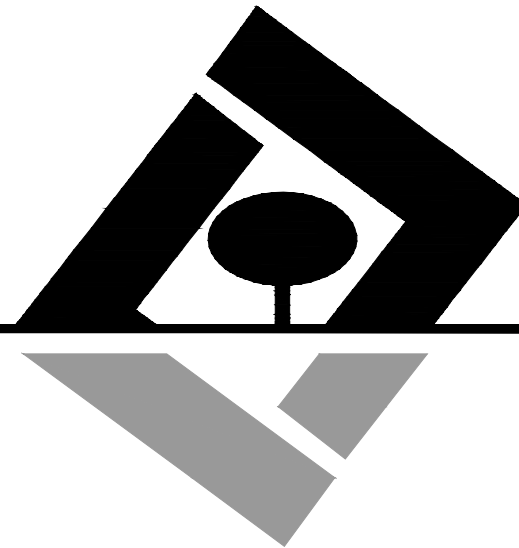
PLYMOUTH
SORRENTO
P&P 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
39 OF 61



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Cross Sections 1

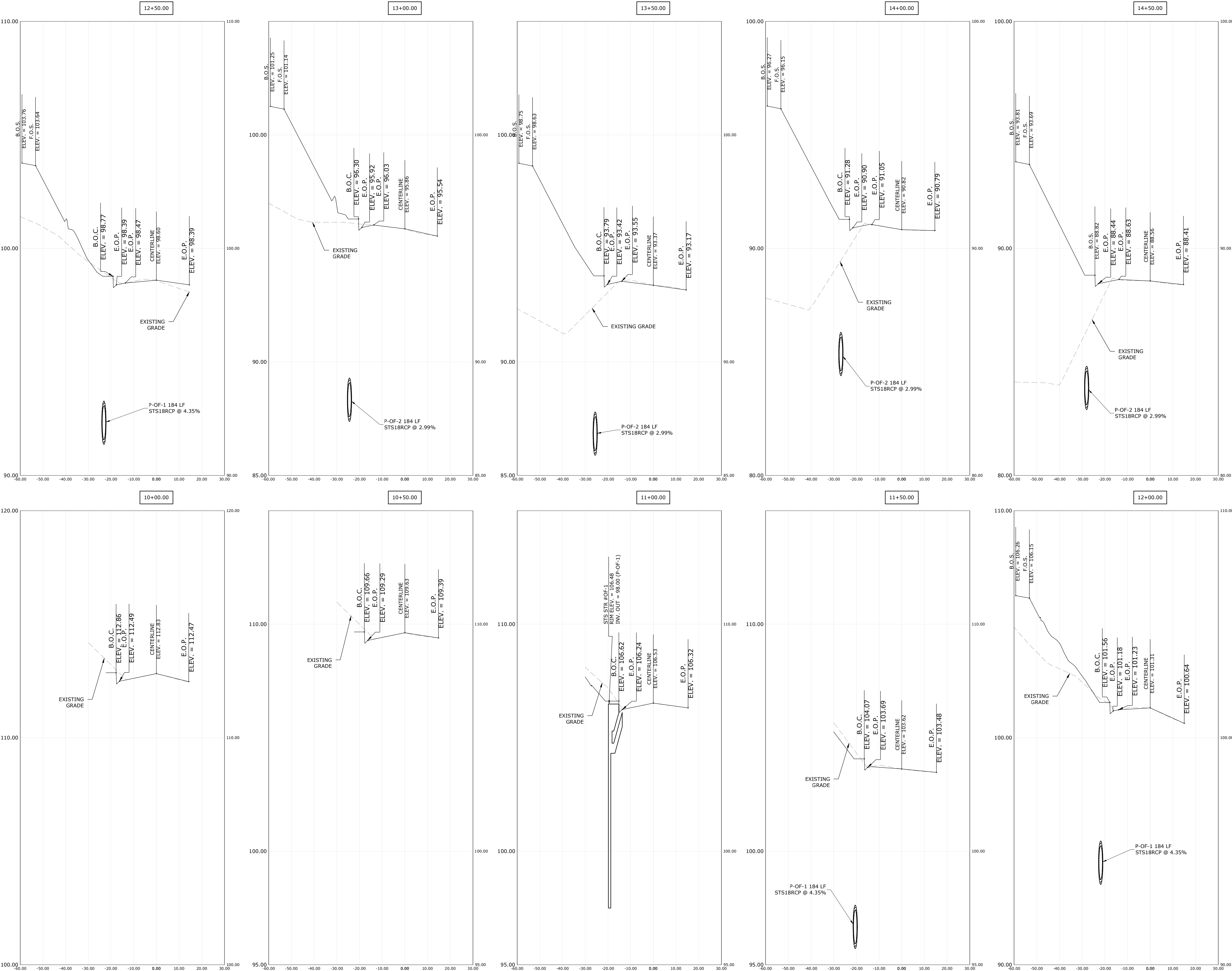
Plans not valid unless Signed,
Dated and Sealed below.

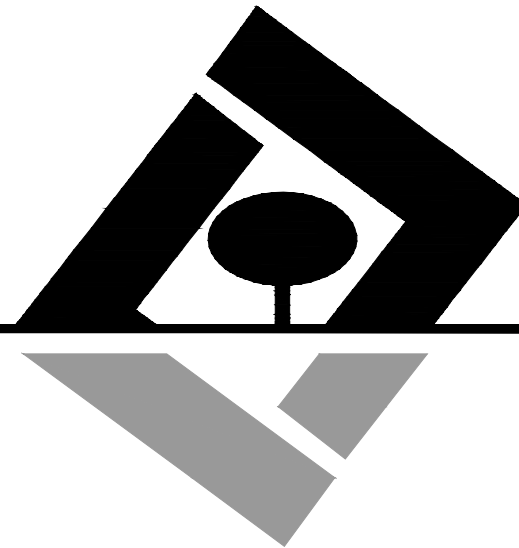
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER
40 OF 61

SECTION SCALE:
HORZ: 1" = 20'
VERT: 1" = 2'





G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Cross Sections 2

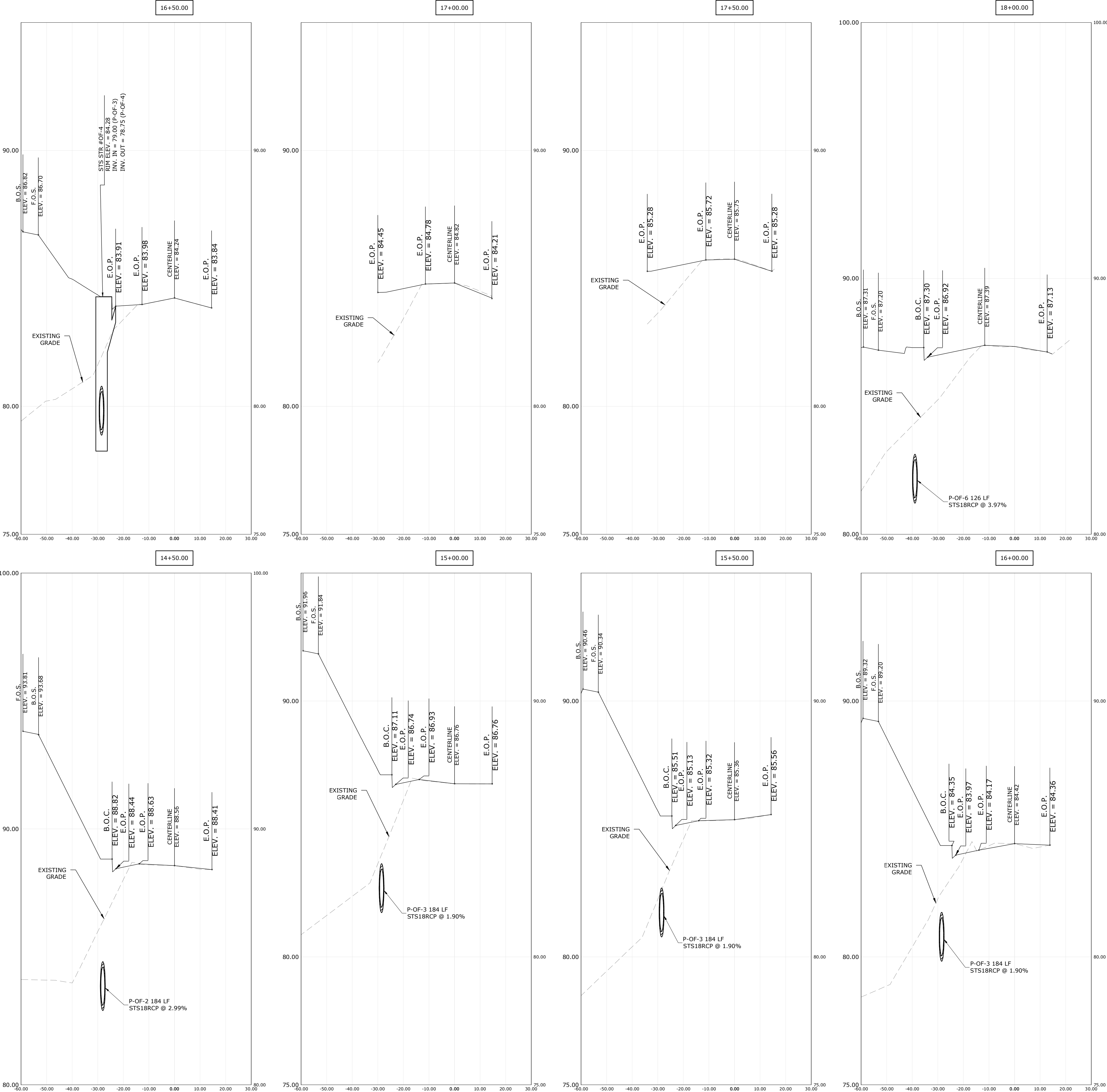
Plans not valid unless Signed,
Dated and Sealed below.

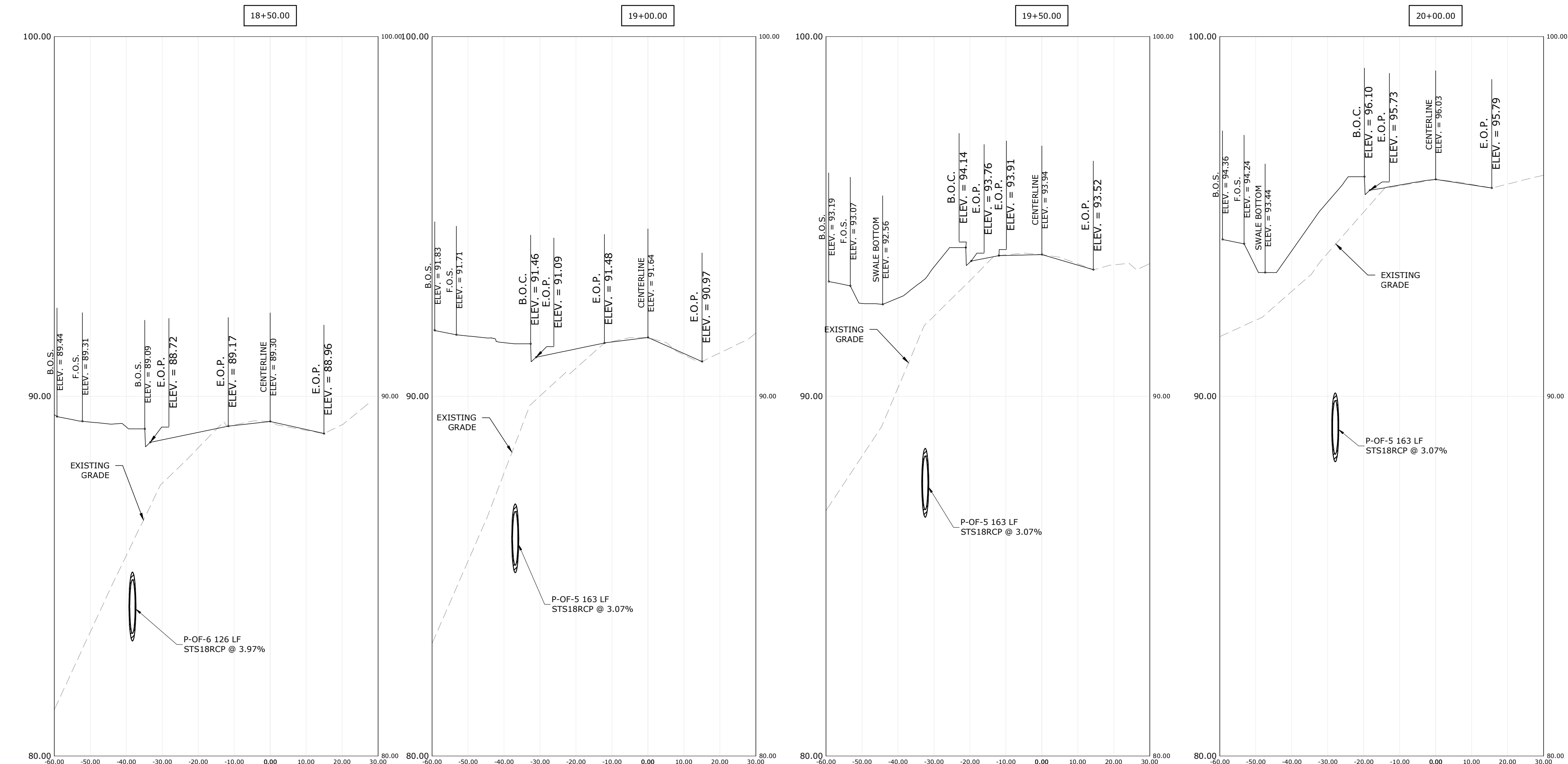
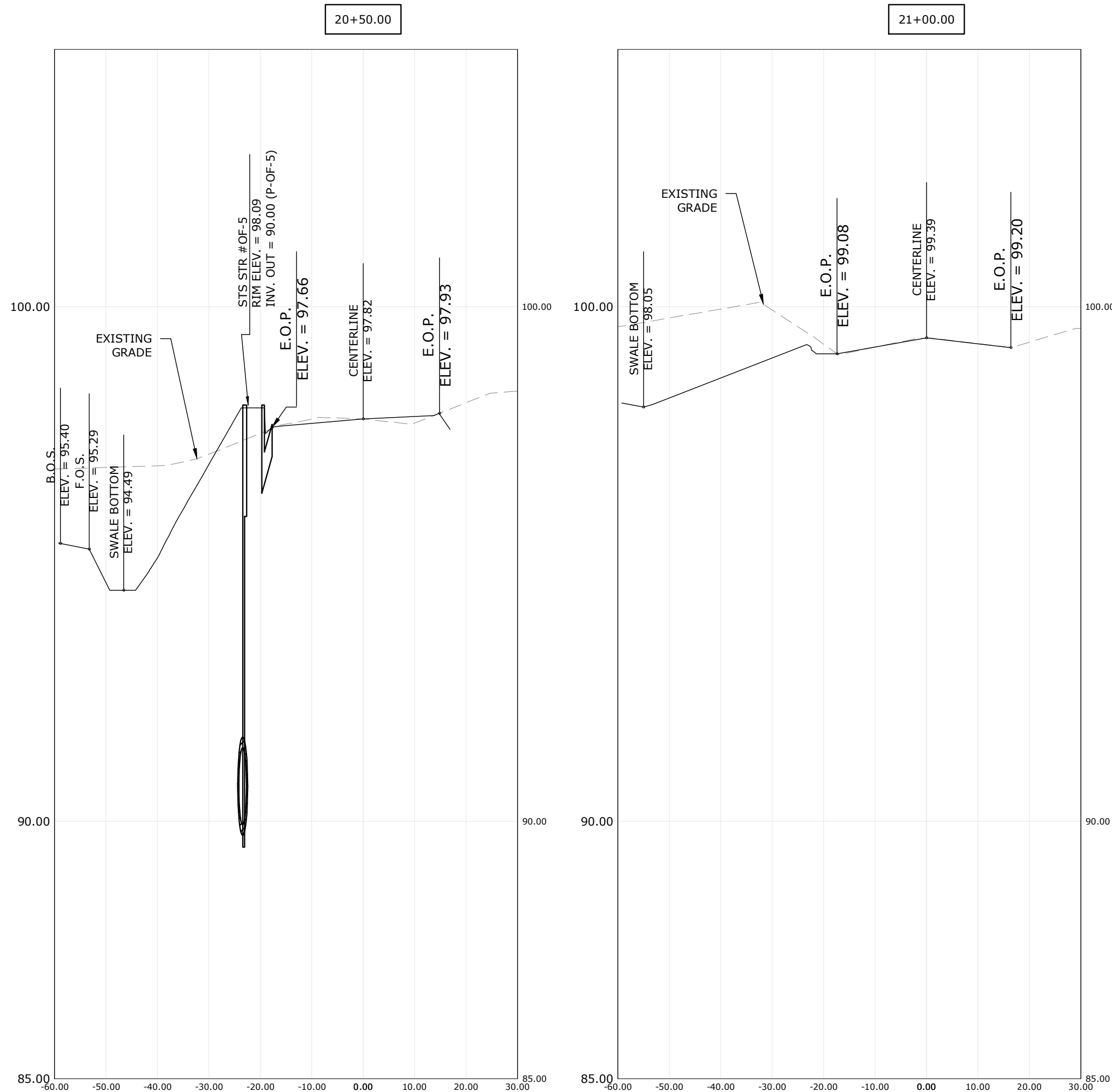
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

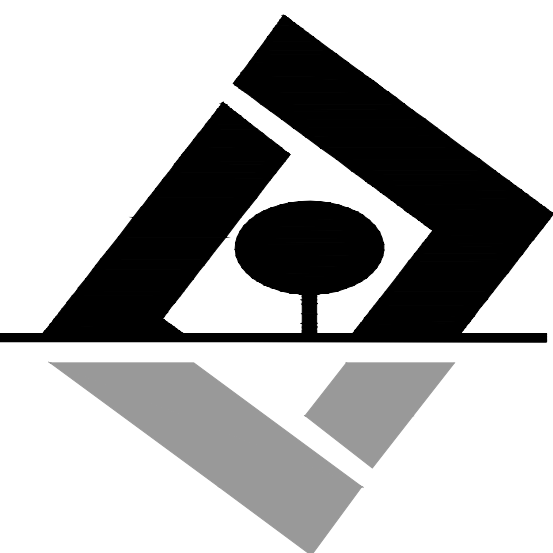
SHEET NUMBER
41 OF 61

SECTION SCALE:
HORZ: 1" = 20'
VERT: 1" = 2'





SECTION SCALE:
HORZ: 1" = 20'
VERT: 1" = 2'



G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

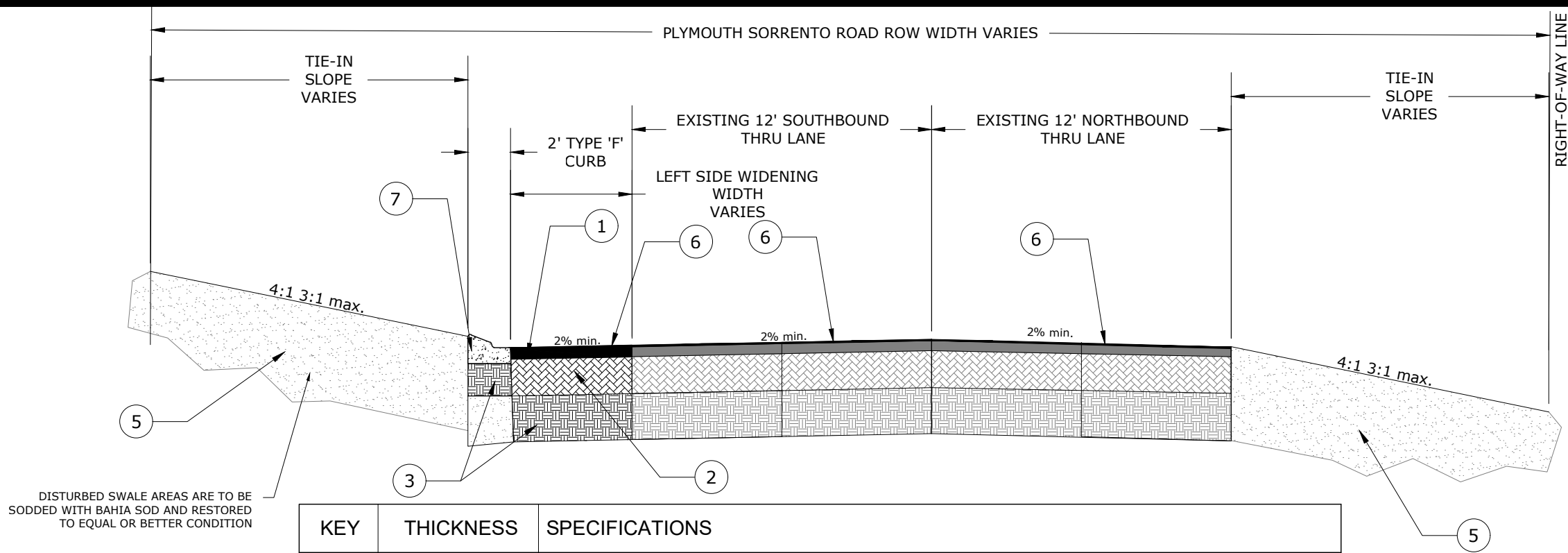
Cross Sections 3

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

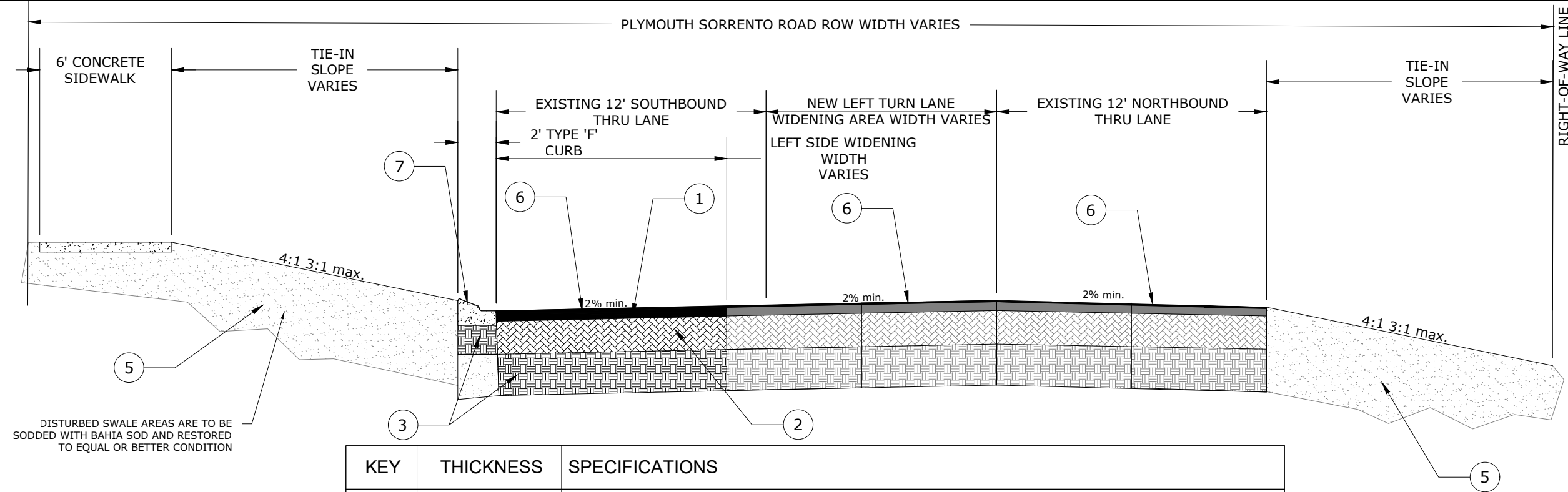
SHEET NUMBER
42 OF 61



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift - Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" - 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max. 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter

Note: Contractor to use section above or existing whichever is greater as determined by the Orange Inspector.

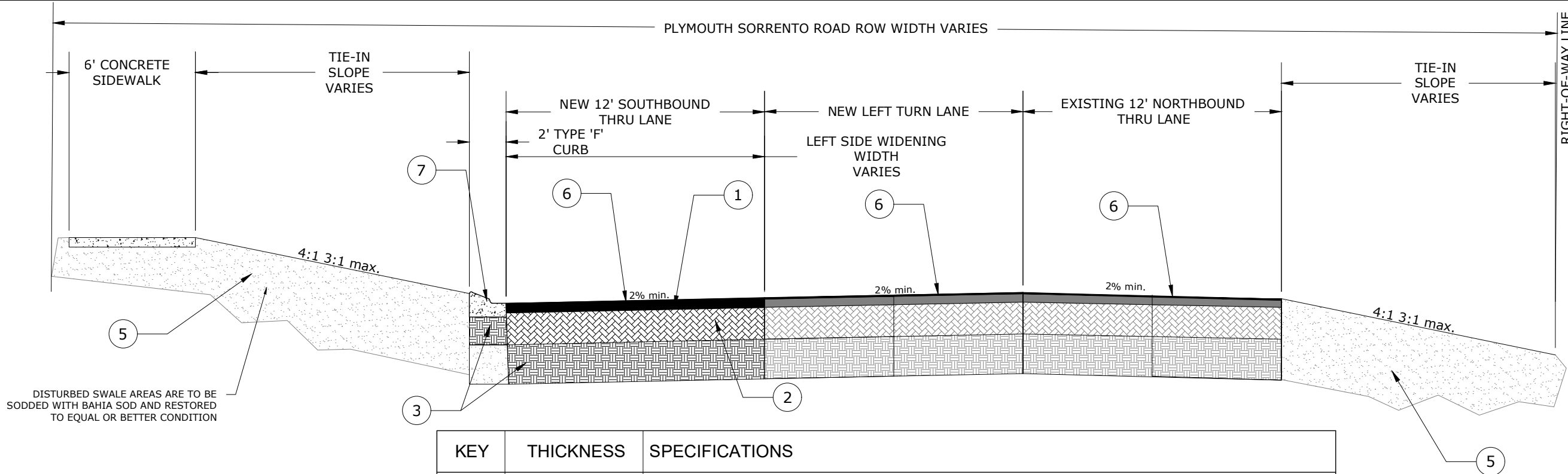
300 PLYMOUTH SORRENTO ROAD CROSS SECTION DETAIL
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH) STA: 10+00 TO 11+73



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift - Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" - 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max. 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter

Note: Contractor to use section above or existing whichever is greater as determined by the Orange Inspector.

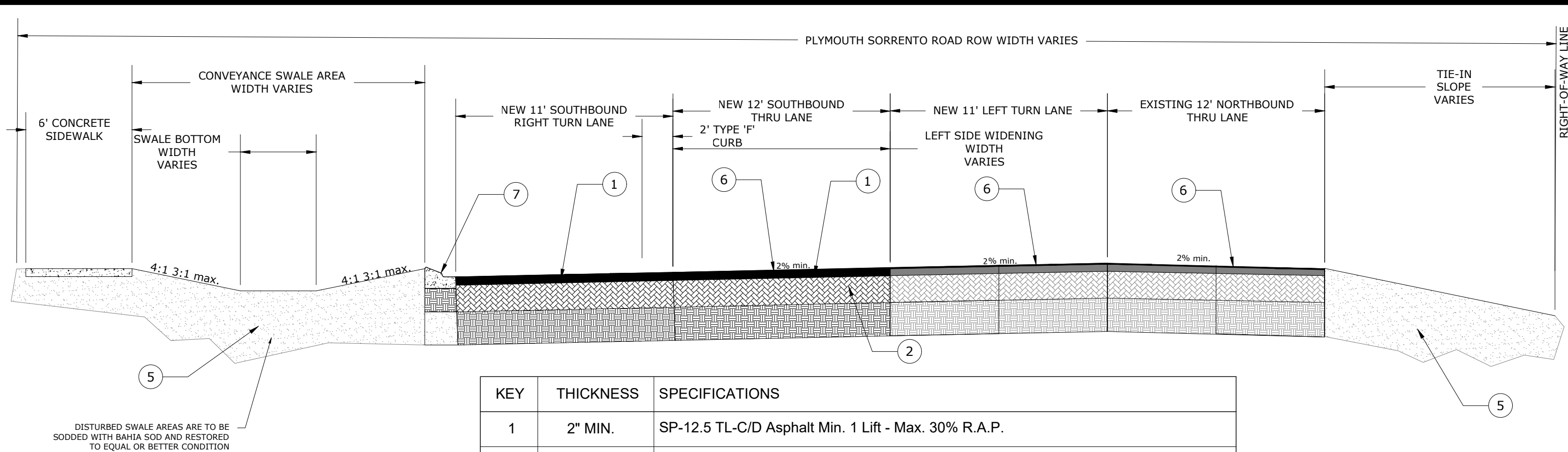
301 PLYMOUTH SORRENTO ROAD NORTHBOUND LEFT TURN SECTION
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH) STA: 11+73 TO 13+00



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift - Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" - 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max. 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter

Note: Contractor to use section above or existing whichever is greater as determined by the Orange Inspector.

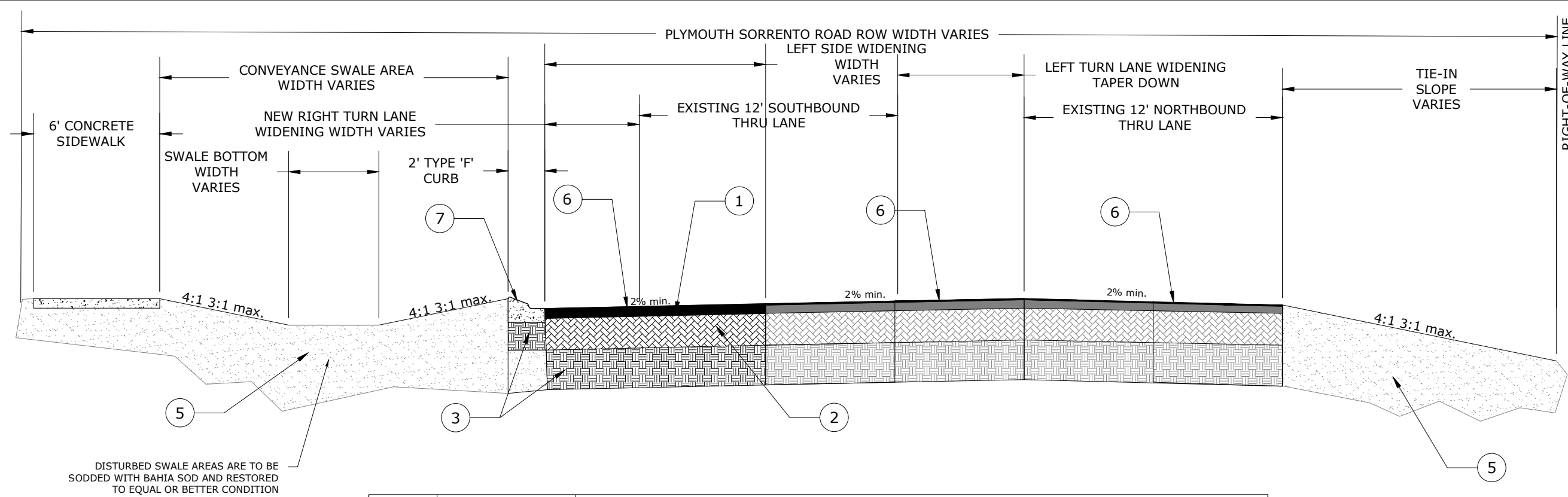
302 PLYMOUTH SORRENTO ROAD NORTHBOUND LEFT TURN SECTION
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH) STA: 11+73 TO 13+00



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift - Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" - 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max. 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter

Note: Contractor to use section above or existing whichever is greater as determined by the Orange Inspector.

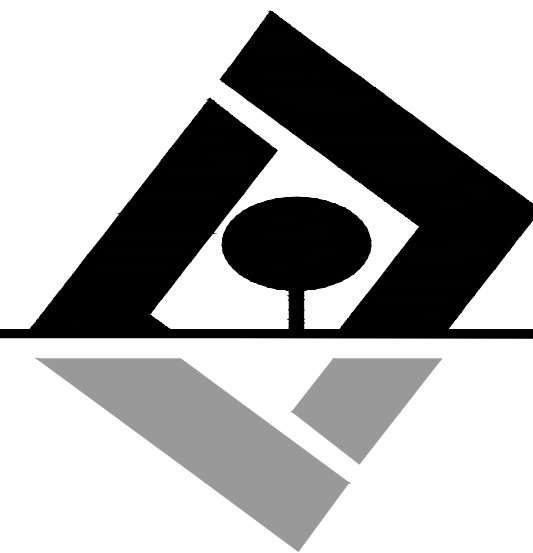
303 PLYMOUTH SORRENTO ROAD NORTHBOUND LEFT TURN SECTION
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH) STA: 11+73 TO 13+00



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift - Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" - 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max. 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter

Note: Contractor to use section above or existing whichever is greater as determined by the Orange Inspector.

304 PLYMOUTH SORRENTO ROAD NORTHBOUND LEFT TURN SECTION
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH) STA: 11+73 TO 13+00



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650

www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision

City of Apopka, Florida

Construction
Site Plan

Plymouth
Sorrento Details

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

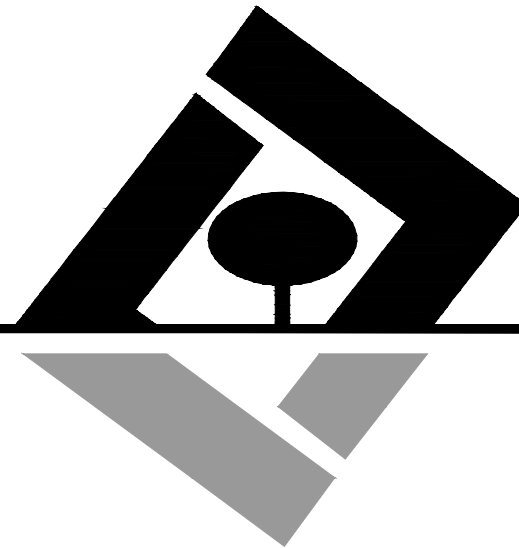
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER

43 OF 61

NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Truck Turning
Plan 1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

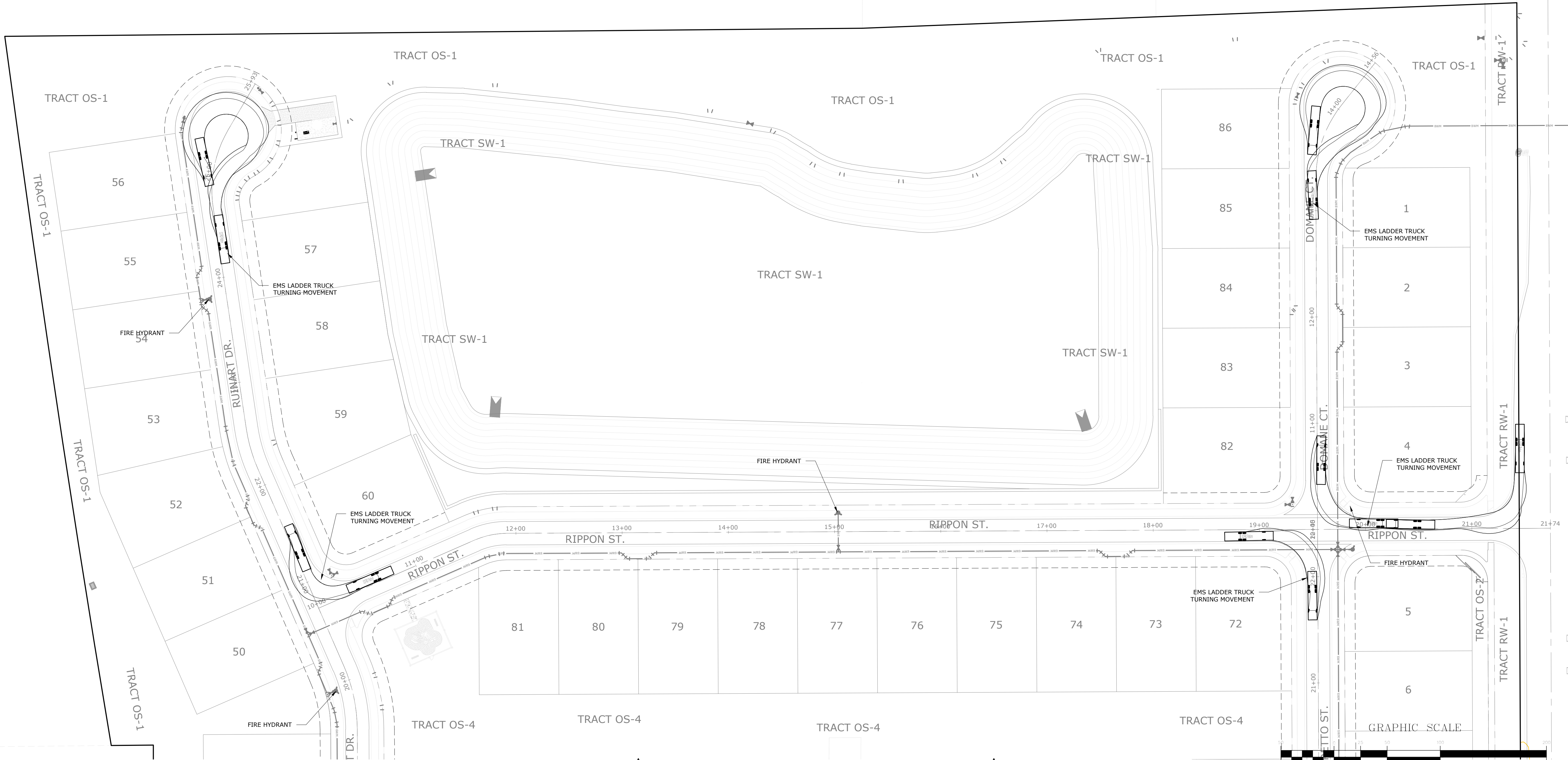
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER

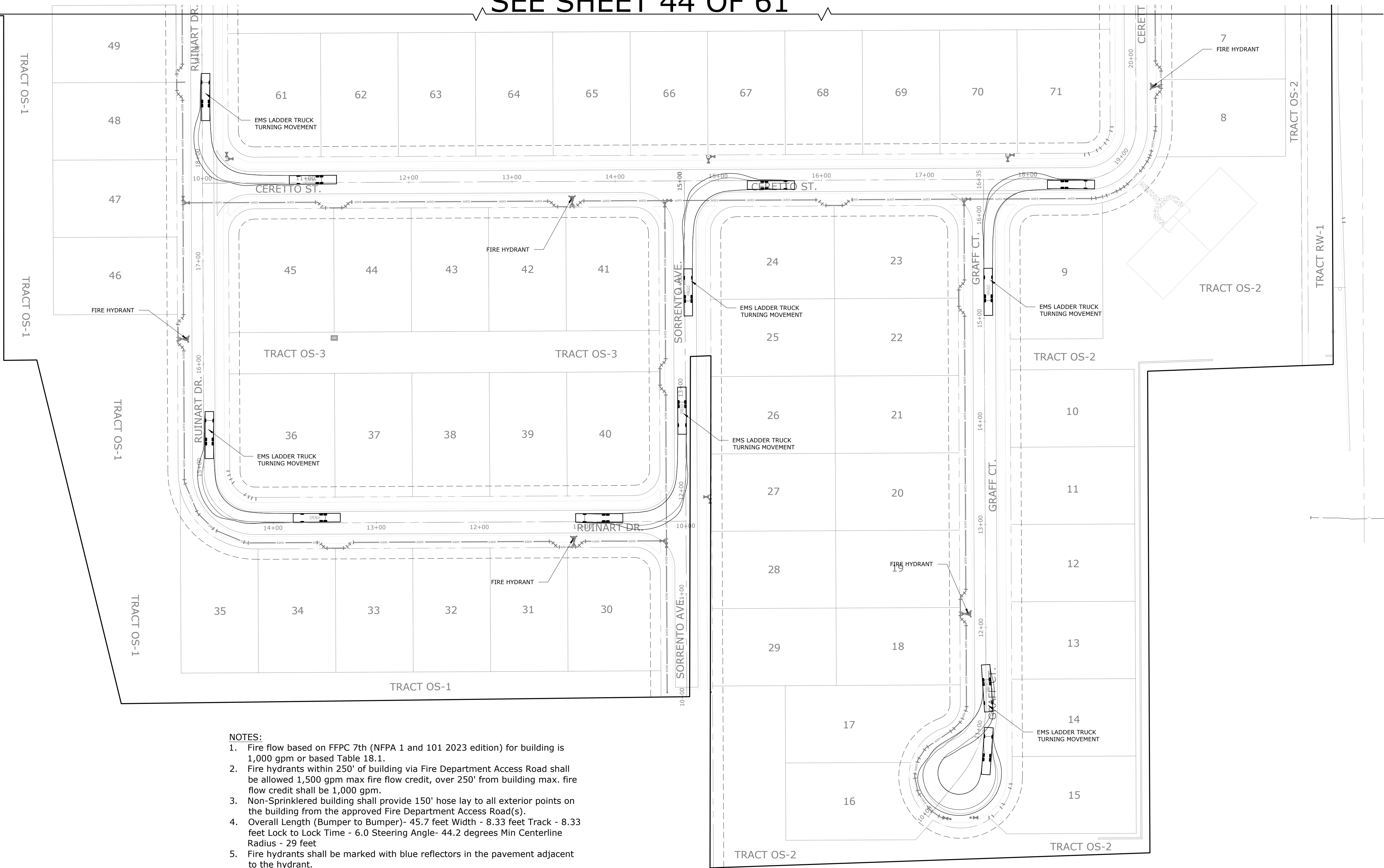
44 OF 61

SEE SHEET 45 OF 61

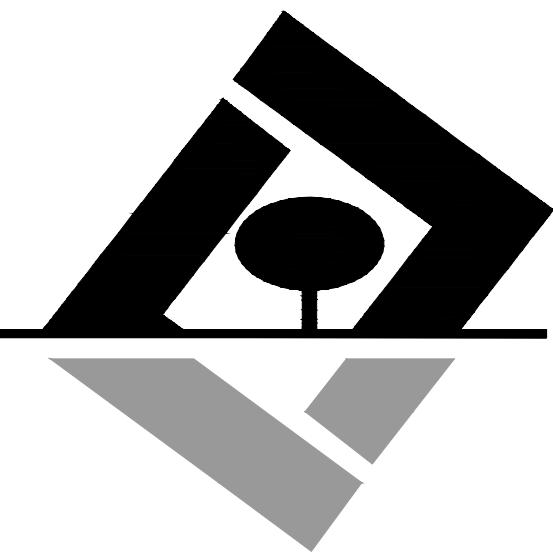
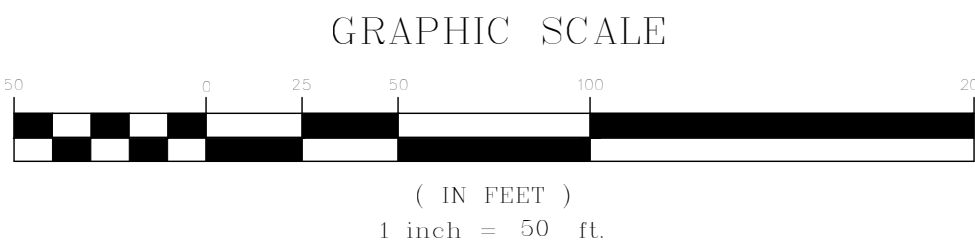
(IN FEET)
1 inch = 50 ft.



SEE SHEET 44 OF 61



- NOTES:
1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
 2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
 3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
 4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
 5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

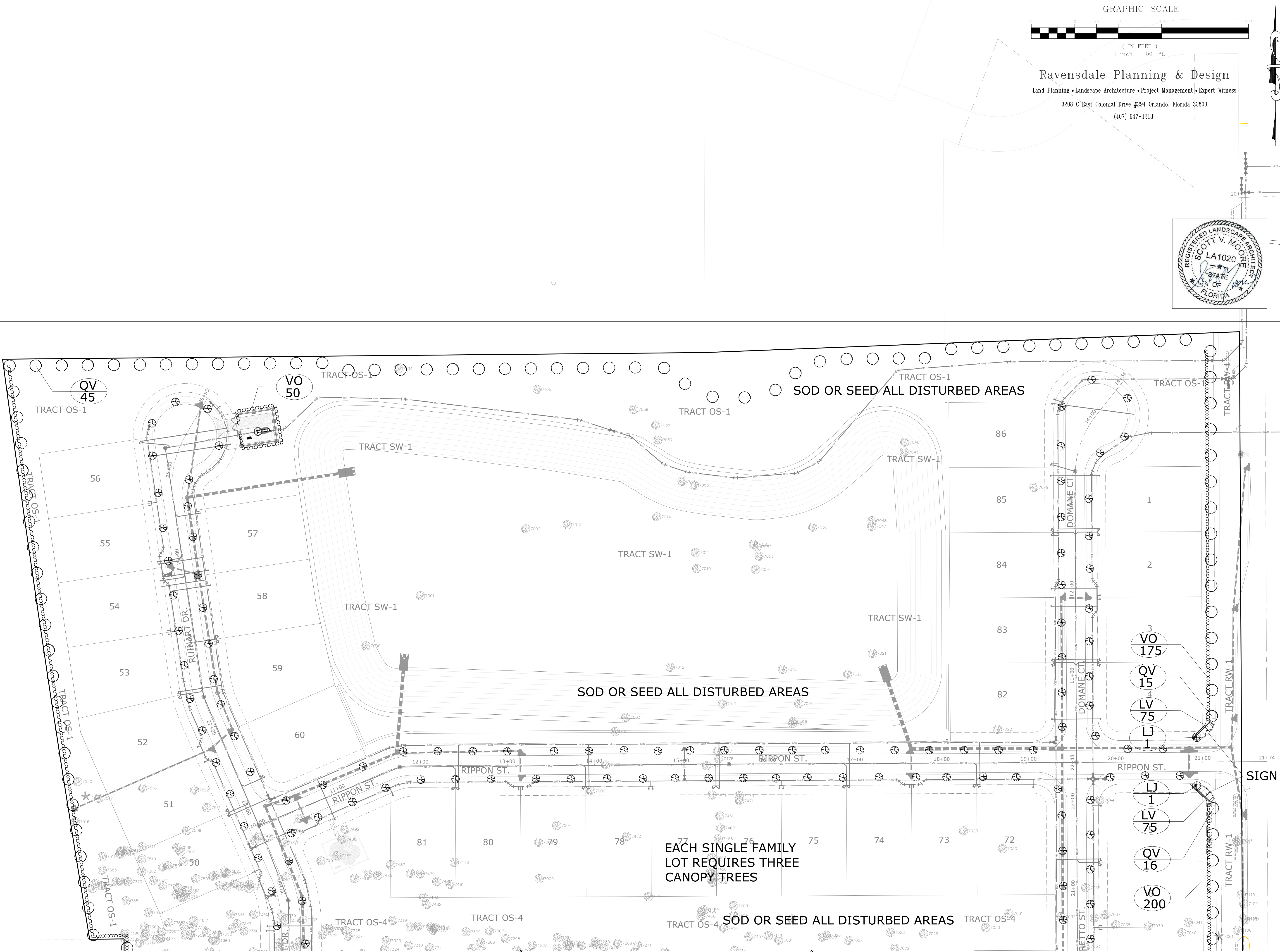
Truck Turning
Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER
45 OF 61



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

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
3208 C East Colonial Drive #294 Orlando, Florida 32803
(407) 647-1213



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Landscape Plan
1

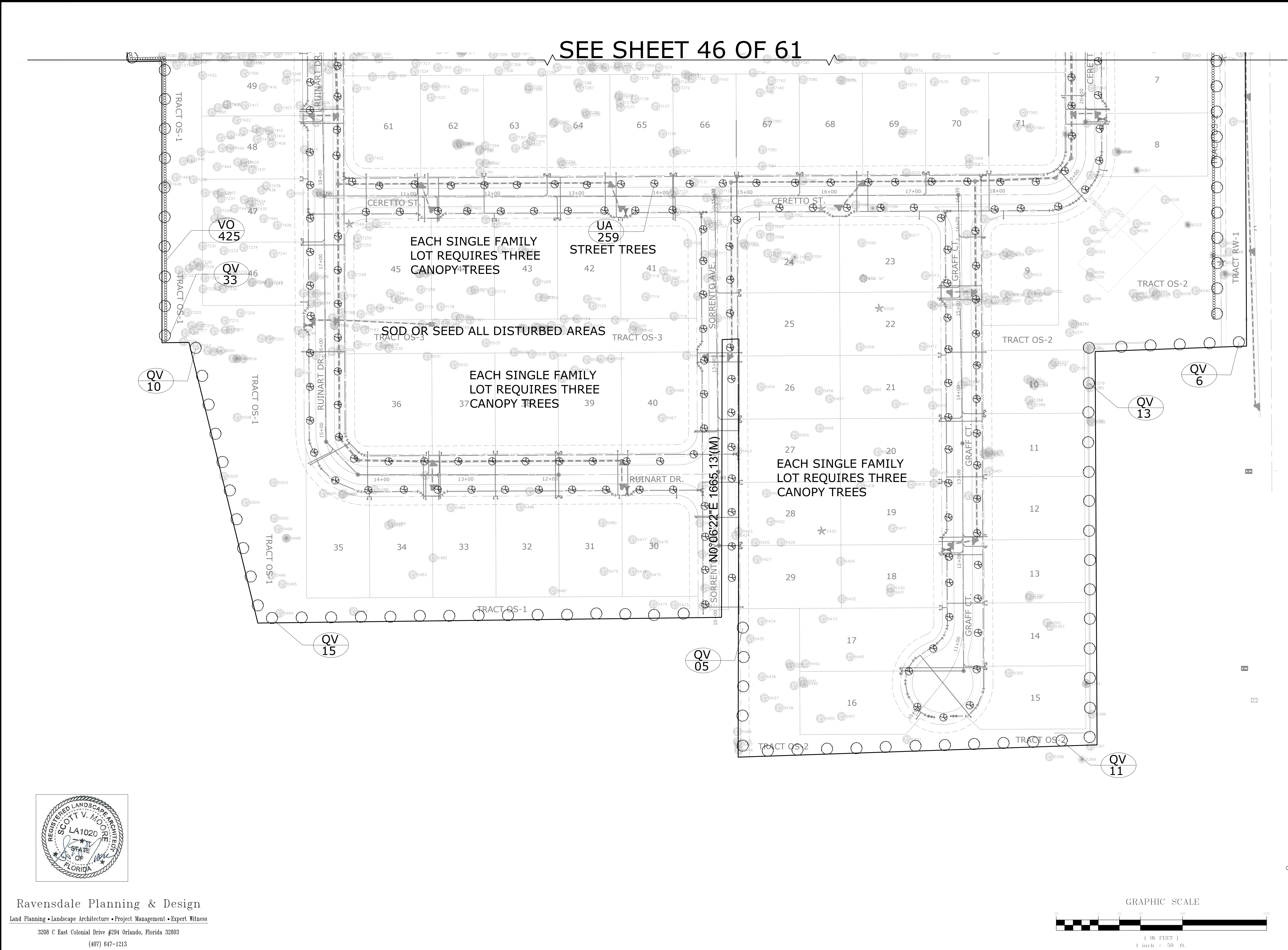
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

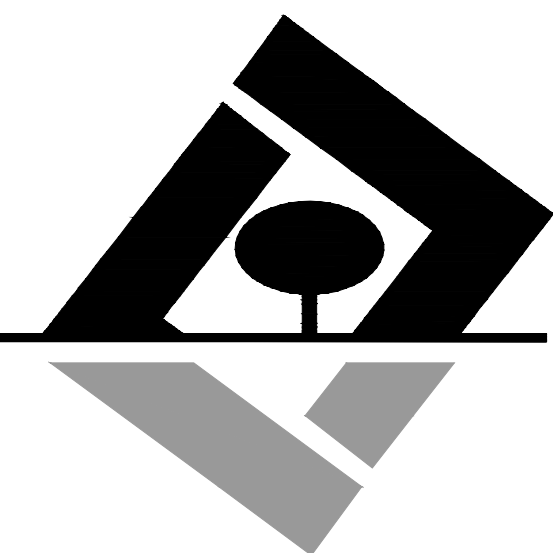
Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
46 OF 61

SEE SHEET 47 OF 61



SEE SHEET 46 OF 61



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Landscape Plan
2

Plans not valid unless Signed,
Dated and Sealed below.

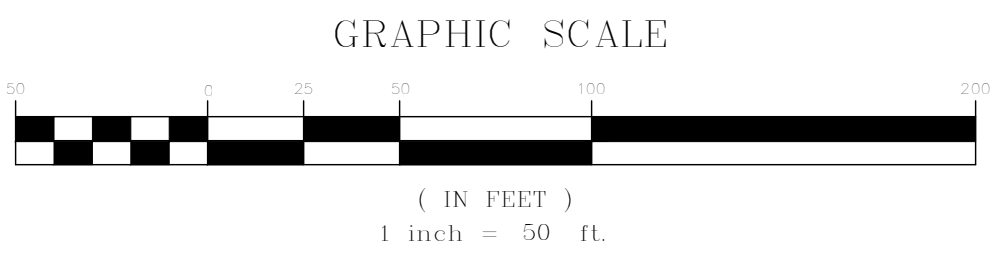
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
47 OF 61



Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
3208 C East Colonial Drive #294 Orlando, Florida 32803
(407) 647-1213



TREE CALCULATIONS:

TOTAL PROTECTED INCHES ON SITE:	13,321"
TOTAL INCHES REMOVED:	13,321"
TOTAL INCHES RETAINED:	0
TOTAL SPECIMEN INCHES RETAINED:	0
TOTAL INCHES REQUIRED:	13,321"
TOTAL INCHES REPLACED:	2,058"
TOTAL INCHES POST DEVELOPMENT:	2,058"
SITE CLEARING AREA IN SQUARE FEET/ACRES:	30 acres

TREE CALCULATION

	REMOVED	SAVED
# OF SPECIMEN TREES	188	0
# OF CANOPY TREES	512	0
# OF UNDERSTORY TREES	0	0

TOTAL INCHES REMOVED	11,321"	SAVED 0"
----------------------	---------	----------

TREE REMOVAL CALCULATION

13,321" OAK TREES

13,321" TOTAL INCHES REMOVED

00" TOTAL INCHES SAVED

2,058" TOTAL INCHES INSTALLED

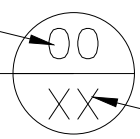
13,321" MINUS 2,058" INSTALLED= 11,263 x \$15/IN.= \$168,945

TO BE PAID INTO TREE MITIGATION BANK

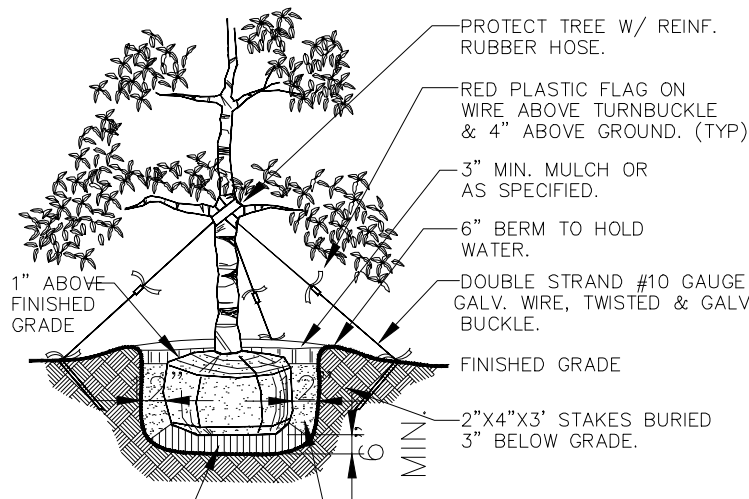
ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE WATER WISE STANDARDS (SECTION 5.2.5.D)

PLANT LIST

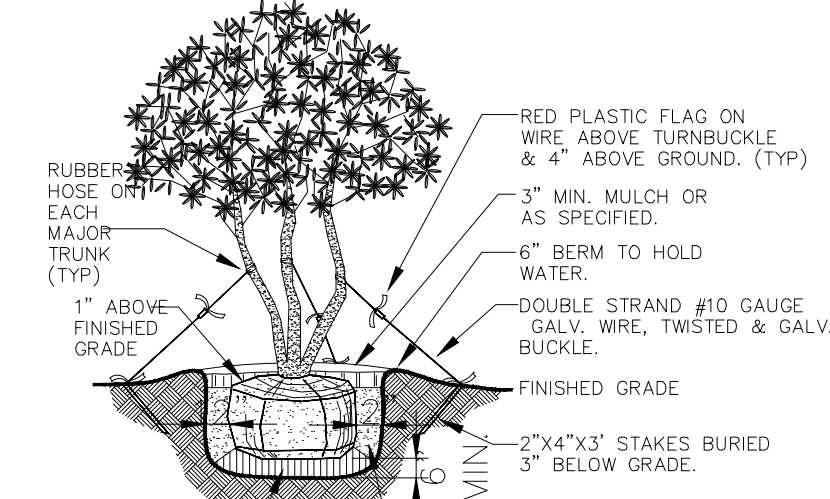
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	169
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	NO	2
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	800
LV	LIRIOPE VARIEGATA (AZTEC GRASS)	1 GAL. 24" O.C.	YES	NO	150
QV	SINGLE FAMILY LOTS QUERCUS VIRGINIANA (LIVE OAK) OR OTHER APPROVED CANOPY TREE	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	258
UA	STREET TREES (ROOT BARRIER REQUIRED FOR ALL STREET TREES) ULMUS ALATA (WINGED ELM)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	259

BAHIA SOD QUANTITY TO BE CALCULATED BY CONTRACTOR
PLANT SYMBOL  PLANT QUANTITY

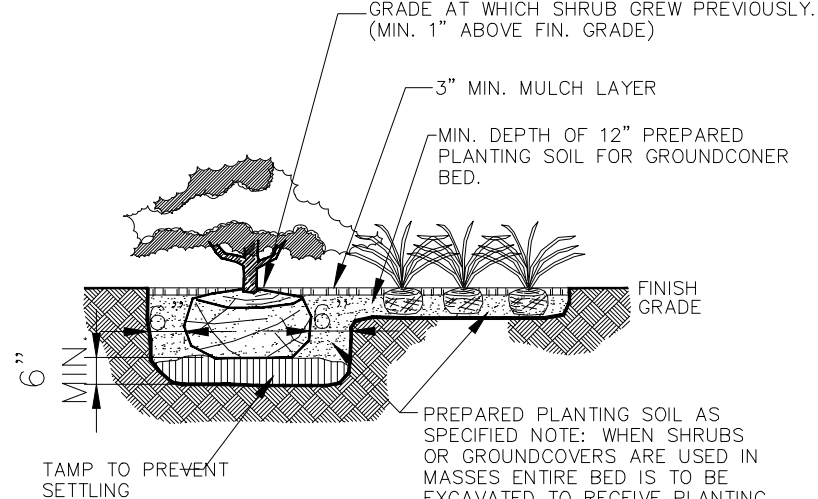
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



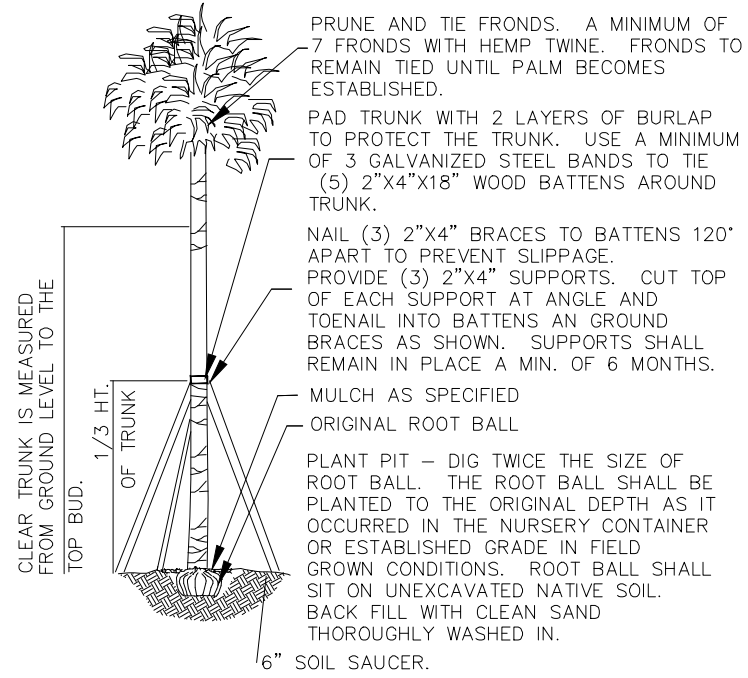
TREE PLANTING DETAIL



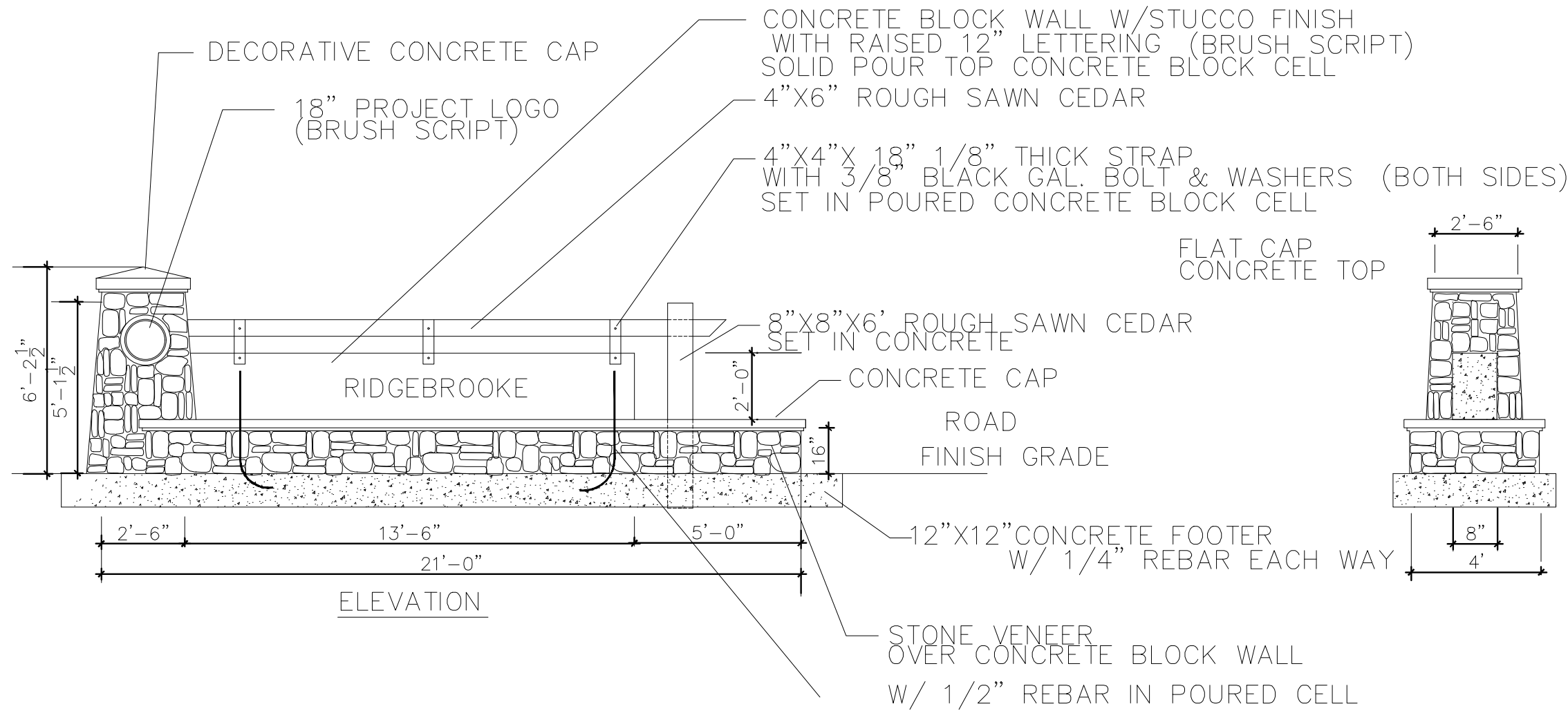
MULTI-TRUNK DETAIL



SHRUB AND GROUND COVER DETAIL



PALM PLANTING DETAIL



ENTRY SIGN-ELEVATION

NTS

GENERAL LANDSCAPE NOTES

- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA'.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO &HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.
-

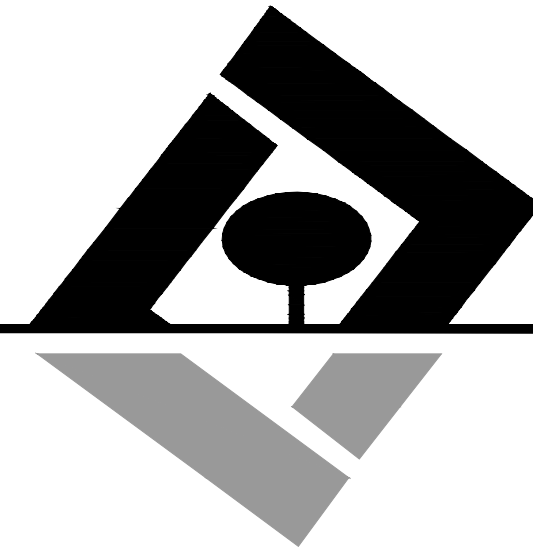


Ravensdale Planning &•Design

Land Planning Landscape Architecture Project Management Expert Witness

5106 South Pointe Drive Inverness, Florida 34450

(407) 647-1213



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650

www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision

City of Apopka, Florida

Construction
Site Plan

Landscape
Details

Plans not valid unless Signed,
Dated and Sealed below.

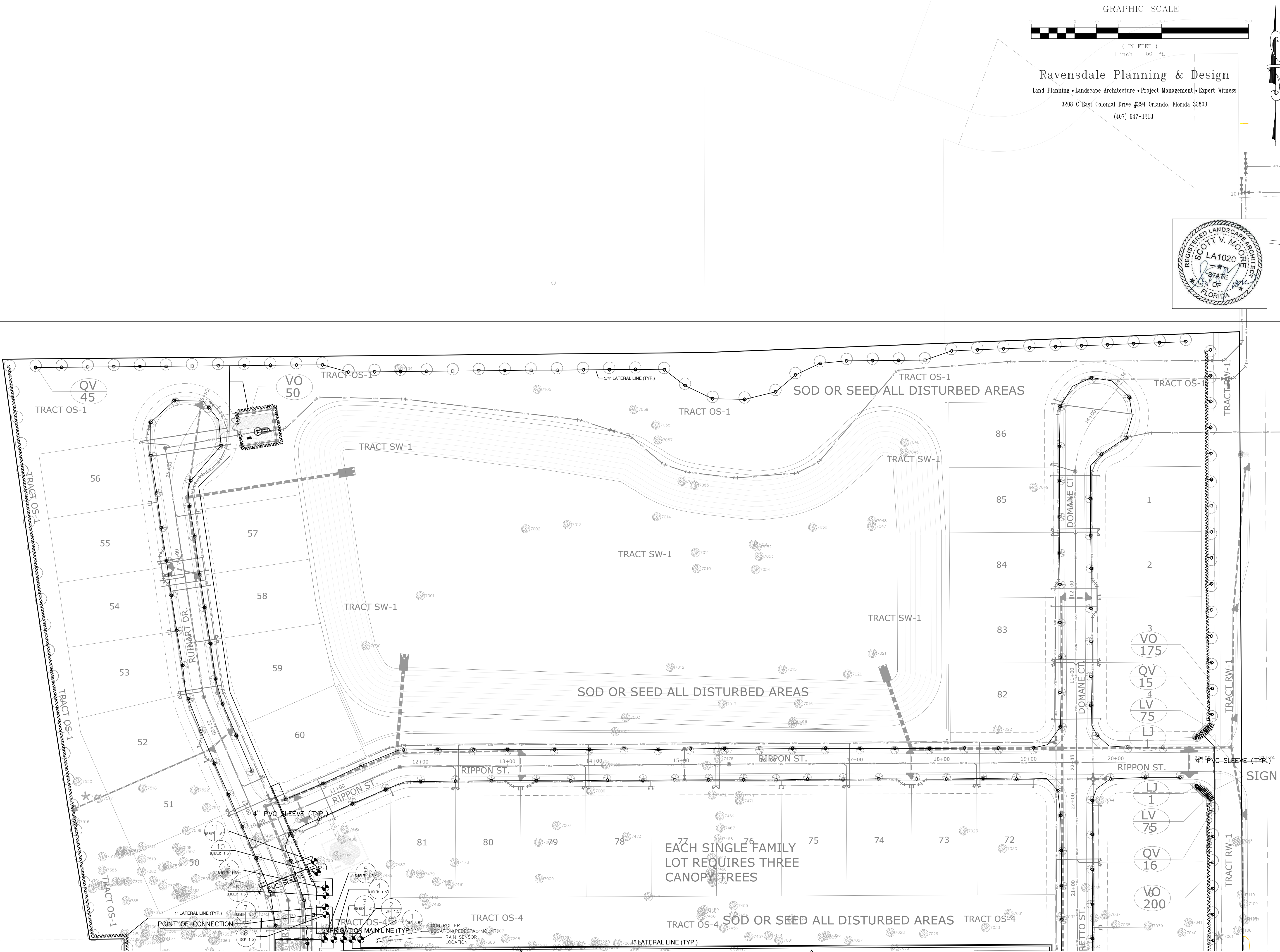
GEORFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER

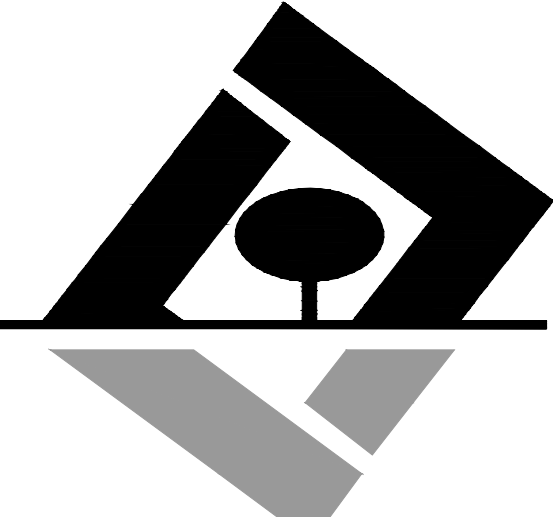
48 OF 61



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

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
3208 C East Colonial Drive #294 Orlando, Florida 32803
(407) 647-1213





G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Irrigaiton Plan 1

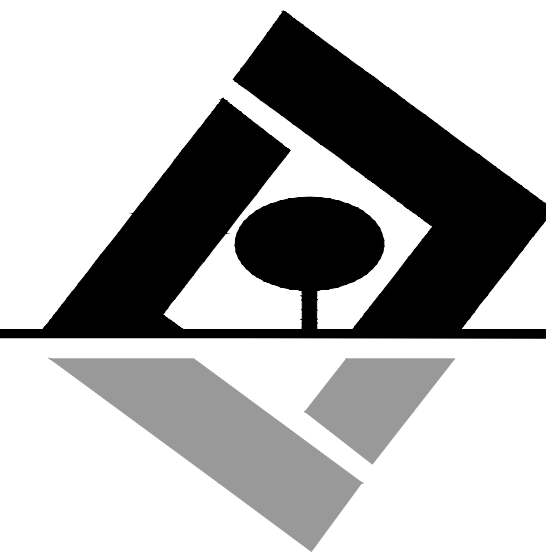
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
49 OF 61

SEE SHEET 50 OF 61



G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Irrigation Plan 2

Plans not valid unless Signed,
Dated and Sealed below.

GEORGE L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

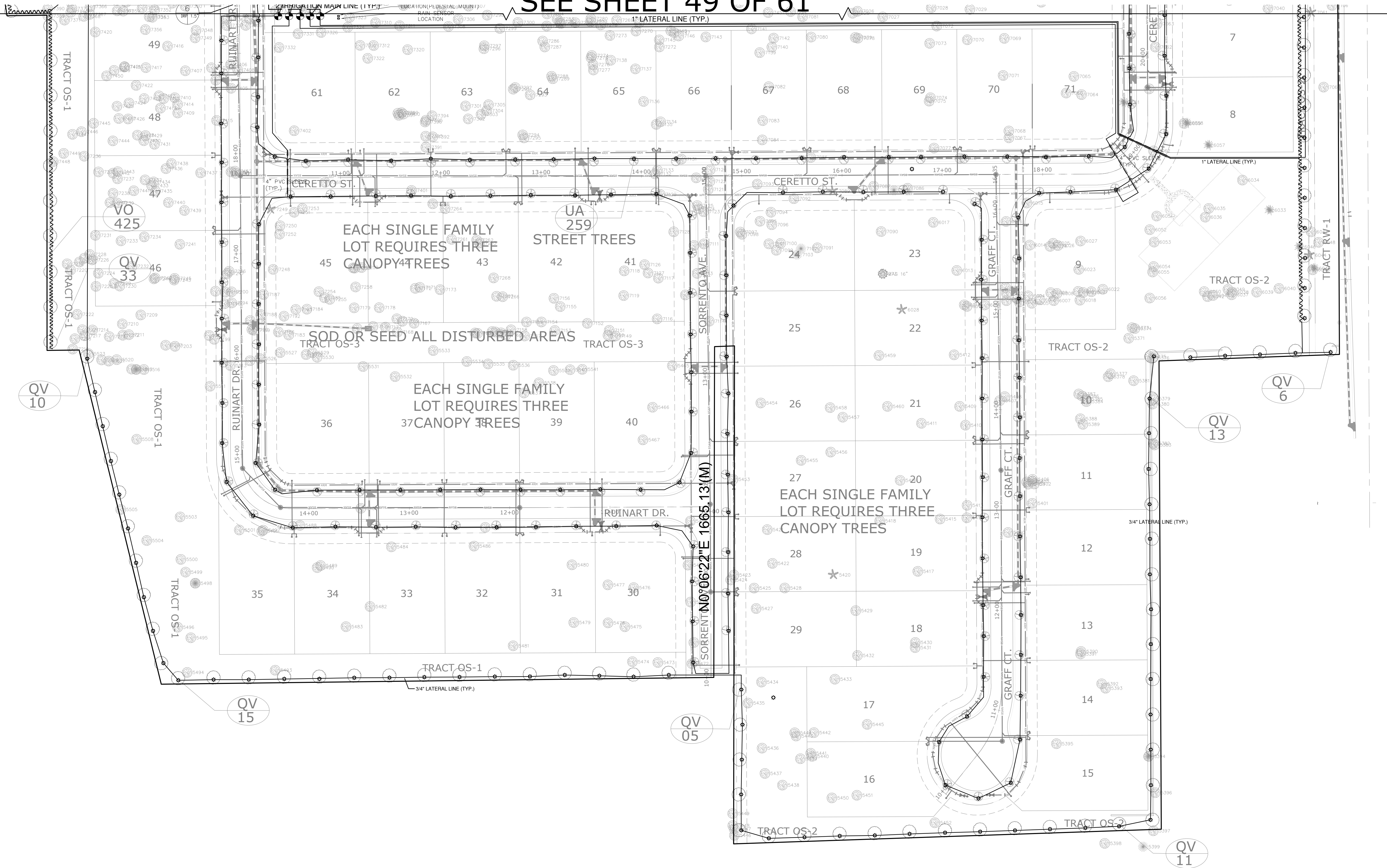
Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	Value
3	Value	Value
4	Value	Value
5	Value	Value
6	Value	Value
7	Value	Value
8	Value	Value
9	Value	Value
10	Value	Value

SHEET NUMBER

50 OF 61

SEE SHEET 49 OF 61

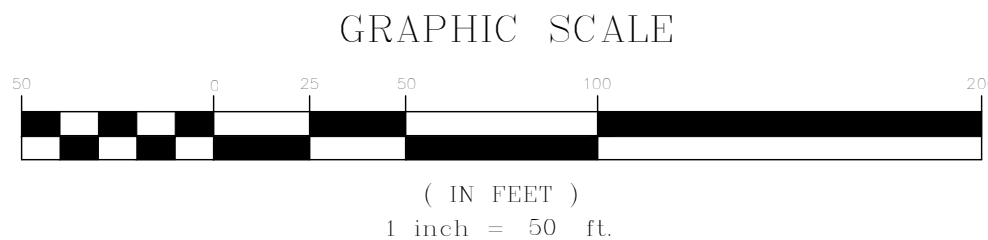


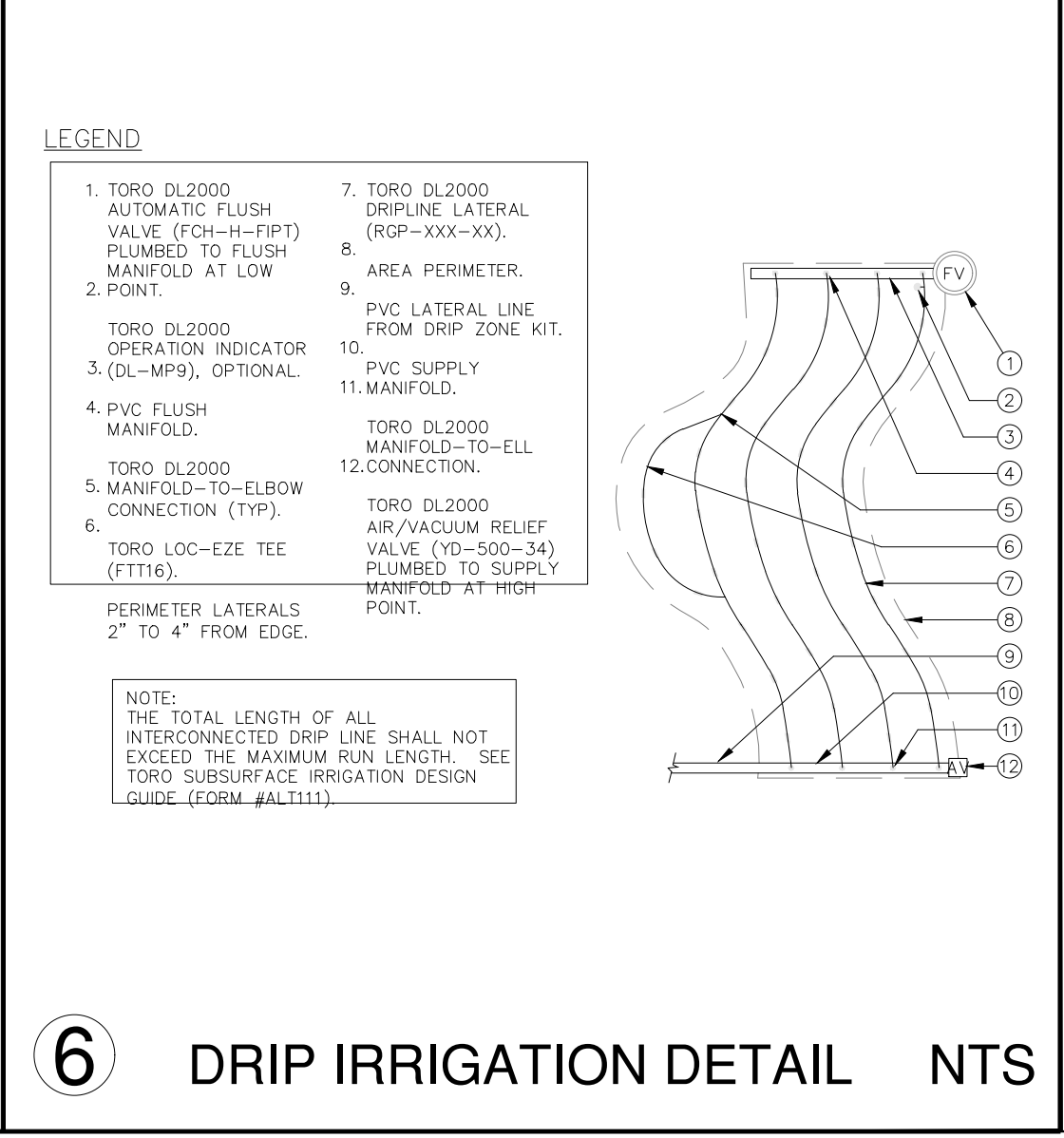
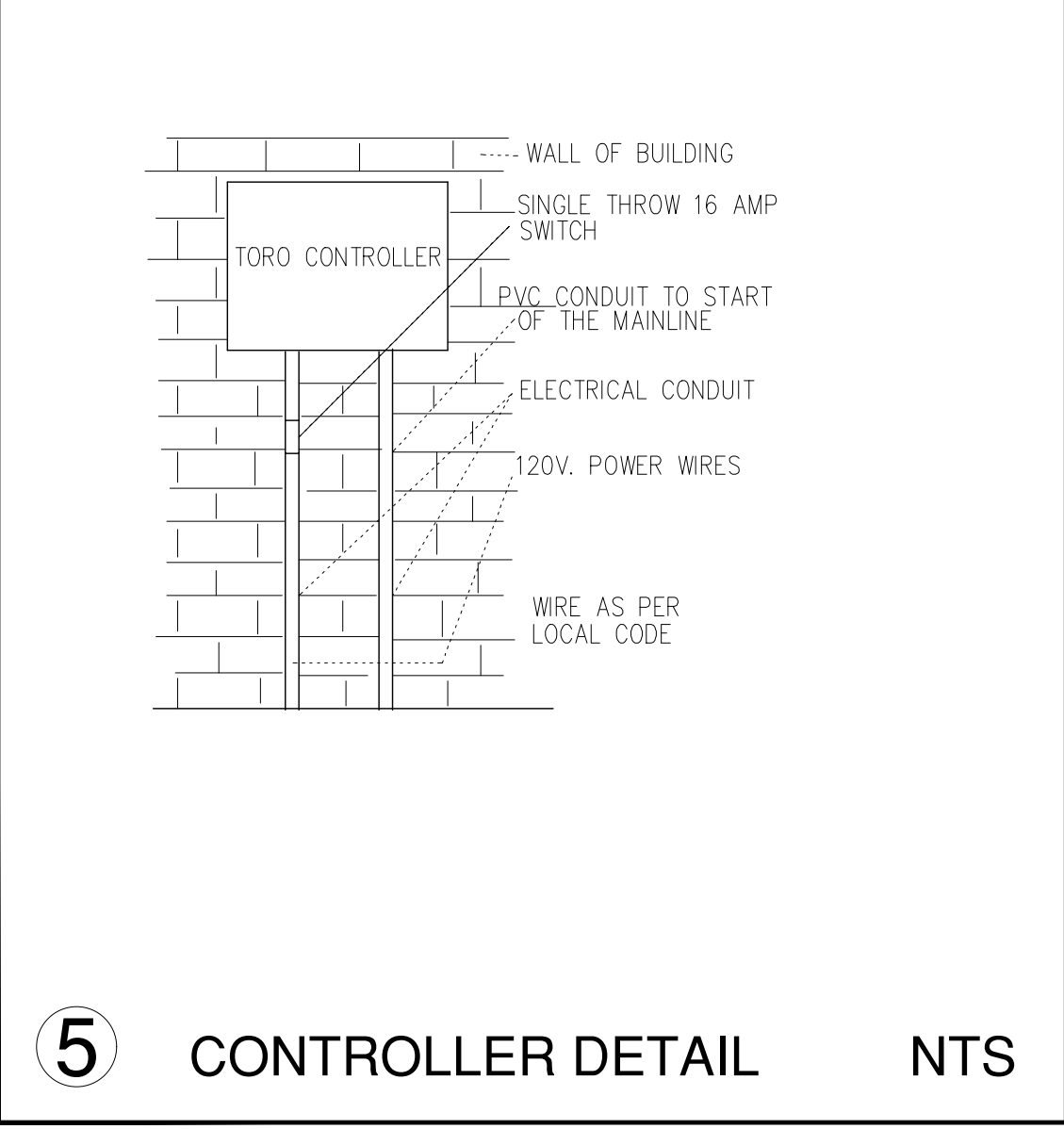
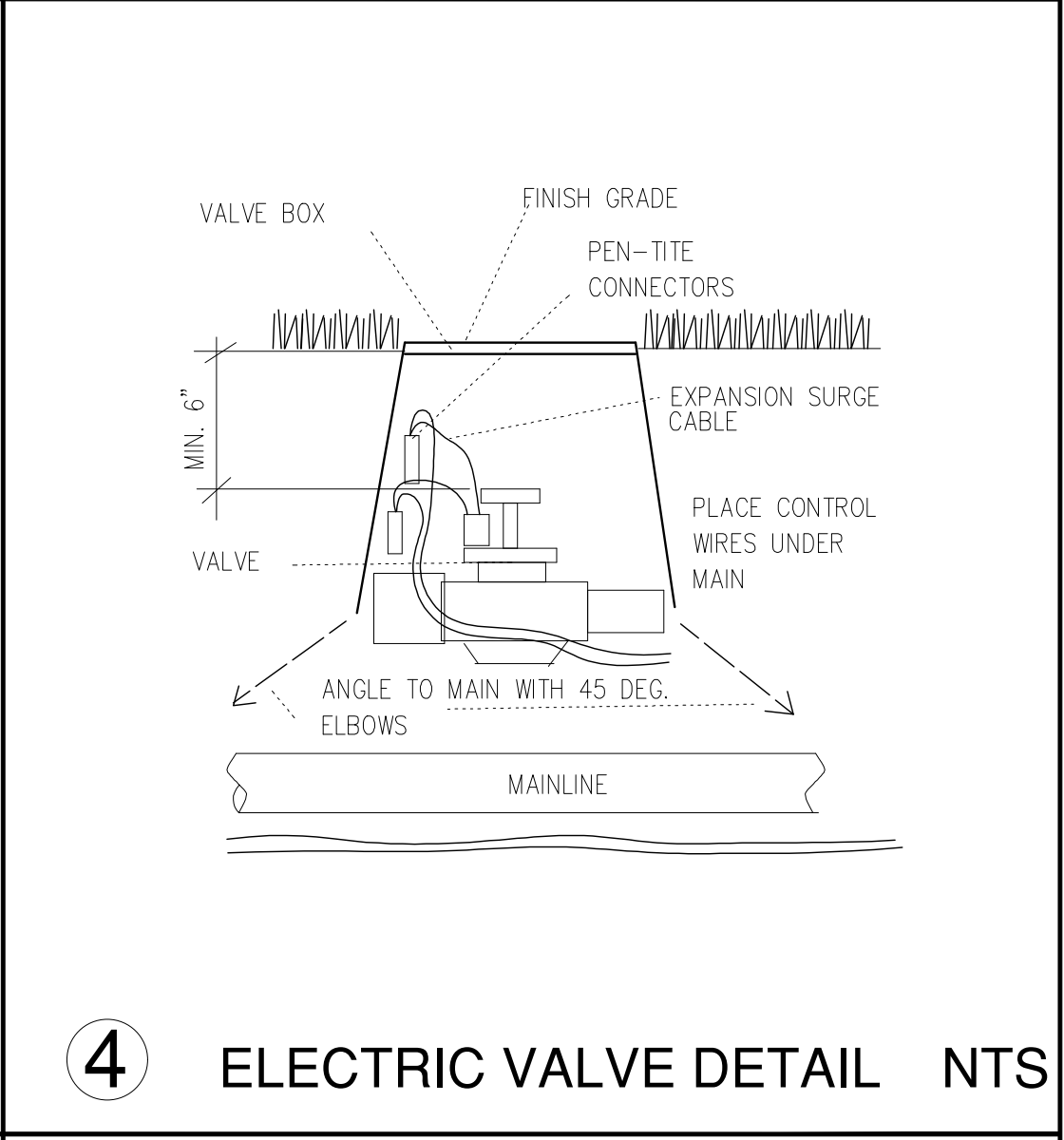
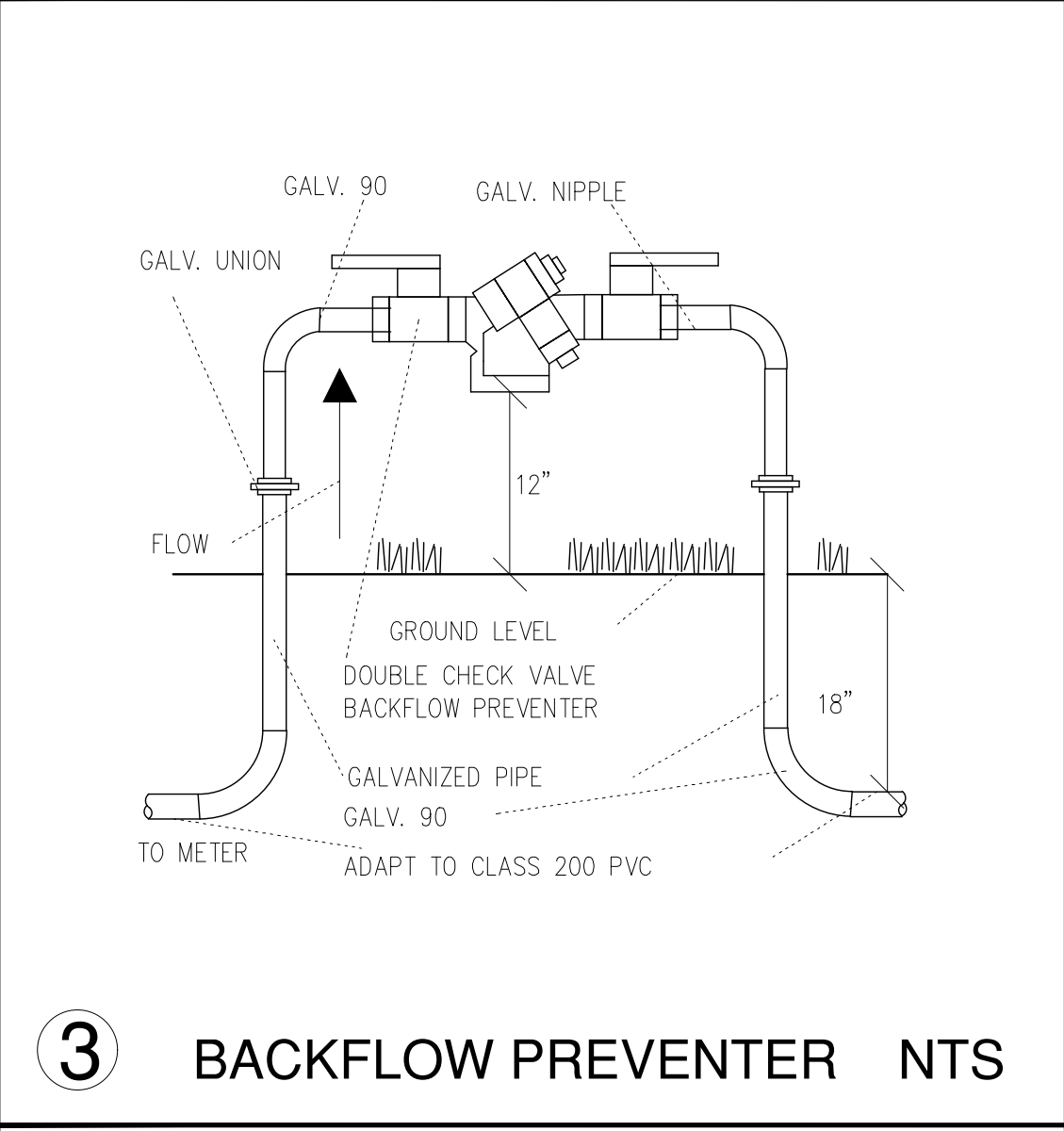
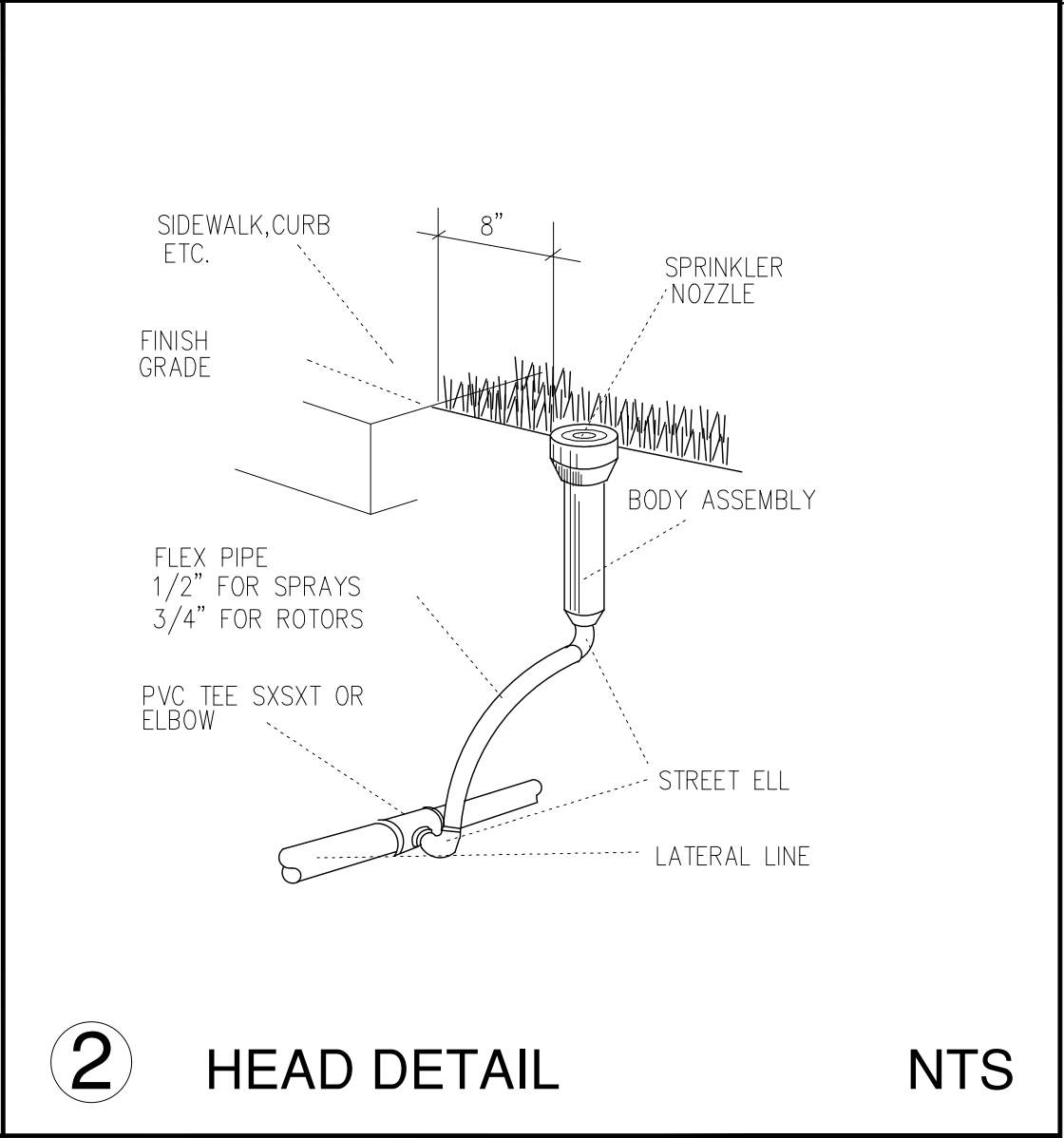
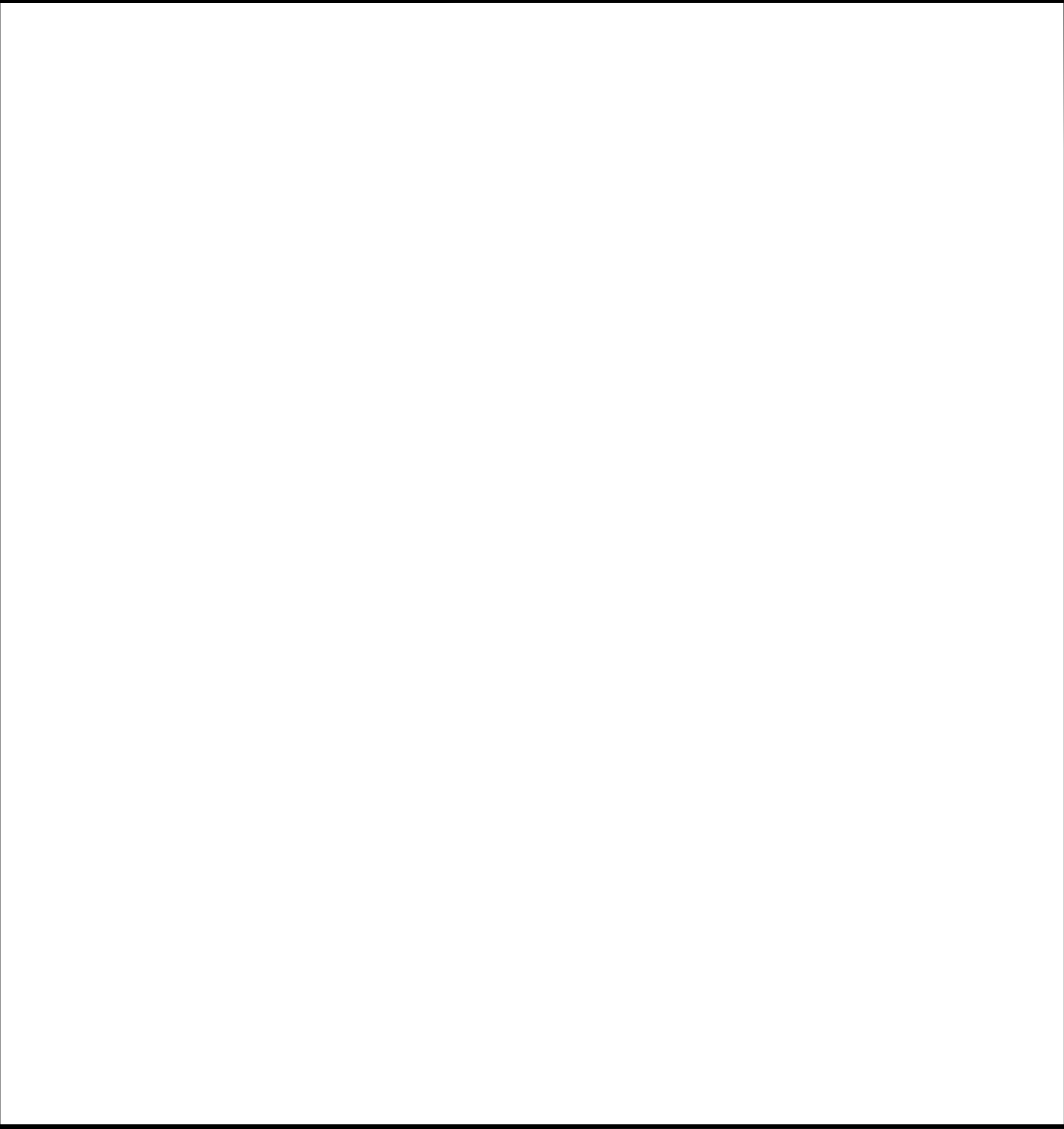
Ravensdale Planning & Design

Land Planning • Landscape Architecture • Project Management • Expert Witness

3208 C East Colonial Drive #294 Orlando, Florida 32803

(407) 647-1213





IRRIGATION LEGEND

○	FULL 6"	POP-UP SPRAY HEAD	570-8-F
△	1/4 6"	POP-UP SPRAY HEAD	570-8-Q
◐	1/2 6"	POP-UP SPRAY HEAD	570-8-H
◑	1/3 6"	POP-UP SPRAY HEAD	570-8-T
◒	2/3 6"	POP-UP SPRAY HEAD	570-8-TT
◓	3/4 6"	POP-UP SPRAY HEAD	570-8-TQ
●	FULL 6"	POP-UP SPRAY HEAD	570-15-F
▲	1/4 6"	POP-UP SPRAY HEAD	570-15-Q
◐	1/2 6"	POP-UP SPRAY HEAD	570-15-H
◑	1/3 6"	POP-UP SPRAY HEAD	570-15-T
◒	2/3 6"	POP-UP SPRAY HEAD	570-15-TT
◓	3/4 6"	POP-UP SPRAY HEAD	570-15-TQ
◻	CENTER STRIP SPRAY HEAD	570-4-CST	
▣	SIDE STRIP SPRAY HEAD	570-4-SST	
■	END STRIP SPRAY HEAD	570-4-EST	
◐◑◒◓	DENOTES VARIABLE, 6" POP-UP SPRAY HEAD IN 15' PATTERN		570-15-ADJ
◐◑◒◓◻	DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER		
◐	POP-UP STREAM ROTOR		
✱	500 SERIES STREAM BUBBLER		
◐◑	TORO PLASTIC VALVE		
—	CLASS 200 PVC MAIN LINE		
—	CLASS 160 PVC LATERAL LINE		
—	PVC SLEEVE 4" IN DIAMETER		
—	PIPE CROSSOVER		
—	BACKFLOW PREVENTER		
—	IRRIGATION METER		
◻	CONTROLLER LOCATION		
◻	RAIN SENSOR LOCATION		

VALVES

◐	254-06-03	3/4" VALVES
◑	252-06-04	1" VALVES
◒	252-25-06	1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

ALL ZONES ARE DRIP

ALL IRRIGATION TO COMPLY WITH CITY ORDINANCE NO.2069

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

RECLAIM WATER

USE PANATONE PURPLE PIPES, HEADS, ETC. PER ORDINANCE 2069

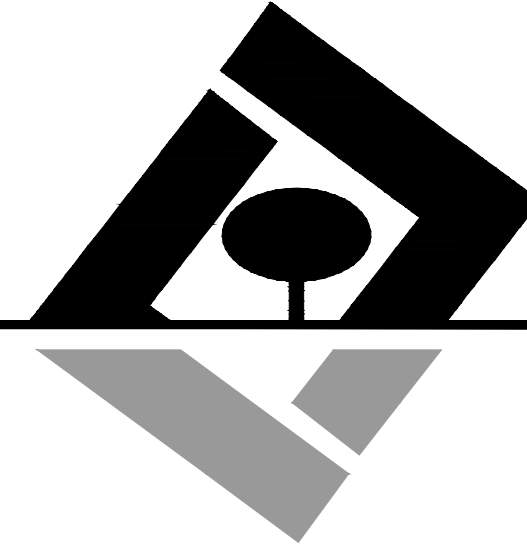


Ravensdale Planning & Design

Land Planning • Landscape Architecture • Project Management • Expert Witness

5106 South Pointe Drive Inverness, Florida 34450

(407) 647-1213



G L SUMMITT
—ENGINEERING INC—

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

Irrigation
Details

Plans not valid unless Signed,
Dated and Sealed below.

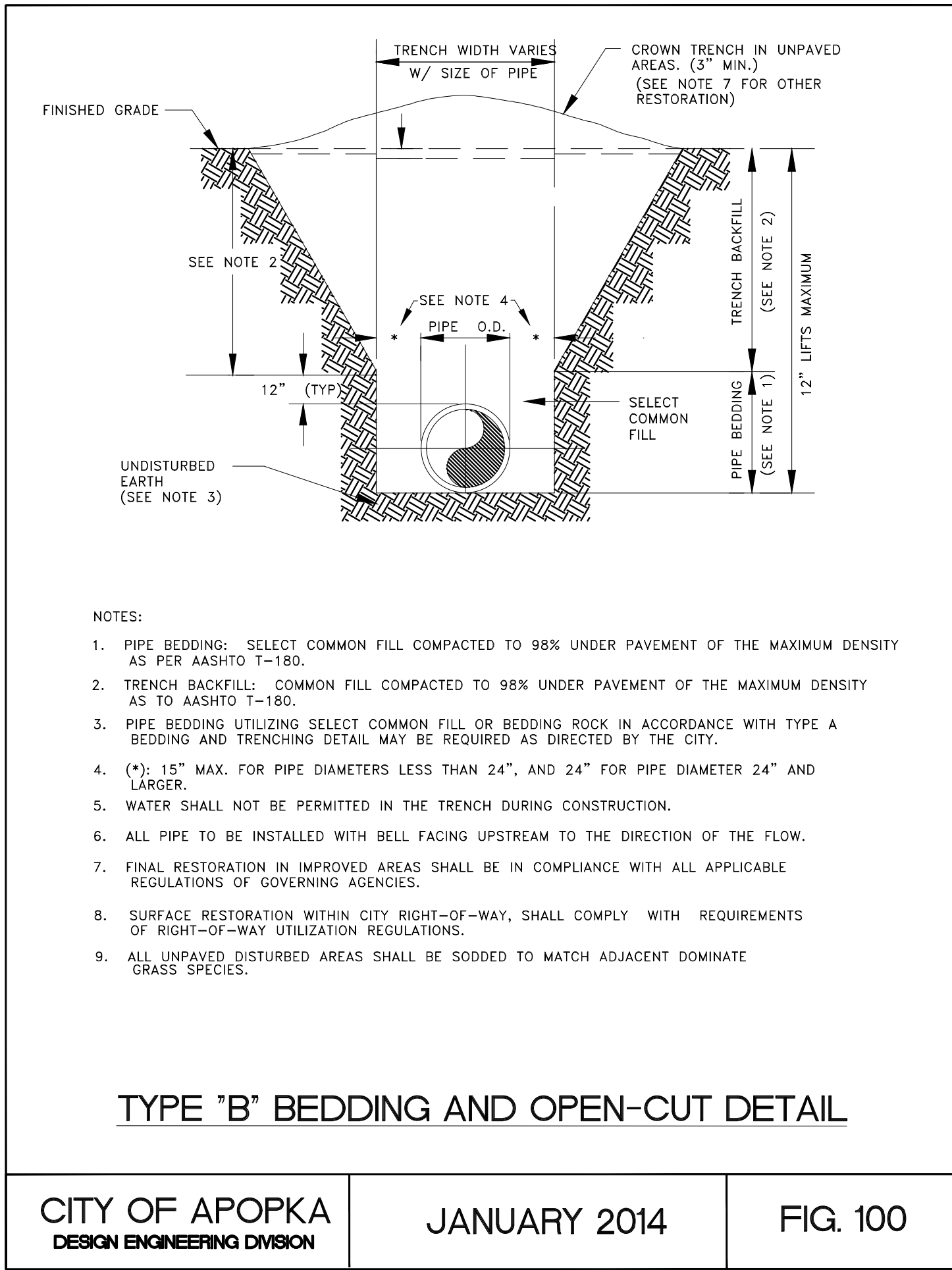
GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valve	
3	Valve	
4	Valve	
5	Valve	
6	Valve	
7	Valve	
8	Valve	
9	Valve	
10	Valve	

SHEET NUMBER

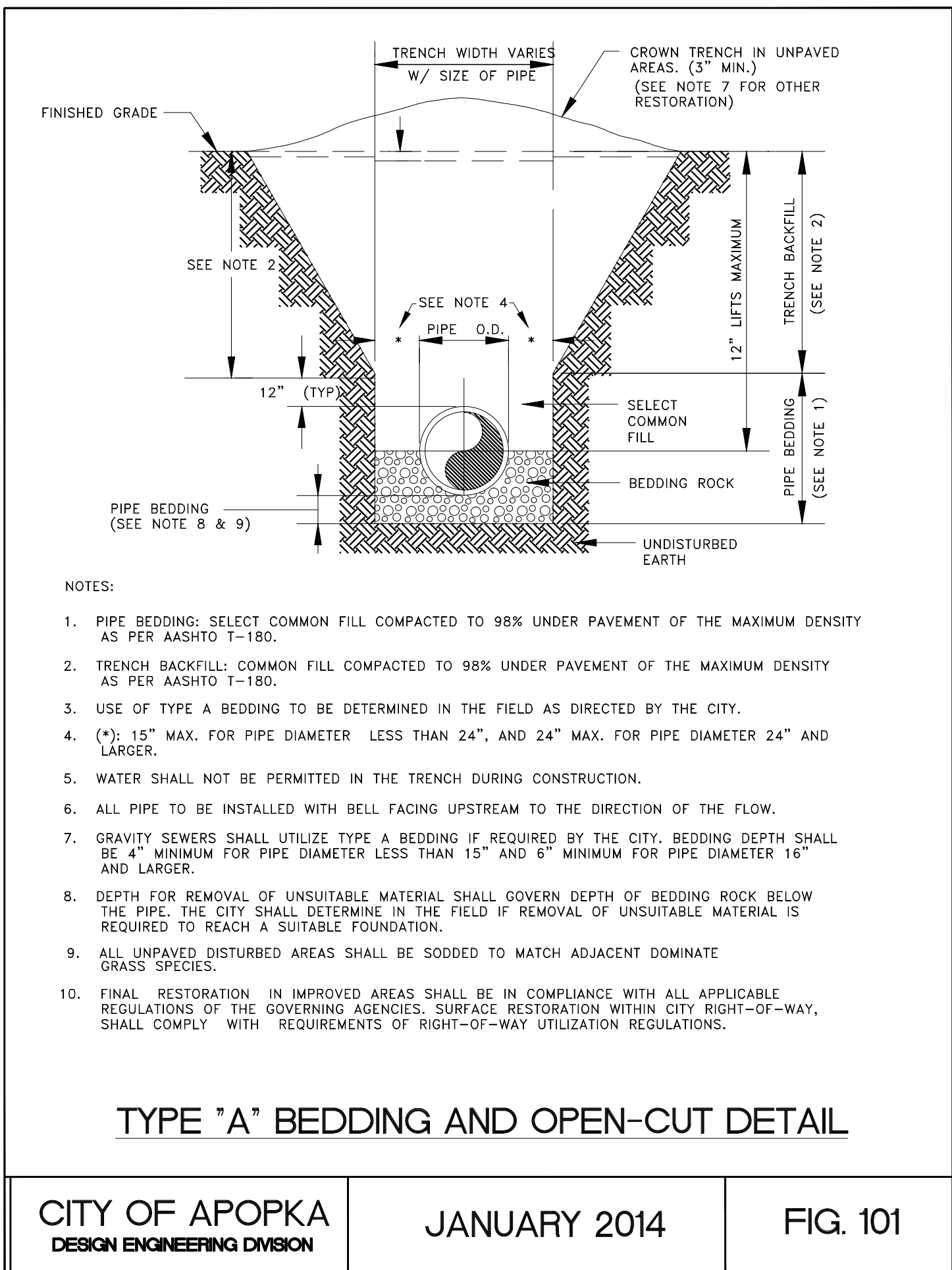
51 OF 61



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

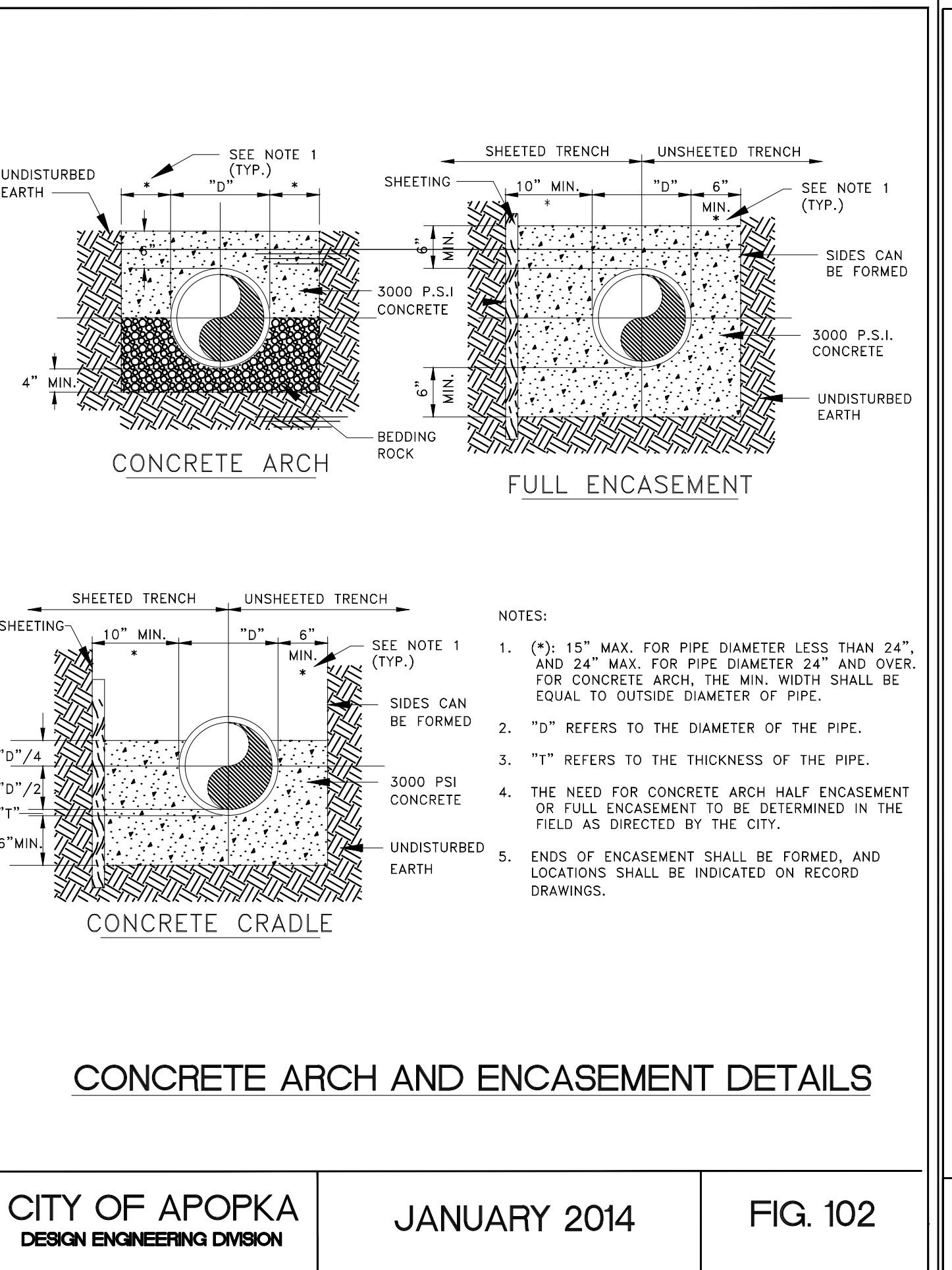
FIG. 100



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

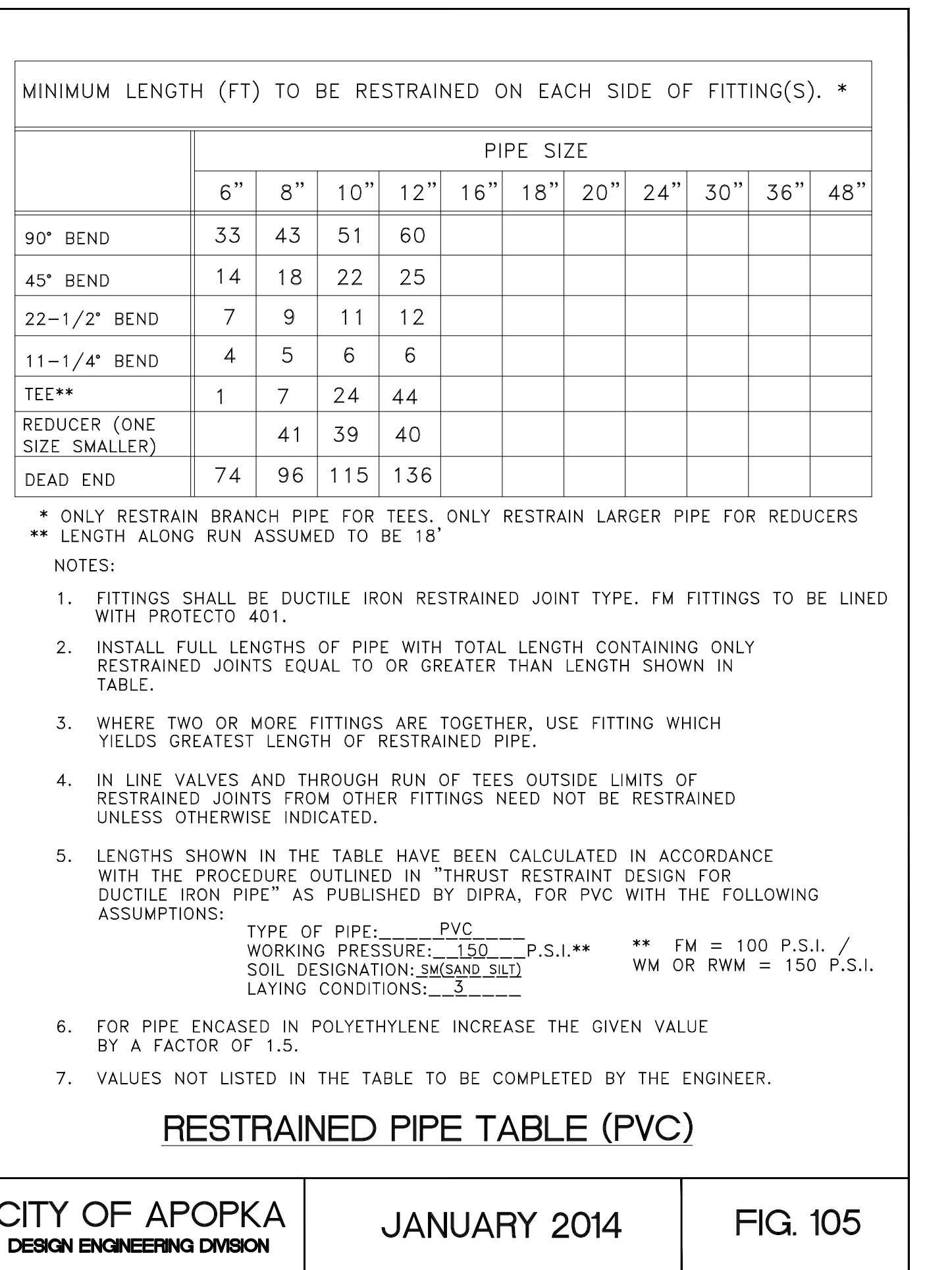
FIG. 101



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

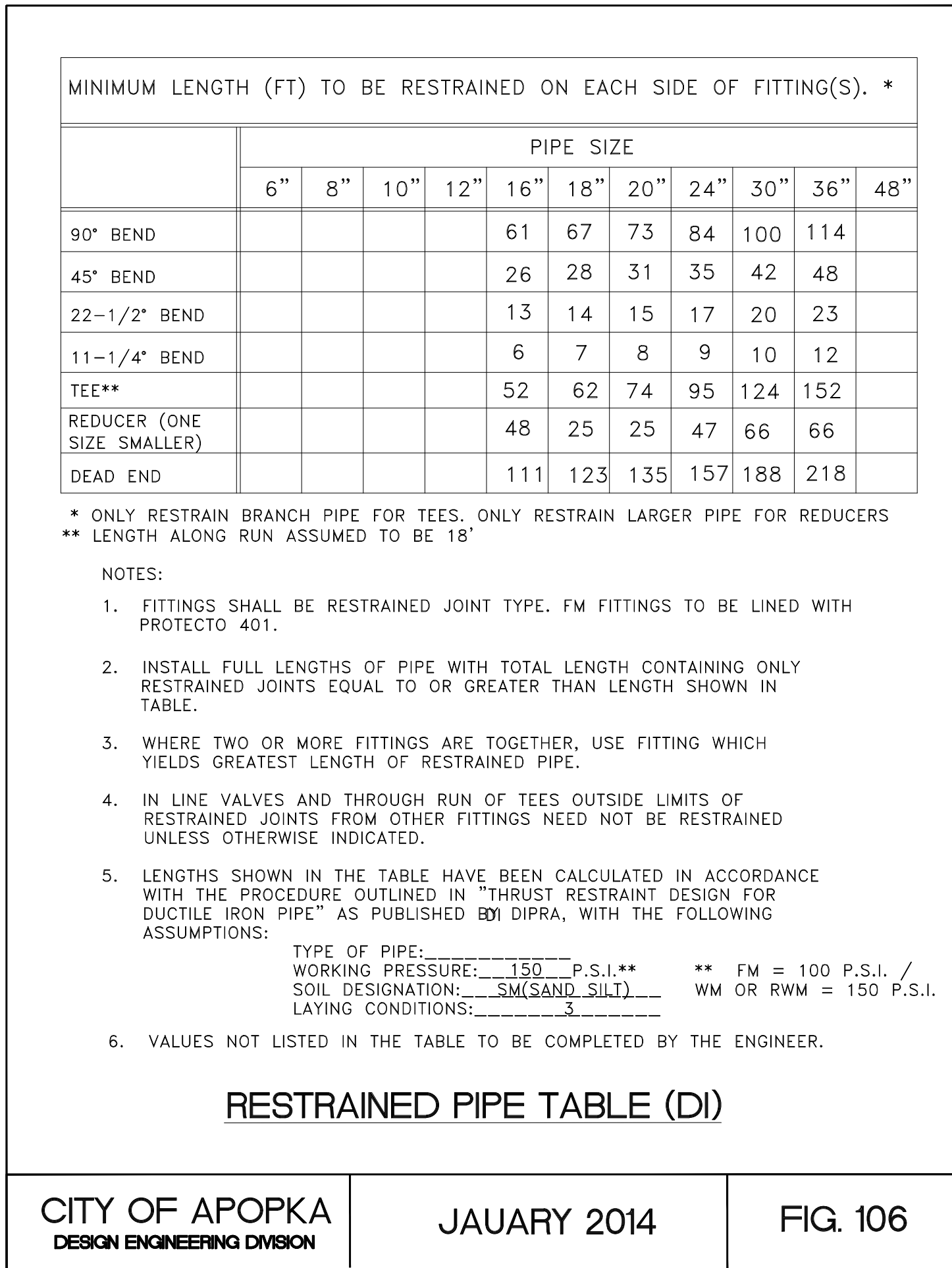
FIG. 102



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

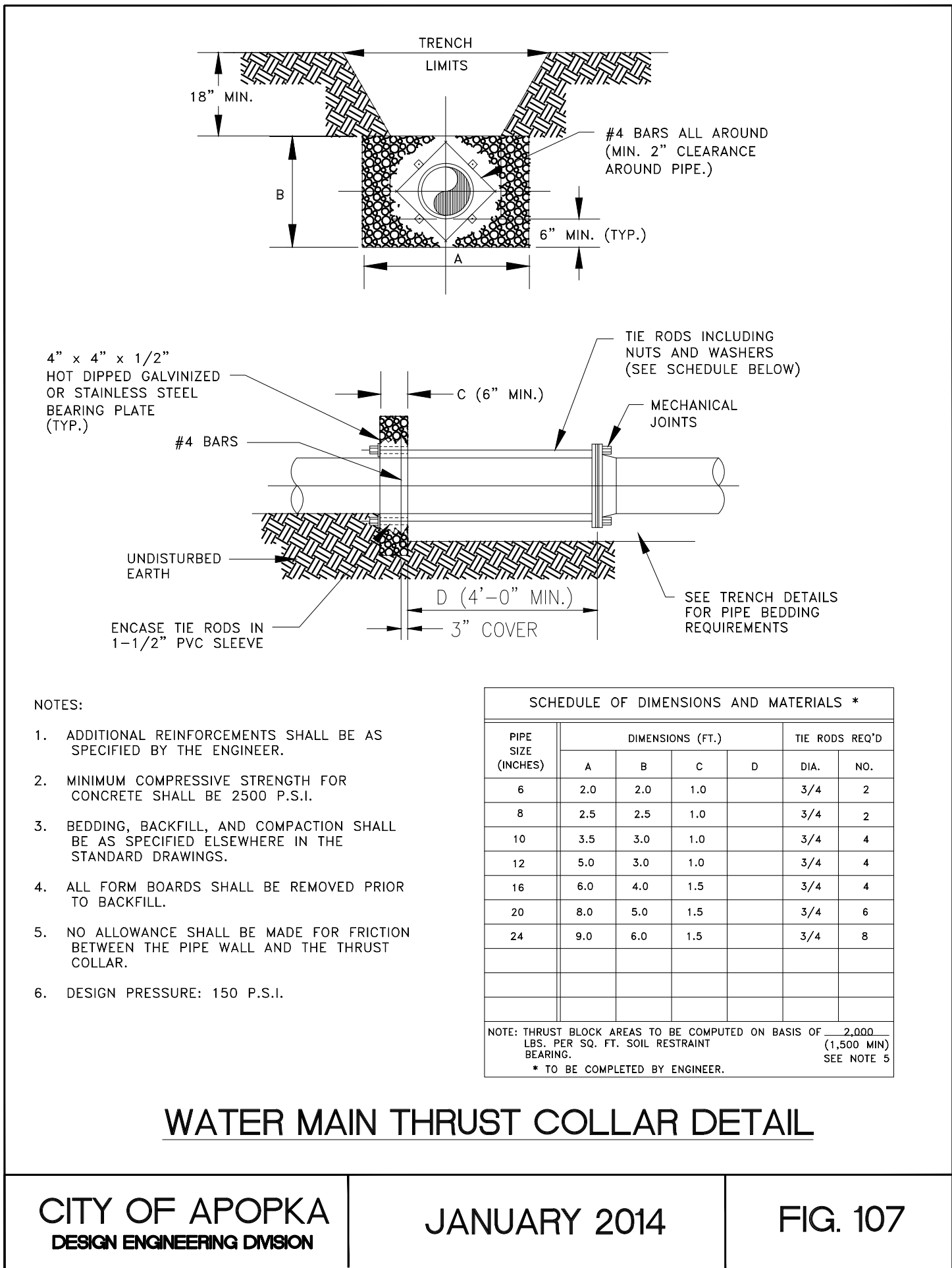
FIG. 105



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

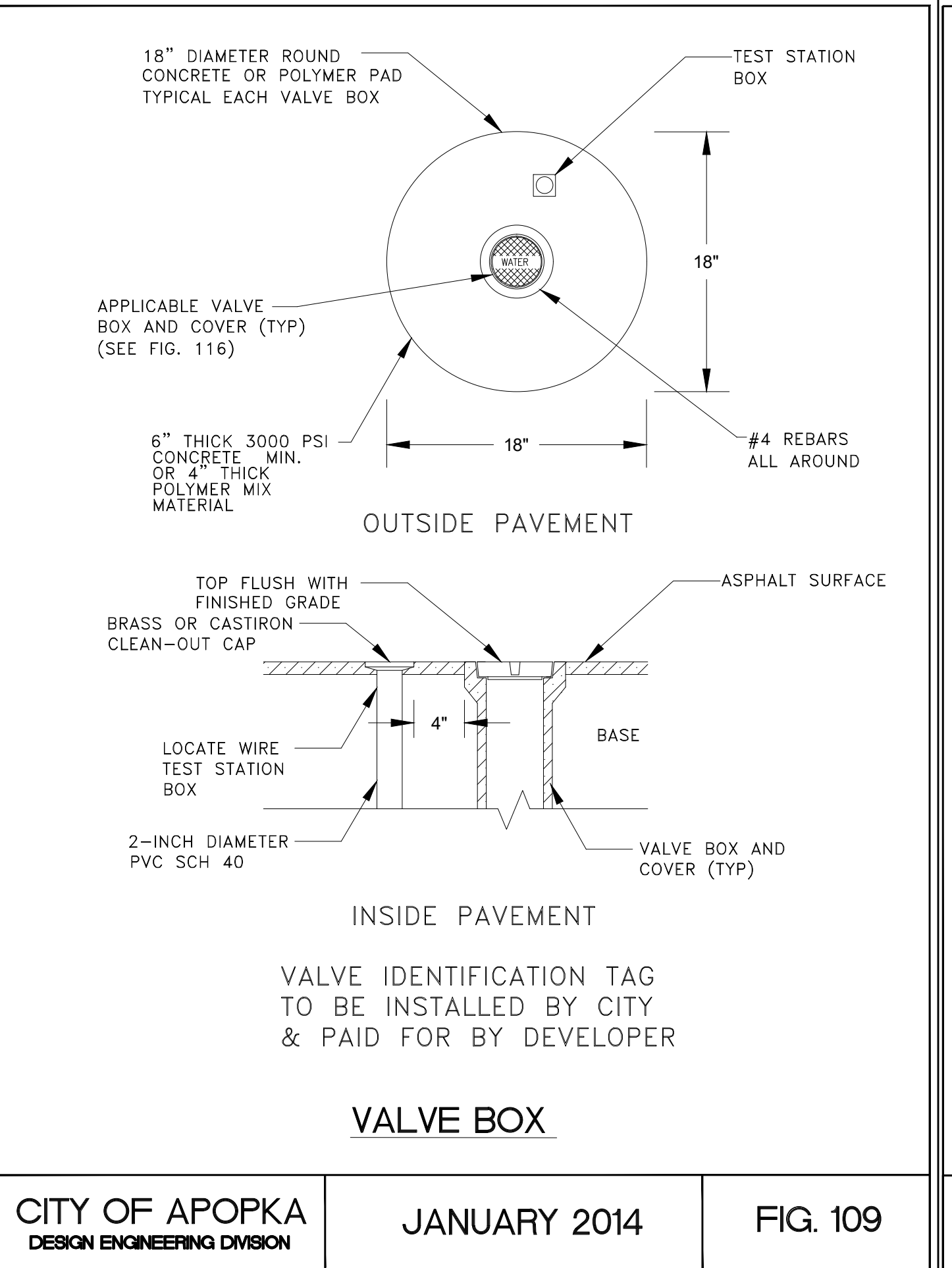
FIG. 106



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

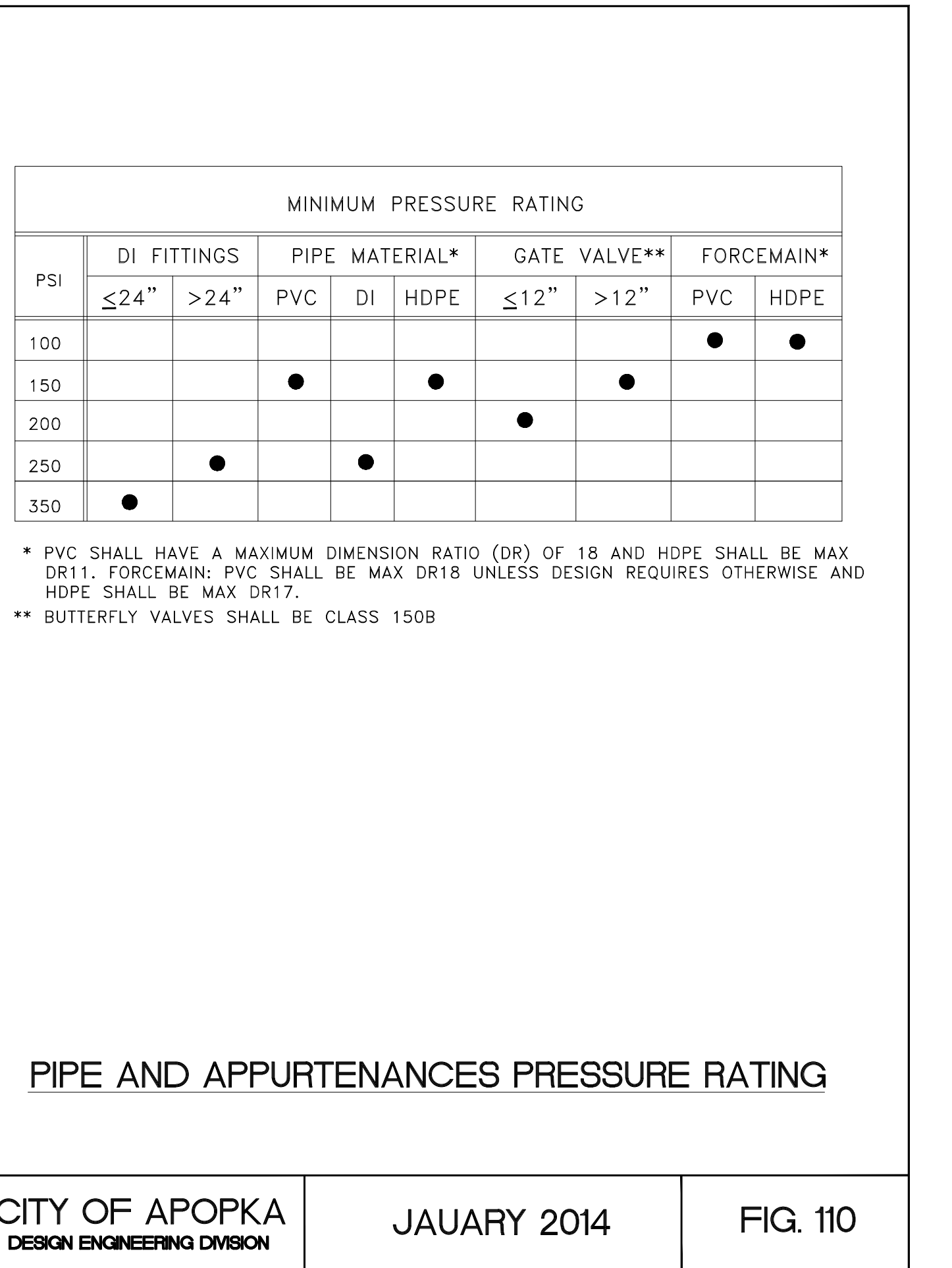
FIG. 107



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 109



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 110

**G L SUMMITT
ENGINEERING INC.**

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC

6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Utilities Details

1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.

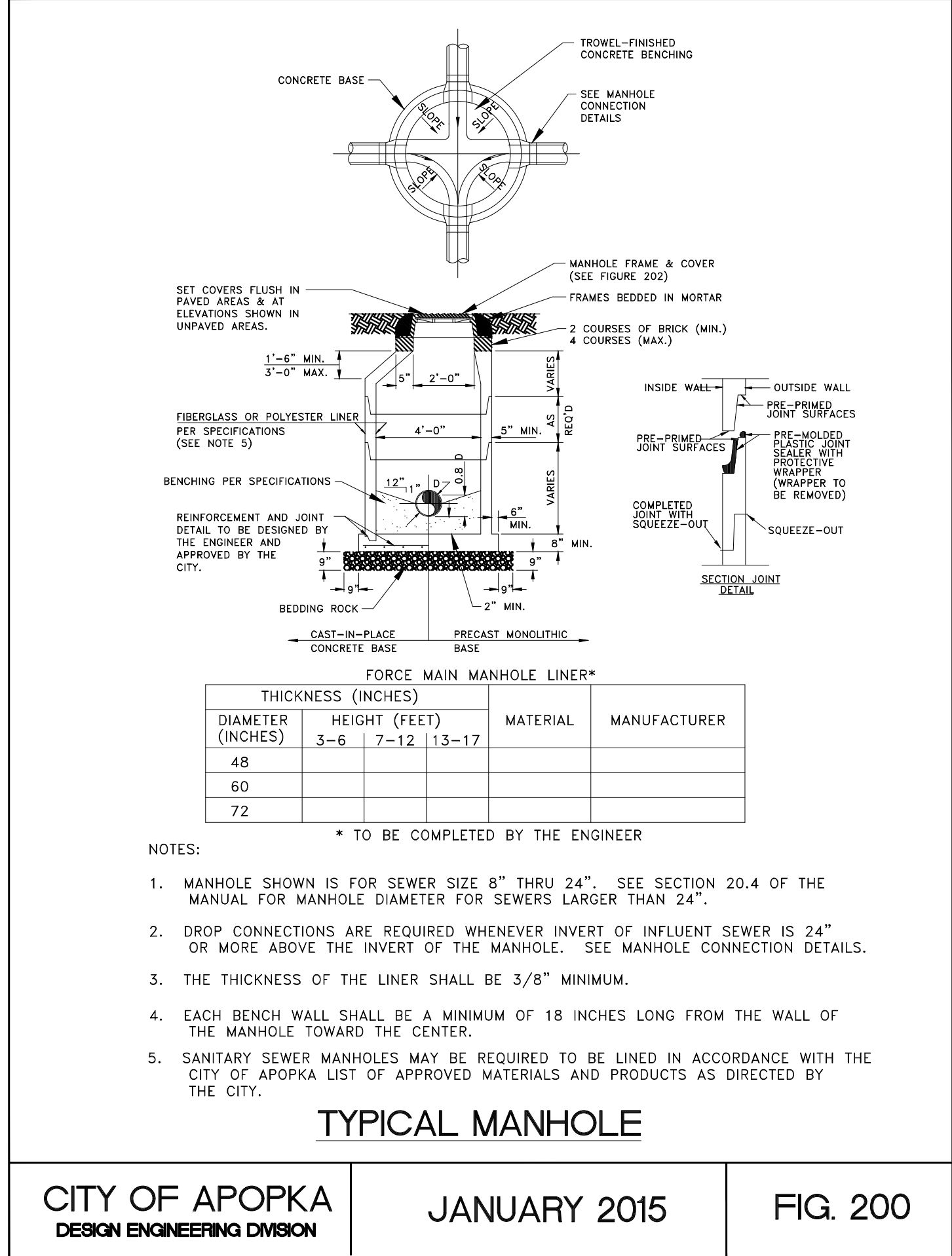
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valve	
3	Valve	
4	Valve	
5	Valve	
6	Valve	
7	Valve	
8	Valve	
9	Valve	
10	Valve	

SHEET NUMBER

52 OF 61

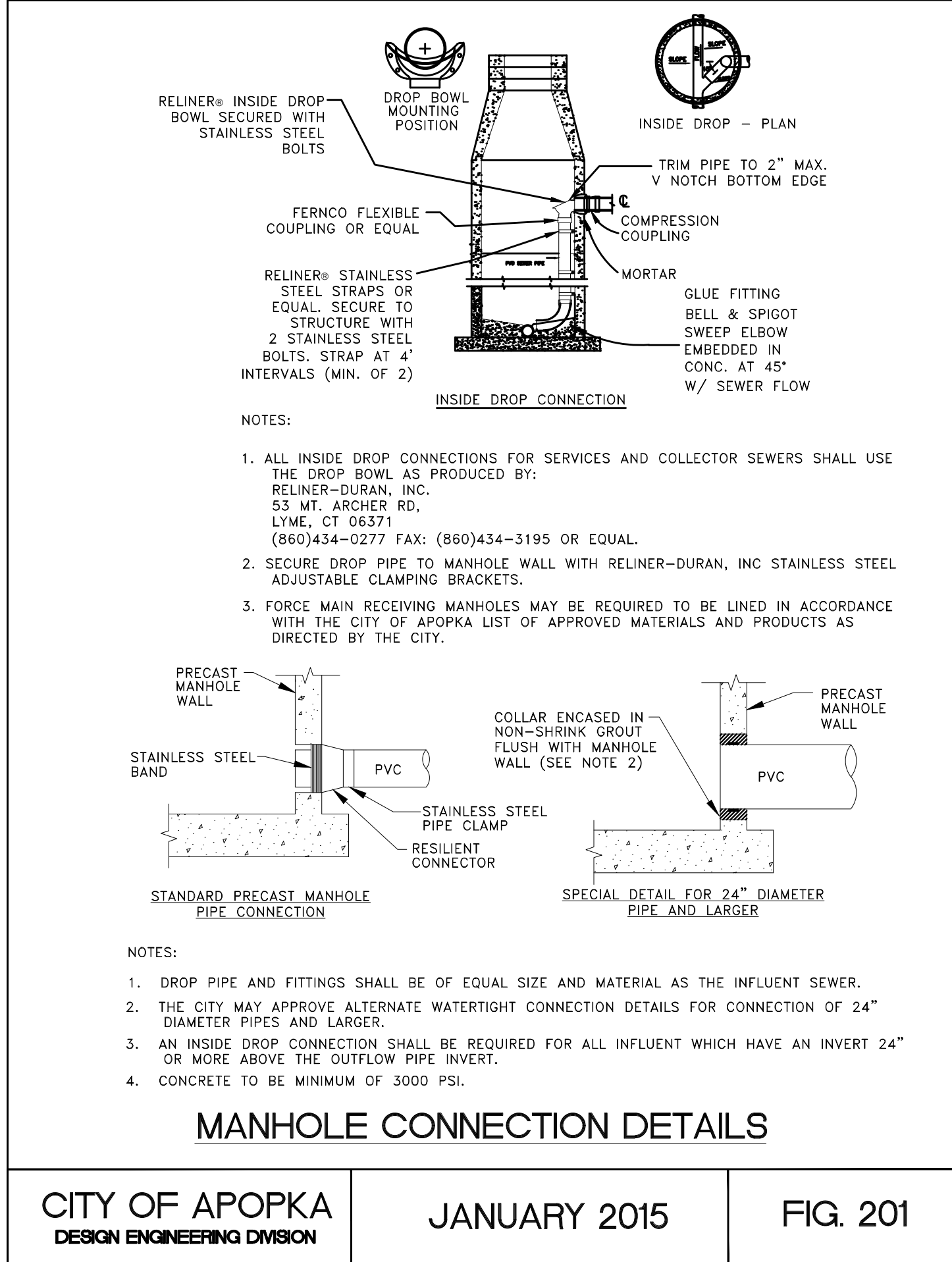


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 200

816 SANITARY MANHOLE DETAIL
N.T.S.

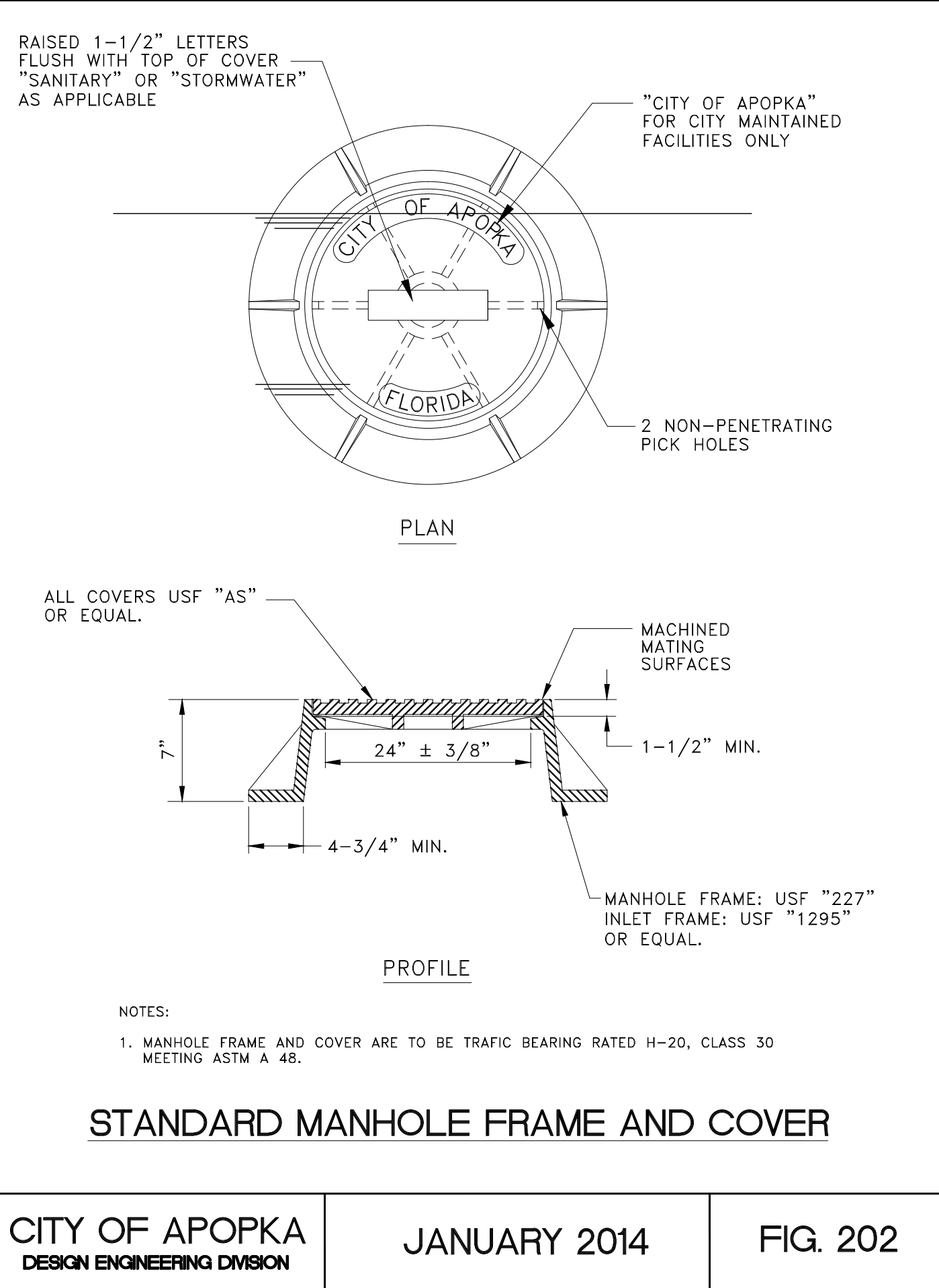


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 201

817 SANITARY MANHOLE CONNECTION DETAIL
NTS

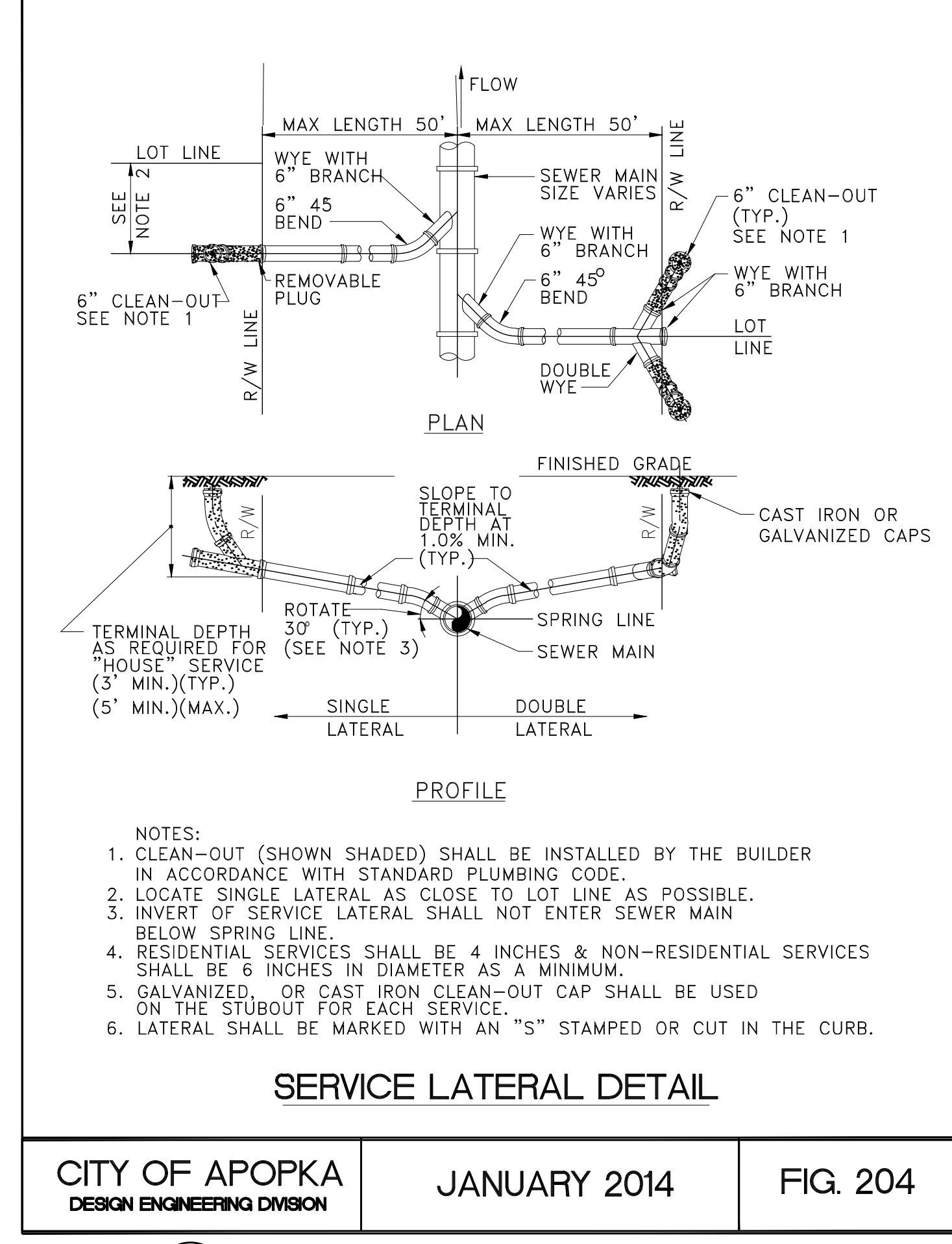


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 202

818 SANITARY MANHOLE COVER DETAIL
NTS

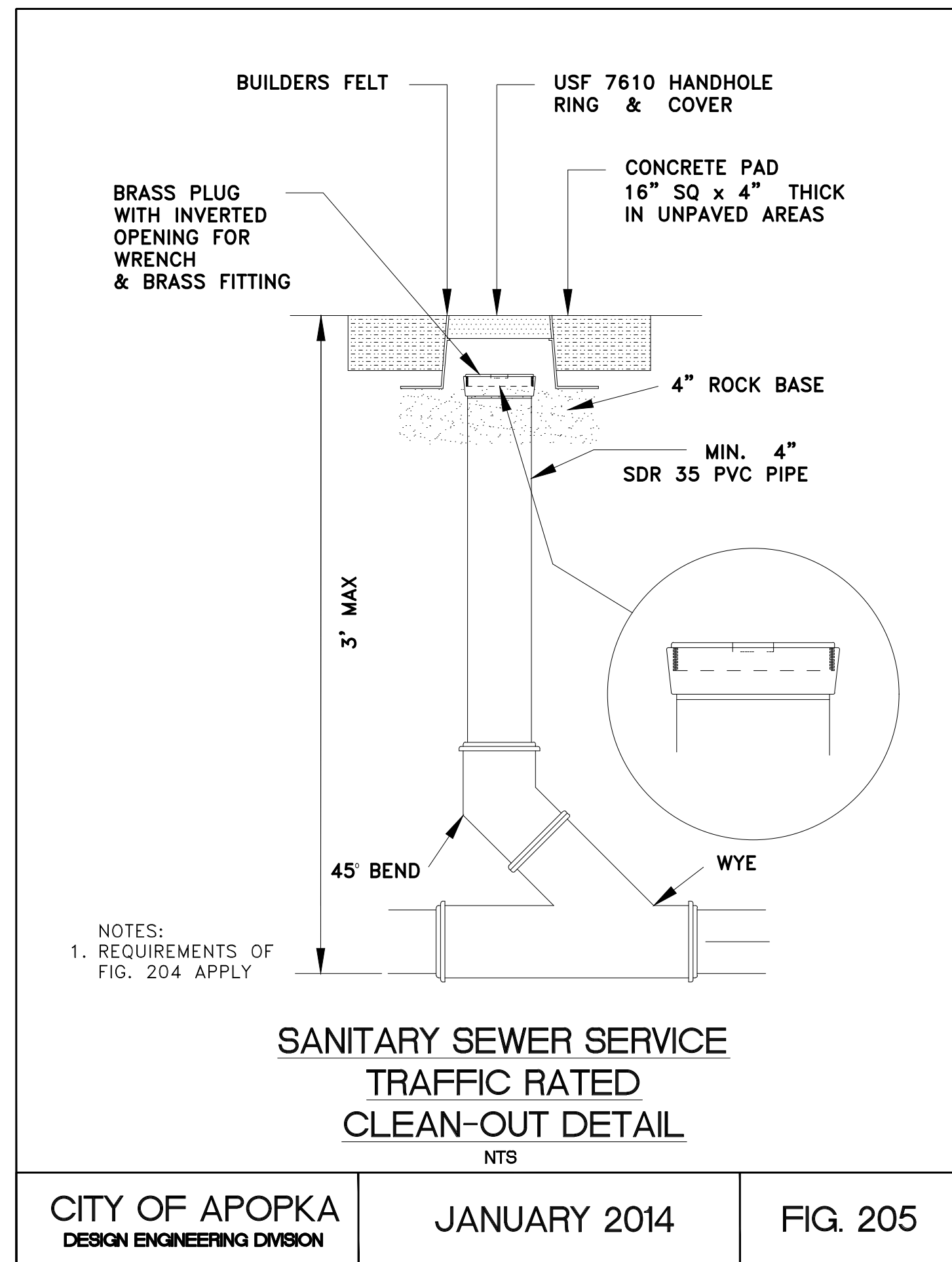


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 204

819 SANITARY SERVICE LATERAL DETAIL
N.T.S.

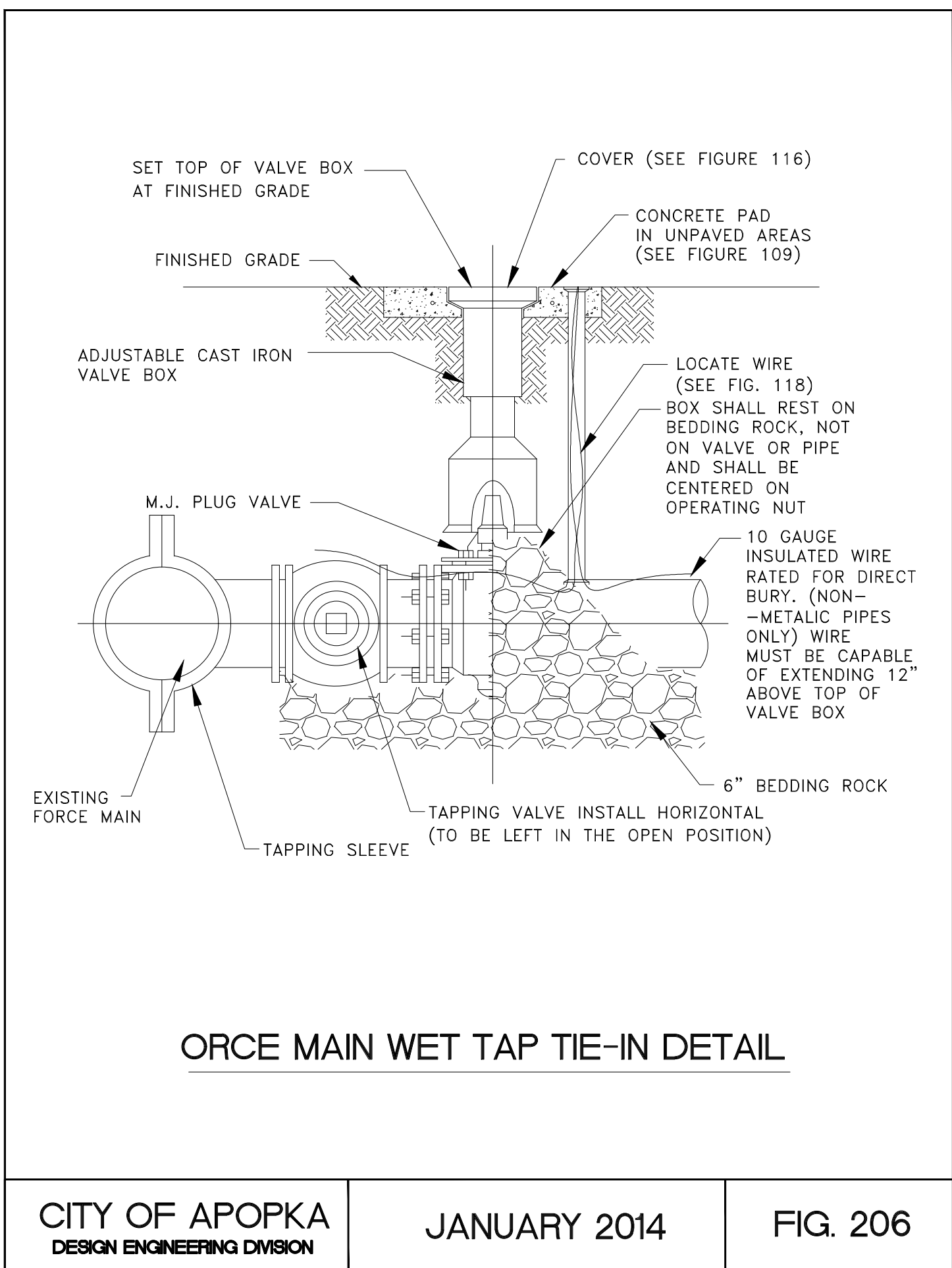


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 205

820 SANITARY SEWER CLEAN-OUT DETAIL
NTS

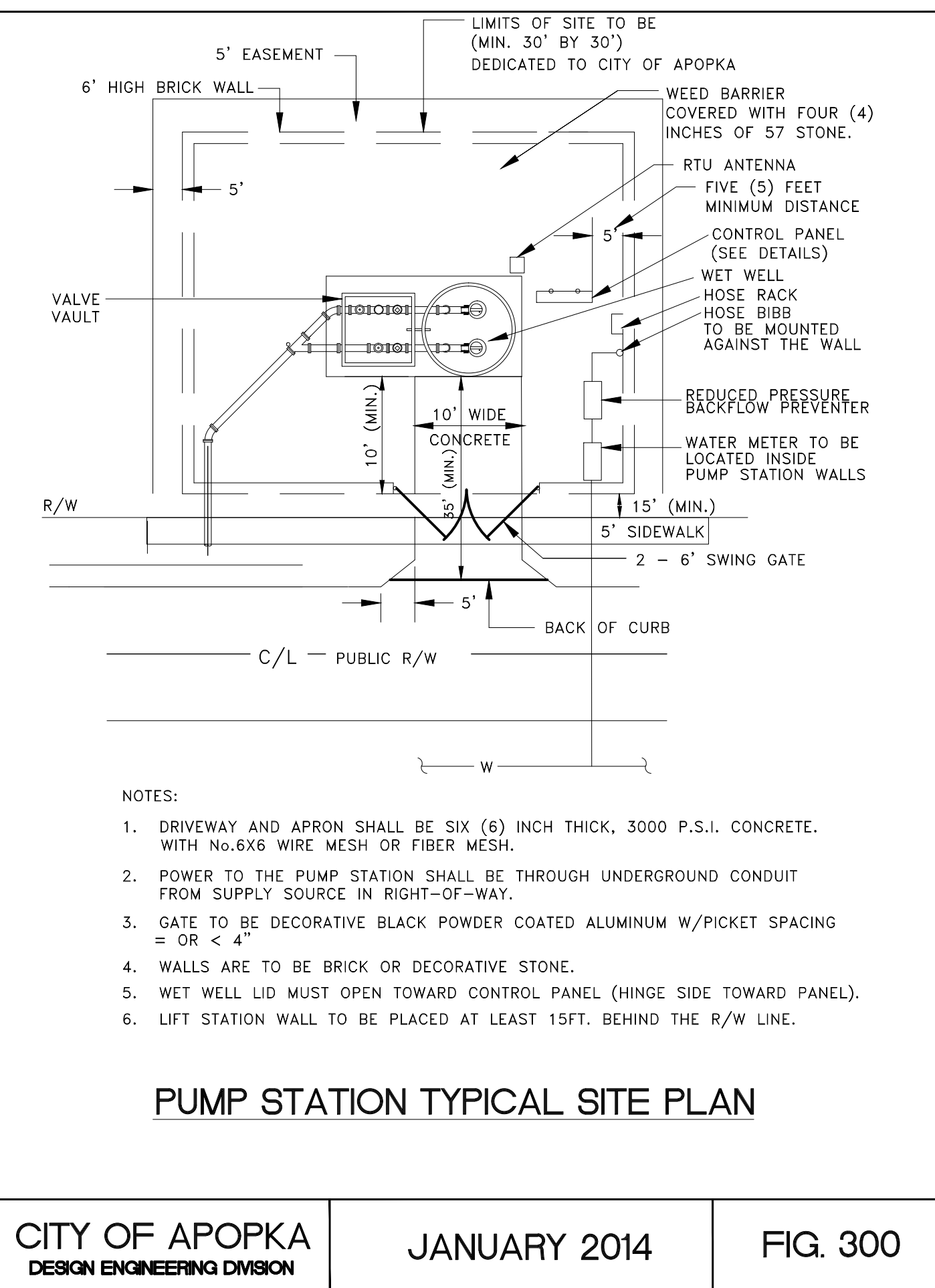


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 206

821 FORCEMAIN WET TAP CONNECTION DETAIL
N.T.S.

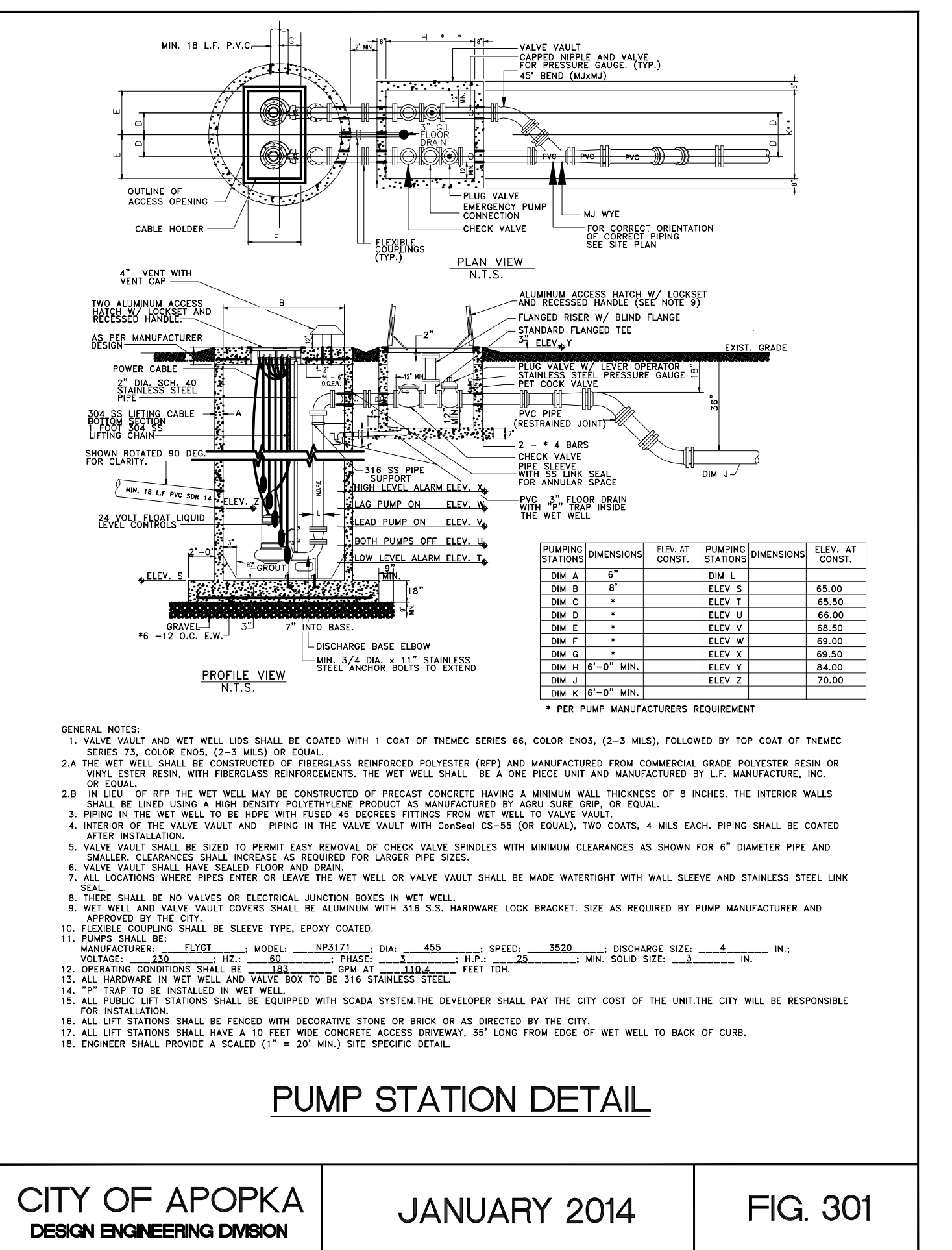


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 300

822 PUMP STATION SITE PLAN DETAIL
N.T.S.



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 301

823 LIFT STATION SECTIONAL DETAIL
N.T.S.

G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Utilities Details
3

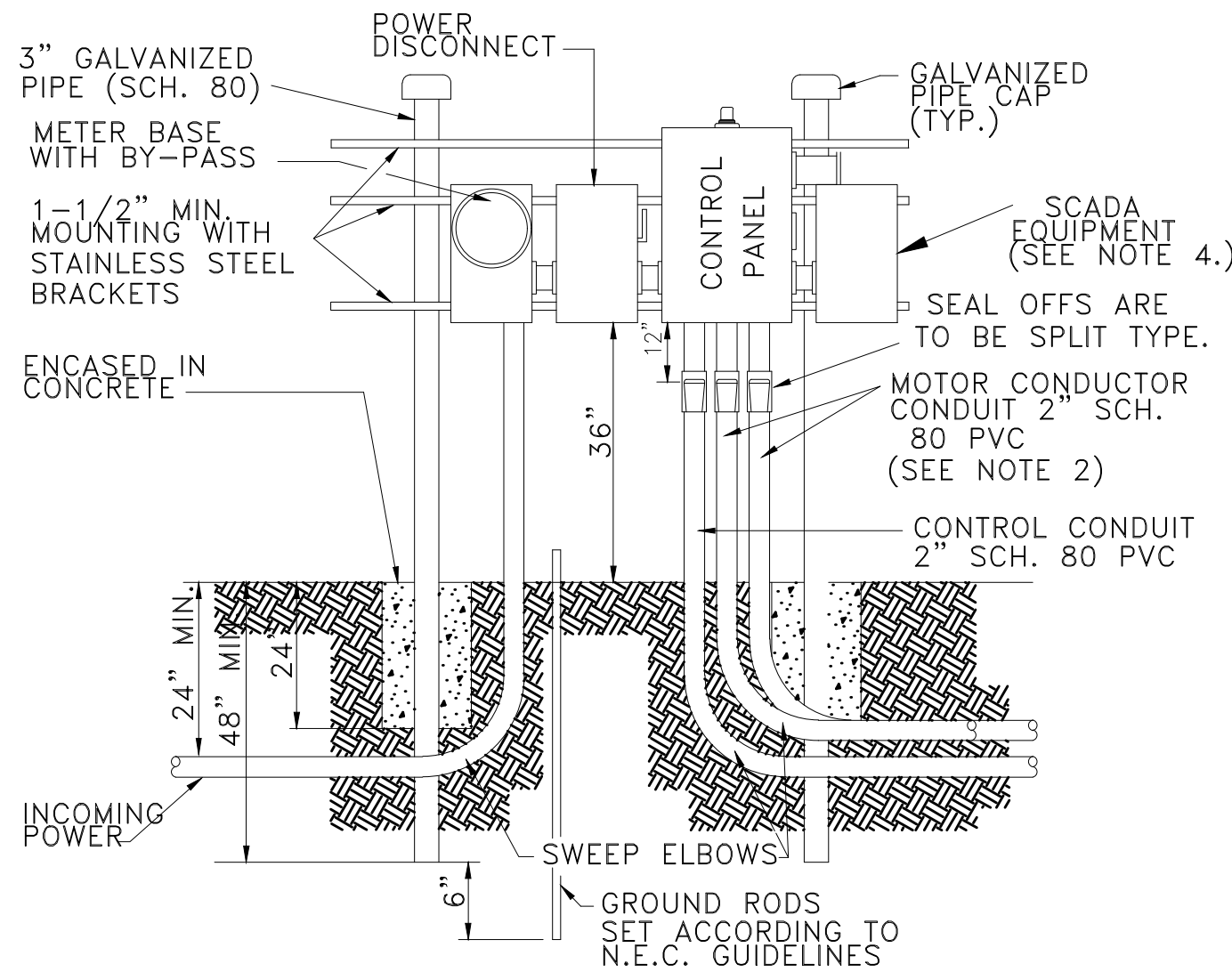
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valued	
3	Valued	
4	Valued	
5	Valued	
6	Valued	
7	Valued	
8	Valued	
9	Valued	
10	Valued	

SHEET NUMBER
54 OF 61



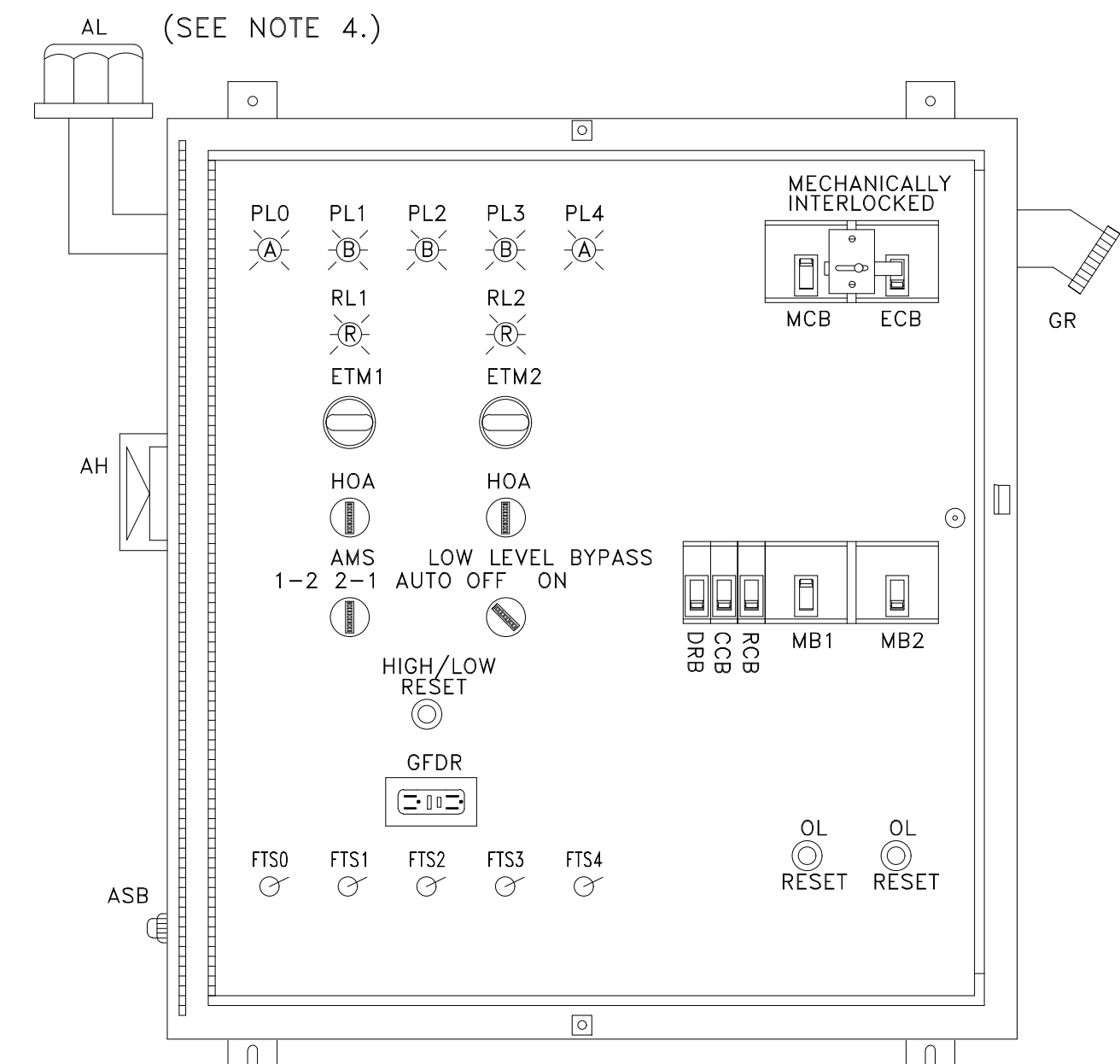
- NOTES:
- DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
 - WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
 - POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
 - 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



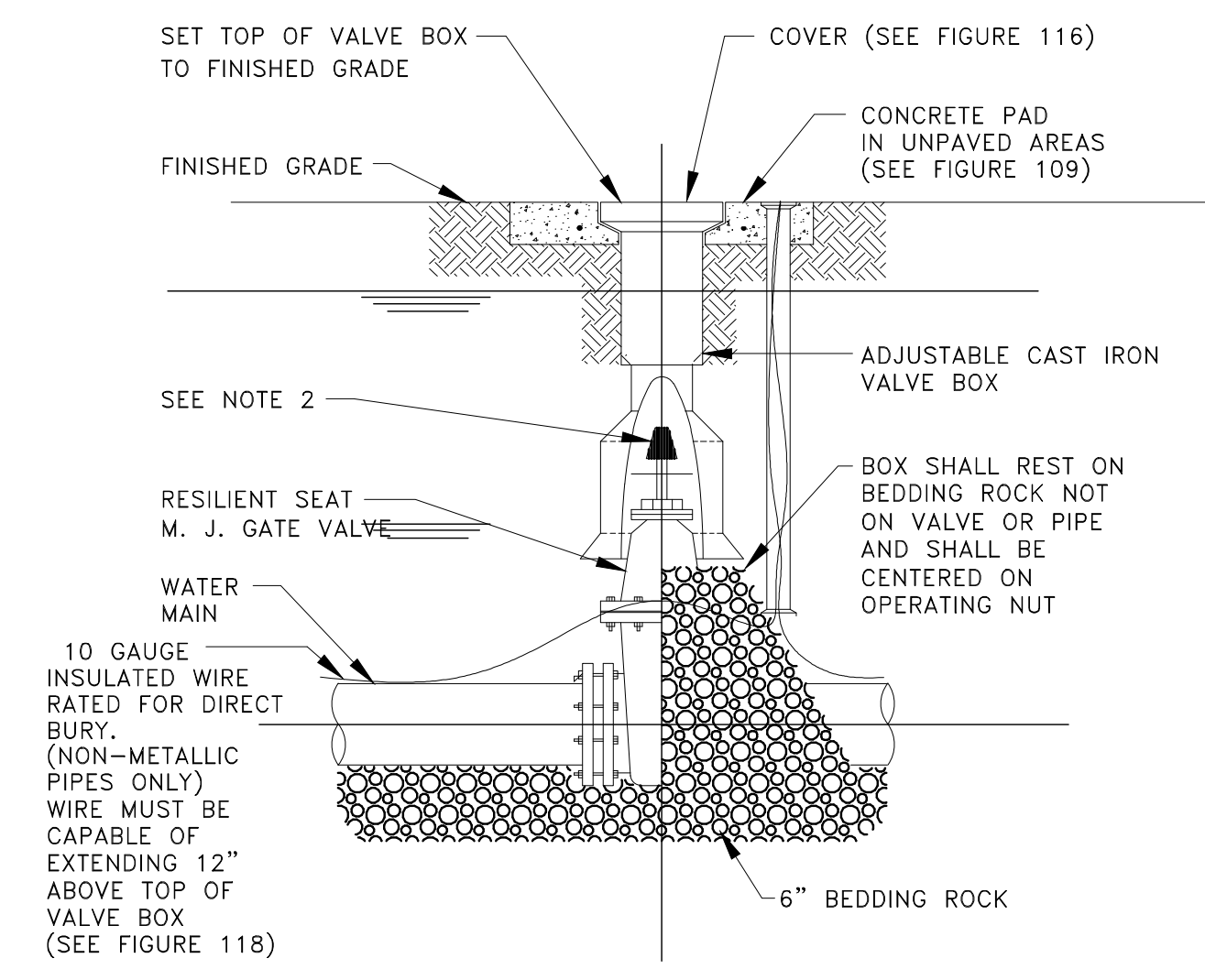
- NOTES:
- OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
 - SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
 - GENERATOR OUTLET FOR 230V - PYLE NATIONAL MODEL JRE4100/460V - CROUSE HINDS MODEL AR 2042.
 - 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



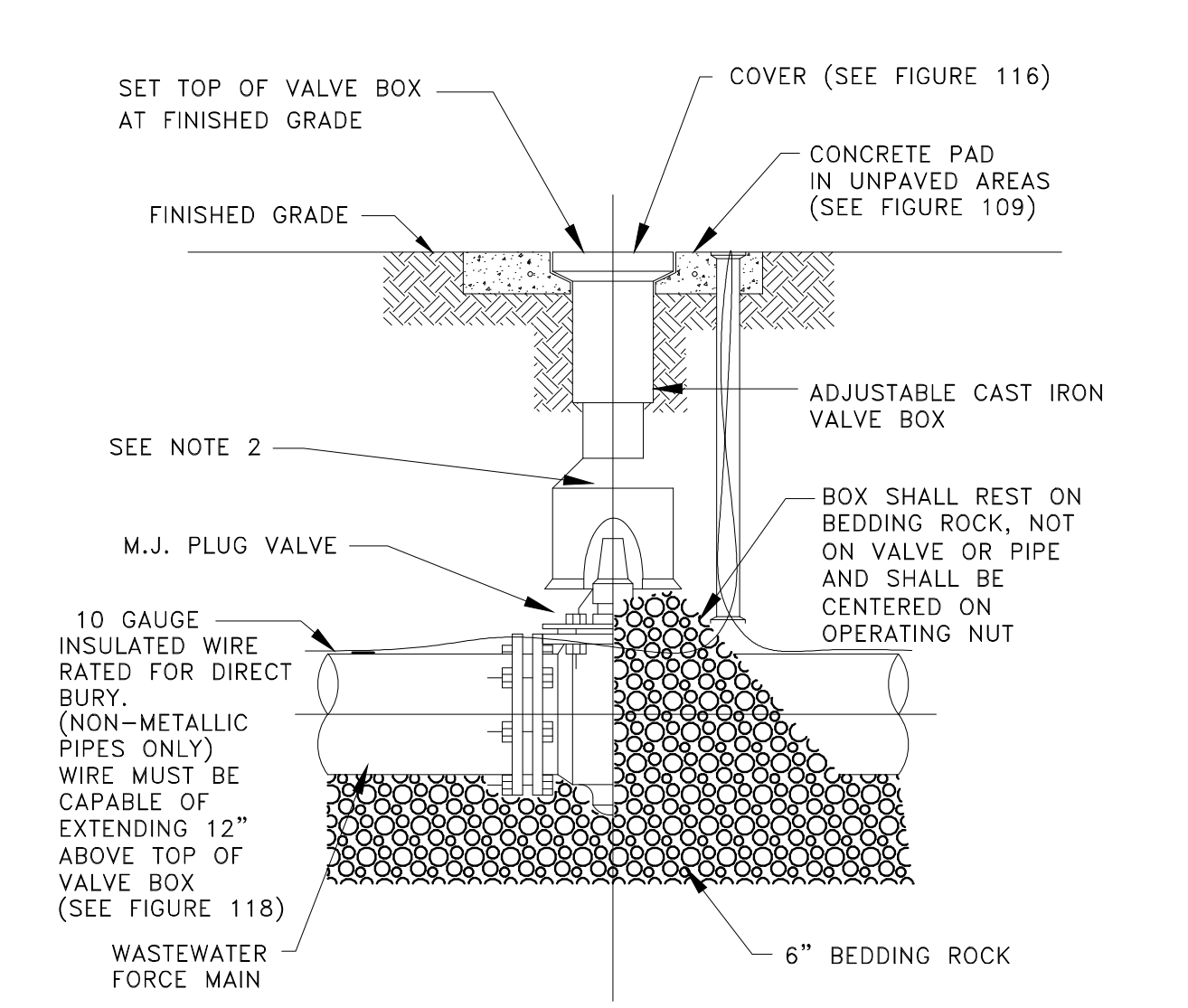
- NOTES:
- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400



- NOTES:
- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 - 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

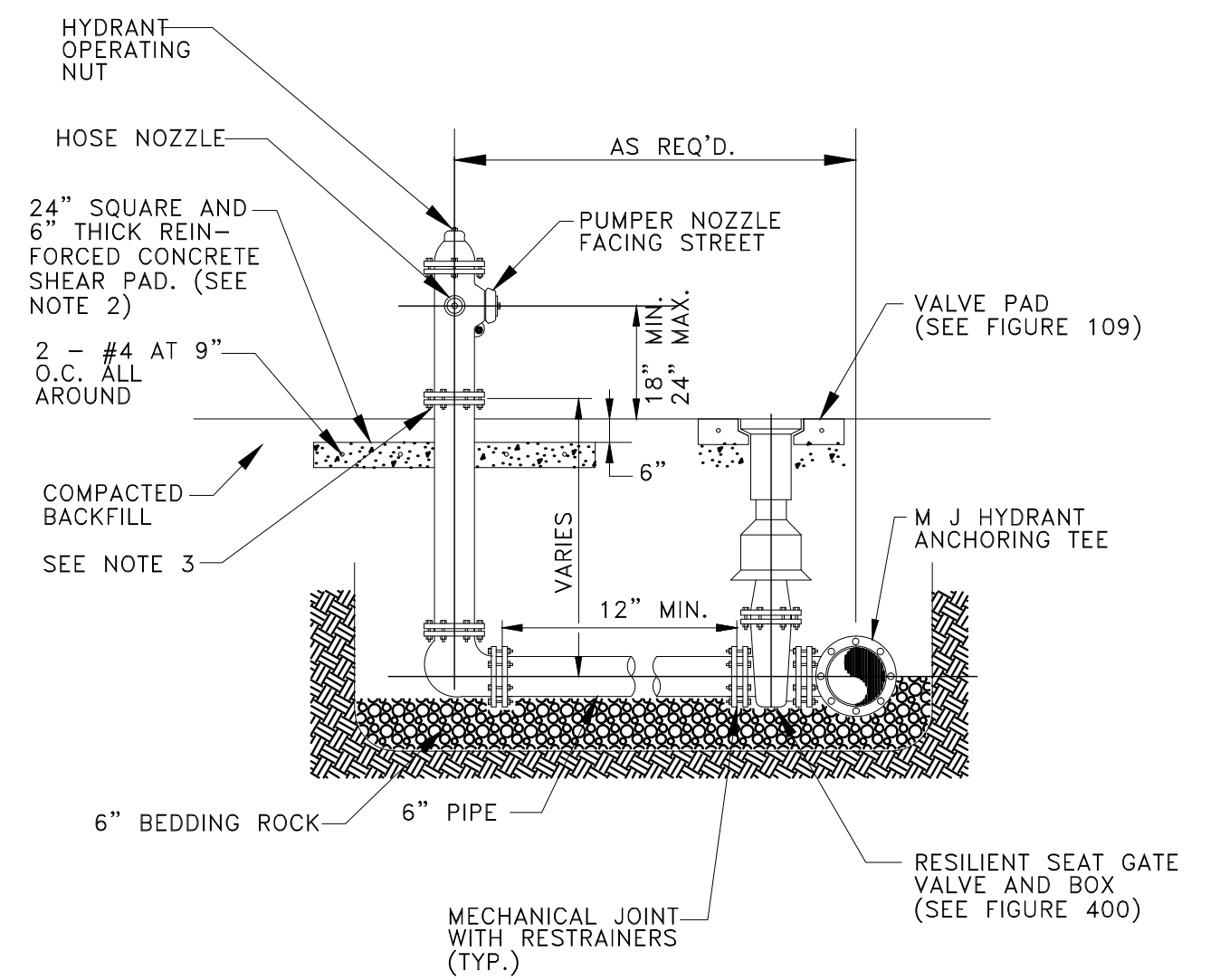
FIG. 400 A

824 LIFT STATION CONTROL PANEL DETAIL
N.T.S.

825 LIFT STATION PANEL DETAIL
NTS

826 WATER GATE VALVE & BOX DETAIL
NTS

827 PLUG VALVE & BOX DETAIL
N.T.S.



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

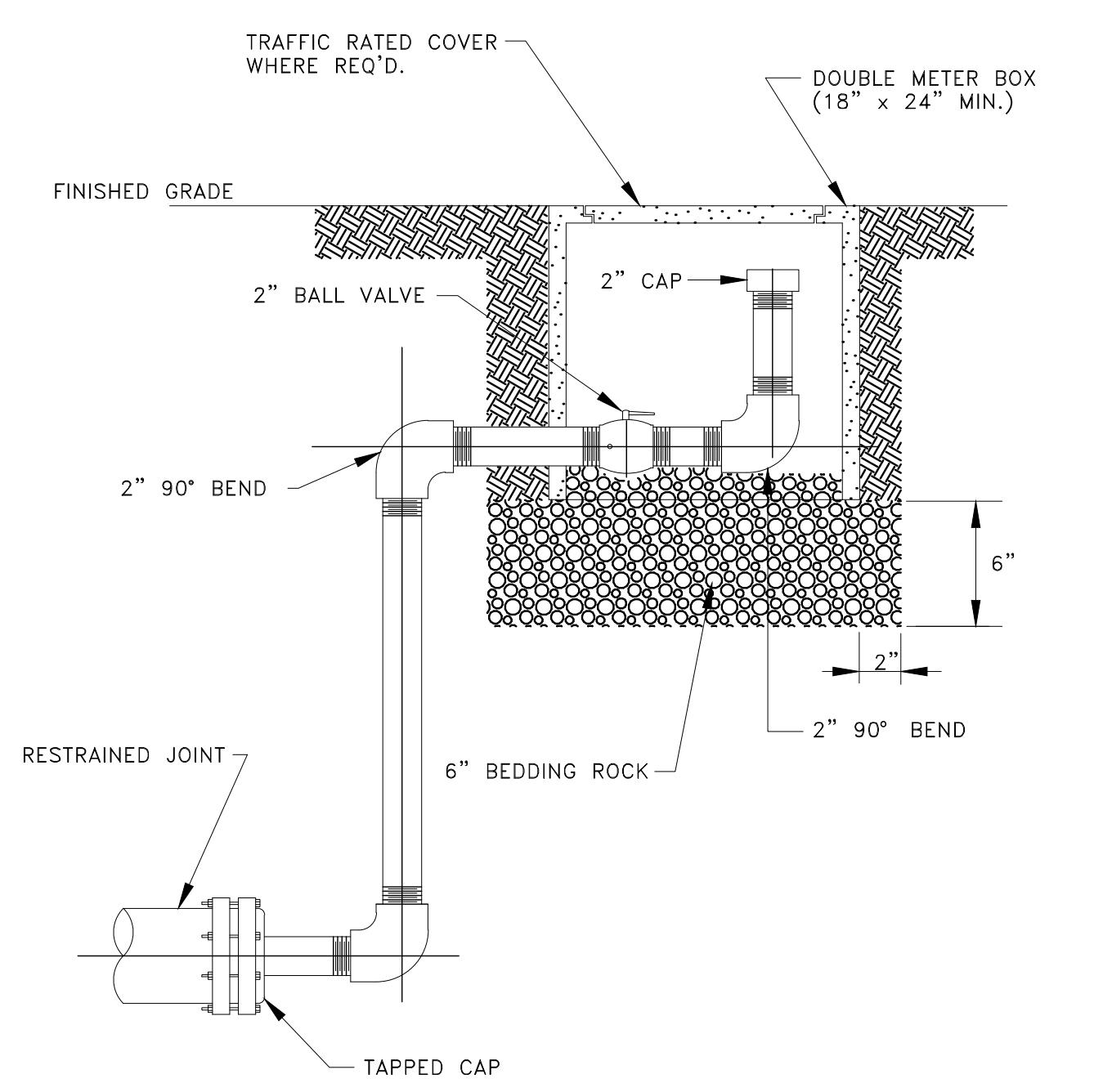
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 402

828 FIRE HYDRANT ASSEMBLY DETAIL
NTS



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

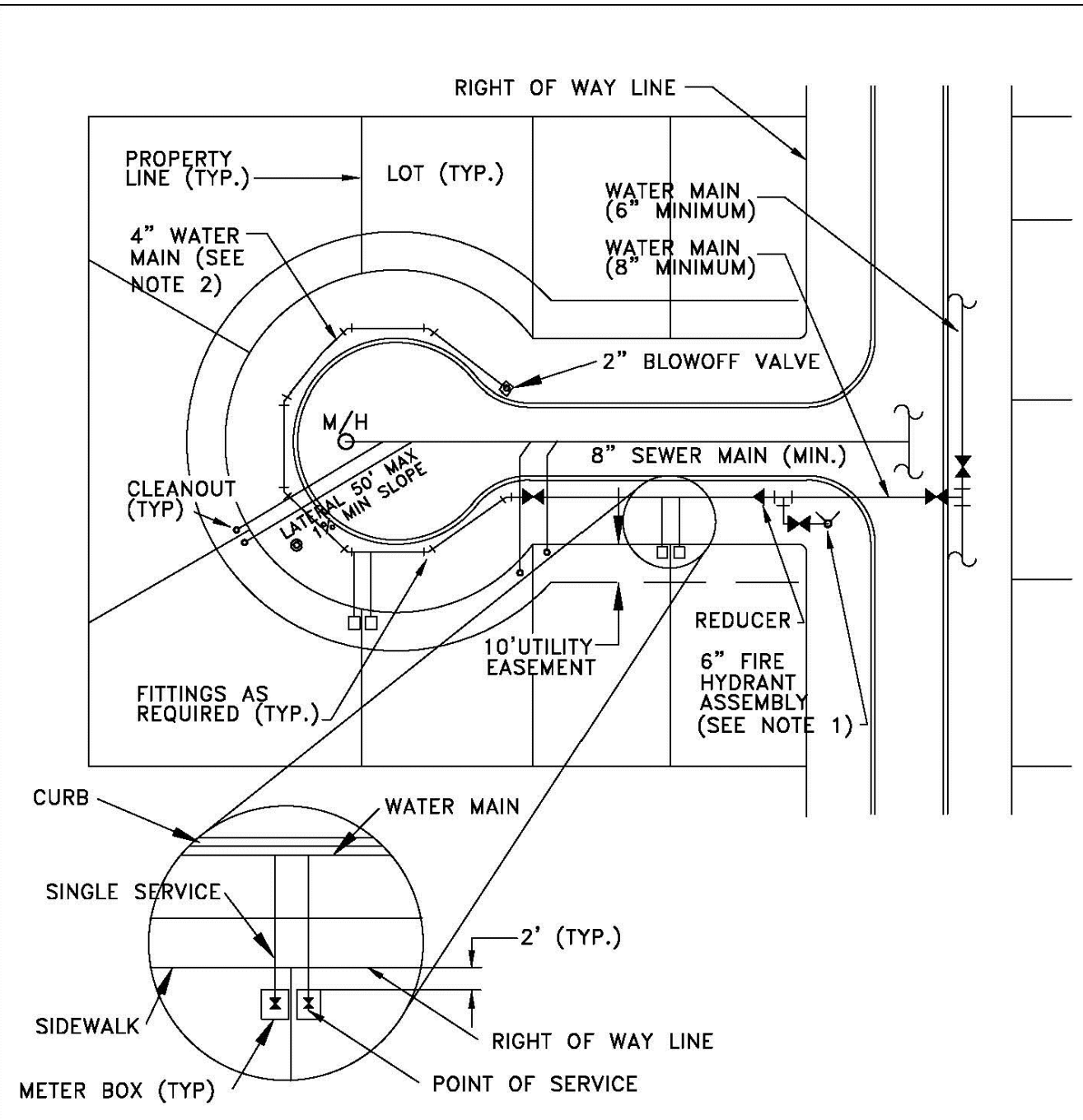
BLOWOFF VALVE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 403

829 WATERMAIN BLOW-OFF VALVE DETAIL
N.T.S.



- NOTES:
- ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
 - POTABLE WATER MAINS SHALL BE MINIMUM 4" FOR THE LAST 500' OF A CUL-DE SAC NOT SERVING A HYDRANT.

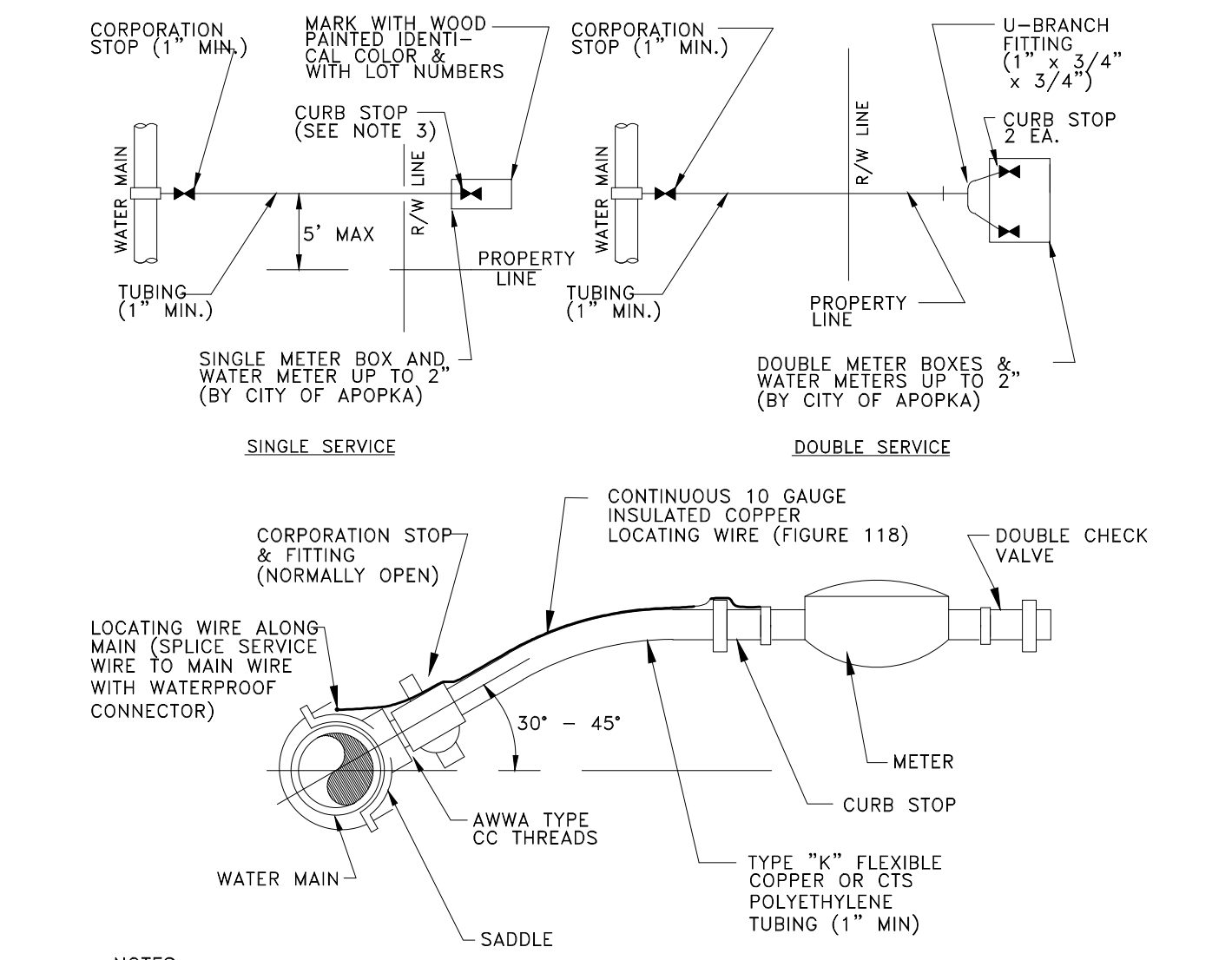
TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

SEPTEMBER 2021

FIG. 404

830 RESIDENTIAL UTILITY SERVICE DETAIL
N.T.S.



- NOTES:
- ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 - NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - 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.
 - RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 - POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 - ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

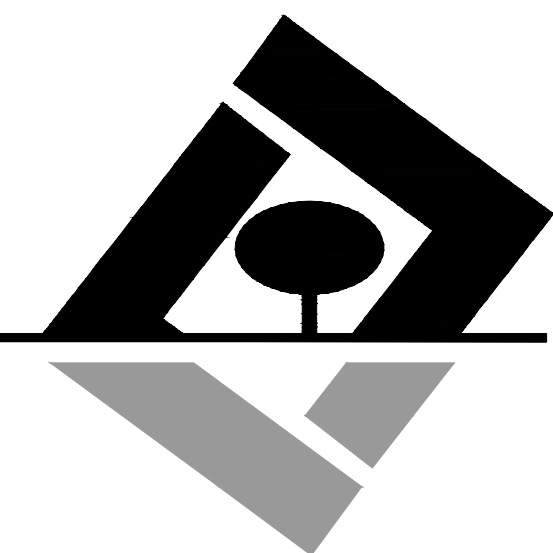
WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 405

831 WATER SERVICE CONNECTION DETAIL
N.T.S.



**G L SUMMITT
—ENGINEERING INC—**
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

**Ridgebrooke
Subdivision**
City of Apopka, Florida

**Construction
Site Plan**

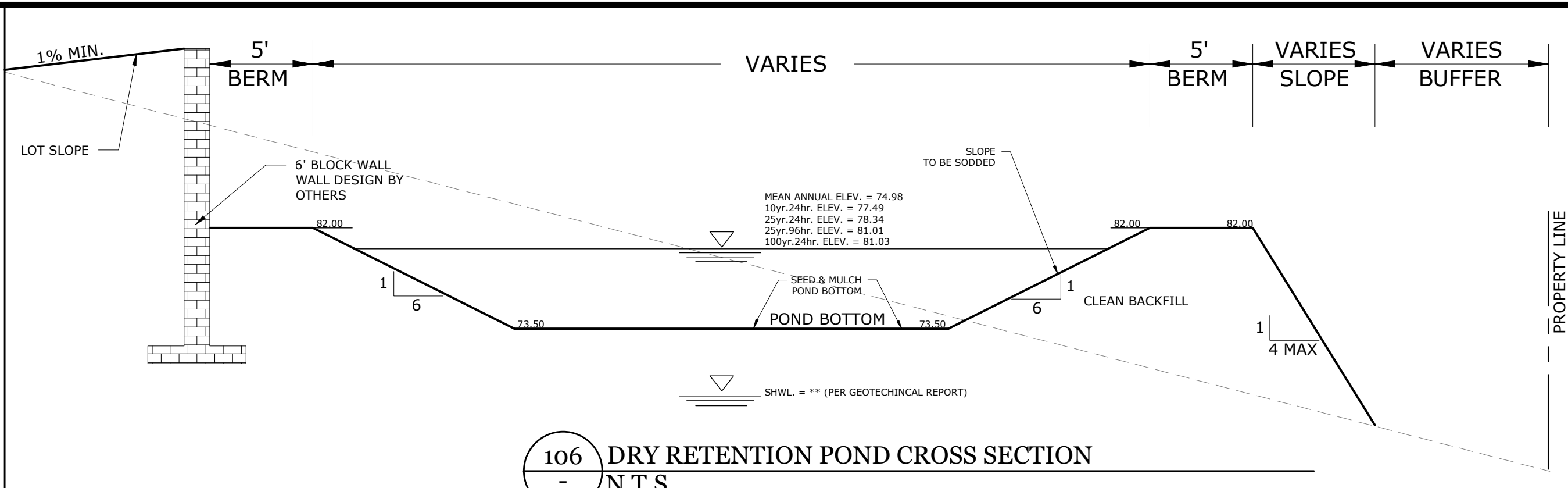
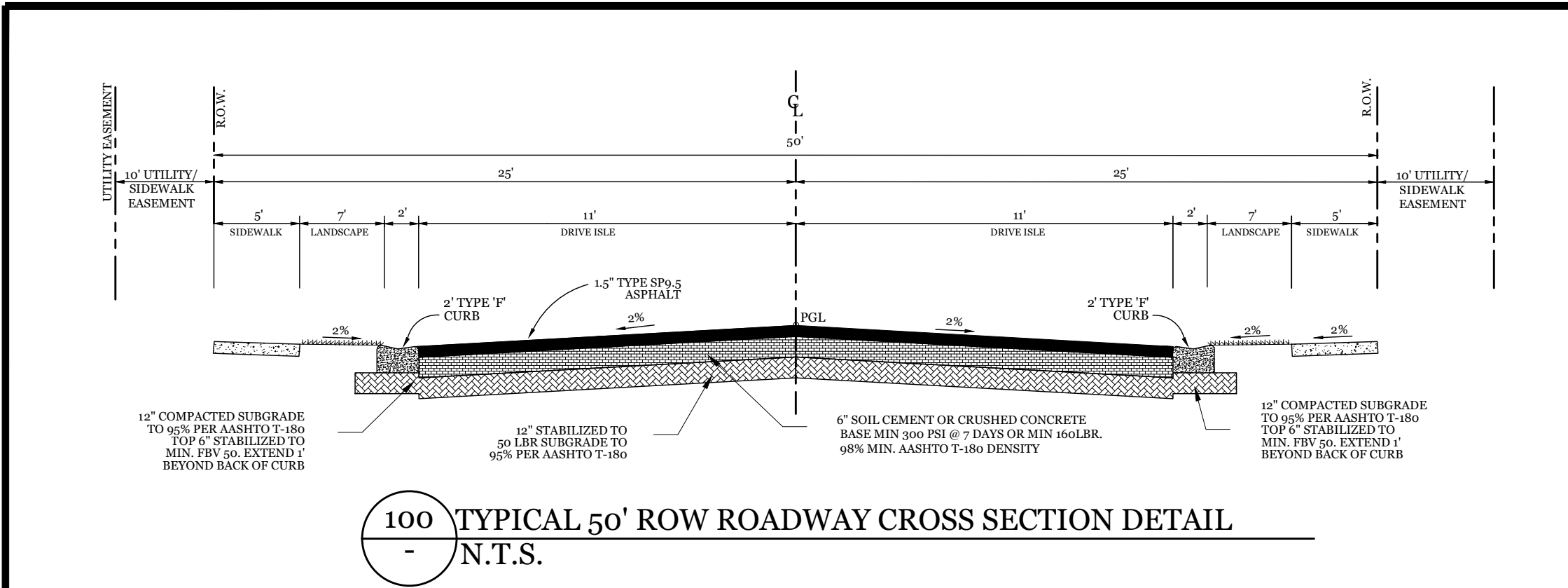
Utilities Details
4

Plans not valid unless Signed,
Dated and Sealed below.

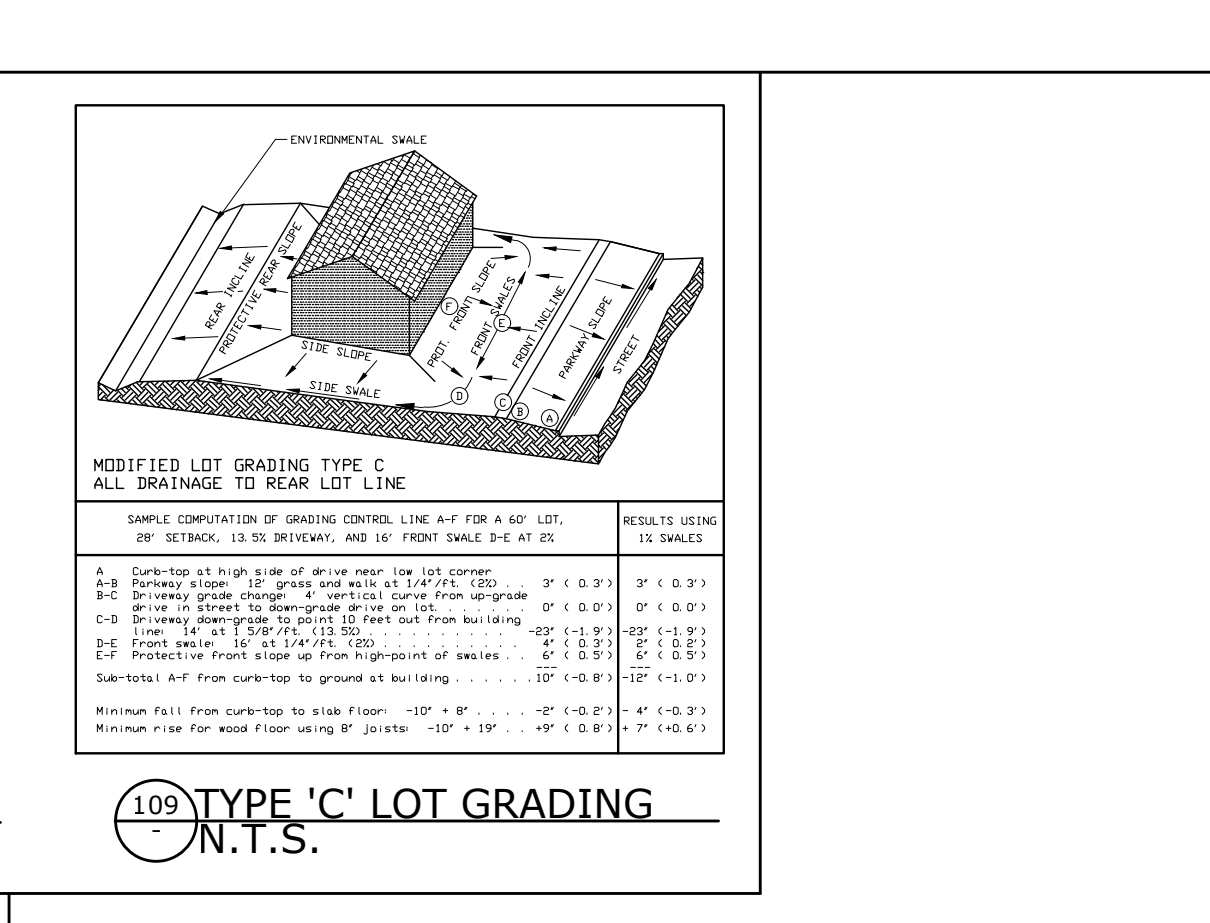
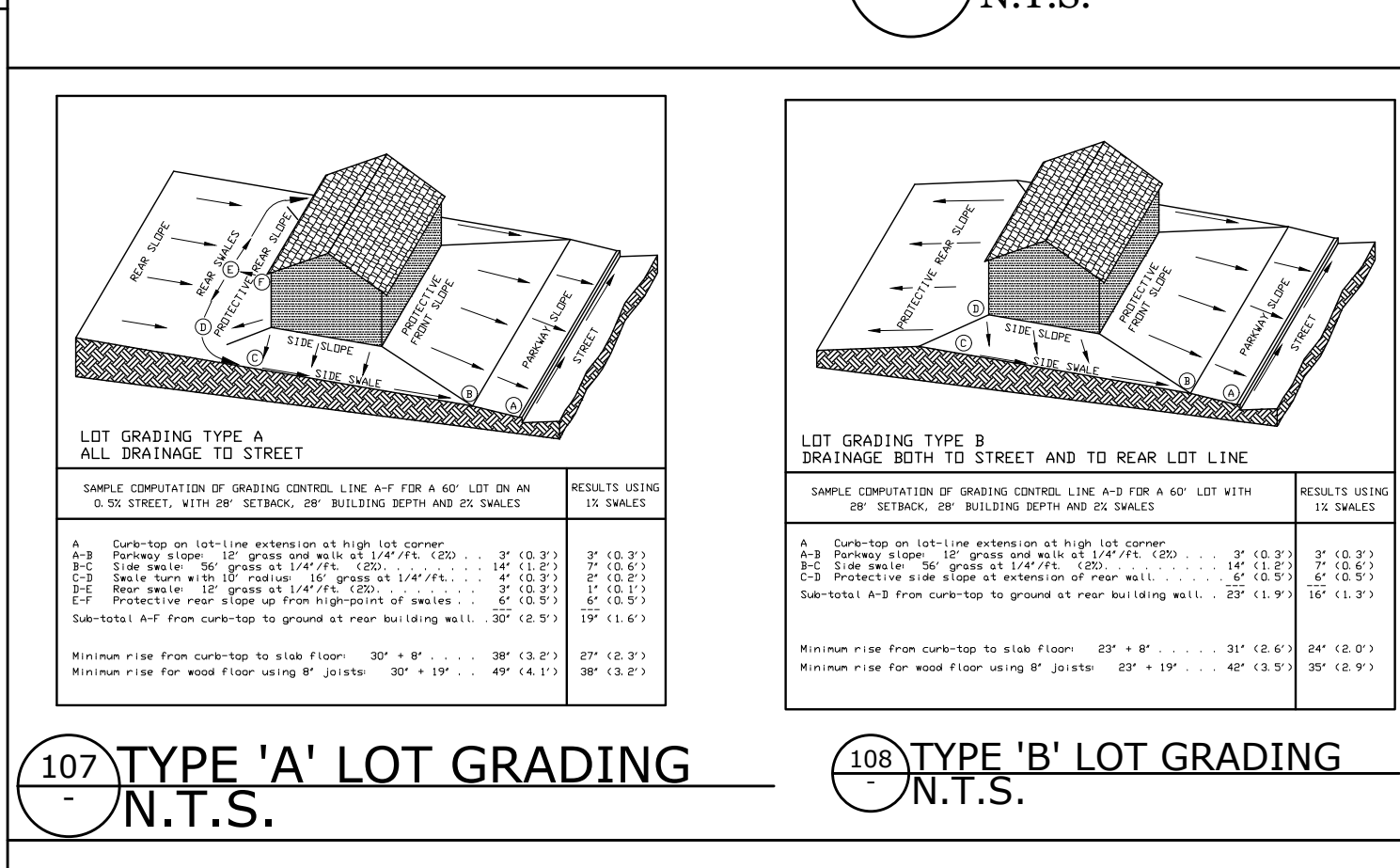
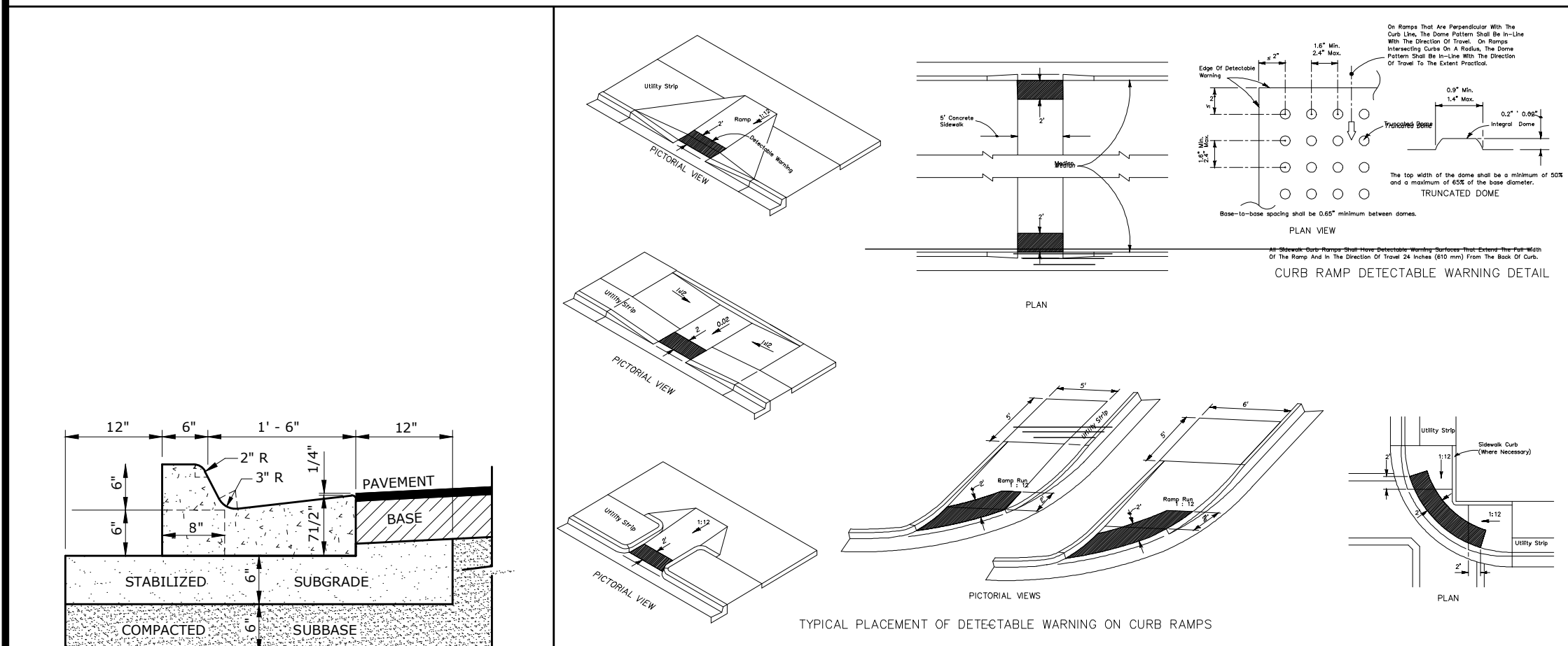
GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valid	
3	Valid	
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

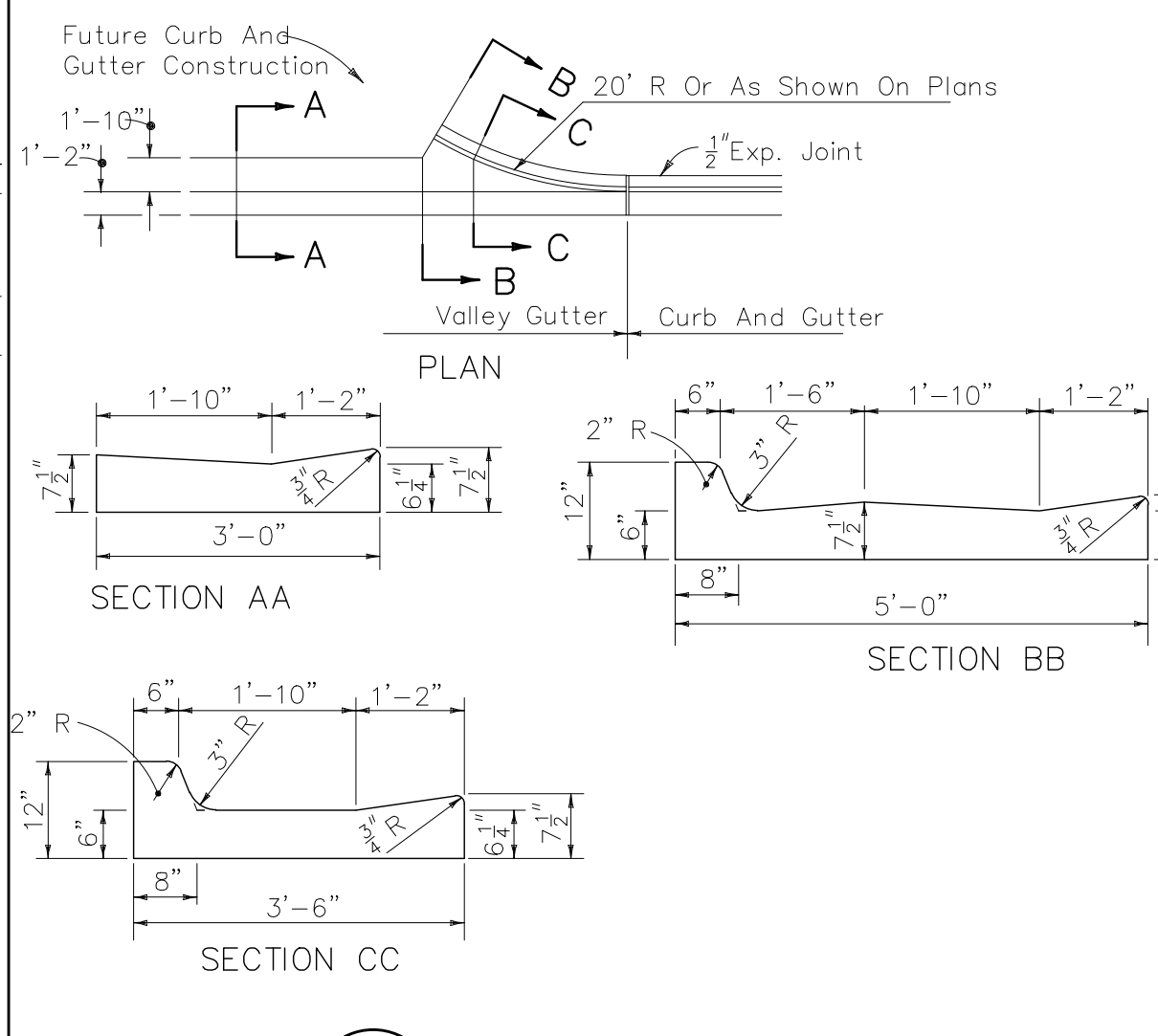
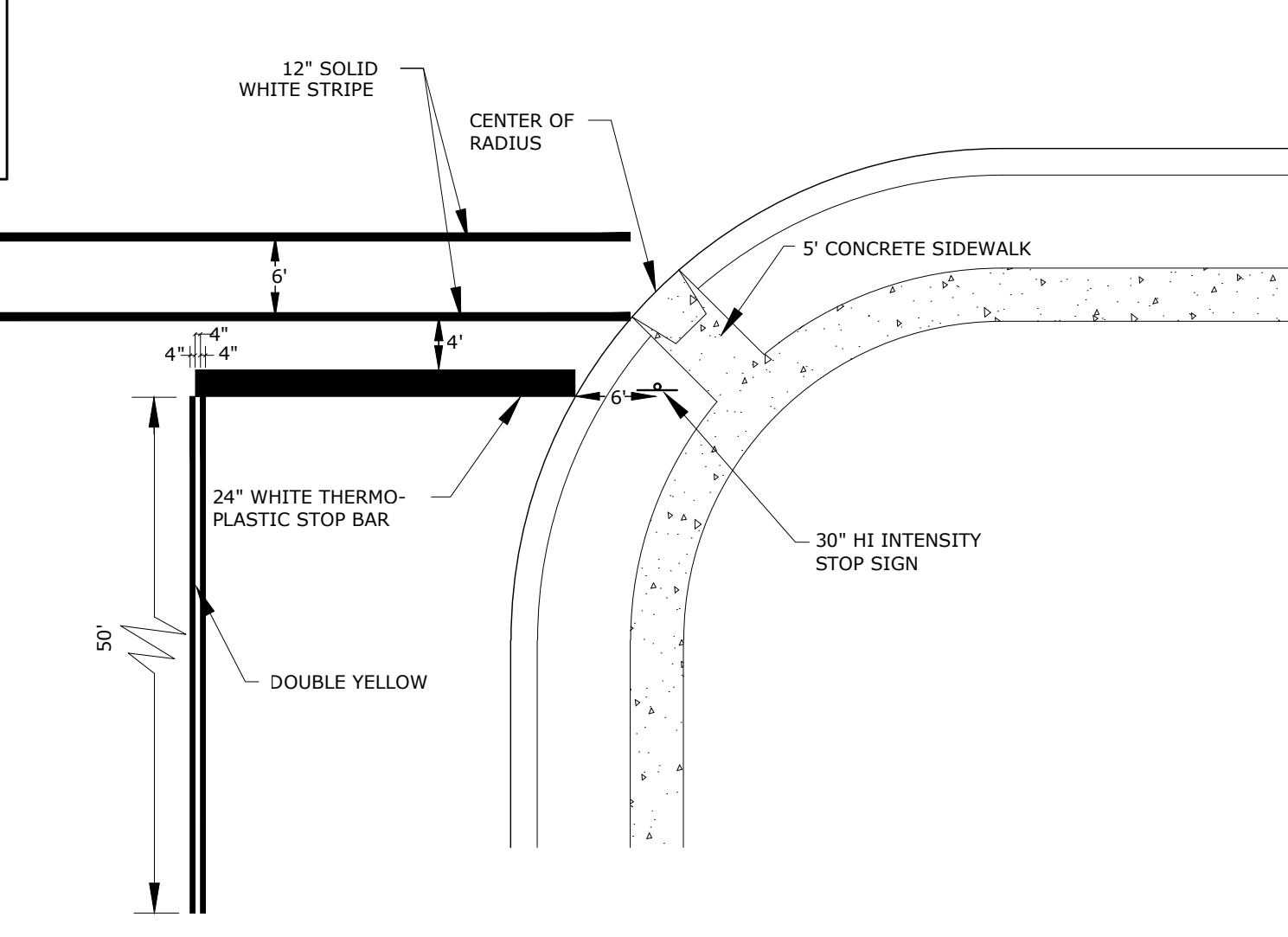
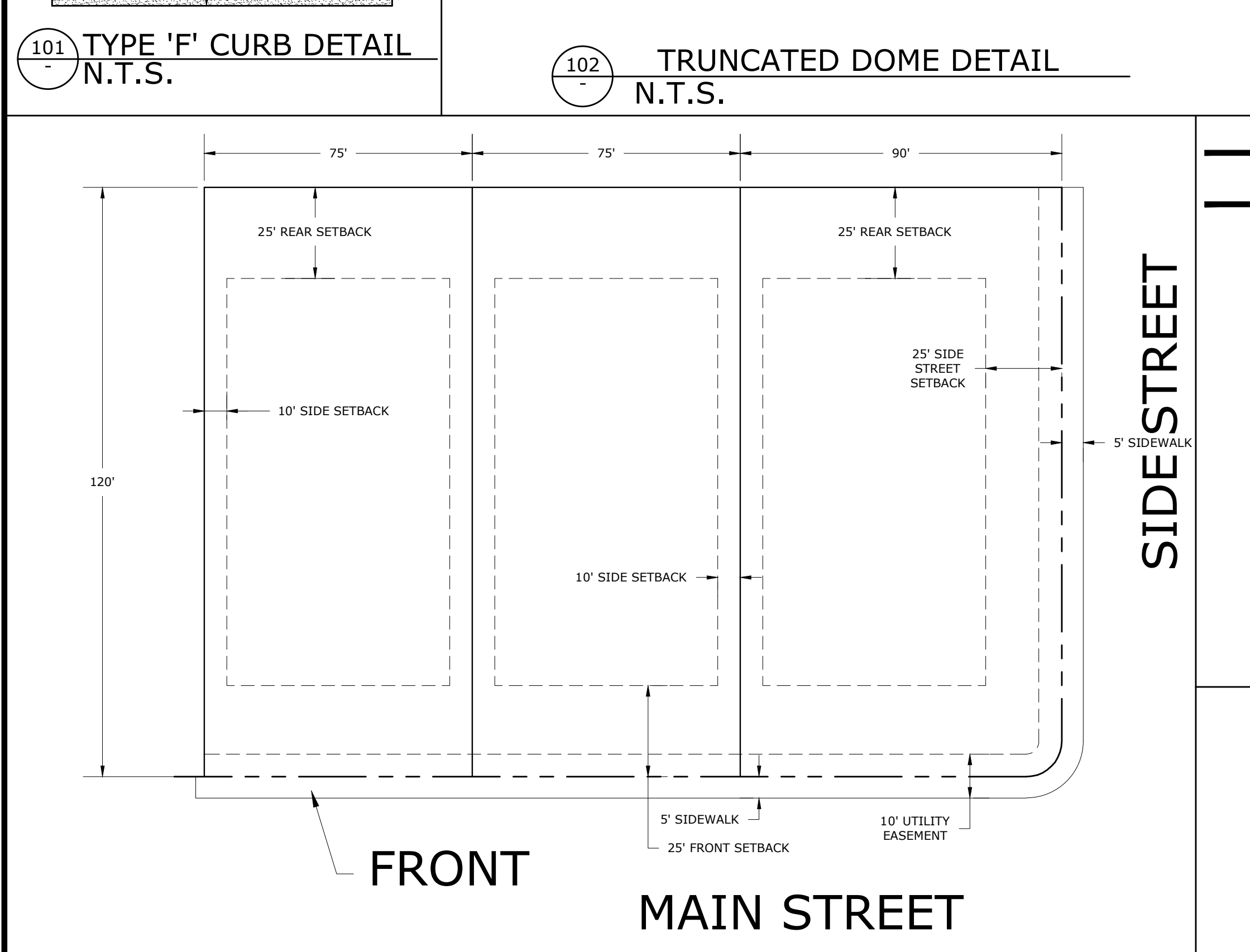
SHEET NUMBER
55 OF 61



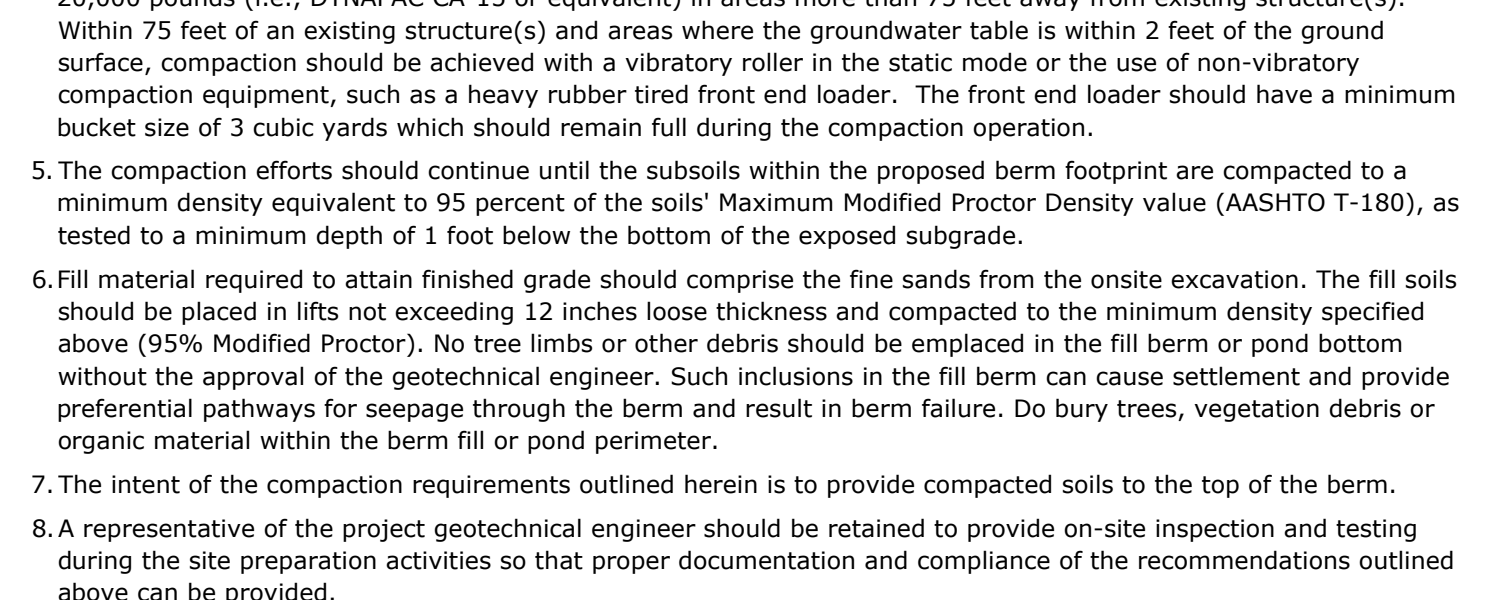
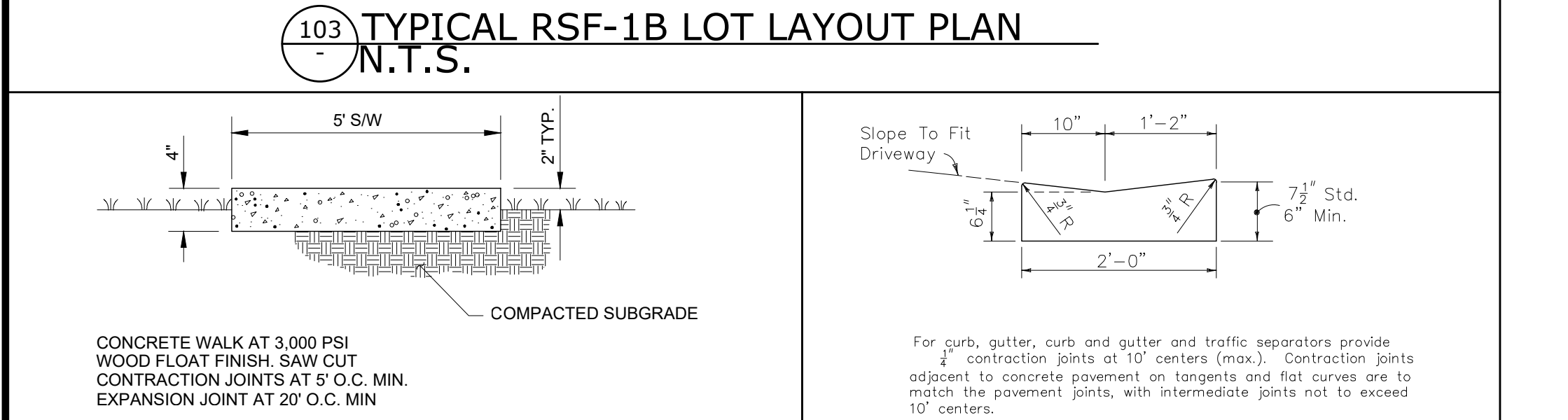
Lot Area Table					
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning	
1	8,991.00	0.21	75	RSF-1B	
2	9,000.00	0.21	75	RSF-1B	
3	9,000.00	0.21	75	RSF-1B	
4	10,553.37	0.24	90	RSF-1B	
5	10,553.37	0.24	90	RSF-1B	
6	9,000.00	0.21	75	RSF-1B	
7	9,000.00	0.21	75	RSF-1B	
8	9,053.48	0.21	75	RSF-1B	
9	10,636.00	0.24	75	RSF-1B	
10	9,000.00	0.21	75	RSF-1B	
11	9,000.00	0.21	75	RSF-1B	
12	9,000.00	0.21	75	RSF-1B	
13	9,000.00	0.21	85	RSF-1B	
14	9,000.00	0.21	85	RSF-1B	
15	9,463.20	0.22	75	RSF-1B	
16	9,544.89	0.22	75	RSF-1B	
17	11,371.17	0.26	75	RSF-1B	
18	9,000.00	0.21	75	RSF-1B	
19	9,000.00	0.21	75	RSF-1B	
20	9,000.00	0.21	75	RSF-1B	
21	9,000.00	0.21	75	RSF-1B	
22	9,000.00	0.21	75	RSF-1B	
23	10,665.87	0.24	75	RSF-1B	
24	10,665.87	0.24	75	RSF-1B	
25	9,000.00	0.21	75	RSF-1B	
26	9,000.00	0.21	75	RSF-1B	
27	9,000.00	0.21	75	RSF-1B	
28	9,000.00	0.21	75	RSF-1B	
29	9,000.00	0.21	75	RSF-1B	
30	10,665.87	0.24	75	RSF-1B	
31	9,000.00	0.21	75	RSF-1B	
32	9,000.00	0.21	85	RSF-1B	
33	9,000.00	0.21	75	RSF-1B	
34	9,000.00	0.21	75	RSF-1B	
35	10,083.03	0.23	75	RSF-1B	
36	12,099.87	0.28	75	RSF-1B	
37	9,000.00	0.21	75	RSF-1B	
38	9,000.00	0.21	75	RSF-1B	
39	9,000.00	0.21	75	RSF-1B	
40	10,665.87	0.24	75	RSF-1B	
41	10,665.87	0.24	75	RSF-1B	
42	9,000.00	0.21	90	RSF-1B	
43	9,000.00	0.21	90	RSF-1B	
44	9,000.00	0.21	75	RSF-1B	
45	12,099.87	0.28	75	RSF-1B	
46	9,000.00	0.21	75	RSF-1B	
47	9,000.00	0.21	75	RSF-1B	
48	9,000.00	0.21	75	RSF-1B	
49	9,000.00	0.21	75	RSF-1B	
50	9,000.00	0.21	75	RSF-1B	
51	9,000.00	0.21	75	RSF-1B	
52	9,944.63	0.23	75	RSF-1B	
53	9,355.21	0.21	90	RSF-1B	
54	9,000.00	0.21	75	RSF-1B	
55	9,000.00	0.21	75	RSF-1B	
56	9,000.17	0.21	75	RSF-1B	
57	8,997.18	0.21	75	RSF-1B	
58	9,000.00	0.21	75	RSF-1B	
59	10,979.79	0.25	75	RSF-1B	
60	10,665.87	0.24	75	RSF-1B	
61	10,665.87	0.24	75	RSF-1B	
62	9,000.00	0.21	75	RSF-1B	



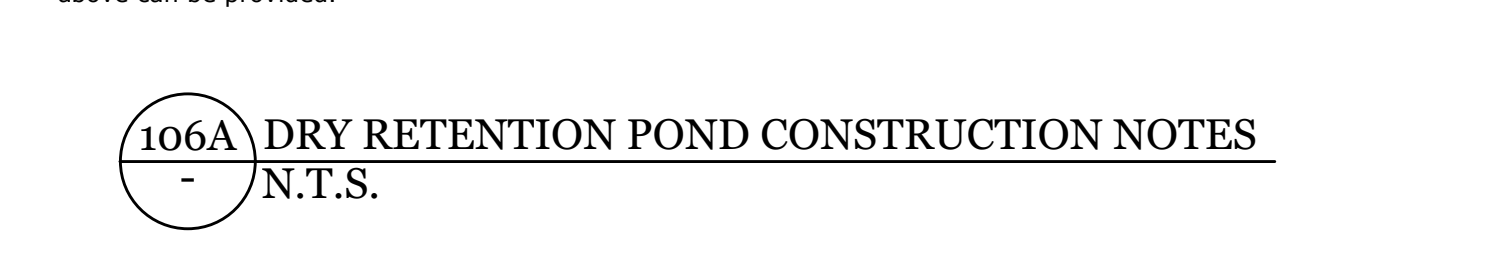
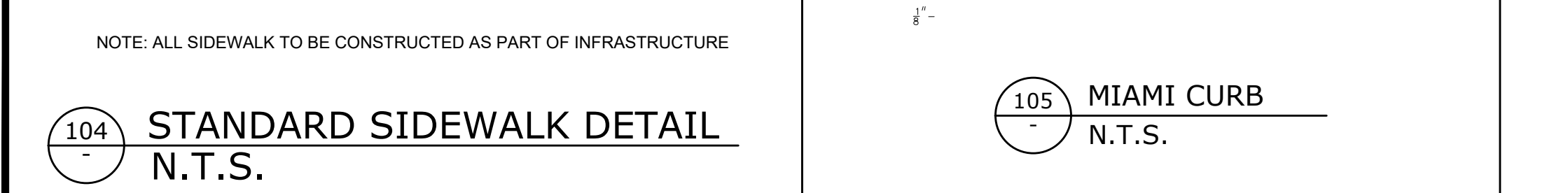
Lot Area Table					
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning	
63	9,000.00	0.21	90	RSF-1B	
64	9,000.00	0.21	75	RSF-1B	
65	9,000.00	0.21	75	RSF-1B	
66	9,000.00	0.21	75	RSF-1B	
67	9,000.00	0.21	75	RSF-1B	
68	9,000.00	0.21	75	RSF-1B	
69	9,000.00	0.21	75	RSF-1B	
70	9,000.00	0.21	75	RSF-1B	
71	10,665.87	0.24	75	RSF-1B	
72	11,284.39	0.26	75	RSF-1B	
73	9,515.43	0.22	75	RSF-1B	
74	9,515.43	0.22	75	RSF-1B	
75	9,515.43	0.22	75	RSF-1B	
76	9,515.43	0.22	75	RSF-1B	
77	9,515.43	0.22	75	RSF-1B	
78	9,515.43	0.22	75	RSF-1B	
79	9,515.43	0.22	75	RSF-1B	
80	9,515.43	0.22	75	RSF-1B	
81	9,453.46	0.22	75	RSF-1B	
82	10,665.87	0.24	75	RSF-1B	
83	9,000.00	0.21	75	RSF-1B	
84	9,000.00	0.21	75	RSF-1B	
85	9,000.00	0.21	75	RSF-1B	
86	9,011.41	0.21	75	RSF-1B	



Lot Area Table					
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning	
87	9,000.00	0.21	75	RSF-1B	
88	9,000.00	0.21	75	RSF-1B	
89	9,000.00	0.21	75	RSF-1B	
90	9,000.00	0.21	75	RSF-1B	
91	9,000.00	0.21	75	RSF-1B	
92	9,000.00	0.21	75	RSF-1B	
93	9,000.00	0.21	75	RSF-1B	
94	9,000.00	0.21	75	RSF-1B	
95	9,000.00	0.21	75	RSF-1B	
96	9,000.00	0.21	75	RSF-1B	



Lot Area Table					
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning	
97	9,000.00	0.21	75	RSF-1B	
98	9,000.00	0.21	75	RSF-1B	
99	9,000.00	0.21	75	RSF-1B	
100	9,000.00	0.21	75	RSF-1B	
101	9,000.00	0.21	75	RSF-1B	
102	9,000.00	0.21	75	RSF-1B	
103	9,000.00	0.21	75	RSF-1B	
104	9,000.00	0.21	75	RSF-1B	
105	9,000.00	0.21	75	RSF-1B	
106	9,000.00	0.21	75	RSF-1B	



Lot Area Table					
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning	
107	9,000.00	0.21	75	RSF-1B	
108	9,000.00	0.21	75	RSF-1B	
109	9,000.00	0.21	75	RSF-1B	
110	9,000.00	0.21	75	RSF-1B	
111	9,000.00	0.21	75	RSF-1B	
112	9,000.00	0.21	75	RSF-1B	
113	9,000.00	0.21	75	RSF-1B	
114	9,000.00	0.21	75	RSF-1B	
115	9,000.00	0.21	75	RSF-1B	
116	9,000.00	0.21	75	RSF-1B	

G L SUMMITT
ENGINEERING INC.

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details 1

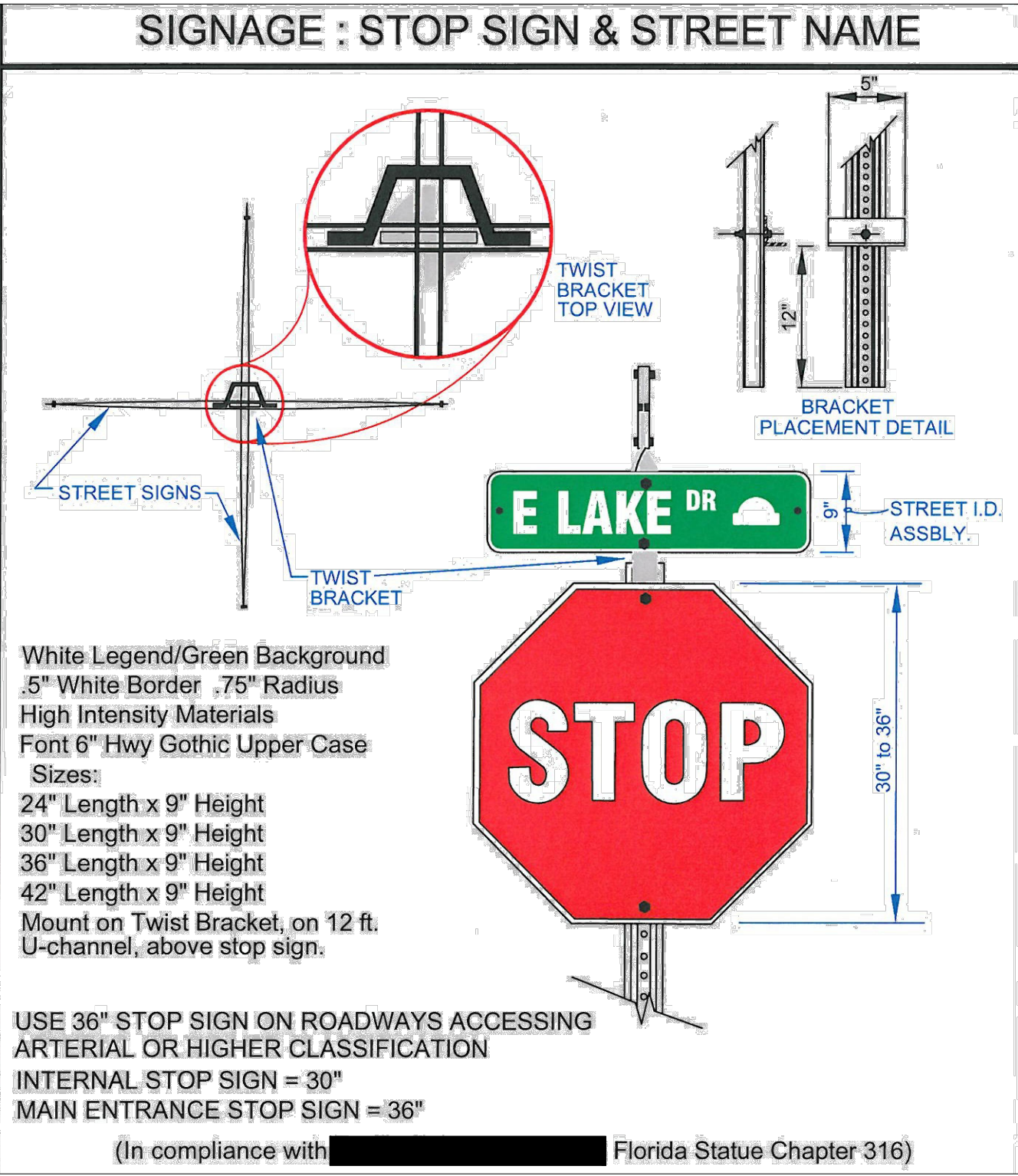
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

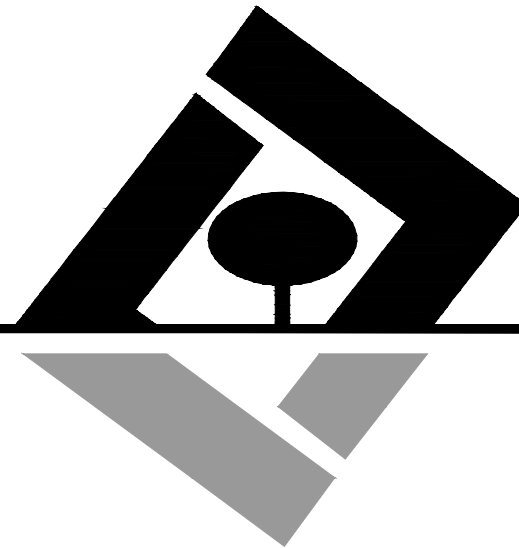
Revisions

NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Valued	
3	Valued	
4	Valued	
5	Valued	
6	Valued	
7	Valued	
8	Valued	
9	Valued	
10	Valued	

SHEET NUMBER
57 OF 61



200 STOP SIGN & STREET SIGN DETAIL
N.T.S.



G L SUMMITT
ENGINEERING INC

Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke
Subdivision
City of Apopka, Florida

Construction
Site Plan

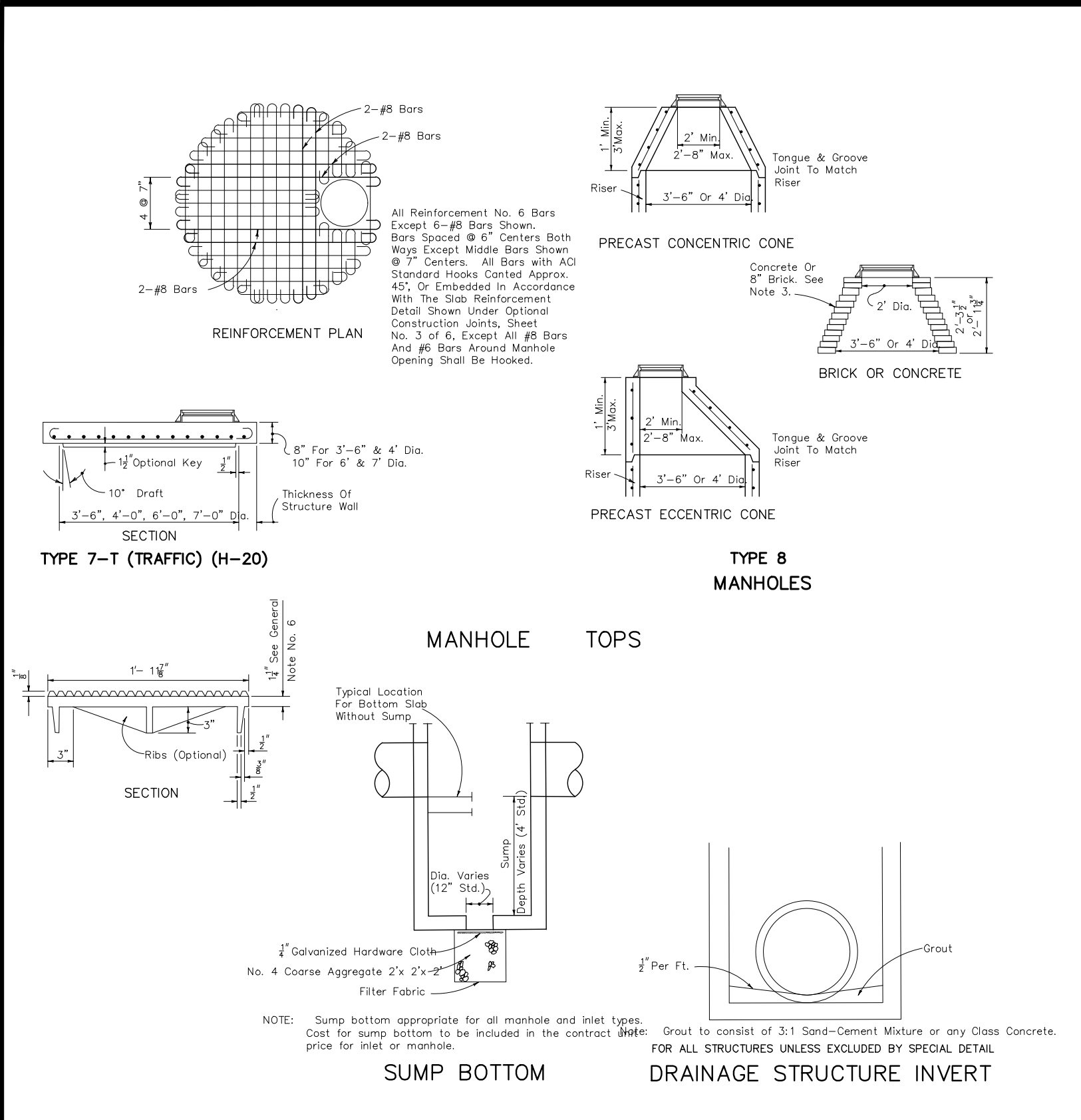
General Details
2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/03/25	Initial Submittal
2	Value	
3	Value	
4	Value	
5	Value	
6	Value	
7	Value	
8	Value	
9	Value	
10	Value	

SHEET NUMBER
58 OF 61

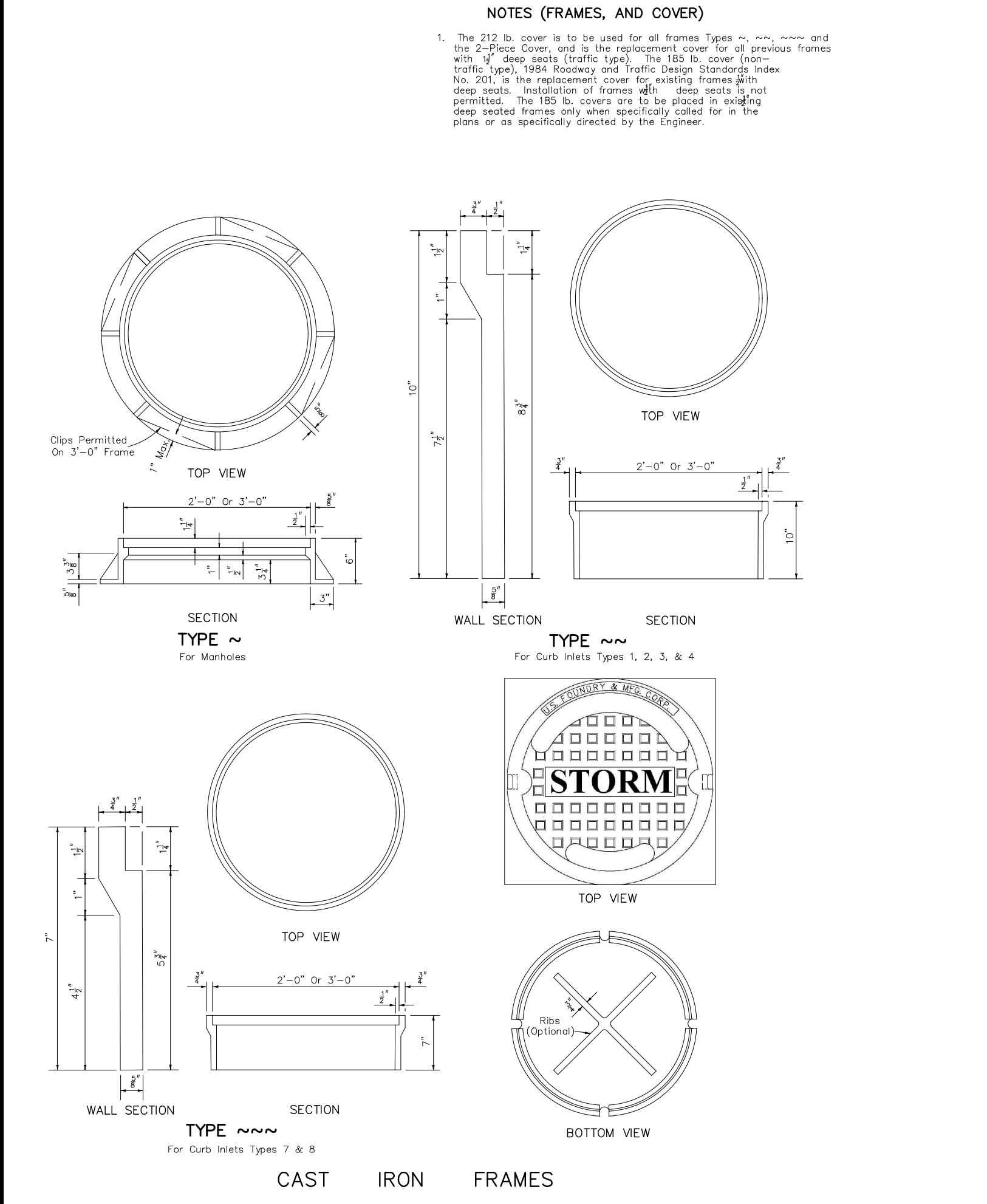


COVER FOR ALL FRAMES

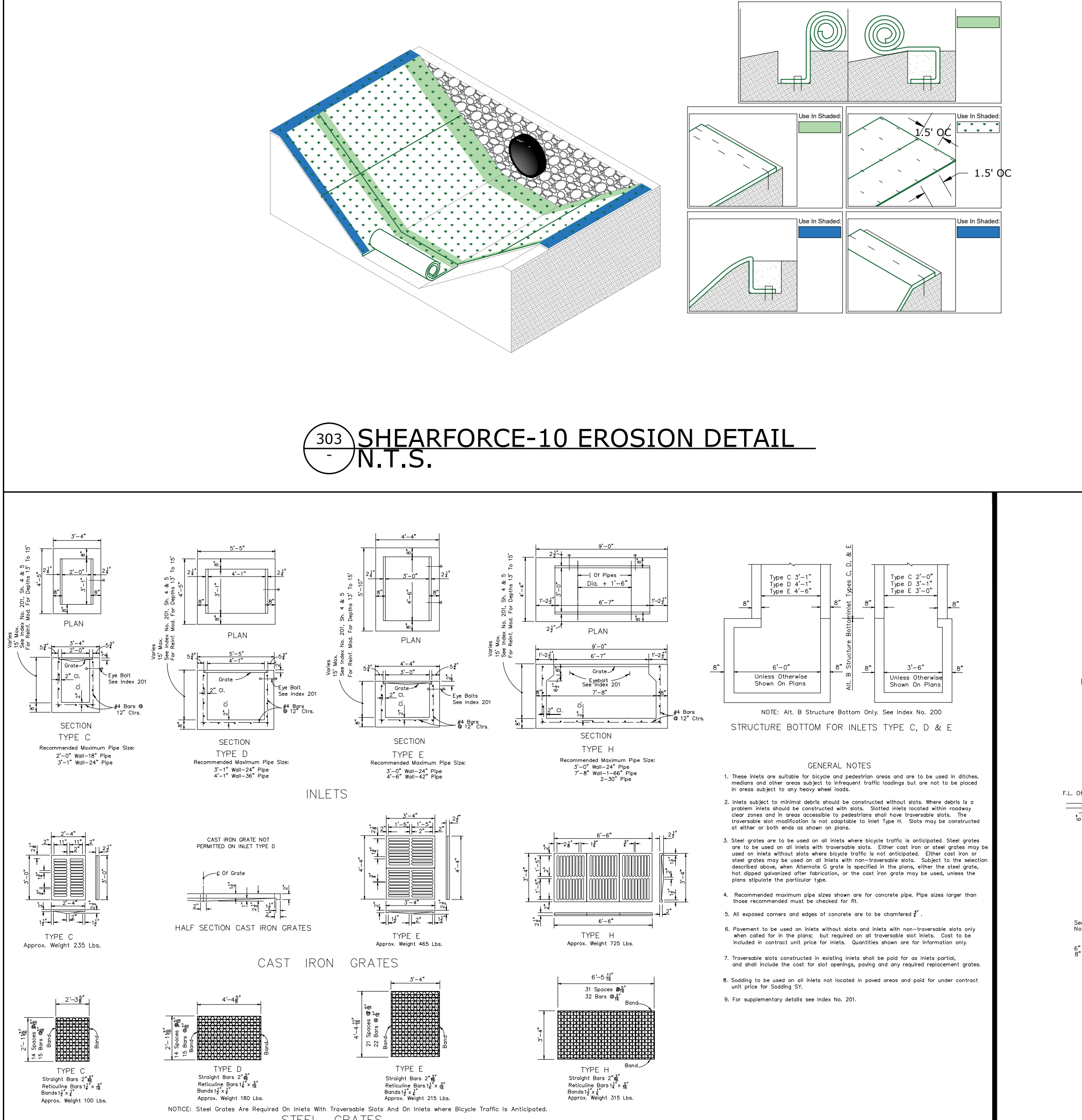
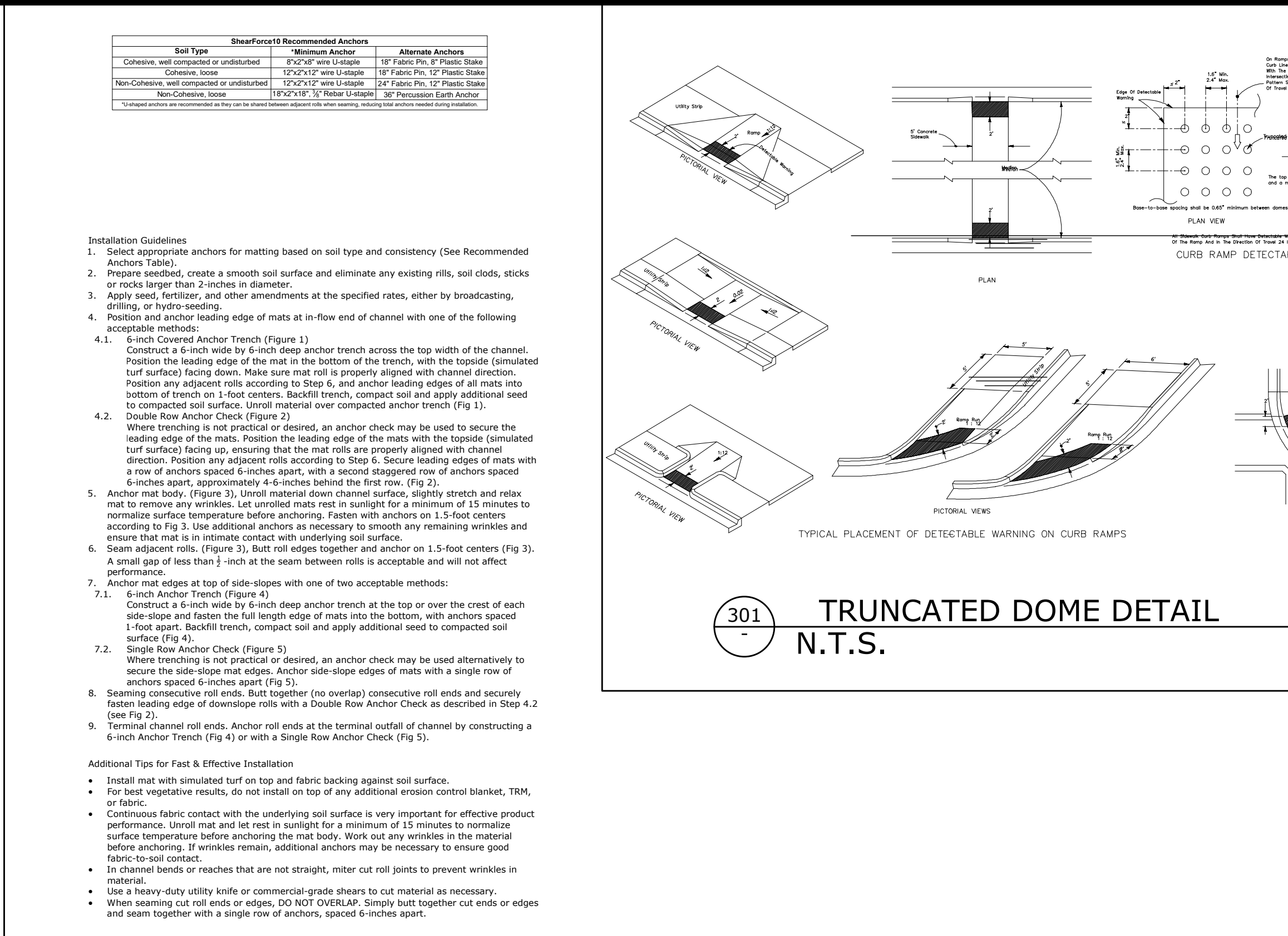
Frame Type	2" OPENING		2" OPENING	
	Frame	Cover (Std.)	Frame	Cover (Std.)
~	126 Lbs	212 Lbs	220 Lbs	212 Lbs
~	134 Lbs	212 Lbs	260 Lbs	212 Lbs
~	98 Lbs	212 Lbs	220 Lbs	212 Lbs

NOTES (TOPS)

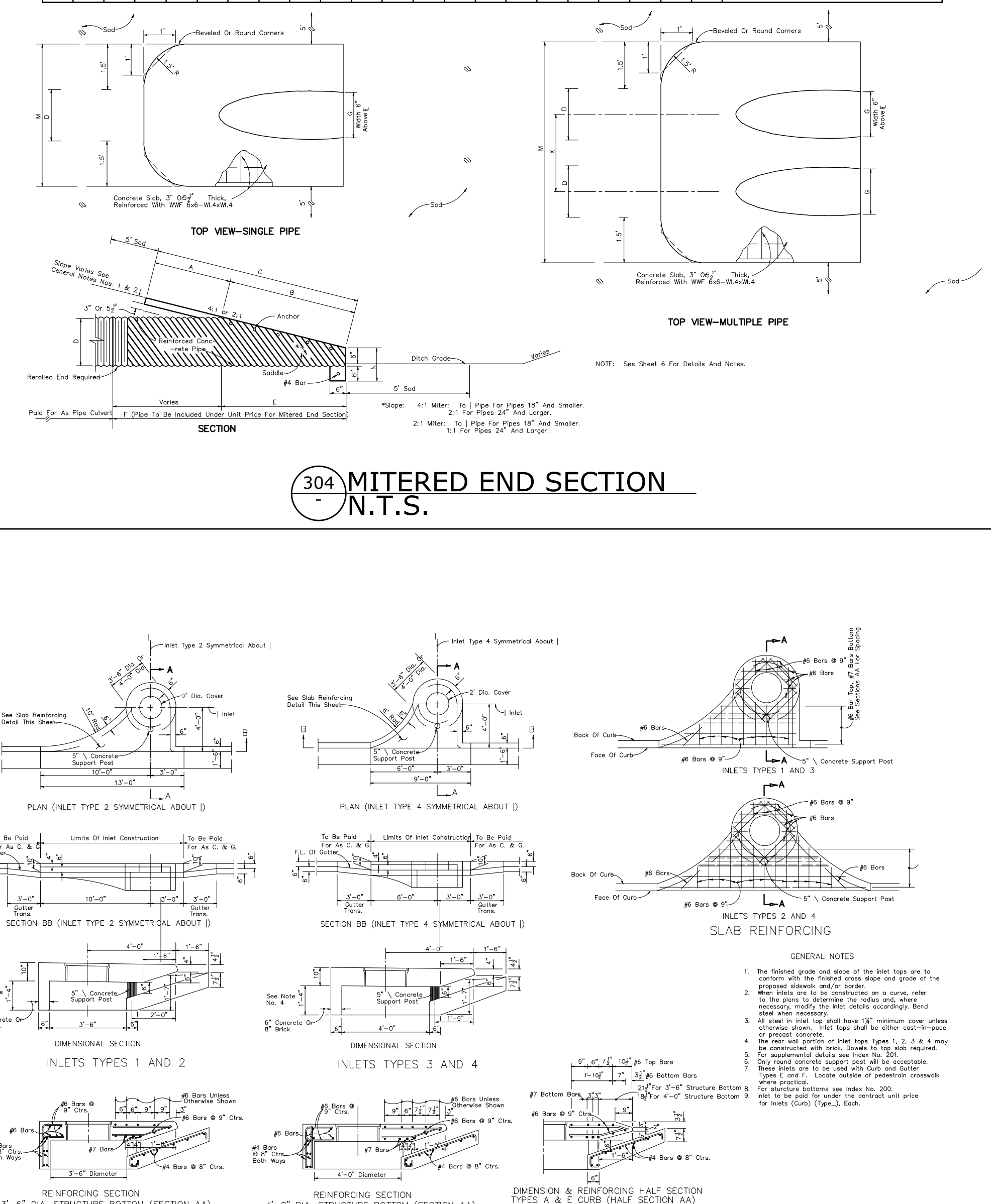
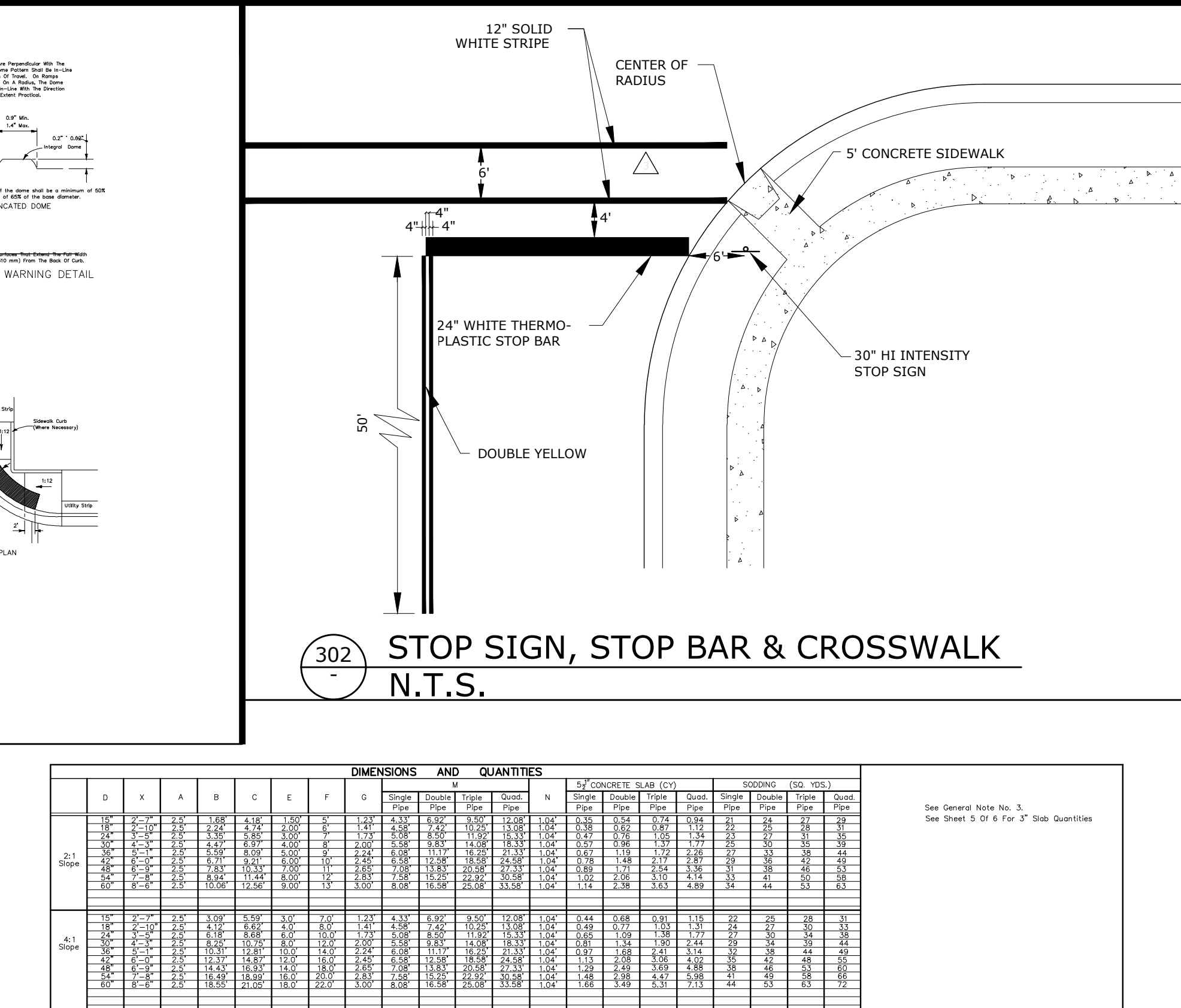
- Manhole top Type 7 slabs shall be of Class ~ concrete. Concrete as specified in ASTM C-475 may be used for precast units; see General Note No. 3.
- Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.
- Manhole top Type 8 may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
- Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3 of 6.



300 SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS
N.T.S.



305 TYPE 'C' and 'D' DITCH BOTTOM INLETS
N.T.S.



306 TYPE '1, 2, 3 & 4' CURB INLETS
N.T.S.

G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details
3

Revisions

NO.	DATE	DESCRIPTION
1	04/02/25	Initial Submittal
2	04/02/25	Revised
3	04/02/25	Revised
4	04/02/25	Revised
5	04/02/25	Revised
6	04/02/25	Revised
7	04/02/25	Revised
8	04/02/25	Revised
9	04/02/25	Revised
10	04/02/25	Revised

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #29665

SHEET NUMBER
59 OF 61

Lennar Homes, LLC
6675 Westwood Blvd.

Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

General Details

4

Plans not valid unless Signed,
Dated and Sealed below.

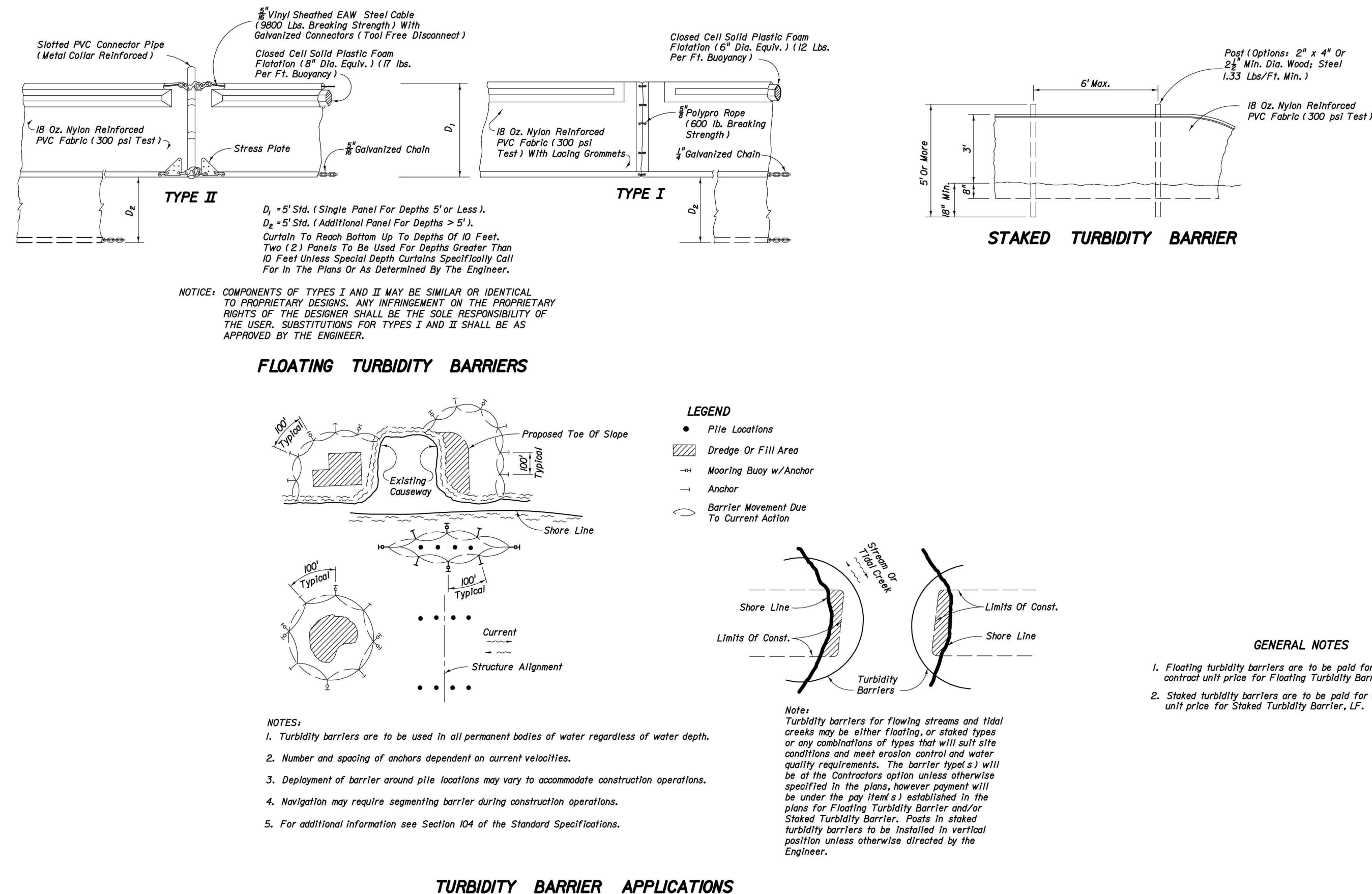
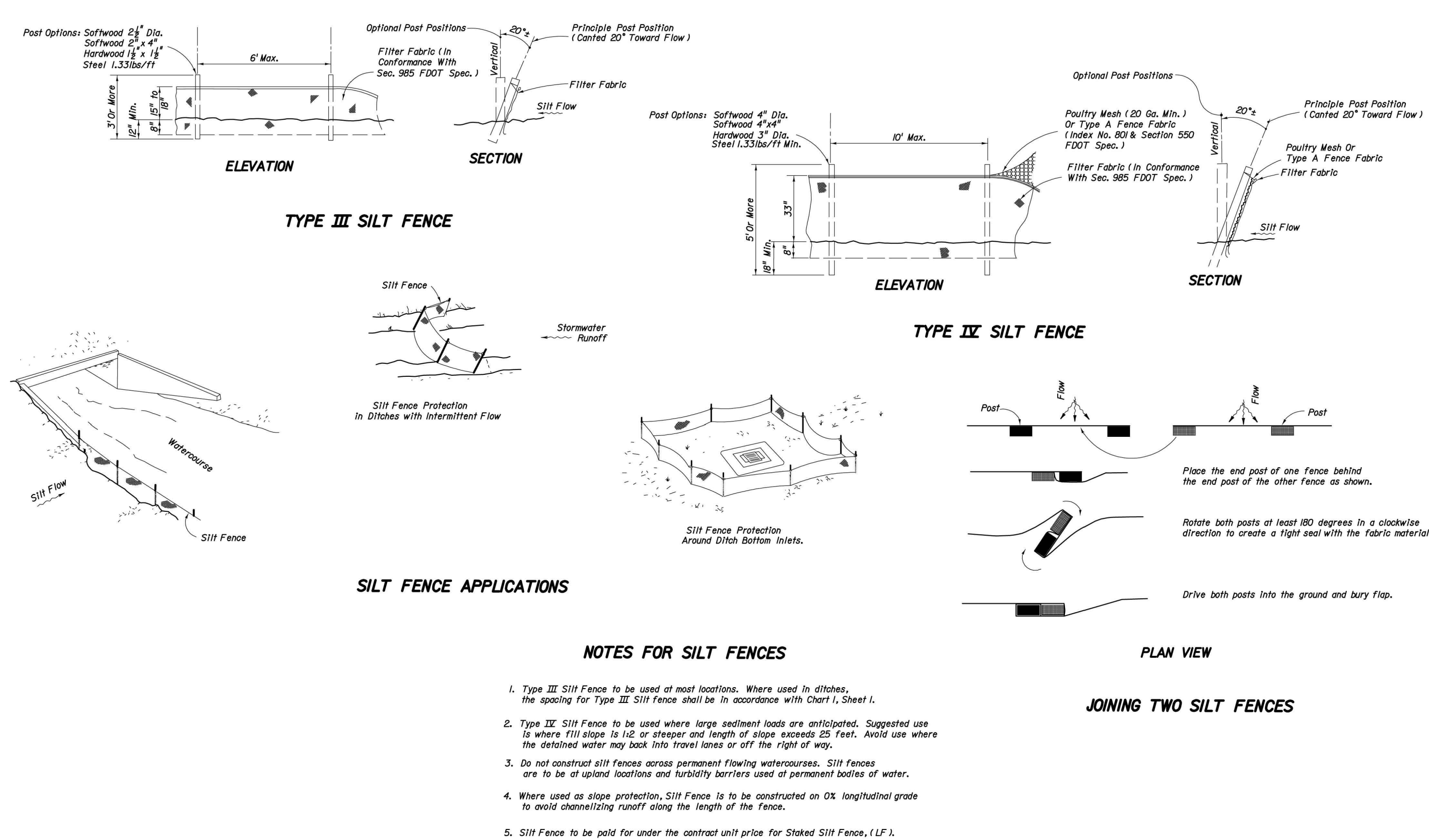
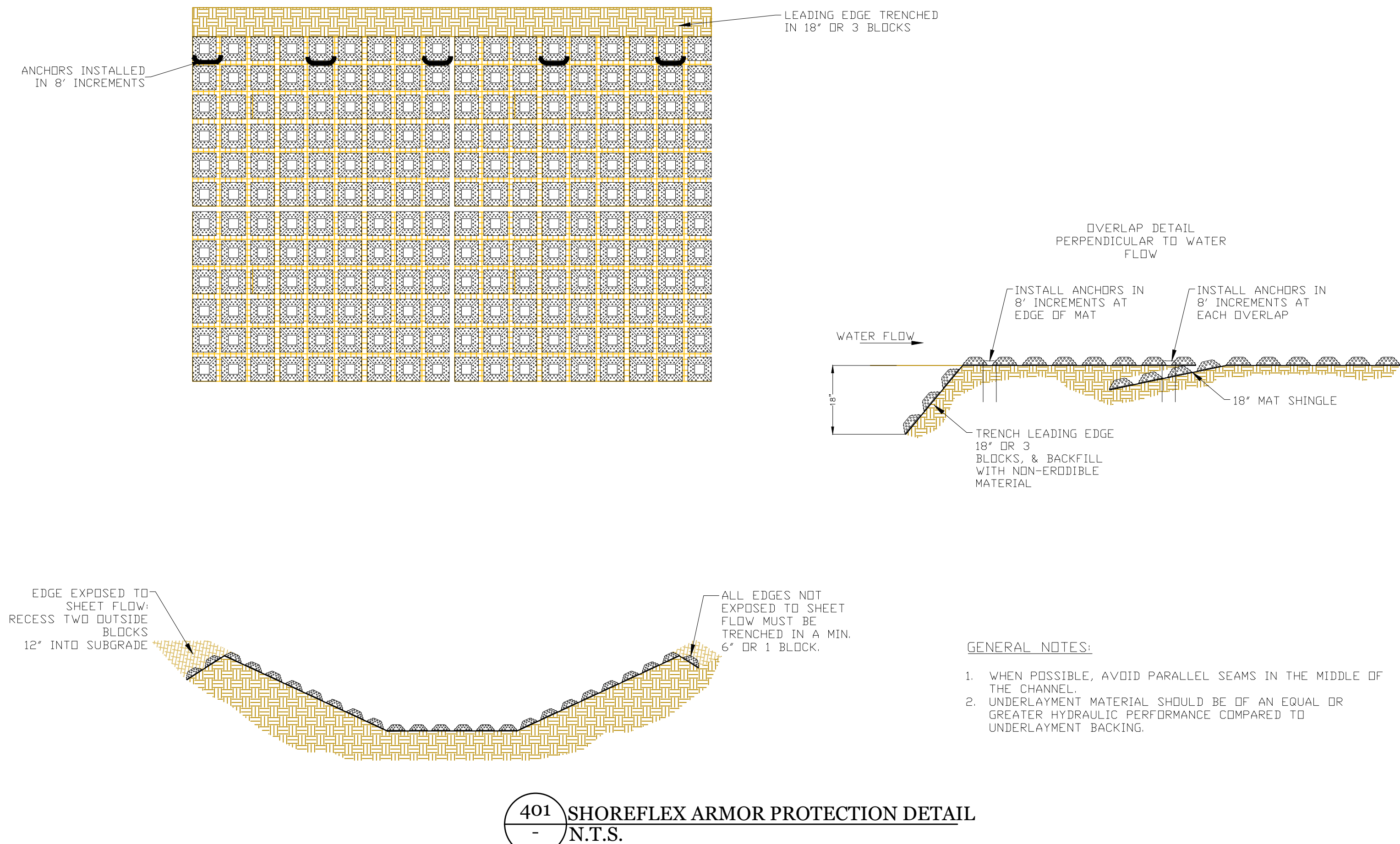
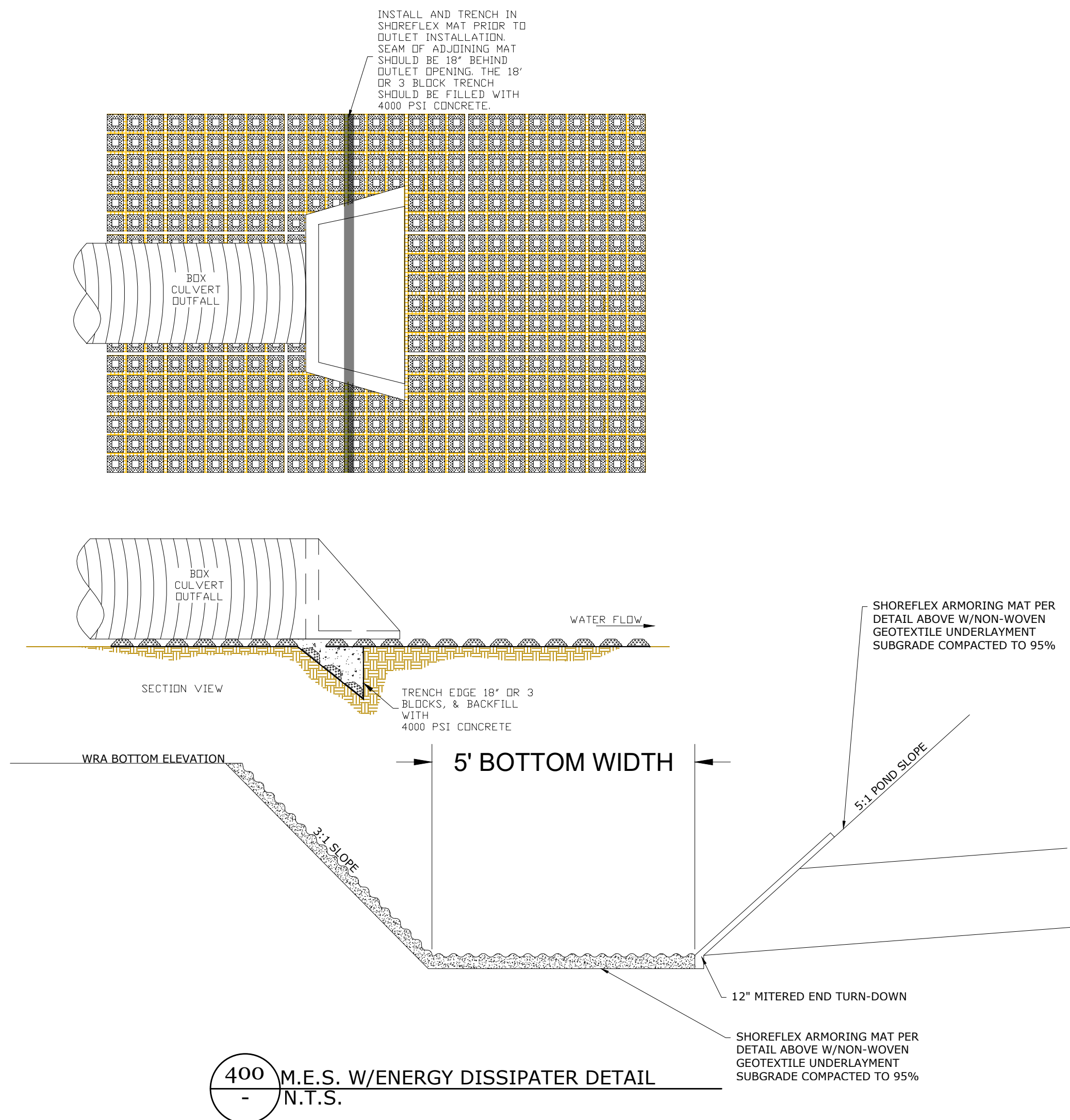
GEOFFREY L. SUMMITT, P.E.

Date: April 3, 2025
FL Registration #58775
Certificate of Authorization #9665

Revisions		
NO.	DATE	DESCRIPTION
1	06/05/2015	Initial Submittal
2	Value10	
3	Value10	
4	Value10	
5	Value10	
6	Value10	
7	Value10	
8	Value10	
9	Value10	
10	Value10	

SHEET NUMBER

60 OF 61



CORAL HILLS SITE

Civil

- COVER SHEET
GENERAL NOTES
STORMWATER POLLUTION PROTECTION
EXISTING CONDITIONS PLAN
EROSION CONTROL PLAN
OVERALL SITE PLAN
SITE PLAN
UTILITY PLAN
GRADING PLAN
INTERSECTION IMPROVEMENTS
AUTOTURN PLAN
SECURITY EXEMPTION PLAN
DRAINAGE & PAVING DETAILS
WATER DETAILS
RECLAIMED WATER DETAIL
SANITARY SEWER DETAIL

Landscape

- | | |
|-------|-------------------|
| L1.50 | TREE REMOVAL PLAN |
| L2.00 | OVERALL PLAN |
| L2.10 | LANDSCAPE PLAN |
| L2.11 | LANDSCAPE PLAN |
| L2.12 | LANDSCAPE PLAN |
| L3.10 | NOTES AND DETAILS |

Sight Lighting

- SL1.10 SIGHT LIGHTING PLAN

Legal Description: (AS SURVEYED)

SUBJECT PARCEL 1:

[illegible]

TOGETHER WITH:

[illegible]

ntended Use:

LANDSCAPE COMPANY OFFICE AND STORAGE YARD

NOTE: SECURITY EXEMPTION PLAN REQUEST FOR 8' HEIGHT IN LIEU OF 6' HEIGHT FOR THE PROPOSED WALL. REQUESTED PER APPROVED SPECIAL EXCEPTION MADE FOR OUTDOOR STORAGE SPX-23-1

Applicant /Owner

CEPRA LANDSCAPE, LLC.
P.O. BOX 865
OAKLAND, FL 34760
PHONE: 407-717-0635
EMAIL: RMAIER@CEPRALANDSCAPE.COM
CONTACT: ROR MAIER

Civil Engineer / Planner

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 407-843-5120
CONTACT: NICOLE P. STALDER P.E.

Survivor

DEWBERRY ENGINEERS, INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 407-843-5120

Geotechnical

YOVAISH ENGINEERING SERVICES, INC.
953 SUNSHINE LANE
ALTAMONTE, FLORIDA 32712
PHONE: 407-478-8978
CONTACT: DOUGLAS YOVAISH P.E.

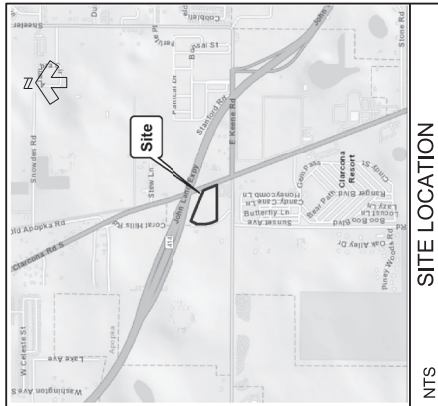
Landscape Architect

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 407-843-5120

Know what's below.
Call before you dig.

Prepared for :
CEPRA Landscape, LLC.

P.O. Box. 865
Oakland FL, 34760
Contact: ROB MAIER

[illegible]

PROJECT #	CEPR44-50164653
DRAWN BY	DKO
APPROVED BY	NPS
CHECKED BY	STM
DATE	APRIL 2025
DATUM	NAVD88

COVER SHEET

PROJECT: PROJECT FILE PATH

SHEET NO.

CO1

GENERAL NOTES

- CITY OF AOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. GN 2

UTILITY NOTES

- KEY PLAN

[illegible]

PROJECT #	CEPRA4-50164053
DRAWN BY	DKO
APPROVED BY	NPS
CHECKED BY	STM
DATE	APRIL 2025
DATUM	NAVDS8
TITLE	

GENERAL
NOTES

PROJECT: PROJECT FILE PATH

SHEET NO.

C04

LANDSCAPE
OFFICE AND
STORAGE YARD
APOPKA, FLORIDA

This item has been digitally signed and sealed by Nicole Petersen Stalder 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.

Digitally signed by
Nicole P Stalder
Date: 2025.04.15
09:35:26+04'00'

[illegible]

PROJECT #	CEPRA4-50164653
DRAWN BY	DKO
APPROVED BY	NPS
CHECKED BY	STM
DATE	APRIL 2025
DATUM	NAUT68

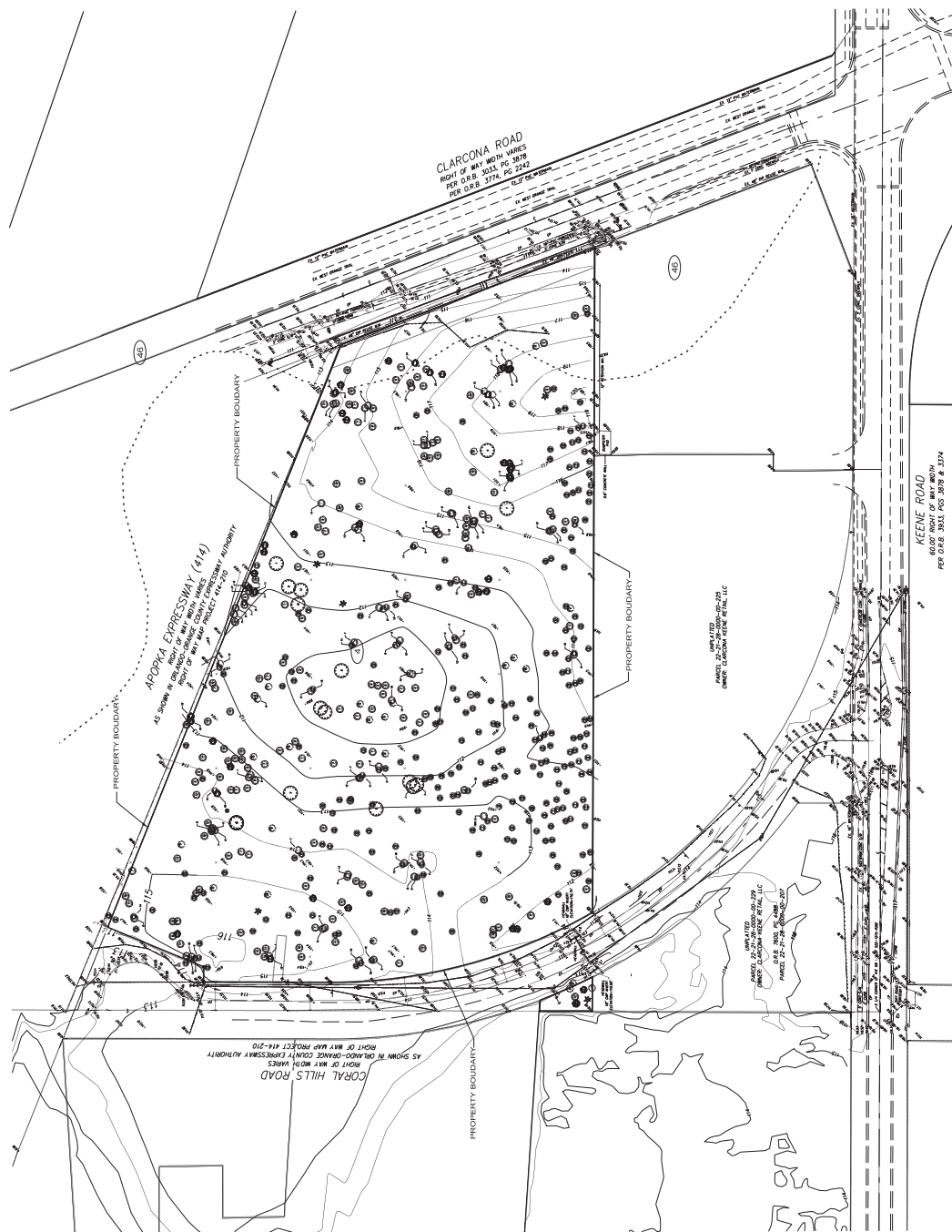
STORMWATER POLLUTION PROTECTION PLAN

PROJECT: PROJECT FILE PATH

SHEET NO.

C05

4 Candler Fine Sand: 0 to 5 percent slopes; A.
46 Tavares Fine Sand: 0 to 5 percent slopes; A.
..... SOIL DIVIDE LINE



- ABBREVIATIONS:**
- | | |
|------|--|
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| ACSM | AMERICAN CONGRESS ON SURVEYING & MAPPING |
| (C) | CALCULATED MEASUREMENT |
| CB | CHORD BEARING |
| CD | CHORD LENGTH |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| CCR | CERTIFIED CORNER RECORD |
| EP | EDGE OF PAVEMENT |

- FEDERAL EMERGENCY MANAGEMENT AGENCY
IDENTIFICATION
LICENSED BUSINESS
FIELD MEASUREMENT
NORTH AMERICAN VERTICAL DATUM

- NGVD
NAD83
NAD
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NPSP
PNT
P.O.B.
IP
PT
Q.R.B.
NATIONAL GEODETIC VERTICAL DATUM
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
POINT OF NON-TANGENT
POINT OF BEGINNING
IRON PIPE
POINT OF TANGENCY
OFFICIAL RECORDS BOOK

- PG(S) PAGE(S)
S/W SIDEWALK
CONC CONCRETE
IRC IRON ROD AND CAP
IR IRON ROD
SF SQUARE FEET

- SYMBOLS:**
- | | |
|---|-----------------------------------|
| ± | MORE OR LESS |
| ⊕ | CENTERLINE |
| ⊙ | LIGHT POLE (TYPE NOTED ON SURVEY) |
| Δ | DELTA |

- A B-N EXCEPTION NUMBER
 GUY WIRE
 WOOD UTILITY POLE
 SANITARY MANHOLE
 SEWER VALVE
 REGULAR WATER VALVE

- RECLAIM WATER VALVE
 FIRE HYDRANT
 WATER VALVE
 CONCRETE UTILITY POLE
 SIGN
 WIRE PULLBOX

- ▲ FIBER OPTIC MARKER
 ▲ GAS MARKER
 □ MAILBOX
 ▣ MITERED END SECTION
 MONUMENTATION;

- ③ FOUND CONCRETE MONUMENT AS NOTED
- FOUND IRON ROD & CAP (DEMBERRY LB 8011) UNLESS OTHERWISE NOTED
- FOUND IRON PIPE AS NOTED
- SET 5/8" IRON ROD & CAP (DEMBERRY LB 8011)

- CONTROL/BENCHMARK AS DESCRIBED
 SPECIALTY LINES:
 ——— LINE BREAK
 ——— FENCE (AS NOTED)

- | | | |
|-------|---------|-----------------------|
| _____ | ? ? ? ? | OVERHEAD UTILITY LINE |
| _____ | ? | TREE LINE |
| _____ | W | TOE OF SLOPE |
| _____ | W | TOE OF BANK |

- Q BAY

- CAMPHOR
CEDAR
CHERRY
CHINAREDDY

- CHINESE TALLOW
CITRUS
CYPRESS
DOCKWOOD

- ELM
GUM
HICKORY

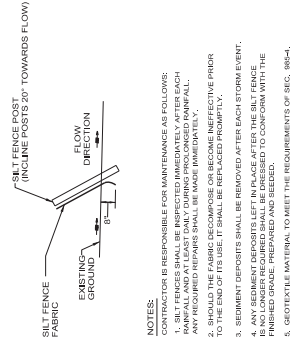
- LAUREL OAK
LIVE OAK
MAGNOLIA
MAPLE

- MMOSA
MISC
OAK
PALM

- PECAN
- PINE TREE
- RAIN TREE
- SUGAR HACKBERRY

- SYCAMORE
WATER OAK

-

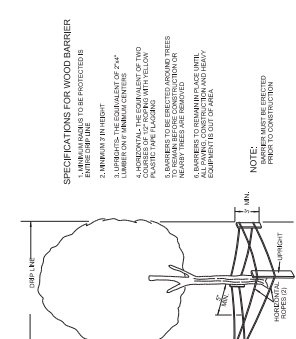
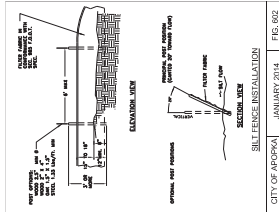


NOTES:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE HAS BEEN REMOVED SHALL BE DISPOSED TO CONFORM WITH THE APPLICABLE REGULATIONS FOR THE REMOVAL OF A FINISHED GRADE, PREPARED AND SLOPED.
5. GEOTEXTILE MATERIAL TO MEET THE REQUIREMENTS OF SEC. 94

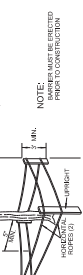


NOTE: SILT FENCE SHOWN 3' OFF THE PROPERTY LINE FOR VISIBILITY AND CLARITY.

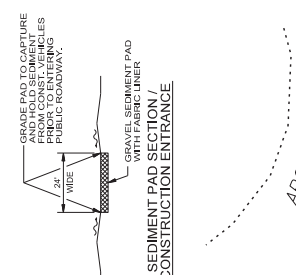


SPECIFICATIONS FOR WOOD BARRIER

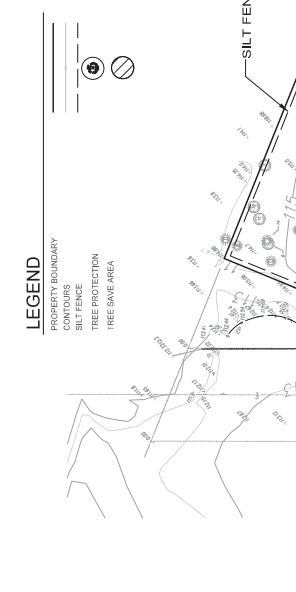
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIVE LINE
2. MINIMUM 3' IN HEIGHT
3. UPGRADES: THE EQUIVALENT OF 2"x4" LUMBER ON 6" MINIMUM CENTERS
4. HORIZONTAL: THE EQUIVALENT OF TWO COURSES OF 12" ROOFING WITH YELLOW PLYSTIC TIE PLACING
5. BARRIERS TO BE ERRECTED AROUND TREES WITHIN 10' OF ANY FUTURE SECTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL NECESSARY CONSTRUCTION AND HEAVY EQUIPMENT OUT OF AREA



NOTE:

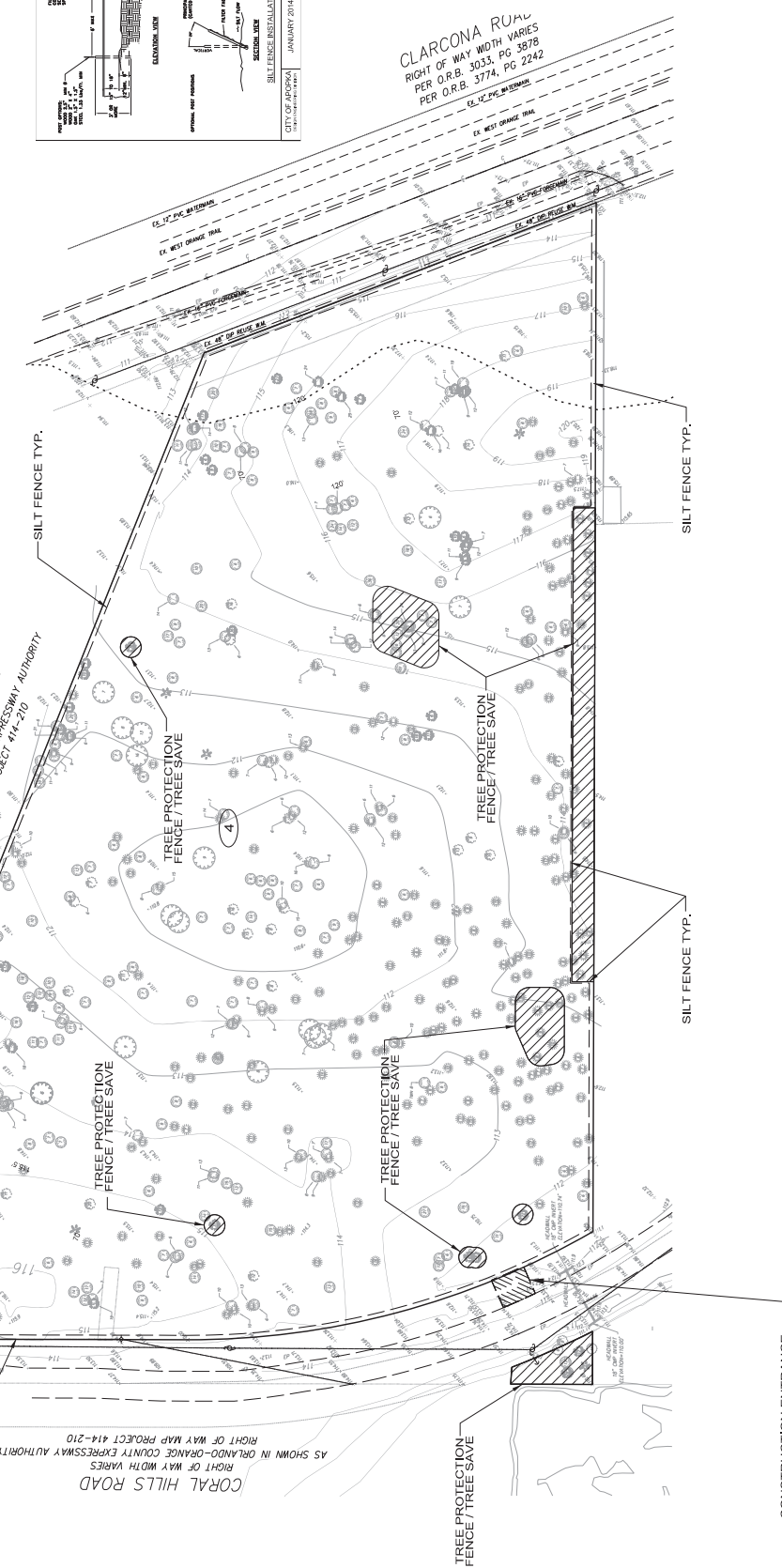


WITH FABRIC LINER
SEDIMENT PAD SECTION /
CONSTRUCTION ENTRANCE



LEGEND

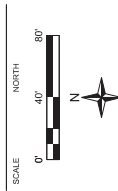
PROPERTY BOUNDARY
CONTOURS
SILT FENCE
TREE PROTECTION
TREE SAVE AREA



CONSTRUCTION ENTRANCE -
SEE DETAIL T100 CLIFF



Digitally signed by
Nicole P. Stalder
Date: 2025.04.15
09:35:27-04'00'



No.	DATE	BY	Description

PROJECT #	JCEPRA-4-2014-053
DRAWN BY	JRO
APPROVED BY	JRS
CHECKED BY	STH
DATE	JAN 2025
DAY/IN	JAN 2025
TITLE	

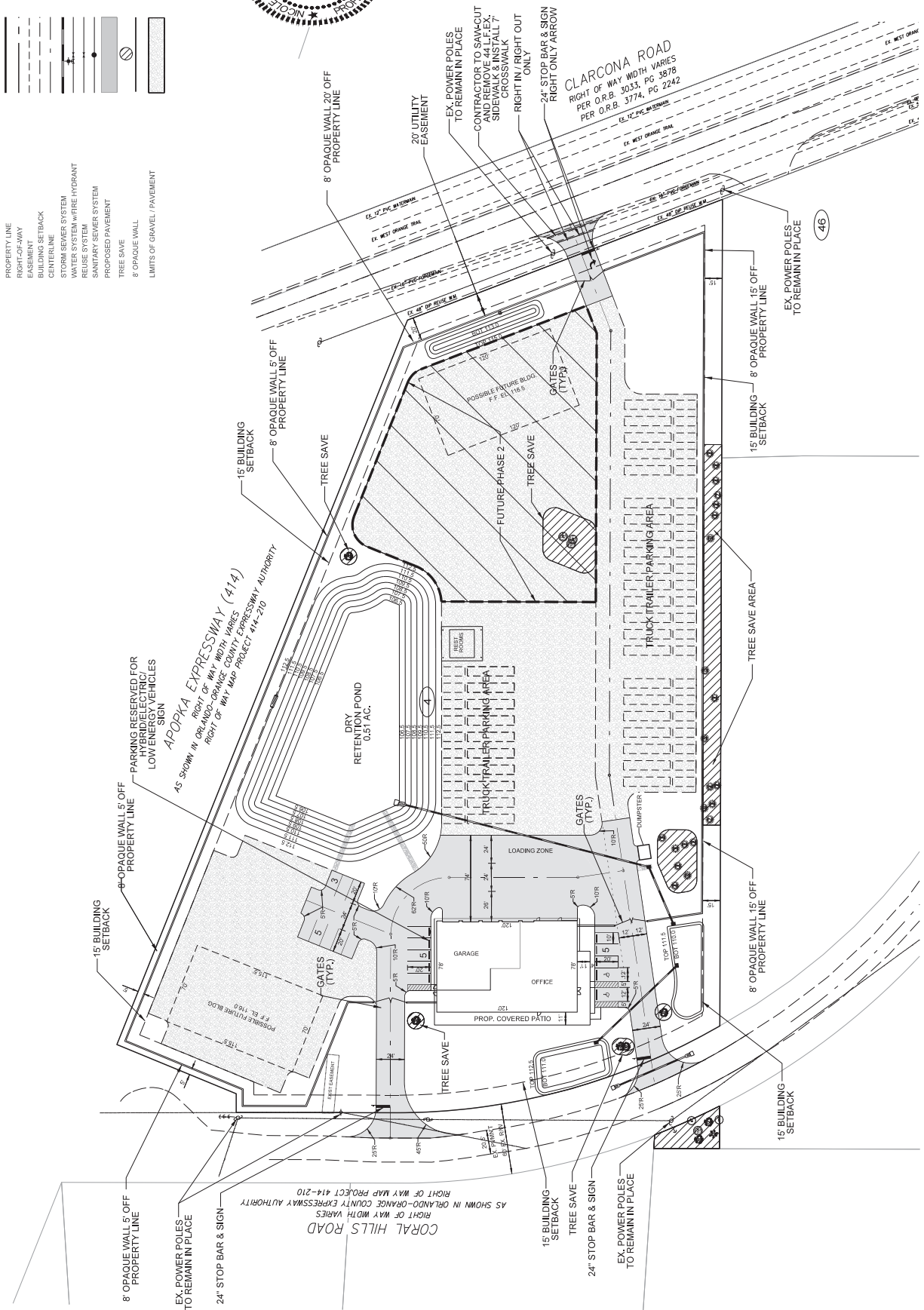
**SITE
PLAN**

PROJECT: PROJECT FILE PATH	
SHEET NO.	

C09

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- STORM SEWER SYSTEM
- WATER SYSTEM w/FIRE HYDRANT
- SANITARY SEWER SYSTEM
- REUSE SYSTEM
- PROPOSED PAVEMENT
- TREE SAVE
- 8' OPAQUE WALL
- LIMITS OF GRAVEL / PAVEMENT



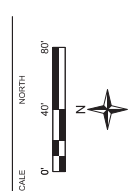




Dewberry Engineers Inc.
800 EAST WINDY LAKE AVE
SUITE 200
ORLANDO, FL 32803
(407) 444-1100
ENGINEERING REGISTRATION NO. 10000000000000000000

CORAL HILLS SITE
LANDSCAPE
STORAGE YARD
APOPKA, FLORIDA

This item has been digitally
signed and sealed by Nicole
Petersen, Sealer PE on the seal.
Printed copies of this
document are not considered
signed and sealed and the
signature must be verified on
any electronic copies.
Nicole P. Petersen
Date: 2025.04.15
09:35:29-04'00"

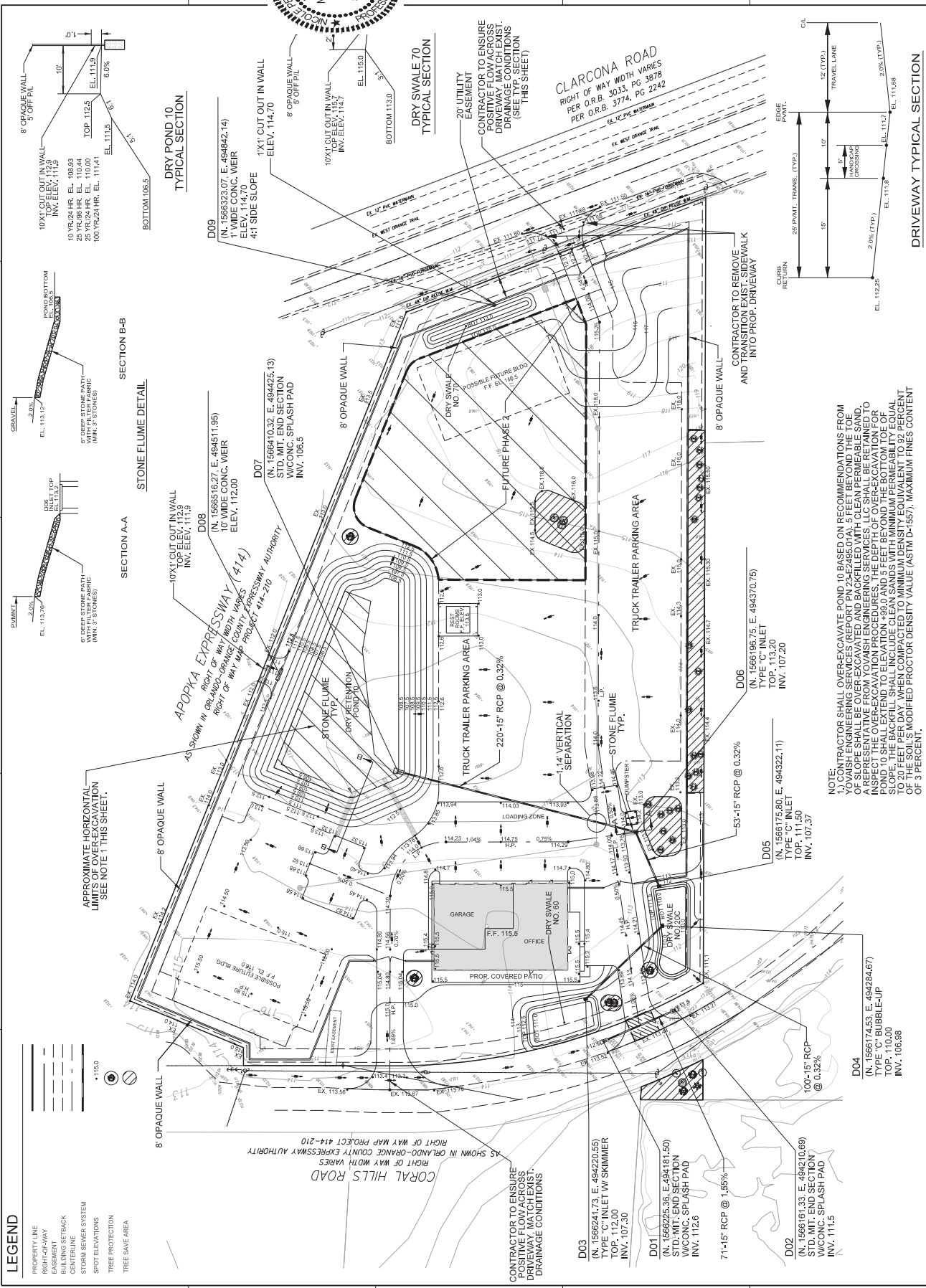


REVISING	NO.	DATE	BY	DESCRIPTION

PROJECT #	06000000000000000000
DRAWN BY	JMO
APPROVED BY	
CHECKED BY	
DATE	JAN 2025
DAY	
TITLE	

GRADING SITE
PLAN
PROJECT: PROJECT FILE PATH
SHEET NO.

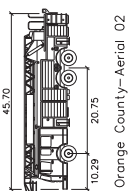
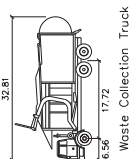
C11



NOTE:
1. CONTRACTOR SHALL OVEREXCAVATE POND TO BASED ON RECOMMENDATIONS FROM
TOUGHENED EROSION CONTROL MEASURES. THE POND SHALL BE BACKFILLED WITH
OF SLOPE SHALL BE OVER EXCAVATED AND BACKFILLED WITH CLEAN PERMEABLE SAND.
A REPRESENTATIVE FROM YOAISH ENGINEERING SERVICES, LLC SHALL BE RETAINED TO
INSPECT THE OVEREXCAVATION PROCEDURES. THE DEPTH OF OVEREXCAVATION FOR
POND SHALL BE 20 FEET BELOW THE FINISHED GRADE. THE POND SHALL BE BACKFILLED
SLOPE. THE BACKFILL SHALL INCLUDE CLEAN SANDS WITH MINIMUM PERMEABILITY EQUAL
TO 20 FEET PER DAY. WHEN COMPACTED TO MINIMUM DENSITY EQUIVALENT TO 92 PERCENT
OF THE SOIL'S MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557), MAXIMUM FINES CONTENT
OF 3 PERCENT.

LEGEND

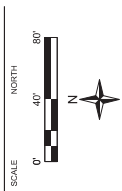
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- STORM SEWER SYSTEM
- WATER SYSTEM W/RE HYDRANT
- REUSE SYSTEM
- SANITARY SEWER SYSTEM
- GRAVEL PARKING / STORAGE AREA
- PROPOSED PAVEMENT



CORAL HILLS SITE
 LANDSCAPE
 OFFICE AND
 STORAGE YARD



This item has been digitally signed and sealed by Nicole P. Stalder 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.
 Digitally signed by Nicole P. Stalder
 Date: 2025.04.15 09:35:28-04'00'



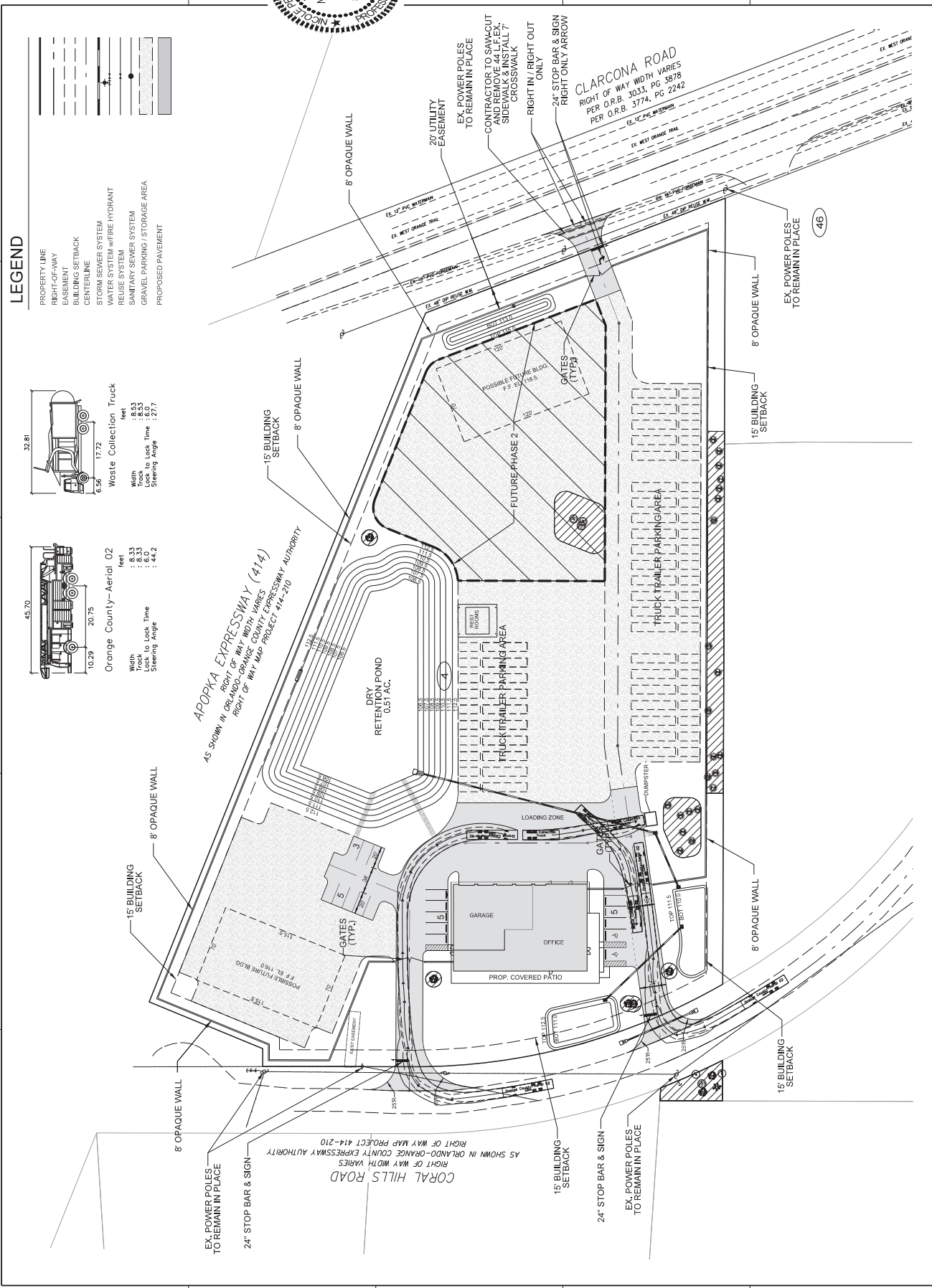
REVISING	No.	DATE	BY	Description

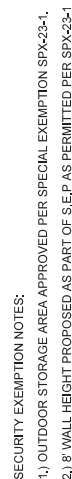
PROJECT #	JCEP000-50106583
DRAWN BY	JM00
APPROVED BY	JM00
CHECKED BY	JM00
DATE	JAN 2025
DAY/AM	JAN 2025
TITLE	

AUTOTURN PLAN

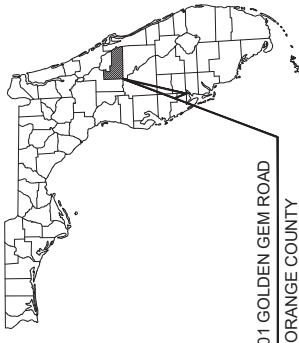
PROJECT: PROJECT FILE PATH
 SHEET NO.

C13





CONSTRUCTION SITE PLANS
FOR
KELLY PARK VB DEVELOPMENT LLC
LOCATED AT
4101 GOLDEN GEM ROAD
APOKA, FL 32712



PROJECT TEAM

CIVIL ENGINEER
KINLEY-HORN AND ASSOCIATES, INC.
465 4TH STREET, SUITE 200
PORT BEACH, NJ 08060
(772) 784-4100
CONTACT: MACKENZIE CHERIAN P.E.

LANDSCAPE ARCHITECT
KINLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVE., SUITE 600
ORLANDO, FL 32801
(407) 241-1100
CONTACT: ERIK L. HORN
ED.LHORN@KHA-INC.COM
CONTACT: ED L. HORN

GEOTECHNICAL CONSULTANT
SWAG
11615 EDSWATER DRIVE SUITE 200
DALLAS, TX 75244-3334
(407) 862-2041
CONTACT: WILLIAM L. FOX, P.E.

OWNER
KELLY PARR V8 DEVELOPMENT LLC
6601 BEACHLAND BLVD., SUITE 301
VENO BEACH, FL 32683

DEVELOPER
FOURTE E DEVELOPMENT LLC
6601 BEACHLAND BLVD., SUITE 301
VENO BEACH, FL 32683
(772) 234-8410
CONTACT: J.ZE BENNATI

ARCHITECT
ONYX VILLAGE
4813 N INTERSTATE 35
BUILDING 1000, TX 79833
(844) 446-5462

SURVEYOR
ONYX VILLAGE SURVEYING
3441 ALICANTE CT
SORRENTO, FL 32778
(407) 446-5462
CONTACT: STEVE BROWN
STEVE@ONYXVILLAGE.COM

LIST OF CONTACTS

PLANNING AND ZONING
CITY OF AKRON
120 E. MAIN ST.
AKRON, OH 44303
(419) 759-1903
CONTACT: JEAN SANCHEZ

STORMWATER
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
404 RIVER 3 STREET
AKRON, OH 44317
(888) 329-4520

WATER AND SANITARY SEWER
CITY OF AKRON PUBLIC SERVICES
746 E. CLEVELAND ST.
AKRON, OH 44303
(419) 759-1731
CONTACT: RICHARD BARP

FIRE PREVENTION
CITY OF AKRON FIRE DEPARTMENT
1000 W. 10TH ST.
AKRON, OH 44303
(419) 759-1194
CONTACT: JEFF HOFFERD

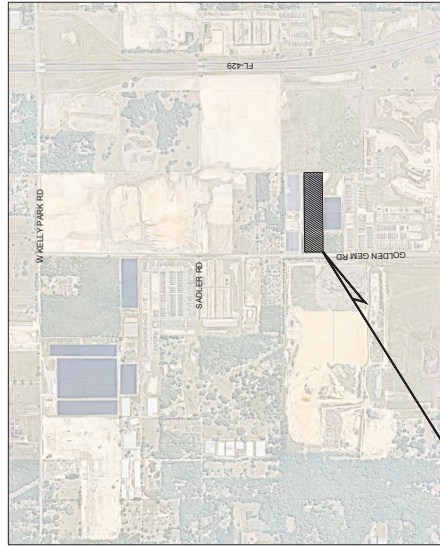
TRANSPORTATION
CITY OF AKRON
130 E. MAIN ST. 2ND FLOOR
AKRON, OH 44303
(419) 759-1970
CONTACT: PAMELA RICHMOND

TELEPHONE PROVIDER
LUMEN CENTURIA, INC.
555 KALE BOKSER DR.
AKRON, OH 44303
(419) 814-5110

CABLE PROVIDER
SPECTRUM
3301 STATE RD. #38
AKRON, OH 44303
(419) 532-6560

NATURAL GAS PROVIDER
AKRON GAS COMPANY
1000 WINTER GARDEN RD.
WINTER GARDEN, FL 34787
(419) 656-2734

PROJECT LOCATION



VICINITY MAP

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-210	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-406	DRAINAGE PROFILE
C-407	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-520	LIFT STATION PLAN
C-550	UTILITY DETAILS
C-551	UTILITY DETAILS
C-600	TRUCK MOVEMENT PLAN
C-700	GOLDEN GEM ROADWAY IMPROVEMENT
C-701	SITE LIGHTING PLAN

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, WYLD OAKS (FKA KELLY PARK CROSSINGS), ALSO REFERRED TO AS WYLD OAKS, 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. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine 811.com

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
AP0PKA
FL

SHEET NUMBER
C-000

COVER SHEET

KHA PROJECT	147864008	DATE	8/7/2024	SCALE AS SHOWN	DESIGNED BY	MRC	DRAWN BY	AKR	CHECKED BY	MRC
-------------	-----------	------	----------	----------------	-------------	-----	----------	-----	------------	-----



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

No.	REVISIONS
1	ADDED BUILDING FOOTPRINTS AND DRIVEWAYS
2	REVISED LIFT STATION TO CITY REQUIREMENTS
3	ADDED GAS MAIN FOR THE SITE

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 SHALL BE RESPONSIBLE FOR UPDATING 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 NECESSARY TO COMPLY WITH THE SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUBBING ALL EXISTING OBSTRUCTIONS AND UTILITIES IN THE PROJECT AREA, INCLUDING BUT NOT LIMITED TO, EXISTING PAVEMENT AND ALL OTHER OBSTRUCTIONS.
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 VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITIES SHOWN ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE AND NOTING ANY DISCREPANCY BEFORE COMMENCING ANY WORK IN THE VENTILY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO UNDERGROUND UTILITIES. THE OWNER/ENGINEER WILL ASSUME NO LIABILITY FOR ANY EXISTING UTILITIES OR STRUCTURES, NOT FOR TEMPORARY HANDING AND VENTILY OF EXISTING UTILITIES OR STRUCTURES, NOT FOR TEMPORARY HANDING OF SAME. IF IT IS NECESSARY TO CUT, BRACE, SWING OR RELOCATE A UTILITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PERMITS AND THEIR FEE/REIMBURSEMENT REGARDING THE METHOD TO BE USED FOR SUCH WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE WHOLOS UILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND 48 HOURS MANUAL NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROPRIATE LIST OF THE UTILITY COMPANIES WHICH ARE LOCATED IN THE PROJECT AREA SHALL BE PROVIDED TO THE CONTRACTOR. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHOM THE CONTRACTOR MAY WISH TO CONTACT.
5. IN ORDER FOR THE CONTRACTOR TO BE ELIGIBLE FOR PAYMENT, THE REQUIRED CONSTRUCTION PERMITS AND BONDS ARE REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER AND DESIGN ENGINEER OF RECORD DAILY 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, THAT SHOWS THE EXISTING AND PROPOSED LOCATIONS OF ALL EXISTING AND PROPOSED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING ALL SURVEY DATA AND RECORDS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF APPROPRIATE CERTIFICATION INTERVALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY DATA.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL MAINTENANCE PERMITS REQUIRED.
12. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO ALL APPLICABLE 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 BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR THE CONSTRUCTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF ANY DISCOVERED CONFLICTS OR FAILURE TO OBTAIN ANY NECESSARY PERMITS FOR THE CONSTRUCTION OF THE SITE WORK THAT WOULD BE AFFECTED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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 (E.G., LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED, INCLUDING BUT NOT LIMITED TO, EXISTING UTILITIES, EXISTING BUILDINGS, AND LAND IMPROVEMENTS) ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF THE CONTRACTOR'S RESPONSIBILITY TO ASSESS AND REMOVE THE FULL EXTENT OF THE STRUCTURES PRIOR TO THE REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL CONTACT THE UNDERPINNING FOR REMOVAL OF EXISTING STRUCTURES. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND THE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO FINISH.

PAVING, GRADING AND DRAINAGE NOTES

- [illegible]

- [illegible]

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 2 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAFTING 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

- [illegible]

1. WATERFIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMPLETIBLES BEING BROUGHT ON SITE.
 2. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE CONVEYING CONTRACTOR'S DESIGN. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR PROVIDING CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
 3. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
 4. CONTRACTOR SHALL PERFORM AT THE FOLLOWING DRYWELL, ANY AND ALL TESTS REQUIRED BY THE JURISDICTIONAL AGENCY. THE TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE UTILITY PROVIDER, OWNER, AND JURISDICTIONAL AGENCY. TESTS SHALL INCLUDE, BUT NOT BE LIMITED TO, INFLATION AND EXAL TRAP, TELEVISION, AND VIDEO. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR PROVIDING THE UTILITY PROVIDER, OWNER, AND JURISDICTIONAL AGENCY AS REQUIRED.
- ## EROSION CONTROL NOTES
1. EROSION CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE SWPPP, PLUS THE PERMIT AND ATTACHMENTS INCLUDING 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 BE REQUIRED TO OBTAIN AND MAINTAIN A CURRENT EROSION CONTROL PLAN AND A STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT. THE EROSION CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE UTILITY PROVIDER, OWNER, AND JURISDICTIONAL AGENCY PRIOR TO IMPLEMENTATION.
 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 THE PROJECT.
 4. BEST MANAGEMENT PRACTICES SHALL BE CONDUCTED IN ACCORDANCE TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE

EROSION CONTROL NOTES

- [illegible]

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION, BUT NO RECONSTRUCTION, SHALL BE INITIATED AS SOON AS TEMPORARILY GRAZED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TERMINATED, FOLLOWED BY A PERIOD OF 90 DAYS, SHALL BE RECONSTRUCTED TO THE ORIGINAL CONDITION OR TO A BETTER CONDITION AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THE AREA. REPAIRS TO MAINTAINANCE LEVELS OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE ARE REQUIRED.
15. IF THE ACTION OF GRAVITY TRAVELING OVER THE GRAVEL SURFACE OF THE ROAD OR DRAINAGE CHANNELS IS SUCH THAT THE MOVEMENT OF DIRT OR MUD, THEN THE TIES MUST BE BARRIERS TO PREVENT GRAVITY TRAVELING OVER THE ROAD. WORKING SURFACES SHALL BE PROTECTED BY THE TIES TO PREVENT GRAVITY WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE CONSTRUCTION SHALL BE RESPONSIBLE TO CLEAN UP AND 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 BE CARRIED OFF THE SITE BY THE TIES. THE TIES SHALL BE IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON SITE, 1' OFF EACH SLOPE AND PAROBAN AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOOPABLES SHALL BE INSTALLED TO PROTECT THE TIES FROM GRAVITY EROSION CONTROL AND PERMIT MAINTENANCE IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE WINDOFF VELOCITIES AND EROSION.
20. DUE TO CHANGES INCREASED DURING THE DEVELOPMENT OF THE IMPLEMENTATION OF EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. THE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH UTILITY CONSTRUCTION. THE STABILIZATION SHALL INCLUDE BACK FILLING OF INCHES FOR

MAINTENANCE

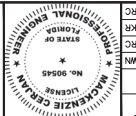
1. ALL MEASURES STARTED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED THROUGHOUT THE FUNCTIONAL CONSTRUCTION UNTIL NO LONGER REQUIRED FROM A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THERE SHALL BE NO STOPPING OF ANY EROSION AND SEDIMENT CONTROL MEASURES FOR MORE THAN ONE WEEK OR SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 5 DAY STOPPING PERIOD. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- 1.1. INLET PROTECTION DEVICES AND BARBERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 1.2. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS ESTABLISHED. REPAIRS TO EROSION CONTROL MEASURES SHALL BE REPAIRED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER THE STANDARD SPECIFICATIONS.
- 1.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SILT FENCES SHALL BE MAINTAINED AT ALL TIMES. SILT FENCES WENTIENT BE MAINTAINED AT A MINIMUM OF ONE-FOURTH THE HEIGHT OF THE 5 FT. FENCE.
- 1.4. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT EROSION AND SEDIMENT FROM ENTERING THE CONSTRUCTION ENTRANCE(S). MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AND CONDITIONS DEMAND.
- 1.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREAS CONDITIONS DEMAND.
- 1.6. OUTLET STRUCTURES, IF APPLICABLE, IN THE SEDIMENTATION BASIN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. PERIODIC TOP DRESSING OF THE SEDIMENTATION BASIN SHALL BE PERFORMED TO PREVENT SEDIMENT BANKING OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 CUBIC YARDS/ACRE.
- 1.7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THERE SHALL BE NO STOPPING OF ANY EROSION AND SEDIMENT CONTROL MEASURES FOR MORE THAN ONE WEEK OR SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 5 DAY STOPPING PERIOD. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

TYPICAL ENGINEER OBSERVATIONS

- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
- PRE-CONSTRUCTION MEETING
 - SUBGRADE PREPARATION
 - BASE INSTALLATION
 - ASPHALT INSTALLATION
 - INSTALLATION OF MANHOLES AND UTILITIES INSTALLATION
 - INSTALLATION OF STRUCTURES, DITCH, HYDRANTS, METERS, ETC.
 - SIDEWALK INSTALLATION
 - CONNECTIONS TO WATER AND SEWER MAINS

3RD PARTY TEST REPORTS REQ'D

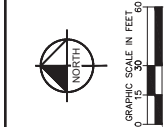
- TEST REPORTS REQUIRED FOR CLOSE OUT, BUT ARE NOT LIMITED TO:
- DENSITY TEST REPORTS
 - BACTERIOLOGICAL TESTS OF WATER SYSTEM
 - PRESSURE TEST OF WATER SEWER
 - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
 - ANY OTHER TESTING REQUIRED BY THE AGENCY

[illegible]

KHA PROJECT
147864008
DATE
8/7/2024
SCALE AS SHOWN
DESIGNED BY M
DRAWN BY A
CHECKED BY M

GENERAL NOTES

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA
FL



1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (I) AND INSTALL SILT FENCE.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH CONCRETE OR STONE STRUCTURES (CLEARLY, ONLY THOSE AREAS NECESSARY TO IMPROVE SITE DRAINAGE REQUIRE CONSTRUCTION).
3. INSTALL LIFT PROTECTION (OR EXISTING LAETIS).
4. INSTALL AND STABILIZE ANY NEW HYDRAULIC CONTROL STRUCTURES (DAMS, WEIRS, ETC.).
5. PREPARE CLEANING AND GRUBBING OF THE SITE IF APPLICABLE.

PHASE 1I: ACTIVITIES AND CHECK THE CONSTRUCTION TO PREVENT EROSION AND CONTAMINATION OF BAYS. GENERAL CONSTRUCTION SHALL BE SCHEDULED AND CONDUCT WITHIN WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL NEARBY ADJACENT PROPERTY OWNERS.

6. ROUGH GRADE TO US FASHION PROPOSED DRAINAGE INTERIORS.
7. START CONSTRUCTION OF THE BUSINESS PAD AND STRUCTURES.
8. THE BUILDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.

[illegible][illegible]

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 WQDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

SITE PREPARATION SHALL BE IN ACCORDANCE

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

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	
SILT DIKE	
TEMPORARY WINDROW	
CURB TO REMAIN	

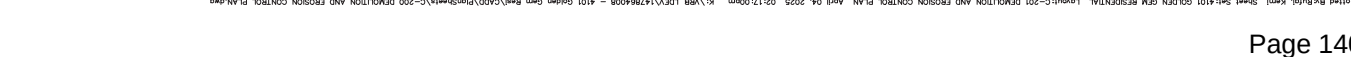
SWPPP INFORMATION SIGN
CONSTRUCTION ENTRANCE
INLET PROTECTION

SOL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE	
NOTES: SERIAL CONSTRUCTION TO COMPLETION	
CONSTRUCTION SEQUENCE	
TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES	
PERMANENT CONSTRUCTION EROSION CONTROL MEASURES	
STRIP & STOCKPILE TOPSOIL	
STORM FACILITIES	
STORM FACILITIES	
STORM FACILITIES	
FOUNDATION / BUILDING CONSTRUCTION	
LANDSCAPING/SEED/FINAL STABILIZATION	

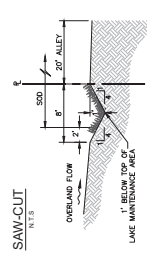
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

811.com



Section 32	Name	Title	Company Name, Address and Phone Number	Date



RY WIN

RY WIN

N.T.B.



N.T.S.



MANIAC FILE & C

MANIAC FILE & C



TAKE (TYP.)
TRAW BALE

TAKE (TYP.)
TRAW BALE



WITH HIM

WITH HIM



/

/

Y. J. JONES

Y. J. JONES

Y. J. JONES

[illegible]

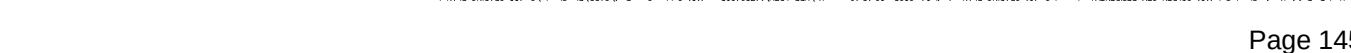
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

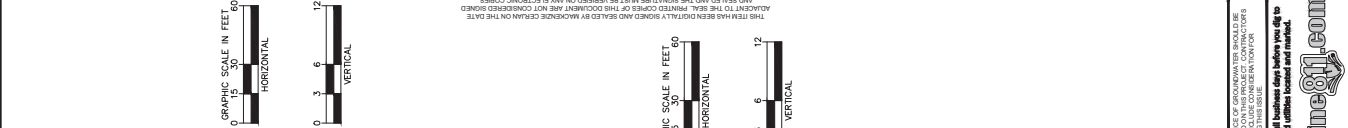
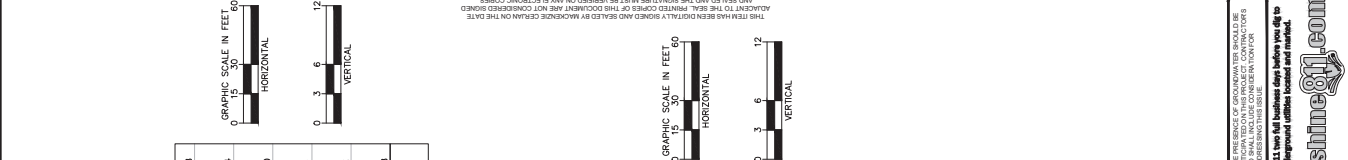
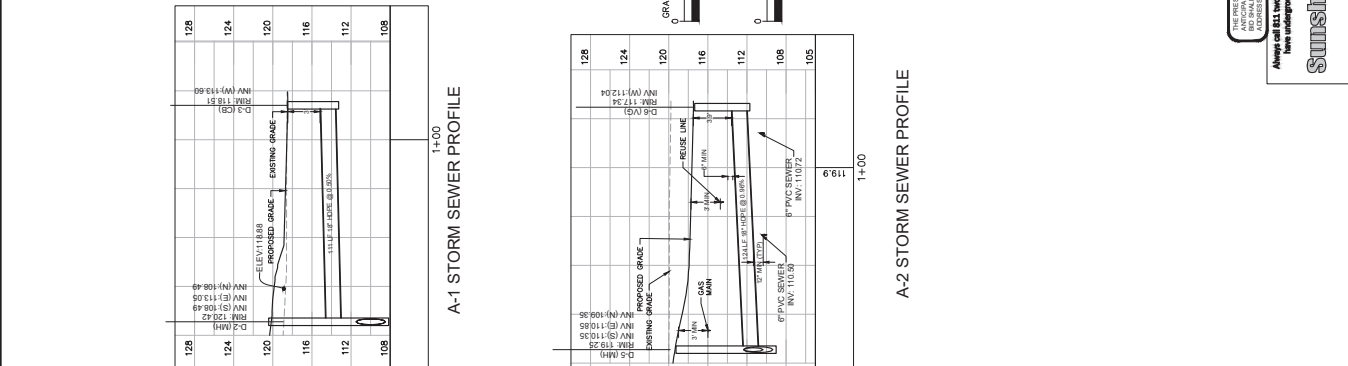
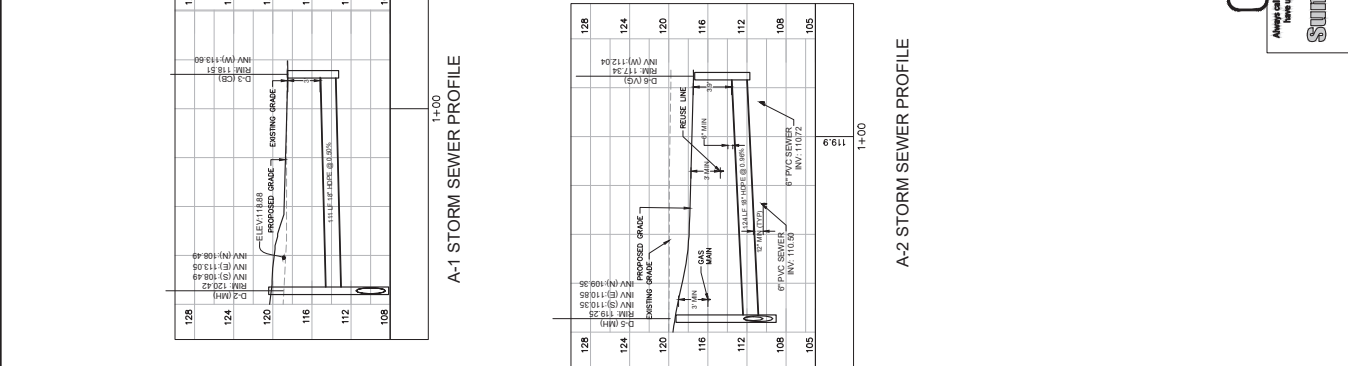
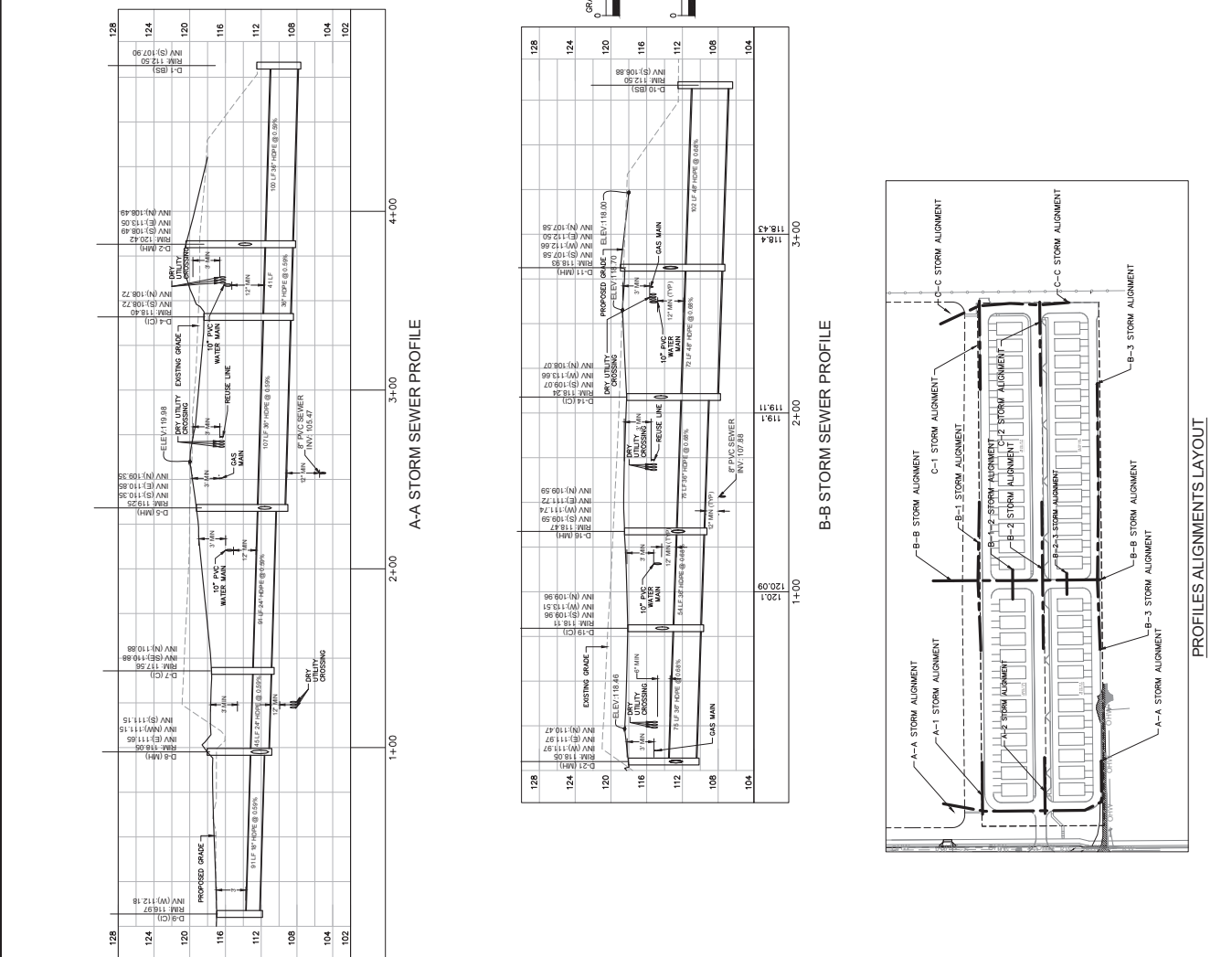
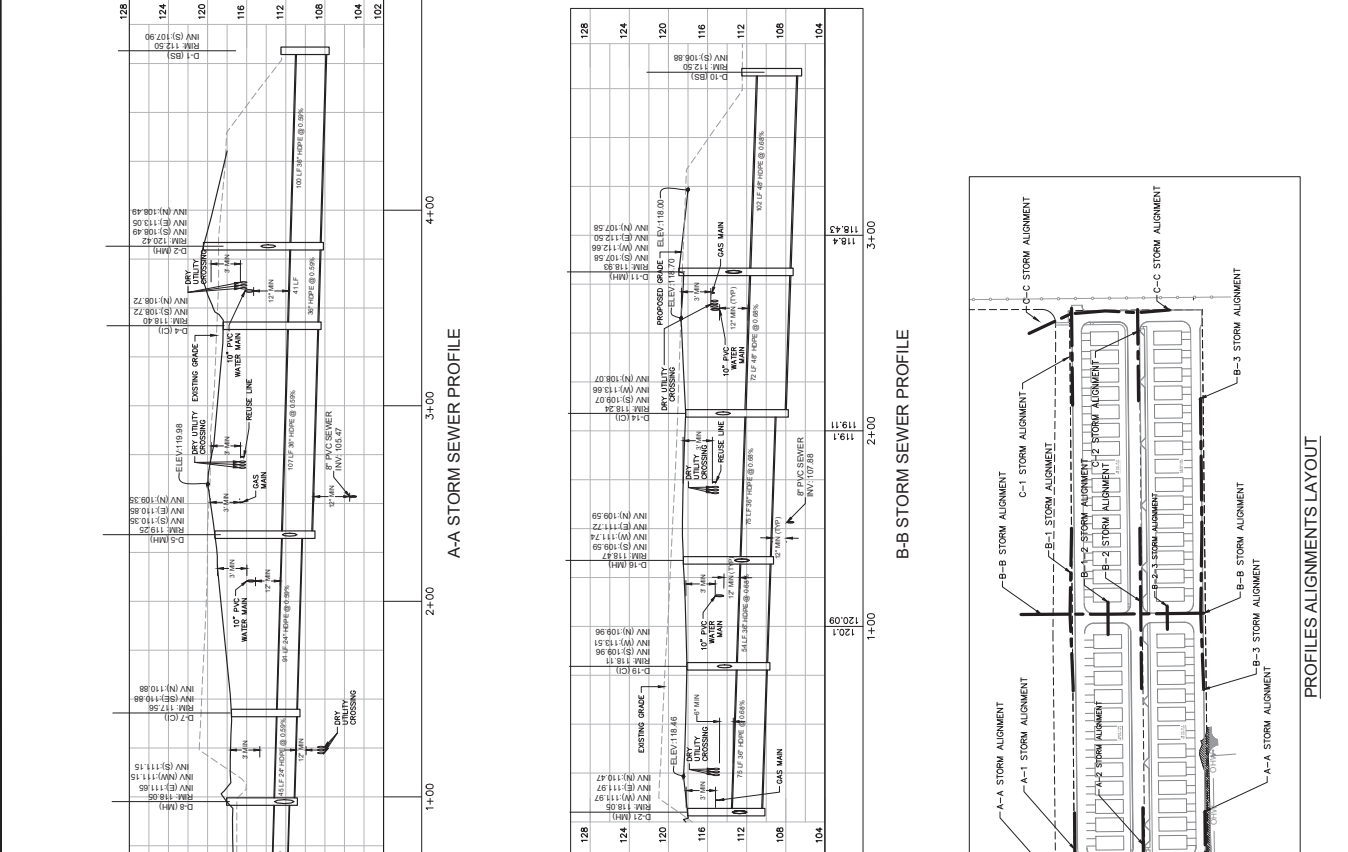
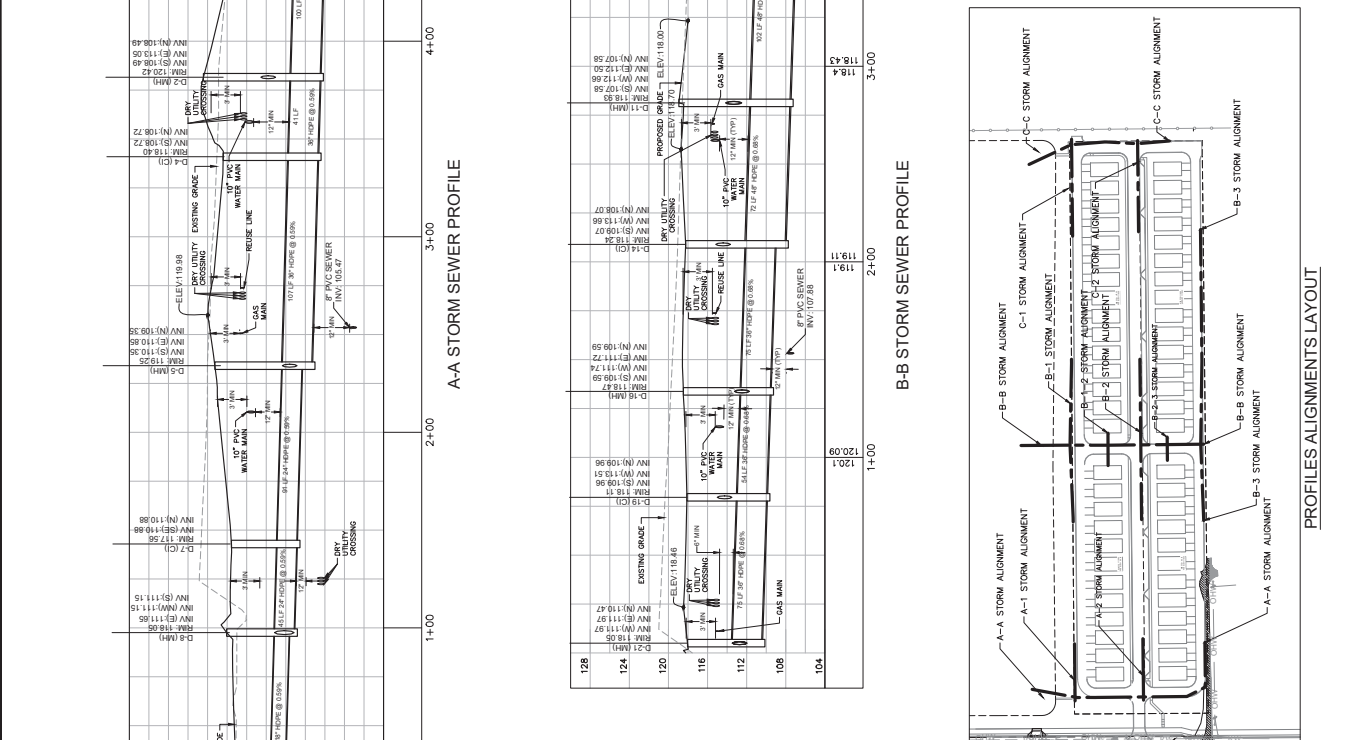


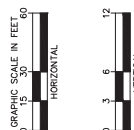
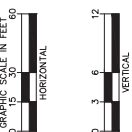
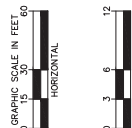
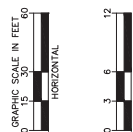
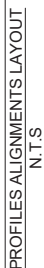
ROSION CONTROL DETAILS

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
AP0PKA
FL
SHEET NUMBER









4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APPOKA
FL

Sunshine811.com



always call 811 two full business days before you dig to have underground utilities located and marked.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

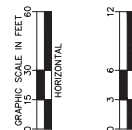
ADJACENT TO THE SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

Kimley»Horn

[illegible]



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811.com

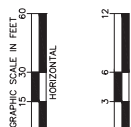
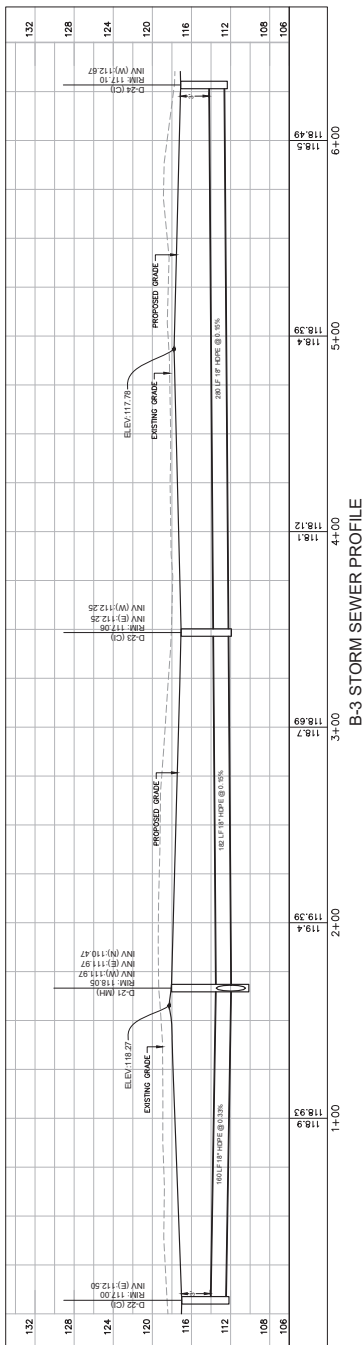
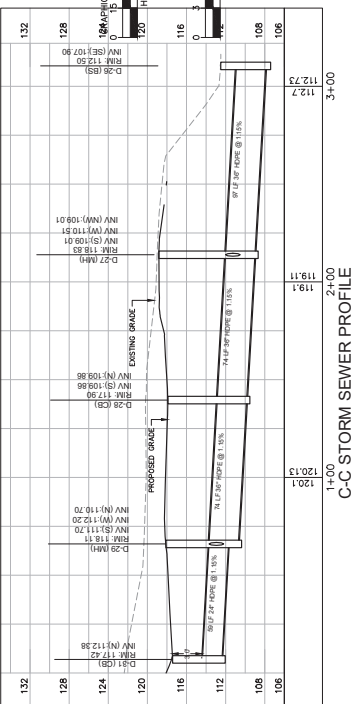
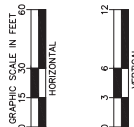
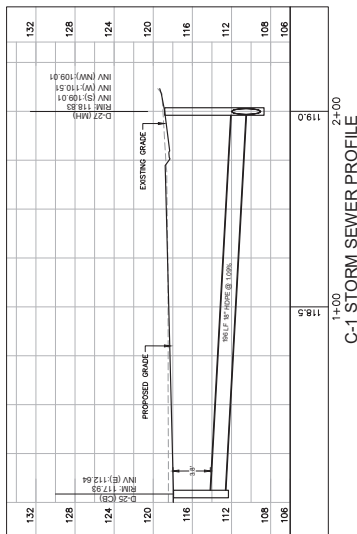
4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
AP0PKA
FL

DRAINAGE PROFILE

	DATE
	147864008
	KHA PROJECT
	CHECKED BY MRC
	DRAWN BY AKR
	DESIGNED BY MRC
	SCALE AS SHOWN
	8/7/2024
	4/4/2025

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

Kimley»Horn



This document, together with the concepts and designs presented herein, is intended solely for the specific purpose and client for which it was prepared. It is provided as a confidential communication, and its disclosure or use for any other purpose without the prior written authorization and approval of Krimley-Horn and Associates, Inc. shall be without liability to Krimley-Horn and Associates, Inc.

C-451	SHEET NUMBER	4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APPKA FL	PAVING GRADING AND DRAINAGE DETAILS	KHA PROJECT 147864006 DATE 8/7/2024 SCALE AS SHOWN DESIGNED BY MARC DRAWN BY KMK	PROFESSIONAL ENGINEER KIMLEY-HORN STATE OF FLORIDA LICENSE NO. 90545	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, WEST PALM BEACH, FL 33411 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	REVISIONS	DATE	BY

NOTE:

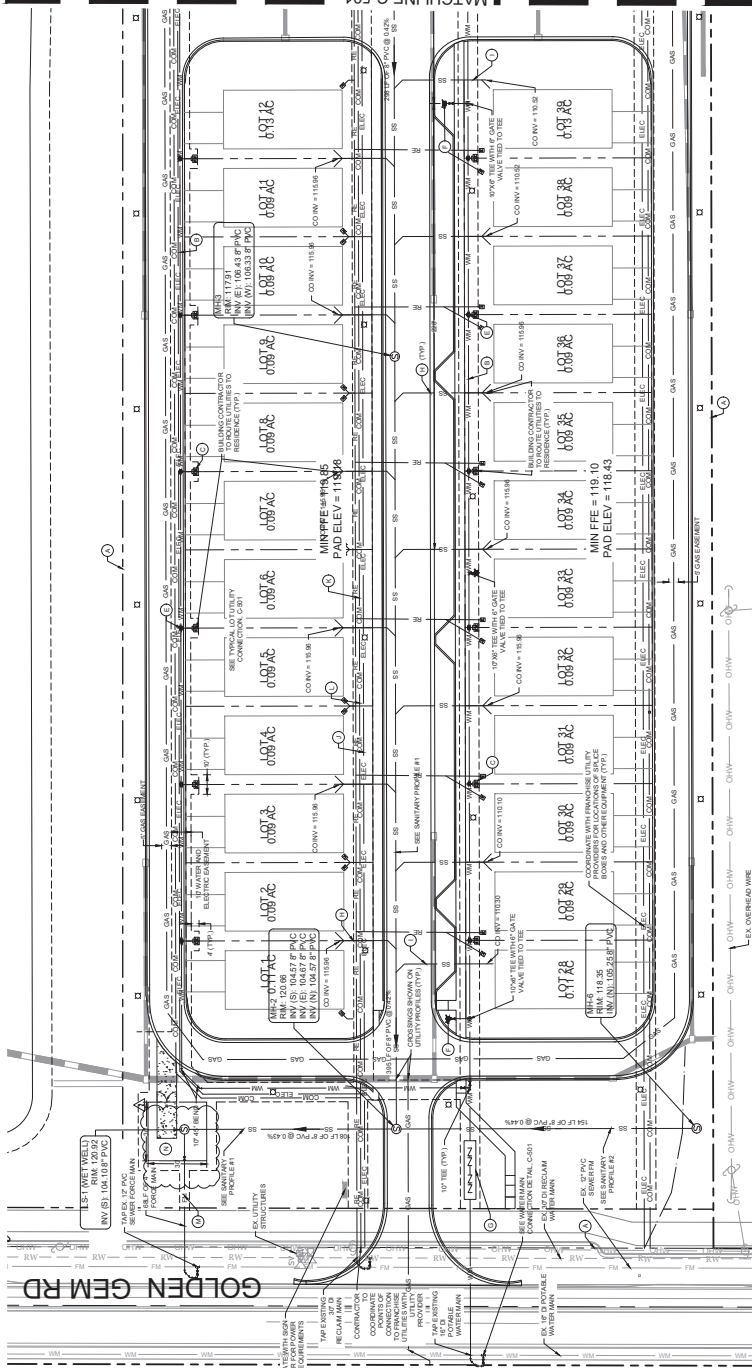
- FOUR NEW ALUMINUM LUMINA AND POLYOL FOR POLYURETHAN COMPOSITES WITH POLYURETHAN

CITY OF AROKUA (COA) UTILITY NOTES

1. WATER LINES SHALL BE AS FOLLOWS:
- | | |
|---|--|
| DUCTILE IRON PIPE PER AWWA C150 | 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 | 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150 |
| SMALLER THAN 6" EITHER COPPER TUBE "N" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (AOS POLYLEX OR APPROVED EQUAL). | |

UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION.
CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE ANY WORK BEGINS.
SANTARY SENER PIPE SHALL BE AS FOLLOWS:
8" PVC SD35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
12" PVC SD35 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP



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.

[illegible]

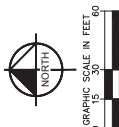
UTILITY PLAN

	DATE	8/7/2024
	CALCULATE AS SHOWN	
	DESIGNED BY MRC	
	DRAWN BY AKR	
	CHECKED BY MRC	



Kimley»Horn

NO.	REVISIONS	DATE	BY
3	ADDED GAS MAIN FOR THE SITE	12/18/2024	TPC
2	REVISED LIFT STATION TO CITY REQUIREMENTS	12/18/2024	TPC



LEGEND

- | | |
|---|---|
| A | PROPERTY LINE |
| B | 10" PVC WATER MAIN |
| C | DUAL WATER SERVICE WITH (2) 50' X 4" METERS (TYP) |
| D | SINGLE WATER SERVICE WITH (1) 50' X 4" METERS (TYP) |
| E | 1" F. CDDP STOP (TYP) |
| F | FIRE HYDRANT ASSEMBLY (TYP) |
| G | 10" FIRE LINE MASTER METER ASSEMBLY W/ BY PASS |
| H | DUAL SEWER SERVICE (TYP) |
| I | SINGLE SEWER SERVICE |
| J | ELECTRIC SERVICE |
| K | COMMUNICATION SERVICE |
| L | 1" LIGHT POLE (TYP.) REFER TO PHOTO/METRIC PLANS |
| M | 1" PVC FORCEMAIN |
| N | LIFT STATION - OWNED AND MAINTAINED BY THE CITY |

MATCHLINE C-501

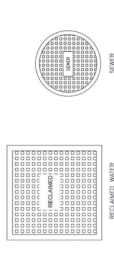
147864008	DATE	8/7/2024	SCALE AS SHOWN	DESIGNED BY	MRC	DRAWN BY	AKR	CHECKED BY	MRC
-----------	------	----------	----------------	-------------	-----	----------	-----	------------	-----



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

[illegible]

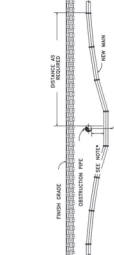
CITY OF APOPKA
JANUARY 2014
FIG. 116



CITY OF APOPKA	JANUARY 2014	FIG. 100
----------------	--------------	----------



CITY OF APOPKA	JANUARY 2014	FIG. 504 A
----------------	--------------	------------



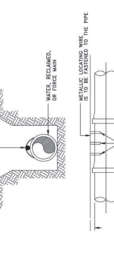
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 117

[illegible]

CITY OF APOKA	JANUARY 2014	FIG. 104
---------------	--------------	----------



CITY OF APOPKA	JANUARY 2014	FIG. 504 B
----------------	--------------	------------



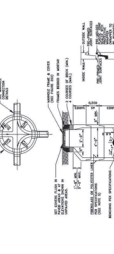
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 118

	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
40° 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	113	136						

CITY OF APOPKA	JANUARY 2014	FIG. 105
----------------	--------------	----------

CITY OF APOPKA	JANUARY 2014	FIG. 504 C
----------------	--------------	------------

CITY OF APOPKA	JANUARY 2014	FIG. 504 C
----------------	--------------	------------



CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 200



CITY OF APOPKA	JANUARY 2014	FIG. 109
----------------	--------------	----------



CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 201



CITY OF APOPKA	JANUARY 2014	FIG. 115
----------------	--------------	----------



GRAPHIC SCALE IN FEET

0 25 50 100

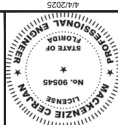
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE CERYAN ON THE DATE
ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRUCK MOVEMENT
PLAN

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
AP0PKA
FL

SHEET NUMBER
C-600

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



KHA PROJECT	147864008	DATE	8/7/2024	SCALE AS SHOWN	DESIGNED BY	MRC	DRAWN BY	AKR	CHECKED BY	MRC
-------------	-----------	------	----------	----------------	-------------	-----	----------	-----	------------	-----

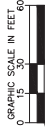
[illegible]

STORMWATER POLLUTION PREVENTION PLAN

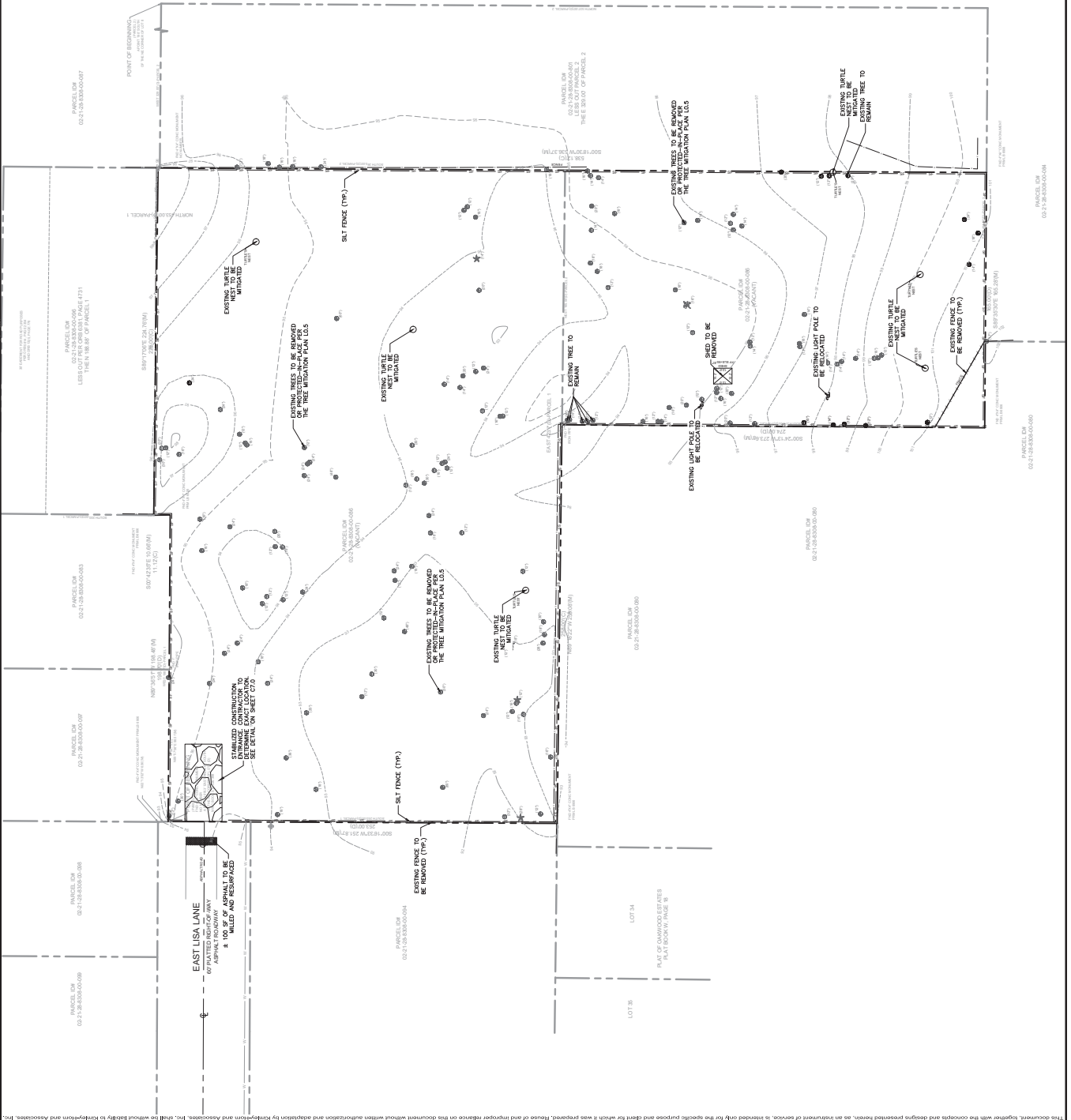
SITE DESCRIPTION PROJECT NAME AND LOCATION OKADEE COMMERCIAL "SEE COVER SHEET FOR LOCATION MAP" DEVELOPER NAME AND ADDRESS OWNER HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC PROJECT DESCRIPTION SINGLE FAMILY DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE. PROJECT AREA, 3.54 ACRES LATITUDE: 28° 46' 29" N LONGITUDE: 81° 29' 35" W ULTIMATE RECEIVING VEHICLES: LAKE MCCOY ACTIVITIES THAT REQUIRE EROSION CONTROL SITE CLEARING AND GRUBBING PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, RETENTION POND, SITE GRADING, INSTALLATION OF STORM WATER SANITARY SEWER, AND WATER STRUCTURES (CURBS, ROADWAYS, AND PARKING FACILITIES). "SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS." SOIL PARAMETERS SOIL TYPES: <table><tr><th colspan="2">SEDIMENT CLASS</th><th>HYDROLOGIC GROUP</th></tr><tr><td>CANAL-APPROX 7% SANDS, 0 TO 12 PERCENT SILTS</td><td>A</td><td></td></tr><tr><td>CONCRETE-APPROX 10% SANDS, 0 TO 12 PERCENT SILTS</td><td>B</td><td></td></tr><tr><td>GRAVEL-MULDERPLOT THE SANDS, 9 TO 12 PERCENT SILTS</td><td>A</td><td></td></tr></table> DEWATERING DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES TO OBTAIN RIGHT-OF-WAY APPROVAL COPIES OF THE FDP PERMIT NO. DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN OR UNKNOWN UNDESIRABLE PROTECTION DIVISION (467.536-433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION SHALL BE CONSULTED FOR ANY ADDITIONAL REGULATORY REQUIREMENTS. ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (467.536-433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION SHALL BE CONSULTED FOR ANY ADDITIONAL REGULATORY REQUIREMENTS. ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS. SEQUENCE OF MAJOR ACTIVITIES THE ORDER OF CONSTRUCTION IS AS FOLLOWS: 1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE 2. STABILIZE EXISTING CONSTRUCTION ENTRANCE 3. CLEAR AND GRUB FOR SEDIMENT BASIN AND UTILITY DITCH 5. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN 6. FINISH CLEANING AND GRUBBING 7. PROVIDE INITIAL GRADING AS REQUIRED 9. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE 10. INSTALL UTILITY TRENCHES AND PEAK RASHED OUTLET 12. FINISH GRADING ENTIRE SITE 13. REMOVE ACCUMULATED SEDIMENT 14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED TIMING OF CONTROL MEASURES THE INSTALLATION OF SILT FENCE AND OTHER EROSION CONTROL MEASURES A GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.	SEDIMENT CLASS		HYDROLOGIC GROUP	CANAL-APPROX 7% SANDS, 0 TO 12 PERCENT SILTS	A		CONCRETE-APPROX 10% SANDS, 0 TO 12 PERCENT SILTS	B		GRAVEL-MULDERPLOT THE SANDS, 9 TO 12 PERCENT SILTS	A		ITEMS REQUIRING POLLUTION PREVENTION THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: - ASPHALT - CONCRETE - FERTILIZERS - METAL PIECES - PETROLEUM BASED PRODUCTS - TAR - CLEANING SUPPLIES - NON-SOLVANT BLOCK BRICKS - PAINT - WOOD THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE: - UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION - WATER FROM WATER LINE FLUSHING - PAVEMENT WASH WATERS WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED. SPILL PREVENTION AND CONTROL THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. GOOD HOUSEKEEPING SUPERINTENDENT SHALL INSPECT PROJECT AREA ONLY FOR PROPER STORAGE, USE AND DISPOSAL OF CONSTRUCTION MATERIALS. - STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION. - ALL SUBSTANCES SHOULD BE STORED BEFORE DISPOSAL OF CONTAINER. - ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER. - PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER. - ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. HAZARDOUS PRODUCTS - MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED. - PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL STATE REGULATIONS. PRODUCT SPECIFIC PRACTICES PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PROTECTED AGAINST COLLISIONS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE. - THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A SECURED AREA AND FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. - PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: - SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES. - THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOVS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBENT, GOGGLES, AND TRASH CONTAINERS. - ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE. WHEN OCCURRING A SPILL, THERE ALSO SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY. TOXIC SPILS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL. - AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT A REPEAT OF THE SPILL. - MEASURES TO PREVENT IT AND HOW TO CLEAN THE SPILL SHALL BE RECORDED. - THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR TRAINING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.	MAINTENANCE AND INSPECTION PRACTICES THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR: - ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION. - ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT. - THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE. - THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE. - THE SEDIMENT BAGS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE. - WHEN SEDIMENT MEASUREMENTS REACHES TWO (2) TO TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE. OVERFLOW DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED. - ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABILIZED AREAS SHALL BE RE-SEEDDED. - A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL. - THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS. POLLUTION PREVENTION PLAN CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 62, F.S., AND I AM A PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE PROJECT, I AM AWARE THAT THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT I AM SIGNING THIS CERTIFICATION UNDER PENALTY OF LAW, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR VIOLATIONS. SIGNED: _____ DATE: _____ JOSHUA ENOT, P.E. FLORIDA REGISTRATION NUMBER: 03180 PROFESSIONAL ENGINEER CONTRACTOR'S CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR CONSTRUCTION OF NEW OR EXISTING DEVELOPMENT AND SMALL CONSTRUCTION ACTIVITIES THAT MAY CAUSE POLLUTION PREVENTION PLAN PREPARED THEREUNDER. <table><tr><th>SIGNATURE AND DATE</th><th>NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER</th><th>RESPONSIBILITY</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY												
SEDIMENT CLASS		HYDROLOGIC GROUP																											
CANAL-APPROX 7% SANDS, 0 TO 12 PERCENT SILTS	A																												
CONCRETE-APPROX 10% SANDS, 0 TO 12 PERCENT SILTS	B																												
GRAVEL-MULDERPLOT THE SANDS, 9 TO 12 PERCENT SILTS	A																												
SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY																											

EXISTING
CONDITIONS

A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale in feet, with markings at 0, 15, 30, and 60 feet.



- [illegible]



SITE DATA TABLE	
GENERAL SITE DATA	
PROJECT LOCATION NO.	0251-144-000-00-00
ZONING	RESIDENTIAL, TOPOGRAPHIC (RTS)
PLANNED LAND-USE	RESIDENTIAL MEDIUM DENSITY (RM)
TOTAL PROPERTY AREA	3.94 ACRES
STORMWATER DETENTION AREA	0.67 AC (255,052 SF) 17.13%
ROADWAY IMP. AREA	0.98 AC (344,043 SF) 11.88%
BIOTREATMENT AREA	0.00 AC (0 SF) 0.00%
OVERLAP	1.87 AC (323,897 SF) 24.64%
LOTS	11 TOTAL LOTS
TYPICAL LOT SIZE	36'
FRONT	75'
BACK	25'

KHA PROJECT	249661000	DATE	3/21/2025	SCALE	AS SHOWN	DESIGNED BY	DVS	DRAWN BY	DVS	CHECKED BY	JME	DATE
-------------	-----------	------	-----------	-------	----------	-------------	-----	----------	-----	------------	-----	------



Kimley»Horn

3024 RIMBLET (HORN AND ASSOCIATES, INC.)
300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NOTES:
1. CONTRACTOR TO USE FIELD NATURAL GRADE ELEVATIONS AS TIE IN GRADES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCY CREATES A SLOPE LESS THAN 1% OR GREATER THAN 3%.

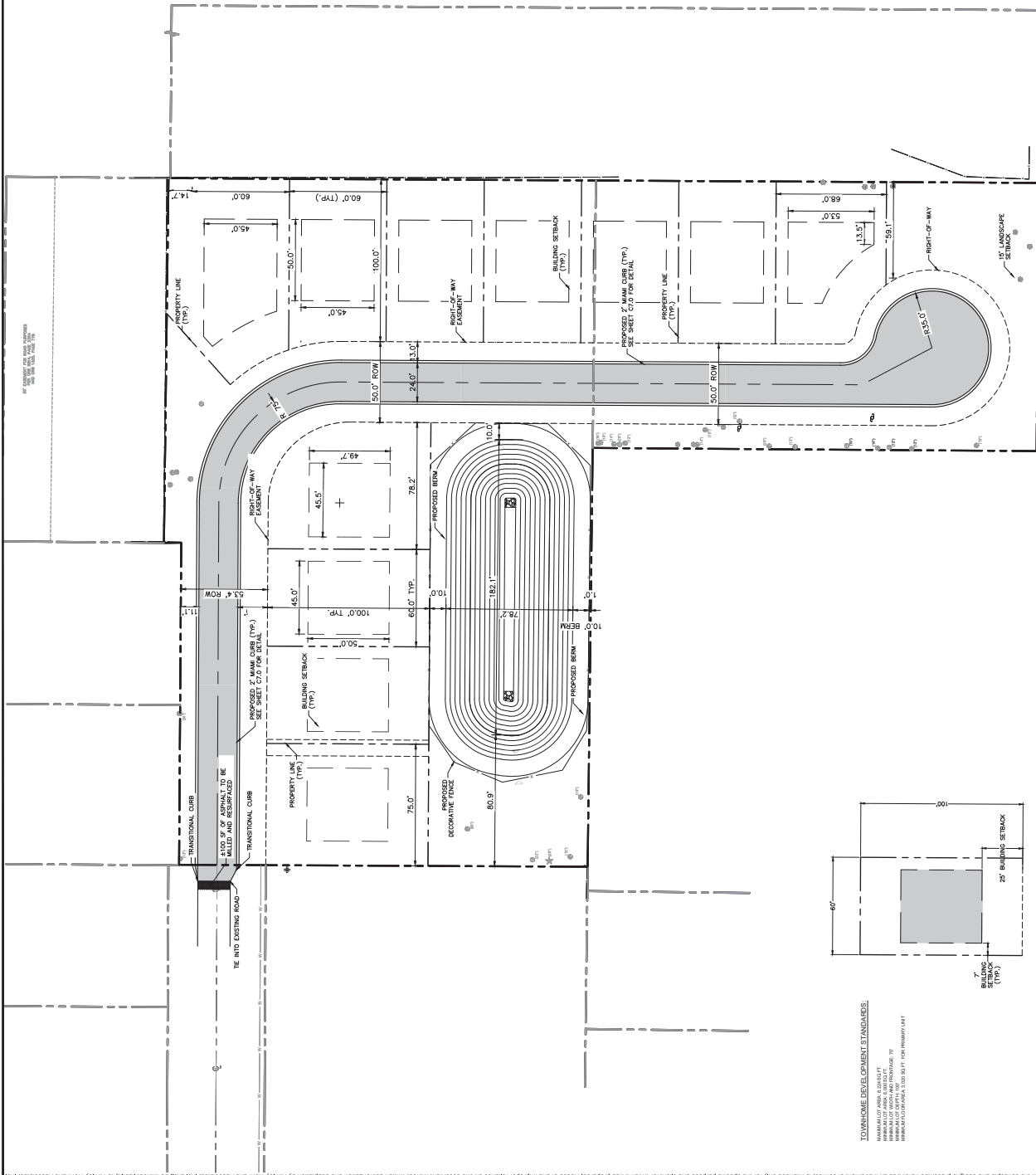
PROPERTY LINE

PROPOSED ASPHALT PAVEMENT
(SEE DETAIL SHEET C8.0)

LEGEND



GRAPHIC SCALE IN FEET

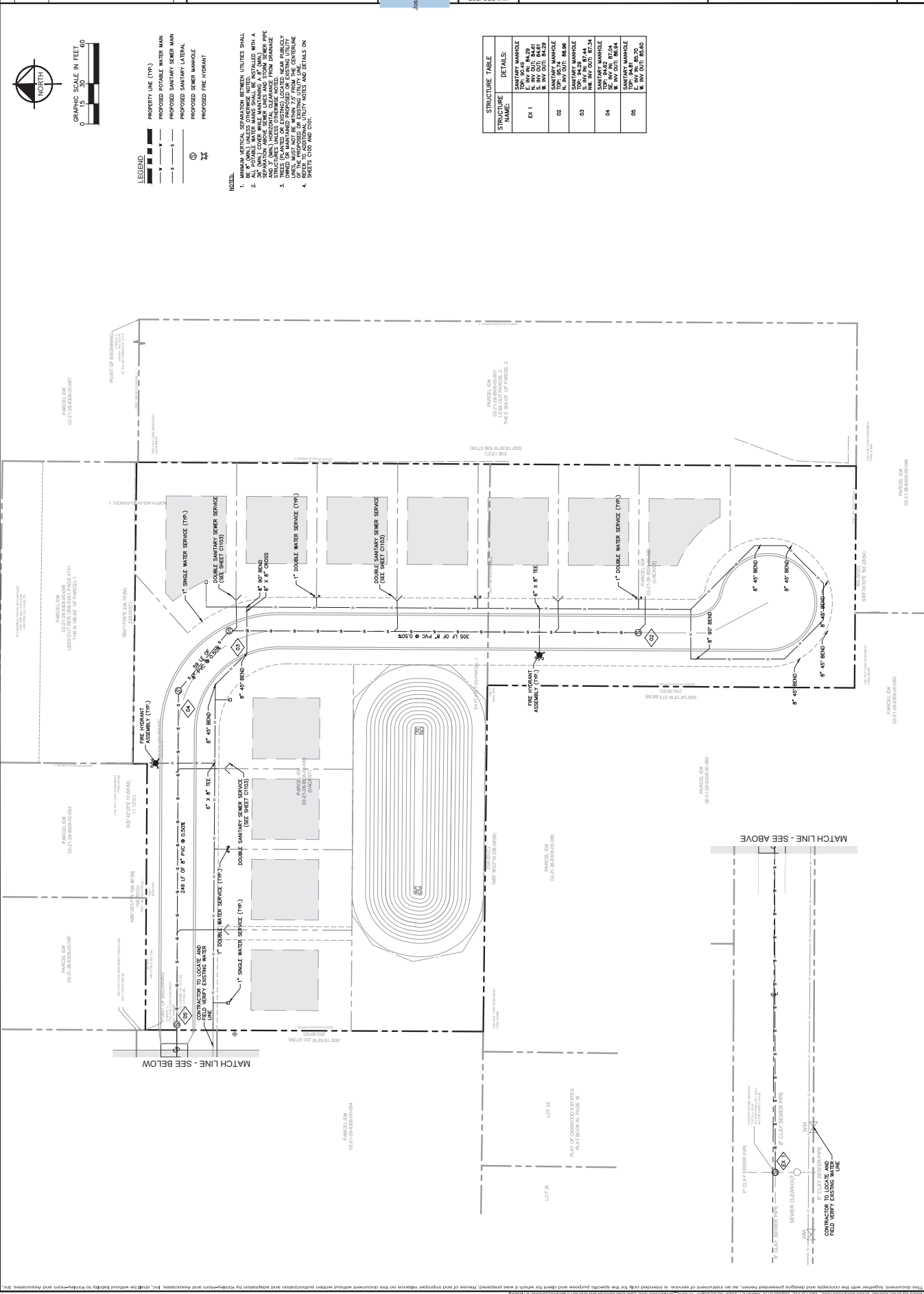


TYPICAL LOT SECTION

TOWNHOME DEVELOPMENT STANDARDS:

MAXIMUM LOT AREA: 8,224 SQ. FT.
 MINIMUM LOT AREA: 6,000 SQ. FT.
 MINIMUM LOT WIDTH AND FRONTAGE: 75'
 MINIMUM LOT DEPTH: 100'
 MINIMUM FLOOR AREA: 3,000 SQ. FT. FOR PRIMARY UNIT

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kierulff-Horn and Associates, Inc., shall be without liability to Kierulff-Horn and Associates, Inc.



	DATE	3/21/2025
	CHECKED BY	JME
	DRAWN BY	DVS
	DESIGNED BY	DVS
	SCALE	AS SHOWN
DATE	3/21/2025	
249661000		
KHA PROJECT		

Kimley-Horn & Associates, Inc.
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

