



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 4, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

PLAT

1. PL-25-2, Orlando Apopka Commerce Center - Plat (PL), 2nd Submittal
2. PL-25-5, Crossroads at Kelly Park, Phase 2B - Plat

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-25-8, Central Florida Prep - Construction Site Plan (CSP), 2nd Submittal

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.

ORLANDO APOPKA COMMERCE CENTER

A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 & 35 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
SITUATED IN THE CITY OF APOPKA, FLORIDA

A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE S03°29'12"E ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 326.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE N88°54'09"W ALONG SAID SOUTH LINE A DISTANCE OF 1,330.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTH ONE-QUARTER (N-1/4) OF NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34; THENCE N03°33'44"W ALONG SAID WEST LINE A DISTANCE OF 330.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27 AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R. 10327, PAGE 4945; THENCE CONTINUE N00°36'16"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 886.45 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°07'30"W ALONG THE NORTH LINE OF SAID LANDS AND A WESTERLY EXTENSION OF SAID NORTH LINE A DISTANCE OF 210.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°36'16"W ALONG SAID WEST LINE A DISTANCE OF 636.34 FEET TO THE NORTH LINE OF SAID SOUTH 636.13 FEET; THENCE S89°07'30"E ALONG SAID NORTH LINE A DISTANCE OF 873.86 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WEST 220 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 27; THENCE N00°39'21"W ALONG THE WEST LINE OF SAID WEST 220 FEET A DISTANCE OF 397.23 FEET; THENCE S89°31'54"E A DISTANCE OF 220.04 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 220 FEET; THENCE S00°39'21"E ALONG SAID EAST LINE A DISTANCE OF 1,035.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE S89°07'32"E ALONG SAID NORTH LINE A DISTANCE OF 444.29 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 27 AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE N89°42'40"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) A DISTANCE OF 350.39 FEET; THENCE S00°11'06"W A DISTANCE OF 15.00 FEET; THENCE N89°42'40"E A DISTANCE OF 316.77 FEET; THENCE N00°44'28"W A DISTANCE OF 15.00 FEET; THENCE N89°42'45"E A DISTANCE OF 109.14 FEET; THENCE S44°11'27"W A DISTANCE OF 90.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 435.77 FEET; THENCE S00°00'00"E A DISTANCE OF 1,225.51 FEET; THENCE S89°21'00"W A DISTANCE OF 516.41 FEET TO SAID POINT OF BEGINNING.

HAVING AN AREA OF 3,960,915 SQUARE FEET, 90.93 ACRES, MORE OR LESS.

SURVEYOR'S NOTES TO PLAT

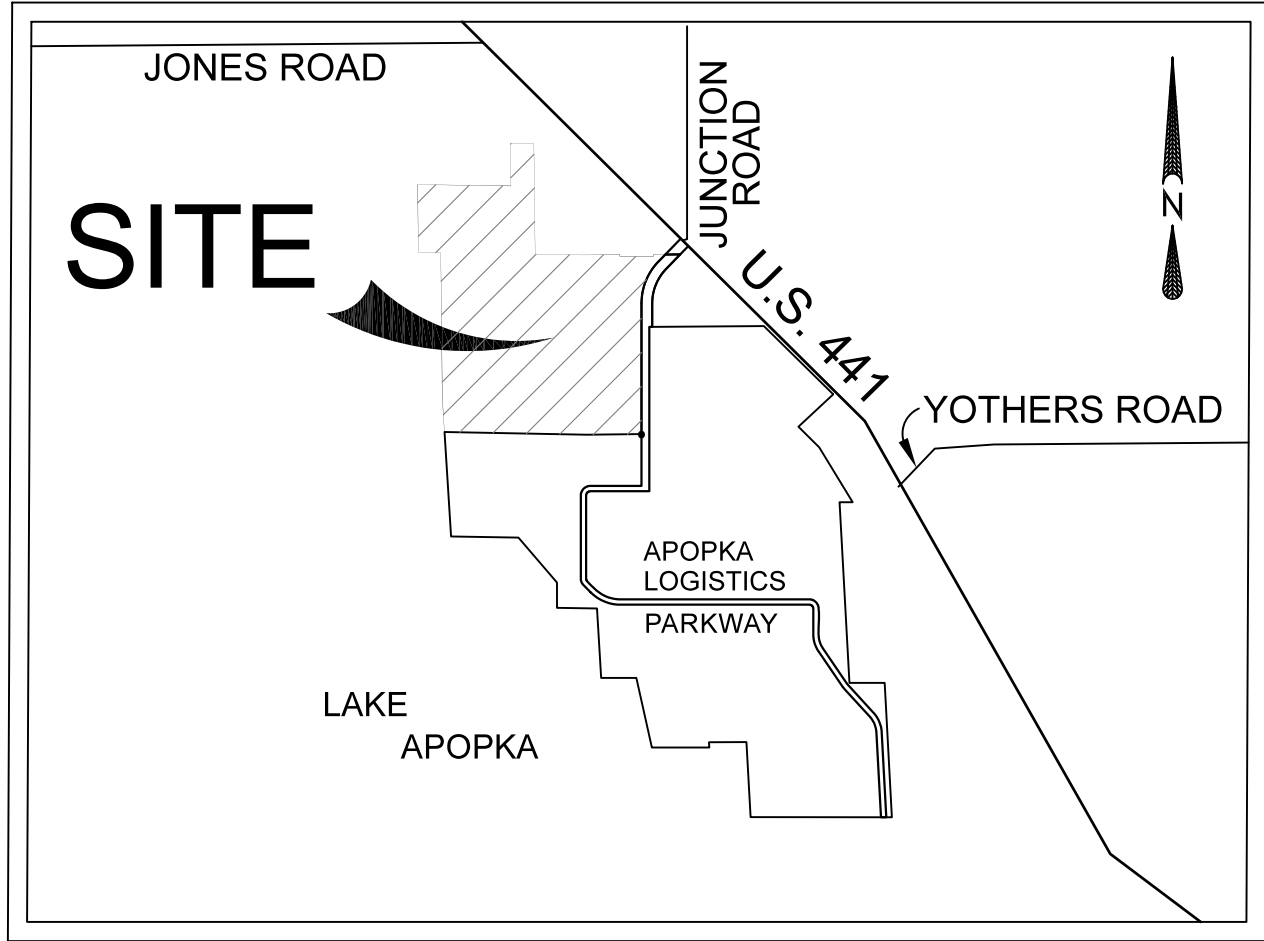
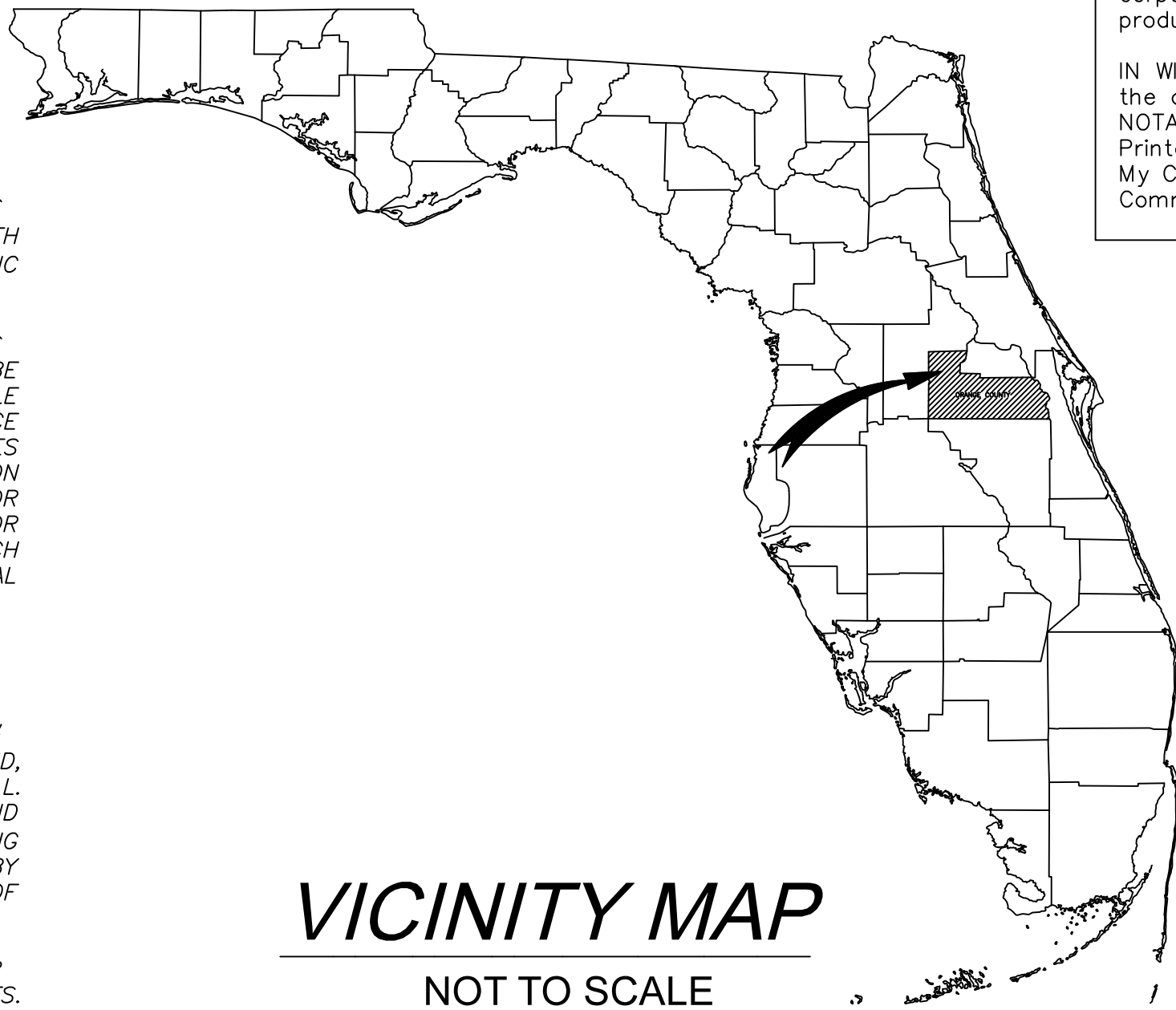
1.ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 35--20--27 AS BEARING S03°28'15"E ASSUMED. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK J--79 RESET ELEVATION=90.65'.

2.IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, THE 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 FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS NON--RADIAL (NR).

4.PURSUANT TO THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS DOCUMENT # 20250110855 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY GRANTS AN EASEMENT TO TERRY L. SUMMERSILL, AND HIS HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS, FOR VEHICULAR AND PEDESTRIAN ACCESS OVER EASEMENT #1 AND OVER A 25 FOOT WIDE STRIP CENTERED ALONG THE CENTERLINE OF THE PAVED DRIVEWAY WHICH SHALL BENEFIT THE PROPERTY ACQUIRED BY SUMMERSILL BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10327, PAGE 4945, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

5.THE EASEMENTS DEPICTED ON SHEETS 3, 4 AND 5 ARE PRIVATE EASEMENTS THAT ENCUMBER THE LOTS UPON WHICH SUCH EASEMENTS ARE LOCATED AND BENEFIT ALL THE LOTS. MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EASEMENTS AND THE INFRASTRUCTURE THEREIN OR RELATED THERETO SHALL BE PERFORMED AND COMPLETED BY, AND THE COSTS THEREOF SHALL BE ALLOCATED, PAID, AND COLLECTED AMONG THE RESPECTIVE LOT OWNERS, ALL IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS RECORDED BY EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SHORTLY BEFORE OR AFTER THIS PLAT. SAID DECLARATION PROVIDES FOR THE ALLOCATION OF SUCH COSTS PURSUANT TO THE FOLLOWING PERCENTAGES: (A) LOT 1 --43.92%; (B) LOT 2 --22.74%; (C) LOT 3 --16.67%; AND (D) LOT 4 --16.67%.



SHEET INDEX

SHEET 1 OF 5 - Legal Description, Dedications & Surveyor's Notes

SHEET 2 OF 5 - Overall Boundary Information, Lot 2 & Key Sheet

SHEET 3 OF 5 - Boundary, Lots 1, 3, 4 Information & Easement Guide

SHEET 4 OF 5 - Ingress/Egress & Drainage Easement Information for Lots 1, 3 & 4

SHEET 5 OF 5 - Water & Sanitary Easement Information for Lots 1, 3 & 4



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SHEET 1 OF 5

MORTGAGE JOINDER AND CONSENT TO DEDICATION

IN WITNESS THEREOF, TRUIST BANK, a NORTH CAROLINA banking association ("the Mortgagee"), is the Mortgagee under that certain mortgage and security agreement recorded April 19, 2022, as Instrument No. 20220254343, and that certain assignment of leases and rents recorded in Instrument No. 20220254344 and that certain UCC Financing Statement recorded as Instrument No. 20220254345, all of the Public Records of Orange County, Florida. The Mortgagee does hereby consent and agree to the platting of the lands described on this plat and joins in the dedication(s) contained on this plat.

TRUIST BANK, a NORTH CAROLINA banking association

By: _____
Signed _____

Printed Name _____ Title _____
Signed and sealed in the presence of WITNESS:

By: _____ By: _____

Printed Name _____ Printed Name _____

STATE OF FLORIDA, COUNTY OF _____
THIS IS TO CERTIFY, The foregoing instrument was acknowledged before me by means of (_____) physical presence or (_____)online notarization, this _____ day of _____, 2025 by _____ as _____ of Truist Bank, a North Carolina banking corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
NOTARY PUBLIC _____
Printed Name _____
My Commission Expires _____
Commission Number _____

PLAT BOOK: _____ PAGE: _____

ORLANDO APOPKA COMMERCE CENTER DEDICATION

KNOW ALL BY THESE PRESENTS, That EXETER WESLEY LAND, 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.

IN WITNESS THEREOF, EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY has caused these presents to be signed by the officers named below on

Date: _____

EXETER WESLEY LAND, LLC, a Delaware limited liability company

By: EXETER OPERATING PARTNERSHIP V L.P., a Delaware limited partnership, its sole member
By: EXETER OPERATING PARTNERSHIP V GP LLC, a Delaware limited liability company, its sole general partner
By: EXETER Industrial REIT V, LLC, a Delaware limited liability company, its sole member

BY: Signed _____
Printed Name: Jason A. Honesty
Title: Chief Operating Officer

Signed and sealed in the presence of Witness:

By: _____ By: _____

Printed Name _____ Printed Name _____

Address _____ Address _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DELAWARE
On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared Jason A. Honesty, who acknowledged himself to be the Chief Operating Officer of Exeter Industrial REIT V LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited Partnership, the sole member of EXETER WESLEY LAND, LLC, a Delaware limited liability company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as the Chief Operating Officer of the sole member.

WITNESS my hand and official seal hereto the day and year this certificate first above written,
(SEAL) _____ STAMP

NOTARY PUBLIC _____

My Commission Expires _____

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

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

Signed: _____
Printed name: EDWIN MUNOZ, P.S.M. Date: _____
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Registration Number 7288

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the Apopka Planning Commission.

Approved: _____
CHAIRMAN

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the Board of City Commissioners of the City of Apopka, Florida.

By: _____
BRYAN NELSON, Mayor of Apopka

ATTEST: _____
SUSAN M. BONE, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____ County Comptroller in and for Orange County, Florida By _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____
VLADIMIR SIMONOVSKI P.E., CITY ENGINEER Date: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

THAT THE UNDERSIGNED, being a licensed land surveyor, registered in the State Of Florida, DOES HEREBY CERTIFY THAT ON _____, he completed the survey of the lands as shown in the foregoing plat, this plat was prepared under my direct supervision and is a correct representation of the lands therein described and subdivided; this plat complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/ will be placed as shown as required by Chapter 177, Florida Statutes; and that said land is located in Section 27, 34 & 35 Township 20 South, Range 27 East, Orange County, Florida.

Dated: _____ Registered Number LS 3880
475 W. LAKE BRANTLEY ROAD
ALTAMONTE SPRINGS, FL 32714
Signed: _____
ROBERT A. ELLIS, PLS
ELLIS SURVEYS LLC LB #7970

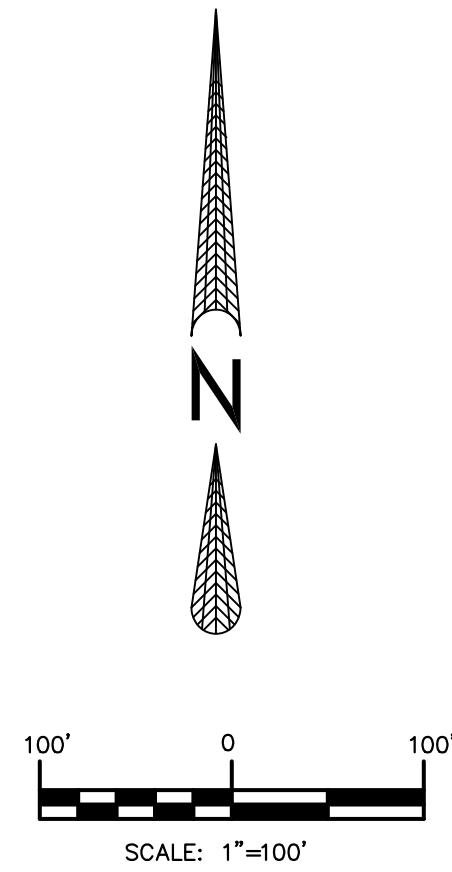
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SHEET 5 OF 5

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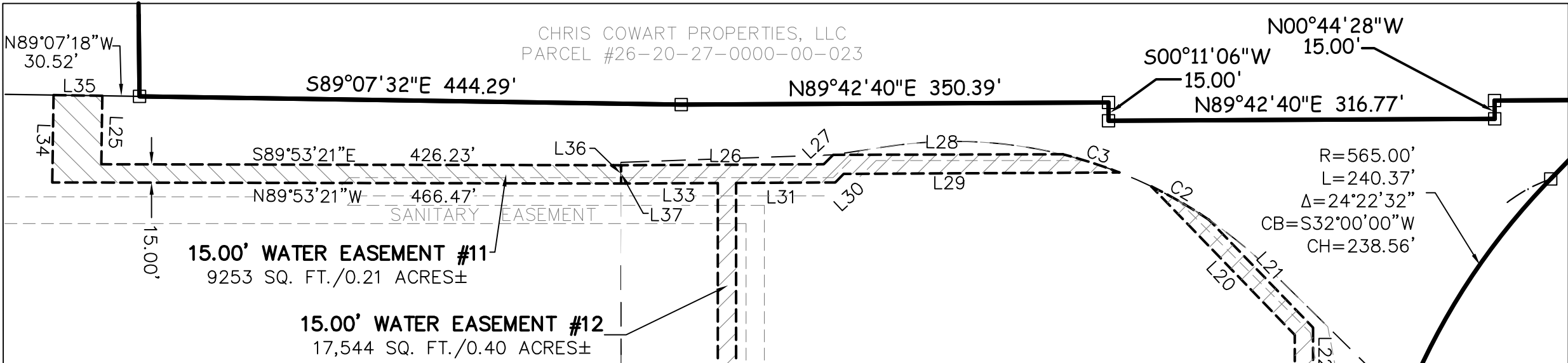
LEGEND:

- R = RADIUS
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NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
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POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD
PRM = PERMANENT REFERENCE MONUMENT
CM = CONCRETE MONUMENT
SQ. FT. = SQUARE FEET
□ = FOUND PRM 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
● = SET 5/8" IRON ROD AND CAP (LB7970)

EASEMENT #11		
LINE TABLE		
LINE	BEARING	DISTANCE
L25	S00°52'42"W	56.18'
L34	N00°52'42"E	71.72'
L35	S89°07'18"E	40.00'
L36	S00°00'00"W	15.00'

EASEMENT #12		
LINE TABLE		
LINE	BEARING	DISTANCE
L26	N89°42'34"E	166.28'
L27	N44°42'34"E	10.86'
L28	N89°51'42"E	188.34'
L29	S89°42'34"W	226.08'
L30	S44°42'34"W	9.90'
L31	S89°42'34"W	81.34'
L32	N89°57'32"W	15.00'
L33	S89°42'34"W	79.33'
L37	N00°00'00"E	15.00'

EASEMENT #12					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	414.14'	48.82'	06°45'16"	S72°09'53"E	48.79'



EASEMENT #13		
LINE TABLE		
LINE	BEARING	DISTANCE
L17	N65°30'38"W	51.99'
L18	S90°00'00"W	16.23'
L19	N89°57'32"W	15.00'
L20	N43°59'24"W	169.40'
L21	S43°59'24"E	122.86'
L22	S00°00'00"E	58.01'
L23	N90°00'00"E	19.49'
L24	S65°30'38"E	53.82'

EASEMENT #13					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	565.00'	15.07'	01°31'41"	S19°03'09"W	15.07'
C2	369.30'	54.74'	08°29'36"	S59°54'28"E	54.69'

EASEMENT #14		
LINE TABLE		
LINE	BEARING	DISTANCE
L4	S89°57'32"E	15.00'
L38	N89°59'59"W	15.00'

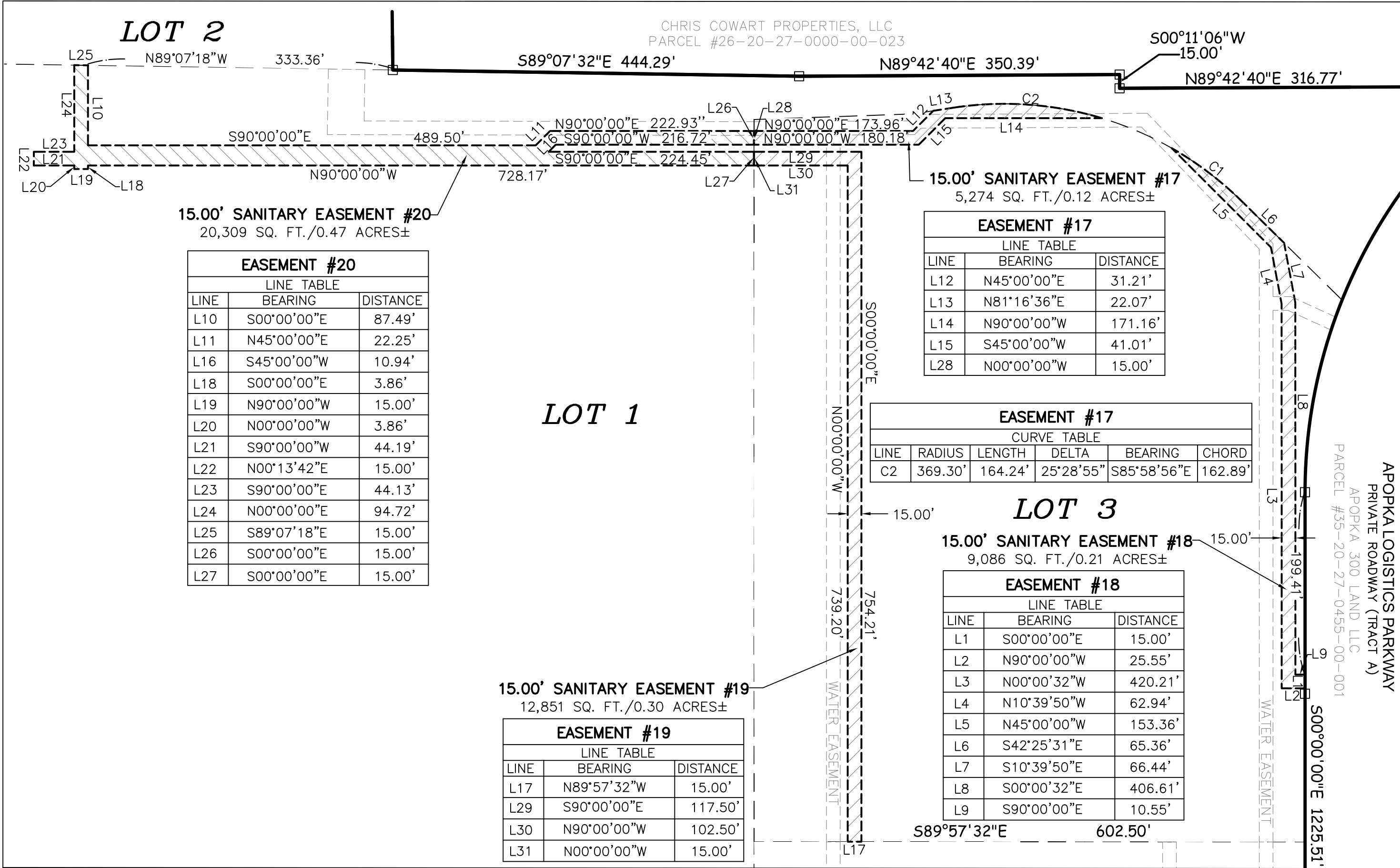
EASEMENT #15		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°02'28"W	25.00'
L2	N89°57'32"W	32.13'
L6	N45°27'50"W	25.08'
L7	N89°54'36"W	90.72'
L8	N00°02'28"E	73.82'
L9	S89°57'32"E	15.00'
L10	S00°02'28"W	58.83'
L11	S89°54'36"E	81.86'
L12	S45°27'50"E	12.42'
L13	N00°00'00"W	67.61'
L14	S89°57'32"E	15.00'
L15	S00°00'00"W	58.16'
L16	S89°57'32"E	35.01'
L39	N89°59'59"W	22.37'
L40	N47°54'02"E	9.94'

EASEMENT #16		
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S47°54'02"W	56.38'
L5	N47°54'02"E	34.00'
L41	S89°59'59"E	15.00'

EASEMENT #16		
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S47°54'02"W	56.38'
L5	N47°54'02"E	34.00'
L41	S89°59'59"E	15.00'

WATER LINE EASEMENTS

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SANITARY SEWER EASEMENTS

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SHEET 3 OF 5 - Boundary, Lots 1, 3, 4 Information & Easement Guide
SHEET 4 OF 5 - Ingress/Egress & Drainage Easement Information for Lots 1, 3 & 4
SHEET 5 OF 5 - Water & Sanitary Easement Information for Lots 1, 3 & 4



24-1452

TRIM LINE FOR ORANGE COUNTY PLATS

SHEET 4 OF 5 PLAT BOOK: PAGE:

TRIM LINE FOR ORANGE COUNTY PLATS



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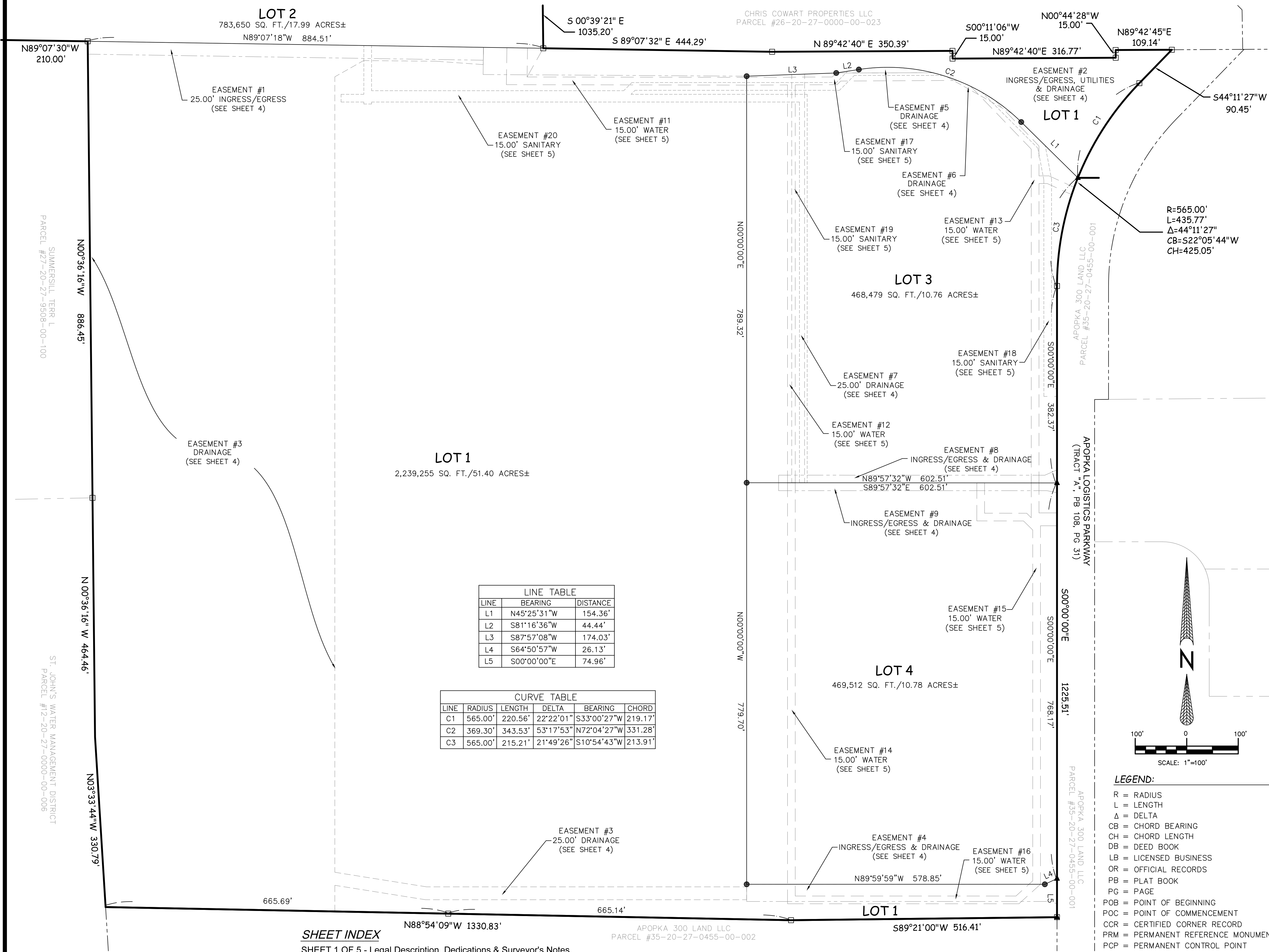
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SHEET 3 OF 5

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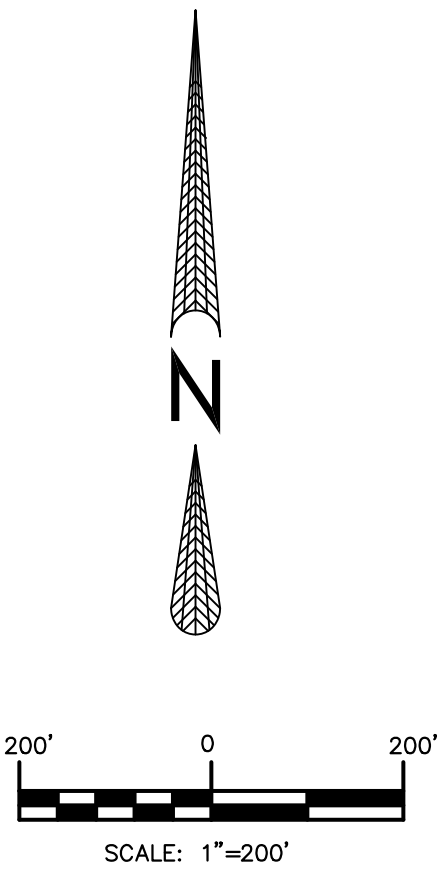
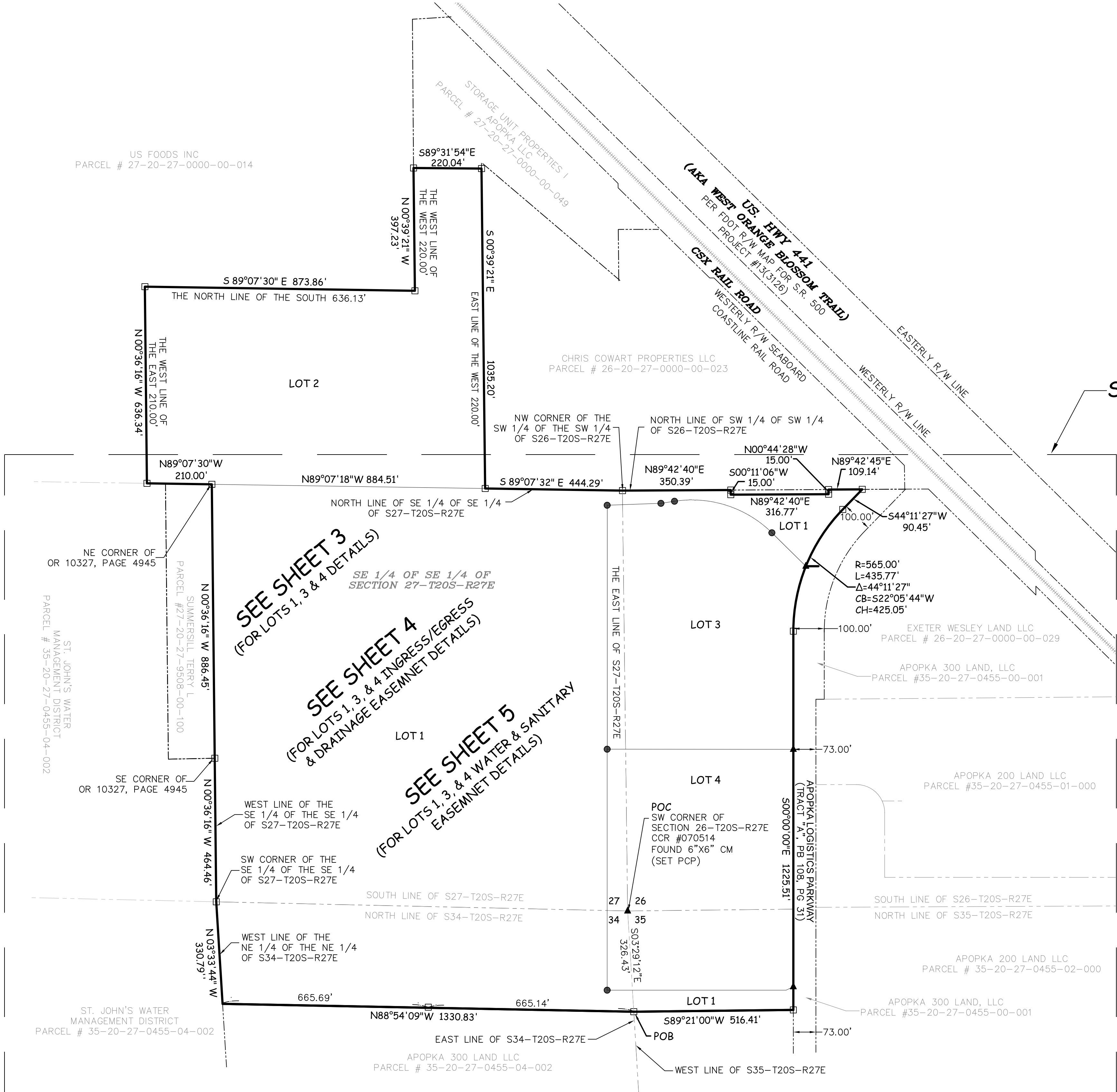
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SEE SHEETS 3, 4 AND 5

- LEGEND:
- R = RADIUS
 - L = LENGTH
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 - ▲ = SET NAIL AND DISK (LB #7970)
 - = TRUNCATED LINES

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ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

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CROSSROADS AT KELLY PARK PHASE 2B

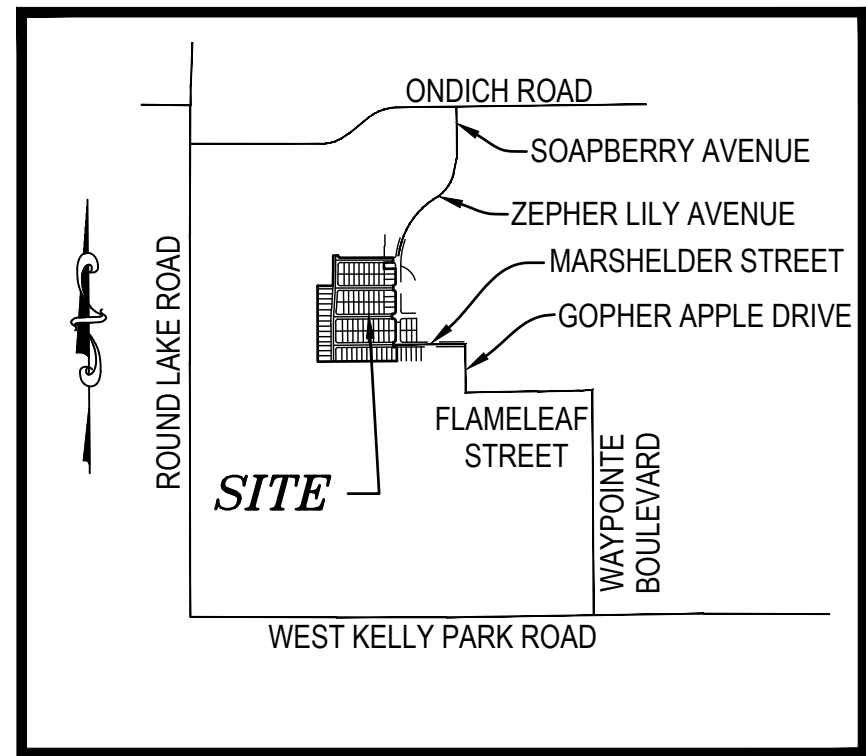
A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OF SW 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 IN PLAT BOOK 116, PAGES 70-74; BEING S89°30'17"W ASSUMED.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK AS RECORDED IN DOCUMENT #20240449950 THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO (THE DECLARATION). COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK OWNERS ASSOCIATION, INC. (THE ASSOCIATION) AS PRESCRIBED IN THE DECLARATION.
- TRACTS P2B-8 AND P2B-9 (PARK) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND CONVEYED VIA SEPARATE INSTRUMENT.
- THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBTSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE FENCE MAINTENANCE EASEMENTS (FME) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBTSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER IMPROVEMENTS WITHIN ALL DRAINAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES WITHIN ALL RIGHT OF WAYS AND ALL UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY OF APOPKA, FLORIDA ("CITY") UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH RIGHT OF WAYS AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS), STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER, STREET LIGHT, AND CONDUIT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- THE CITY AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT("CDD") MAY ELECT TO ENTER INTO A RIGHT OF WAY MAINTENANCE AGREEMENT FOR THE CDD TO OPERATE, MAINTAIN, REPAIR AND REPLACE LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN THE RIGHT OF WAYS.
- FINAL CONVEYANCE OF ANY RIGHT OF WAYS AND/OR UTILITY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY'S COUNCIL AND/OR STAFF AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PURSUANT TO SECTION 193.0235, FS, ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

LEGEND AND ABBREVIATIONS:

□	SET 4"x4" CONCRETE MONUMENT, PRM LB #8606
●	SET NAIL AND DISK, PCP LB #8606
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
DE	DRAINAGE EASEMENT
PB	PLAT BOOK
R/W	RIGHT OF WAY
R	RADIUS
Δ	DELTA/CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
No.	NUMBER
W/	WITH
CM	CONCRETE MONUMENT
N&D	NAIL & DISC
(NR)	NON-RADIAL
PC	POINT OF CURVATURE
NT	NON-TANGENT
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
℄	CENTERLINE
↔	CHANGE IN DIRECTION
C#	CURVE NUMBER
LB	LICENSED BUSINESS
UE	UTILITY EASEMENT
FS	FLORIDA STATUTES
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
FME	FENCE MAINTENANCE EASEMENT



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE S 89°30'17" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 506.54 FEET TO THE POINT OF BEGINNING; THENCE, S 89°30'17" W, 823.90 FEET; THENCE, N 00°07'41" W, 789.31 FEET; THENCE, N 89°52'19" E, 159.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 6000.00 FEET, AND A CHORD BEARING OF N 00°40'10" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'37", 315.24 FEET; THENCE, N 89°09'52" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°28'55" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°17'33", 35.14 FEET; THENCE, N 89°52'19" E, 548.07 FEET; THENCE, S 00°07'41" E, 50.00 FEET; THENCE, S 89°52'19" W, 95.01 FEET; THENCE, S 00°07'41" E, 65.00 FEET; THENCE, N 89°52'19" E, 120.00 FEET; THENCE, S 00°07'41" E, 150.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°52'19" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°07'41" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°07'41" E, 195.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET; THENCE S 89°30'17" W, 14.32; THENCE S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17" E, 13.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°18'42" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'02", 35.47 FEET; THENCE, S 00°07'41" E, 195.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17" E A DISTANCE OF 35.04 FEET; THENCE, S 00°29'43" E, 143.91 FEET TO THE POINT OF BEGINNING. CONTAINING 18.771 ACRES MORE OR LESS.

PROPERTY INFORMATION REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMPANY ORDER NO. 12302853, DATED MARCH 25, 2025 @ 5:00 PM.

5. EASEMENT AGREEMENT BY AND BETWEEN EQUESTRIAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. RECORDED SEPTEMBER 20, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210570307, TOGETHER WITH PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED SEPTEMBER 21, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220582295, AND TOGETHER WITH AMENDED EASEMENT AGREEMENT RECORDED MAY 18, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230281479 AND SECOND AMENDED EASEMENT AGREEMENT RECORDED APRIL 26, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240240456. SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.

6. EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PM S-1 REO LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 23, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210578353. SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.

10. TEMPORARY CONSTRUCTION EASEMENT BY AND BETWEEN G & B DEVELOPMENT SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 8, 2022, IN OFFICIAL RECORD INSTRUMENT NO. 20220483784. AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORING THE PLAT.

11. TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED NOVEMBER 8, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220678815. AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORING THE PLAT.

13. ACCESS EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HARRISKP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PRM APOPKA/KELLY PARK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 19, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230286225 AS AMENDED BY AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703007. DOES NOT AFFECT PROPERTY.

16. DEVELOPMENT AND EASEMENT AGREEMENT RECORDED JULY 25, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230415204, AS AMENDED BY FIRST AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703008, AND SECOND AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 4, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240688629. NOT A SURVEY MATTER.

21. TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JANUARY 2, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240001109. DOES NOT AFFECT PROPERTY.

23. PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED SEPTEMBER 11, 2024, IN PLAT BOOK 116, PAGE 70. AFFECTS PROPERTY, SHOWN HEREON.

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 MUNINCIPALITY

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

MAYOR OF APOPKA, BRYAN NELSON

ATTEST:

CITY CLERK, SUSAN M. BONE

PLAT BOOK

PAGE

SHEET 1 OF 2

CROSSROADS AT KELLY PARK PHASE 2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA 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:

ALL RIGHT OF WAYS DEPICTED HEREON TO THE CITY OF APOPKA, FLORIDA FOR THE PERPETUAL USE AND BENEFIT OF THE PUBLIC FOR RIGHT OF WAY PURPOSES.

ALL UTILITY EASEMENTS (UE) DEPICTED HEREON TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, ACCESSING, REPLACING AND MAINTAINING THEIR RESPECTIVE FACILITIES.

NO PART OF SAID LANDS, EXCEPT AS NOTED IN THIS DEDICATION OR OTHERWISE ON THE FACE OF THIS PLAT IS DEDICATED TO THE CITY OF APOPKA, FLORIDA OR THE PUBLIC

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

KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN

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 MIKE GALVIN, MANAGER, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA 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 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

DATE: _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE

DATE

EDWIN MUNOZ JR., P.S.M.
REGISTRATION NUMBER 7288

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED AND APPROVED

CHAIRMAN

DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED

VLADIMIR SIMONOVSKI, P.E.

DATE

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

POULOS & BENNETT

SHEET INDEX:

SHEETS 1 OF 2:

LEGAL DESCRIPTION,
DEDICATION, NOTES, LEGEND

SHEET 2 OF 2:

BOUNDARY & LOT GEOMETRY

CROSSROADS AT KELLY PARK PHASE 2B

A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 2 OF 2

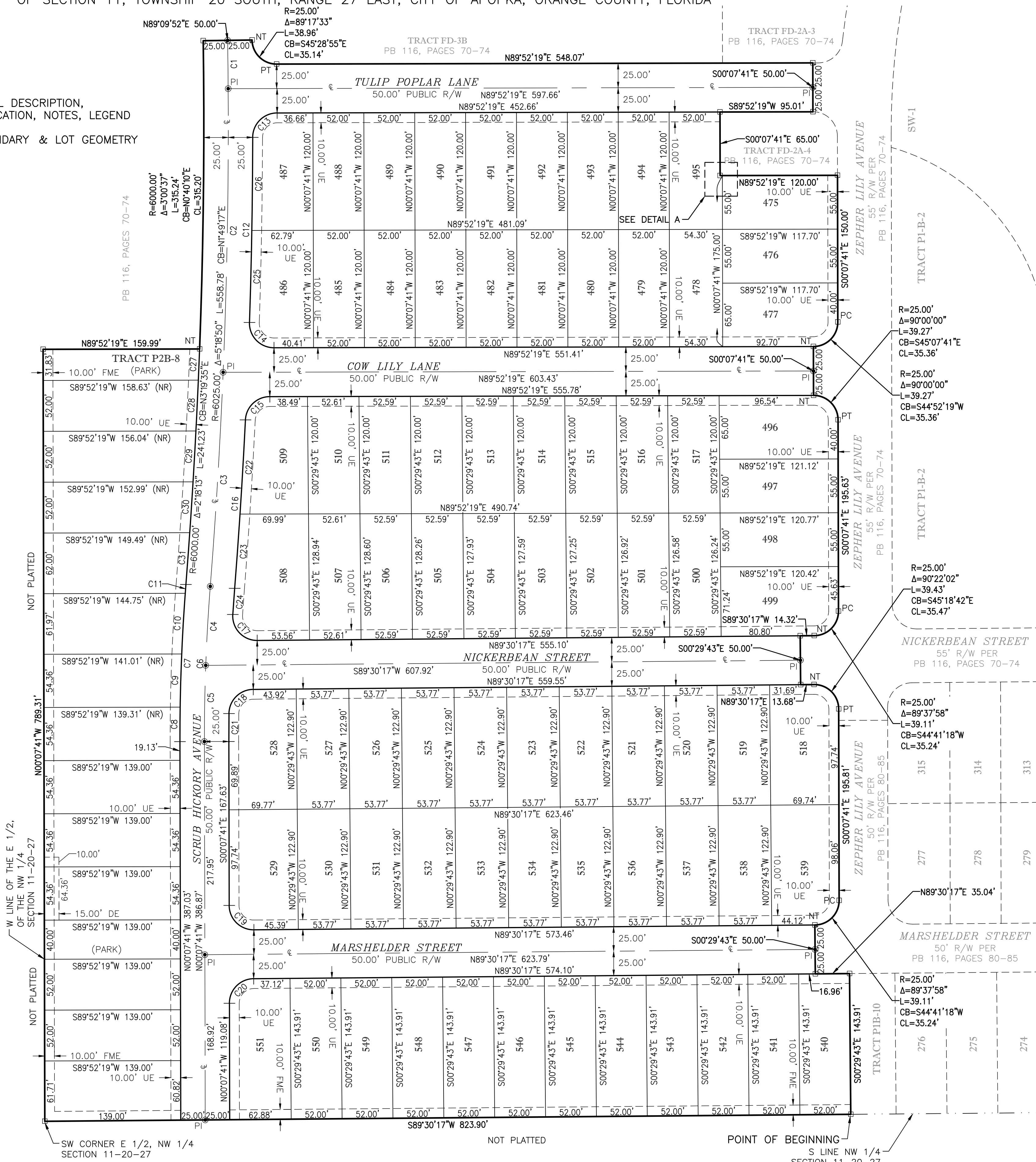
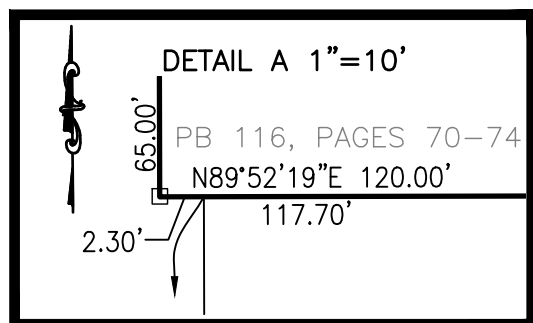
SHEET INDEX:

SHEETS 1 OF 2:

LEGAL DESCRIPTION,
DEDICATION, NOTES, LEGEND

SHEET 2 OF 2:

BOUNDARY & LOT GEOMETRY



PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-958347-ORL, ISSUING OFFICE FILE NUMBER: NCS-958347-ORL, COMMITMENT NUMBER: NCS-958347-ORL, BEARING A COMMITMENT DATE OF OCTOBER 10, 2019 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, MARDEN RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF LOT 1 CONVEYED TO THE CITY OF APOPKA, FLORIDA, A MUNICIPAL CORPORATION, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #20160580139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS MARDEN RIDGE RECORDED IN OFFICIAL RECORDS BOOK 11032, PAGE 6298- AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT #20160536671, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SHEET INDEX		
1	--	COVER SHEET
2	C1.0	GENERAL NOTES
3	C1.1	SYMBOLS AND ABBREVIATIONS
4	C1.2	EXISTING CONDITIONS
5	C2.0	EROSION CONTROL, DEMO, & M.O.T. PLANS
6	C3.0	EROSION CONTROL DETAILS
7	C3.1	GEOMETRY PLAN
8	C3.1	FIRE TRUCK ROUTE PLAN
9	C3.2	SIGNAGE AND STRIPING PLAN
10	C3.3	TRUCK TURN AROUND PLAN
11	C3.4	LIGHTING PLAN
12	C3.5	PARKING PLAN
13	C4.0	UTILITY NOTES
14	C4.1	UTILITY PLAN
15	C5.0	PAVING AND GRADING PLAN
16	C6.0	DRAINAGE PLAN
17	C7.0	CIVIL DETAILS
18	C7.1	CIVIL DETAILS
19	C8.0	UTILITY DETAILS
20	C9.0	DRAINAGE DETAILS
21		LANDSCAPE PLAN
22		IRRIGATION PLAN
23		BOUNDARY & TOPOGRAPHIC SURVEY
24		BOUNDARY & TOPOGRAPHIC SURVEY
25		BOUNDARY & TOPOGRAPHIC SURVEY
26		PHOTOMETRIC PLAN

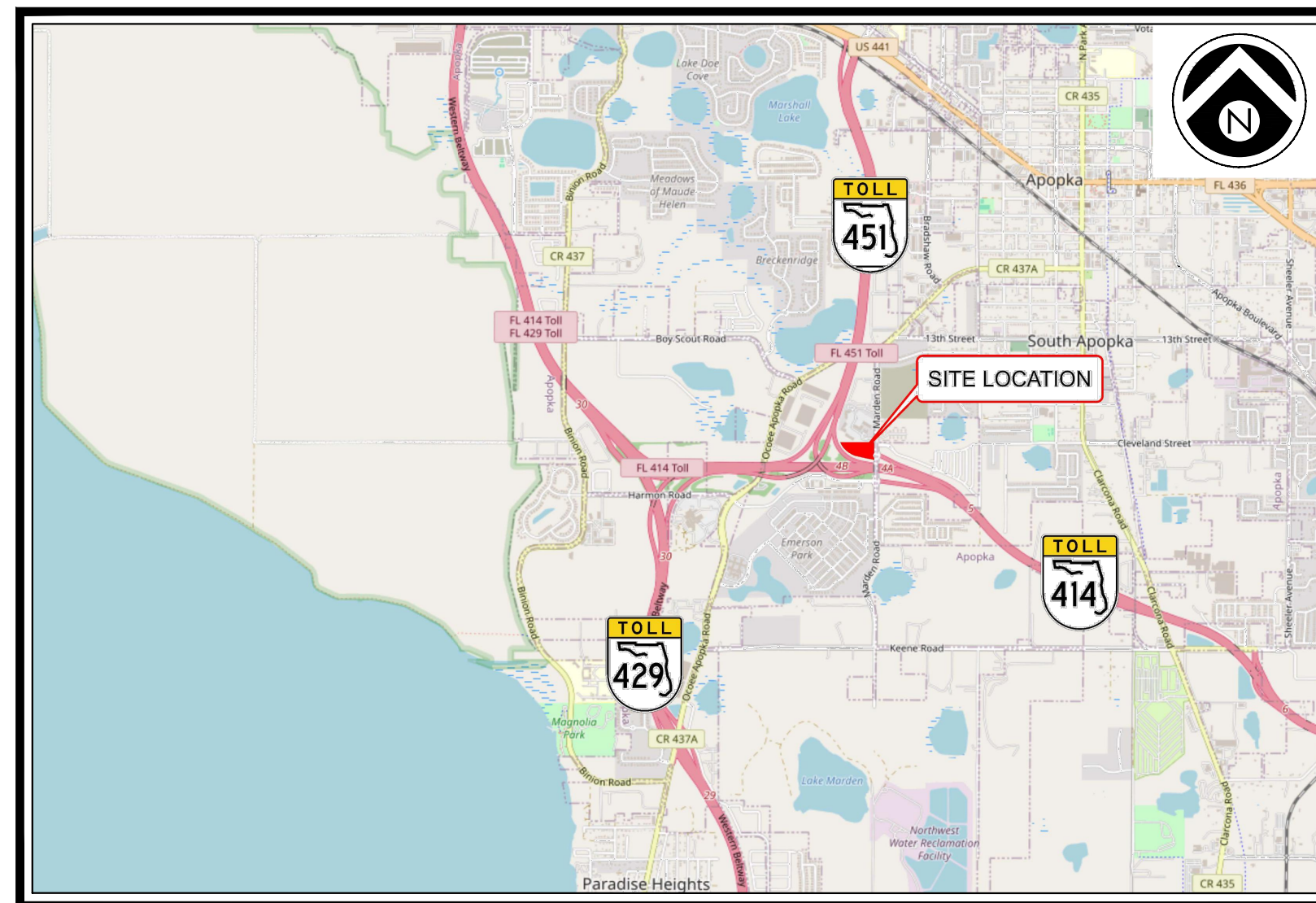
SEWER/WATER
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 370-1731

GAS
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN AVENUE AND ROAD
WINTER GARDEN, FL 34787
CONTACT: MINGO COLON
PHONE: (407) 656-2734

ELECTRIC
DUKE ENERGY
1150 GREENWOOD BOULEVARD
LAKE MARY, FL 32746
CONTACT: DUKE'S CUSTOMER SERVICE CENTER
PHONE: (407) 629-1010

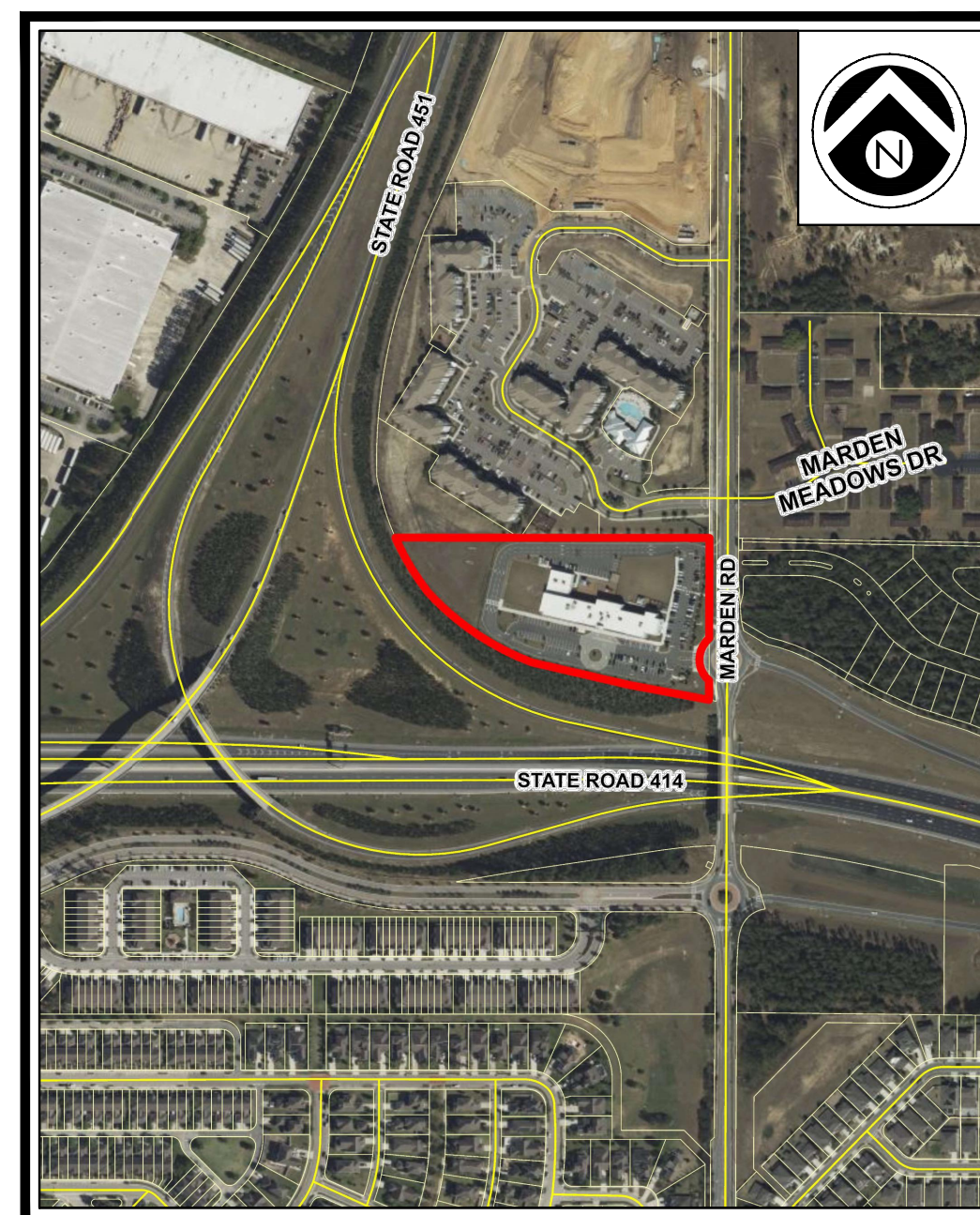
CABLE TELEVISION
CENTURY LINK
1325 BLAIRSTONE ROAD RM 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 815-3131

FIBER TELEPHONE
CHARTER COMMUNICATIONS
700 CARILLON PARKWAY, STE 6
ST. PETERSBURG, FL 33716
CONTACT: GARY EVANS
PHONE: (813) 302-0800



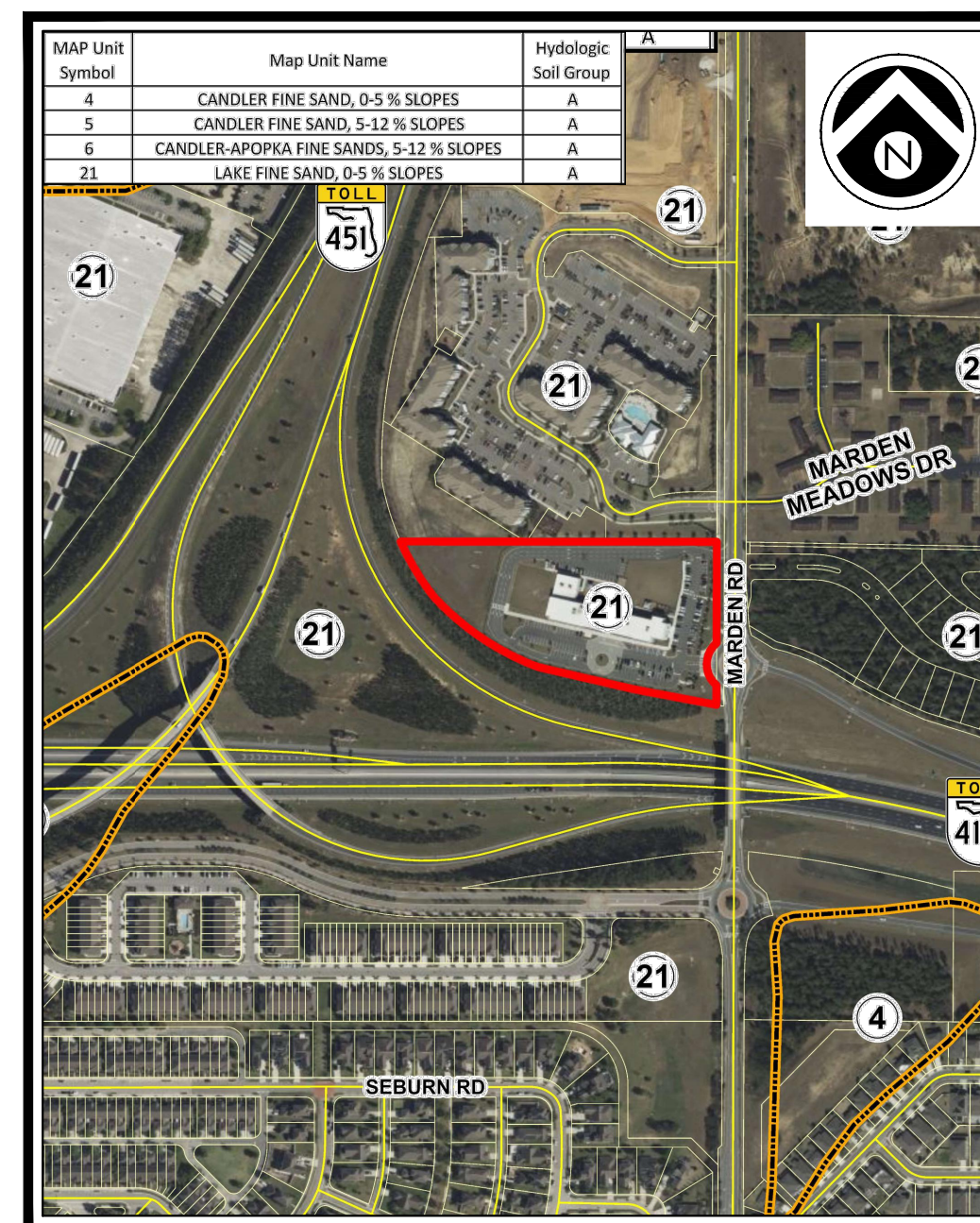
VICINITY MAP

SCALE: 1" = 2,000'



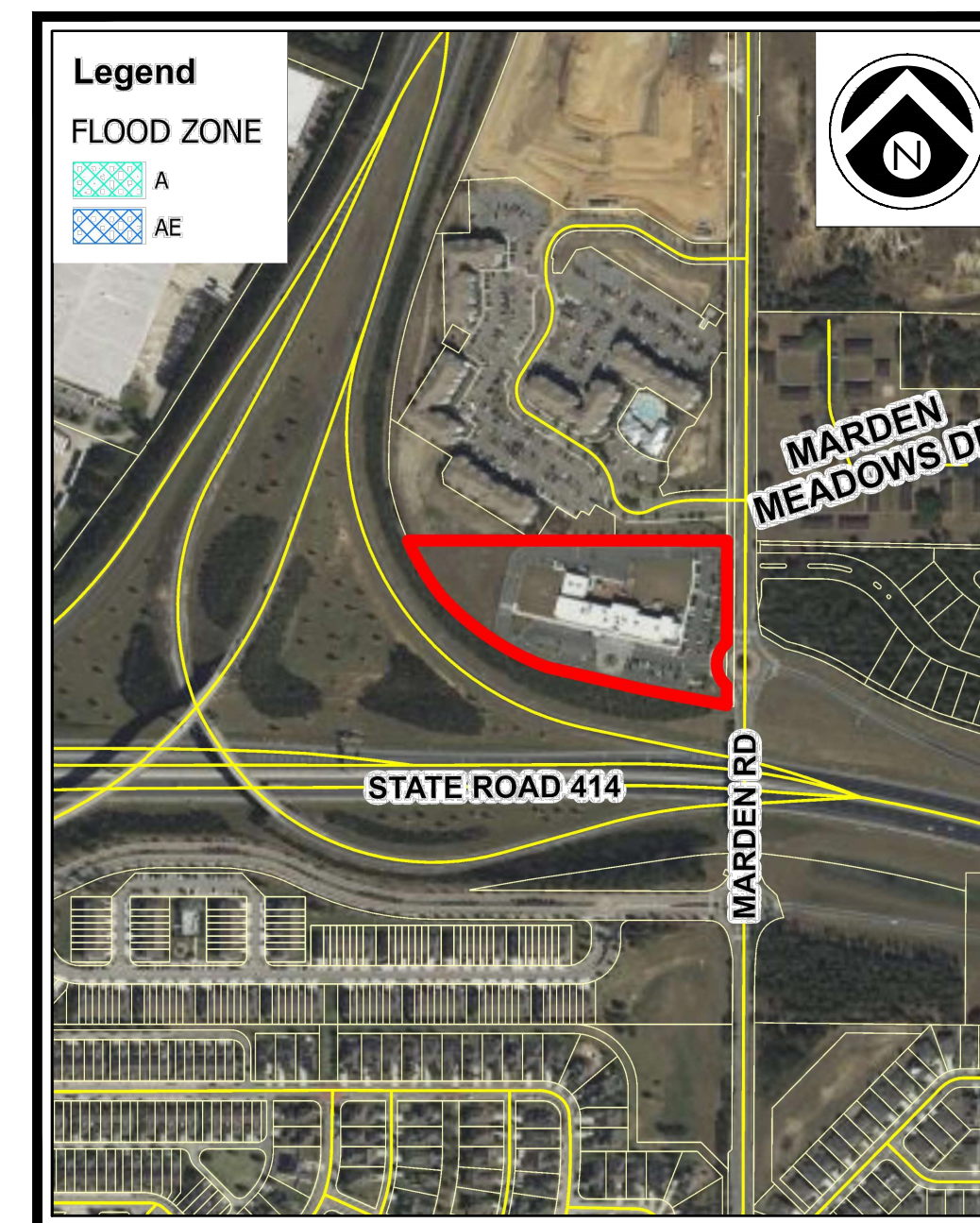
AERIAL MAP

SCALE: 1" = 500'



SOILS MAP

SCALE: 1" = 500'



100-YEAR FLOOD MAP

SCALE: 1" = 500'

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

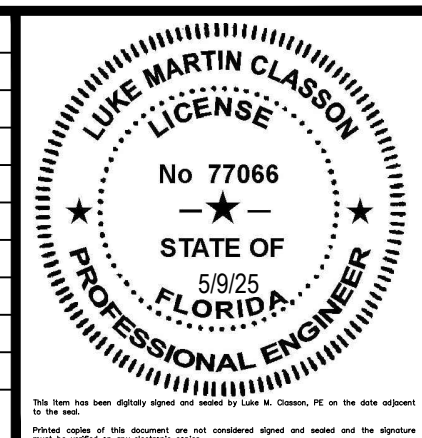
SHEET 1 OF 26



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

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED					1	03/31/2025	CITY OF APOPKA COMMENTS DATED 03/31/2025
AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.			
CITY OF APOPKA	SITE BUILDING PERMIT				2		
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)				3		
F.D.E.P.	WATER				4		
F.D.E.P.	WASTEWATER				5		
					6		
					7		
					8		
					9		
					10		
					REV.	DATE	DESCRIPTION



P:\PROJECT DRAWINGS\GFP-001 Central FL Prep School Phase 2\Drawings\CAD_Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified: 4/10/2025 By: tj moore

GENERAL NOTES

1.

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

CITY OF APOPKA, FLORIDA
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2.

THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3.

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6.

UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7.

PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8.

PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
9.

IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10.

CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11.

THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13.

CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14.

PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15.

CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16.

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

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

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

C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18.

ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19.

THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20.

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

ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22.

THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23.

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

24.

CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25.

THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26.

CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28.

SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29.

IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30.

"HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31.

THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32.

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

ADDITIONAL NOTES

1.

COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
2.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 89°56'42" E.
3.

ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "L1549006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.
4.

ALL TRAFFIC CONTROL DEVICES AND SIGNAGE SHALL MEET OR EXCEED CURRENT F.D.O.T. AND MUNICIPALITY SPECIFICATIONS, AND MEET THE REQUIREMENTS OF CHAPTER 316 FLORIDA STATUTES.
5.

ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A DETERMINATION.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY OTHER CONTRACTORS WHO MAY BE PERFORMING WORK AT THE PROJECT SITE.
7.

EXISTING FACILITIES THAT ARE NOT SHOWN TO BE DEMOLISHED AND ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
8.

THE CONTRACTOR SHALL KEEP AND MAINTAIN ON THE JOB SITE AN ACCURATE & UP TO DATE SET OF AS-BUILT DRAWINGS. THESE DRAWINGS SHALL INCLUDE LOCATIONS AND ELEVATIONS OF MAINS, FITTINGS, VALVES, SERVICES, CASINGS, AND OTHER APPURTENANCES AS WELL AS ANY DEVIATIONS FROM THAT WHICH IS SHOWN IN THE PLANS. THESE AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK FOR HIS REVIEW AND USE.
9.

THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
10.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING & OBTAINING ALL REQUIRED PERMITS AS REQUIRED BY ALL REGULATORY AUTHORITIES.
11.

ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
12.

ALL EARTHWORK SHALL BE SODDED/SEEDED UNLESS OTHERWISE NOTED.

HANDICAP ACCESSIBILITY NOTES:

1.

ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2.

TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3.

ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4.

REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5.

THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6.

THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7.

CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8.

CONTRACTOR TO REFER TO ORANGE COUNTY DETAILS AS NEEDED.
9.

DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10.

SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11.

CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12.

ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13.

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

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

- A.

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

- A.

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

PAVING AND DRAINAGE SYSTEM:

- A.

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

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

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

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

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

EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
- G.

ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

- A.

ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- B.

ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- C.

ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

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SHEET 2 OF 26

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2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1214

DATE: 03/31/2025

REV.:

DESCRIPTION:

LWC

BY:

GENERAL NOTES

CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2

CITY OF APOPKA, FLORIDA

SCALE: N.T.S.

PROJECT: CFP-001

SHEET: C1.0

DATE: 1/20/2025

DRAWN: S. LANCASTER

DESIGNED: L. CLASSON

CHECKED: L. CLASSON

APPIAN ENGINEERING

LUKE MARTIN CLASSON

No 77066

STATE OF FLORIDA

PROFESSIONAL ENGINEER

ABBREVIATIONS

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

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

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

EXISTING SYMBOLS

LINES		
	C/L	CENTER LINE
		CHAIN LINK FENCE
	St	CONTOUR
		EASEMENT
		FENCE
		GUARDRAIL
		EXISTING PLATS
		RETAINING WALL
	R/W	RIGHT-OF-WAY LINE
		SHORELINE
		SWALE
		SOIL BOUNDARY
SANITARY SEWER		
		SANITARY SEWER LINE
		CLEANOUT
		FORCE MAIN
		MANHOLE
POTABLE WATER		
	WM	WATER MAIN
		EXISTING VALVE
		FIRE HYDRANT
		WATER METER
STORM DRAIN		
		STORM SEWER
		CURB INLET
		MANHOLE
		MITERED END
		STORM INLET
	X100.00	SPOT ELEVATION
		BENCHMARK
		BOUND CORNER
		CONCRETE
	520	COUNTY ROADS
	95	INTERSTATE ROADS
		LIGHT POLE
		SIGN
		EDGE OF PAVEMENT W/O CURB

PROPOSED SYMBOLS

LINES		STORM	
	PROPERTY BOUNDARY		100 LF OF 24" RCP @ 0.20% STORM PIPE
	LOT LINE		DRAINAGE FLOW DIRECTION
	CENTER LINE		FDOT INLET TYPE 1
	EASEMENT		FDOT INLET TYPE 2
	BUILDING SETBACK LINE		FDOT INLET TYPE 3
	WETLAND LINE		FDOT INLET TYPE 4
	WETLAND BUFFER LINE		FDOT INLET TYPE 5
	FENCE		FDOT INLET TYPE 6
	SILT FENCE		MANHOLE
	GUARDRAIL		MITERED END SECTION
	ENTRY WALL		STORM INLET
	RETAINING WALL		SPOT ELEVATION
	SWALE		
	St		
SANITARY SEWER		ROADWAY	
	100 LF OF 8" PVC @ 0.40% SANITARY PIPE		CONCRETE
	CLEANOUT		BLDG OR STRUCTURE
	SINGLE SANITARY SERVICE		TYPE F CURB & GUTTER
	DOUBLE SANITARY SERVICE		MIAMI CURB
	MANHOLE		DETAIL REFERENCE
	FORCE MAIN		FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
POTABLE WATER			HANDICAP PARKING
	WM		INTERSTATE ROADS
	SINGLE WATER SERVICE		LIGHT POLE
	DOUBLE WATER SERVICE		STATE ROADS
	FIRE HYDRANT ASSEMBLY		SIGN
	METER		TRAFFIC FLOW PAVEMENT MARKING
	SAMPLE POINT		UTILITY POLE
	FIRE		CROSS SECTION DETAIL
	FIRE DEPARTMENT CONNECTION		
RECLAIMED WATER			
	RU		
	SINGLE WATER SERVICE		
	DOUBLE WATER SERVICE		
GENERIC UTILITIES			
	11 1/4" BEND		
	22 1/2" BEND		
	45° BEND		
	90° BEND		
	TEE		
	CROSS		
	VALVE		
	REDUCER		

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

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

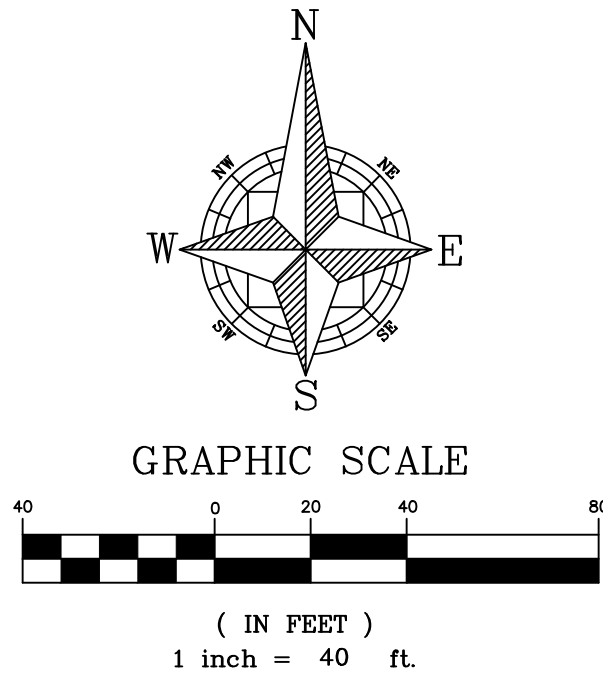
SHEET 3 OF 26

CIVIL ENGINEERING I LAND PLANNING	APPIAN ENGINEERING LLC.	APPIANENGINEERING.COM • 407.960.5868	12/31/2025	CITY OF APOKA COMMENTS DATED 03/31/2025	LWC	BY
SYMBOLS AND ABBREVIATIONS		CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2		CITY OF APOKA, FLORIDA		
SCALE	N.T.S.	PROJECT	CFP-001	CHECKED	L. GLASSON	DATE
SHEET	C1.1	SHEET	C1.1	DATE	1/20/2025	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		
LUKE MARTIN GLASSON		LUKE MARTIN GLASSON		LUKE MARTIN GLASSON		
No 77066		No 77066		No 77066		
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		

P:\PROJECT DRAWINGS\GFP-001 Central FL Prep School Phase 2\Drawings\CAD Civil3D Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified: 4/10/2025 By: bkillale Plotted By: tj moore

1. THIS SURVEY IS A TOPOGRAPHIC SURVEY, LIMITED IN SCOPE TO 2X AREAS AS REQUESTED BY CLIENT.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAY AND/OR
3. COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20,
5. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "L1549006", ELEVATION=95.293.
6. ACCORDING TO FIRM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY
7. NO UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER BURIED FEATURES HAVE BEEN LOCATED BY THIS

11. THIS SURVEY IS NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.



EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ON THE MARK SURVEYING, LLC
COREY A. HOPKINS, P.S.M.
FLORIDA REGISTRATION NO. 6743
DECEMBER 30, 2024

LEGEND:

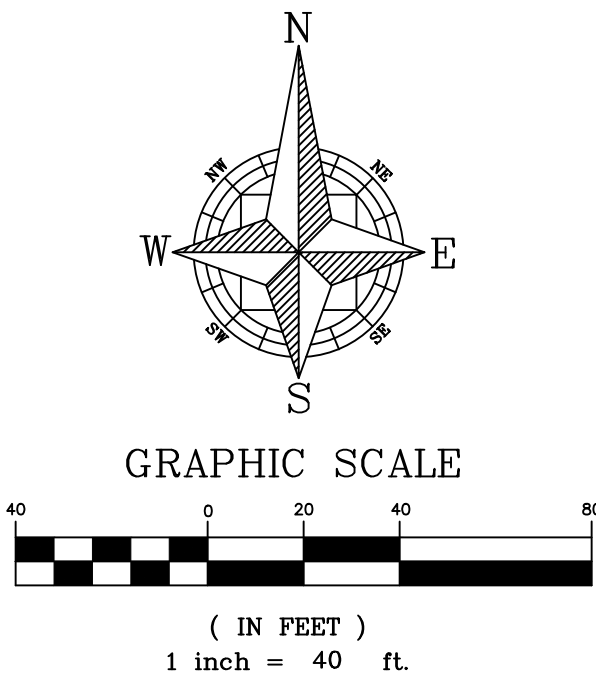
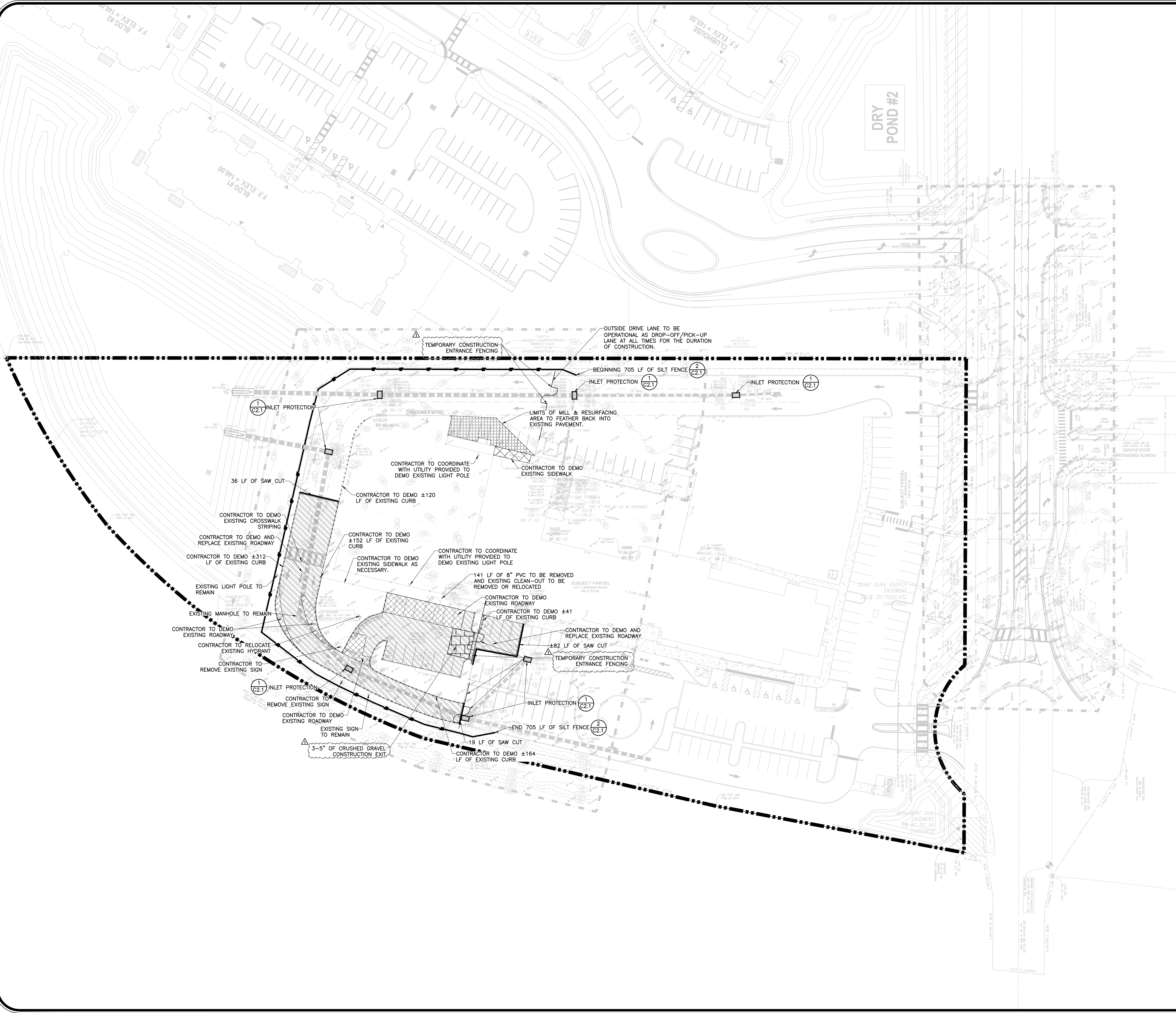
- ALF ALUMINUM FENCE
- CB CHORD BEARING
- CCR CERTIFIED CORNER RECORD
- CH CHORD LENGTH
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CM CONCRETE MONUMENT
- CMD CONCRETE MONUMENT WITH DISK
- CONC CONCRETE
- D DELTA ANGLE
- DB DEED BOOK
- DOC # DOCUMENT NUMBER
- ELEV ELEVATION
- EOP EDGE OF PAVEMENT
- FPE FINISHED FLOOR ELEVATION
- FND FOUND
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- ID IDENTIFICATION
- INV INVERT ELEVATION
- IP IRON PIPE
- IR IRON ROD
- IRC IRON ROD & CAP
- L ARC LENGTH
- L.A. LIMITED ACCESS
- MES MITERED END SECTION
- MH MANHOLE
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NO. NUMBER
- N&D NAIL & DISK
- OOCEA ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS
- RGE RANGE
- R/W RIGHT-OF-WAY
- SAN SANITARY SEWER
- SEC SECTION
- SR STATE ROAD
- TR TRANSFORMER
- TWP TOWNSHIP
- (TYP) TYPICAL
- WRF WOOD RAIL FENCE
- COMMUNICATIONS RISER
- ELECTRIC BOX
- LIGHT POLE
- PARKING SPACE COUNT
- TRAFFIC SIGN
- GV GAS VALVE
- SV SEWER VALVE
- CO CLEANOUT
- S SANITARY MANHOLE
- G GREASE MANHOLE
- STORM MANHOLE
- BP BACKFLOW PREVENTOR
- PH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- RWW RECLAIMED WATER VALVE
- RWW RECLAIMED WATER METER

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Check positive response codes before you dig!

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Lee Road, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION 1511	
EXISTING CONDITIONS		CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2		CITY OF APOKA, FLORIDA		DATE		DESCRIPTION	
SCALE	1" = 40'	DRAWN:	S. LANCASTER	DESIGNED:	L. CLASSON	CHECKED:	L. CLASSON	DATE:	1/20/2025
PROJECT	CFP-001	SHEET	C1.2						
APPIAN ENGINEERING		DUKE MARTIN CLASSON No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER							

P:\PROJECT DRAWINGS\CFP-001 Central FL Prep School Phase 2\Drawings\CAD_Civil3D Layouts\04 Final Engineering\EROSION CONTROL PLAN.dwg Modified: 4/30/2025 By:kilela Plotted By:tj.moore



- LEGEND**
- ROADWAY TO BE DEMOLISHED AND REPLACED
 - ROADWAY TO BE DEMOLISHED
 - MILL AND RESURFACE LIMITS

EROSION CONTROL NOTES:
AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

- STOCKPILING MATERIAL:**
NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- EXPOSED AREA LIMITATION:**
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
- INLET PROTECTION:**
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- TEMPORARY SEEDING:**
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEED 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. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
- TEMPORARY SEEDING AND MULCHING:**
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDER AREA TO A DEPTH OF FOUR INCHES.
- TEMPORARY GRASSING:**
THE SEEDER OR SEEDER AND MULCHER AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- TEMPORARY REGRASSING:**
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
- MAINTENANCE:**
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- DUST ABATEMENT:**
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
- SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES**
SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OR IMPEROUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.**
- AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.0 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING THE CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.**
- SILT FENCE TO BE INSTALLED A MINIMUM OF SIX INCHES (6") FROM PROPERTY LINE, WETLAND BUFFER, ETC.**
- CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.**
- ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD AND FDEP PROCEDURES.**

- FDEP NPDES PERMIT NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOI FDEP PERMIT.
 - THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.

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Check positive response codes before you dig!

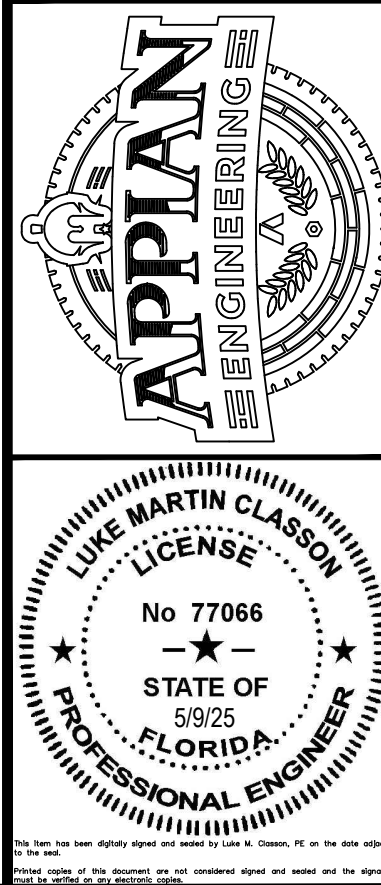
SHEET 5 OF 26

CIVIL ENGINEERING I LAND PLANNING			
APPIAN ENGINEERING LLC			
APPIANFL.COM • 407.960.5868			
2231 Lee Road, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION 1511			
REV.	DATE	DESCRIPTION	LWC
1	03/31/2025	CITY OF APOKA COMMENTS DATED 03/31/2025	BY
EROSION CONTROL, DEMO, & M.O.T. PLANS			
CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2			
CITY OF APOKA, FLORIDA			
SCALE	1" = 40'	DRAWN: S. LANCASTER	DESIGNED: L. CLASSON
PROJECT	CFP-001	CHECKED: L. CLASSON	L. CLASSON
SHEET	C2.0	DATE:	1/20/2025



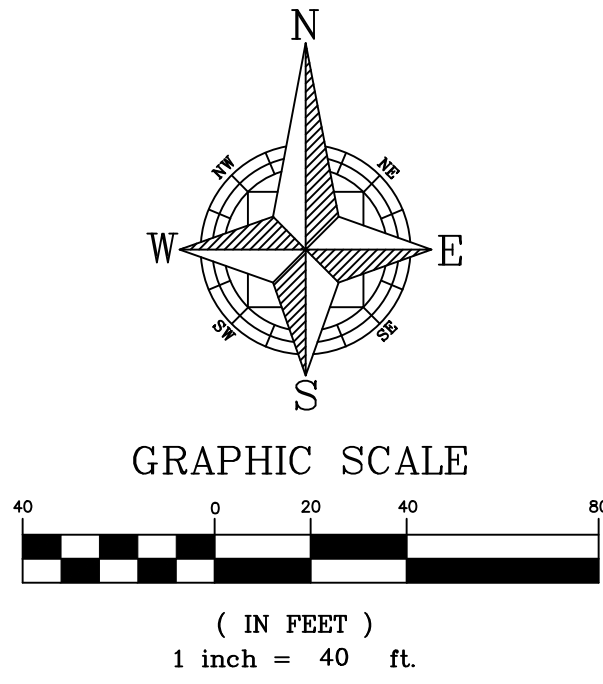
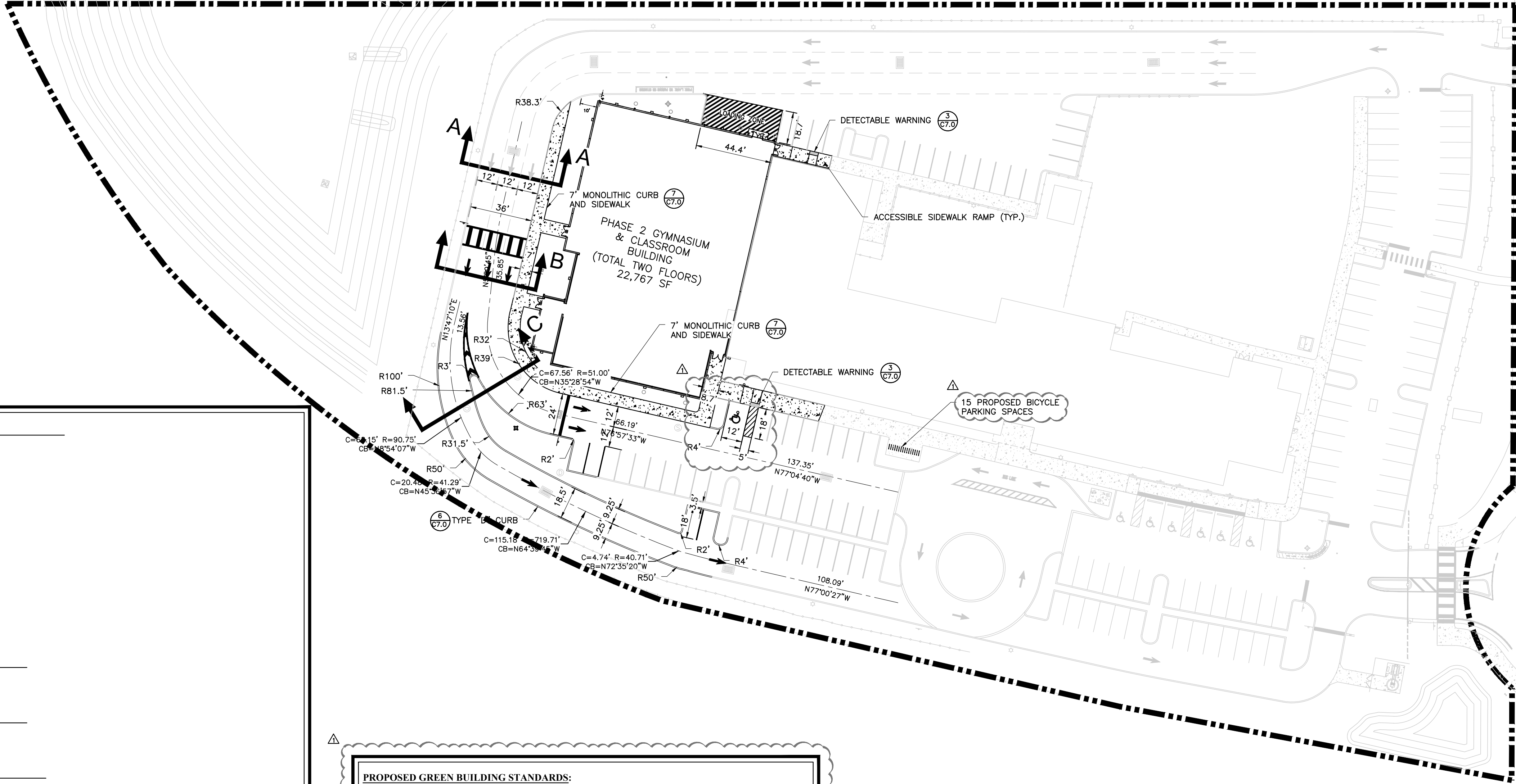
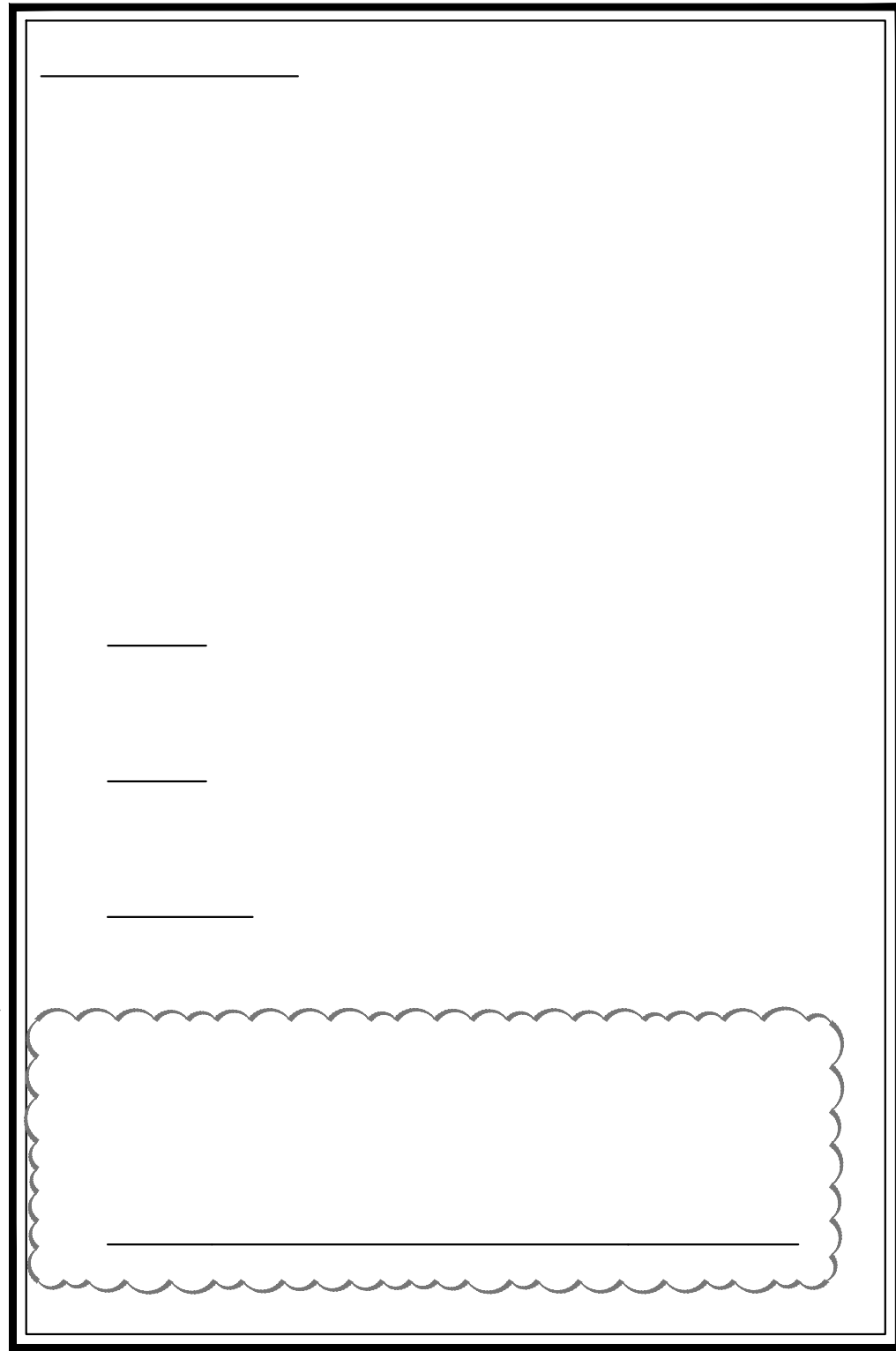
2 TYPE III SILT FENCE DETAIL
N.T.S.

SHEET 6 OF 26

[illegible]

SCALE	DRAWN:	EROSION CONTROL DETAILS	
N.T.S.	S. LANCASTER		
PROJECT	DESIGNED:	CENTRAL FLORIDA PREPATORY SCHOOL - PHASE 2 CITY OF APOPKA, FLORIDA	
CFP - 001	L. CLASSON		
SHEET	CHECKED:		
C2.1	L. CLASSON		
	DATE:		
	1/20/2025		

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NOTE: CENTRAL FLORIDA PREPARATORY SCHOOL TO ADJUST SCHOOL START AND END TIMES FOR THE SCHOOL DAY TO PROVIDE MORE TIME FOR PICKUP/DROPOFF OF STUDENTS AND TO ALLOW FOR BETTER TRAFFIC FLOW.

PROPOSED GREEN BUILDING STANDARDS:

URBAN AGRICULTURE
PROVIDE A FENCED, CENTRALLY LOCATED COMMUNITY GARDEN SPACE 1.00 pt.

TRANSPORTATION
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.1 RESILIENCY TO NATURAL HAZARDS 2.50 pt.*

ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE) 0.50 pt.**

0.00 pt.

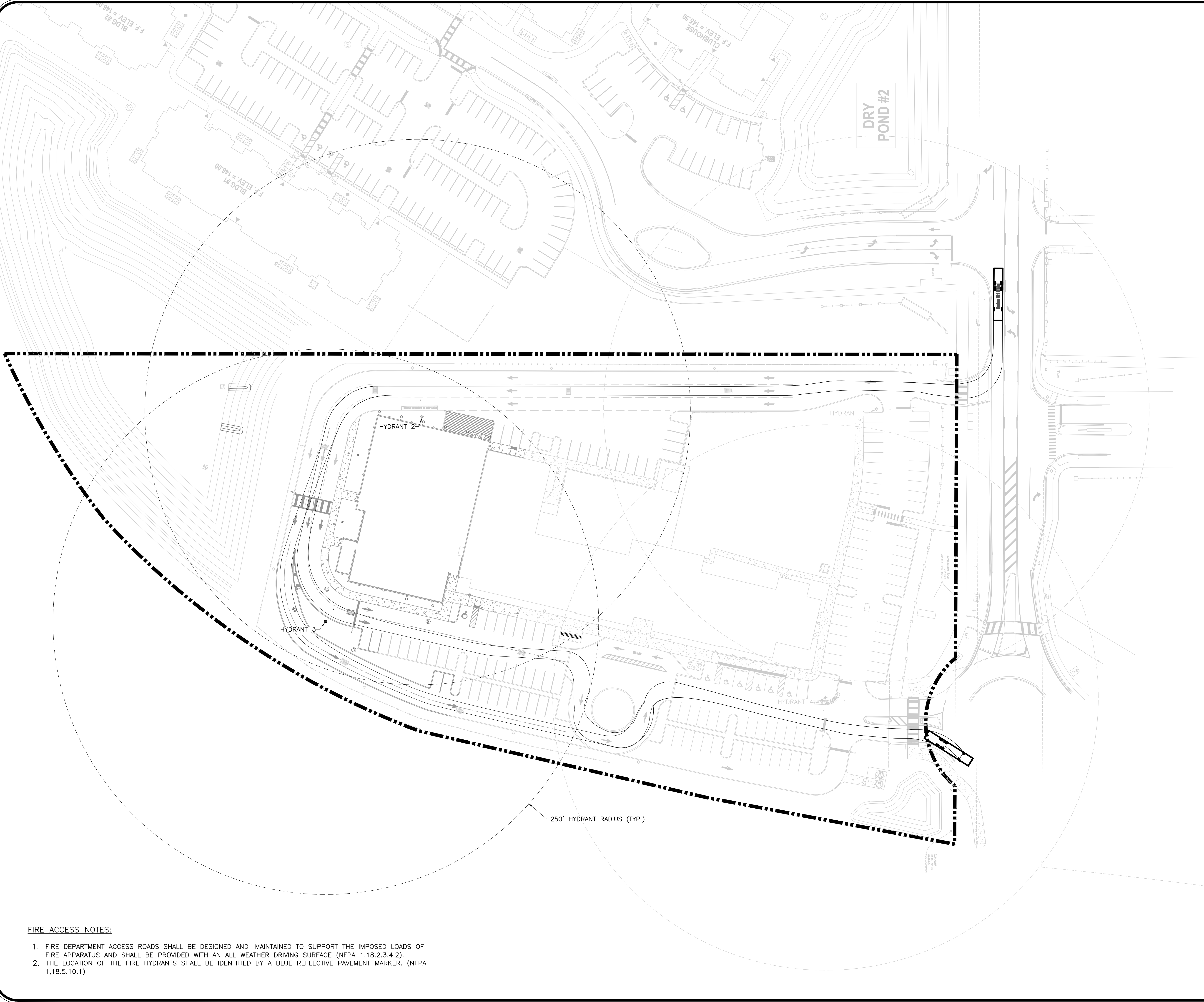
12 PARKING SPACES REQUIRED, PROVIDING 15 SPACES: 15/12 = 125%, 0.50 PTS PER ADDITIONAL 5% BICYCLE PARKING SPACES PROVIDED.

FFE OF THE BUILDING IS 140.45', AND THE NEAREST ESTABLISHED BFE LOCATED ON THE EAST SIDE OF MARDEN ROAD, IS ELEVATION 84', FOR A TOTAL OF 56.45' ABOVE

CIVIL ENGINEERING I LAND PLANNING				APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		CITY OF APOKA COMMENTS DATED 03/31/2025		LWC	
CENTRAL FLORIDA PREPARATORY SCHOOL – PHASE 2				CITY OF APOKA, FLORIDA		2231 Las Ruas, SUITE 27, Winter Park, Florida, 32789		DATE		BY	
DRAWN: S. LANCASTER				DESIGNED: L. CLASSON				CHECKED: L. CLASSON			
PROJECT: CFP-001				SHEET: C3.0				DATE: 1/20/2025			
SCALE: 1" = 40'				PROJECT: CFP-001				SHEET: C3.0			
APPIAN ENGINEERING				LUKE MARTIN CLASSON				No 77066			
STATE OF FLORIDA				PROFESSIONAL ENGINEER				5/9/25			

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

P:\PROJECT DRAWINGS\CFP-001 Central FL Prep School Phase 2\Drawings\CAD Civil3D Layouts\04 Final Engineering\FIRE TRUCK ROUTE PLAN.dwg Modified: 4/23/2025 By: moore Plotted By: j moore



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

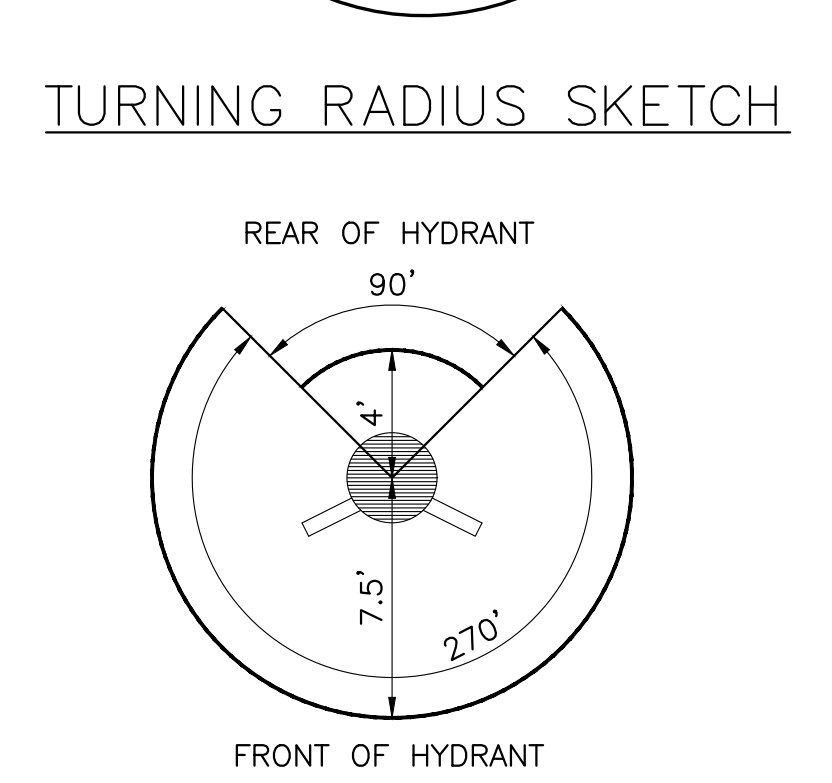
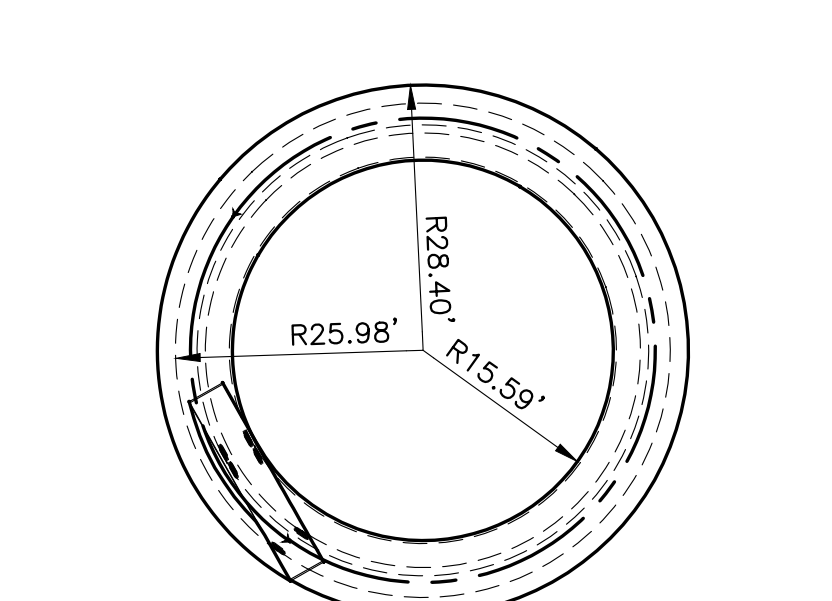
LEGEND

- PARCEL BOUNDARY
- 250' FIRE HYDRANT RADIUS
- 250' EXISTING FIRE HYDRANT RADIUS

AFD ENGINE / PUMPER

Rosenbauer 100 ft MM Cobra

Overall Length	47.64
Overall Width	8.16
Overall Body Height	10.40
Min. Body Ground Clearance	0.99
Track Width	10.00
Lock-to-lock time	6.00
Max Wheel Angle	45.00



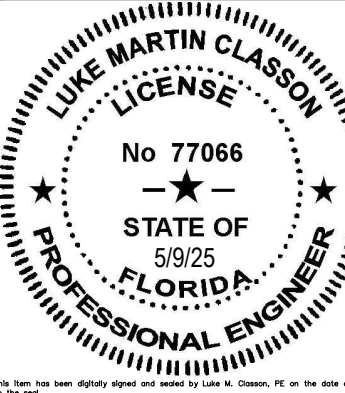
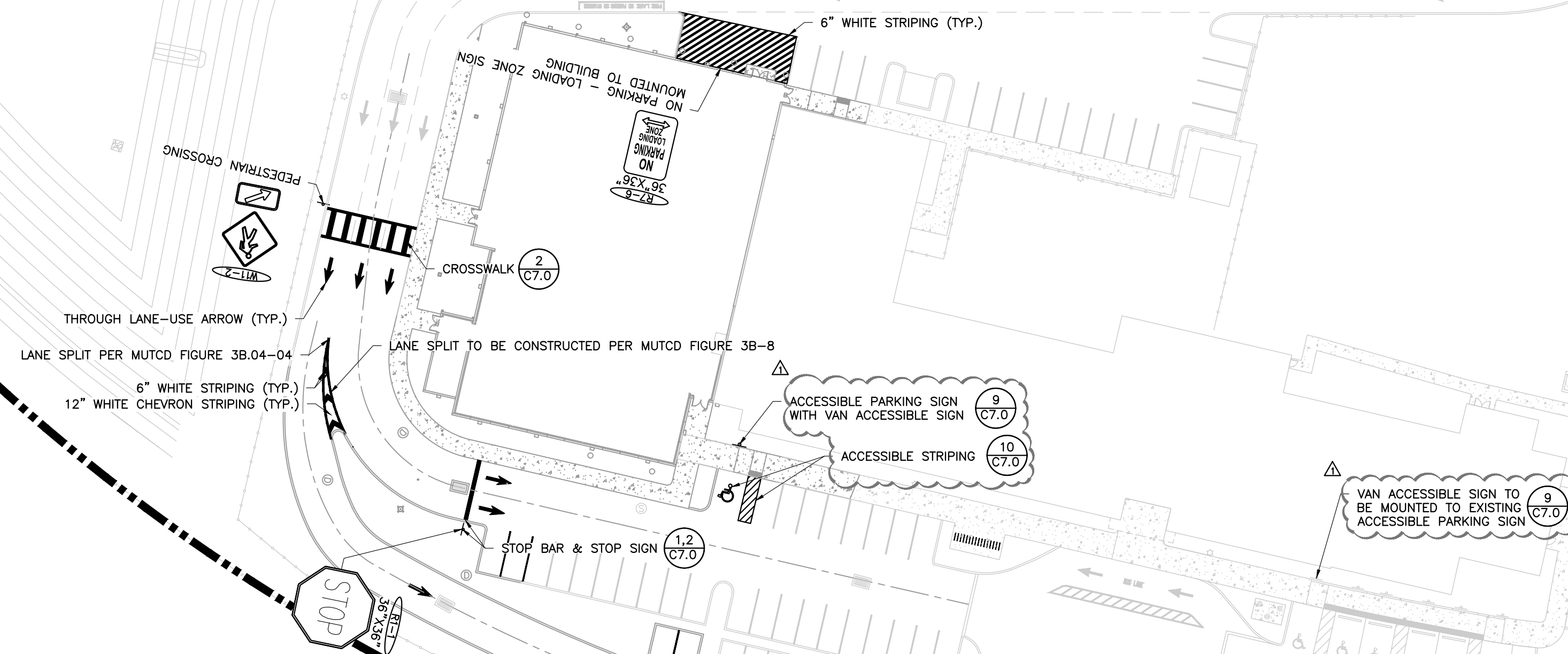
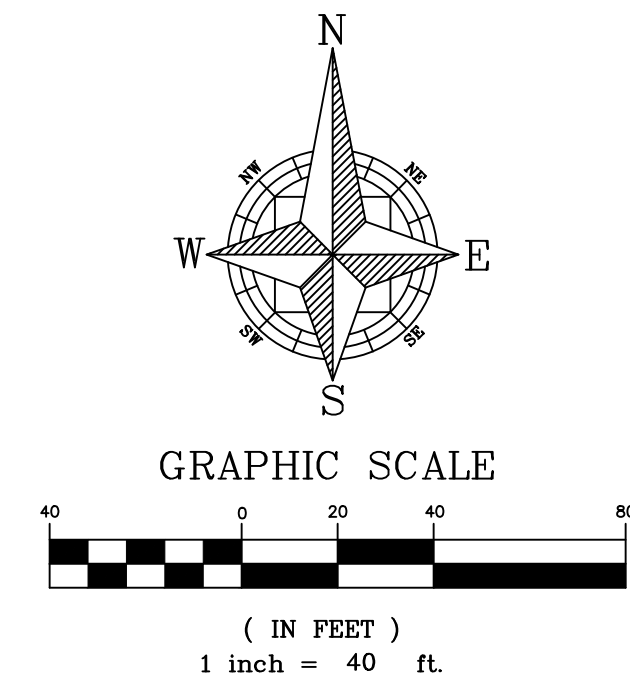
**FIRE HYDRANT CLEARANCE
DETAIL**

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

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CIVIL ENGINEERING I LAND PLANNING	APPIAN ENGINEERING LLC.	APPIANFL.COM • 407.960.5868	2231 Las Roca, Suite 27, Winter Park, Florida, 32789	STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1512	REV.	DATE	DESCRIPTION	LWC	BY
					03/21/2025	03/21/2025			
FIRE TRUCK ROUTE PLAN		CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2		CITY OF APOKA, FLORIDA					
DRAWN: S. LANCASTER	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DATE: 1/20/2025						
SCALE: 1" = 40'	PROJECT: CFP-001	SHEET: C.3.1							



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[illegible]

SIGNAGE AND STRIPING PLAN

CENTRAL FLORIDA PREPATORY
SCHOOL – PHASE 2
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: S. LANCASTER
1" = 40'	DESIGNED: L. CLASSON
PROJECT	CHECKED: L. CLASSON
CFP-001	DATE: 1/20/2025
SHEET	
C3.2	

Outdoor Lighting

Shoobox LED



The energy-efficient Shoobox LED is a slim solution and great fit for commercial parking lots, multi-office buildings and streets providing a "white light" that will enhance the appearance of your site. The Shoobox LED delivers light where it is needed, while increasing visibility and reducing spill light to adjoining properties. Selected for an alternative to the metal halide light fixture, this fixture provides a white light source that will enhance colors, aiding in visual safety and improving area uniformity.

LED

Light Emitting Diode

213 | 421 watts

Mounting Height

20' - 35'

Color

Dark bronze
Black

Poles

Tension top concrete
Decorative concrete

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 888.799.8637.

DETAIL PROVIDED BY DUKE ENERGY

LIGHT DETAIL

TRP2/RD12/QSP2

GeoPak Architectural Wallpacks

LED WALLPACKS



FEATURES

- Medium sized architectural wallpacks in three highly durable, weather-resistant housings and provide excellent illumination and efficiency
- 30-watt wallpacks with unique and clever mounting for ease of installation and maintenance
- The RD12 model and the QSP2 are made of stainless steel
- 30-watt wallpacks listed for 100,000 and 120,000 hours
- 30-watt wallpacks
- 30-watt wallpacks
- 30-watt wallpacks

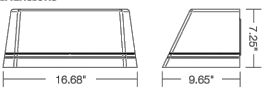
ORDERING INFORMATION

TRP2	24L-50	5K7	4	480	DB		
RD12	24L-50	5K7	4	480	DB		
QSP2	24L-50	5K7	4	480	DB		

OPTIONAL ACCESSORIES

TRP2	24L-50	5K7	4	480	DB		
RD12	24L-50	5K7	4	480	DB		
QSP2	24L-50	5K7	4	480	DB		

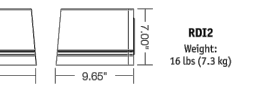
EXPERIENCED



EXPERIENCED



EXPERIENCED



TRP2

RD12

QSP2

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18.00"

18.00"

10.00"

10.00"

10.00"

10.00"

10.00"

10.00"

18.00"

18.00"

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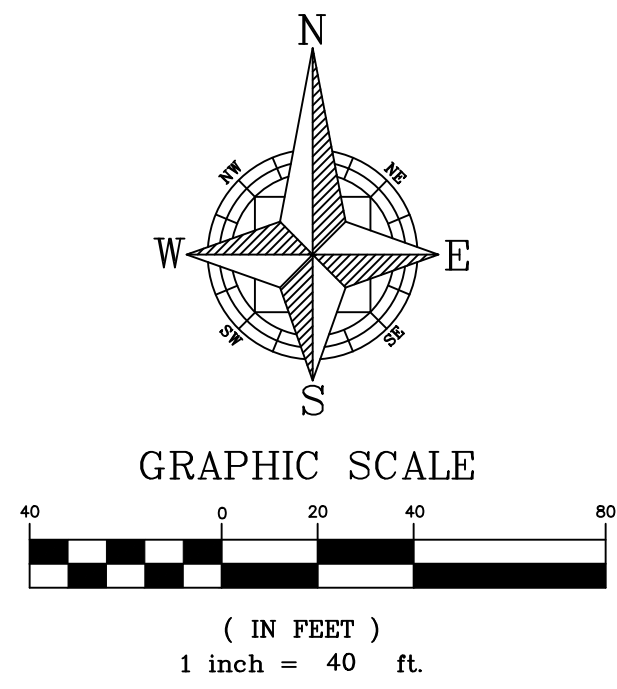
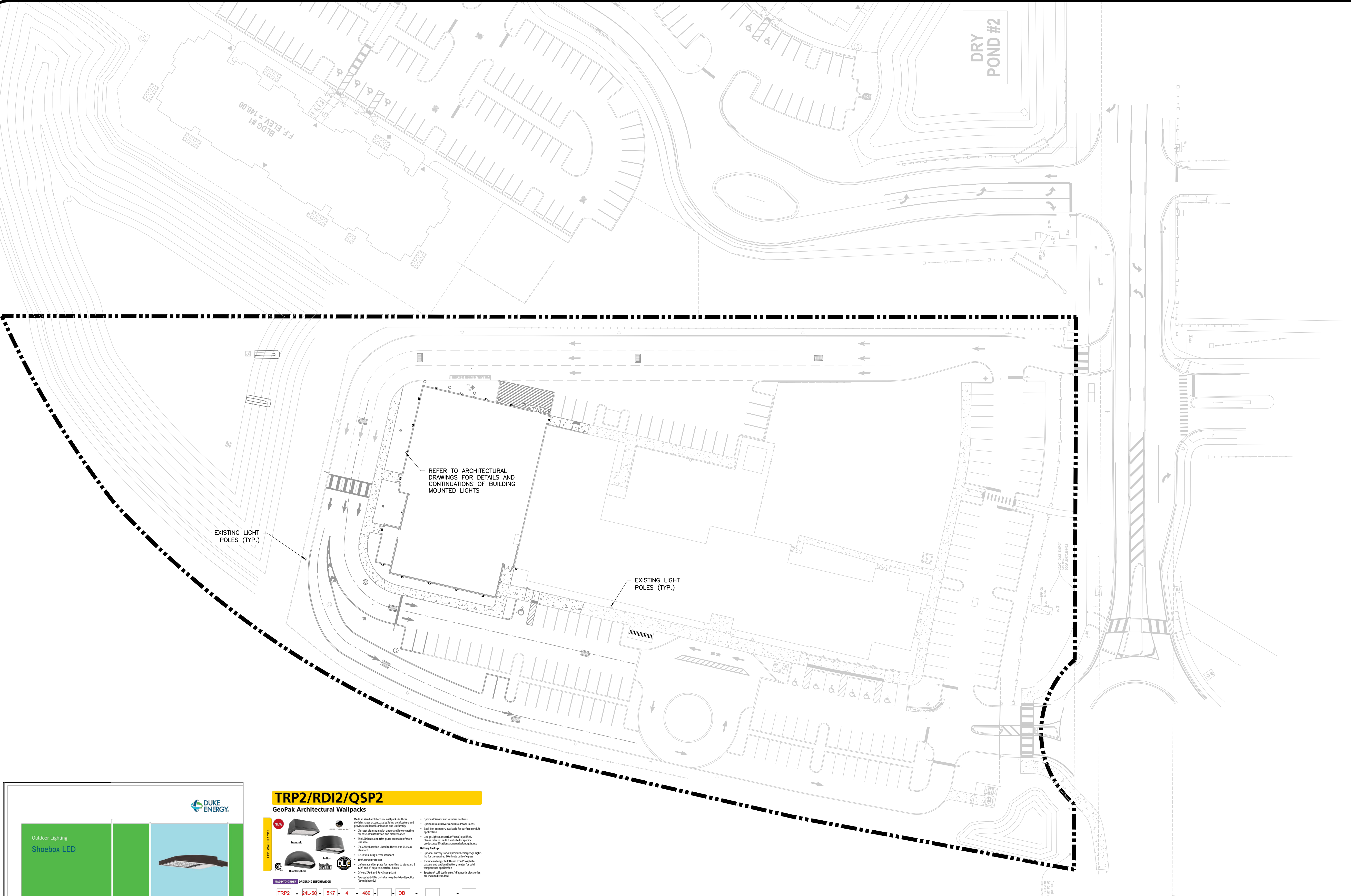
10.00"

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10.00"

10.00"



- LIGHTING NOTES:
1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES.
 2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
 3. PROPOSED LIGHT POLES SHOWN FOR CONSTRUCTION SITE PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

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

STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER

LIGHTING PLAN

CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2

CITY OF APOKA, FLORIDA

SCALE

1" = 40'

DRAWN:

S. LANCASTER

DESIGNED:

L. CLASSON

CHECKED:

L. CLASSON

DATE:

1/20/2025

PROJECT

CFP-001

SHEET

C.3.4

DATE

1/20/2025

REVISION

DATE

DESCRIPTION

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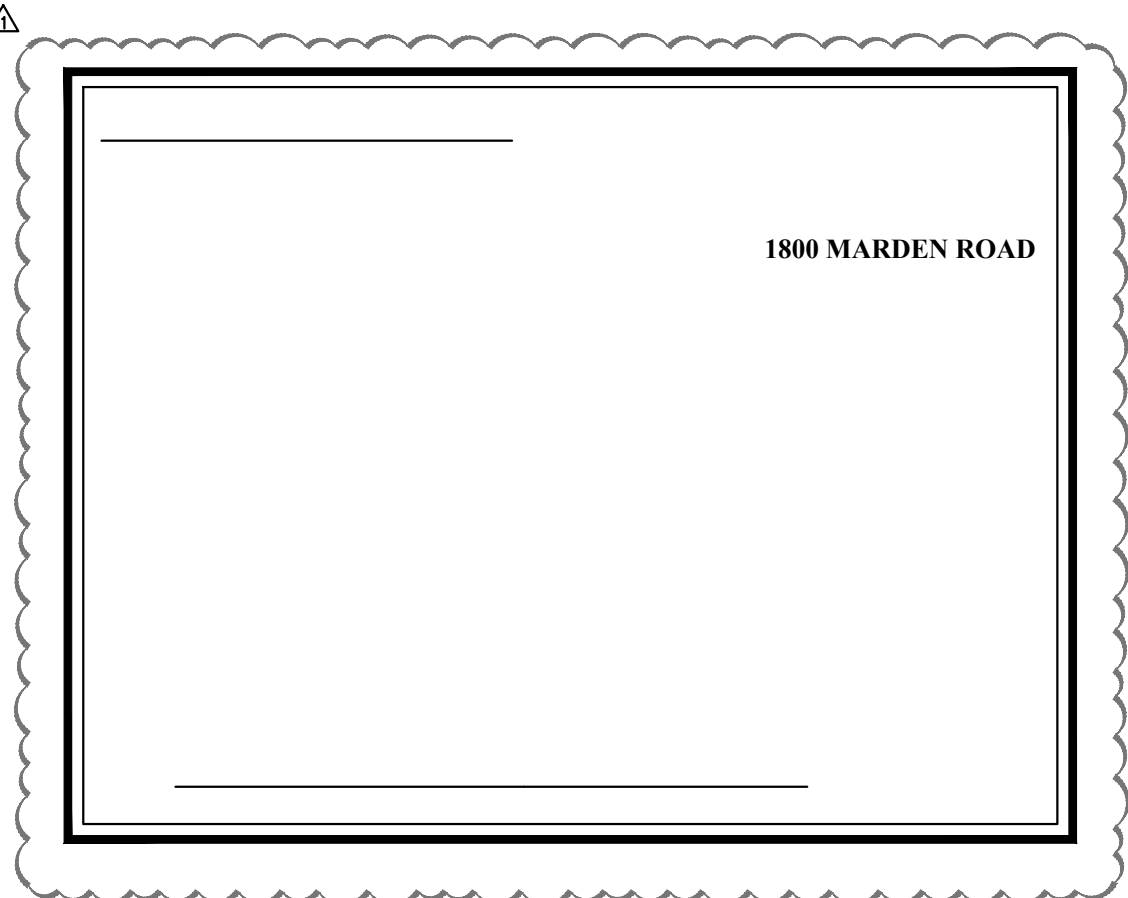
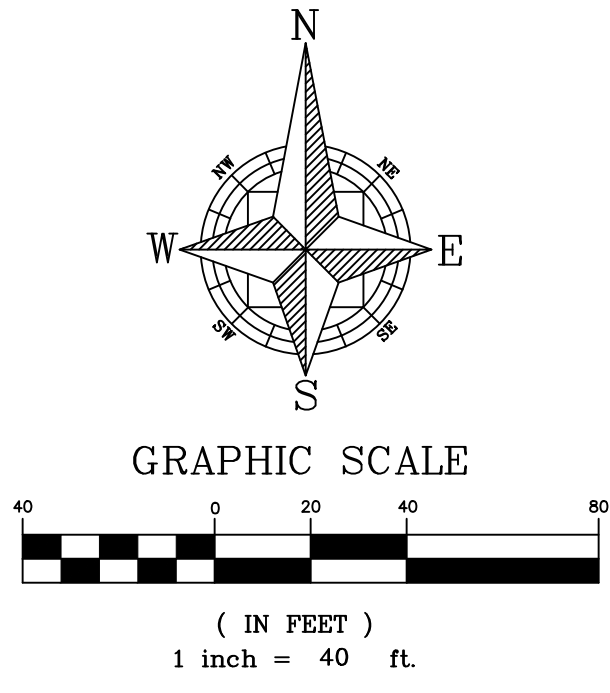
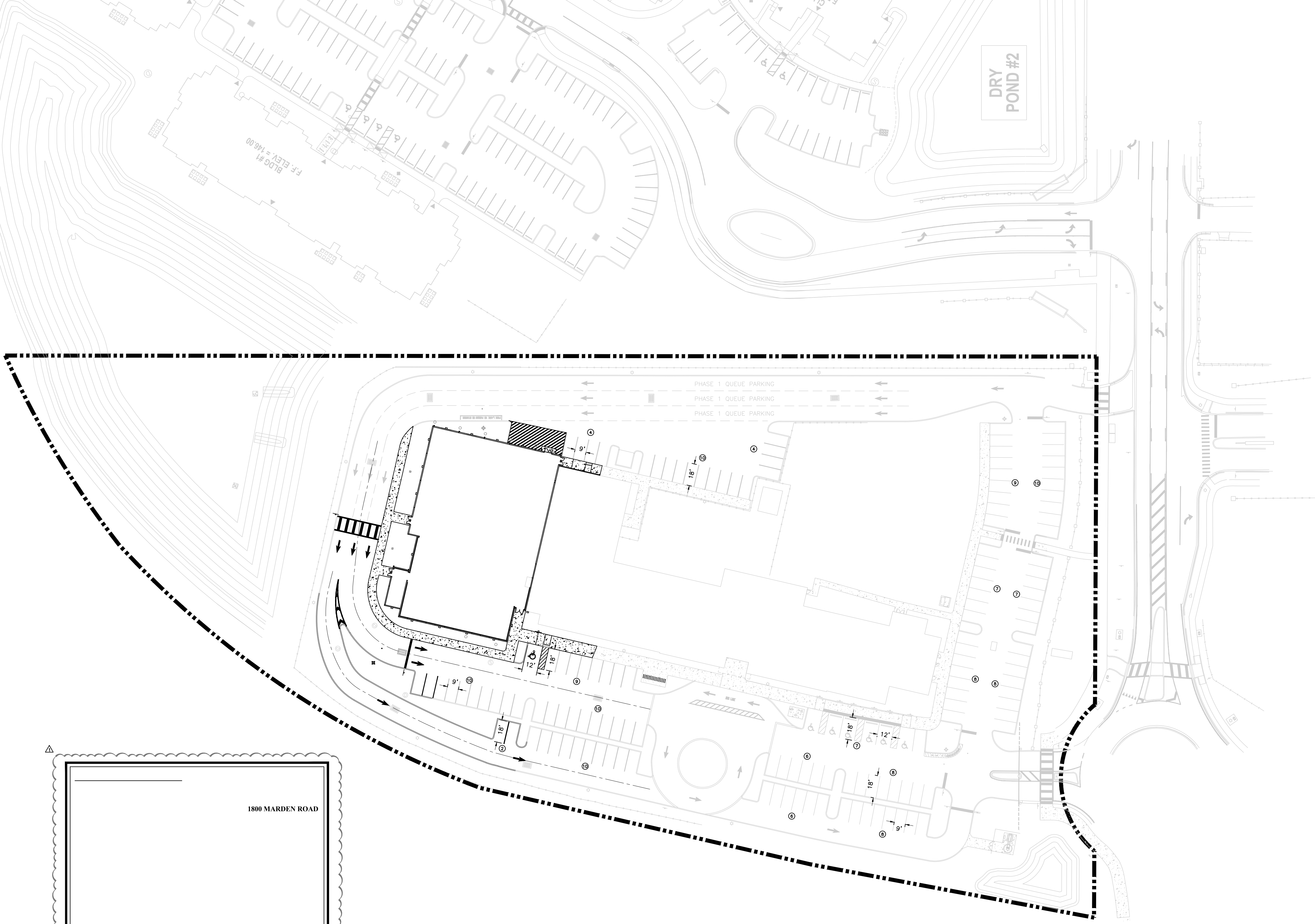
CITY OF APOKA COMMENTS DATED 03/31/2025

Sunshine811

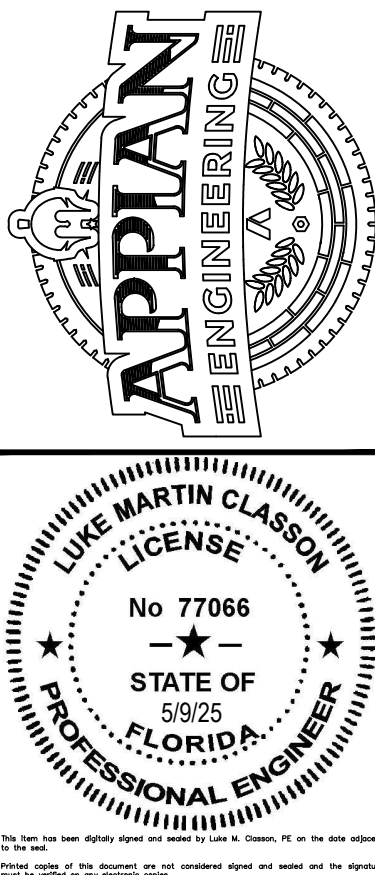
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

P:\PROJECT DRAWINGS\CFP-001 Central FL Prep School Phase 2\Drawings\CAD Civil3D Layouts\04 Final Engineering\Parking PLAN.dwg Modified: 5/9/2025 By: tmoore Plotted By: tmoore



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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



PARKING PLAN
CENTRAL FLORIDA PREPATORY
SCHOOL – PHASE 2
CITY OF APOKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING
APPLAN ENGINEERING LLC.
APPLANFL.COM • 407.960.5868
2221 Las Ruas, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION 1514

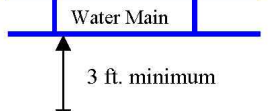
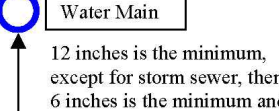
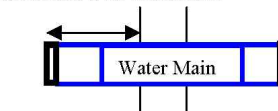
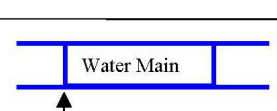
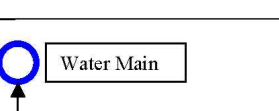
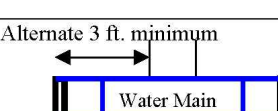
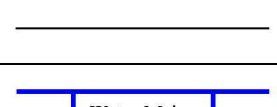
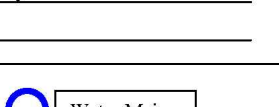
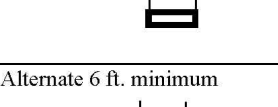
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- SP #

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

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

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			Alternate 3 ft. minimum 
Vacuum Sanitary Sewer			Alternate 3 ft. minimum 
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			Alternate 6 ft. minimum 
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

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

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

WHERE:

L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF PIPE, IN INCHES

P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

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

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

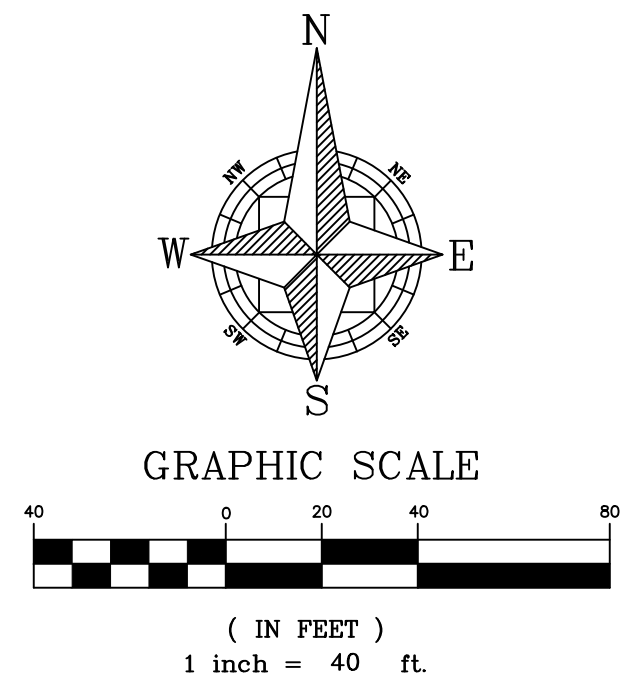
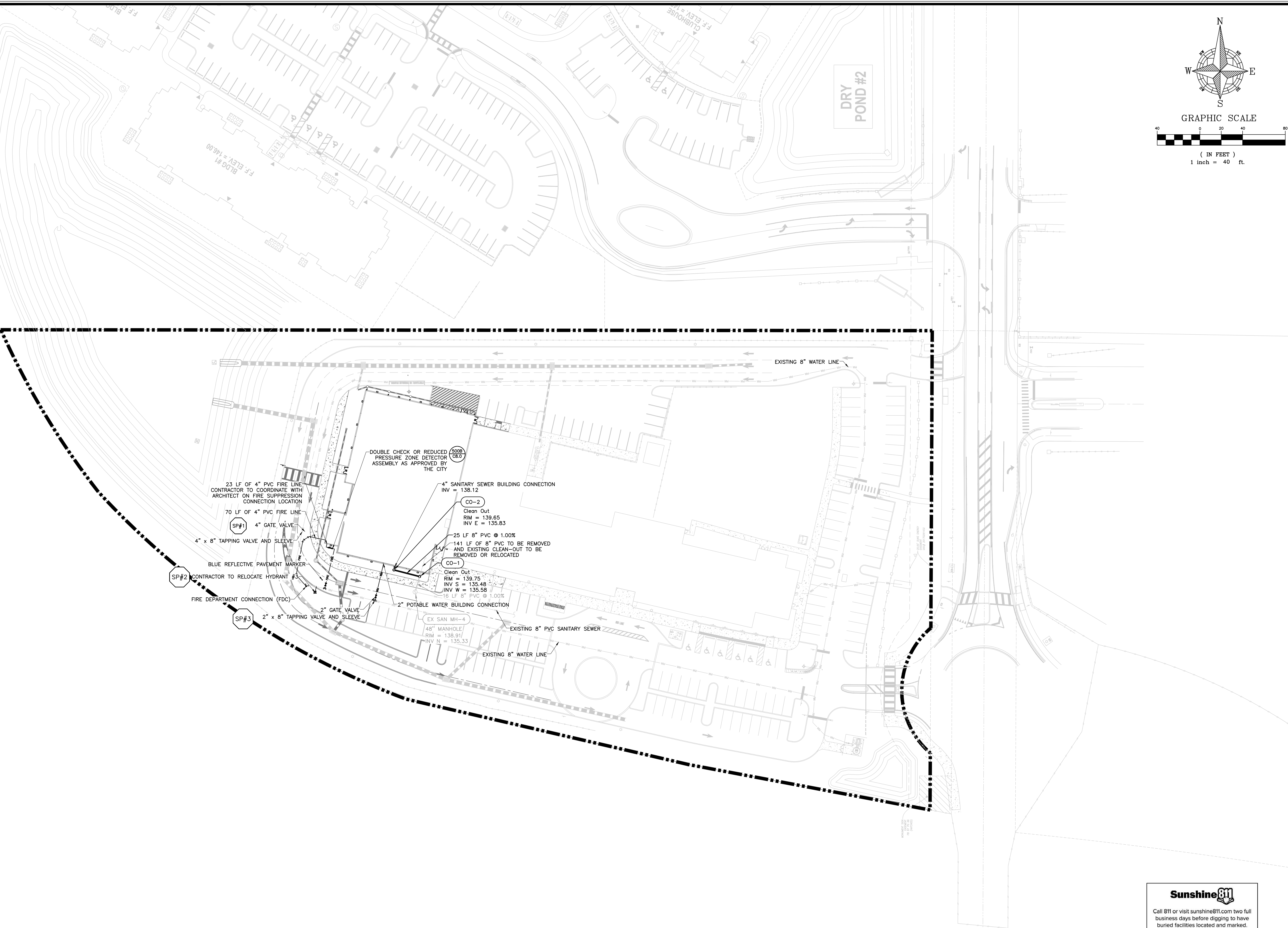
(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

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

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

- (4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELATED FIRE HYDRANT MAINS UNDERGROUND SHALL BE LOCATED AT LEAST THREE FEET FROM THE DRAINS OR SEWERS. AT LEAST THREE FEET FROM THE WASTING OR PROPOSED STORM SEWER, RECLAIMED WATER FORCE MAINS CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-010, F.A.C., AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAIN, OR RECLAIMED WATER MAIN. NO REGULATED UNDER PART III OF CHAPTER 62-010, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

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Check positive response codes before you dig.



Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

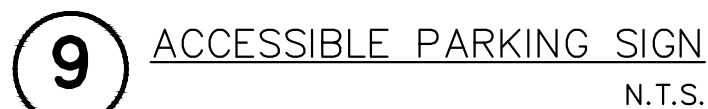
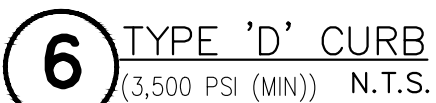
Check positive response codes before you dig!

SHEET 14 OF 26

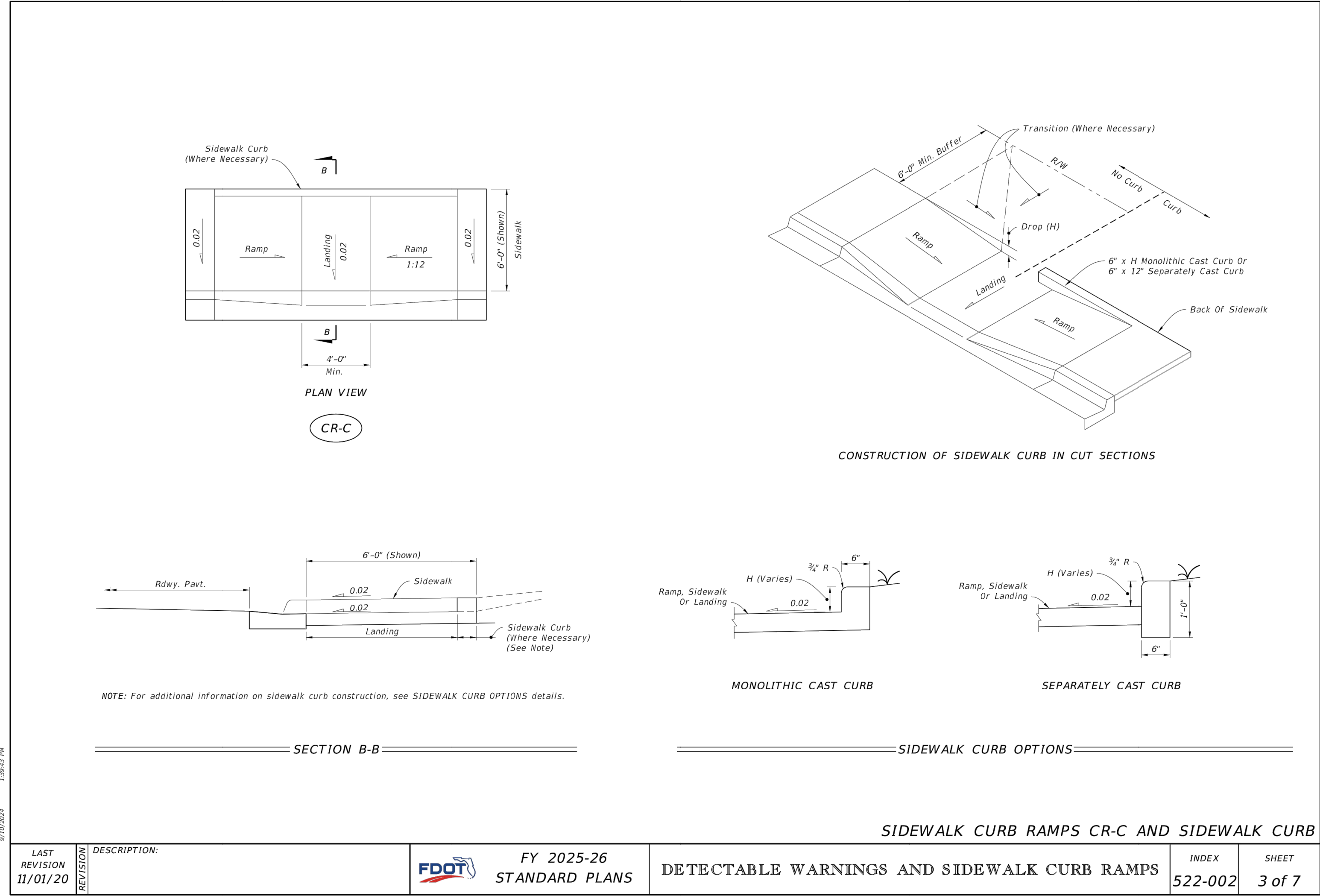
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5 CONCRETE WALK
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SHEET 17 OF 26



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APPIAN ENGINEERING

LUKE MARTIN CLASSON
No 77066
5/9/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CIVIL DETAILS

CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2
CITY OF APOKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING

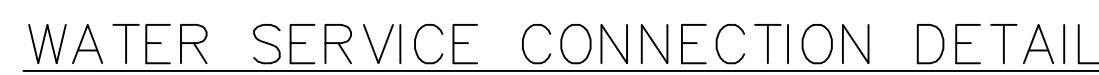
APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868
2231 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1314

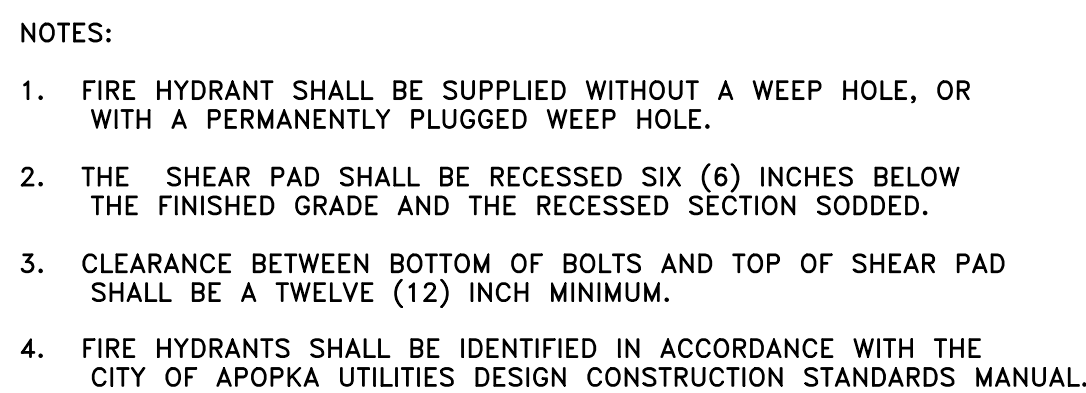
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406
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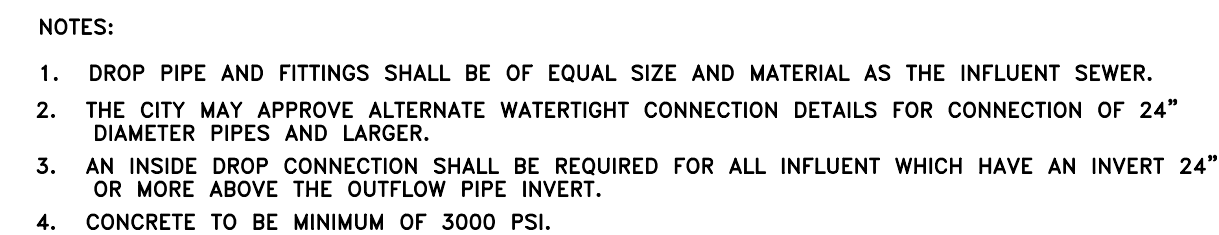


CITY OF APOPKA JANUARY 2014 FIG. 405
DESIGN ENGINEERING DIVISION



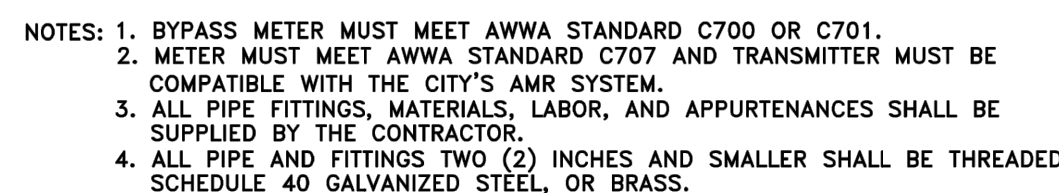
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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MANHOLE CONNECTION DETAILS

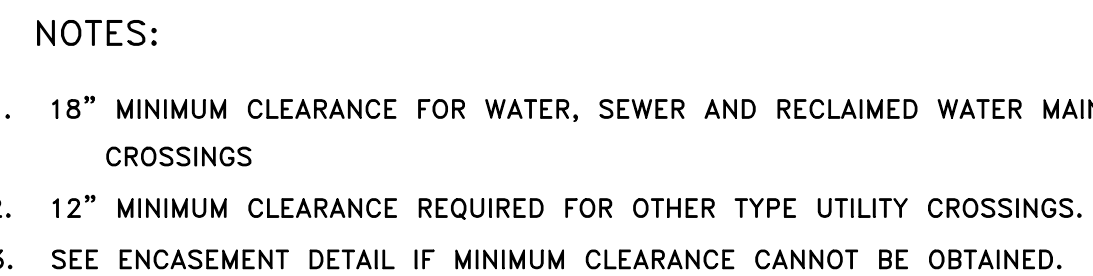
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201
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ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

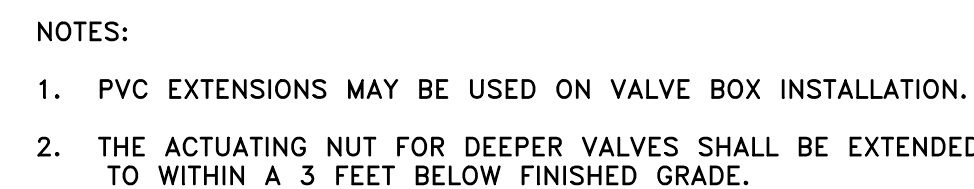
2 INCH AND ABOVE ASSEMBLY

CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B
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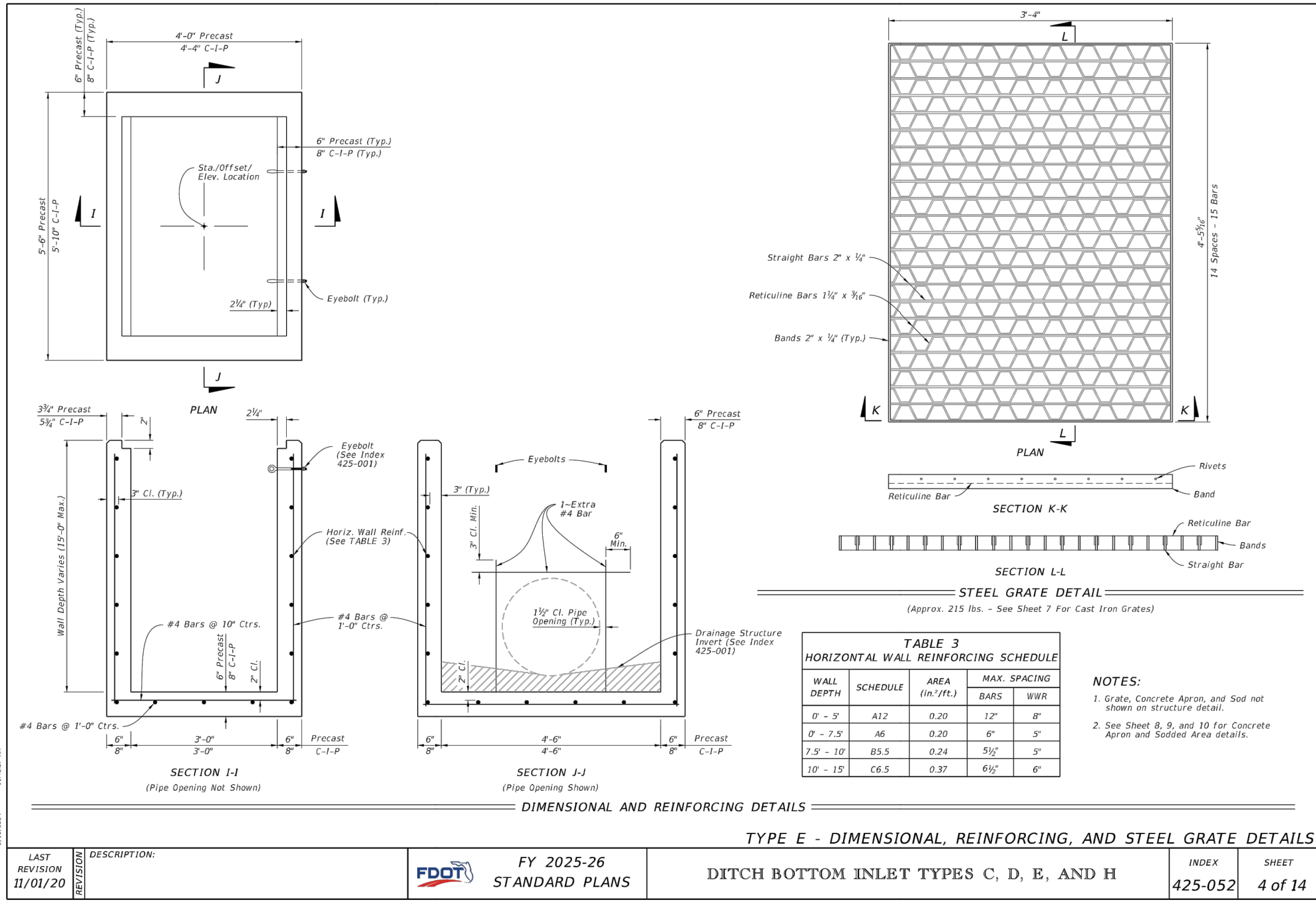
UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117
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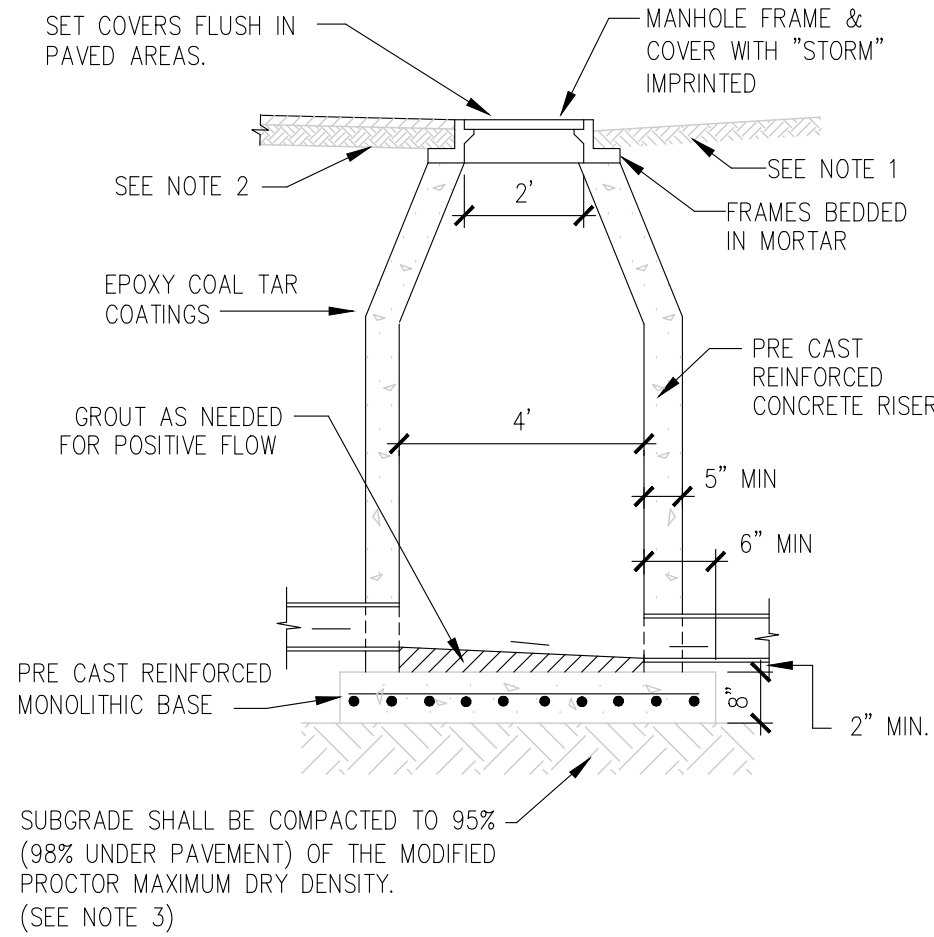


GATE VALVE AND BOX DETAIL

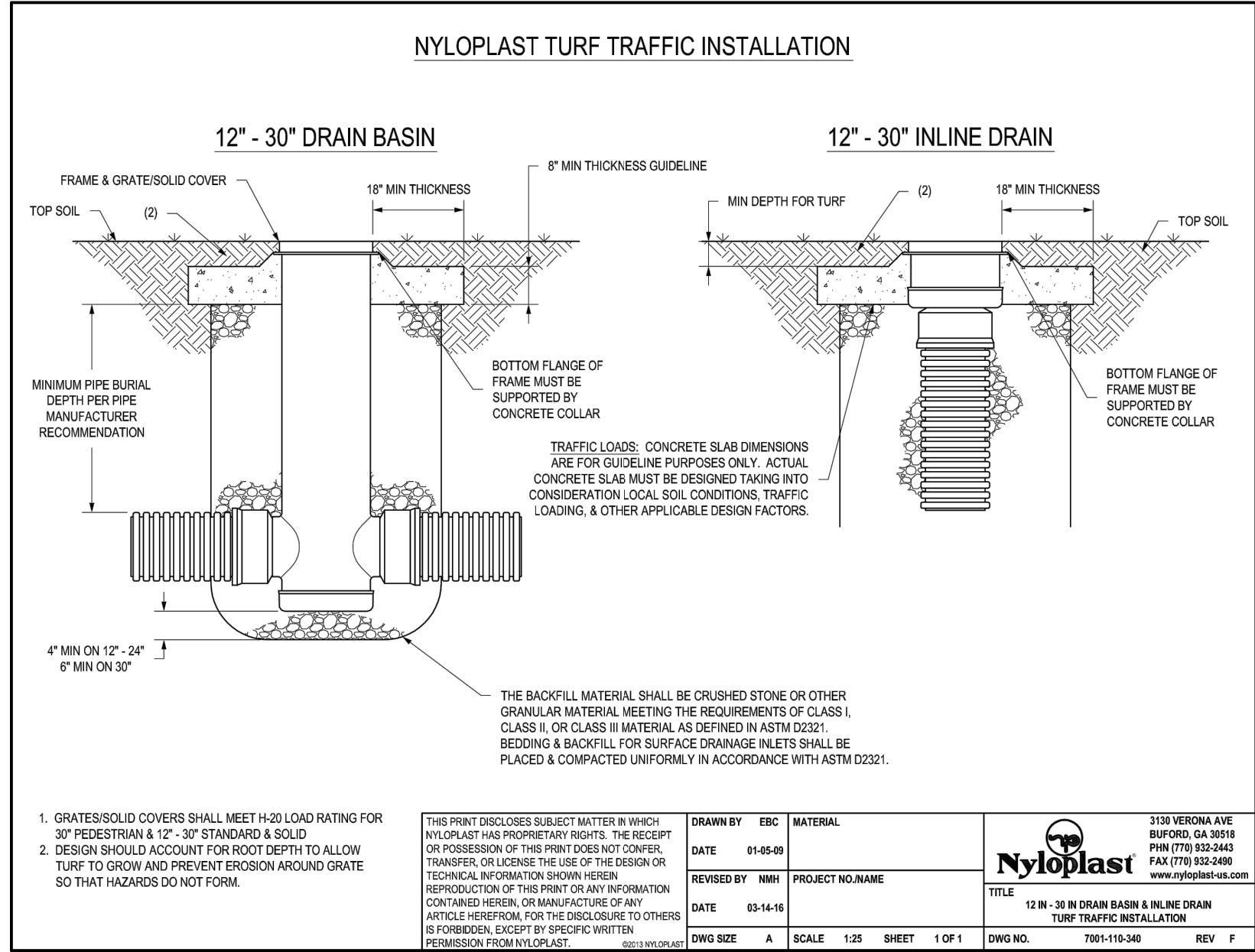
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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1 TYPE E INLET
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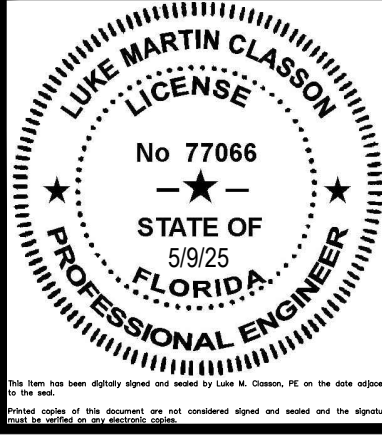
2 MANHOLE
N.T.S.



3 CONCRETE COLLAR
N.T.S.

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SHEET 20 OF 26



DRAINAGE DETAILS

CENTRAL FLORIDA PREPATORY SCHOOL - PHASE 2

CITY OF APOKA, FLORIDA

SCALE: N.T.S.

PROJECT: CFP-001

SHEET: C9.0

DRAWN BY: S. LANCASTER

DESIGNED BY: L. CLASSON

CHECKED BY: L. CLASSON

DATE: 1/20/2025

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION: 1514

REV. DATE DESCRIPTION

CITY OF APOKA COMMENTS DATED 03/21/2025

LWC

BY



Landscape Designs, LLC

■ Landscape Architecture
■ Site Planning
2200 Winter Springs Blvd
Ste #106-114
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

MMI-006
CFL PREP
SCHOOL PH II
City of Apopka
Florida

Appian Engineering
2221 Lee Road
Suite 17
Winter Park, FL 32789
(407) 960-5868

CONSULTANTS

LANDSCAPE ARCHITECT

CARL J. KELLY JR., RLA



REG.#: 0001764

PROJECT NO. APP13.02

DESIGNED BY CJK

DRAWN BY CJK

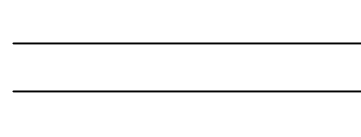
CHECKED BY CJK

DATE 01/27/25

ISSUED FOR:

04/09/25 County Comments

DRAWING SCALE



SCALE: 1"=30'-0"

DRAWING TITLE

LANDSCAPE

SITE PLAN

DRAWING NUMBER

LS-01

DRAWING NUMBER

LS-01

DRAWING NUMBER

LS-01

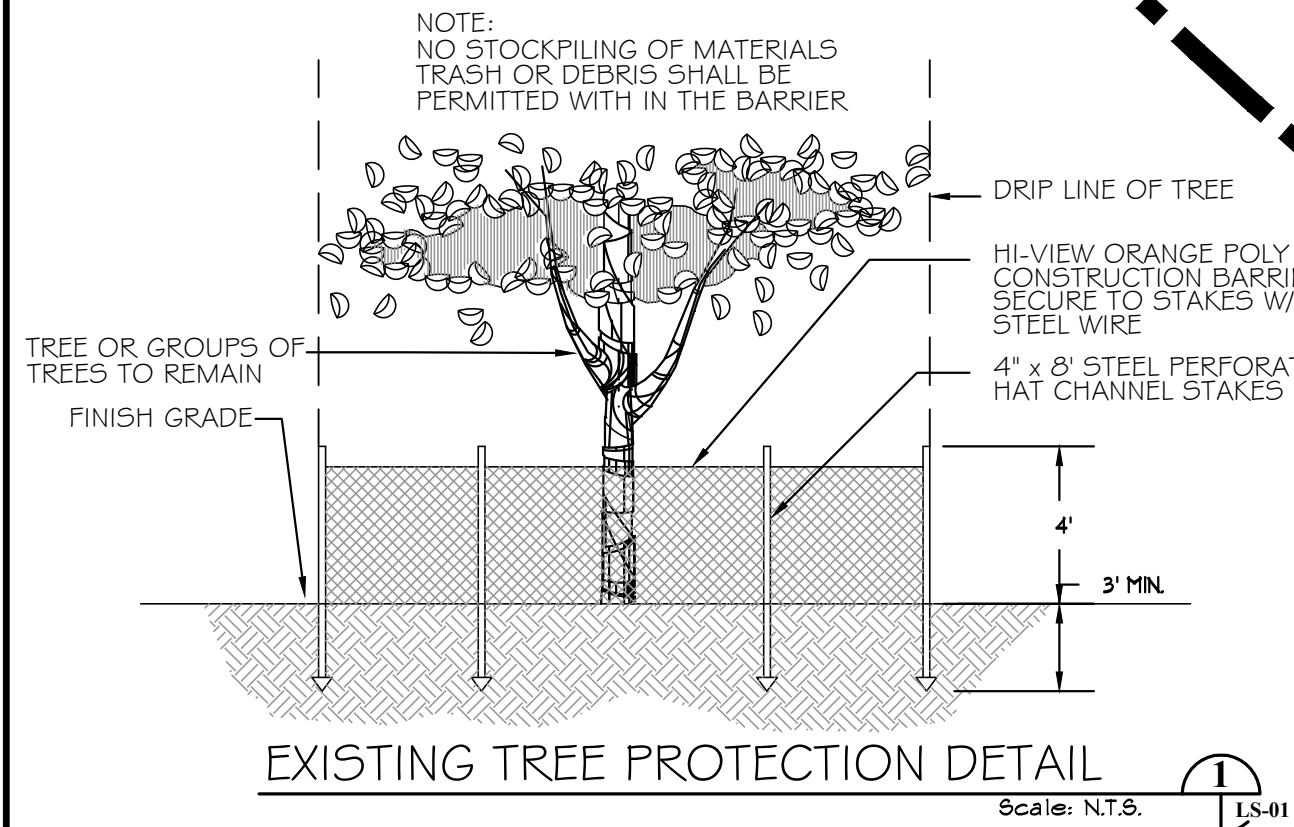
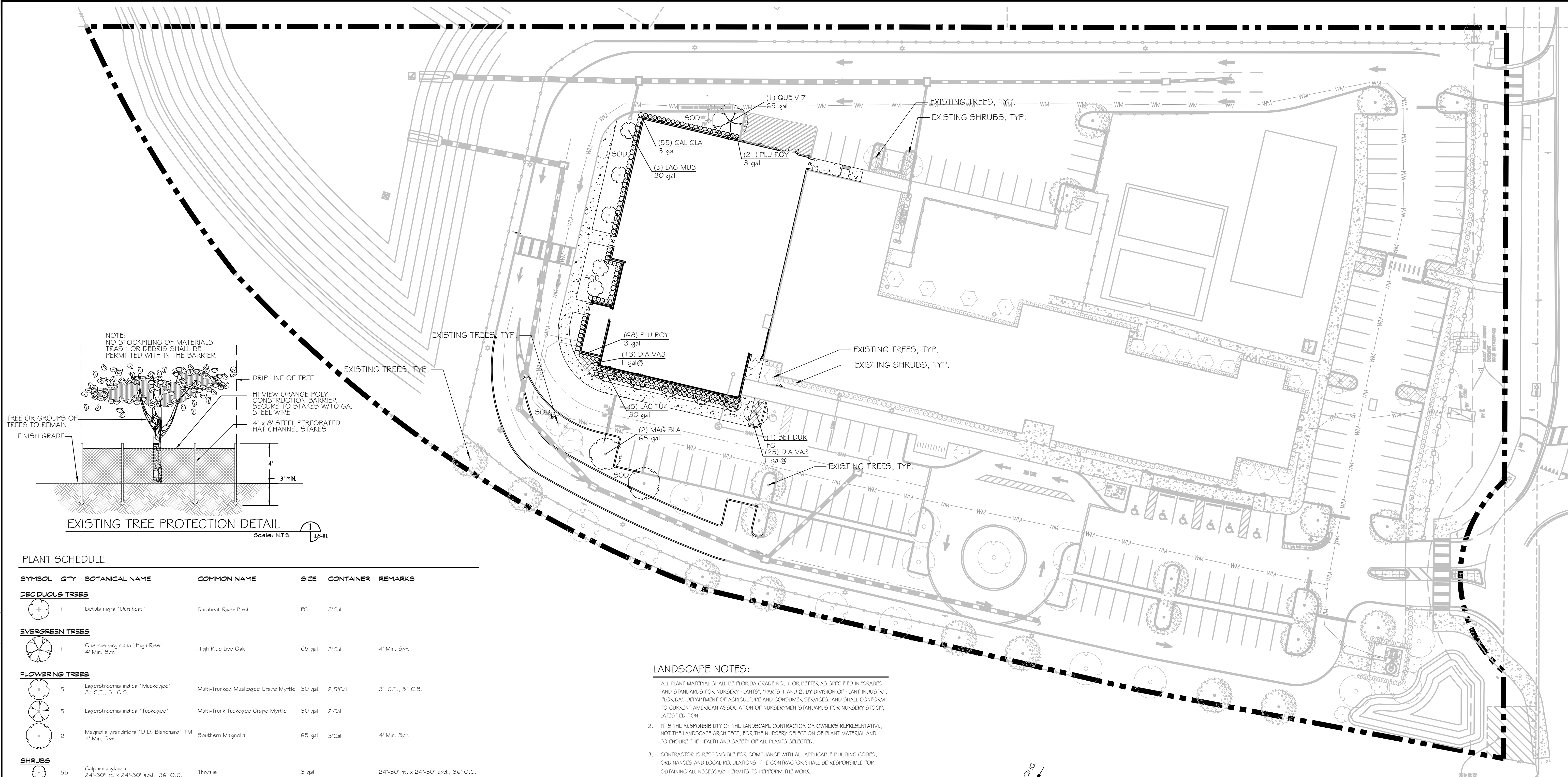
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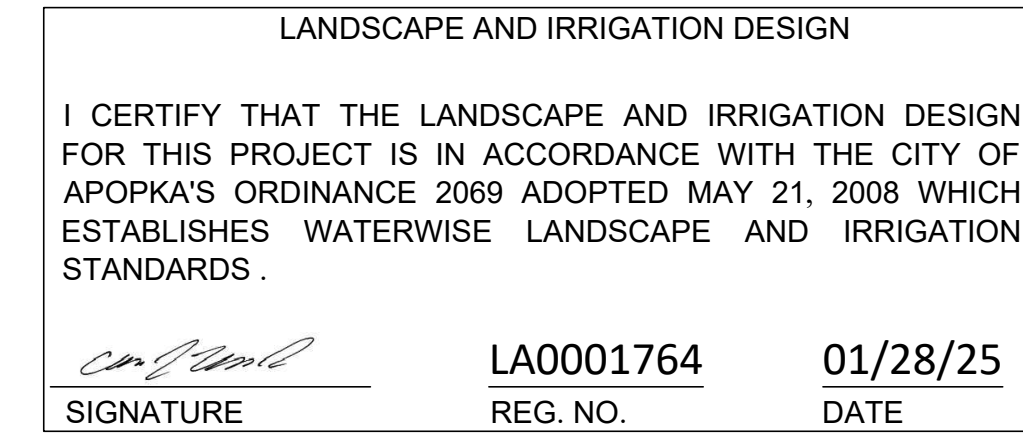
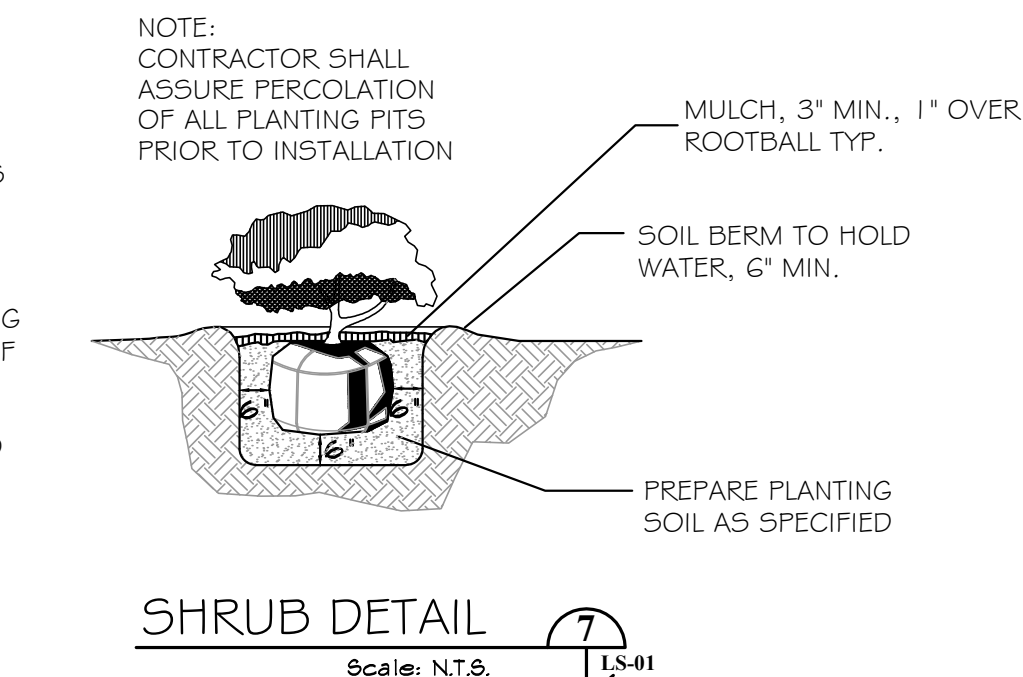
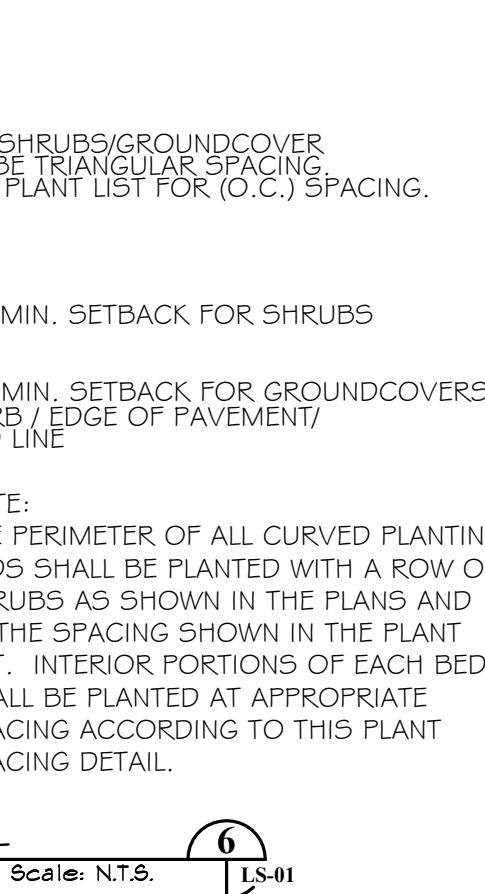
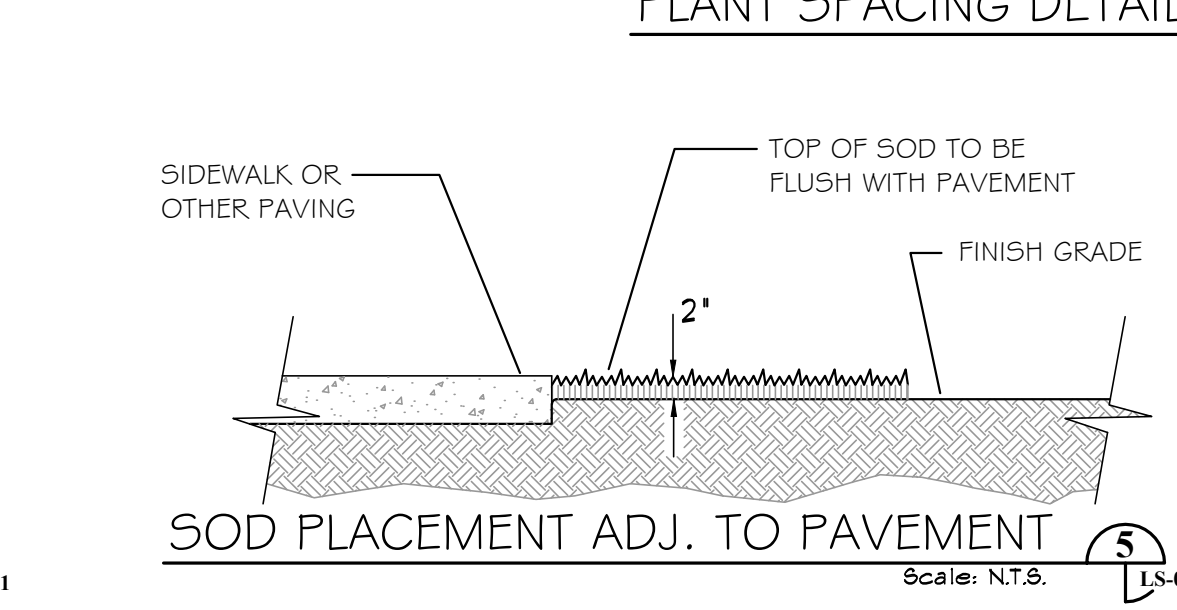
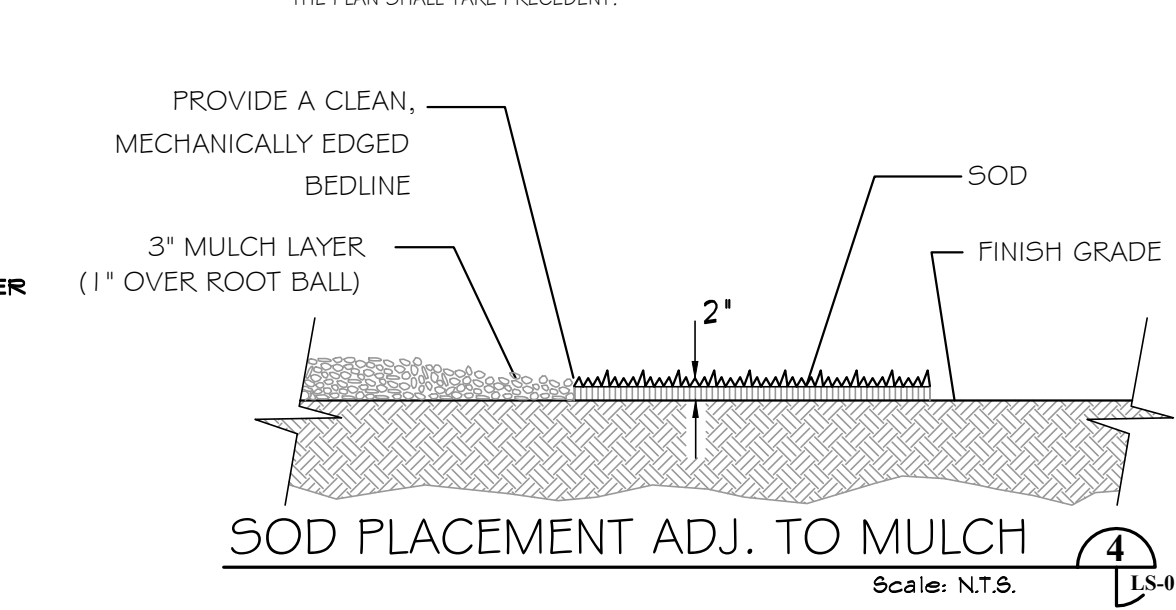
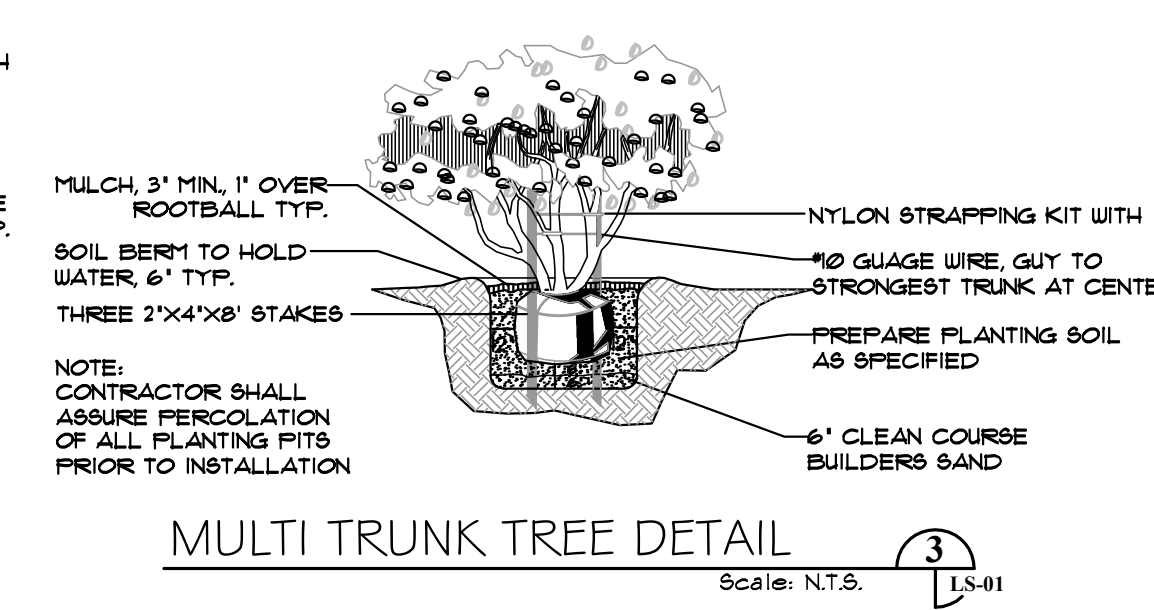
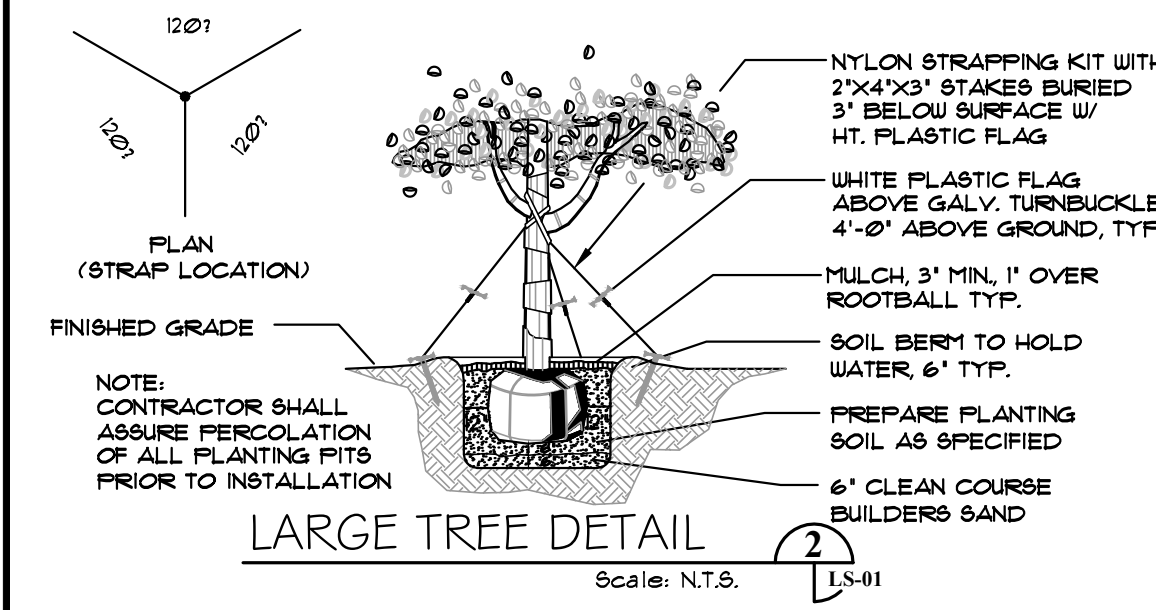


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES						
	1	Betula nigra "Duraheat"	Duraheat River Birch	FG	3"Cal	
EVERGREEN TREES						
	1	Quercus virginiana "High Rise"	High Rise Live Oak	65 gal	3"Cal	4' Min. Spr.
FLOWERING TREES						
	5	Lagerstroemia indica "Muskogee"	Multi-Trunked Muskogee Crape Myrtle	30 gal	2.5"Cal	3' C.T., 5' C.S.
	5	Lagerstroemia indica "Tuskegee"	Multi-Trunk Tuskegee Crape Myrtle	30 gal	2"Cal	
	2	Magnolia grandiflora "D.D. Blanchard" TM	Southern Magnolia	65 gal	3"Cal	4' Min. Spr.
SHRUBS						
	55	Galphimia glauca	Thyralis	3 gal		24"-30" ht. x 24"-30" spd., 36" O.C.
	89	Plumbago auriculata "Royal Cape" TM	Cape Plumbago	3 gal		24"-30" ht. x 24"-30" spd., 30" O.C.
GROUND COVERS						
	38	Danellia revoluta "Vanegated"	Vanegated Flax Lily	1 gal@		12"-15" ht., 5-6 ppp, 24" O.C.
SOD & MISCELLANEOUS ITEMS						
MULCH		Mini Pine Bark Nuggets				
SOD		Paspalum notatum-Bahia Sod				

NOTES:

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





Landscape Designs, LLC

■ Landscape Architecture
■ Site Planning
2200 Winter Springs Blvd
Ste #106-114
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

MMI-006
CFL PREP
SCHOOL PH II
City of Apopka
Florida

Appian Engineering
2221 Lee Road
Suite 17
Winter Park, FL 32789
407) 960-5868

CONSULTANTS

LANDSCAPE ARCHITECT

CARL J. KELLY JR., RLA



REG.#: 0001764

PROJECT NO. APP13.02

DESIGNED BY CJK

DRAWN BY CJK

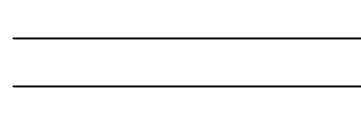
CHECKED BY CJK

DATE 01/27/25

ISSUED FOR:

04/09/25 County Comments

DRAWING SCALE



SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION

SITE PLAN

DRAWING NUMBER

IR-01

DRAWING TITLE

IRRIGATION

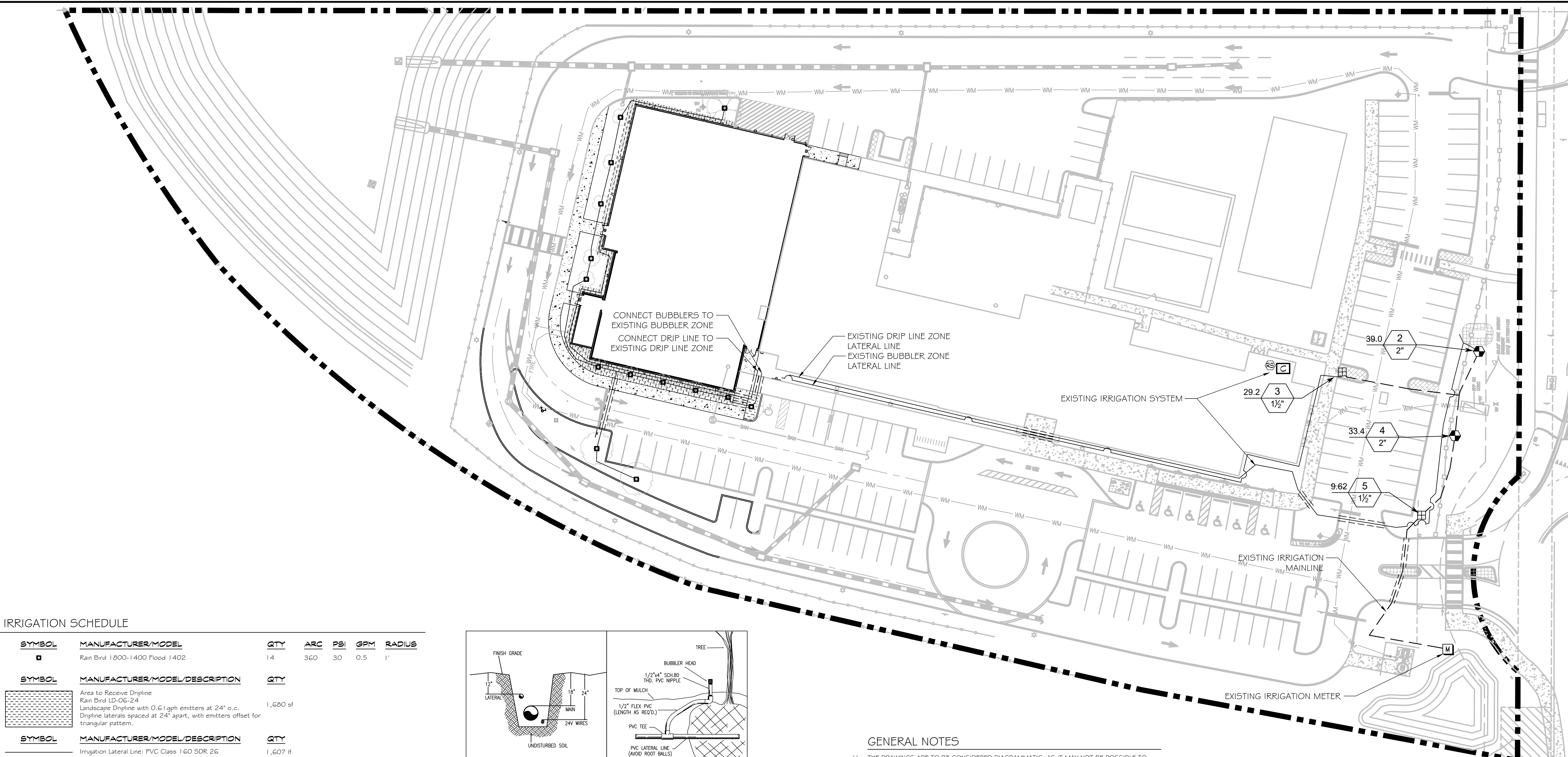
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DRAWING NUMBER

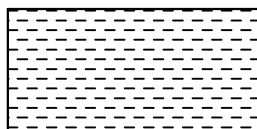
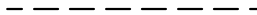
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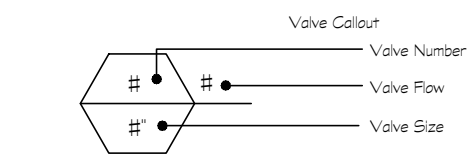
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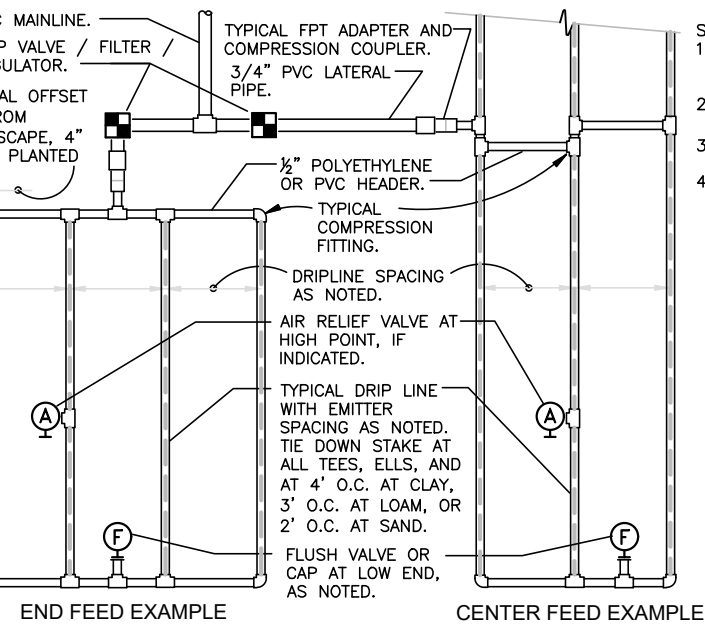
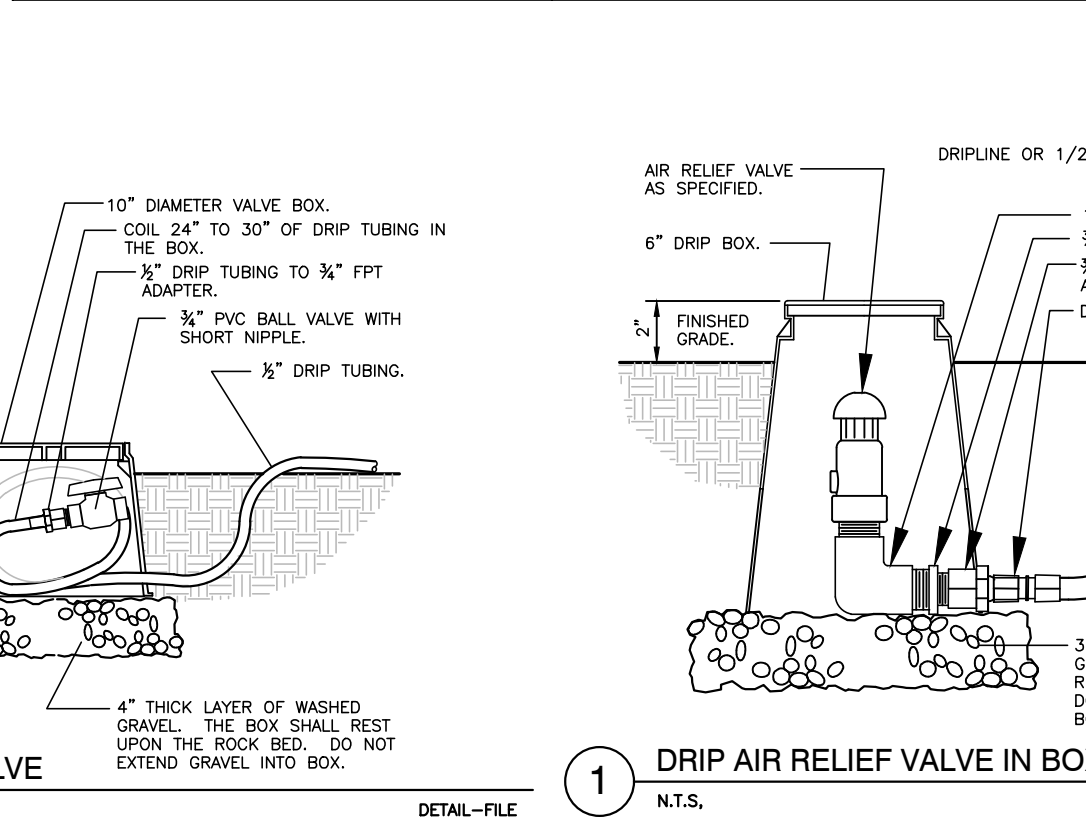
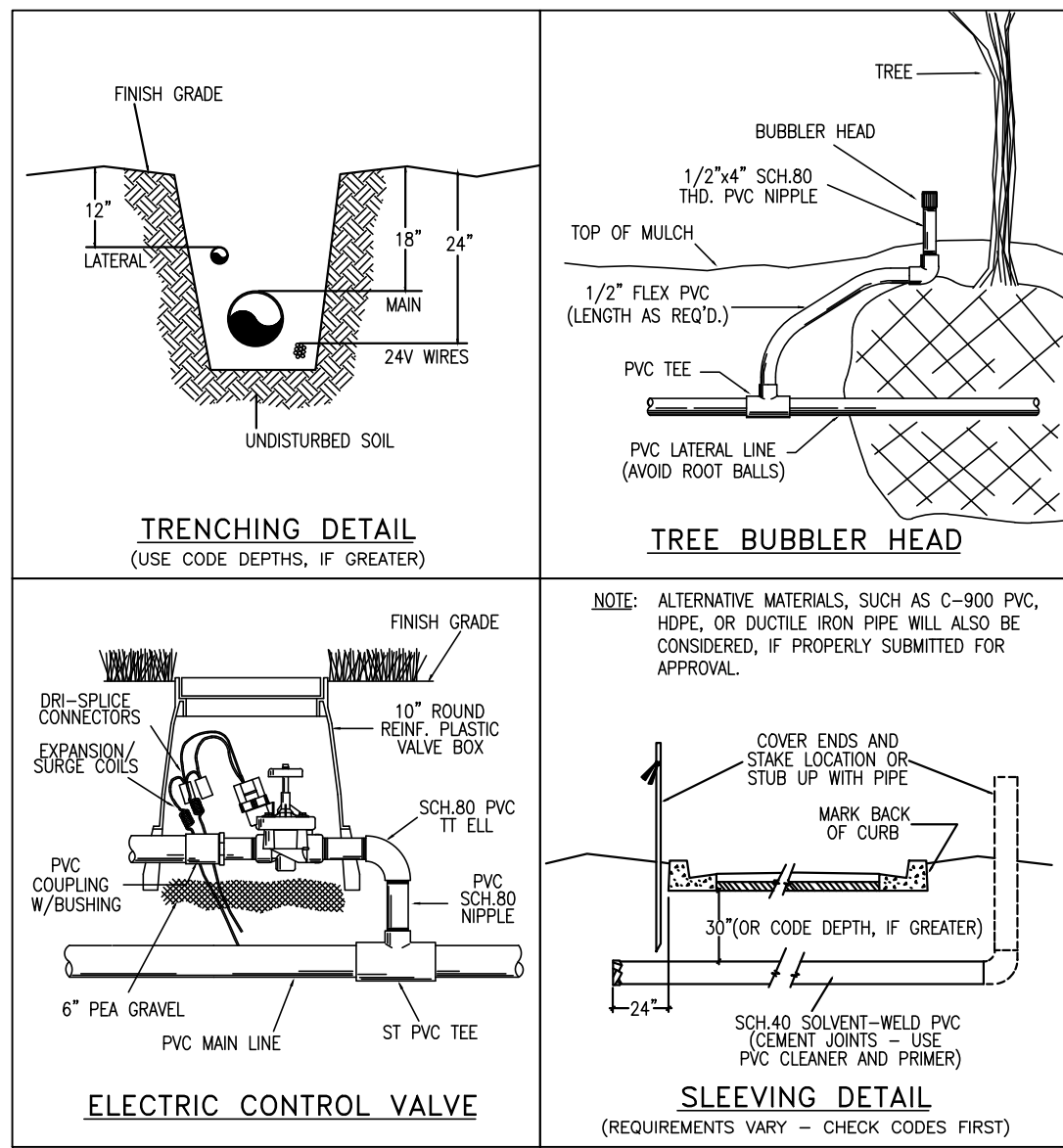


IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>	<u>ARC</u>	<u>PSI</u>	<u>GPM</u>	<u>RADIUS</u>
	Rain Bird 1800-1400 Flood 1402	14	360	30	0.5	1'
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>				
	Area to Receive Dripline Rain Bird LD-06-24 Landscape Dripline with 0.61 gph emitters at 24" o.c. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern.	1,680 sf				
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>				
	Irrigation Lateral Line: PVC Class 160 SDR 26	1,607 lf				
	Irrigation Mainline: PVC Class 200 SDR 21-1NP	286.0 lf				
	Pipe Sleeve: PVC Schedule 40	178.9 lf				



NOTES:
1. ALL PIPE SIZES SHALL NOT EXCEED A VELOCITY OF 5/ SEC.
2. ALL HEADS SHALL BE MIN. 4" FROM PAVED SURFACES
3. USE PRESSURE COMPENSATING SCREENS (RAIN BIRD PCS-090) TO ADJUST NOZZLE RADIUS WHERE NECESSARY



3 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
N.T.S.

SLOPED CONDITION NOTE:
 1. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 2. SPACING AS NOTED ON TOP 1/2 OF SLOPE.
 3. SPACING AT BOTTOM 1/2 AS NOTED PLUS 20%.
 4. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM 1/2 SEPARATELY.

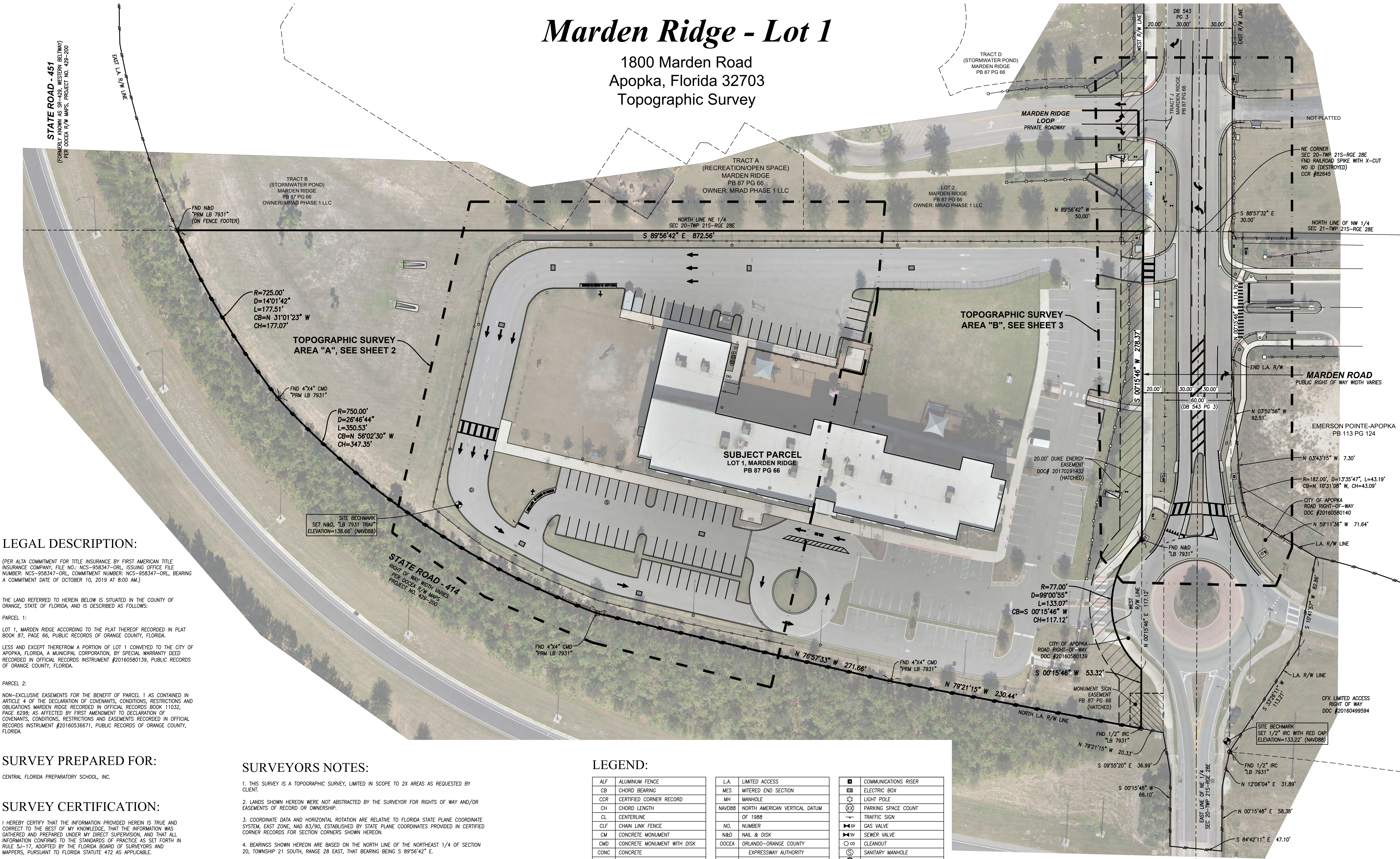
MAXIMUM LATERAL LENGTH (FEET)				
PSI	EMITTER FLOW RATE GPH			
	12" SPACING	18" SPACING	24" SPACING	36" SPACING
10	125	96	175	218
20	248	191	350	417
30	367	256	430	520
40	350	256	430	520
50	125	96	175	218
60	125	96	175	218

GRID PRECIPITATION RATES (IN/HR)				MAXIMUM FLOW PER ZONE			
EMITTER SPACING		EMITTER FLOW RATE		MAX GPM		PSI LOSS	
EMITTER SPACING	12"	18"	24"	SCHEDULE 40 PIPE HEADER SIZE			
12	12	0.96	1.44	1.5	2.0	2.5	3.0
18	18	0.89	1.33	1.5	2.0	2.5	3.0
24	24	0.58	0.87	1.5	2.0	2.5	3.0
LATERAL FLOW PER ZONE (GPM)				SCHEDULE 40 PIPE HEADER SIZE			
12	12	0.96	1.44	1.5	2.0	2.5	3.0
18	18	0.89	1.33	1.5	2.0	2.5	3.0
24	24	0.58	0.87	1.5	2.0	2.5	3.0

MAXIMUM LATERAL LENGTH (FEET)			
PSI	EMITTER FLOW RATE GPM		
	12"	18"	24"
0.6 GPM	1.0 GPM	0.67 GPM	0.50 GPM
1.0 GPM	1.5 GPM	1.0 GPM	0.75 GPM
1.5 GPM	2.0 GPM	1.3 GPM	1.0 GPM

Marden Ridge - Lot 1

1800 Marden Road
Apopka, Florida 32703
Topographic Survey



LEGAL DESCRIPTION:

(PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-958347-ORL, ISSUING OFFICE FILE NUMBER: NCS-958347-ORL, COMMITMENT NUMBER: NCS-958347-ORL, BEARING A COMMITMENT DATE OF OCTOBER 10, 2019 AT 8:00 AM.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 1, MARDEN RIDGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF LOT 1 CONVEYED TO THE CITY OF APOPKA, FLORIDA, A MUNICIPAL CORPORATION, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #20160580139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS MARDEN RIDGE RECORDED IN OFFICIAL RECORDS BOOK 11032, PAGE 6298; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT #20160536671, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEY PREPARED FOR:

CENTRAL FLORIDA PREPARATORY SCHOOL, INC.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFIRMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE SJ-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY COREY A. HOPKINS, LS 6743 ON THE DATE/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.

SEAL:



SURVEYORS NOTES:

- THIS SURVEY IS A TOPOGRAPHIC SURVEY, LIMITED IN SCOPE TO 2X AREAS AS REQUESTED BY CLIENT.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
- COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 89°56'42" E.
- ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "L1549006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.
- ACCORDING TO FIRM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
- NO UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER BURIED FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
- SUBJECT PROPERTY CONTAINS 6.39 ACRES, MORE OR LESS.
- NAMES OF ADJOINING OWNERS ARE PER ORANGE COUNTY PROPERTY APPRAISER.
- CAPTURE DATE OF AERIAL PHOTOGRAPHY IS 11/29/24.
- THIS SURVEY IS NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- THIS SURVEY IS NOT VALID WITHOUT ALL SHEETS.

LEGEND:

ALF	ALUMINUM FENCE	L.A.	LIMITED ACCESS	■	COMMUNICATIONS RISER
CB	CHORD BEARING	MES	MITERED END SECTION	■	ELECTRIC BOX
CCR	CERTIFIED CORNER RECORD	MH	MANHOLE	○	LIGHT POLE
CH	CHORD LENGTH	NAVD88	NORTH AMERICAN VERTICAL DATUM	○	PARKING SPACE COUNT
CL	CENTERLINE	OF 1988		○	TRAFFIC SIGN
CLF	CHAIN LINK FENCE	NO.	NUMBER	○	GAS VALVE
CM	CONCRETE MONUMENT	N&D	NAIL & DISK	○	SEWER VALVE
CMD	CONCRETE MONUMENT WITH DISK	OOCEA	ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY	○	CLEANOUT
CONC	CONCRETE	ORB	OFFICIAL RECORDS BOOK	○	SANITARY MANHOLE
D	DELTA ANGLE	PB	PLAT BOOK	○	GREASE MANHOLE
DB	DEED BOOK	PG	PAGE	○	STORM MANHOLE
DOC #	DOCUMENT NUMBER	PVC	POLYVINYL CHLORIDE PIPE	○	BACKFLOW PREVENTOR
ELEV	ELEVATION	R	RADIUS	○	FIRE HYDRANT
EOP	EDGE OF PAVEMENT	RGE	RANGE	○	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	R/W	RIGHT-OF-WAY	○	WATER METER
FND	FOUND	SAN	SANITARY SEWER	○	RECLAIMED WATER VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	SEC	SECTION	○	RECLAIMED WATER METER
ID	IDENTIFICATION	SR	STATE ROAD		
INV	INVERT ELEVATION	TR	TRANSFORMER		
IP	IRON PIPE	TWP	TOWNSHIP		
IR	IRON ROD	(TYP)	TYPICAL		
IRC	IRON ROD & CAP	WRF	WOOD RAIL FENCE		
L	ARC LENGTH				

No.	Revisions
1	Topographic Survey
2	Storm & Sanitary Inverts
3	
4	
5	
6	

Date
12/28/24
12/30/24

Topographic Survey

Marden Ridge - Lot 1
1800 Marden Road
Apopka, Florida 32703

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com

Drawn by:
CAH/AMS
Checked by:
CAH

Project:
MARDEN RIDGE
Field Date:
12/30/24
Scale:
1"=40'
Sheet 1 of 3

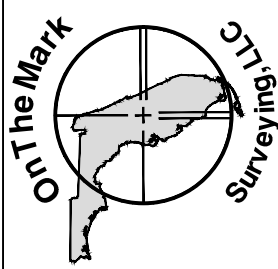


No.	Revisions
1	Topographic Survey
2	Storm & Sanitary Inverts
3	
4	
5	
6	

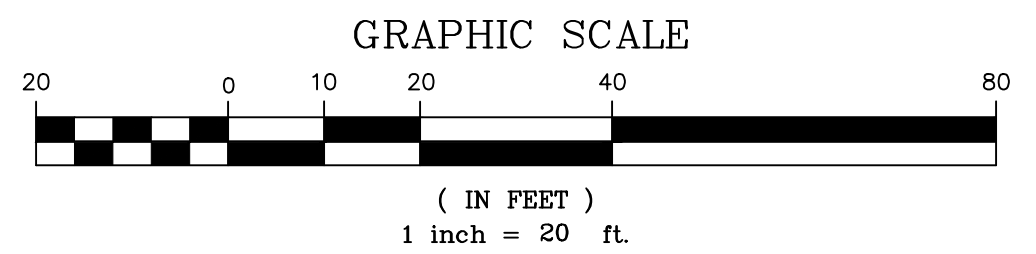
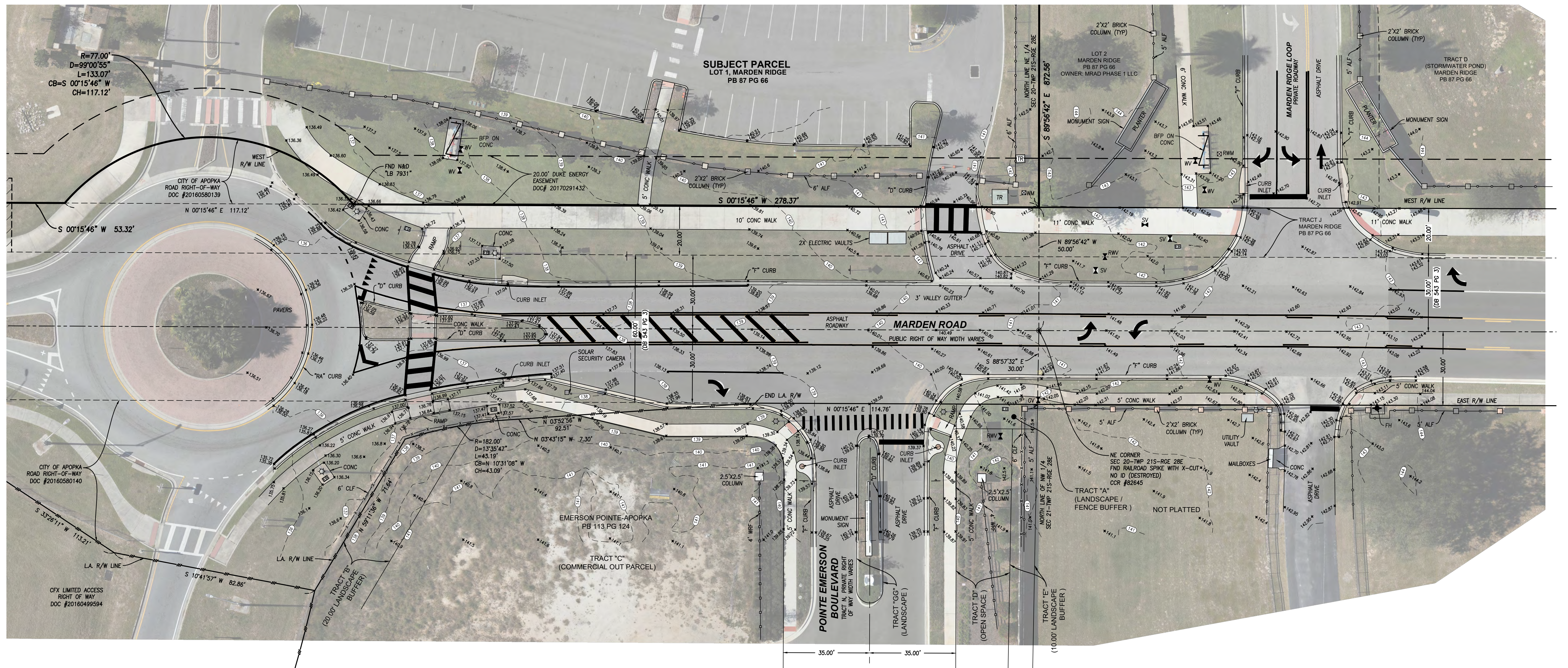
Topographic Survey

Marden Ridge - Lot 1
1800 Marden Road
Apopka, Florida 32703

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321) 626-6376
Email: OTMSurveying@gmail.com



Drawn by:
CAH/AMS
Checked by:
CAH
Project:
MARDEN RIDGE
Field Date:
12/30/24
Scale:
1"=20'
Sheet 2 of 3

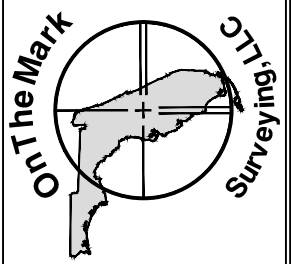


No	Revisions	Date
1	Topographic Survey	12/26/24
2	Storm & Sanitary Inverts	12/30/24
3		
4		
5		
6		

Topographic Survey

Marden Ridge - Lot 1
1800 Marden Road
Apopka, Florida 32703

On the Mark Surveying, LLC
LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321) 626-6376
 Email: OTMSurveying@gmail.com



Drawn by: CAH/AMS
Checked by: CAH

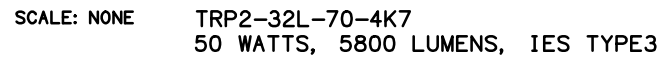
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Field Date: 12/30/24
Scale: 1"=20'

SCALE: ONE INCH = THIRTY FEET (APPROXIMATELY)

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	18	WALL PACK	Single	Endeavor # ENWPC15QC1X37U5KC	F2	0.800	4276	40.6	730.8
	12	EXISTING WALL	Single	TRP2 T3 4K 70CRI	G	0.800	5749	45.1	541.2
	2	Type II BackShield	Single	LSI # VALM-24L-2-40K8-IS	SLA	0.800	15208	141	282
	6	Type III BackShield	Single	LSI # VALM-54L-3W-40K8-IS	SLB	0.800	34285	353	2118
	3	Type IV BackShield	Single	LSI # VALM-24L-4W-40K8-IS	SLC	0.800	13975	141	423

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
NorthDriveLane	Illuminance	Fc	3.10	18.2	1.0	3.10
Prop_BoundaryLane	Illuminance	Fc	0.27	1.5	0.0	N.A.
SideSewalks	Illuminance	Fc	3.99	13.9	0.4	9.98
SouthDrLanes_lot	Illuminance	Fc	2.55	5.3	1.2	2.13

Mid sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture and providing excellent illumination.

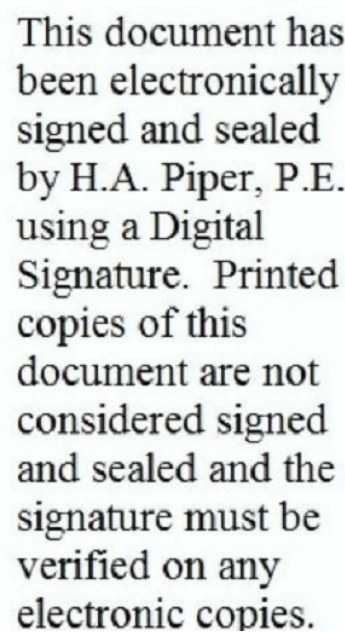


SCALE: NONE
ENWPC15Q-C-1X37-H-5K-C-Z
37 WATTS, 4276 LUMENS, FORWARD THROW



SCALE: NONE RATIO SERIES RAR-2-320-4K7 :

SLA=	140 WATTS,	17669 LUMENS,	IES TYPE 2 WITH BACK SHIELD
SLB=	160 WATTS,	18910 LUMENS,	IES TYPE 3 WITH BACK SHIELD
SLC=	240 WATTS,	31844 LUMENS,	IES TYPE 4W



PH-1

PHOTOMETRIC SITE PLAN

CENTRAL FLORIDA PREPATORY
SCHOOL – PHASE 2
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: PIPER
PROJECT	DESIGNED: PIPER
CFP-001	CHECKED: PIPER
SHEET	DATE: 4/28/25
PH-001	