APOPKA PLANNING COMMISSION AGENDA

June 10, 2025 5:30 PM

Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

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

APPROVAL OF MINUTES

PUBLIC HEARING

1. Legislative – Ordinance No. 3110 – Future Land Use Amendment – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
   Applicant(s): William Maki
   Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway
   Project: 21.43 +/- acre(s)
   Density: 2 dwelling units per acre
   Project Manager: Jean Sanchez

2. Quasi-Judicial– Ordinance No. 3111 – Change of Zoning – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)
   Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
   Applicant(s): Bill Maki
   Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway
   Project: 21.43 +/- acre(s)
   Density: 2 dwelling units per acre
   Project Manager: Jean Sanchez

3. 2560 W Orange Blossom Trail - Zoning Variance – Maximum Building Height
   Owner(s): MG88 Central Florida Cold Storage II LLC
   Applicant(s): Joshua Enot
   Location: 2560 W Orange Blossom Trail
   Project: Zoning Variance
   Density: N/A
   Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. Invitation Cove - Major Development Plan
   Owner(s): A&R Meridian Apopka Development LLC
   Applicant(s): Kim Fischer

Location: West of Sheeler Avenue and East of S Christina Street
Project: 43 Townhomes
Density: 7.6 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Amer Hamza

2. Quasi-Judicial – Crossroads at Kelly Park, Phase 2B – Plat
Owner(s): Kelly Park Land Investments, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Location: East of Round Lake Road, south of Ondich Road and west of Zepher Lily Avenue
Tract Size: 18.75 +/- acres
Project: 90 single family lots
Project Manager: Jean Sanchez

OLD BUSINESS

NEW BUSINESS

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

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: June 10, 2025
Department: Community Development

SUBJECT:
Legislative – Ordinance No. 3110 – Future Land Use Amendment – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)

REQUEST:
Recommend approval of the Future Land Use Map Amendment from Mixed-Use to Residential Very Low Suburban for The Summit at Wolf Lake Ranch.

SUMMARY:
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban (maximum 2 du/ac)
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Vacant
East	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase II
South	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Wolf Lake Ranch Phase I Residential Subdivision
West	County Rural	County A-R (Agricultural-Residential)	Single-Family Residences

SUMMARY:
The subject property is approximately 21.43 acres in size and is currently used as a single-family residence. The applicant is requesting the amendment of the future land use of the property to Residential Very Low Suburban to be consistent and comparable with the surrounding properties. The properties to the north and south, Wolf Lake Ranch Phases I and II, have the same future land use designations. The request to change the future land use designation to Residential Very Low Suburban allows two dwelling units per acre. According to the City's Comprehensive Plan, Future Land Use Element Policy 3.5 residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless

otherwise authorized through the adopted Wekiva Parkway Interchange Plan. This application is being processed simultaneously with an application to amend the zoning of the property from MU-ES-GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family — Large Lot) Zoning District.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to

amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.

  - *Staff response:* Staff has no objection/comments.

- **Would result in a logical and orderly development pattern**;
  - *Applicant's response:* The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.
  - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
  - *Applicant's response:* The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.
  - *Staff response:* Staff has no objection/comments.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
  - *Applicant's response:* The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.
  - *Staff response:* Staff has no objection/comments.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated all units are vested, qualifying the capacity requirement as "de minimis".

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or

advisory board. The City notified Orange County on Apil 21, 2025.

PUBLIC HEARING SCHEDULE:
June 10, 2025 (5:30 P.M.) – Planning Commission
July 2, 2025 (1:30 P.M.) – City Council, First Reading
July 16, 2025 (7:00 P.M.) – City Council, Second Reading and Adoption

DULY ADVERTISED:
May 30, 2025 – Apopka Chief

LAND USE REPORT:

1. Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Vacant
East	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase II
South	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Single-family residences
West	County Rural	County A-R (Agricultural-Residential)	Single-family residences

2. Land Use Analysis
The Summit at Wolf Lake Ranch is located north of Ponkan Road and east of Ponkan Pines Road, west of the City's Northwest Recreation Facility. Land use of the subject property is being recommended for Residential Very Low Suburban two dwelling units per acre to be consistent with the Comprehensive Plan policies and Land Development Code. The property is approximately 21.43 acres in size and subject to standards in the following areas:

Wekiva Parkway Interchange Plan Area: No
Wekiva River Protection Area: No
Area of Critical State Concern: No

JPA:

The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from Mixed-Use to Residential Very Low Suburban is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies: Future Land Use Element:

- Policy 3.5. Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

- Policy 3.1.c. The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks. Special exception uses shall include:

A. Institutional uses of five acres or less
B. High schools
C. Supporting infrastructure and public facilities of two acres or more
D. Horticultural nurseries as a primary use; Planned Development uses may include:
    1. All primary uses
    2. All special exception uses
    3. Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
    4. Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service.

Conservation Element:

A habitat study will be required as the development is over ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – Mixed-Use (2 dwelling units per acre per FLUE Policy 3.5) 2 DU/AC X 21.43 acres = 42 dwelling units
PROPOSED: Future Land Use – Residential Very Low Suburban (2 dwelling units per acre) 2 DU X 21.43 acres = 42 dwelling units

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Future Land Use Map Amendment from Mixed-Use to Residential Very Low Suburban for The Summit at Wolf Lake Ranch.

Recommended Motion – Planning Commission:

Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change in Future Land Use designation from Mixed-Use to Residential Very Low Suburban for The Summit at Wolf Lake Ranch.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:

1. Maps
2. Ordinance No 3110
3. The Summit - Comprehensive Plan Amendment Justification
4. The Summit - OCPS Capacity Determination
5. Advertisement May 30

Vicinity


nt Rd
n Pines Dr
/ Ponkan Rd
W Ponkan Rd
Terrain Cir
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

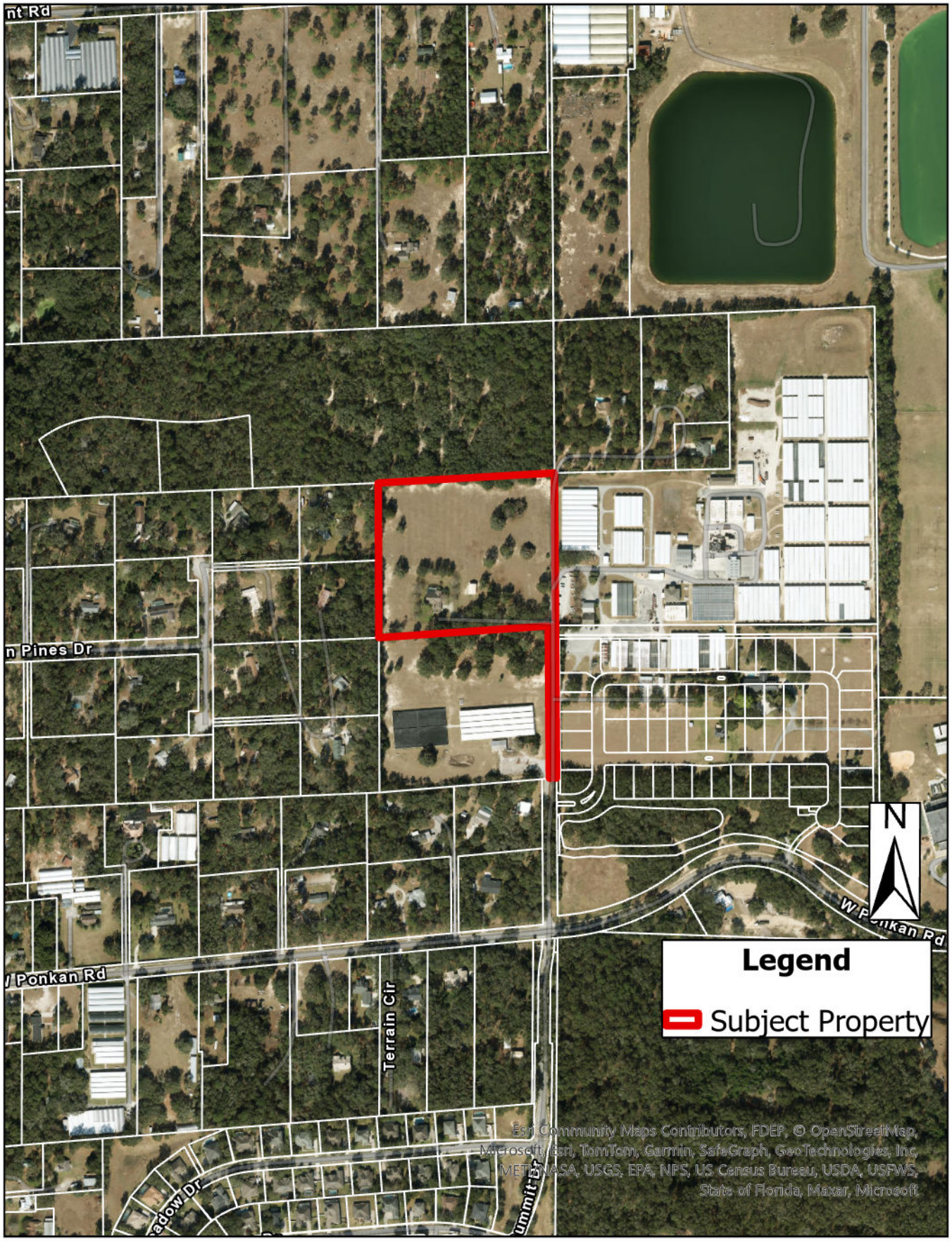
Future Land Use



Zoning


nt Rd
n Pines Dr
/ Ponkan Rd
Terrain Cir
W Ponkan Rd
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Esri Community Maps Contributors, FDEP, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
MET NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


nt Rd
n Pines Dr
/ Ponkan Rd
Terrain Cir
W Ponkan Rd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the City's Comprehensive Plan by Ordinance No. 653 on October 2, 1991, in accordance with the laws of the State of Florida; and

WHEREAS, the City of Apopka is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on June 10, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act. The City of Apopka

has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from Mixed-Use to Residential Very Low Suburban for certain real property generally located north of Ponkan Road, west of Ponkan Pines Road and Jason Dwelley Parkway, comprising 21.43 acres more or less; as shown and further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed**.**

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____ 2025.

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

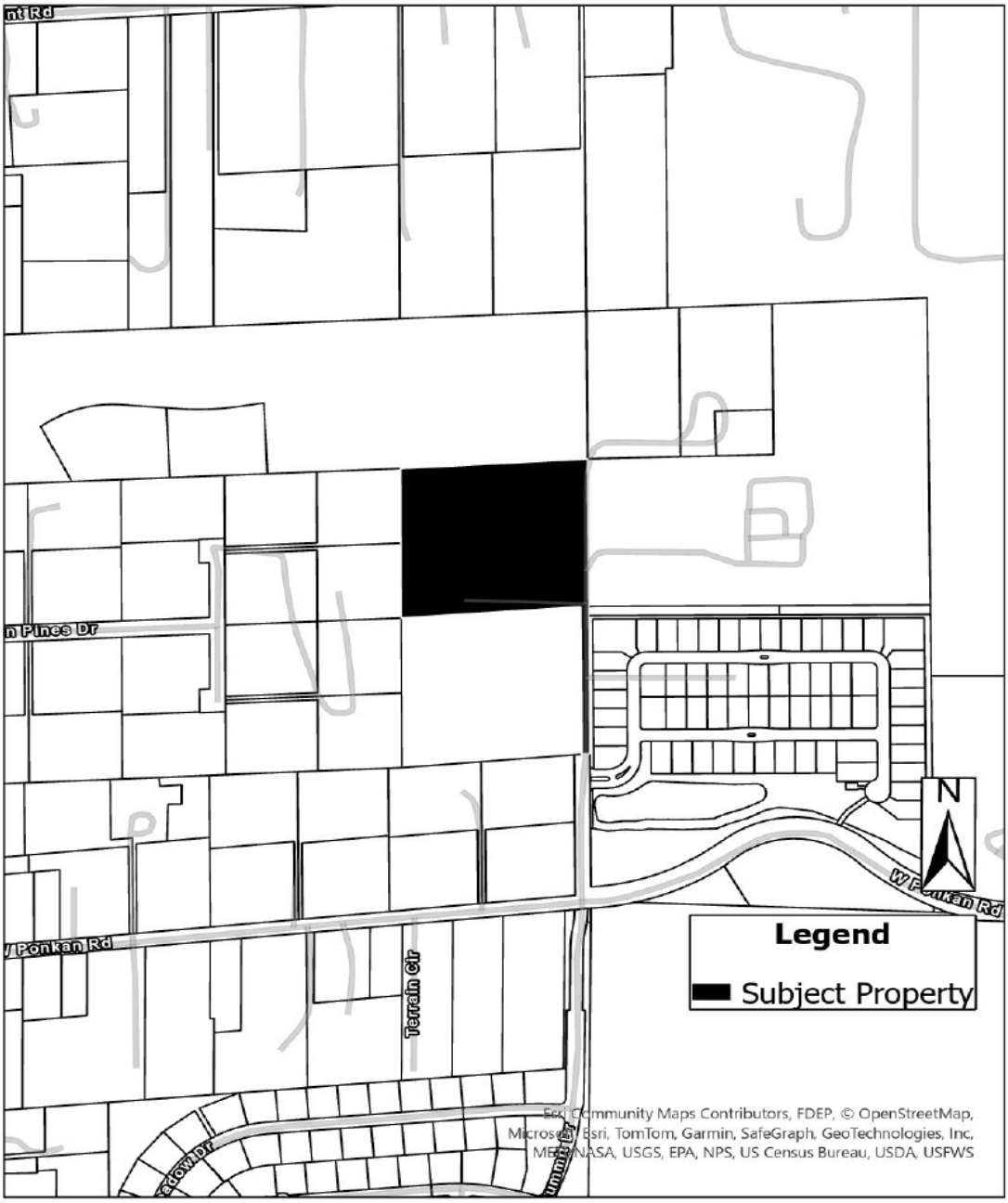
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 30, 2025

EXHIBIT "A"
Parcel Identification Number(s): 19-20-28-0000-00-019
Acreage: 21.43 +/- Acres



The Summit at Wolf Lake Ranch Comprehensive Plan Amendement

PREPARED

FEERUARY 2025

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com

Property Identification Numbers:

PID: 19-20-28-0000-00-035, 19-20-28-0000-00-019

Property Owners:

Ponkan Pines Nursery Inc
PO Box 2326
Apopka, FL 32704-2326

Lutz Mary T Life Estate & Lutz David L Life Estate
3250 N Ponkan Pines Rd
Apopka, FL 32712-5626

Consultant Team:

Applicant / Urban Planner:
Daly Design Group
913 N Pennsylvania Ave
Winter Park, FL 32789
Contact: Mr. William Maki
Email: bmaki@dalydesign.com

Environmental Consultant:
Bio-Tech Consulting Inc
3025 East South Street
Orlando, FL 32803
Contact: Mr. Steve Butler
Email: steve@bio-techconsulting.com

Traffic Engineer:
Traffic & Mobility Consultants
1507 S Hiawassee Rd, Suite 212
Orlando, FL 32835
Contact: Mr. Mohammed Abdallah
Email: mohammed@trafficmobility.com

Civil Engineer:
Kimley Horn
200 South Orange Ave, Suite 600
Orlando, FL 32801
Contact: Ms. Catherine Felter
Email: catherine.felter@kimley-horn.com

Geotechnical Engineer:
Yovaish Engineering
953 Sunshine Ln
Altamonte Springs, FL 32714
Contact: Mr. Doug Yovaish
Email: doug@yovaish.com

Surveyor:
Allen and Company
213 S Dillard St, Ste 210
Winter Garden, FL 34787
Contact: Mr. James Rickman
Email: jim@allen-company.com

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Table of Appendix:

A. Orange County Public Schools Capacity Determination
B. Environmental Assessment – Prepared by Bio-Tech

1.1 Project Location:

The subject site is located on the west side of Ponkan Pines Road and north of Ponkan Rd. The subject site is comprised of (2) individual tax parcels that are currently accessed via Ponkan Pines Road. The northern property (PID 19-20-28-0000-00-019) is currently utilized as a private residence. The southern property (PID 19-20-28-0000-00-035) is currently being utilized as an indoor wholesale nursery (Ponkan Pines Nursery) **(Exhibit 1)**.

1.2 Legal Description:

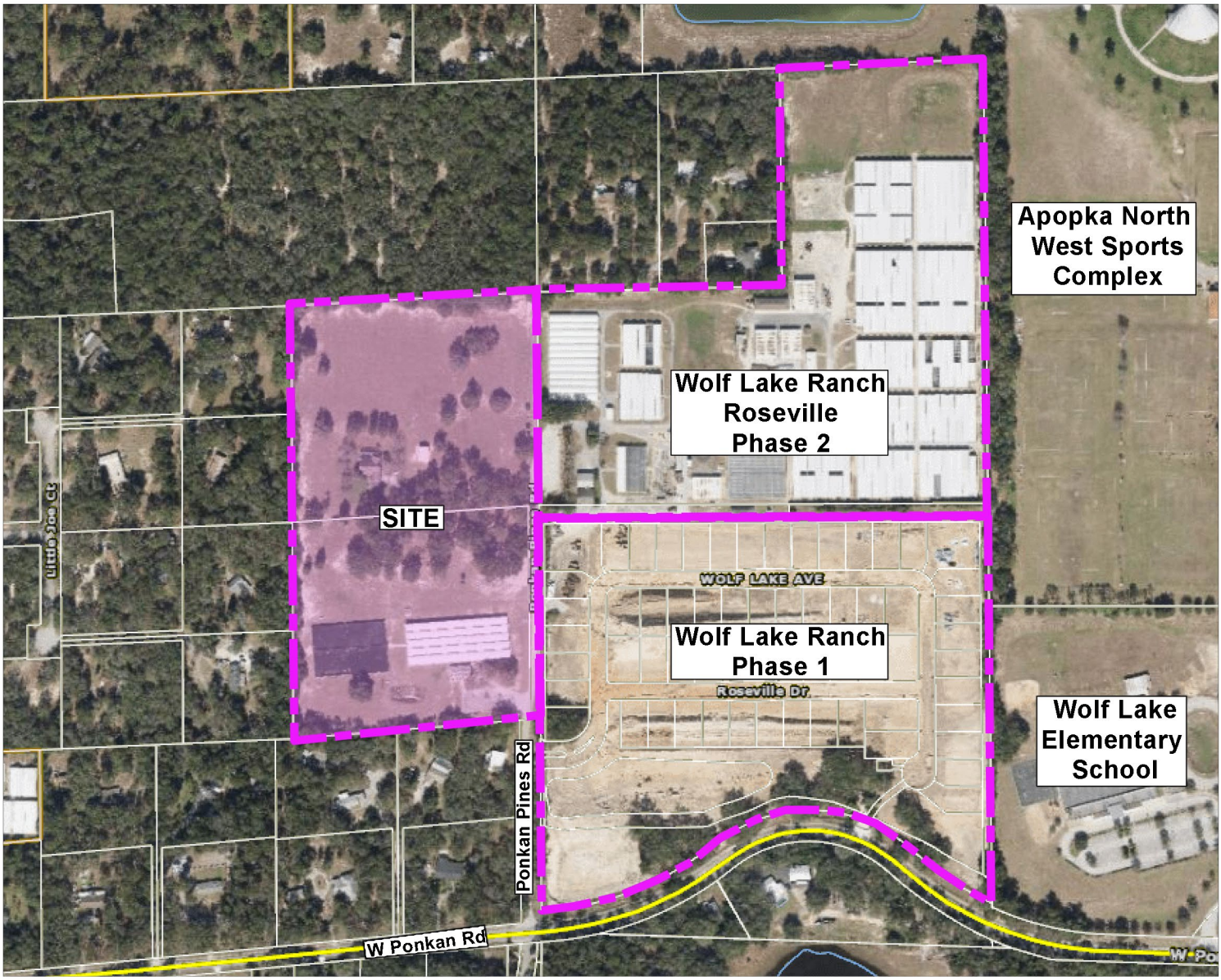
LEGAL DESCRIPTION:

THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE EAST 30 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. SUBJECT TO AN NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 30 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

CONTAINING 21.43 ACRES MORE OR LESS



The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 1 Location Map

NORTH

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025

1.3 Project Overview:

The subject site consists of (2) individual tax parcels comprising of approximately 21.43 acres located within the City of Apopka. Both parcels (PID 19-20-28-0000-00-019 & 19-20-28-0000-00-035) currently have an existing Future Land Use (FLU) designation of Mixed-Use (MU), which permits a residential density of 15 du/ac (321 Units), and a commercial intensity of 2.0 FAR (1,866,982 SF).

The applicant is requesting to amend the existing Future Land Use (FLU) from MU **(Exhibit 2)** to Very Low Density Suburban Residential (RVLS) to allow up to 2.0 du/ac (42 Units) **(Exhibit 3)**. Due to the property's location within the Wekiva River study area, the site is limited to a maximum residential density of 2.0 du/ac. The applicant seeks approvals to develop a maximum of 42 single family residential lots on the subject site. In conjunction with the application to amend the Future Land Use, the applicant has submitted an application to rezone the properties from Mixed-Use East Shore Gateway (MU-ES-GT) **(Exhibit 4)** to Large Lot Single Family Residential (RSF-1B) **(Exhibit 5)** concurrent with this application.

The proposed community will be developed consistent with the Apopka Land Development Code (LDC). Stormwater Retention will be provided on-site. The stormwater management system will be designed and constructed consistent with the City of Apopka and the St. John's River Water Management District standards. Recreation for this community will be provided in the form of community recreation areas that may include active / passive recreation opportunities. Open Space shall be provided consistent with Apopka's LDC and will be in the form of retention ponds, open space, and landscape buffers.

1.4 Existing Conditions:

Topography:

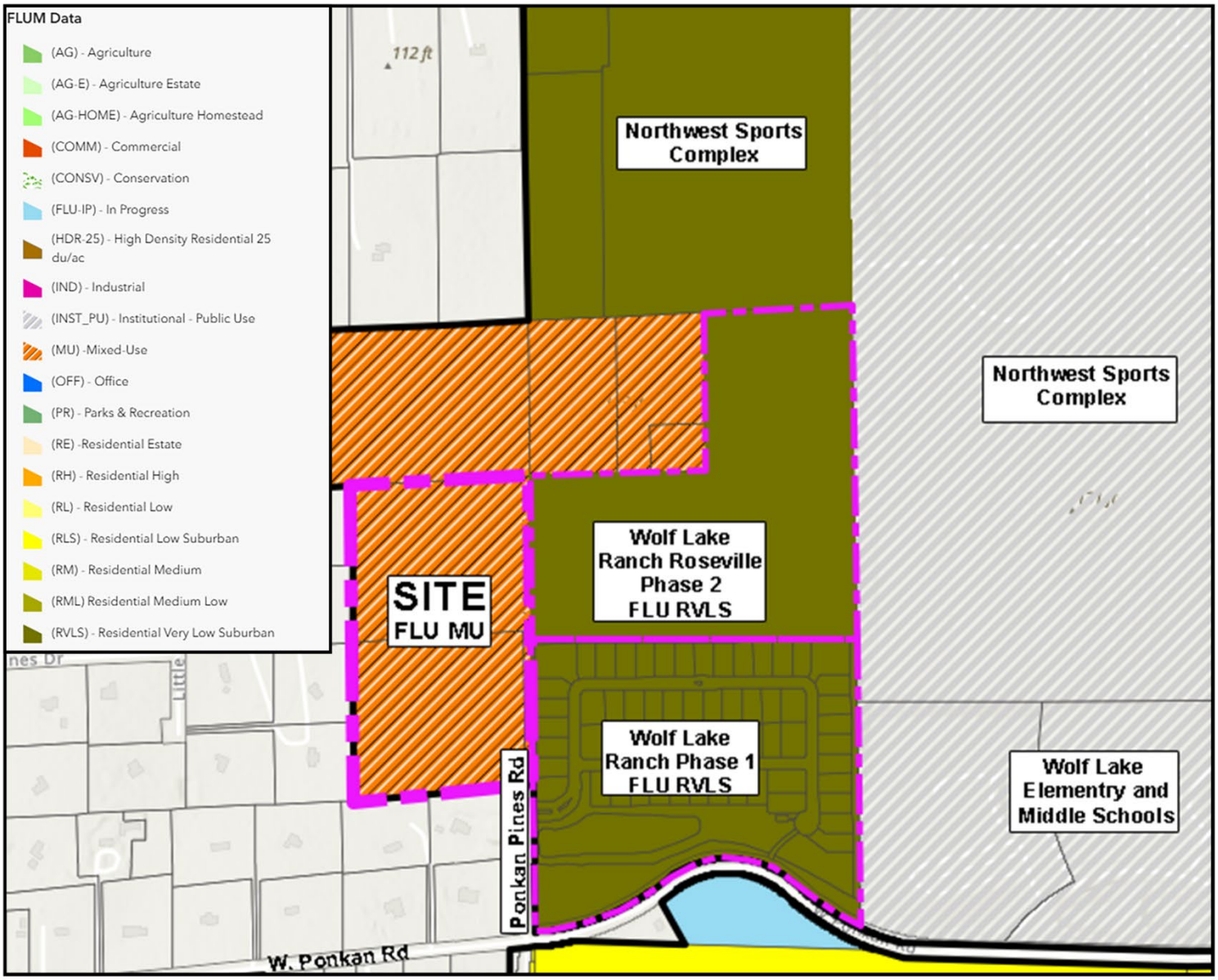
The subject site has approximately 29' of topographic relief across the site. The northern parcel has a ridge running from the east to west with the lowest point being along the southwestern boundary. The elevations on site range from elevation 114,' at the peak of the ridge along the eastern boundary on the northern parcel, to 85' along the southwestern boundary **(Exhibit 6)**.

Soils:

The site is comprised of Chandler Fine Sands 0-5% slopes, and Chandler Fine Sands 5-12% slopes **(Exhibit 7)**.

FEMA:

Per FEMA Map Panel 12095C0110H the site is not within a flood zone **(Exhibit 8)**.



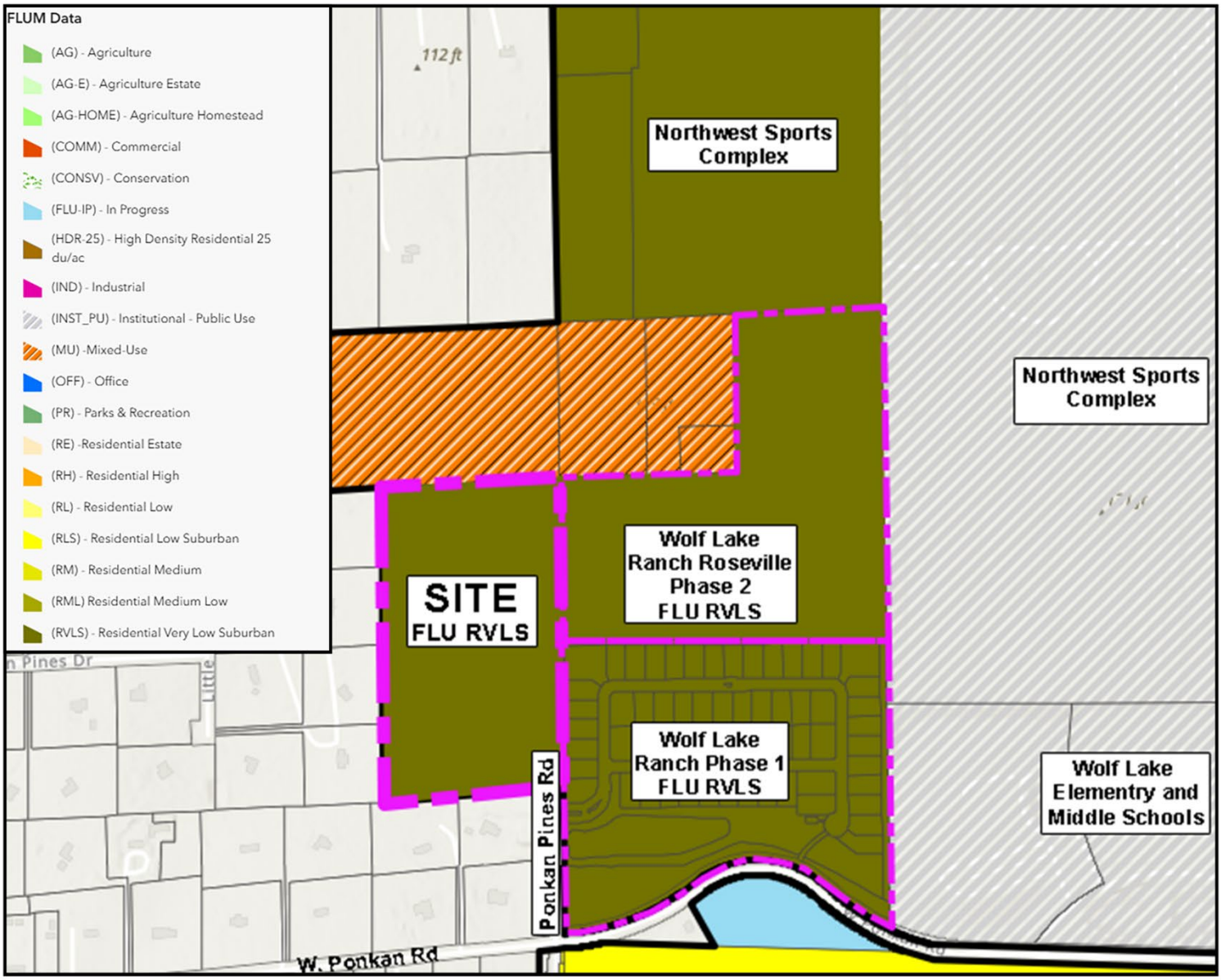
The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 2
Existing FLU

NORTH

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025



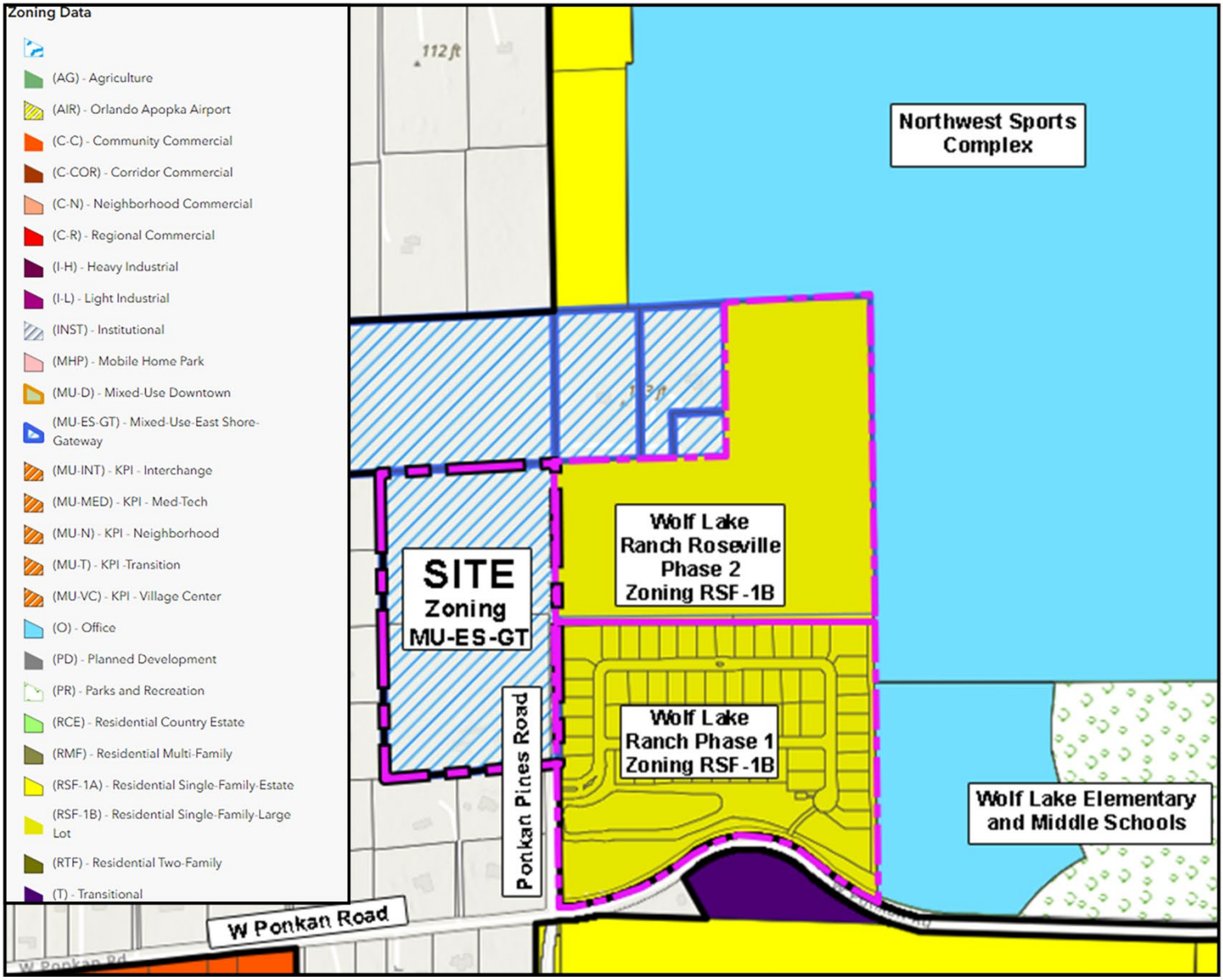
The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 3
Proposed FLU

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025

NORTH



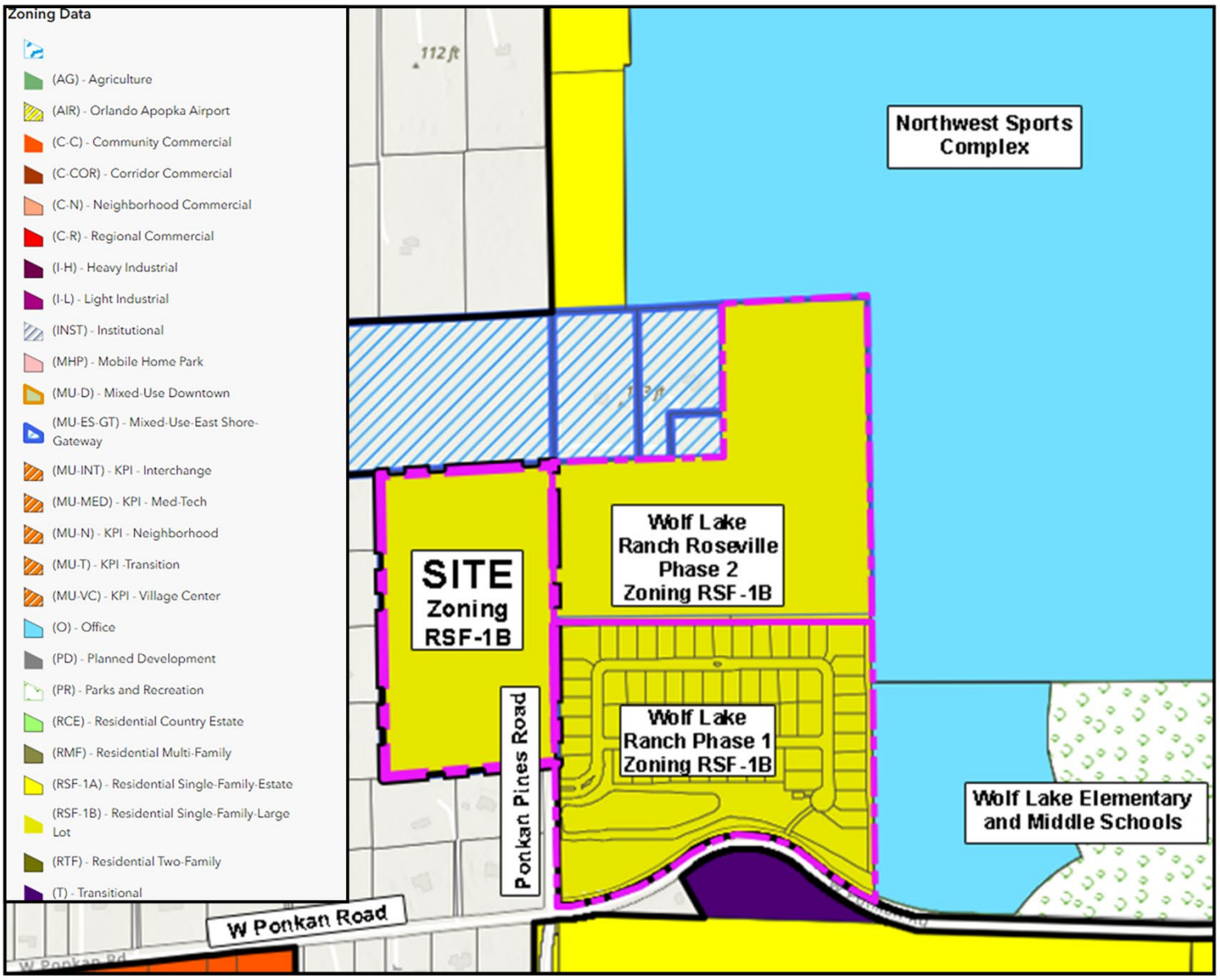
The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 4
Existing Zoning

NORTH

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025



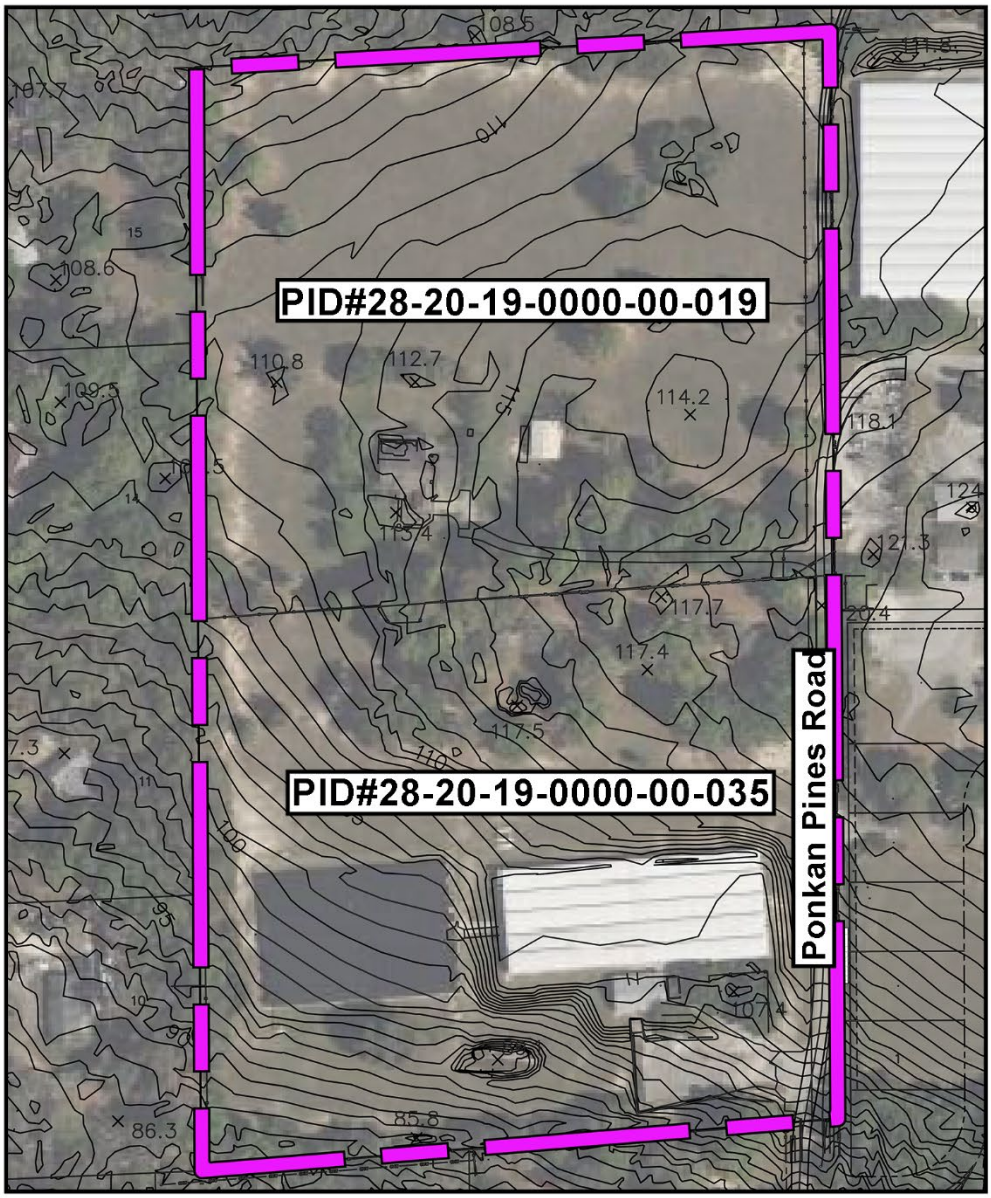
The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 5
Proposed Zoning

NORTH

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025



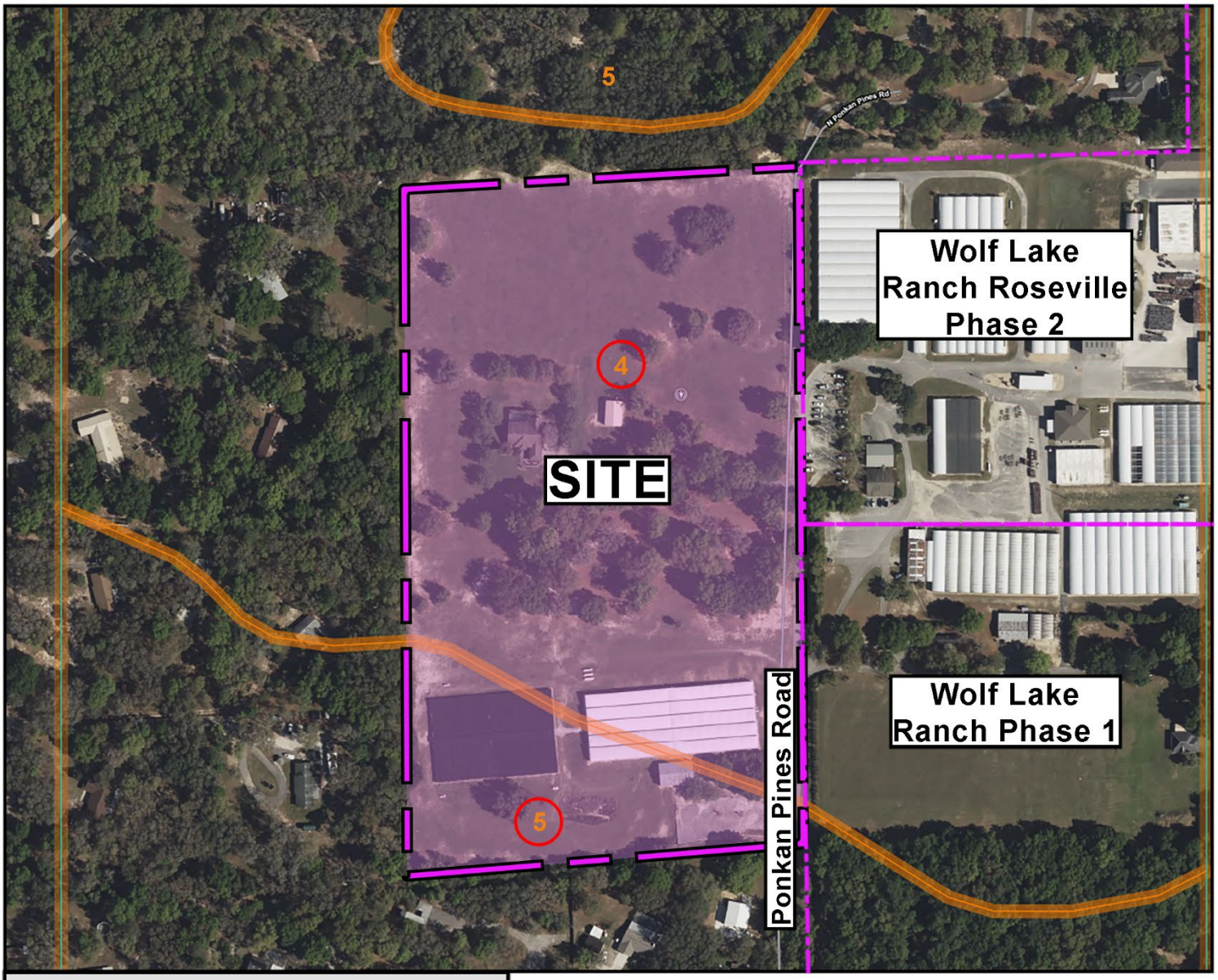
The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 6
Topography Map

NORTH

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025



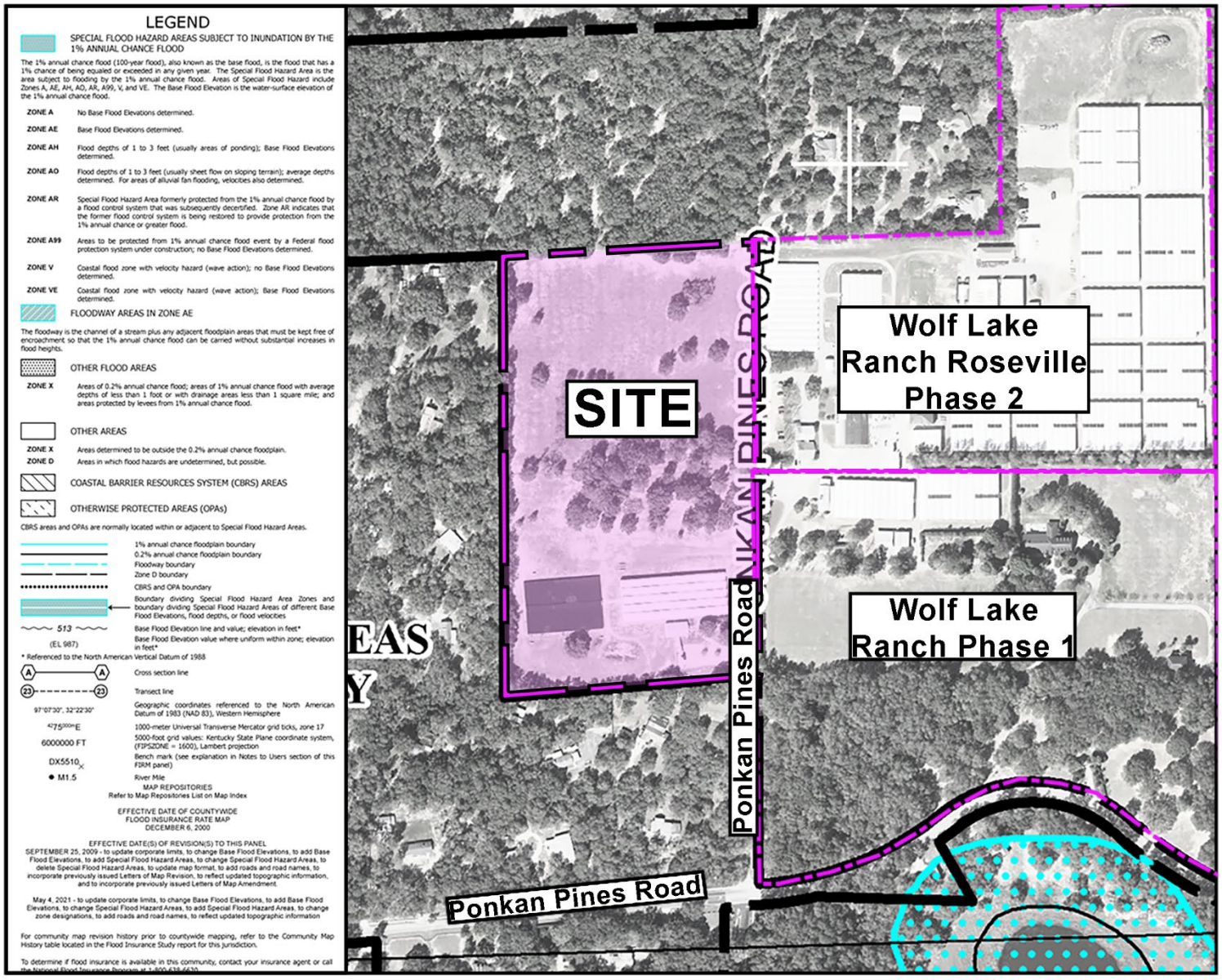
Map Unit Symbol	Map Unit Name
4	Candler fine sand, 0 to 5 percent slopes
5	Candler fine sand, 5 to 12 percent slopes
Totals for Area of Interest	

The Summit at Wolf Lake Ranch
Apopka, Florida

Exhibit 7
Soils Map

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025

NORTH



The Summit at Wolf Lake Ranch

Apopka, Florida

Exhibit 8
FEMA Map

daly design group
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 21251-3 Scale: nts Date: 02.19.2025

NORTH

1.5 Adjacent Uses:

The tax parcel adjacent to the north of the subject site is an unimproved property within the City of Apopka (PID 19-20-28-0000-00-013). The property has an existing Future Land Use of Mixed Use (MU) and an existing Zoning of Mixed-Use Eastern Gateway (MU-ES-GT).

East of the subject site is Phase 1 and 2 of the Wolf Lake Ranch Subdivision (120 lots). Phase 1 is currently under construction and has primary access provided via a gated entrance on Ponkan Pines Road. Phase 2 has recently been rezoned for Low Density Residential development. Access to Phase 2 is through the main entrance for Phase 1. The properties have an existing Future Land Use of RVLS and an existing Zoning of RSF-1B.

The property adjacent to the south and west of the subject site are existing platted single-family homes and are located within unincorporated Orange County. The properties have access via W Ponkan Road south of the subject site. The properties have an existing Orange County Future Land Use of Rural (R), and an existing Orange County Zoning of Agricultural-Residential (A-R).

See Table 1.5 (a) for existing Future Land Use and Zoning on the adjacent properties.

Table 1.5 (a): Adjacent FLU and Zoning Table

Location	City / County	FLU	Zoning	Existing Use
NORTH	CITY	MU	MU-ES-GT	VACANT
EAST	CITY	RVLS	RSF-1B	WOLF LAKE RANCH SUBDIVISION PHASES 1 & 2 (120 SINGLE-FAMILY LOTS)
SOUTH	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL
WEST	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL

1.6 Consistency with the 2030 Comprehensive Plan:

1.6.1 Future Land Use Element:

Policy 1.2

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

Response:
Public utilities will be provided by the City of Apopka. Public utilities are available adjacent to the subject site as they were extended up Ponkan Pines Road to serve the Wolf Lake Ranch subdivision the east. There is an existing 8" watermain, 6" reclaim water main within Wolf Lake Ranch. There is an existing 8" sanitary sewer gravity line within Wolf Lake Ranch. These utilities will be extended to the subject property to serve the future residents of this community. See Table 1.7 (a) for estimated LOS for this project.

Policy 1.5

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

Response:

Public utilities exist adjacent to the subject site. Utilities shall be extended into the site to serve the future residents. The developer shall incur the cost of extending services to the community.

Policy 1.15

An assessment shall be made at the time of any and all Comprehensive Plan Land Use Amendments of the soil conditions and topography of the subject property and the ability of the soil and topography to support the proposed density / intensity and land uses.

Response:

Based upon publicly available information, soils and topography are sufficient to support the proposed land use. A Geotechnical Report will be submitted with subsequent permitting to further demonstrate suitability of the site. The stormwater ponds and amenities have been designed based on the current topography and natural features of the site.

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Response:

Based on the existing acreage of the site at 21.43 acres at 2 dwelling units per acre, the applicant is proposing to develop a maximum of 42 single-family residential homes. The proposed Future Land Use and associated residential uses are consistent with the Comprehensive Plan and is compatible with the adjacent uses.

Policy 4.15

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- *If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.*

Response:

The subject site is within the Wekiva Study Area. The site has been utilized as an indoor commercial plant nursery and a large lot single family homestead.

Based on preliminary review of the site, the majority of the existing tree canopy are Live Oaks and Cabbage Palms. Preliminary review of the existing vegetation is not consistent with a protected Xeric community.

A tree survey will be provided for review with a Master Development Plan. Tree preservation and mitigation shall be consistent with the rules and regulations of the City of Apopka's LDC. An Environmental Assessment is attached for review (Appendix B).

- *As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.*

Response:

Based upon publicly available information and site inspections, there are no karst features located within this property. A detailed Geotechnical Report will be submitted with subsequent permitting.

Objective 6

- *The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall required amendment to the Comprehensive Plan.*

Response:

Existing utilities are available adjacent to the subject parcel. Utility services for potable water, reclaim water, and sanitary sewer service shall be provided by the City of Apopka.

Objective 10

- *All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature unless a proposed development would have less impact on natural resources.*

Response:

The subject site is within the Wekiva River Study Area, which limits residential development to 2 du/ac. The applicant is seeking approvals to develop the 21.43-acre site with a maximum of 42 dwelling units, consistent with the policies established in the Wekiva Study Area.

Objective 15

Site plans, subdivisions, or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 15.1

Conservation subdivision designs shall include:

1) *Clustering of units on small lots;*
2) *Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;*
3) *Central water and sewer treatment facilities connected to the regional system; and*
4) *Minimal site disturbance.*

Response:

The subject site is within the Wekiva Study Area. The applicant is proposing to develop 42 single family units on 21.43 acres of land. The minimum lot size shall be consistent with the City of Apopka zoning RSF-1B, which permits a maximum of 2 du/ac and minimum 75'-wide lots. A Master Development Plan will be submitted to demonstrate compliance with the RSF-1B standards.

Open space shall be provided in the form of landscape buffers, recreation area, community gathering spaces, tree preservation areas, and connected open space

tracts. These community amenities have been designed around and within the desired tree preservation areas so they will be a focal point within the community. The developer will extend the existing potable water, reclaim water, and sanitary sewer utilities to serve the subject site.

1.6.2 Transportation Element:

Objective 4

To discourage urban sprawl, the City of Apopka shall coordinate transportation system improvements through the adopted Future Land Use Map to support existing and projected population densities, housing and employment patterns; and ensure that land development is consistent with existing and proposed transportation facilities.

Response:

The subject site access shall be provided through the dedication of right of way to extend Ponkan Pines Rd to the northern boundary of the subject site. The existing Ponkan Pines Rd has been reconstructed, and the future road will be extended to provide access to the subject site. A comprehensive traffic study shall be provided with the review of the Master Development Plan. Improvements will be made, as required, to support the proposed development and ensure it is consistent with the existing and proposed transportation facilities.

1.7 Estimated Level of Services (LOS):

The City of Apopka has an adopted LOS for Potable Water at 153 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 17,289 gallons of potable water per day.

Potable Water LOS			
Units	**Population**	**LOS per Capita (GPD)**	**Estimated Demand (GPD)**
42	113	153	17,289

The City of Apopka has an adopted LOS for Sanitary Sewer at 90 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 10,170 gallons of sanitary sewer per day.

Sanitary Sewer LOS			
Units	**Population**	**LOS per Capita (GPD)**	**Estimated Demand (GPD)**
42	113	90	10,170

The City of Apopka has an estimated LOS for Reclaim Water at 177 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 20,001 gallons of reclaim water per day.

Reclaim Water LOS			
Units	**Population**	**LOS per Capita (GPD)**	**Estimated Demand (GPD)**
42	113	177	20,001

1.8 Project Compatibility Analysis

a. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

Response:

The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.

b. Is in conflict with any provisions of the LDC;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction

Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).

c. Addresses a demonstrated community need;

Response:

According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.

d. Is required by changed conditions;

Response:

The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use (FLU) and Zoning require a higher residential density (15 du/ac) and commercial intensity (2.0 FAR) that would not be permitted under the existing Wekiva Study Area policies. As such, modification to the Future Land Use and Zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac, consistent with the Wekiva Study Area. The location of the Northwest Regional Park Complex, Wolf Lake Ranch Elementary, and Wolf Lake Ranch Middle School to the east demonstrates how this area is changing from nurseries to residential subdivisions and validates the changing character of the area from rural to residential. The existing plant nursery on the subject site has closed down. The requested very low residential density development is consistent with the adjacent single family residential communities within the city. The Phase 1 and Phase 2 of the Wolf Lake Ranch Subdivision demonstrates the changing character of the Ponkan Pines Road Corridor as the nurseries are closing and new subdivisions are coming into and thriving in this area of Apopka.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for

residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.

f. Would result in a logical and orderly development pattern;

Response:

The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.

g. Would not result in significant adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and;

Response:

The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities.

Response:

The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.

1.9 Summary

The request for this Comprehensive Plan Amendment is consistent with the goals, objectives, and policies of the City's 2030 Comprehensive Plan. The request followed all code procedures, and the site will be designed in compliance with the City's Land Development Code. The project is consistent with the existing surrounding developments. The expansion of the development remains compatible with the existing surrounding residential uses and continues a consistent development pattern along the extension of the Ponkan Pines Road Corridor.

From: Vitale, Stefani
To: Jean Sanchez
Subject: FW: APK-25-005 Wolf Lake Ranch Lutz
Date: Wednesday, May 21, 2025 4:29:15 PM
Attachments: image002.png
image001.png

Hi Jean,

Responding to your previous email about APK-25-005 Wolf Lake Ranch Lutz, since all units were vested, we didn't have to run this analysis.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

From: Vitale, Stefani
Sent: Friday, February 21, 2025 12:13 PM
To: Bill Maki <bmaki@dalydesign.com>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
Subject: RE: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon Mr. Maki,

Thank you for bringing this to our attention. Actually, since all units are already vested, there was no need to apply for capacity determination with us.

This qualifies as "de minimis". We apologize for not catching that.

We will issue a refund for the application fee as soon as possible.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

From: Bill Maki <bmaki@dalydesign.com>
Sent: Thursday, February 20, 2025 3:47 PM
To: Vitale, Stefani <Stefani.Vitale@ocps.net>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
Subject: RE: APK-25-005 Wolf Lake Ranch Lutz

⚠ **CAUTION:** This email originated from outside of Orange County Public Schools. Do not click links or open attachments unless you know the content is safe.

Good afternoon Stefani,
I wanted to follow up with you on the capacity determination letter sent yesterday. We understand that we will need to enter into a CMA to provide the necessary school capacity. I wanted to ask if you can add the student generation numbers for the Capacity letter? We can see the percentages, but not the number of students. (see below)

Also, do you look at available capacity in the adjacent schools? If so, is there any availability in those schools?

Thank you for your help, and please let me know if you have any questions.

School Capacity Determination User ID SV February 19, 2025 10:21:17

Project ID: **CEA – APK – 25 – 005** Valid Until: August 18, 2025

Project Name:		**WOLF LAKE RANCH LUTZ**		
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units: 42
	Multi Family Units:	0		Multi Family Units: 0
	Multi Family High Rise Units:	0		Multi Family High Rise Units: 0
	Town Homes Units:	0		Town Homes Units: 0
	Mobile Home Units:	0		Mobile Home Units: 0

Capacity Enhancement

School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
Analysis of Existing Conditions			
School Capacity (2023-2024)	828	1,112	3,390
Enrollment (2023-2024)	710	1,151	3,449
Utilization (2023-2024)	118.0%	122.0%	110.0%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	201	0	0
Analysis of Reserved Capacity			
School Level	Elementary	Middle	
Encumbered Capacity	274	188	232
Reserved Capacity	38	18	0
Adjusted Utilization	123.4%	122.0%	108.6%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
Students Generated	0.000	0.000	0.000
Adjusted Utilization	123.4%	122.0%	108.6%
AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
Number of Seats to Mitigate	0.000	0.000	0.000

Best regards,
Bill Maki, RLA
Landscape Architect
Daly Design Group
913 N. Pennsylvania Ave.
Winter Park, FL. 32789

Office: (407) 740-7373
Cell: (407) 697-1986
www.dalydesign.com
Florida Water Star Accredited Professional

From: Vitale, Stefani <Stefani.Vitale@ocps.net>
Sent: Wednesday, February 19, 2025 2:32 PM
To: Bill Maki <bmaki@dalydesign.com>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>
Subject: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon,

Please find the attached capacity determination letter for APK-25-005 Wolf Lake Ranch Lutz.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

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Groundbreaking

Continued from page 1A

"The Mira, which is where we are right now, will be the family-oriented apartment community, which will provide homes with attainable rent for 300 families," said Devon Quist, Dominium's vice president and project partner. "The Stillwaters, behind us near the lake, will provide affordable homes for 180 senior households. When the two developments are complete, they'll have fitness centers, playgrounds, dive bars, a pool, outdoor grilling and recreation areas, as well as walking trails."

The Mira and The Stillwaters have benefited from Orange County Mayor Jerry Demings' "Housing for All" Task Force.



Photo by Sarah Merly

Commissioner Christine Moore speaks at the ceremony.



Photo by Sarah Merly

Mayor Demings, Commissioner Moore, and others shovel dirt at the groundbreaking ceremony.

"The Housing for All Task Force made some recommendations about what we could do to move the needle to increase the production of affordable workforce housing in our community that would be available to our low-income families," Demings said at the groundbreaking.

As a result of the task force, Demings and Orange County Commissioner Christine Moore established the Orange County Housing Trust Fund. This trust fund — the first of its kind in the area and one of only a few in the nation — will grant at least $160 million to affordable housing efforts over 10 years.

"Having an affordable place to live and raise a family can transform lives," Demings said. "Orange County is proud to partner with Dominium and approve over $789,000 in impact fee waivers for The Stillwaters 180-unit affordable housing development for seniors."

Demings said the county also approved $15 million to support The Mira, a 300-unit affordable housing development for families.

"These two communities are a fantastic example of all the different parties — the city, the county, the state agency — working together to ensure appropriate housing opportunities and smart growth development," Quist said. "These future communities would not be a reality without consistent leadership from Orange County, and we're delighted that these communities will come to be over the next couple of years."







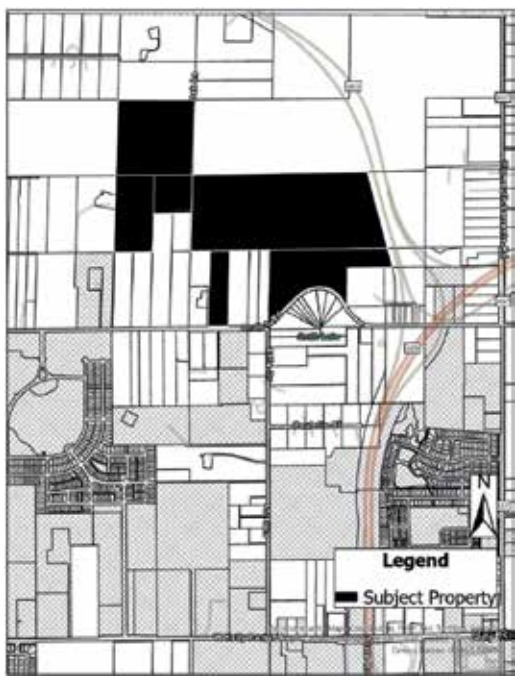


PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **PULTE HOMES COMPANY, LLC C/O AARON STRUCKMEYER, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the southwest corner of the northwest corner of Ondich Road and SR 453/SR 429. This application relates to the following described property:

ORDINANCE NO. 3107

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY PM S-1 REO, LLC; HMF, LLC; CHARLES P. STALLINGS; KIM L. STALLINGS; EUELL E. STALLINGS, JR.; AND CRYSTAL DENISE STALLINGS; LOCATED ON THE NORTHWEST CORNER OF ONDICH ROAD AND SR 453/SR 429; COMPRISING 196.83 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of) Contains: 196.83 +/- acres

NOTICE is given that public hearings for Ordinance No. 3107 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 18, 2025 beginning at 1:30 P.M and Wednesday, July 2, 2025 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 30, 2025

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Bill Maki** has made application relating to the following described property.

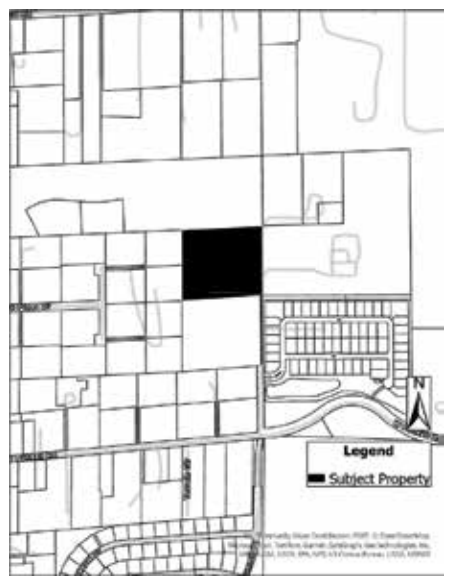
ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010 Contains: 21.43 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 2, 2025 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 30, 2025

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: June 10, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial– Ordinance No. 3111 – Change of Zoning – The Summit at Wolf Lake Ranch (Wolf Lake Ranch Phase III)

REQUEST:
Recommend approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family — Large Lot) for The Summit at Wolf Lake Ranch.

SUMMARY:
Owner(s): Lutz David L Life Estate; Lutz Mary T Life Estate; Rem: David M Lutz; Rem: Michelle M Gregory
Applicant(s): William Maki
Parcel Identification Number(s): 19-20-28-0000-00-019
Location: North of Ponkan Road, west of Ponkan Pines Road and west of Jason Dwelley Parkway
Existing Future Land Use: Mixed-Use
Proposed Future Land Use: Residential Very Low Suburban
Existing Zoning: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Proposed Zoning: RSF-1B (Residential Single-Family — Large Lot)
Existing Use(s): Single-family residence
Density: 2 dwelling units per acre
Tract Size: 21.43 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Vacant
East	Residential Very Low Suburban	RSF-1B (Residential Single-Family — Large Lot)	Wolf Lake Ranch Phase II
South	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Wolf Lake Ranch Phase I Residential Subdivision
West	County Rural	County A-R (Agricultural-Residential)	Single-Family Residences

SUMMARY:
The subject property is approximately 21.43 acres in size and is currently used as a single-family residence. The applicant is requesting the amendment of the future land use of the property to Residential Very Low Suburban to be consistent and comparable with the surrounding properties. The properties to the north and south, Wolf Lake Ranch Phases I and II, have the same future land use designations. The request to change the future land use designation to Residential Very Low Suburban allows two dwelling units per acre. According to the City's Comprehensive Plan, Future Land Use Element Policy 3.5 residential development north of Ponkan Road and

west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. This application is being processed simultaneously with an application to amend the zoning of the property from MU-ES-GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family — Large Lot) Zoning District.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans**;
    - The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.
    - *Staff response:* Staff has no objection/comments.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).
    - *Staff response:* Staff has no objection/comments.
- **Addresses a demonstrated community need**;
    - *Applicant's response:* According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.
    - *Staff response:* Staff has no objection/comments.
- **Is required by changed conditions;**
    - *Applicant's response:* The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use and Zoning require a higher residential density (15 du/ac) and commercial uses that would not be supported by the existing Wekiva Study Area policies. As such, the modification to the future land use and zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac consistent with the Wekiva Study Area. The siting of the Northwest Regional Park Complex and Wolf Lake Ranch Elementary and Middle School to the east validate the changing character of the area from rural to residential. The plan nursery on the subject property has closed down. The requested very low residential density development is consistent with the existing Wolf Lake Ranch subdivision to the south.
    - *Staff response:* Staff has no objection/comments.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;

- *Applicant's response:* The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.
- *Staff response:* Staff has no objection/comments.

- **Would result in a logical and orderly development pattern**;
  - *Applicant's response:* The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.
  - *Staff response:* Staff has no objection/comments.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
  - *Applicant's response:* The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.
  - *Staff response:* Staff has no objection/comments.
- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
  - *Applicant's response:* The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.
  - *Staff response:* Staff has no objection/comments.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated all units are vested, qualifying the capacity requirement as "de minimis".

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 21, 2025.

PUBLIC HEARING SCHEDULE:
June 10, 2025 (5:30 P.M.) – Planning Commission
July 2, 2025 (1:30 P.M.) – City Council, First Reading
July 16, 2025 (7:00 P.M.) – City Council, Second Reading and Adoption

DULY ADVERTISED:
May 30, 2025 – Apopka Chief
May 27, 2025 – Posted placard notifications; mailed notification to adjacent property owners
June 6, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family — Large Lot) for The Summit at Wolf Lake Ranch.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the Change of Zoning from MU-ES-GT (Mixed-Use - East Shore - Gateway) to RSF-1B (Residential Single-Family — Large Lot) for The Summit at Wolf Lake Ranch.

Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:
1. Maps
2. Ordinance No 3111
3. The Summit - OCPS Capacity Determination
4. Advertisement May 30

Vicinity


nt Rd
n Pines Dr
/ Ponkan Rd
W Ponkan Rd
Terrain Cir
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

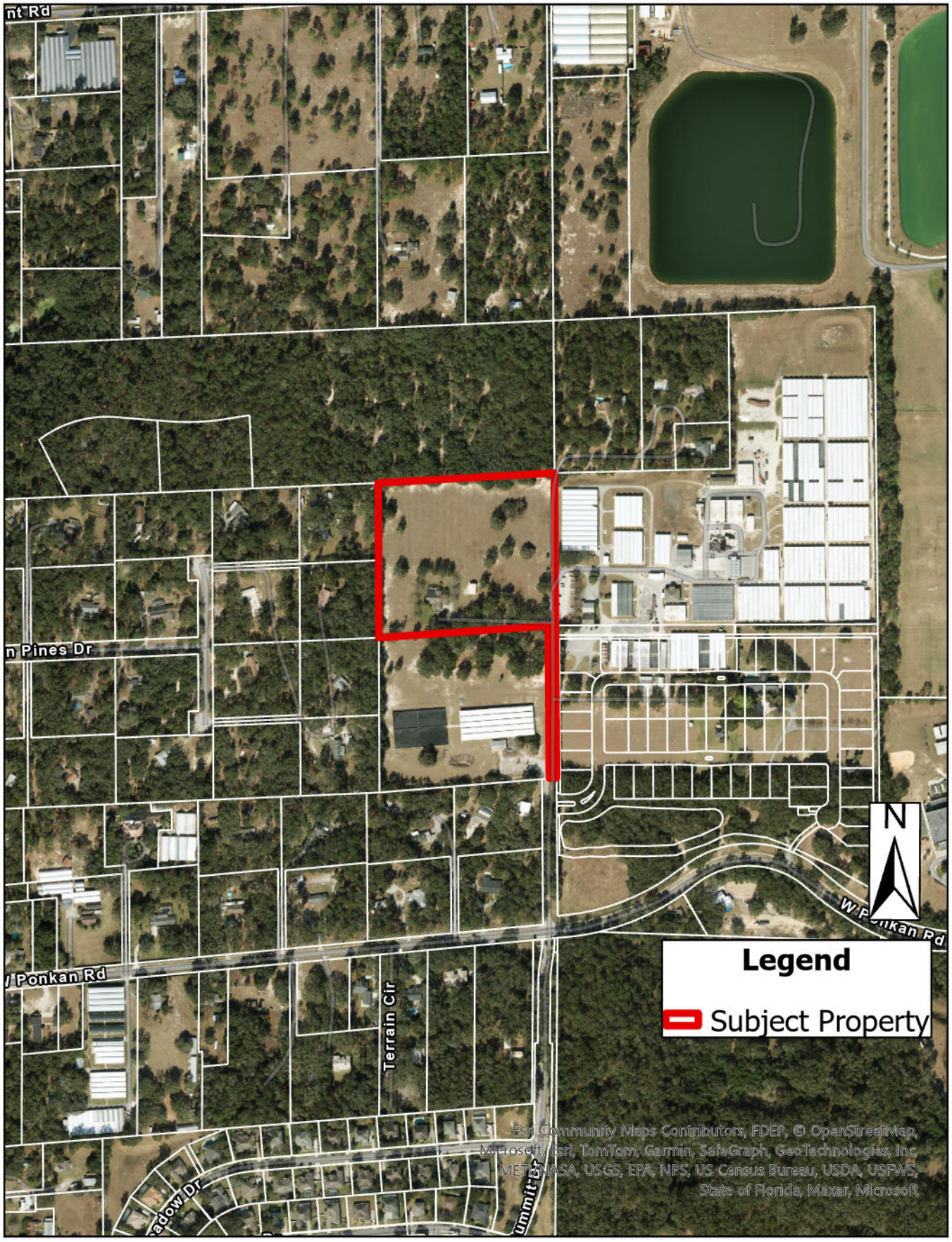
Future Land Use



Zoning


nt Rd
n Pines Dr
/ Ponkan Rd
Terrain Cir
W Ponkan Rd
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Esri Community Maps Contributors, FDEP, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
MET NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


nt Rd
n Pines Dr
/ Ponkan Rd
Terrain Cir
W Ponkan Rd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY LUTZ DAVID L LIFE ESTATE; LUTZ MARY T LIFE ESTATE; REM: DAVID M LUTZ; REM: MICHELLE M GREGORY; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the applicant, William Maki, on behalf of the fee simple owners of the Properties, submitted an application for a future land use amendment on the Properties identified and depicted in Exhibit "A," attached hereto, from MU-ES_GT (Mixed-Use – East Shore – Gateway) to RSF-1B (Residential Single-Family – Large Lot) and

WHEREAS, the proposed RSF-1B (Residential Single-Family – Large Lot) of the Properties are consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Property and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby rezoned and assigned the RSF-1B (Residential Single-Family – Large Lot) Zoning District, as defined in the Apopka Land Development Code.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director's designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. Severability. If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3110) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____ 2025.

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

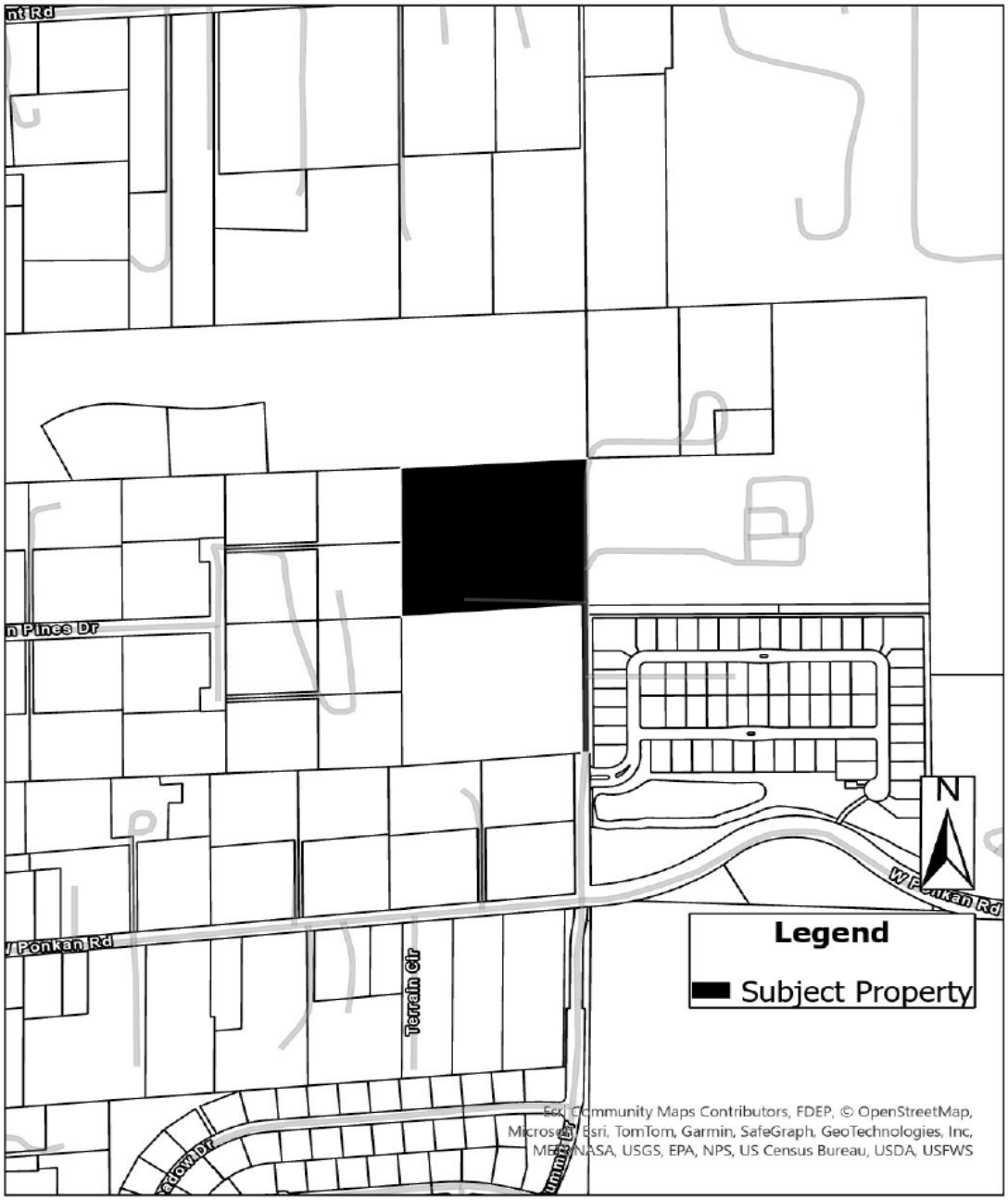
Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 30, 2025

EXHIBIT "A"
Parcel Identification Number(s): 19-20-28-0000-00-019
Acreage: 21.43 +/- Acres



From: Vitale, Stefani
To: Jean Sanchez
Subject: FW: APK-25-005 Wolf Lake Ranch Lutz
Date: Wednesday, May 21, 2025 4:29:15 PM
Attachments: image002.png
image001.png

Hi Jean,

Responding to your previous email about APK-25-005 Wolf Lake Ranch Lutz, since all units were vested, we didn't have to run this analysis.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

From: Vitale, Stefani
Sent: Friday, February 21, 2025 12:13 PM
To: Bill Maki <bmaki@dalydesign.com>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
Subject: RE: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon Mr. Maki,

Thank you for bringing this to our attention. Actually, since all units are already vested, there was no need to apply for capacity determination with us.

This qualifies as "de minimis". We apologize for not catching that.

We will issue a refund for the application fee as soon as possible.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

From: Bill Maki <bmaki@dalydesign.com>
Sent: Thursday, February 20, 2025 3:47 PM
To: Vitale, Stefani <Stefani.Vitale@ocps.net>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>; Tina Demostene <tdemostene@mihomes.com>; Tina Demostene <tdemostene@mihomes.com>; Catherine Felter <Catherine.Felter@kimley-horn.com>; Tom Daly <tdaly@dalydesign.com>
Subject: RE: APK-25-005 Wolf Lake Ranch Lutz

⚠ **CAUTION:** This email originated from outside of Orange County Public Schools. Do not click links or open attachments unless you know the content is safe.

Good afternoon Stefani,
I wanted to follow up with you on the capacity determination letter sent yesterday. We understand that we will need to enter into a CMA to provide the necessary school capacity. I wanted to ask if you can add the student generation numbers for the Capacity letter? We can see the percentages, but not the number of students. (see below)

Also, do you look at available capacity in the adjacent schools? If so, is there any availability in those schools?

Thank you for your help, and please let me know if you have any questions.

School Capacity Determination User ID SV February 19, 2025 10:21:17

Project ID: **CEA – APK – 25 – 005** Valid Until: August 18, 2025

Project Name:		**WOLF LAKE RANCH LUTZ**		
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units: 42
	Multi Family Units:	0		Multi Family Units: 0
	Multi Family High Rise Units:	0		Multi Family High Rise Units: 0
	Town Homes Units:	0		Town Homes Units: 0
	Mobile Home Units:	0		Mobile Home Units: 0

Capacity Enhancement

School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
Analysis of Existing Conditions			
School Capacity (2023-2024)	828	1,112	3,390
Enrollment (2023-2024)	710	1,151	3,449
Utilization (2023-2024)	118.0%	122.0%	110.0%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	201	0	0
Analysis of Reserved Capacity			
School Level	Elementary	Middle	
Encumbered Capacity	274	188	232
Reserved Capacity	38	18	0
Adjusted Utilization	123.4%	122.0%	108.6%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
Students Generated	0.000	0.000	0.000
Adjusted Utilization	123.4%	122.0%	108.6%
AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
Number of Seats to Mitigate	0.000	0.000	0.000

Best regards,
Bill Maki, RLA
Landscape Architect
Daly Design Group
913 N. Pennsylvania Ave.
Winter Park, FL. 32789

Office: (407) 740-7373
Cell: (407) 697-1986
www.dalydesign.com
Florida Water Star Accredited Professional

From: Vitale, Stefani <Stefani.Vitale@ocps.net>
Sent: Wednesday, February 19, 2025 2:32 PM
To: Bill Maki <bmaki@dalydesign.com>
Cc: Mills, Christopher C. <Christopher.Mills@ocps.net>; Colon, Selimar <Selimar.Colon@ocps.net>; Pelc, Tamara L. <Tamara.Pelc@ocps.net>; Moore, Thomas H. <thomas.moore2@ocps.net>; Jean Sanchez (JeSanchez@apopka.net) <JeSanchez@apopka.net>
Subject: APK-25-005 Wolf Lake Ranch Lutz

Good Afternoon,

Please find the attached capacity determination letter for APK-25-005 Wolf Lake Ranch Lutz.

Thank you,

Stefani Vitale
Senior Specialist, Facilities Planning
Orange County Public Schools
Tel: 407-317-3700 ext. 2023974
planning.ocps.net

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Groundbreaking

Continued from page 1A

"The Mira, which is where we are right now, will be the family-oriented apartment community, which will provide homes with attainable rent for 300 families," said Devon Quist, Dominium's vice president and project partner. "The Stillwaters, behind us near the lake, will provide affordable homes for 180 senior households. When the two developments are complete, they'll have fitness centers, playgrounds, dive bars, a pool, outdoor grilling and recreation areas, as well as walking trails."

The Mira and The Stillwaters have benefited from Orange County Mayor Jerry Demings' "Housing for All" Task Force.



Photo by Sarah Merly

Commissioner Christine Moore speaks at the ceremony.



Photo by Sarah Merly

Mayor Demings, Commissioner Moore, and others shovel dirt at the groundbreaking ceremony.

"The Housing for All Task Force made some recommendations about what we could do to move the needle to increase the production of affordable workforce housing in our community that would be available to our low-income families," Demings said at the groundbreaking.

As a result of the task force, Demings and Orange County Commissioner Christine Moore established the Orange County Housing Trust Fund. This trust fund — the first of its kind in the area and one of only a few in the nation — will grant at least $160 million to affordable housing efforts over 10 years.

"Having an affordable place to live and raise a family can transform lives," Demings said. "Orange County is proud to partner with Dominium and approve over $789,000 in impact fee waivers for The Stillwaters 180-unit affordable housing development for seniors."

Demings said the county also approved $15 million to support The Mira, a 300-unit affordable housing development for families.

"These two communities are a fantastic example of all the different parties — the city, the county, the state agency — working together to ensure appropriate housing opportunities and smart growth development," Quist said. "These future communities would not be a reality without consistent leadership from Orange County, and we're delighted that these communities will come to be over the next couple of years."







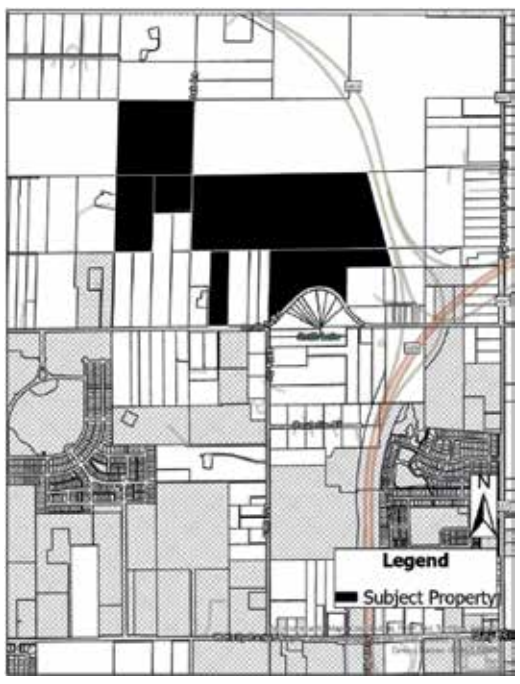


PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **PULTE HOMES COMPANY, LLC C/O AARON STRUCKMEYER, P.E.** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the southwest corner of the northwest corner of Ondich Road and SR 453/SR 429. This application relates to the following described property:

ORDINANCE NO. 3107

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY PM S-1 REO, LLC; HMF, LLC; CHARLES P. STALLINGS; KIM L. STALLINGS; EUELL E. STALLINGS, JR.; AND CRYSTAL DENISE STALLINGS; LOCATED ON THE NORTHWEST CORNER OF ONDICH ROAD AND SR 453/SR 429; COMPRISING 196.83 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of) Contains: 196.83 +/- acres

NOTICE is given that public hearings for Ordinance No. 3107 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 18, 2025 beginning at 1:30 P.M and Wednesday, July 2, 2025 beginning at 7:00 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 30, 2025

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Bill Maki** has made application relating to the following described property.

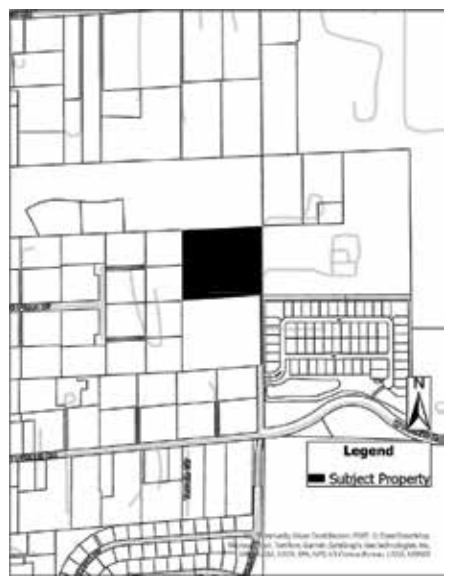
ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

and

ORDINANCE NO. 3111

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MU-ES-GT (MIXED-USE — GATEWAY — EAST SHORE) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY — LARGE LOT) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED NORTH OF PONKAN ROAD, WEST OF PONKAN PINES ROAD AND JASON DWELLEY PARKWAY; COMPRISING 21.43 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 19-20-28-0000-00-010 Contains: 21.43 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3083 and 3084 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 2, 2025 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 30, 2025

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 3.
Meeting Date: June 10, 2025
Department: Community Development

SUBJECT:
2560 W Orange Blossom Trail - Zoning Variance – Maximum Building Height

REQUEST:
Allow a maximum building height of 58 feet in lieu of the 45 feet for the property located at 2560 W Orange Blossom Trail in the Light Industrial (I-L) zoning district.

SUMMARY:
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant: Joshua Enot
Location: 2560 W Orange Blossom Trail
Parcel ID Number(s): 06-21-28-7172-02-011
Future Land Use: Industrial
Zoning: Light Industrial (I-L)
Existing Use: Industrial
Tract Size: 27.63 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-C/I-L	Vehicle Sales/Outdoor Storage/Vacant
East	Industrial	I-L, A-1	Vacant
South	Industrial	I-L	Manufacturing
West	Industrial	Transitional	Warehouse

PROJECT SUMMARY:
The applicant is requesting a zoning variance from Land Development Code (LDC), Article 3 - Zoning Districts, Section 3.5. - Industrial Base Zoning Districts, 3.5.3. - I-L: Light Industrial District, C. Intensity and Dimensional Standards to allow a maximum building height of 58 feet in lieu of the 45 feet for industrial development in the property located at 2560 W. Orange Blossom Trail in the Light Industrial (I-L) zoning district.

APPLICANT REQUEST:
Allow a maximum building height of 58 feet in lieu of the 45 feet for industrial development on the property located at 2560 W Orange Blossom Trail in the Light Industrial (I-L) zoning district.
The applicant asserts the following:
APPLICABLE CITY CODES:

- Land Development Code (LDC), Article 3 - Zoning Districts, Section 3.5. - Industrial Base Zoning Districts, 3.5.3. - I-L: Light Industrial District, C. Intensity and Dimensional Standards, Building Height, max. (ft.) requirements.

VARIANCE PROCESS:
Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (Step 1):

1. Section 2.5.5(A)(5)(1). Prior to approving a zoning variance, the Planning Commission shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If a special circumstance makes it difficult for a particular project to meet the Land Development Code, a hardship may be established. A hardship generally occurs when the physical characteristics of a property are such that it cannot be used for any purpose permitted by the Land Development Code. A hardship may be created by the surroundings, shape or topographical conditions particular to that specific property. However, the hardship cannot be self-imposed, or the result of the property owner's own action. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.\

Nine Variance Criteria Findings:
If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
    - **Applicant's Response:** The two subject lot are currently residential and adjacent to industrial use and zone. The requested variance is not soley the needs of the land owner but to rezone the parcels to industrial (IND) will allow for consistency in the city's comprehensive plan and the surrounding developments.
    - **Staff's Response:** Staff has no objection.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
    - **Applicant's Response:** The variance request is not based exclusively upon a desire to reduce the cost of developing the site because we are not trying to reduce costs but expanding the existing industrial building and will benefit the community with a larger storage facility for goods.
    - **Staff's Response:** Staff has no objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets;
    - **Applicant's Response:** The proposed variance will not substantially increase congestion on surrounding public streets because the proposed development will be to expand an existing storage facility and will be used for the sole purpose of receiving, storing and sending out goods.
    - **Staff's Response:** Staff has no objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site;
    - **Applicant's Response:** The proposed variance will not substantially diminish property values in the area surrounding the site because the development consists of expanding an existing facility and be consistent with the surrounding developments.
    - **Staff's Response:** Staff has no objection.

5. The proposed variance will not substantially alter the essential character of the area surrounding the site;
    - **Applicant's Response:** The proposed variance will not substantially alter the essential character of the area surrounding the site because the surrounding area is industrial and the proposed development will be consistent with the surrounding industrial area.

- **Staff's Response:** Staff has no objection.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;
   - **Applicant's Response:** The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted because the development is expanding the existing facility and will keep the existing consistency of the surrounding area to keep harmony with the LDC and all other surrounding land uses.
   - **Staff's Response:** Staff has no objection.

7. Special conditions and circumstances do not result from the actions of the applicant;
   - **Applicant's Response:** Special conditions and circumstances do not result from the actions of the applicant because the proposed development is consistent with the surrounding area.
   - **Staff's Response:** Staff has no objection.

8. The proposed variance will not create safety hazards and other detriments to the public;
   - **Applicant's Response:** The proposed variance will not create safety hazards and other detriments to the public because the all safety measures will be meet during construction and the limits of disturbance will be within the construction zone fenced from the public.
   - **Staff's Response:** Staff has no objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.
   - **Applicant's Response:** The variance is the minimum variance which will make possible the reasonable use of the land because of the existing surrounding area and expanding the existing facility.
   - **Staff's Response:** Staff has no objection.

ORANGE COUNTY NOTIFICATION:
Orange County has been notified through the Development Review Committee (DRC) Agenda distribution.

PUBLIC HEARING SCHEDULE:
June 10, 2025 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
May 16, 2025 – Apopka Chief
May 27, 2025 – Mailed notices to adjacent property owners
May 27, 2025 – Posters placed on property

FUNDING SOURCE:
N/A

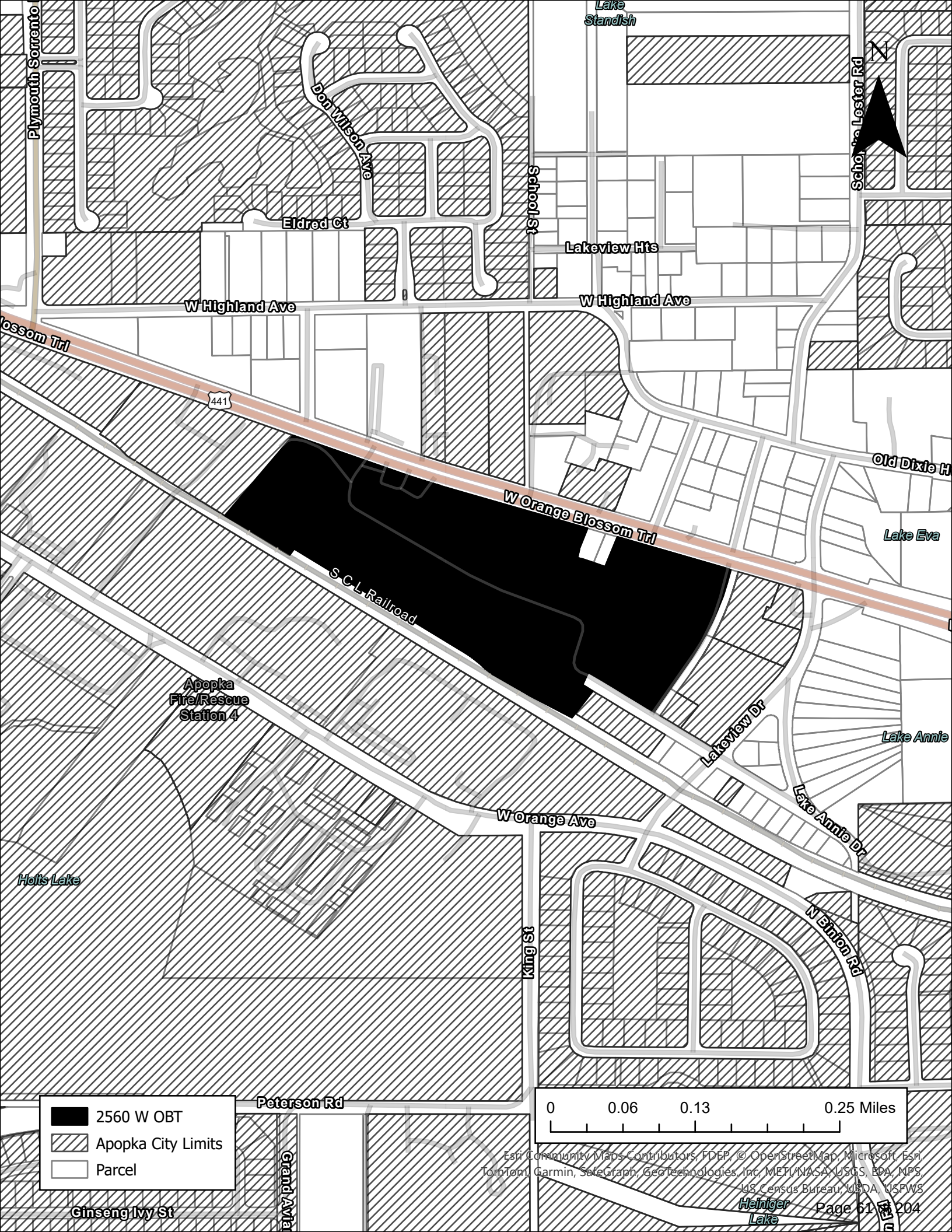
RECOMMENDED MOTION:
Development Review Committee: The Development Review Committee (DRC) does not have any objections to this variance request.

Planning Commission Role: The Planning Commission shall review the application at a quasi-judicial hearing and render a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

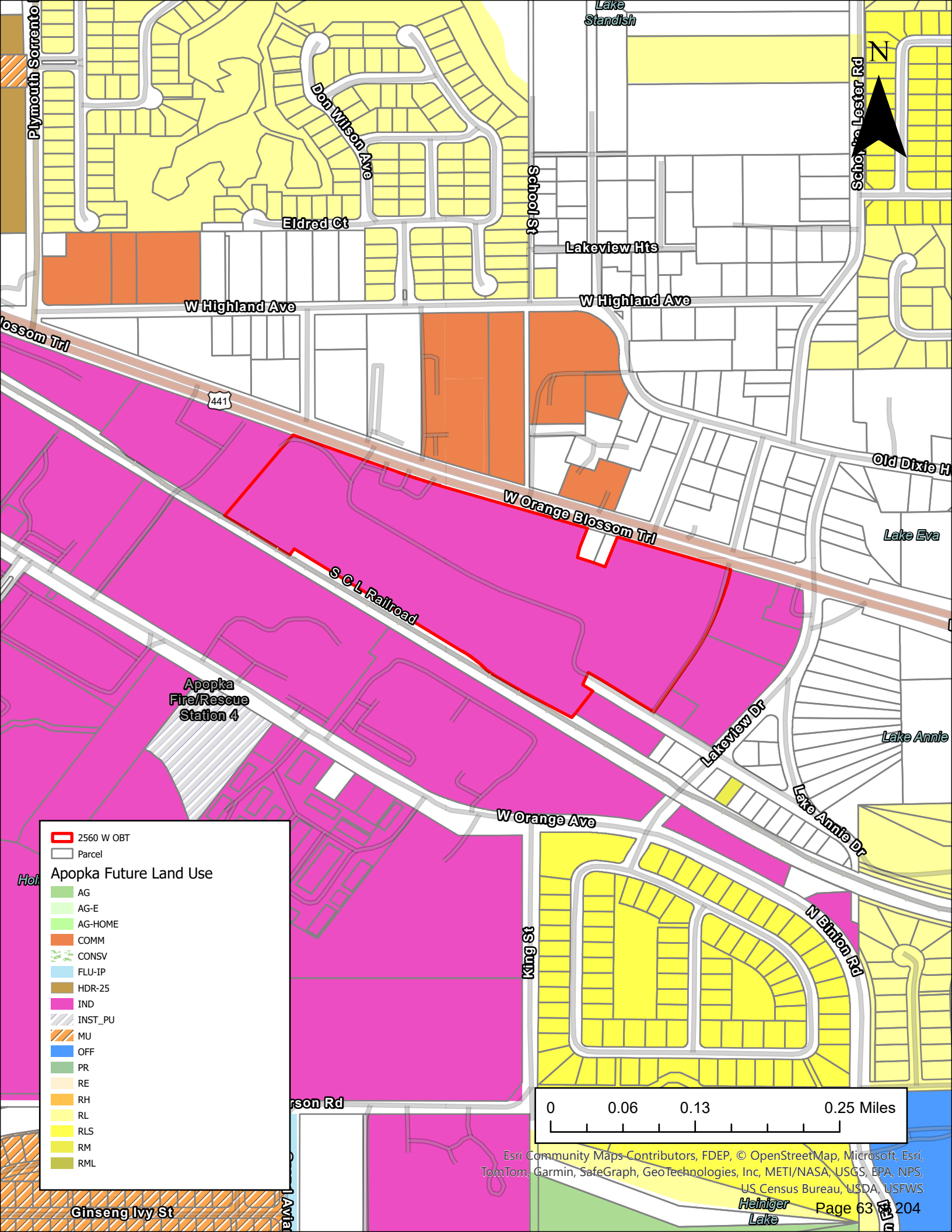
1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

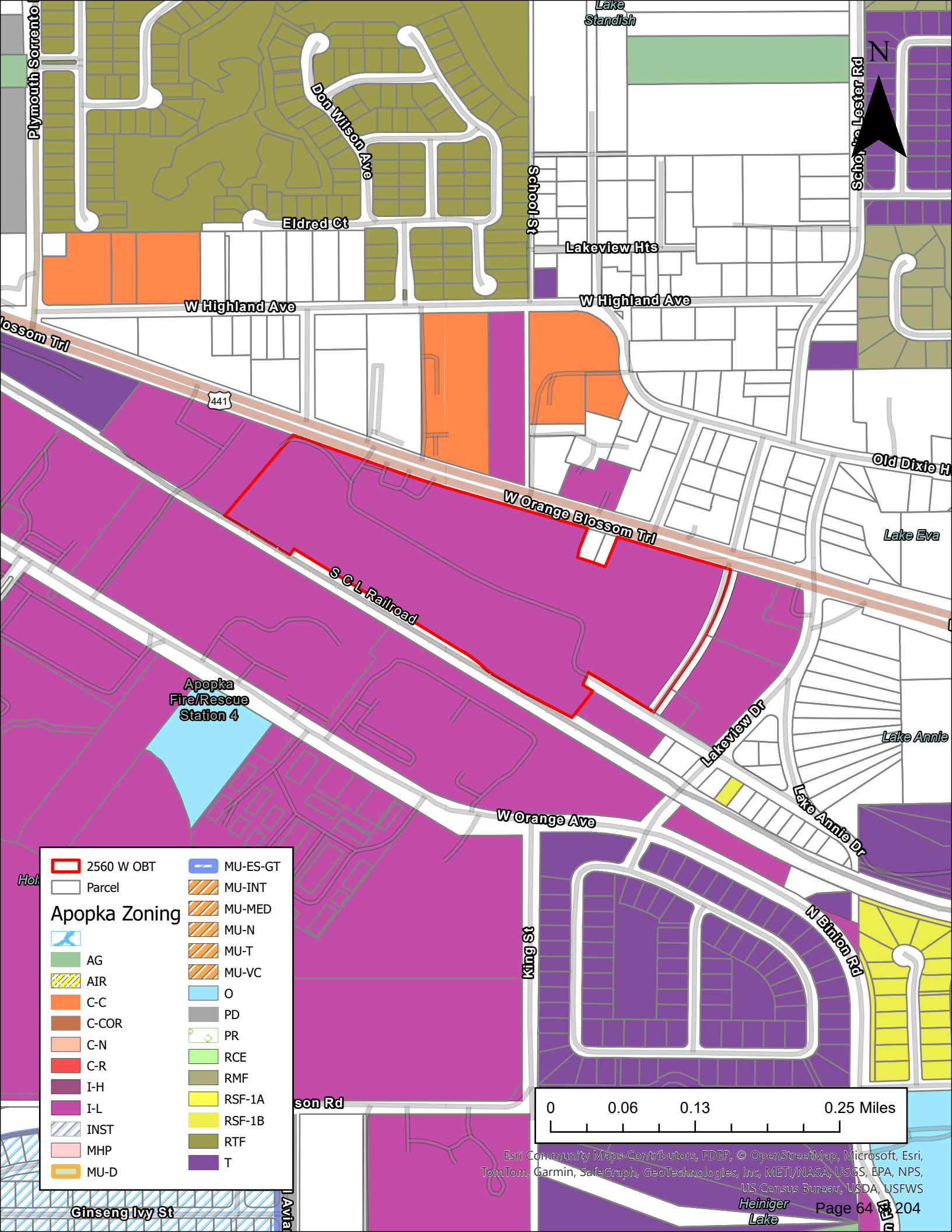
ATTACHMENTS:

1. Maps
2. Ads
3. Applicant Response - Nine Variance Criteria Response


Lake Standish
Plymouth Sorrento
Don Wilson Ave
Eldred Ct
School St
Lakeview Hts
W Highland Ave
W Highland Ave
441
W Orange Blossom Trl
S C L Railroad
Old Dixie H
Lake Eva
Apopka Fire/Rescue Station 4
Lakeview Dr
Lake Annie
Lake Annie Dr
W Orange Ave
Holis Lake
King St
N Binion Rd
Peterson Rd
Grand Ave
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2560 W OBT
Apopka City Limits
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Lake Standish
Plymouth Sorrento
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Eldred Ct
Lakeview Hts
W Highland Ave
W Highland Ave
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Apopka Fire/Rescue Station 4
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Old Dixie H
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S C L Railroad
Apopka Fire/Rescue Station 4
Lakeview Dr
Lake Annie
Lake Annie Dr
W Orange Ave
King St
N Binion Rd
Ginseng Ivy St
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Apopka Fire/Rescue Station 4
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Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us -within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to The Apopka Chief, P.O. Box 880, Apopka, 32704-0880.

In the period from May 4-10, 2025, the Apopka Police Department received 1,556 calls for service, responded to 30 crashes, issued 65 citations, and made 16 arrests. Burglaries: 2 vehicles, 1 resident, 2 businesses. Juveniles were charged with battery-touch or strike (X2); aggravated assault-with deadly weapon without intent to kill; probation violation-child in violation of imposed conditions; burglary-unoccupied conveyance, unarmed; fraud-impersonate/misrepresent self, commit personal ID misdemeanor.

The following adults were arrested and charged:

Car'laysia Imani Denise Chester, 19, Orlando, battery-touch or strike.

Talena Elizabeth Dees, 40, 803 E. Magnolia St., Apopka, battery-touch or strike.

Abdiel Jomar Espinosa Delgado, 24, 1430 3rd St., Leesburg, burglary of occupied structure, unarmed.

Dillon Travis Terry Forgy, 33, 595 Lake McCoy Dr., Apopka, possession of weapon or ammo by convicted Florida felon; drugs-possession of controlled substance without prescription.

Anthony Harris, 63, 359 W. 17th St., Apopka, indecent exposure-of sexual organs, 1st offense.

Timothy Horton, 53, 611 Business Park Blvd. #101, Winter Garden, drugs-possession of controlled substance without prescription; trespassing-structure or conveyance.

Katlyn Patricia Hunter, 32, 261 Springs Colony Cir. Apt 166, Altamonte Springs, trespassing-failure to leave property on order of owner.

Terry Terrell Ivey, 27, 41 W. 10th St., Apopka, larceny other theft; battery-cause bodily harm; burglary-occupied conveyance, unarmed; robbery by sudden snatching without firearm or weapon.

Tyrone Tramell Johnson, 49, 329 E. 15th St., Apopka, resist officer-obstruct without violence; other agency warrant.

Tjuante Jamaa Lewis, 31, Apopka, battery-touch or strike; contempt of court-violation injunction protection, domestic violence.

Narkeith Keon Payne, 34, 3200 W. Colonial Dr., Orlando, drugs-possession of controlled substance without prescription.

Fermin Sanchez-Torres, 46, 2631 Bent Willow Cir. Apt B, Orlando, moving traffic violation-operate motor vehicle without valid license, 2nd conviction.

Mcariel Sherwood, 30, Apopka, aggravated battery on pregnant victim; battery-commit domestic battery by strangulation; battery-touch or strike.

Sean Michael Vanatta, 44, 1536 Errol Pkwy, Apopka, drugs-possession of controlled substance without prescription; possession of weapon or ammo by convicted Florida felon.

Mark James White, 53, 4609 N. Hiawassee Rd., Orlando, larceny-petit theft, merchandise farm transit 2+ prior conviction.

Rhonda Petris Wright, 55, Apopka, contempt of court-offender violated no contact order.

Don't pee on your neighbor's lawn (or let your dog do it)



DEAR PAW'S CORNER: Can you settle a dispute between me and my neighbor? Bob doesn't want my dog peeing or pooping on his lawn. I told him that my dog is just helping fertilize his grass, and he should be grateful for the free nutrients. Yesterday, as I was hanging out on my back patio, Bob threw a bag full of old dog poop over the fence; it broke when it landed and scattered all over the patio. I just don't get it. We used to be friends, but now I'm not so sure. Who's right in this situation? — Doug H., via email

DEAR DOUG: Please tell me this is a prank letter, because otherwise I'm going to tear my hair out. One of the biggest commandments of dog ownership is Thou Shalt Not Annoy Thy Neighbors.

Allowing your dog to relieve himself on your neighbor's lawn is more than just annoying; it opens you to a potential lawsuit. Clearly, it's causing strife for your neighbor. Even if dog poop actually did fertilize lawns (it doesn't), you and your dog are trespassing on private property. You're also destroying your neighbor's lawn. Dog pee burns grass and kills it, leaving awful bare spots surrounded by yellow, dying grass. Dog poop doesn't disappear; it sits there and stinks, blocks airflow to the grass and kills it.

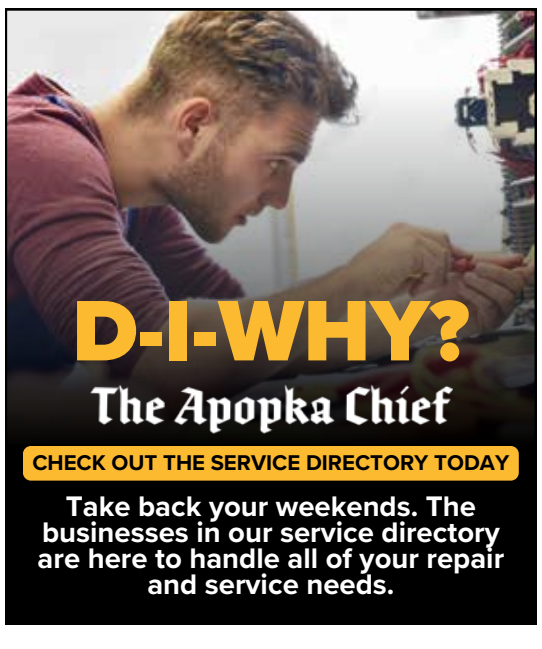
If you want to resolve this situation peacefully, go apologize to your neighbor, offer to clean up your dog's mess and keep your dog away from his property. That means leashing your dog on walks, picking up his poop as soon as he goes and disposing of it at home or in a municipal waste bin. That's your option. There is only one.

Send your tips, comments or questions to ask@pawscorner.com.

(c) 2025 King Features Synd., Inc





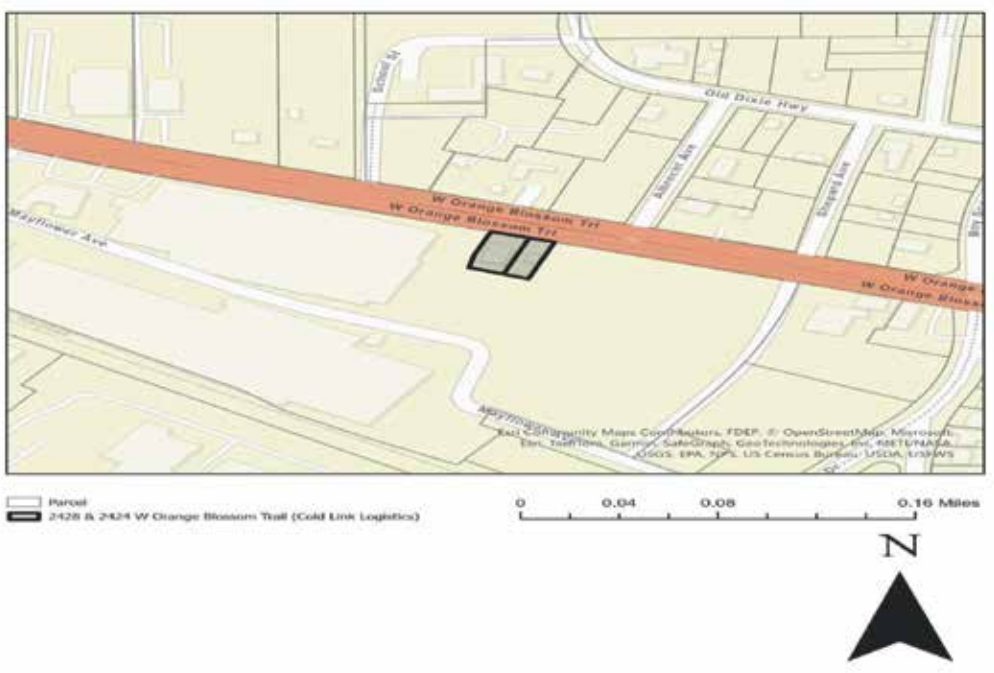


PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **Joshua Enot** has made an application to the City of Apopka City Council for an **ANNEXATION** of property generally located south of W. Orange Blossom Trail between Albrecht Avenue and Stewart Avenue. This application relates to the following described property:

ORDINANCE NO. 3109

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY MG88 CENTRAL FLORIDA COLD STORAGE II LLC; LOCATED SOUTH OF WEST ORANGE BLOSSOM TRAIL BETWEEN ALBRECHT AVENUE AND SREWART AVENUE; COMPRISING 0.40 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 06-21-28-7180-09-050, 06-21-28-7180-09-070
Contains: 0.40 +/- acres

NOTICE is given that a public hearing for Ordinance No. 3109 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 4, 2025 beginning at 1:30 P.M and Wednesday, June 18, 2025 beginning at 7:00 PM** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Community Development Department

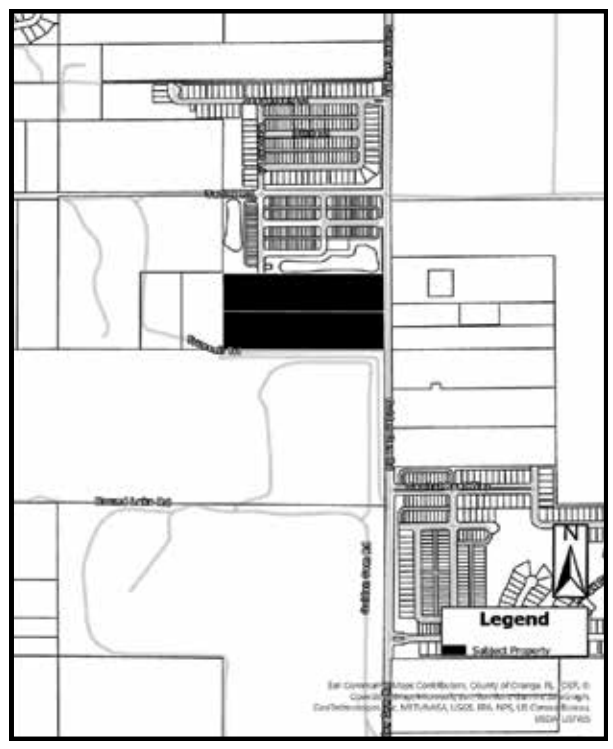
May 16, 2025

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3102

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, ASSIGNMENT OF NEIGHBORHOOD DISTRICT OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- Acres

NOTICE is given that a public hearing for Ordinance Number 3102 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 4, 2025 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 16, 2025

Season-Ending Game

Continued from page 1B

in a shutout inning of work.

The Blue Darter offense struggled to put the ball in play, which hadn't been a problem all year. Apopka recorded just four hits to Lake Brantley's 13. The Blue Darters finished with a batting average of .174 compared to their season average of .403.

MacWithey said Apopka's lack of production at the plate, combined with the Patriots' near-perfect defense, was a recipe for disaster.

"Again, they fielded plays," MacWithey said. "I can't think of any errors they made off the top of my head. Not that we gave them a whole lot to field. But you know, they had two double plays, a diving catch in center field and their pitchers had three putouts. Those were all great plays, and we didn't respond defensively like we should have."

Despite the disappointment, MacWithey said he is proud of the team and what they accomplished this season. The 2025 Apopka softball team won more games (22) than the 2023 (10) and 2024 (nine) teams combined and proved that they could compete with the best teams in the state.

MacWithey and the team put everything they had into this season and the game against Lake Brantley but couldn't get over the hump.

"We threw all our pitchers at them, and we threw almost all our players at them," he said. "They beat us. There's nothing else to say. Can't cry about it. They played way better."



Photo by Marshall Tempest

Ava Millspaugh put in three and one-thirds innings of work giving up four earned runs.

Softball Playoffs

Continued from page 1B

After the game, MacWithey repeated to the girls what he had told them beforehand, reciting a fortune cookie he had gotten at dinner Wednesday night.

"We threw everybody we had at them," MacWithey said. "We threw everything and the kitchen sink at them."

MacWithey said he was happy with the pitching and fielding but admitted both had problems in the first few innings, which led to adjustments.

"We changed the methodology of our pitching approach in the fourth inning," he said. "I think we pitched good enough once that methodology got corrected. Defensively, I still think we didn't do as well as we could have. We had a couple of plays that we should have made but didn't. And that's because they're fast as heck, so that's why they are such a great team. They were better than we expected."

Aeschilman came away with the win for Apopka. She killed the Stingrays' momentum and gave the Blue Darters a chance to fight back in the middle innings. Aeschilman finished the game giving up three earned runs on six hits while collecting two strikeouts across four innings of work.

Millspaugh started on the mound for Apopka but was relieved in the second by Aeschilman. Millspaugh gave up three earned runs on four hits and two walks while striking out one.

Bartkin earned the save, successfully protecting a three-run lead with two innings of work. She allowed four hits and struck out one.

Ford and Lopez led the Blue Darters at the plate in the victory as they were responsible for four runs in Apopka's seven-run sixth inning. Ford went 3-for-5, scoring two runs and driving in two runs. Lopez went 2-for-4, scored one run and collected two RBIs.

After the game, MacWithey said his team wanted another shot at Lake Brantley, but regardless of the outcome, he was pleased with what his team accomplished this season.

"I'm very, very proud of these kids," he said. "Winning 22 games is more than they've won in the last two years combined. It's a team effort. The chemistry is great. The hard work is great. The love and understanding are correct. We're doing everything right, and it's just a pleasure to be here."



Photo by Marshall Tempest

Mia Aeschilman finished her four innings on the mound giving up just three earned runs.

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Anna Lucille Archer

1933 – 2025



On May 8th, Anna Lucille Archer was called to her heavenly home at the age of 91. Anna was born in Eagan, TN to John Prewitt and Avis Powers. Anna married Arthur Archer on October 13, 1962.

Anna served as lunch lady for over 20 years at the Apopka Memorial Middle School. She enjoyed spending time with her family, reading and, as a Southern Baptist, going to church.

Anna is survived by her husband Arthur, her brother George Prewitt, daughter Karen Liverance, son Danny Archer, and grandchildren Danielle Maddox, Vincent Johnston, Matthew Archer, Eric Archer and great grandson, Mason Maddox.

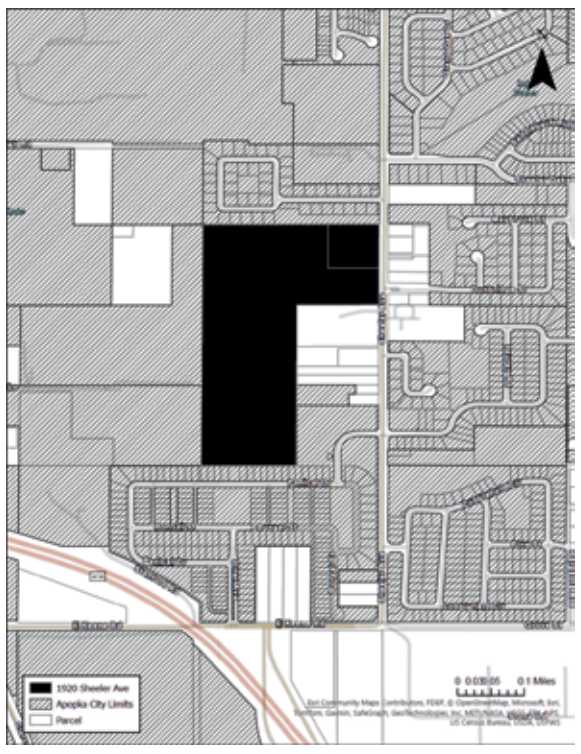
A memorial service was held at Loomis Funeral Home on Thursday, May 15, 2025, at 11:00 am.

PUBLIC HEARING NOTICE
ANNEXATION
CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part **III**, Land Development Code, Article **II**, Section 2.5.1.A, that **Lauren Korn** has made an application to the City of Apopka City Council for an **ANNEXATION** of a properties located at 1920 Sheeler Ave. This application relates to the following described property:

ORDINANCE NO. 3112

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY BDT IRREVOCABLE INCOME ONLY TRUST; LOCATED AT 1920 Sheeler Ave, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
Contains: 40.16 +/- acres

NOTICE is given that public hearings for **Ordinance No. 3112** will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, June 18, 2025 at 7:00 P.M. AND Wednesday, July 2, 2025 beginning at 1:30 P.M**

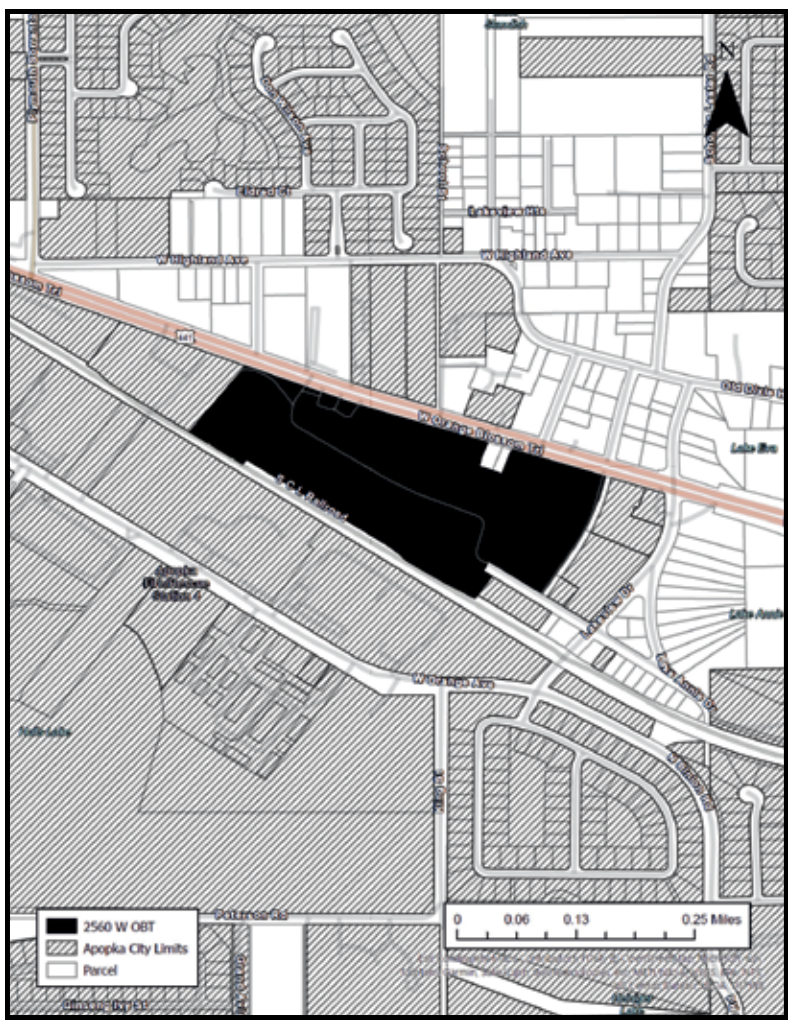
Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 16, 2025

PUBLIC HEARING NOTICE
VARIANCE REQUEST
CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article **II**, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **Joshua Enot** requests a **VARIANCE** from LDC, Section 3.2.3. **I**-L: Light **I**ndustrial District, to allow a Maximum Building Height of 45 feet for industrial development in lieu of a Maximum Building Height of 58 feet in specific locations within the property located at 2560 W Orange Blossom Trail. This application relates to the following described property:



Parcel Identification Number(s): 06-21-28-7172-02-011
Contains: 27.63 +/- Acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, June 10, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka Planning Commission
Community Development Department

May 16, 2025

2560 W Orange Blossom

PID # 06-21-28-7172-02-011, 06-21-28-7180-09-070, & 06-21-28-7180-09-050

Variance Response to LCD Sec.2.5.5 (A)(5)(b)

Nine Variance Criteria Findings:

If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
    a. **Applicant's Response:** The two subject lot are currently residential and adjacent to industrial use and zone. The requested variance is not soley the needs of the land owner but to rezone the parcels to industrial (IND) will allow for consistency in the city's comprehensive plan and the surrounding developments.
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
    a. **Applicant's Response:** The variance request is not based exclusively upon a desire to reduce the cost of developing the site because we are not trying to reduce costs but expanding the existing industrial building and will benefit the community with a larger storage facility for goods.
3. The proposed variance will not substantially increase congestion on surrounding public streets;
    a. **Applicant's Response:** The proposed variance will not substantially increase congestion on surrounding public streets because the proposed development will be to expand an existing storage facility and will be used for the sole purpose of receiving, storing and sending out goods.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.
    a. **Applicant's Response:** The proposed variance will not substantially diminish property values in the area surrounding the site because the development consists of expanding an existing facility and be consistent with the surrounding developments.
5. The proposed variance will not substantially alter the essential character of the area surrounding the site;
    a. **Applicant's Response:** The proposed variance will not substantially alter the essential character of the area surrounding the site because the surrounding area is industrial and the proposed development will be consistent with the surrounding industrial area.
6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;
    a. **Applicant's Response:** The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted because the development is expanding the existing facility and will keep the existing consistency of the surrounding area to keep harmony with the LDC and all other surrounding land uses.
7. Special conditions and circumstances do not result from the actions of the applicant;
    a. **Applicant's Response:** Special conditions and circumstances do not result from the actions of the applicant because the proposed development is consistent with the surrounding area.
8. The proposed variance will not create safety hazards and other detriments to the public;
    a. **Applicant's Response:** The proposed variance will not create safety hazards and other detriments to the public because the all safety measures will be meet during construction and the limits of disturbance will be within the construction zone fenced from the public.
9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

a. **Applicant's Response:** The variance is the minimum variance which will make possible the reasonable use of the land because of the existing surrounding area and expanding the existing facility.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: June 10, 2025
Department: Community Development

SUBJECT:
Invitation Cove - Major Development Plan

REQUEST:
Recommend approval of the Invitation Cove - Major Development Plan

SUMMARY:
Owner(s): A&R Meridian Apopka Development LLC
Applicant(s): Kim Fischer
Parcel Identification Number(s): 10-21-28-0000-00-061
Location: West of Sheeler Avenue and East of S Christina Street
Tract: 5.74 +/- acre(s)
Project: 43 Townhomes
Density/Intensity: 7.6 Units/Acre (Mixed-Use Future Land Use permits maximum of 15 du/ac)
Project Manager: Amer Hamza

Direction	Future Land Use	Zoning	Present Use
North	Residential Low, Residential Medium	Mixed-Use Downtown (MU-D), Mixed-Use Downtown (MU-D)	Single Family Homes
East	Commercial	Mixed-Use Downtown (MU-D)	Retail Plaza
South	Institutional – Public Use	Mixed-Use Downtown (MU-D)	Retention Pond
West	Commercial	Mixed-Use Downtown (MU-D)	Vacant Parcel

PROJECT SUMMARY:
The subject property has a total area of around 5.66 acres. It has a Future Land Use of Mixed Use which allows a density of 15 dwelling units per acre and has a zoning of MU-D (Mixed Use Downtown). The Invitation Cove - Major Development Plan details a plan for a townhouse subdivision which have a total of 43 units. The plan calls for 22-foot-wide interior townhome units and 32-foot-wide corner townhome units. All of the townhome units are rear loaded as is required per the Land Development Code. The MU-D (Mixed Use Downtown) zoning district requires an open space area of 10%, equivalent to 0.57 acres. The applicant proposes 2.29 acres of open space, or 40% which includes a pond area and green space. Access to the site is proposed to be built from the north side of the subject property from Monroe Avenue. There is also another proposed connection to the subject property which will come at a later date from the adjacent vacant commercial property to the west of the subject property which is permitted under LDC Section 5.13.2.B.4. The plan also shows a proposed left turn lane on Monroe Avenue for accessing the site. The applicant proposes the following site design standards, including minimum required setbacks:

Townhouse Lots (rear-loaded), 22-feet (interior lots) and 32-feet (corner lots) in width:

- Front Setback: 20 feet minimum and 25 feet maximum
- Side Setback: 5 feet minimum
- Corner Side Yard Setback: N/A
- Rear Setback: 20 feet minimum
- Minimum Living Area: 1,350 square feet

The landscape plan shows a variety of trees being proposed in the project area which includes Southern Magnolia, Live Oak, Cabbage Palm, and Yaupon Holly trees. There is also a Type A 15' buffer being proposed on the north, east, and west property lines.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:
a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
June 10, 2025 – Planning Commission (5:30 P.M.)
July 2, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

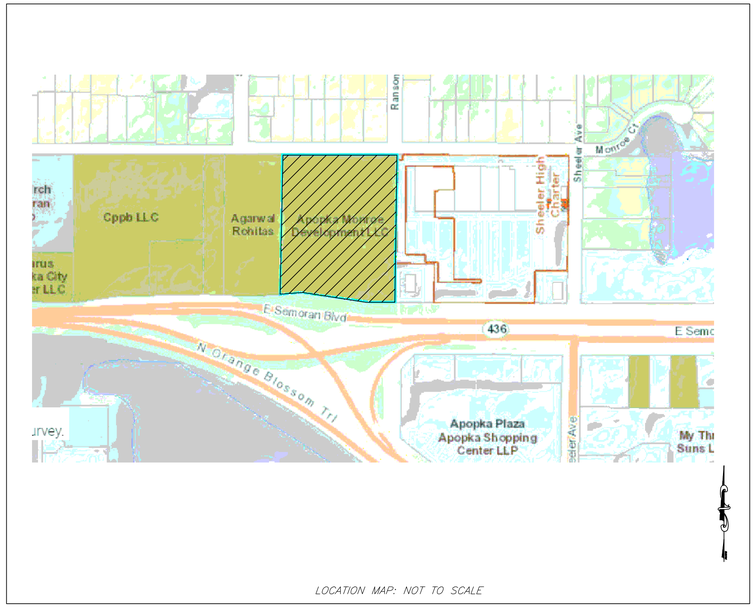
RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Invitation Cove – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion - Planning Commission:
Find the proposed Invitation Cove – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:
1. INVITATION COVE MDP
2. Invitation Cove Maps

MAJOR DEVELOPMENT PLAN
FOR
INVITATION COVE

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

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

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

PROJECT CONTACTS

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

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

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

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

UTILITY CONTACTS

WATER:
CITY OF APOPKA
407-703-1731

SEWER
CITY OF APOPKA
407-703-1731

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

SHEET INDEX

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

LEGAL DESCRIPTION:

SEE SURVEY

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THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION

JANUARY 2025

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

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

COVER SHEET

Date: JANUARY 2025

Scale: NTS

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

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

KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

Sheet Number: 1

GENERAL NOTES

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

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UTILITY NOTES

1) ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.
3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.
4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C.. USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
7) ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

TESTING:

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

DISINFECTING:

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

EARTHWORK NOTES

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

EROSION CONTROL NOTES

EROSION CONTROL PLAN

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

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

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

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

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

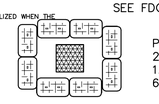
E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

CONSTRUCTION SEQUENCE

1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER OF RECORD .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.

GENERAL NOTES:

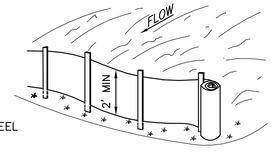
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.



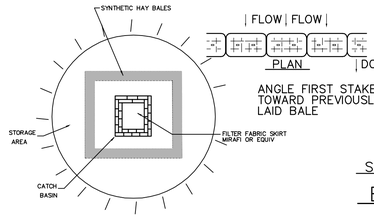
STORMWATER INLET

GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI
SEE FDOT INDEX NO 199

POST (OPTIONS: 2"x4" OR 2 1/2" MIN DIA WOOD; STEEL 1.33 LBS/FT MIN) 6' CENTERS MAX



PREASSEMBLED SILT FENCE



PLAN VIEW

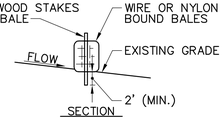
DOWNSLOPE

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE



ELEVATION

BALES BUTTED TIGHTLY TOGETHER



SECTION

SYNTHETIC STRAWBALE SILT BARRIER

EROSION CONTROL DETAIL

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

NOTES & SPECS

Date: JANUARY 2025

Scale: NTS

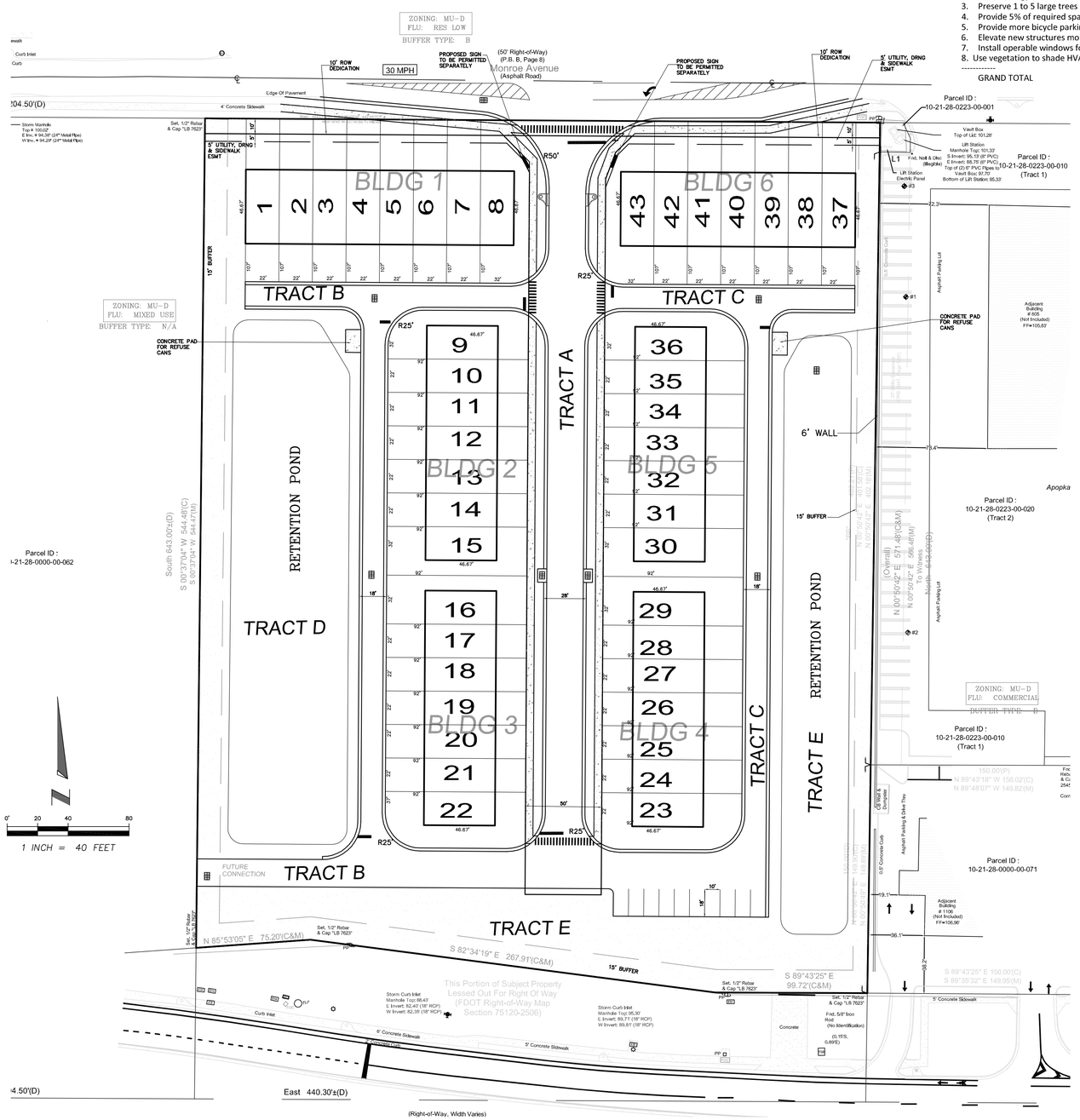
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

Sheet Number: 2



GREEN BUILDING

1.	Development in MU-D district	1.0 Pts
2.	Use of Energy Star central A/C's	0.5 pts
3.	Preserve 1 to 5 large trees (20ft & 24" caliper)	0.5 pts
4.	Provide 5% of required spaces reserved for hybrid/electric vehicles	0.25 pts
5.	Provide more bicycle parking than required by sec. 5.1.11	0.5 pts
6.	Elevate new structures more that 3 Ft (6ft) above BFE	1.0 pts
7.	Install operable windows for natural ventilation	0.25 pts
8.	Use vegetation to shade HVAC units	0.25
	GRAND TOTAL	4.25 pts

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.60 ACRES	ROADWAY	HOA
TRACT B	0.35 ACRES	ALLEY	HOA
TRACT C	0.33 ACRES	ALLEY	HOA
TRACT D	0.94 ACRES	POND / OPEN SPACE	HOA
TRACT E	1.11 ACRES	POND / OPEN SPACE	HOA

TRACT TABLE

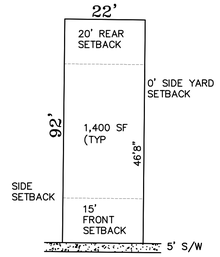
SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1L	ONE WAY - LEFT	36"x12"
R6-1R	ONE WAY - RIGHT	36"x12"

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

STRIPING NOTES

1. *TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE THERMOPLASTIC STRIPE.*
2. *HANDICAP PARKING TO COMPLY WITH ADA.*
3. *TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.*



TYPICAL LOT PLAN

TRIPS GENERATED PER UNIT PER DAY = 5.81

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	43	250	22	15	7

TRAFFIC IMPACTS

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	CITY OF APOPKA
WATER -	CITY OF APOPKA
SEWER -	CITY OF APOPKA
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:
TO CONSTRUCT 43 TOWNHOMES WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:
MULTI FAMILY

PROPERTY LOCATION:
730 MONROE AVE

PARCEL ID No. :
10-21-28-0000-00-061

PROPERTY ZONING:
MU-D
MIXED USE - DOWNTOWN

PROPERTY FLU:
MIXED USE

EXISTING LAND USE:
VACANT

PROPOSED DENSITY
7.6 UNITS / ACRE = 8 UNITS

ALLOWED DENSITY
15 UNITS / ACRE

EXISTING PROPERTY AREA:
TOTAL = 5.74 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 75 FEET
MINIMUM WIDTH AT BUILD TO LINE = 60% OF 22' = 13.2'
MINIMUM BUILDING SETBACKS:

FRONT	20' MIN, 25' MAX
SIDE (END)	5'
SIDE (INTERIOR)	0'
REAR	20'

LANDSCAPE BUFFERS
TYPE A BUFFER
15' PERIMETER BUFFER

PARKING SPECIFICATIONS:
PARKING SPACES REQUIRED
CODE – MULTI FAMILY = 1.5 SPACES PER DWELLING UNIT PLUS 0.1 PER RESIDENT SPACE FOR VISITORS = 43X1.5 = 64.5 + 6.45 = 71 SPACES

TOTAL PROVIDED- 43 GARAGE SPACES WITH EV CHARGING
43 PARKING SPACES ON DRIVEWAYS
= 86 TOTAL PARKING SPACES

PROPOSED LOT COVERAGE CALCULATIONS:

	AREA (sf)	ACRES	% TOTAL
PARKING & DRIVEWAY AREA	37,627	0.86	15.05
BUILDING	61,031	1.40	24.42
TOTAL IMPERVIOUS	98,658	2.26	39.47
POND AREA	51,422	1.18	20.57
OPEN SPACE / GREEN SPACE	99,852	2.29	39.95
TOTAL AREA	249,932	5.74	100.0

HOA OPEN SPACE
36,374 SF = 0.84 AC (15%)

FLOOD ZONE:
THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"

SITE LEGEND

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

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

PROPOSED CONSTRUCTION NOTES:

ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.

CYCORP ENGINEERING INC.
CA# 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	4/16/25	
3			
3			

SITE PLAN

Date: JAN 2025

Scale: 1" = 40'

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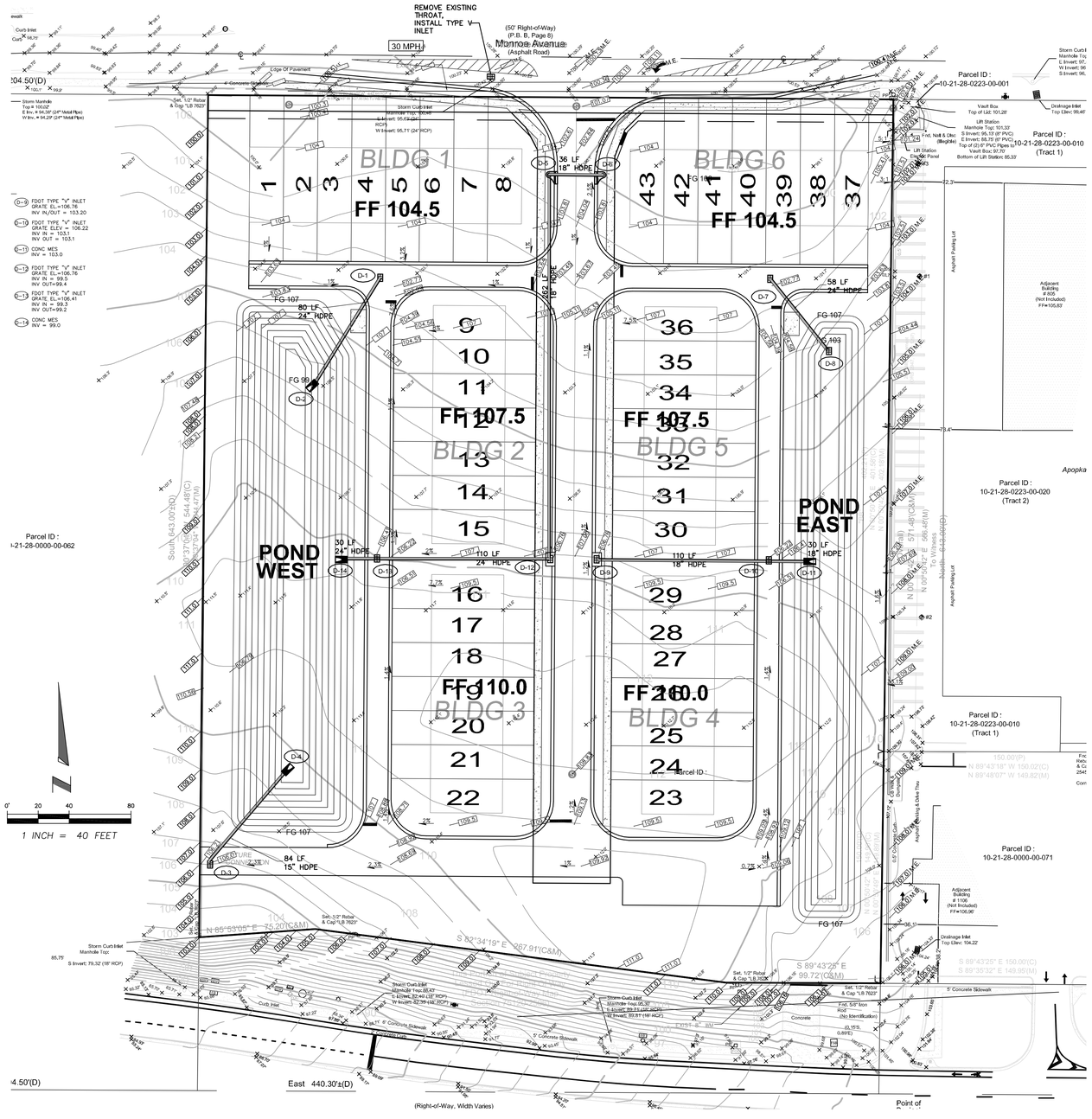
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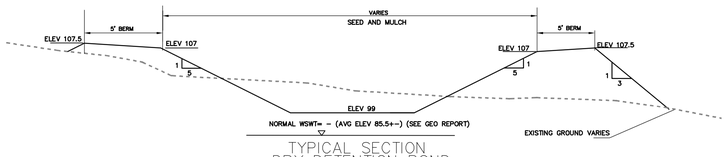
NOT FOR CONSTRUCTION

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Sheet Number: 3





TYPICAL SECTION
DRY DETENTION POND
POND WEST

SOIL EARTHWORK NOTES

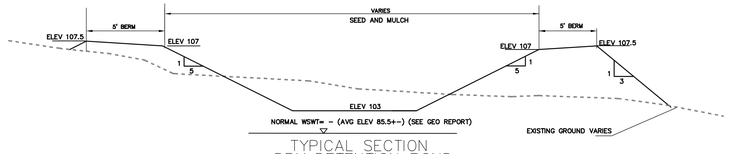
1.) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.

2.) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP)) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.

3.) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.

4.) THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.

5.) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.



TYPICAL SECTION
DRY DETENTION POND
POND EAST

SOIL EARTHWORK NOTES

1.) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.

2.) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP)) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.

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5.) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.

DRAINAGE STRUCTURES

D-1 FDOT TYPE "C" INLET GRATE EL.=102.77 INV IN/OUT = 99.5

D-2 CONC MES INV 99.0

D-3 FDOT TYPE "C" INLET GRATE EL.=106.00 INV OUT=101.50

D-4 CONC MES INV 99.0

D-5 FDOT TYPE "1" INLET GRATE EL.=103.45 INV IN = 99.80 INV OUT=99.70

D-6 FDOT TYPE "1" INLET GRATE EL.=103.45 INV OUT=99.90

D-7 FDOT TYPE "C" INLET GRATE EL.=102.77 INV IN/OUT = 99.5

D-8 FDOT TYPE "C" INLET (BUBBLE UP DISCHARGE) GRATE EL.=103.00 INV IN = 98.5

D-9 FDOT TYPE "V" INLET GRATE EL.=106.76 INV IN/OUT = 103.20

D-10 FDOT TYPE "V" INLET GRATE ELEV = 106.22 INV IN = 103.1 INV OUT = 103.1

D-11 CONC MES INV = 103.0

D-12 FDOT TYPE "V" INLET GRATE EL.=106.76 INV IN = 99.5 INV OUT=99.4

D-13 FDOT TYPE "V" INLET GRATE EL.=106.41 INV IN = 99.3 INV OUT=99.2

D-14 CONC MES INV = 99.0

SITE LEGEND

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

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

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REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	4/16/25	
3			
3			

GRADING & DRAINAGE PLAN

Date: JAN 2025

Scale: 1" = 40'

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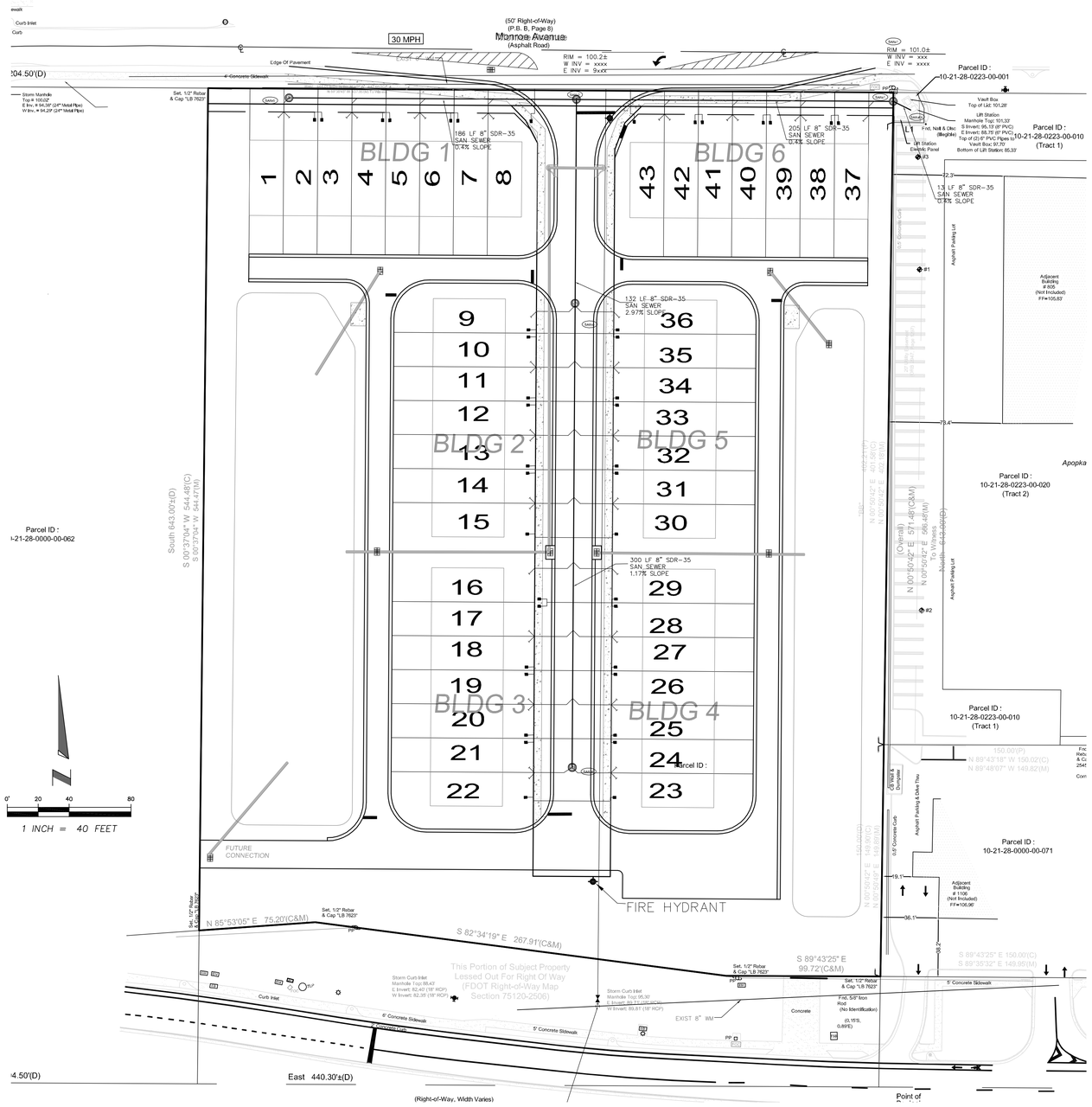
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Sheet Number: 4



LIFTSTA LIFT STA
RIM ELEV=101.33
INV IN (8")=94.0
CORE DRILL

SAN-1 SANITARY MH # 1
RIM ELEV=102.6
INV IN =95.01
INV OUT=94.91

SAN-2 SANITARY MH # 2
RIM ELEV=101.07
INV IN (S) =97.4
INV IN(W) = 95.91
INV OUT =95.81

SAN-3 SANITARY MH # 3
RIM ELEV=100.3
INV OUT =96.63

SAN-4 SANITARY MH # 4
RIM ELEV=105.33
INV IN =101.66
INV OUT =101.56

SAN-4 SANITARY MH # 4
RIM ELEV=108.83
INV OUT =105.16

FIRE FLOW CALCULATIONS

TOWNHOMES W/ 13R FIRE SUPPRESSION SYSTEM
TYPE V CONSTRUCTION

FIRE NOTES

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.

2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)

3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.

4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.

5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ 'NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT'. SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER T HAN 60' APART.

6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)

7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMETNS. (NFPA 1, 16.4.3.1)

8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'

10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.

11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

FIRE NOTES

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
2. FIRE HYDRANTS MUST BE LOCATED WITH 250 FEET OF ALL APARTMENT
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR
4. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE LIFE SAFETY
5. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM WILL BE REQUIRED UPON CONSTRUCTION
6. 13R FIRE SYSTEM WILL BE REQUIRED

SITE LEGEND

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

TYP	TYPICAL
HC	HANDICAP
(10)	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
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2	PER CITY COMMENTS	4/16/25	
3			
3			

UTILITY PLAN

Date: JAN 2025

Scale: 1" = 40'

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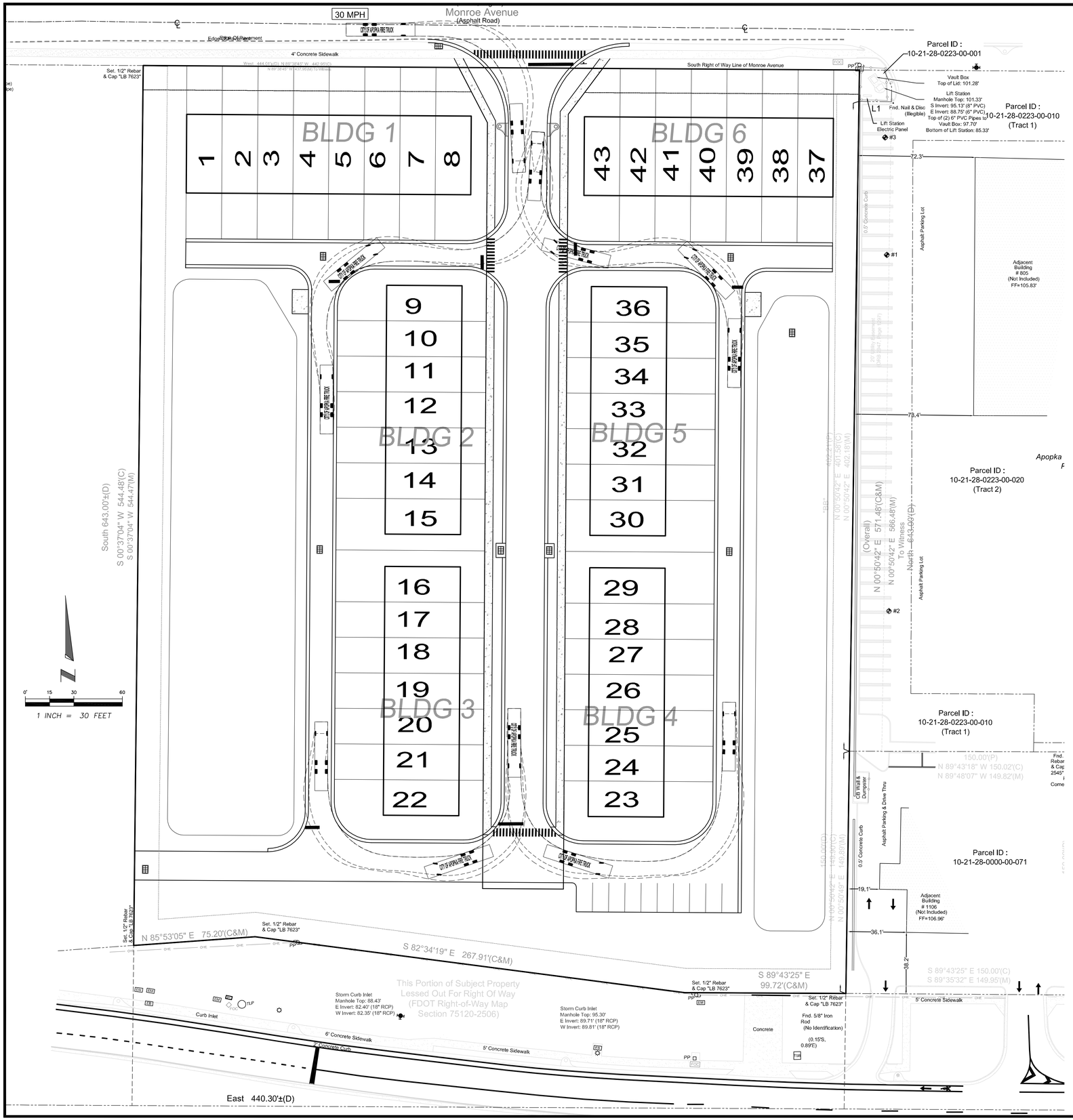
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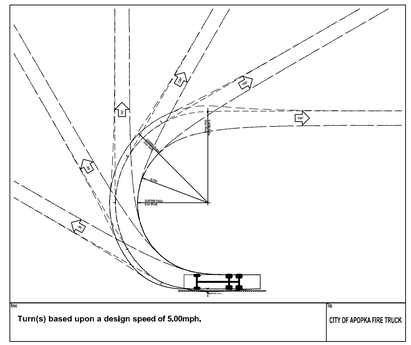
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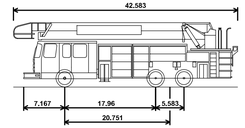
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4/16/2025
K. FISCHER, P.E. # 56942
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Sheet Number: 5







CITY OF APOPKA FIRE TRUCK

Overall Length	**42.583ft**
Overall Width	**8.000ft**
Overall Body Height	**1.400ft**
Min Body Ground Clearance	**1.400ft**
Track Width	**8.000ft**
Lock-to-lock time	**8.00s**
Curb to Curb Turning Radius	**51.400ft**

SITE LEGEND

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

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

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

FIRE TRUCK PLAN

Date:
JAN 2025

Scale:
1" = 30'

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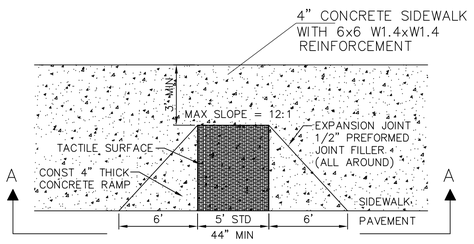
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3/1/2025
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Sheet Number:
6





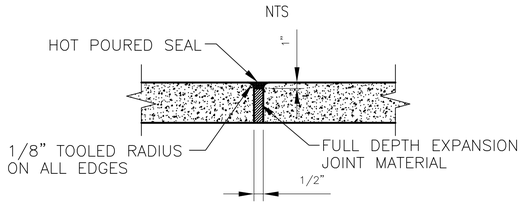
SECTION AA

HANDICAPPED RAMP

HC-RAMP1.DWG 02/27/95 NTS

TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

ON-SITE ONLY - NOT FDOT

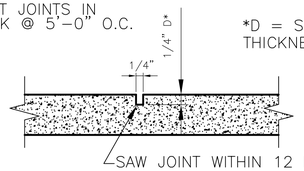


EXPANSION JOINT

NOT TO SCALE

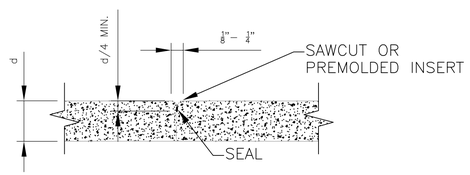
NOTE:
SAW CUT JOINTS IN SIDEWALK @ 5'-0" O.C.

*D = SLAB THICKNESS



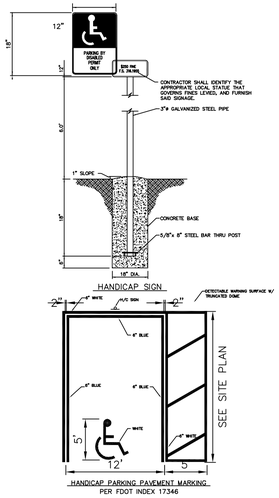
SAWED CONSTRUCTION JOINT

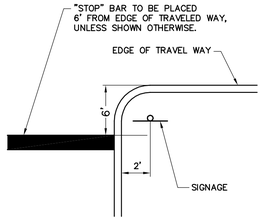
NOT TO SCALE



PLAIN PAVEMENT CONTROL JOINT - UNDOWELED

NOT TO SCALE
(ALL PAVEMENTS - SHORT JOINT SPACING)





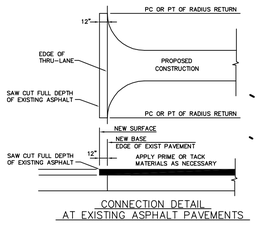
"STOP" BAR SHALL BE 18" WIDE AND 12' FOOT LONG, OR AS SHOWN, WHITE REFLECTORIZED PAINT. (SEE PLAN VIEW FOR LOCATIONS)

STOP BAR DETAIL WITH SIGNAGE

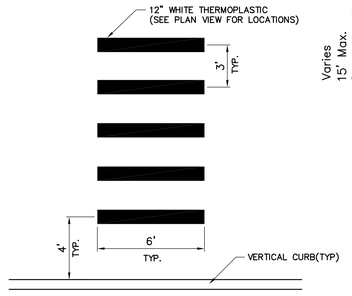
NOTES

1. CONCRETE SIDEWALK SHALL CONFORM TO THE PROVISIONS OF SECTION 522-2 THROUGH 522-8 OF THE FDOT STANDARD SPECIFICATIONS.
2. CONCRETE SHALL BE CURED USING ANY METHOD CONTAINED IN SECTION 520-8 OF THE FDOT STANDARD SPECIFICATIONS.
3. 4" MINIMUM CONCRETE SLAB WITH MINIMUM 3,000 PSI CONCRETE OVER A COMPACTED FILL. SLOPE WALK 2% TO SOD AREAS.
4. 2' LEVEL ELEVATION BETWEEN SIDEWALK AND BEGINNING OF NATURAL GROUND SLOPES.
5. ALL AREAS DISTURBED SHALL BE GRASSED SEEDED, MULCHED, FERTILIZED AND WATERED OR SODDED AND WATERED AS SPECIFIED.
6. 3:1 MAXIMUM TO 3:1 MINIMUM SLOPES TO SUIT EXISTING GROUND CONDITIONS.
7. EXPANSION AND CONTRACTION JOINTS SHALL COMPLY WITH SECTION 522 OF FDOT STANDARD SPECIFICATIONS.

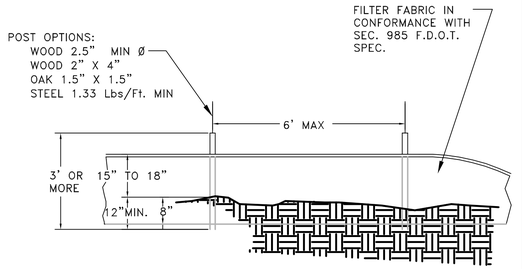
TYPICAL CROSS SECTION & DETAILS OF STANDARD CONCRETE SIDEWALK



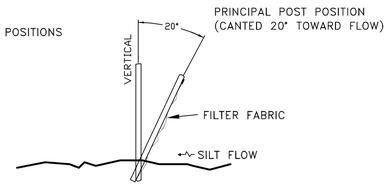
CONNECTION DETAIL AT EXISTING ASPHALT PAVEMENTS



PEDESTRIAN ACCESS STRIPPING



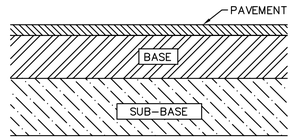
ELEVATION VIEW



SECTION VIEW

SILT FENCE INSTALLATION

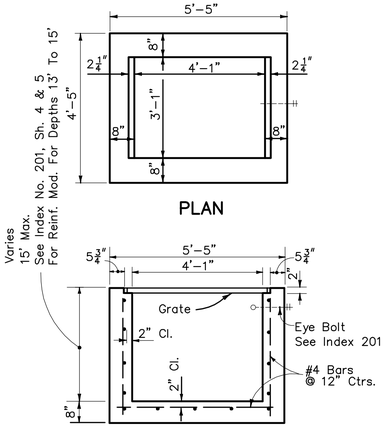
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602



ASPHALT	1.5"	THICK, FDOT TYPE SP-9.5 ASPHALTIC CONCRETE
BASE COURSE	6"	CRUSHED CONCRETE BASE COMPACTED TO 98% MODIFIED PROCTOR MAX DENSITY PER AST, D-1557 & MIN LBR 100.
SUB-BASE	10"	STABILIZED SUBBASE WITH MIN. (FBV) OF 50 PSI OR (LBR) OF 40%. COMPACT TO A MIN. DENSITY EQUIVALENT OF 98% OF THE MODIFIED PROCTOR DENSITY (ASTM D-1557) FOR A DEPTH OF 12" BELOW PAVEMENT SUBGRADE.

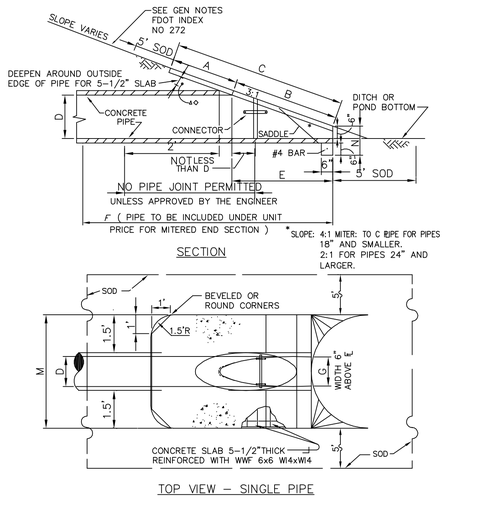
TYPICAL PAVEMENT SECTION

CRUSHED CONCRETE MUST MEET FDOT STANDARDS AND GRADATION REQUIREMENTS



TYPE D

Recommended Maximum Pipe Size:
3'-1" Wall-24" Pipe
4'-1" Wall-36" Pipe



*SLOPE: 4:1 MITER: TO C PIPE FOR PIPES 18" AND SMALLER, 2:1 FOR PIPES 24" AND LARGER.

TOP VIEW - SINGLE PIPE

	D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE
3:1	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	
	24"	3'-5"	2.53'	7.18'	9.71'	7.03'	11'	1.78'	5.50'	8.92'	12.33'	15.75'	1.25'	
	30"	4'-3"	2.70'	9.25	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	

MITERED END SECTION

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			KF
2.			

SITE DETAILS

Date: JANUARY 2025

Scale: NTS

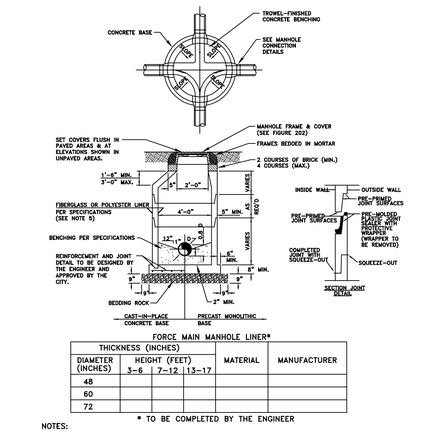
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Sheet Number: 7



FORCE MAIN MANHOLE LINER*				
THICKNESS (INCHES)				
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

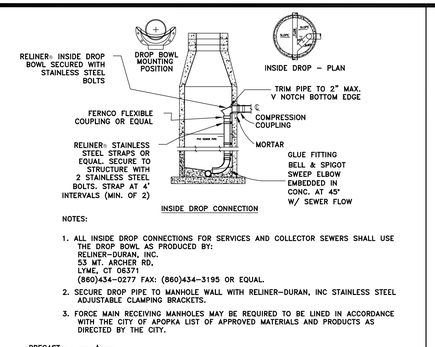
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

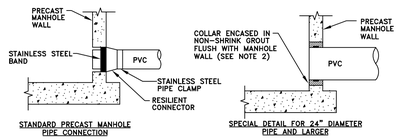
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

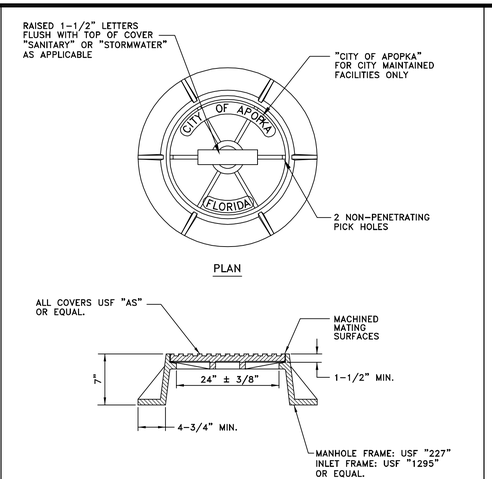


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

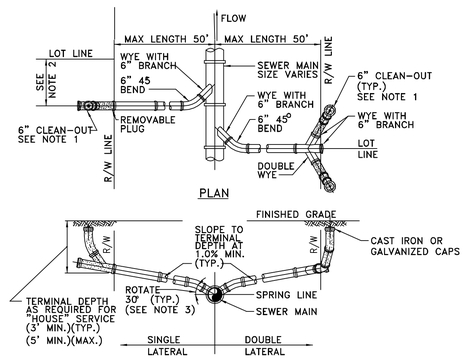


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

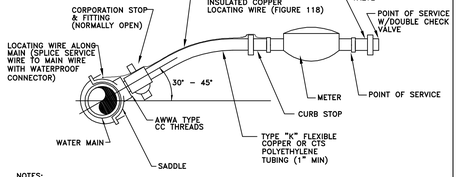


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

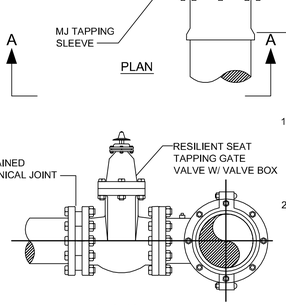


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 405

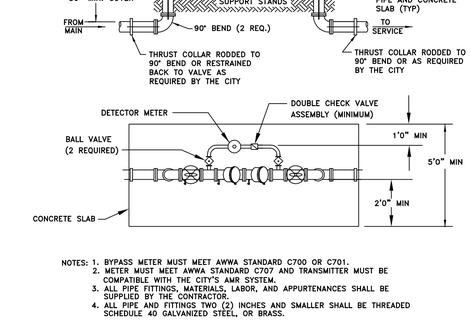


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE: MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

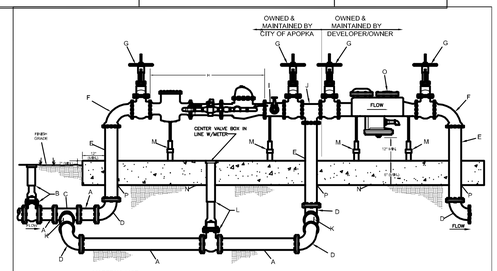


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



MATERIAL LIST

A	DUCTILE IRON PIPE (VARIOUS LENGTHS)	J	FLANGED TEE
B	M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) MEGALUG JOINT RESTRAINTS	K	(SIZE") x 30" D.I. PIPE STUB M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) & VALVE NUT LOCKING CAP MEGALUG JOINT RESTRAINTS (VALVE NUT LOCKING CAP PROVIDED BY OUC)
C	M.J. TEE MEGALUG JOINT RESTRAINTS	M	ADJUSTABLE BRACE (AS NEEDED)
D	M.J. ELL MEGALUG JOINT RESTRAINTS	N	3000 PSI CONC. W/#3X6 WWF (6' WIDE x 6" THICK MINIMUM) BY DEVELOPER
E	DUCTILE IRON FLANGED PIPE	O	CITY OF APOPKA APPROVED REDUCED PRESSURE BACKFLOW PREVENTER
F	FLANGED ELL (LONG RADIUS)	Q	ALL FLANGED PIPES, VALVES AND APPURTENSES SHALL HAVE 316 S.S. HARDWARE
G	FLANGED O.S. & Y. VALVE		
H	DUAL RANGE METER		
I	(SIZE") x 4" FLANGED TEE 4" x 2" TAPPED FLANGE 2" x 2 1/2" BRASS NIPPLE 2" GATE SCREW VALVE 2" GALVANIZED PLUG		

NOTES:

1. THE METER ASSEMBLY TO BE INSTALLED ON PRIVATE PROPERTY.
2. PROVIDE A MINIMUM 10 FT. EASEMENT ON EACH SIDE OF THE METER ASSEMBLY TO THE CITY OF APOPKA FOR OPERATION AND MAINTENANCE OF THE METER ASSEMBLY.
3. DEVELOPER INSTALL: OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS FIRE LINE MASTER METER ASSEMBLY UNDER THE INSPECTION OF CITY OF APOPKA PERSONNEL.
4. THE BACKFLOW PREVENTION DEVICE TO BE FURNISHED,INSTALLED AND MAINTAINED BY THE OWNER/DEVELOPER.THE BACKFLOW PREVENTION DEVICE WILL BE TESTED BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION. A COPY OF THE TEST RESULTS WILL BE PROVIDED TO THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT.THE BACKFLOW PREVENTION DEVICE WILL NEED TO BE AN AMERICAN WATER WORKS ASSOCIATION (AWWA) APPROVED DEVICE.
5. THE METER ASSEMBLY WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.BOTH METERS WITHIN THE MASTER ASSEMBLY WILL NEED TO BE COMPATIBLE WITH THE CITY'S AUTOMATIC METER READING (AMR) SYSTEM. THE CITY'S AMR SYSTEM IS MANUFACTURED BY SENSUS METERING SYSTEMS,INC.

CONSTRUCTION NOTES:

6. PIPE, FITTINGS AND VALVE SIZES DETERMINED BY LARGE METER SIZE.

4"X1.5" DRM W/4" BY-PASS	
6"X2" DRM W/6" BY-PASS	
8"X2" DRM W/8" BY-PASS	
10"X2" DRM W/10" BY-PASS	
MINIMUM SERVICE VALVE SIZE DETERMINED BY LARGE METER SIZE.	

FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C

CYCORP ENGINEERING INC.
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KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

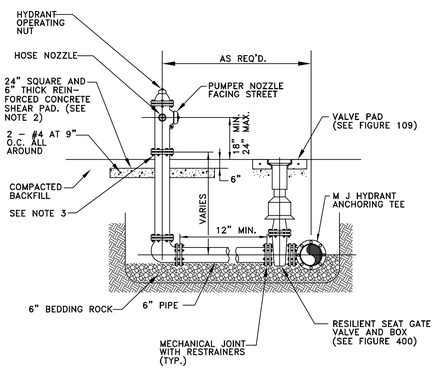
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1/15/2025
K. FISCHER, P.E. # 56942
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Sheet Number: 8



NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

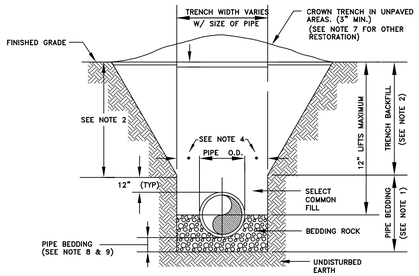
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

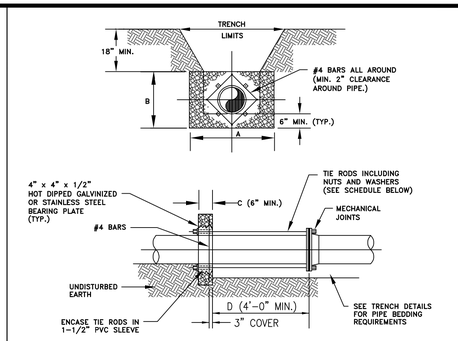


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

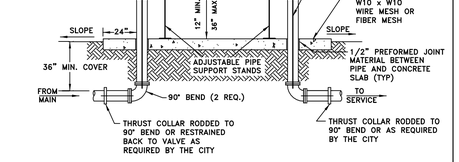
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

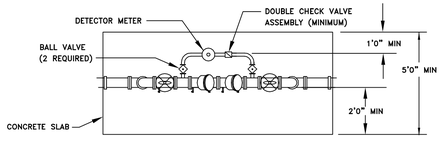
SCHEDULE OF DIMENSIONS AND MATERIALS *							
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D		
	A	B	C	D	DIA.	NO.	
6	2.0	2.0	1.0		3/4	2	
8	2.5	2.5	1.0		3/4	2	
10	3.5	3.0	1.0		3/4	4	
12	5.0	3.0	1.0		3/4	4	
16	6.0	4.0	1.5		3/4	4	
20	8.0	5.0	1.5		3/4	6	
24	9.0	6.0	1.5		3/4	8	

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) SEE NOTE 5 BEARING.
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



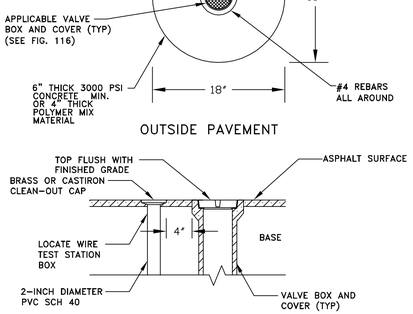


NOTES:
1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



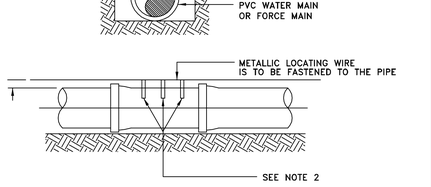
OUTSIDE PAVEMENT

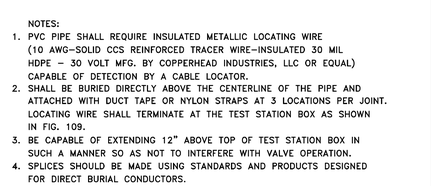
INSIDE PAVEMENT

VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

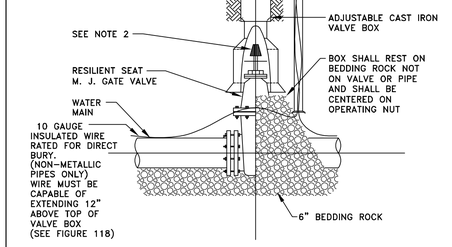




NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

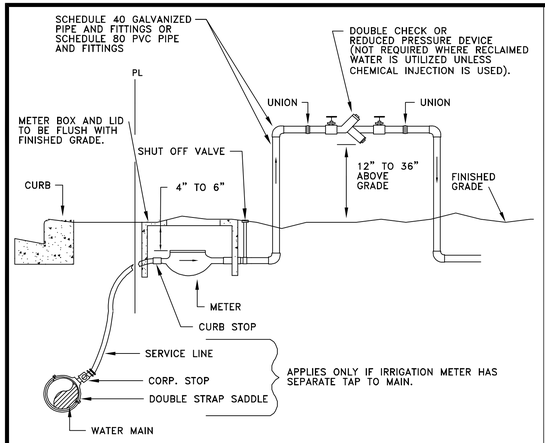
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KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

Sheet Number: 9



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

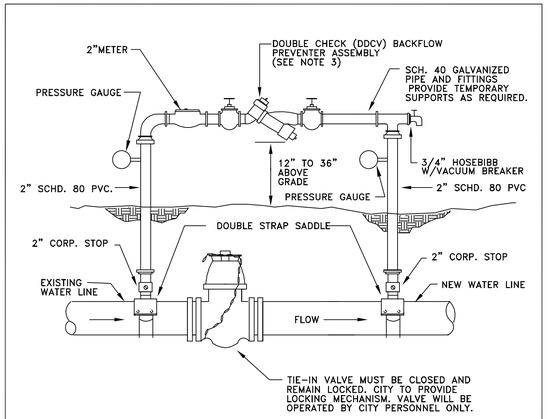
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 11 of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bac-teriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JANUARY 2025

Scale: NTS

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KIM FISCHER LICENSE No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/15/2025
K. FISCHER, P.E.# 56942
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Sheet Number: 10

Boundary & Topographic Survey

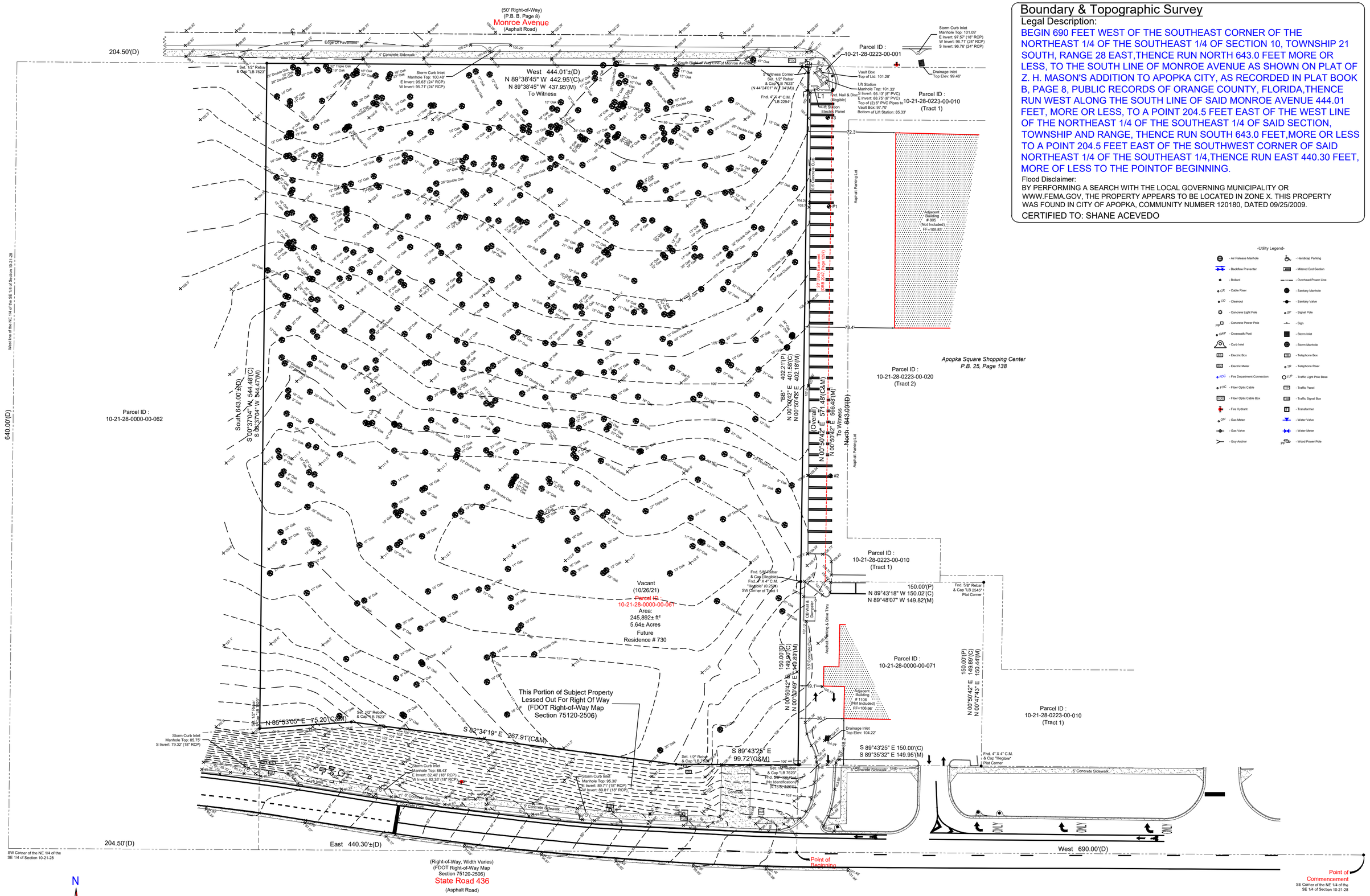
Legal Description:

BEGIN 690 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST,THENCE RUN NORTH 643.0 FEET MORE OR LESS, TO THE SOUTH LINE OF MONROE AVENUE AS SHOWN ON PLAT OF Z. H. MASON'S ADDITION TO APOPKA CITY, AS RECORDED IN PLAT BOOK B, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,THENCE RUN WEST ALONG THE SOUTH LINE OF SAID MONROE AVENUE 444.01 FEET, MORE OR LESS, TO A POINT 204.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, TOWNSHIP AND RANGE, THENCE RUN SOUTH 643.0 FEET,MORE OR LESS TO A POINT 204.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4,THENCE RUN EAST 440.30 FEET, MORE OF LESS TO THE POINTOF BEGINNING.

Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 09/25/2009.

CERTIFIED TO: SHANE ACEVEDO


(50' Right-of-Way)
(P.B. B, Page 8)
Monroe Avenue
(Asphalt Road)
204.50'(D)
West 444.01'±(D)
N 89°38'45" W 442.95'(C)
N 89°38'45" W 437.95'(M)
To Witness
Parcel ID :
10-21-28-0223-00-001
Parcel ID :
10-21-28-0223-00-010
(Tract 1)
Parcel ID :
10-21-28-0000-00-062
South 643.00'(D)
S 00°37'04" W 544.48'(C)
S 00°37'04" W 544.47'(M)
Apopka Square Shopping Center
P.B. 25, Page 138
Parcel ID :
10-21-28-0223-00-020
(Tract 2)
"BB" 402.21'(P)
N 00°50'42" E 401.58'(C)
N 00°50'42" E 402.18'(M)
East 571.48'(C&M)
N 00°50'42" E 566.48'(M)
To Witness
North - 643.00'(D)
Vacant
(10/26/21)
~~Parcel ID~~
10-21-28-0000-00-061
Area:
245,892± ft²
5.64± Acres
Future
Residence # 730
Parcel ID :
10-21-28-0000-00-071
Parcel ID :
10-21-28-0223-00-010
(Tract 1)
This Portion of Subject Property
Lessed Out For Right Of Way
(FDOT Right-of-Way Map
Section 75120-2506)
N 85°53'05" E 75.20'(C&M)
S 82°34'19" E 267.91'(C&M)
S 89°43'25" E
99.72'(O&M)
S 89°43'25" E 150.00'(C)
S 89°35'32" E 149.95'(M)
150.00'(P)
N 89°43'18" W 150.02'(C)
N 89°48'07" W 149.82'(M)
150.00'(P)
149.89'(C)
150.44'(M)
N 00°50'42" E
N 00°47'43" E
150.00'(D)
149.90'(C)
149.89'(M)
N 00°50'42" E
N 00°50'49" E
L1
20.00'(D)
N 89°25'55" W 20.04'(M)
West 690.00'(D)
East 440.30'±(D)
SW Corner of the NE 1/4 of the
SE 1/4 of Section 10-21-28
West line of the NE 1/4 of the SE 1/4 of Section 10-21-28
Point of Beginning
Point of
Commencement
SE Corner of the NE 1/4 of the
SE 1/4 of Section 10-21-28
(Right-of-Way, Width Varies)
(FDOT Right-of-Way Map
Section 75120-2506)
State Road 436
(Asphalt Road)
Storm Curb Inlet
Manhole Top: 101.09'
E Invert: 97.57' (18" RCP)
W Invert: 96.71' (24" RCP)
S Invert: 96.76' (24" RCP)
Drainage Inlet
Top Elev: 99.46'
Vault Box
Top of Lid: 101.28'
Lift Station
Manhole Top: 101.33'
S Invert: 95.13' (8" PVC)
E Invert: 88.75' (8" PVC)
Top of (2) 6" PVC Pipes to
Vault Box: 97.70'
Bottom of Lift Station: 85.33'
Storm Curb Inlet
Manhole Top: 100.48'
E Invert: 95.63' (24" RCP)
W Invert: 95.71' (24" RCP)
Storm Curb Inlet
Manhole Top: 85.75'
S Invert: 79.32' (18" RCP)
Storm Curb Inlet
Manhole Top: 88.43'
E Invert: 82.40' (18" RCP)
W Invert: 82.30' (18" RCP)
Storm Curb Inlet
Manhole Top: 95.30'
E Invert: 89.71' (18" RCP)
W Invert: 89.81' (18" RCP)
Drainage Inlet
Top Elev: 104.22'
Adjacent
Building
805
(Not Included)
FF=105.83'
Adjacent
Building
1106
(Not Included)
FF=106.96'
Asphalt Parking Lot
Asphalt Parking Lot
Asphalt Parking & Drive Thru
Concrete
Concrete
5' Concrete Sidewalk
6' Concrete Sidewalk
Curb Inlet
Set 1/2" Rebar
& Cap "LB 7623"
Set Nail & Disk
(Illegible)
Fnd. 4" X 4" C.M.
"Illegible" (0.03'N)
SW Corner of Tract 1
Fnd. 5/8" Rebar
& Cap "LB 2545"
Plat Corner
Fnd. 4" X 4" C.M.
& Cap "Illegible"
Plat Corner
Fnd. Nail & Disk
(Illegible)
Fnd. 4" X 4" C.M.
LB 2294"
5" Witness Corner
Set 1/2" Rebar
& Cap "LB 7623"
(N 44°24'01" W 7.04'(M))
Lift Station
Electric Panel
#1
#2
#3
Set 1/2" Rebar
& Cap "LB 7623"
Fnd. 5/8" Rebar
& Cap (Illegible)
Fnd. 4" X 4" C.M.
"Illegible" (0.03'N)
SW Corner of Tract 1
Set 1/2" Rebar
& Cap "LB 7623"
(No Identification)
(0.1'S, 0.3'W)
Set 1/2" Rebar
& Cap "LB 7623"
Fnd. 5/8" Rebar, No Cap
Set 1/2" Rebar
& Cap "LB 7623"
Set 1/2" Rebar
& Cap "LB 7623"
Edge Of Pavement
4' Concrete Sidewalk
South Right-of-Way Line of Monroe Avenue
Set 1/2" Rebar
& Cap "LB 7623"
(N 44°24'01" W 7.04'(M))
Fnd. 4" X 4" C.M.
LB 2294"
Set 1/2" Rebar
& Cap "LB 7623"
Fnd. 5/8" Rebar
& Cap "LB 2545"
Plat Corner
Fnd. 4" X 4" C.M.
& Cap "Illegible"
Plat Corner
Fnd. 5/8" Rebar
& Cap (Illegible)
Fnd. 4" X 4" C.M.
"Illegible" (0.03'N)
SW Corner of Tract 1
Set Nail & Disk
(Illegible)
Fnd. Nail & Disk
(Illegible)
Set 1/2" Rebar
& Cap "LB 7623"
Set 1/2" Rebar
& Cap "LB 7623"
Set 1/2" Rebar
& Cap "LB 7623"

Existing Trees to Remove			
Count	SIZE	DBH	TYPE
1	32", 32", 32"	96	Oak
1	25", 25"	50	Oak
2	33", 33"	132	Oak
2	28", 28", 28"	168	Oak
1	35", 35"	70	Oak
1	28", 28"	56	Oak
1	30", 30"	60	Oak
1	42" Cluster	42	Oak
3	27", 27"	162	Oak
1	27'	27	Oak
1	56" cluster	56	Oak
1	40", 40"	80	Oak
1	38", 38",38"	114	Oak
1	24", 24"	48	Oak
1	37" cluster	37	Oak
1	33" cluster	33	Oak
1	47"	47	Oak
1	28". 28"	56	Oak
1	60" Cluster	60	Oak
3	25"	75	Oak
1	25, 25"	50	Oak
2	25", 25'	50	Oak
1	27, 27"	54	Oak
7	26"	182	Oak
6	26", 26"	312	Oak
2	25", 25"	100	Oak
4	27"	108	Oak
4	30"	120	Oak
1	27", 27", 27"	81	Oak
1	45" Cluster	45	Oak
1	38", 38"	76	Oak
9	24"	216	Oak
1	40", 40", 40"	120	Oak
1	32", 32"	64	Oak
2	37", 37"	148	Oak
1	62", 62", 62"	186	Oak
70		3381	

Existing Trees to Remove			
Count	SIZE	DBH	TYPE
25	20"	500	Oak
1	13"	13	Oak
1	14"	14	Oak
4	12'	48	Oak
1	10"	10	Oak
1	20, 20"	40	Oak
1	19, 19"	38	Oak
1	19"	19	Oak
1	19", 19"	38	Oak
1	20"	20	Oak
1	16"	16	Oak
1	16", 17"	33	Oak
1	23"	23	Oak
1	13", 13'	26	Oak
1	20", 8"	28	Oak
2	22", 22"	88	Oak
1	17"	17	Oak
16	8"	128	Oak
33	15"	495	Oak
23	19"	437	Oak
21	22"	462	Oak
28	10"	280	Oak
24	17"	408	Oak
8	21"	168	Oak
21	16"	336	Oak
49	12"	588	Oak
29	14"	406	Oak
22	9"	198	Oak
44	13"	572	Oak
9	23"	207	Oak
1	21	21	Oak
4	23", 23"	184	Oak
25	18"	450	Oak
9	7"	63	Oak
21	11"	231	Oak
4	12"	48	Palm
1	15"	15	Palm
437		6668	

Existing Specimen Trees to Remain			
Count	SIZE	DBH	TYPE
1	30"	30	Oak
1		30	

Existing Trees to Remain			
Count	SIZE	DBH	TYPE
1	18"	18	Oak
2	12"	24	Oak
1	10"	10	Oak
4		52	



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

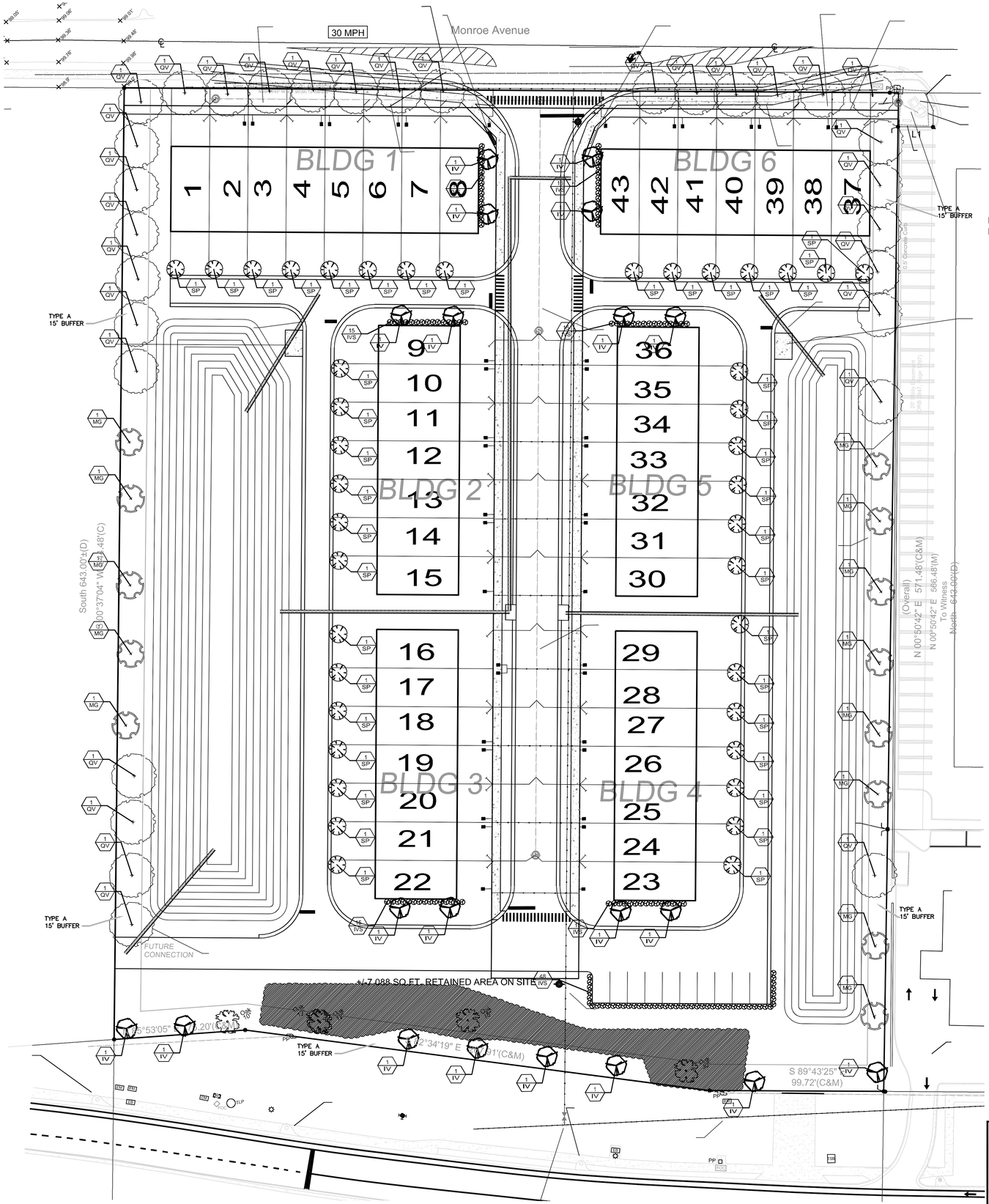
DATE:	03/24/2025
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CHECKED BY:	JB
SCALE:	1:30

L-1

TREE REMOVAL PLAN

SHEET 1 OF 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



NOTE: ALL DISTURBED AREAS TO RECEIVE SOLID SOD

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

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No.	Date	Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

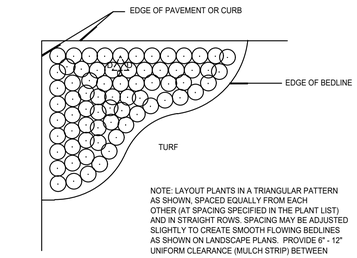
DATE:	03/24/2025
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CHECKED BY:	JB
SCALE:	1:30

L-2

LANDSCAPE PLAN

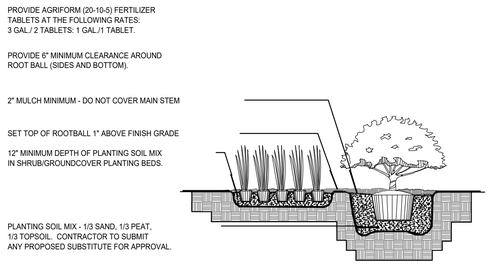
SHEET 2 *OF* 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



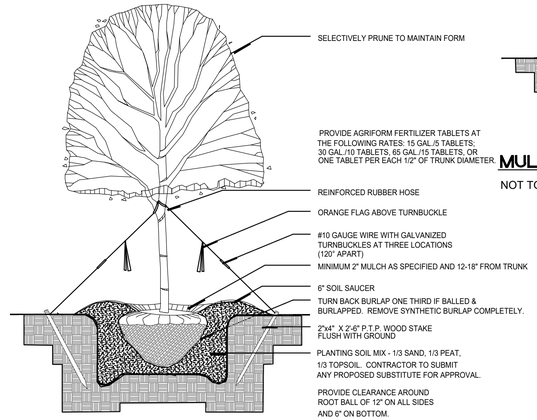
SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE



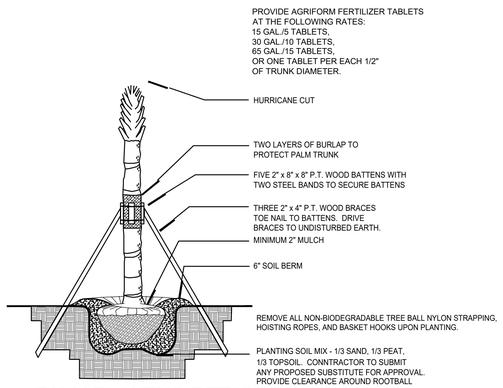
SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



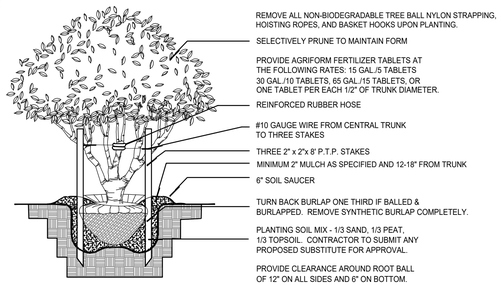
TREE PLANTING DETAIL

NOT TO SCALE



PALM PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IV	20	ILEX VOMITORIA	YAUPON HOLLY	8' HT MINIMUM WITH 2.5" CALIPER MINIMUM CUMULATIVE	SPACE AS SHOWN GUY
MG	13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12'-14' HT x 5' SPR. / 3" CAL	SPACE AS SHOWN GUY
QV	31	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT x 5' SPR. / 3" CAL	SPACE AS SHOWN GUY
SP	41	SABAL PALMETTO	CABBAGE PALM	8' CLEAR TRUNK, HURRICANE CUT	SPACE AS SHOWN GUY
SHRUBS					
IVS	140	ILEX VOMITORIA "SCHILLINGS"	DWARF SCHILLINGS YAUPON HOLLY	24" HT. x 24" SPRD. / FULL / 7G	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE ABHIA SOD	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

CITY OF APOPKA LANDSCAPE NOTES:

NORTH PROPERTY LINE ADJACENT TO ROW: 443' LESS 67' = 376' / 35 = 10.74 TREES REQUIRED
PROVIDED: 11 TREES
WEST PROPERTY LINE ADJACENT TO PROPERTY: 544' / 35 = 15.5 TREES REQUIRED
PROVIDED: 16 TREES
SOUTH PROPERTY LINE ADJACENT TO ROW: 443' / 35 = 11.9 TREES REQUIRED
PROVIDED: 12 TREES
EAST PROPERTY LINE ADJACENT TO PROPERTY: 571' / 35 = 15.6 TREES REQUIRED
PROVIDED: 16 TREES

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Office: 407 310-5567
Landscape Architect:
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Florida Water Star AP
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MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

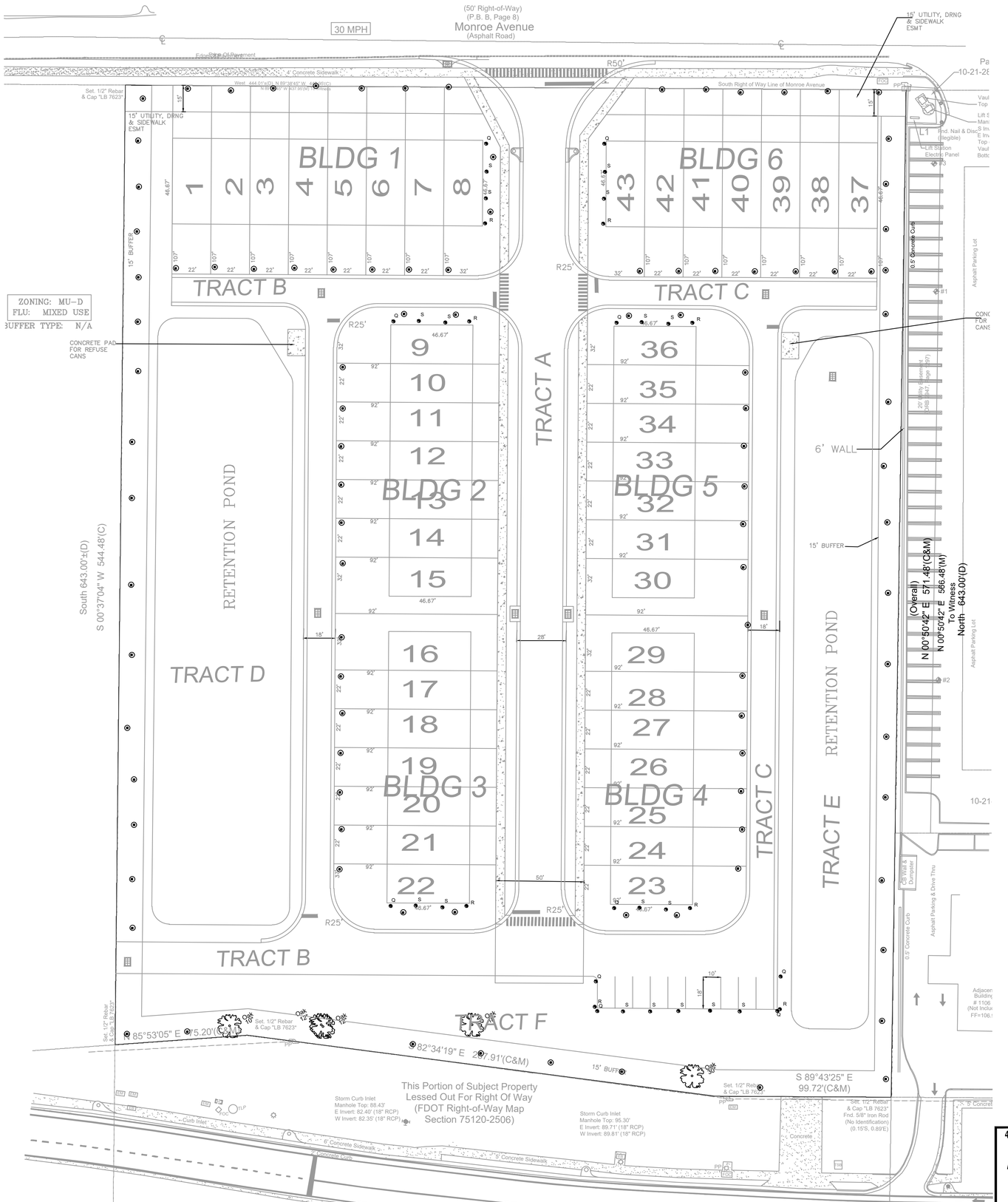
Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 03/24/2025
DRAWN BY: JB
CHECKED BY: JB
SCALE: N.T.S.

L-3
LANDSCAPE DETAILS
SHEET 3 OF 5

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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MONROE TOWNHOMES APOPKA
730 MONROE AVE.

APOPKA, FLORIDA

REVISIONS:

No.	Date	Item

Seal:
DATE: 2025-03-24

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE:	03/24/2025
DRAWN BY:	JB
CHECKED BY:	JB
SCALE:	1:30

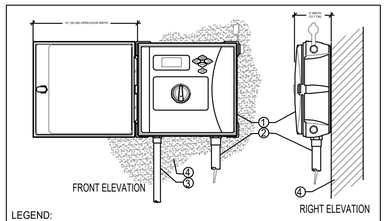
L-4

IRRIGATION PLAN

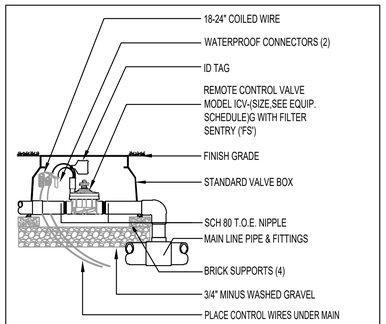
SHEET 4 OF 5

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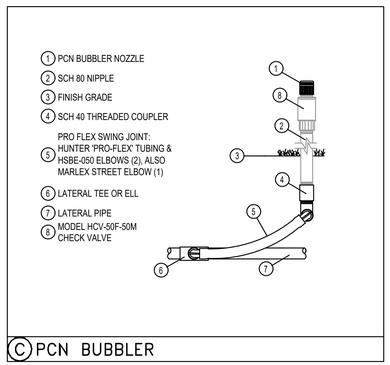
IRRIGATION DETAILS



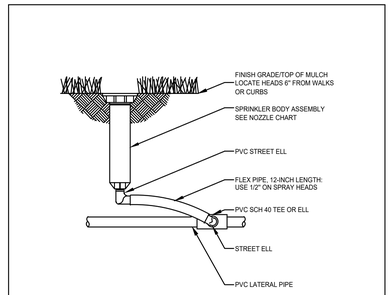
A ICC2 WALL MOUNT CONTROLLER



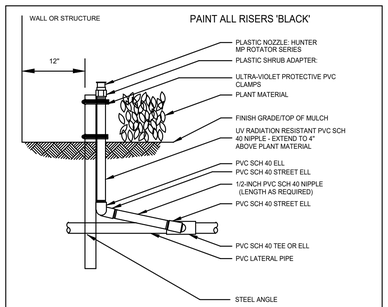
B ICV-151 OR 201 GLOBE VALVE



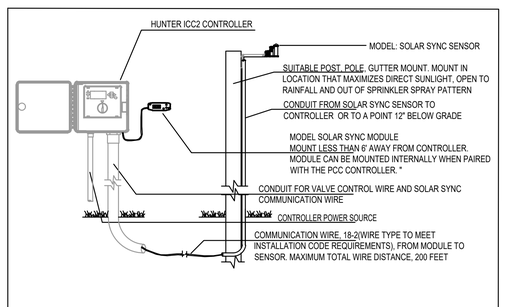
C PCN BUBBLER



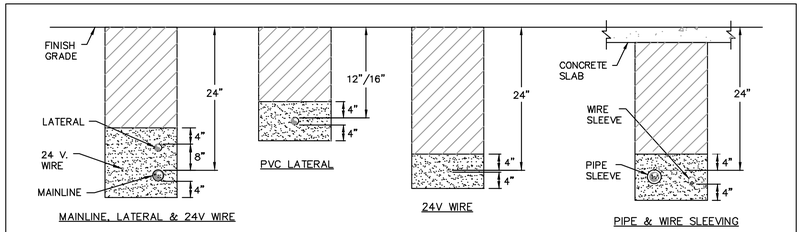
D HEAD DETAIL



E SHRUB RISER DETAIL



F HUNTER SOLAR SYNC SYSTEM



NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

G TRENCHING DETAILS

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⊙	0.50 GPM BUBBLER (2 PER TREE)	206
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
◔	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	35
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
◮	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	6
◭	HUNTER INDUSTRIES - I-40 ROTORS - PART 60' RADIUS	0
◔	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	1
◔	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
Ⓒ	HUNTER ICC2 12 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
▩	1.5" POTABLE IRRIGATION METER TO PROVIDE 55 GPM AT 40 PSI	1
⋈	1.5" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
——	LATERAL LINE SIZE PER PLAN	SEE PLAN
——	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
▭	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 4" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

IRRIGATION PLAN IS DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069

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APOPKA, FLORIDA

MONROE TOWNHOMES APOPKA
730 MONROE AVE.

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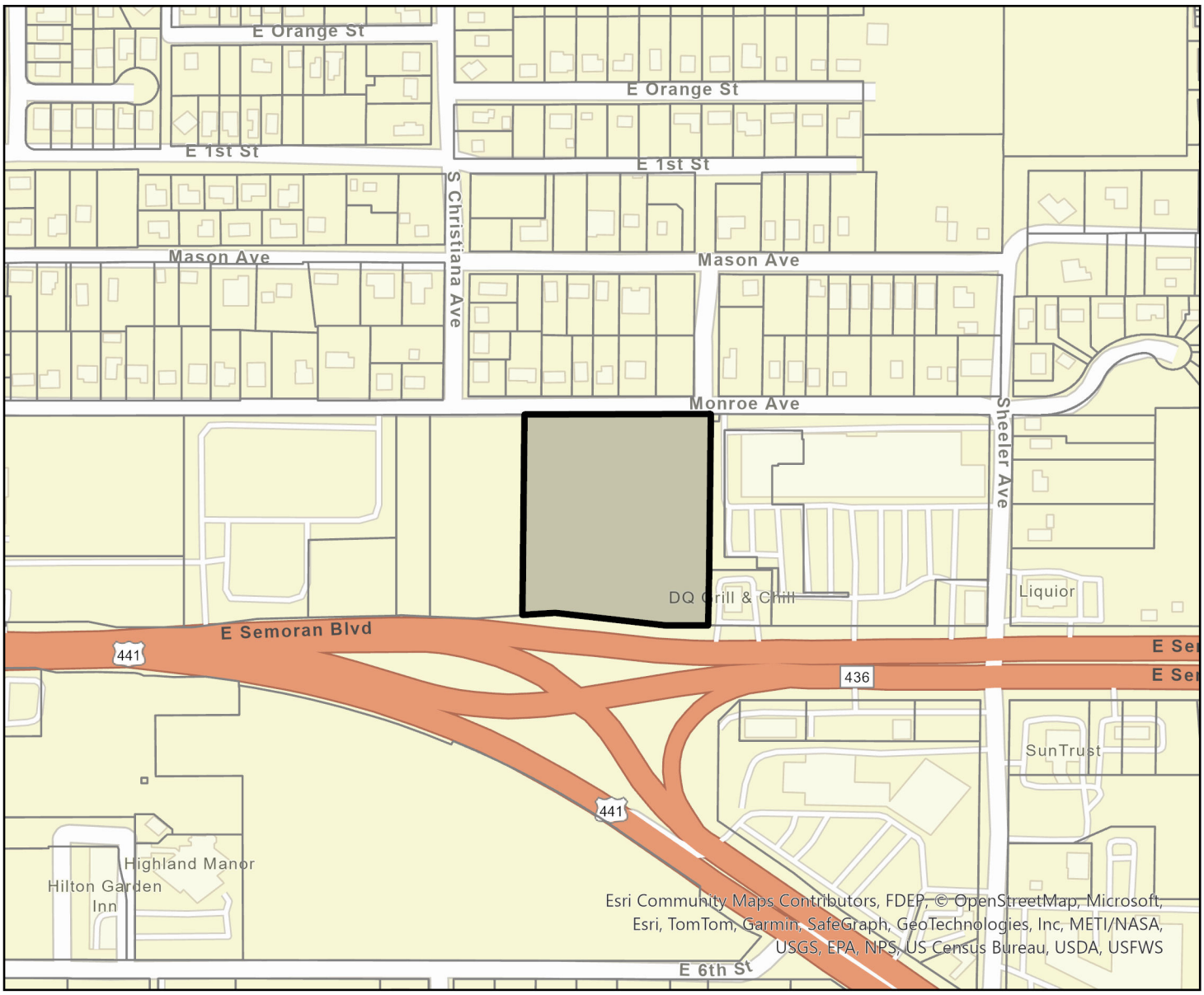
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FL. Registration -LA 6667308

DATE: 03/24/2025
DRAWN BY: JB
CHECKED BY: JB
SCALE: N.T.S.

L-5
IRRIGATION DETAILS

SHEET 5 OF 5



Parcel

Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N

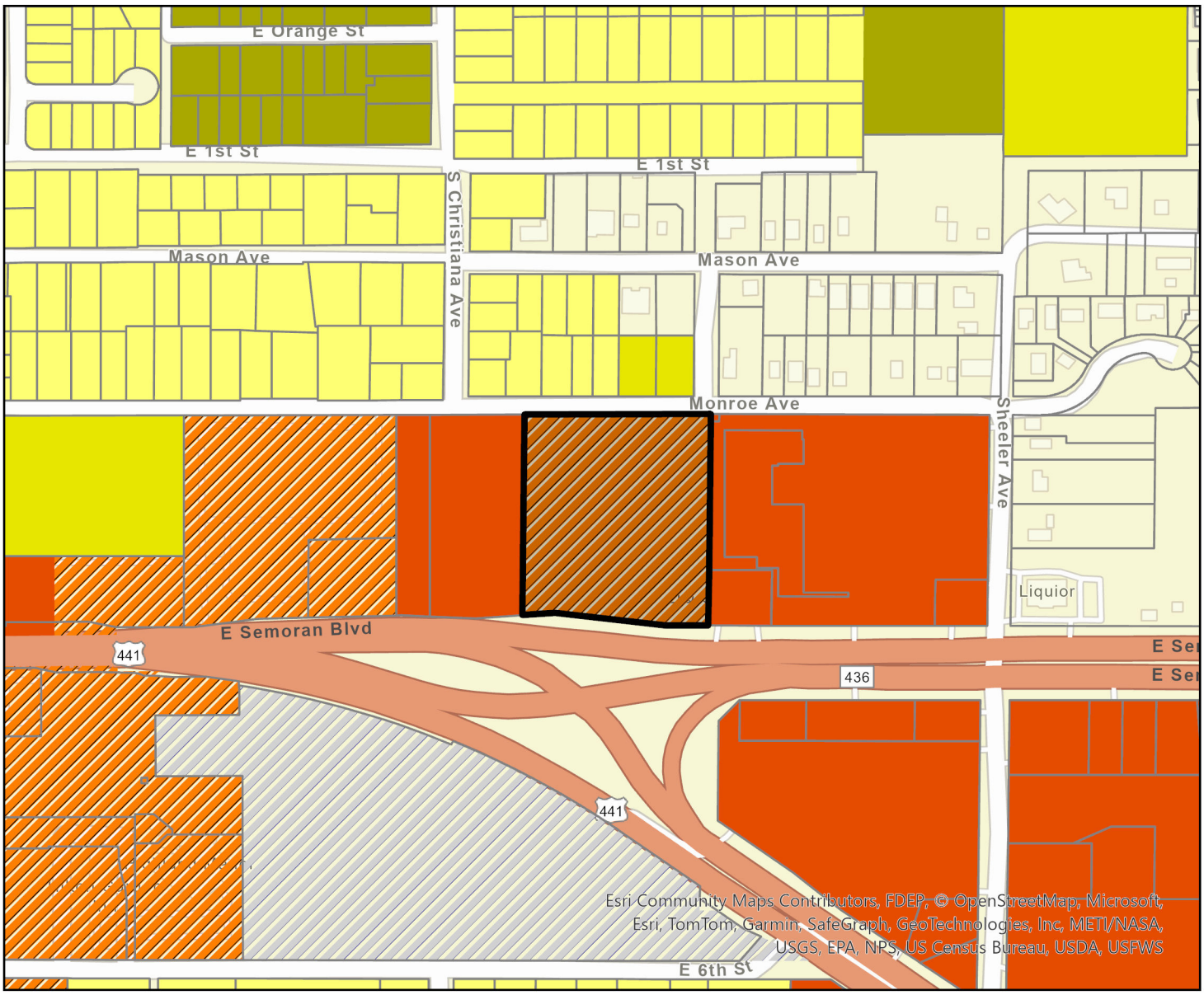


Parcel

Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N



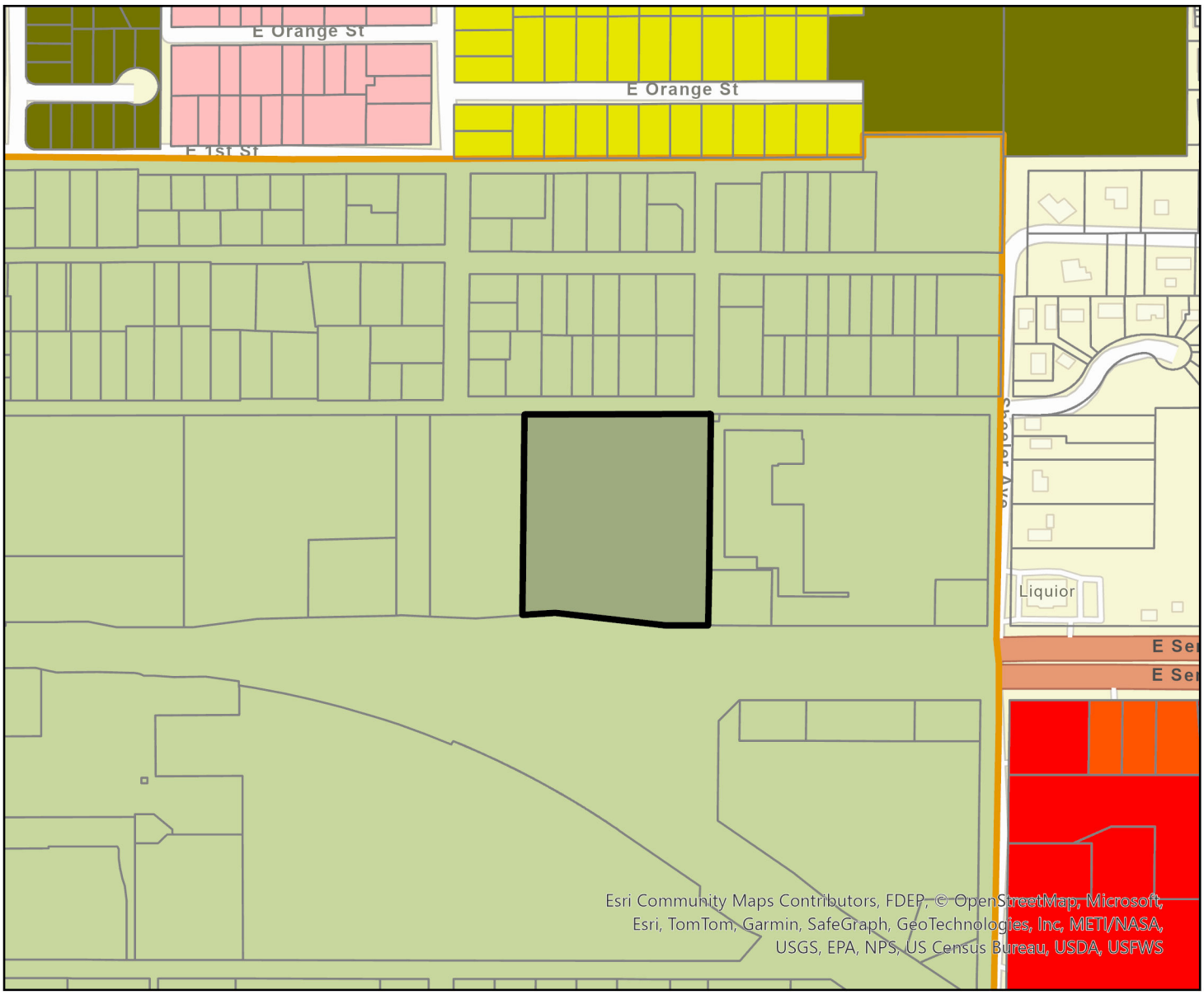
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Invitation Cove (730 Monroe Avenue)

0 0.06 0.13 0.25 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Invitation Cove (730 Monroe

0 0.06 0.13 0.25 Miles

N

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: June 10, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial – Crossroads at Kelly Park, Phase 2B – Plat

REQUEST:
Approve the Crossroads at Kelly Park, Phase 2B – Plat.

SUMMARY:
Owner(s): Kelly Park Land Investments, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Tract Size: 18.75 +/- acres
Parcel Identification Number(s): 11-20-27-1566-06-022
Location: East of Round Lake Road, south of Ondich Road and west of Zepher Lily Avenue
Future Land Use: Mixed Use
Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use)
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use)	Crossroads at Kelly Park, Phase 3B
South	Rural Settlement	AG (Agriculture)	Vacant
East	Mixed-Use	KPI-MU	Crossroads at Kelly Park, Phases 1-2 and 1B
West	Rural Settlement	AG and County A-1 (Citrus Rural)	Agricultural facilities and single-family residences

PROJECT SUMMARY:

The applicant has submitted the Crossroads at Kelly Park, Phase 2B – Plat to create 90 single-family lots, roads and other infrastructure required for the construction of this portion of the Crossroads development. This plat also serves to establish portions of Scrub Hickory Avenue, Zepher Lily Avenue, Nickerbean Street and Marshelder Street rights-of-ways to support the expansion of and connectivity within the Crossroads at Kelly Park development. The Plat is consistent with the Kelly Park Property – Major Development Plan (MDP) approved by

the City Council on August 3, 2022, and the Crossroads at Kelly Park, Phase 2B – Construction Site Plan (CSP) approved by the Development Review Committee on November 20, 2024. The plans were approved with the following setbacks:

- Neighborhood District Overlay:
    - Front yard: 15-feet minimum; 30-feet maximum
    - Side yard: 5-feet minimum
    - Rear yard: 5-feet (from alley); 20-feet (no alley)

- Transition District Overlay:
    - Front yard: 10-feet minimum; 20-feet maximum
    - Side yard: 10-feet minimum
    - Rear yard: 5-feet (from alley); 20-feet (no alley)

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

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

ACCESS:

The access to the development is on Kelly Park Road via Waypointe Boulevard, as well as, Ondich Road via Zepher Lily Avenue.

PUBLIC HEARING SCHEDULE:

June 10, 2025 - Planning Commission (5:30 P.M.)
July 2, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Crossroads at Kelly Park, Phase 2B – Plat.

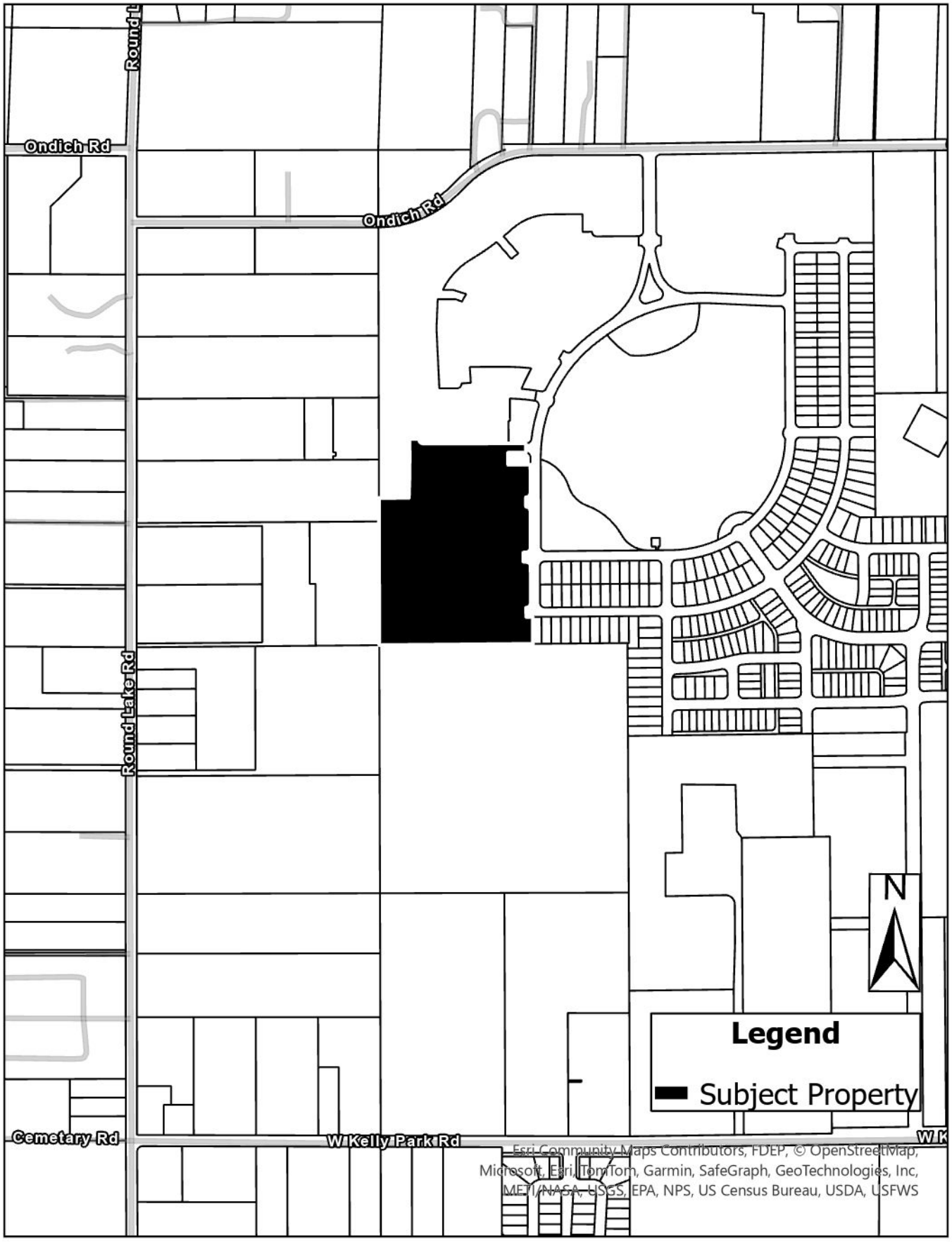
Recommended Motion – Planning Commission:

Recommend approval of the Crossroads at Kelly Park, Phase 2B – Plat.

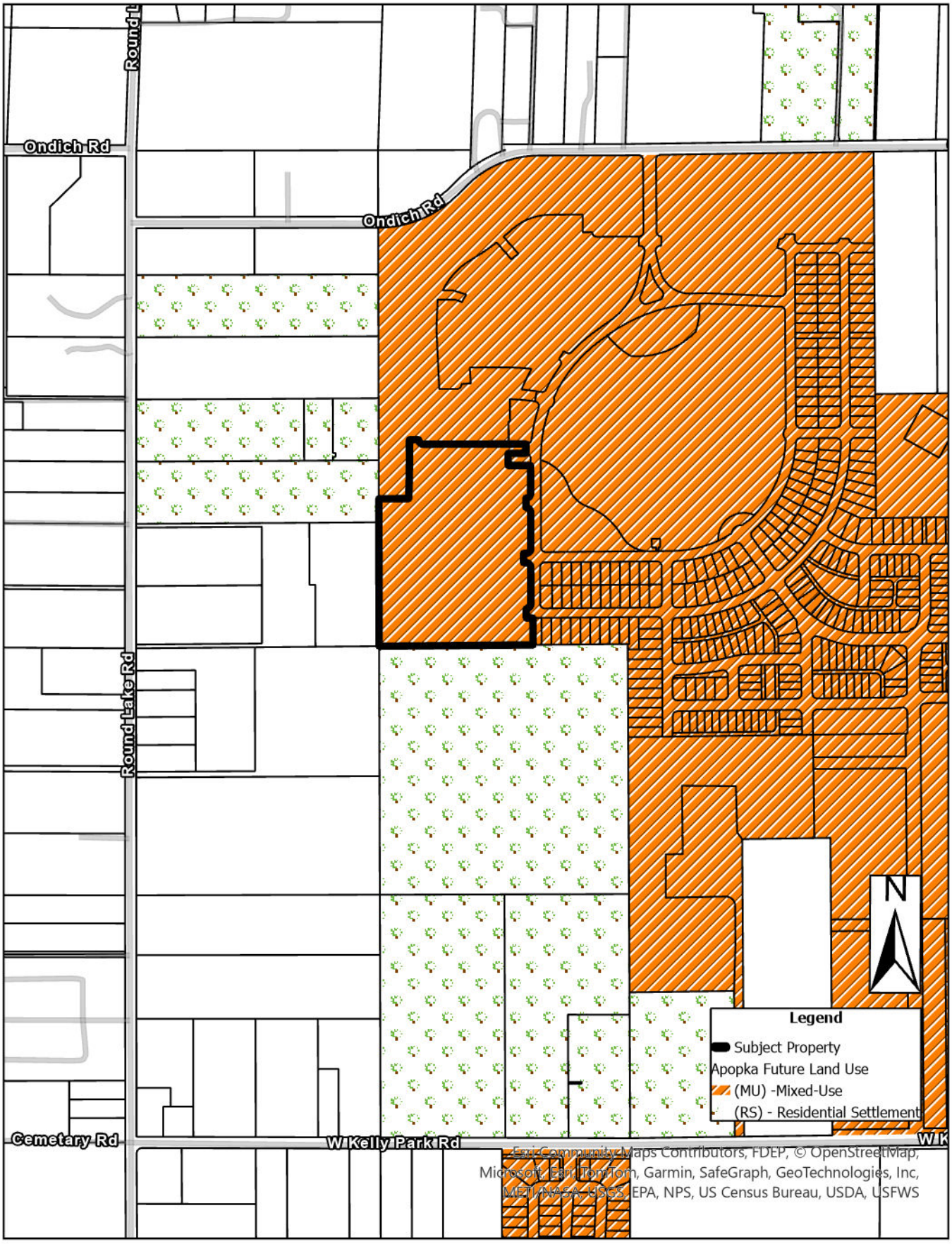
ATTACHMENTS:

1. Maps
2. Crossroads at Kelly Park Phase 2B - Plat
3. Kelly Park Property - MDP
4. Crossroads at Kelly Park Phase 2B - CSP

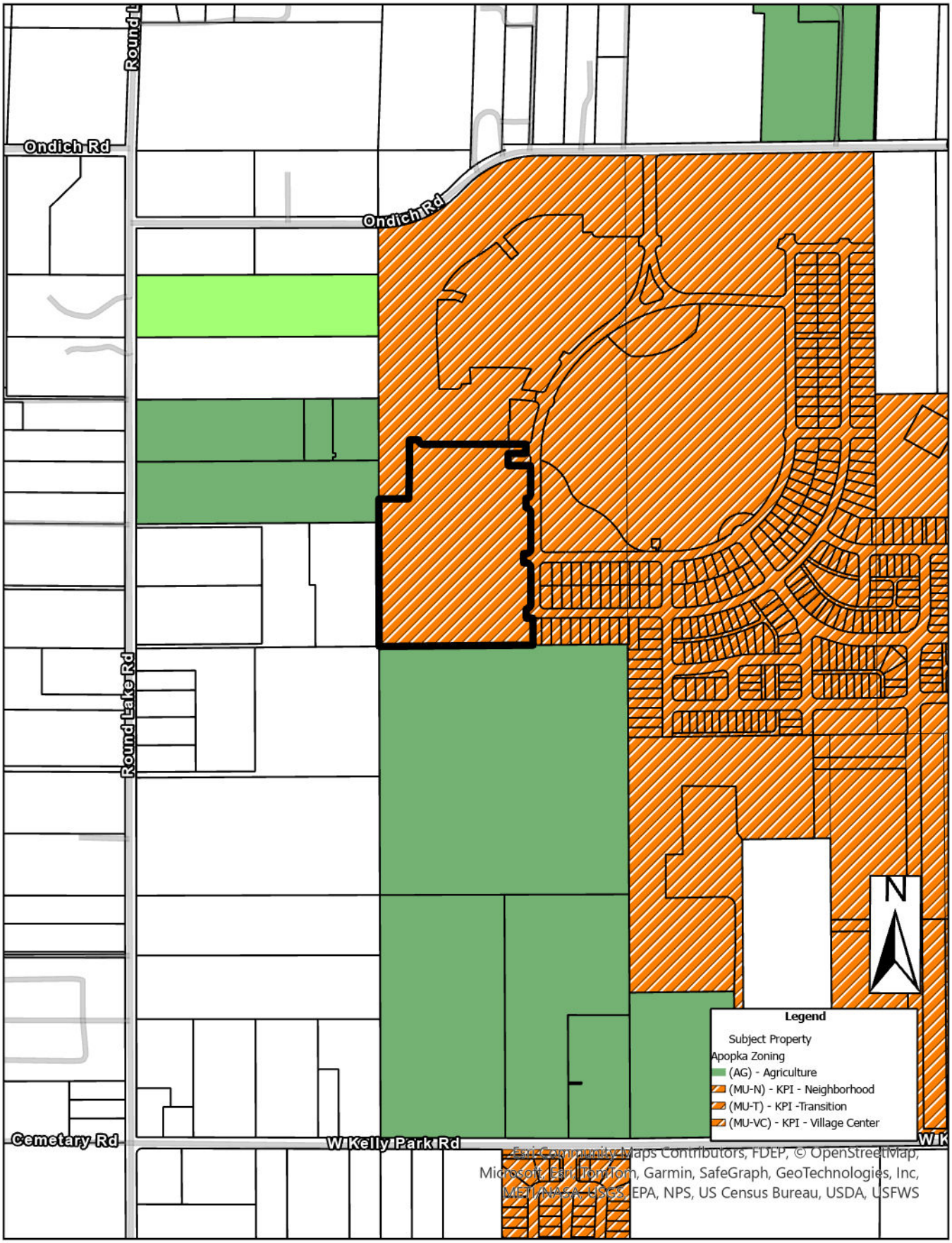
Vicinity


Round L
Ondich Rd
Ondich Rd
Round Lake Rd
Cemetary Rd
W Kelly Park Rd
W K
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

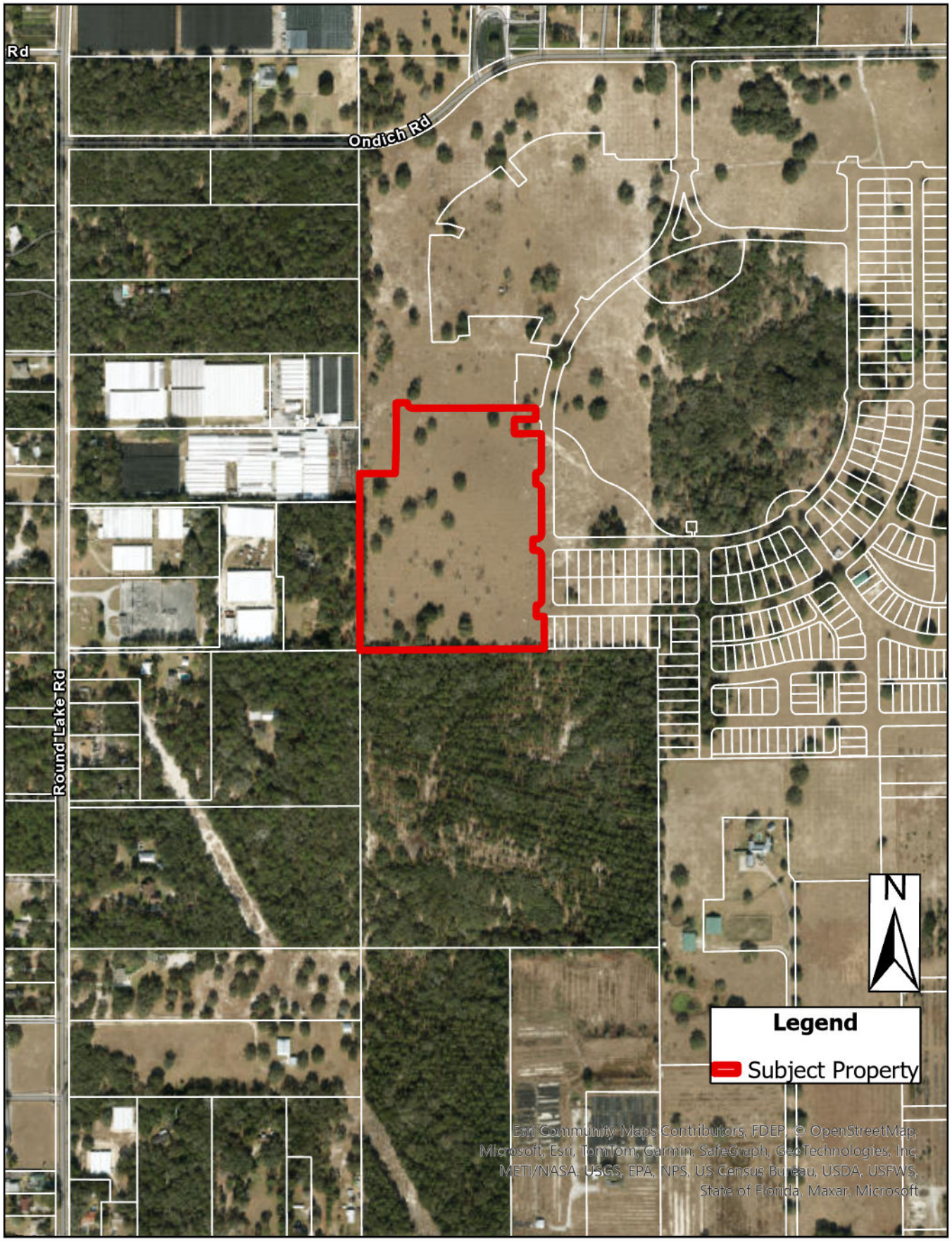
Future Land Use



Zoning


Round L
Ondich Rd
Ondich Rd
Round Lake Rd
Cemetary Rd
W Kelly Park Rd
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Rd
Ondich Rd
Round Lake Rd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

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

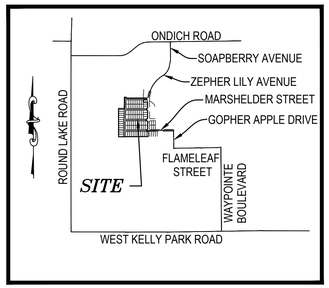
SHEET 1 OF 2

SURVEYOR'S NOTES

1. 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.
2. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. 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.
5. 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.
6. THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
7. THE FENCE MAINTENANCE EASEMENTS (FME) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°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 RECORDING 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 RECORDING 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

POULOS & BENNETT

Poulos & Bennett, LLC
a Pape-Dawson company

2602 E. Livingston Street, Orlando, Florida 32803
7563 Philips Highway, Suite 303, Jacksonville, Florida 32256
Telephone 407.487.2594 www.poulosandbennett.com
Surveying Business Number LB 8606

SHEET INDEX:

SHEETS 1 OF 2:	LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND
SHEET 2 OF 2:	BOUNDARY & LOT GEOMETRY

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 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 DATE:_____
POULOS & BENNETT, LLC
2602 EAST LIVINGSTON STREET
ORLANDO, FLORIDA 32803
LICENSED BUSINESS #8606

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 _____
DIANA ALMODOVAR. 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

CROSSROADS AT KELLY PARK PHASE 2B

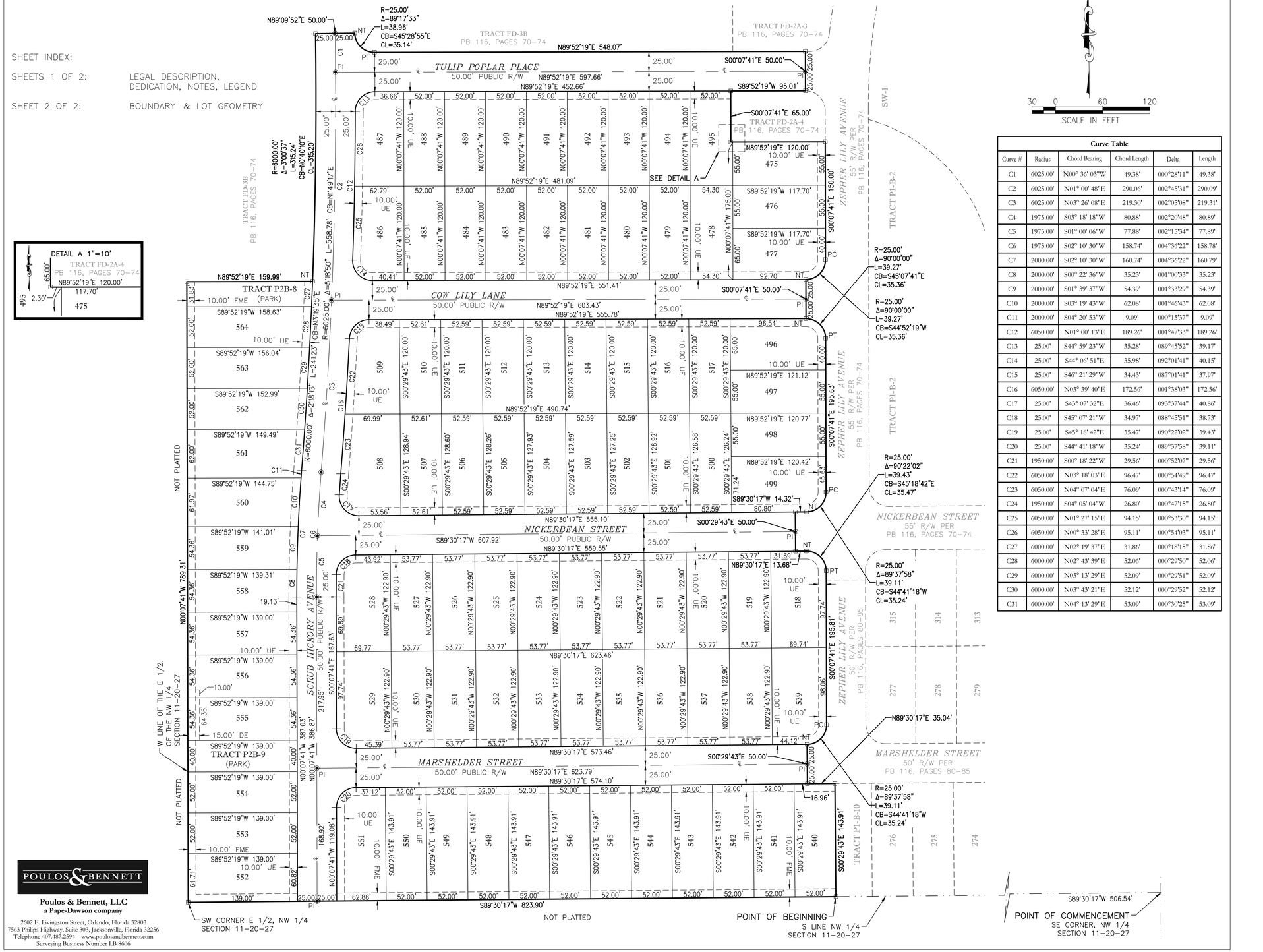
A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY,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



Curve Table

Curve #	Radius	Chord Bearing	Chord Length	Delta	Length
C1	6025.00'	N00° 36' 03"W	49.38'	000°28'11"	49.38'
C2	6025.00'	N01° 00' 48"E	290.06'	002°45'31"	290.09'
C3	6025.00'	N03° 26' 08"E	219.30'	002°05'08"	219.31'
C4	1975.00'	S03° 18' 18"W	80.88'	002°20'48"	80.89'
C5	1975.00'	S01° 00' 06"W	77.88'	002°15'34"	77.89'
C6	1975.00'	S02° 10' 30"W	158.74'	004°36'22"	158.78'
C7	2000.00'	S02° 10' 30"W	160.74'	004°36'22"	160.79'
C8	2000.00'	S00° 22' 36"W	35.23'	001°00'33"	35.23'
C9	2000.00'	S01° 39' 37"W	54.39'	001°33'29"	54.39'
C10	2000.00'	S03° 19' 43"W	62.08'	001°46'43"	62.08'
C11	2000.00'	S04° 20' 53"W	9.09'	000°15'37"	9.09'
C12	6050.00'	N01° 00' 13"E	189.26'	001°47'33"	189.26'
C13	25.00'	S44° 59' 23"W	35.28'	089°45'52"	39.17'
C14	25.00'	S44° 06' 51"E	35.98'	092°01'41"	40.15'
C15	25.00'	S46° 21' 29"W	34.43'	087°01'41"	37.97'
C16	6050.00'	N03° 39' 40"E	172.56'	001°38'03"	172.56'
C17	25.00'	S43° 07' 32"E	36.46'	093°37'44"	40.86'
C18	25.00'	S45° 07' 21"W	34.97'	088°45'51"	38.73'
C19	25.00'	S45° 18' 42"E	35.47'	090°22'02"	39.43'
C20	25.00'	S44° 41' 18"W	35.24'	089°37'58"	39.11'
C21	1950.00'	S00° 18' 22"W	29.56'	000°52'07"	29.56'
C22	6050.00'	N03° 18' 03"E	96.47'	000°54'49"	96.47'
C23	6050.00'	N04° 07' 04"E	76.09'	000°43'14"	76.09'
C24	1950.00'	S04° 05' 04"W	26.80'	000°47'15"	26.80'
C25	6050.00'	N01° 27' 15"E	94.15'	000°53'30"	94.15'
C26	6050.00'	N00° 33' 28"E	95.11'	000°54'03"	95.11'
C27	6000.00'	N02° 19' 37"E	31.86'	000°18'15"	31.86'
C28	6000.00'	N02° 43' 39"E	52.06'	000°29'50"	52.06'
C29	6000.00'	N03° 13' 29"E	52.09'	000°29'51"	52.09'
C30	6000.00'	N03° 43' 21"E	52.12'	000°29'52"	52.12'
C31	6000.00'	N04° 13' 29"E	53.09'	000°30'25"	53.09'

POULOS & BENNETT

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2602 E. Livingston Street, Orlando, Florida 32803
7563 Philips Highway, Suite 303, Jacksonville, Florida 32256
Telephone 407.487.2594 www.poulosandbennett.com
Surveying Business Number LB 8606

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

DEPARTMENT	NAME	DATE
ENGINEERING		7-6-22
FIRE		7/25/22
BUILDING		7/5/22
PLANNING/ZONING		6/30/22
POLICE		7/12/2022
PUBLIC SERVICES/ UTILITIES		7-5-22

REVIEW/APPROVAL(S) REQUIRED			DATE
Development Review Committee	Yes ☐	No ☐	6/22/2022
Planning Commission	Yes ☐	No ☐	7/27/2022
City Council	Yes ☐	No ☐	8/17/2022

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

THIS PLAN MUST BE KEPT ON JOB SITE.

Major Development Plan
for
Crossroads at Kelly Park

City of Apopka, FL

Legal Description:

PARCEL 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida, lying South and East of Ondich Road.

AND

The Southeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida. PARCEL 2:
From the East 1/4 corner of Section 11, Township 20 South, Range 27 East, Orange County, Florida run thence South 00°22'00" East, 150.00 feet along the East line of the Southeast Quarter of said Section 11, thence South 89°36'26" West, 589.09 feet parallel to the North line of the Southeast Quarter for a point of beginning: run thence South 00°22'00" East, 338.52 feet to a point 2174.38 feet North of the South line of said Southeast Quarter; thence South 89°18'07" West, 744.89 feet parallel to the South line of said Southeast Quarter to the West line of the East Half of said Southeast Quarter; run thence North 00°05'47" West, 492.48 feet to the Northwest corner of said East Half of the Southeast Quarter; run thence North 00°16'44" West, 663.59 feet, more or less to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 11, thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter of Section 11 to a point 589.09 feet West of the Southeast corner thereof; run thence South to the point of beginning.

AND

The North 15 feet of the South 30 feet of the South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida (less the Easterly 30 feet thereof for Effie Road).

PARCEL 3:

A portion of the West half of the East half of Section 11, Township 20 South, Range 27 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the North quarter corner of said Section 11, being a 6"x6" concrete monument; thence go South 00°12'00" East along the Westerly line of said West half of the East half of said Section 11 a distance of 30.00 feet to a round concrete monument bearing the license number 1916 and being the point of beginning; thence North 89°11'16" East along the Southerly right-of-way line of Ondich Road, a 60 foot right-of-way a distance of 1328.54 feet, thence South 00°18'17" East along the Easterly line of the aforementioned West half of the East half of said Section 11 a distance of 2626.42 feet to an iron rod monument with license 3763 said rod being on the Southerly line of the Northeast quarter of said Section 11; thence South 00°24'28" East a distance of 490.38 feet to a concrete monument; thence South 89°19'44" West a distance of 1333.50 feet to a concrete monument with license 3763 said monument being on the aforementioned Westerly line of the West half of the East half of said Section 11; thence North 00°12'32" West a distance of 496.88 feet to a 4"x4" concrete monument said point being on the South line of the Northeast quarter of said Section 11; thence North 00°12'00" West along the Westerly line of said West half of the East half of said Section 11 a distance of 2617.03 feet to the point of beginning.

PARCEL 4:

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; AND LESS Road Right-of-Way on South. PARCEL 5:
The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of beginning. Then proceed North 2174.38 feet, thence West 1000 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 609.27 feet thereof; AND LESS Road Right-of-Way on South. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The West 1/2 of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 634.66 feet to the North line of the North 15.00 feet of the South 30.00 feet of the East 589.09 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°30'20" East along said North line, 589.09 feet to the East line of the Northeast 1/4 of said Section 11; thence North 89°12'43" East along the North line of the North 15.00 feet of the South 30.00 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, 1313.76 feet to the West right of way line of Effie Road said point lying 30.00 feet West of the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°03'07" East along said West right of way line parallel with and 30.00 feet West of said East line of the Southwest 1/4 of the Northwest 1/4, a distance of 15.00 feet to the South line of said North 15.00 feet of the South 30.00 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 12; thence South 89°12'43" West along said South line, 1313.65 feet to the East line of the Northeast 1/4 of said Section 11; thence South 89°30'20" West along the South line of the North 15.00 feet of the South 30.00 feet of the East 589.09 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 589.09 feet; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 15.00 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 1481.97 feet to the South line of the North 593.38 feet of the South 2174.38 feet of the Southeast 1/4 of said Section 11; thence South 89°12'15" West, 593.74 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said North line, 405.97 feet to the East line of Lot1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence North 00°22'55" West along said East line, 0.31 feet to the Northeast corner of said Lot 1; thence South 89°15'34" West along the North line of said Lot 1, a distance of 1078.81 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of
Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING;

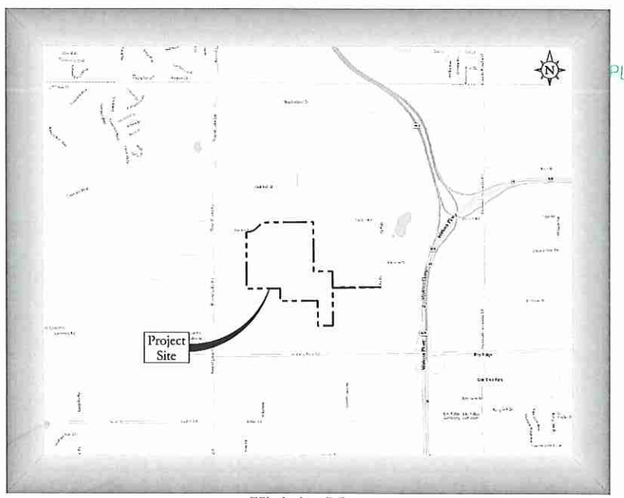
Containing 205.073 acres, more or less.

Parcel Id. No.:
11-20-27-0000-00-003
11-20-27-0000-00-013
11-20-27-0000-00-036
11-20-27-0000-00-070

Owner/Applicant:
Galvin Land Services, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Kelly Park Land Investments, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Harriskp (50%) and Kelly Park Land Investments, LLC (50%)
121 Snell Isle Blvd NE
St. Petersburg, FL 33704



Vicinity Map
Scale: 1" = 3,000'

RECEIVED
JUN 03 2022
PLANNING & ZONING

Sheet Index

Sheet Id.		Sheet Title	Subm./Rev. - 1 2 3 4 5 6 7
C0.00		Cover Sheet	▪ ▪ ▪
C0.01		Existing Conditions Plan	▪ ▪ ▪
C0.02		KPI Character Districts	▪ ▪ ▪
C1.00		Overall Master Plan	▪ ▪ ▪
C1.01		Phasing Plan	▪ ▪ ▪
C1.02		Master Block Design Plan	▪ ▪
C1.03		Site Data Table	▪ ▪ ▪
C2.10	- C2.18	Signage, Striping, Sight Distance & Pavement Marking Plan	▪ ▪ ▪
C3.00		Typical Sections	▪ ▪ ▪
C3.10	- C3.18	Geometry Plan	▪ ▪ ▪
C4.00		Master Stormwater Plan	▪ ▪ ▪
C4.10	- C4.18	Grading & Drainage Plan	▪ ▪ ▪
C4.50	- C4.51	Grading Sections & Details	▪ ▪ ▪
C5.00		Master Utility Plan	▪ ▪ ▪
C5.10	- C5.18	Utility Plan	▪ ▪ ▪
C6.10	- C6.14	Fire Access & Parking Plan	▪ ▪ ▪
C7.00		Kelly Park Road Improvements	▪ ▪ ▪
C7.01		Ondich Road Improvements	▪ ▪ ▪
		Survey Drawings	
1	- 2	Map Of Boundary And Topographic Survey	▪ ▪ ▪
3	- 6	Map Of Tree Survey	▪ ▪
		Landscape Reference Drawings	
L000		Cover Sheet	▪ ▪ ▪
L100		Tree Mitigation Plan	▪ ▪ ▪
L301	- L303	Hardscape Design Plan	▪ ▪ ▪
L400		Overall Landscape Plan	▪ ▪ ▪
L401	- L415	Landscape Plan	▪ ▪ ▪
L430		Planting Schedule	▪ ▪ ▪
L431	- L432	Landscape Details & Notes	▪ ▪ ▪
L500		Overall Irrigation Plan	▪ ▪ ▪
L501	- L515	Irrigation Plan	▪ ▪ ▪
L520		Irrigation Details & Notes	▪ ▪ ▪
		Lighting Reference Drawings	
E301		Lighting Cutsheets	▪ ▪ ▪

	Date	Description
-	4/12/2022	SUBMIT TO CITY OF APOPKA
1	5/16/2022	RESUBMIT TO CITY OF APOPKA
2	6/1/2022	RESUBMIT TO CITY OF APOPKA

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
PEC Surveying and Mapping, LLC
2100 Alafaya Trail
Oviedo, FL 32765
407.542.4967

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

DANIEL STEHLI * LICENSE * No. 52781 * STATE OF FLORIDA * PROFESSIONAL ENGINEER * MARC

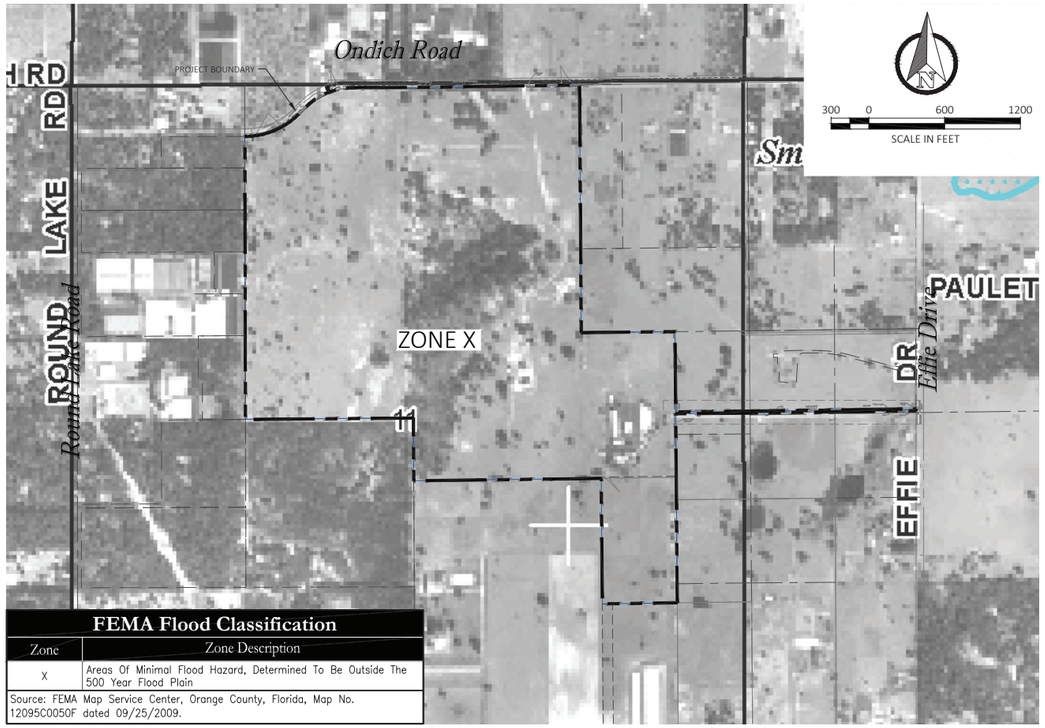
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

Major Development Plan for Crossroads at Kelly Park

POULOS & BENNETT
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No. 21-027

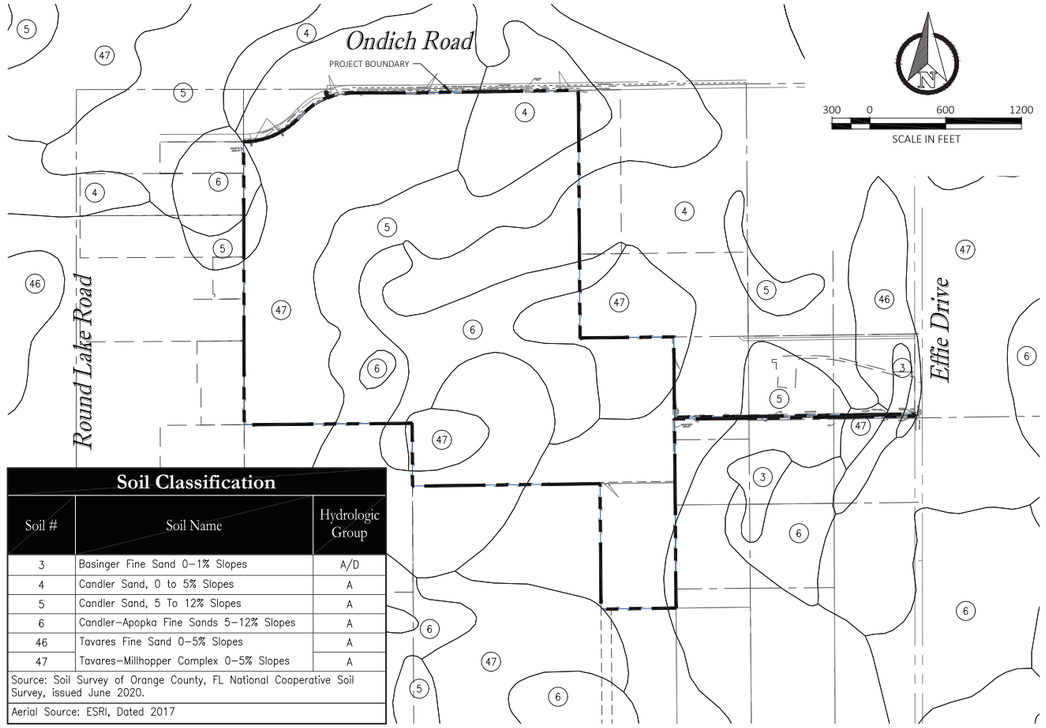
N:\PROJECTS\CAD\PRELIMINARY\PSP\21-027-PSP-C5

Z:\2021\21-027 GALVIN



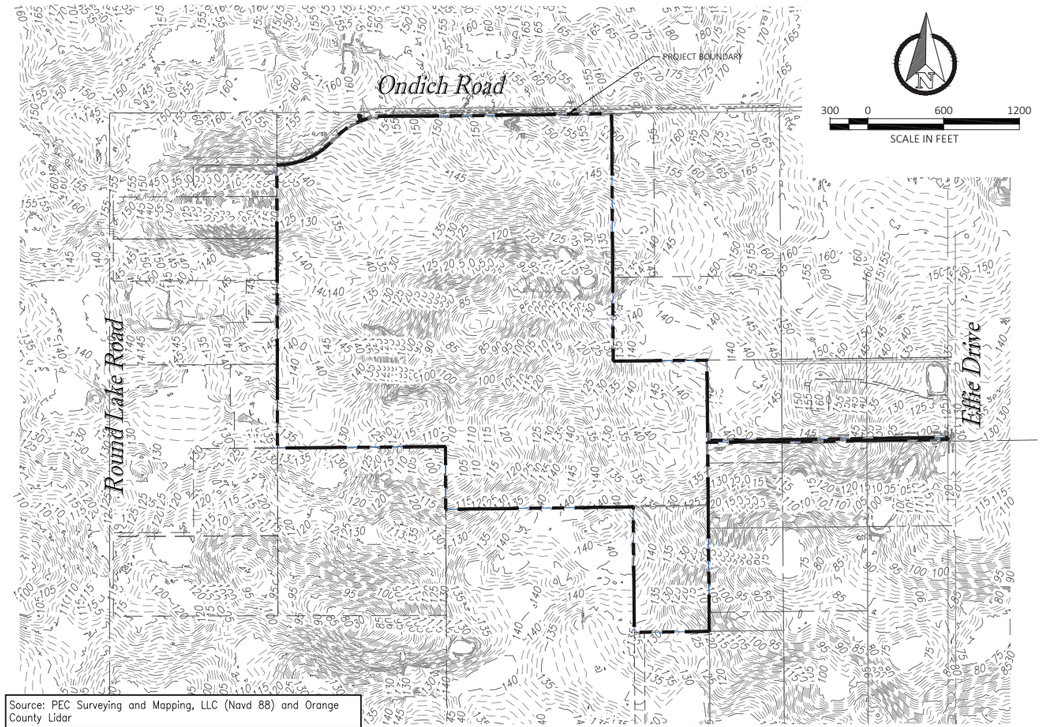
FEMA Flood Classification	
Zone	Zone Description
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain
Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050F dated 09/25/2009.	

FEMA MAP



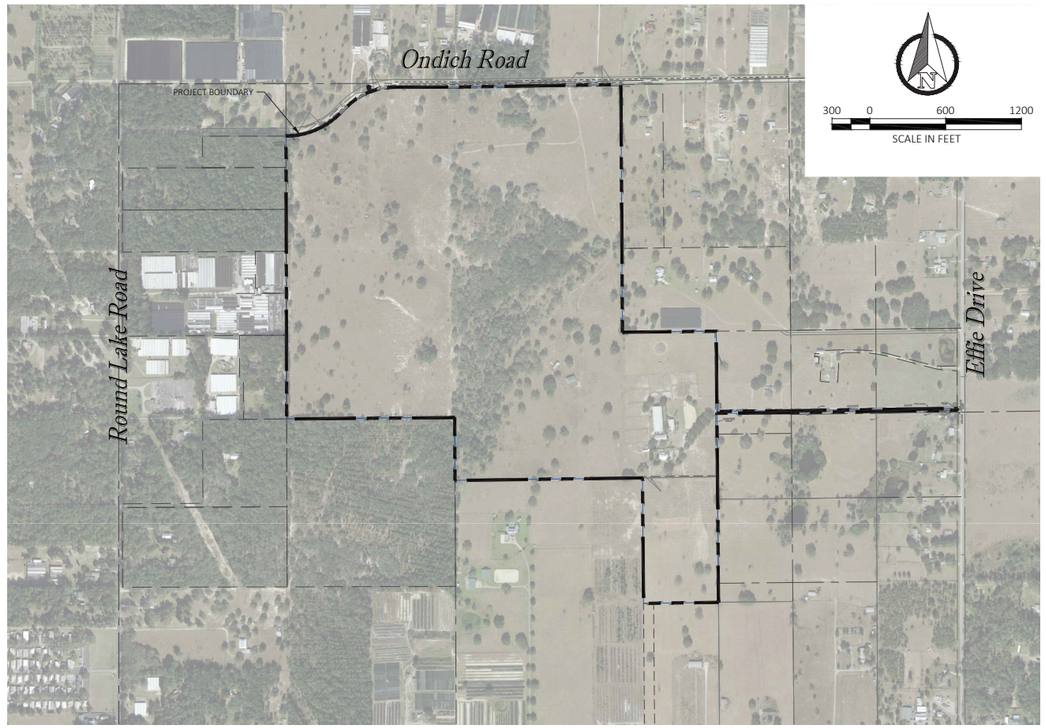
Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Basinger Fine Sand 0–1% Slopes	A/D
4	Candler Sand, 0 to 5% Slopes	A
5	Candler Sand, 5 To 12% Slopes	A
6	Candler–Apopka Fine Sands 5–12% Slopes	A
46	Tavares Fine Sand 0–5% Slopes	A
47	Tavares–Millhopper Complex 0–5% Slopes	A
Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020.		
Aerial Source: ESRI, Dated 2017		

SOILS MAP



Source: PEC Surveying and Mapping, LLC (Navd 88) and Orange County Lidar

TOPOGRAPHY



AERIAL

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 600'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

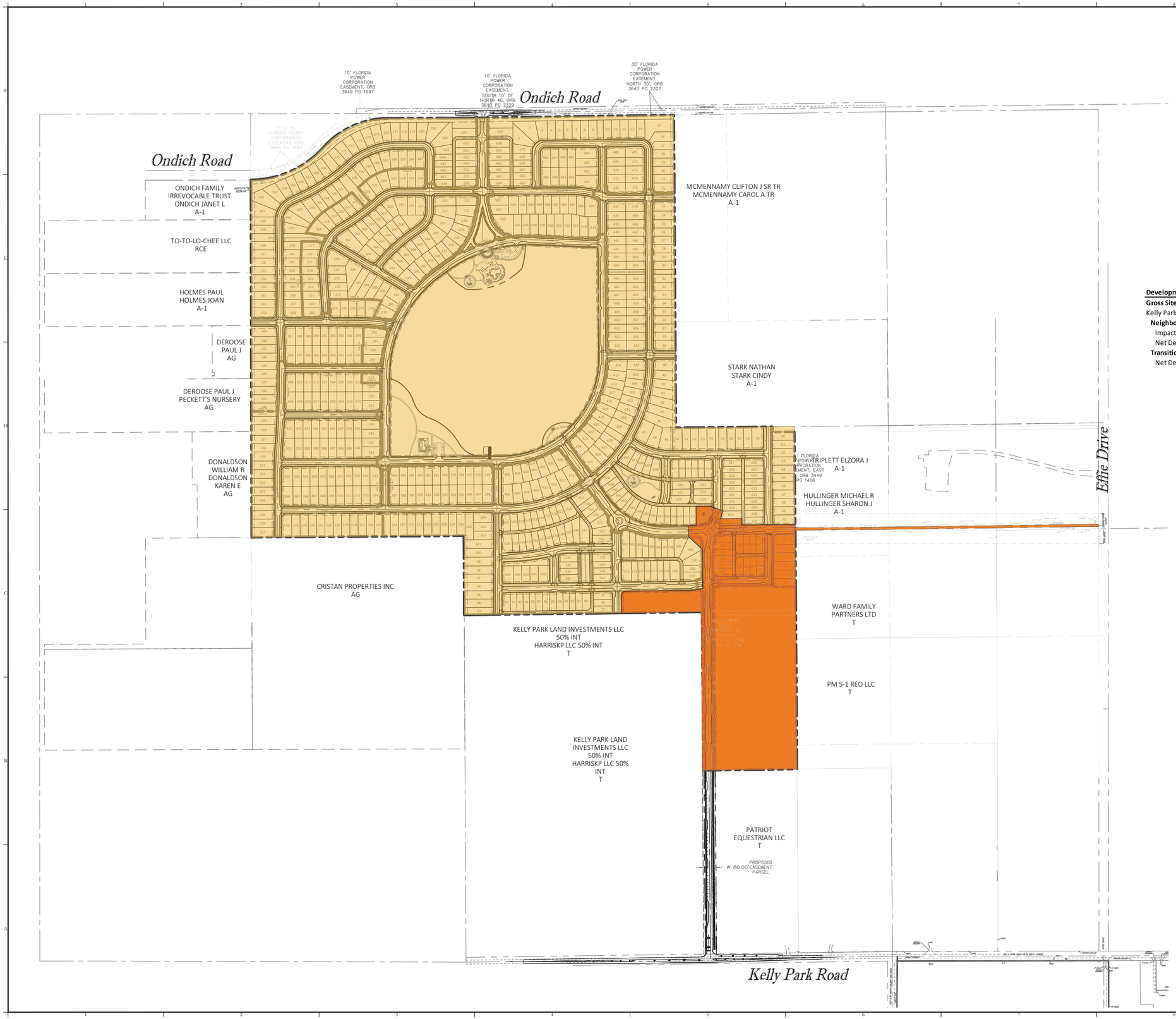
MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

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Eng. Bus. No. 28567

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150 0 300 600

SCALE IN FEET

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- NEIGHBORHOOD
- TRANSITION

Development Data	
Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Key Map:

NO.	DATE:	DESCRIPTIONS:
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JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1"=300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

KPI CHARACTER DISTRICTS

Sheet No.:

C0.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli P.E.

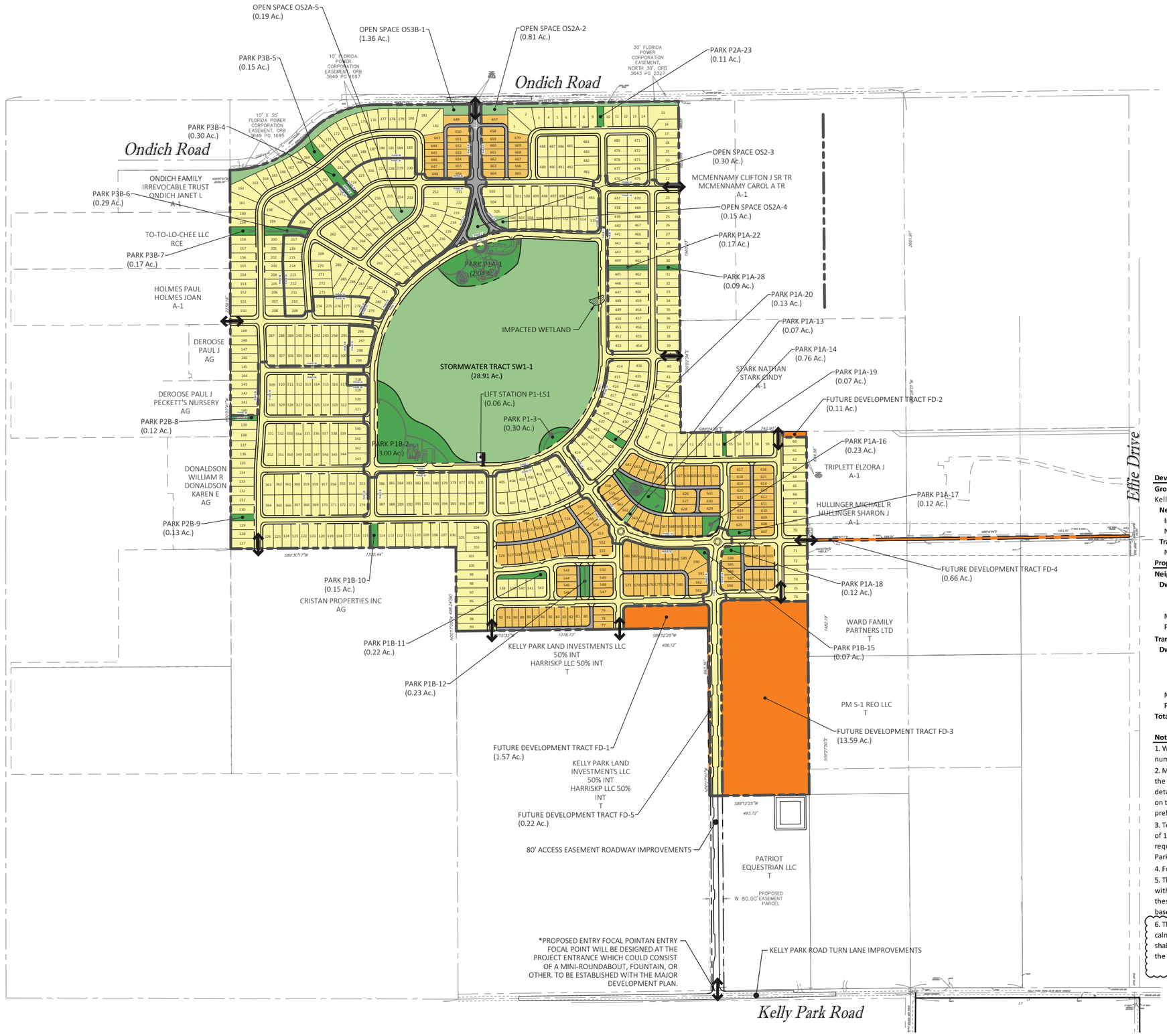
MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

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Eng. Bus. No. 28567

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LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- PHASE LINE
- FULL ACCESS
- 52' x 110' MIN. LOTS
- 40' x 110' MIN. ALLEY LOTS
- OPEN SPACE
- PARK
- FUTURE DEVELOPMENT
- IMPACTED WETLAND

Development Data

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres
Proposed Development Program	
Neighborhood District	
Dwelling Units	**651 Units**
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District[1]	
Dwelling Units	**319 Units**
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family[2]	300 Units
Maximum Density[3]	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	**970 Units**

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Track will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

Key Map:

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SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

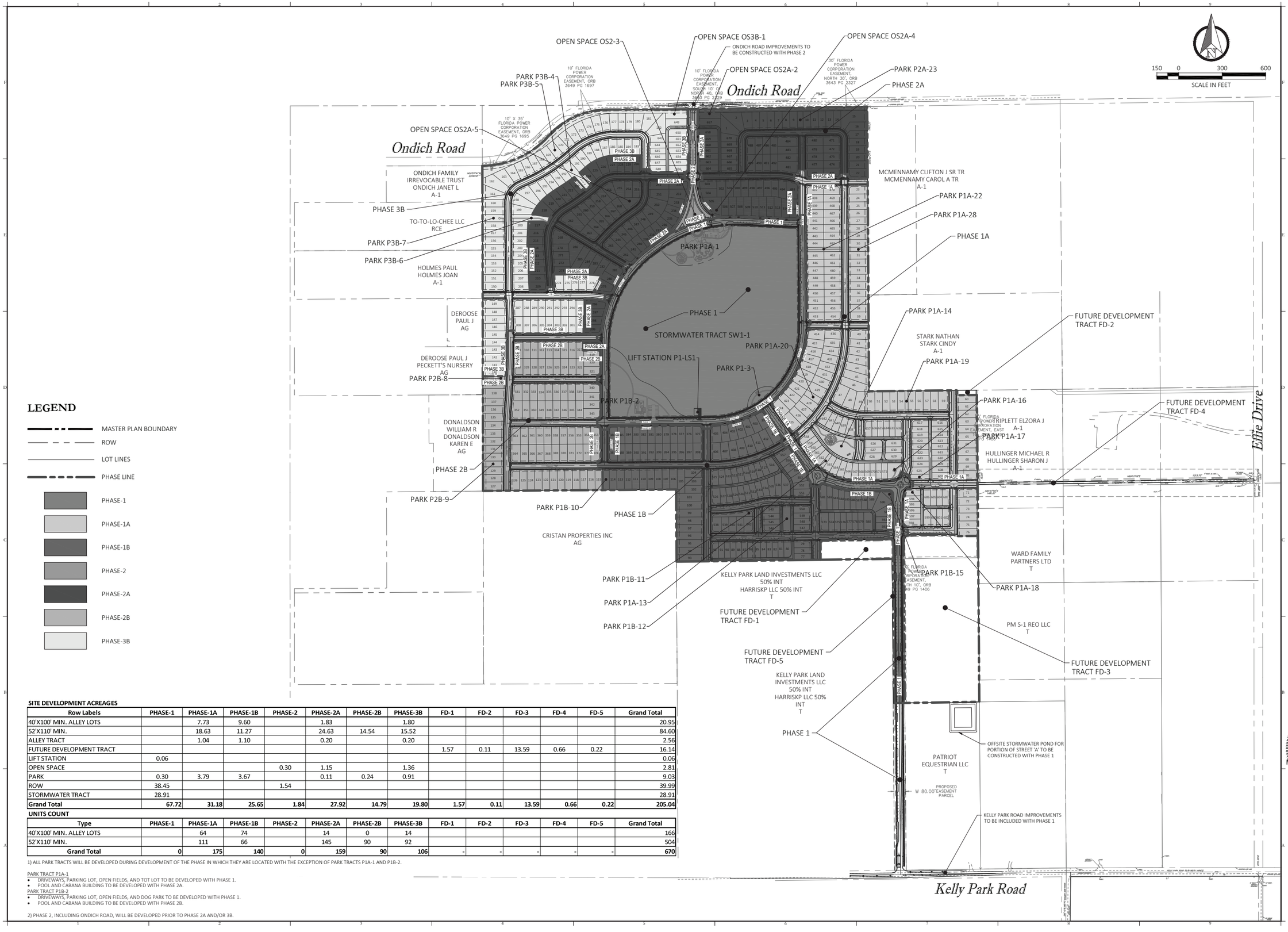
MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

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LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- PHASE LINE
- PHASE-1
- PHASE-1A
- PHASE-1B
- PHASE-2
- PHASE-2A
- PHASE-2B
- PHASE-3B

SITE DEVELOPMENT ACREAGES

Row Labels	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	Grand Total
40'X100' MIN. ALLEY LOTS		7.73	9.60		1.83		1.80						20.95
52'X110' MIN.		18.63	11.27		24.63	14.54	15.52						84.60
ALLEY TRACT		1.04	1.10		0.20		0.20						2.56
FUTURE DEVELOPMENT TRACT								1.57	0.11	13.59	0.66	0.22	16.14
LIFT STATION	0.06												0.06
OPEN SPACE				0.30	1.15		1.36						2.81
PARK	0.30	3.79	3.67		0.11	0.24	0.91						9.03
ROW	38.45			1.54									39.99
STORMWATER TRACT	28.91												28.91
Grand Total	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**1.57**	**0.11**	**13.59**	**0.66**	**0.22**	**205.04**

UNITS COUNT

Type	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	Grand Total
40'X100' MIN. ALLEY LOTS		64	74		14	0	14						166
52'X110' MIN.		111	66		145	90	92						504
Grand Total	**0**	**175**	**140**	**0**	**159**	**90**	**106**	-	-	-	-	-	**670**

1) ALL PARK TRACTS WILL BE DEVELOPED DURING DEVELOPMENT OF THE PHASE IN WHICH THEY ARE LOCATED WITH THE EXCEPTION OF PARK TRACTS P1A-1 AND P1B-2.

PARK TRACT P1A-1
- DRIVEWAYS, PARKING LOT, OPEN FIELDS, AND TOT LOT TO BE DEVELOPED WITH PHASE 1.
- POOL AND CABANA BUILDING TO BE DEVELOPED WITH PHASE 2A.

PARK TRACT P1B-2
- DRIVEWAYS, PARKING LOT, OPEN FIELDS, AND DOG PARK TO BE DEVELOPED WITH PHASE 1.
- POOL AND CABANA BUILDING TO BE DEVELOPED WITH PHASE 2B.

2) PHASE 2, INCLUDING ONDICH ROAD, WILL BE DEVELOPED PRIOR TO PHASE 2A AND/OR 3B.

Z:\2021\21-027 GALVAN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-OPP

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PHASING PLAN

Sheet No.:

C1.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

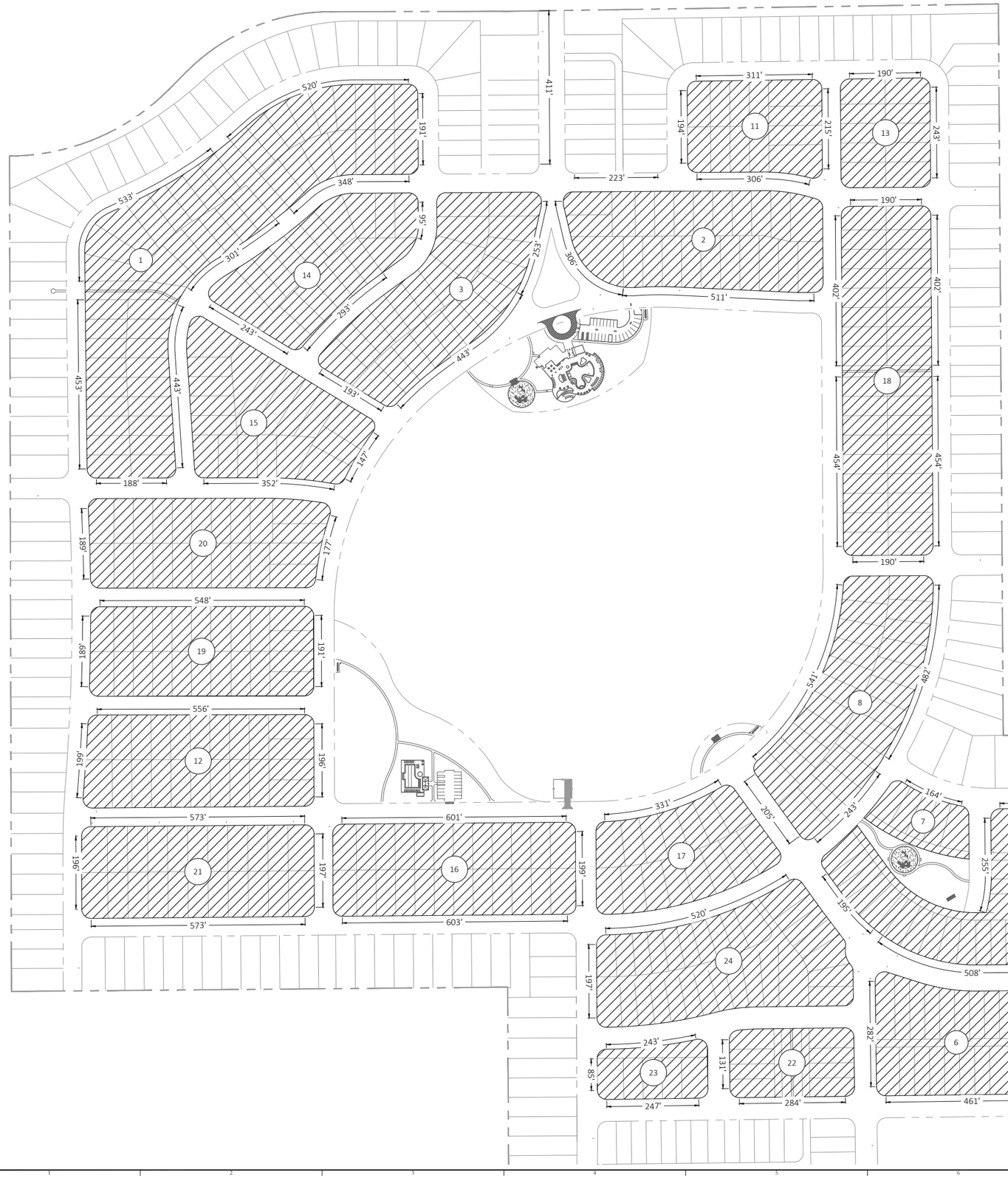
Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



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SCALE IN FEET

Key Map:

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DESIGNED BY:	MDS
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APPROVED BY:	MDS
SCALE IN FEET:	1" =150'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

MASTER BLOCK DESIGN PLAN

Sheet No.:

C1.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 052781

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OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BTY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BTY THE HOA

MISCELLANEOUS

POTABLE WATER SERVICE	CITY OF APOPKA
RECLAIMED WATER SERVICE	CITY OF APOPKA
WASTEWATER SERVICE	CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	CITY OF APOPKA

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

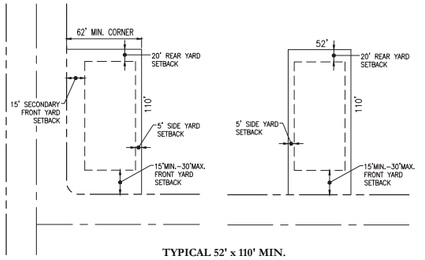
1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

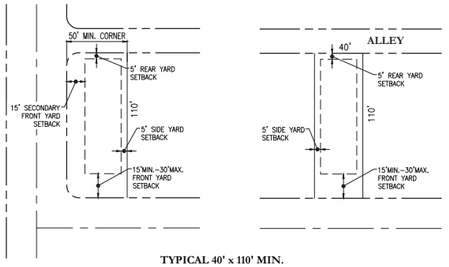
1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS



TYPICAL 52' x 110' MIN. LOT LAYOUT
N.T.S.



TYPICAL 40' x 110' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS
N.T.S.

SUSTAINABILITY		
Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows		
GREEN BUILDING STANDARD	**POINTS EARNED**	**NOTES**
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	**4.25**	

ALLEY TRACTS

PHASE-1A	A1A-10	0.18
	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.33
	A1A-9	0.14
PHASE-1A ALLEY TRACT		**1.04**
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
PHASE-1B ALLEY TRACT		**1.10**
PHASE-2A	A2A-12	0.20
PHASE-2A ALLEY TRACT		**0.20**
PHASE-3B	A3B-11	0.20
PHASE-3B ALLEY TRACT		**0.20**
TOTAL:		**2.56**

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
PHASE-1 SUBTOTAL:		**28.91**
TOTAL:		**28.91**

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
PHASE-2 SUBTOTAL:		0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
PHASE-2A SUBTOTAL:		1.15
PHASE-3B	OS3B-1	1.36
PHASE-3B SUBTOTAL:		1.36
TOTAL:		2.81

LIFT STATION TRACTS

PHASE 1	LS1-1	0.06
PHASE-1 SUBTOTAL:		**0.06**

PARK TRACTS

PHASE-1	P1-3	0.30
PHASE-1 SUBTOTAL:		0.30
PHASE-1A	P1A-1	2.04
	P1A-14	0.76
	P1A-16	0.23
	P1A-17	0.12
	P1A-18	0.12
	P1A-19	0.07
	P1A-20	0.13
	P1A-22	0.17
	P1A-28	0.09
	P1A-13	0.07
PHASE-1A SUBTOTAL:		3.79
PHASE-1B	P1B-10	0.15
	P1B-11	0.22
	P1B-12	0.23
	P1B-15	0.07
	P1B-2	3.00
PHASE-1B SUBTOTAL:		3.67
PHASE-2A	P2A-23	0.11
PHASE-2A SUBTOTAL:		0.11
PHASE-2B	P2B-8	0.12
	P2B-9	0.13
PHASE-2B SUBTOTAL:		0.24
PHASE-3B	P3B-4	0.30
	P3B-5	0.15
	P3B-6	0.29
	P3B-7	0.17
PHASE-3B SUBTOTAL:		0.91
TOTAL:		**9.03**

OPEN SPACE & PARK REQUIREMENT TABLE

	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	**67.72**	**28.11**	**25.57**	**1.84**	**27.92**	**14.79**	**19.80**	**185.75**
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	**0.00**	**3.07**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**3.15**
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**188.90**

1) Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
2) Open Space and park tracts count towards open space requirements
3) Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

STUDENT GENERATION TABLE

			Generation Rate			
KPI District	Units	Type	ES	MS	HS	Total
Neighborhood	651	Single Family	0.178	0.094	0.133	264
Transition	19	Single Family	0.178	0.094	0.133	8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08	86
					Project Total	**357**

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES
1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
3. SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
4. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
5. THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	**Transition**
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories Accessory Building - 1 Story	Principal Building - 3 Stories* Accessory Building - NA
Min. Additional Floor Height	NA	8 ft
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft Apartment Building - 20 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

Modifications

1. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section G - District Size and Block Standards to allow for a block length of greater than 500 feet in the Neighborhood District. Based on the topographic constraints of the property, a curvilinear roadway network forms the basis of the project design, which limits the opportunity for a traditional grid block pattern. Pocket parks were added to the longer blocks to break up the streetscape.

2. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section I - Building and Floor Height to allow for a first floor height minimum of 8' in lieu of 12' in the Transition District.

3. A Modification from the City of Apopka Land Development Code Appendix D – Development Design Guidelines Section 3.6 – Residential Landscaping to exempt lots less than 52' in width from the requirement to plant three (3) trees per lot. The tree planting requirement for lots less than 52' in width will be determined with approval of the landscape plan submitted with the Major Development Plan.

4. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section D - Applicability and Process to expand the Neighborhood District boundary by 12.20 acres, which equates to 2,300 linear feet.

5. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section R - Developments utilizing the bonus system or receiving the transfer of development rights shall not have any multi-family buildings located within 100 feet from a neighborhood character zone or single-family residentially-zoned property. Single-family buildings shall meet the setbacks specified in their respective character zone. The code only states "buildings" and does not distinguish the type of building. This modification differentiates between multi-family versus single-family buildings, and clarifies that the multi-family buildings will have a greater setback to residentially zoned properties. This will allow for consistency of setbacks throughout the Master Plan for the single-family buildings and still requires that the multi-family buildings provide a 100 foot buffer from single-family zoned properties that are located outside of the Master Plan boundary.

SITE DATA

Site Information

Parcel I.D. #	11-20-27-0000-00-003
	11-20-27-0000-00-013
	11-20-27-0000-00-036
	11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units

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SITE DATA TABLE

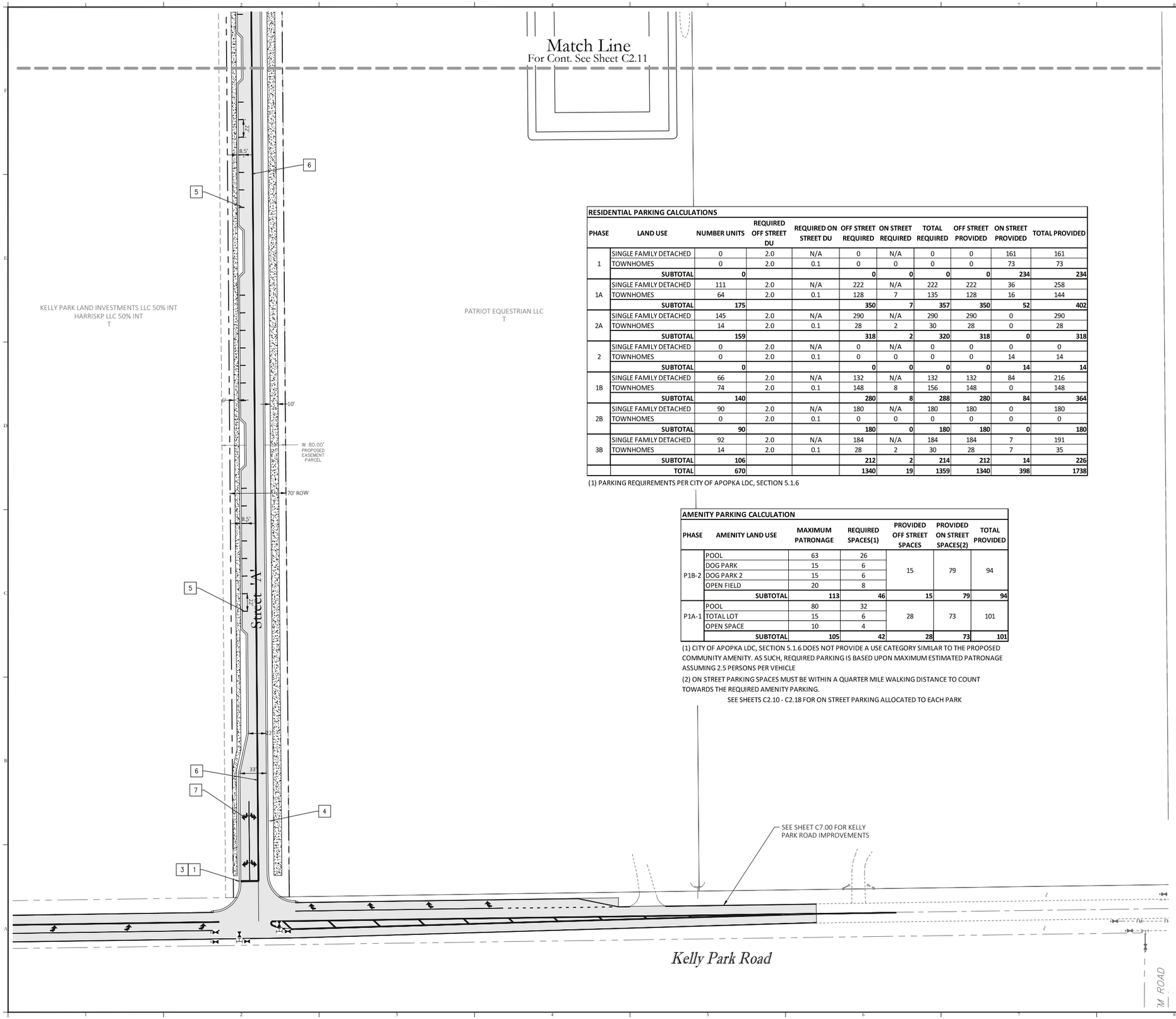
Sheet No.:
C1.03

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Marc D. Stehli
MARC DANIEL STEHLI P.E. NO. 0052781
DATE: June 1, 2022

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SDT



RESIDENTIAL PARKING CALCULATIONS

PHASE	LAND USE	NUMBER UNITS	REQUIRED OFF STREET DU	REQUIRED ON STREET DU	OFF STREET REQUIRED	ON STREET REQUIRED	TOTAL REQUIRED	OFF STREET PROVIDED	ON STREET PROVIDED	TOTAL PROVIDED
1	SINGLE FAMILY DETACHED	0	2.0	N/A	0	N/A	0	0	161	161
	TOWNHOMES	0	2.0	0.1	0	0	0	0	73	73
	SUBTOTAL	**0**			**0**	**0**	**0**	**0**	**234**	**234**
1A	SINGLE FAMILY DETACHED	111	2.0	N/A	222	N/A	222	222	36	258
	TOWNHOMES	64	2.0	0.1	128	7	135	128	16	144
	SUBTOTAL	**175**			**350**	**7**	**357**	**350**	**52**	**402**
2A	SINGLE FAMILY DETACHED	145	2.0	N/A	290	N/A	290	290	0	290
	TOWNHOMES	14	2.0	0.1	28	2	30	28	0	28
	SUBTOTAL	**159**			**318**	**2**	**320**	**318**	**0**	**318**
2	SINGLE FAMILY DETACHED	0	2.0	N/A	0	N/A	0	0	0	0
	TOWNHOMES	0	2.0	0.1	0	0	0	0	14	14
	SUBTOTAL	**0**			**0**	**0**	**0**	**0**	**14**	**14**
1B	SINGLE FAMILY DETACHED	66	2.0	N/A	132	N/A	132	132	84	216
	TOWNHOMES	74	2.0	0.1	148	8	156	148	0	148
	SUBTOTAL	**140**			**280**	**8**	**288**	**280**	**84**	**364**
2B	SINGLE FAMILY DETACHED	90	2.0	N/A	180	N/A	180	180	0	180
	TOWNHOMES	0	2.0	0.1	0	0	0	0	0	0
	SUBTOTAL	**90**			**180**	**0**	**180**	**180**	**0**	**180**
3B	SINGLE FAMILY DETACHED	92	2.0	N/A	184	N/A	184	184	7	191
	TOWNHOMES	14	2.0	0.1	28	2	30	28	7	35
	SUBTOTAL	**106**			**212**	**2**	**214**	**212**	**14**	**226**
	TOTAL	**670**			**1340**	**19**	**1359**	**1340**	**398**	**1738**

(1) PARKING REQUIREMENTS PER CITY OF APOPKA LDC, SECTION 5.1.6

AMENITY PARKING CALCULATION

PHASE	AMENITY LAND USE	MAXIMUM PATRONAGE	REQUIRED SPACES(1)	PROVIDED OFF STREET SPACES	PROVIDED ON STREET SPACES(2)	TOTAL PROVIDED
P1B-2	POOL	63	26	15	79	94
	DOG PARK	15	6			
	DOG PARK 2	15	6			
	OPEN FIELD	20	8			
	SUBTOTAL	**113**	**46**	**15**	**79**	**94**
P1A-1	POOL	80	32	28	73	101
	TOTAL LOT	15	6			
	OPEN SPACE	10	4			
	SUBTOTAL	**105**	**42**	**28**	**73**	**101**

(1) CITY OF APOPKA LDC, SECTION 5.1.6 DOES NOT PROVIDE A USE CATEGORY SIMILAR TO THE PROPOSED COMMUNITY AMENITY. AS SUCH, REQUIRED PARKING IS BASED UPON MAXIMUM ESTIMATED PATRONAGE ASSUMING 2.5 PERSONS PER VEHICLE

(2) ON STREET PARKING SPACES MUST BE WITHIN A QUARTER MILE WALKING DISTANCE TO COUNT TOWARDS THE REQUIRED AMENITY PARKING.

SEE SHEETS C2.10 - C2.18 FOR ON STREET PARKING ALLOCATED TO EACH PARK

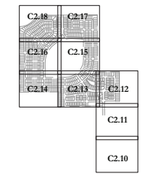
30 0 60 120
SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
6. 6" DOUBLE YELLOW
7. TURN LANE ARROW PER FDOT INDEX NO. 711-001
8. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" 'AHEAD' SIGN (W16-9P) PER MUTCD
9. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
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-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.10

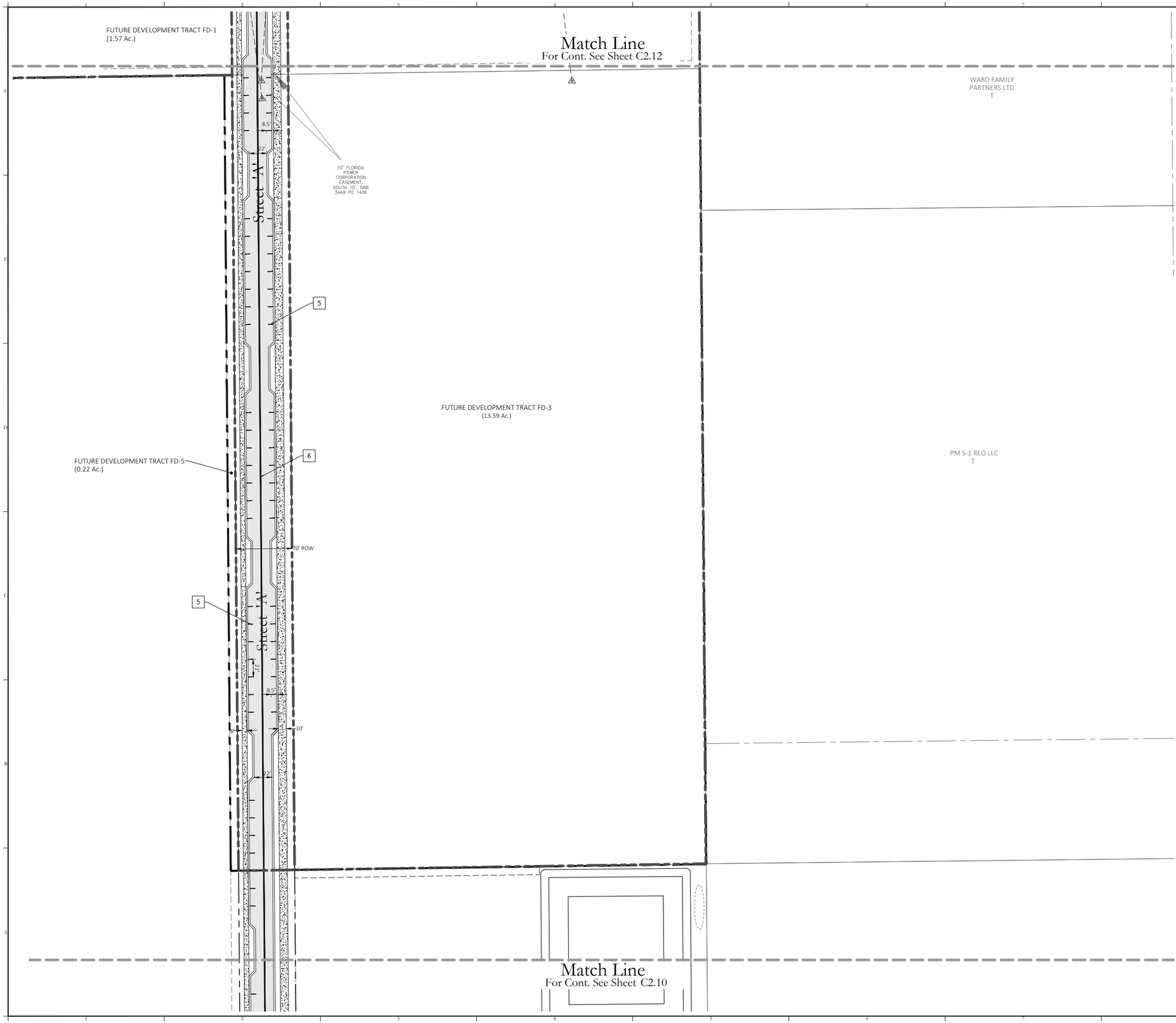
Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
Marc D Stehli
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP



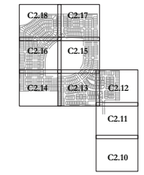
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SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
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9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.11

Seal:

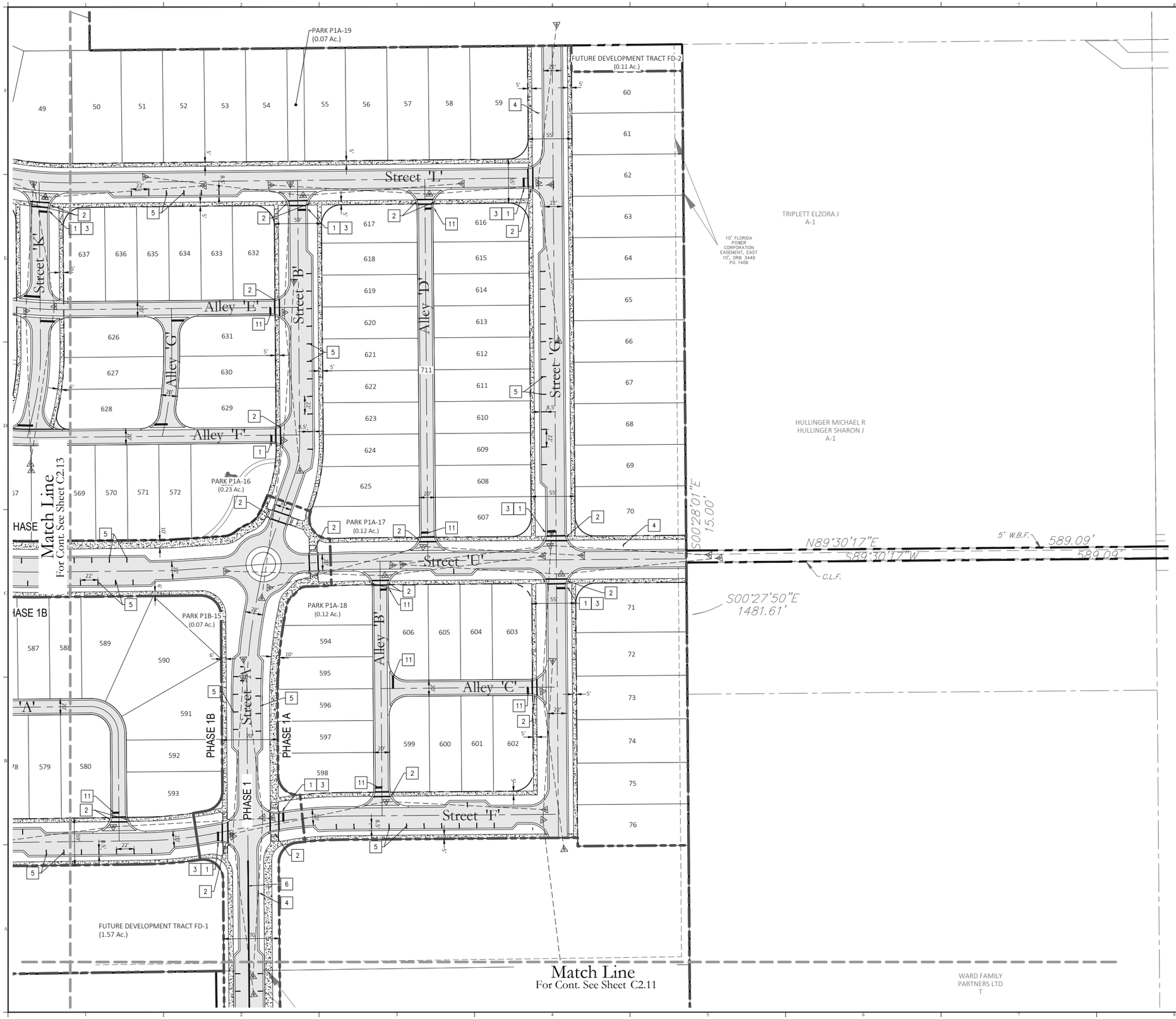


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP



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SCALE IN FEET

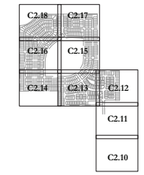
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3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
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VERTICAL DATUM:	NAVD 88
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DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

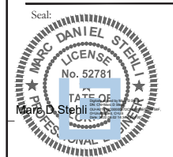
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.12

Seal:

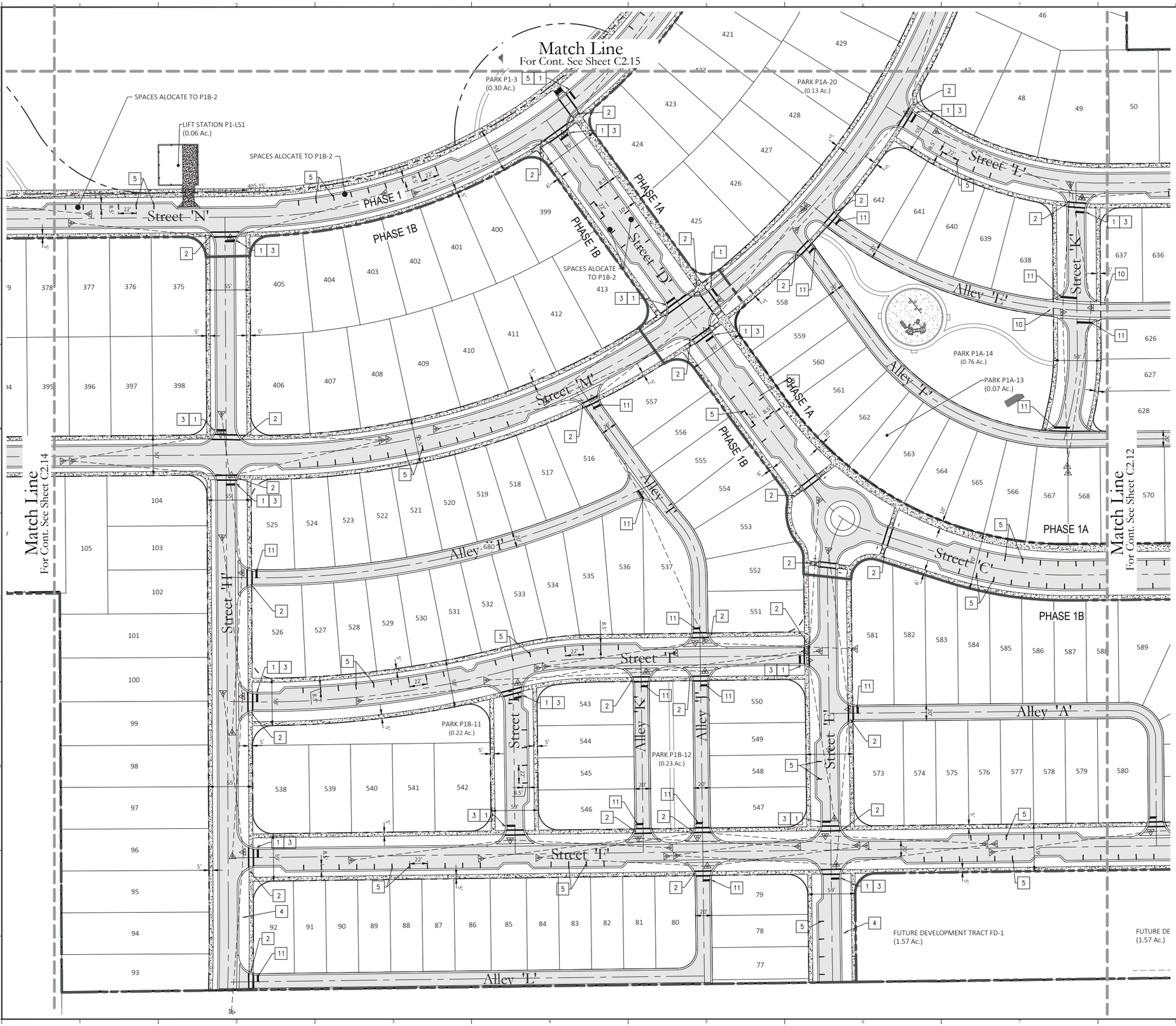


MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

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Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP



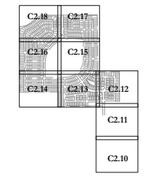
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SCALE IN FEET

SIGN & STRIPING LEGEND:

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2	SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
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9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
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APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

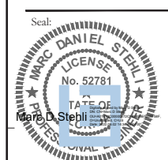
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.13

Seal:



Marc D Stehli

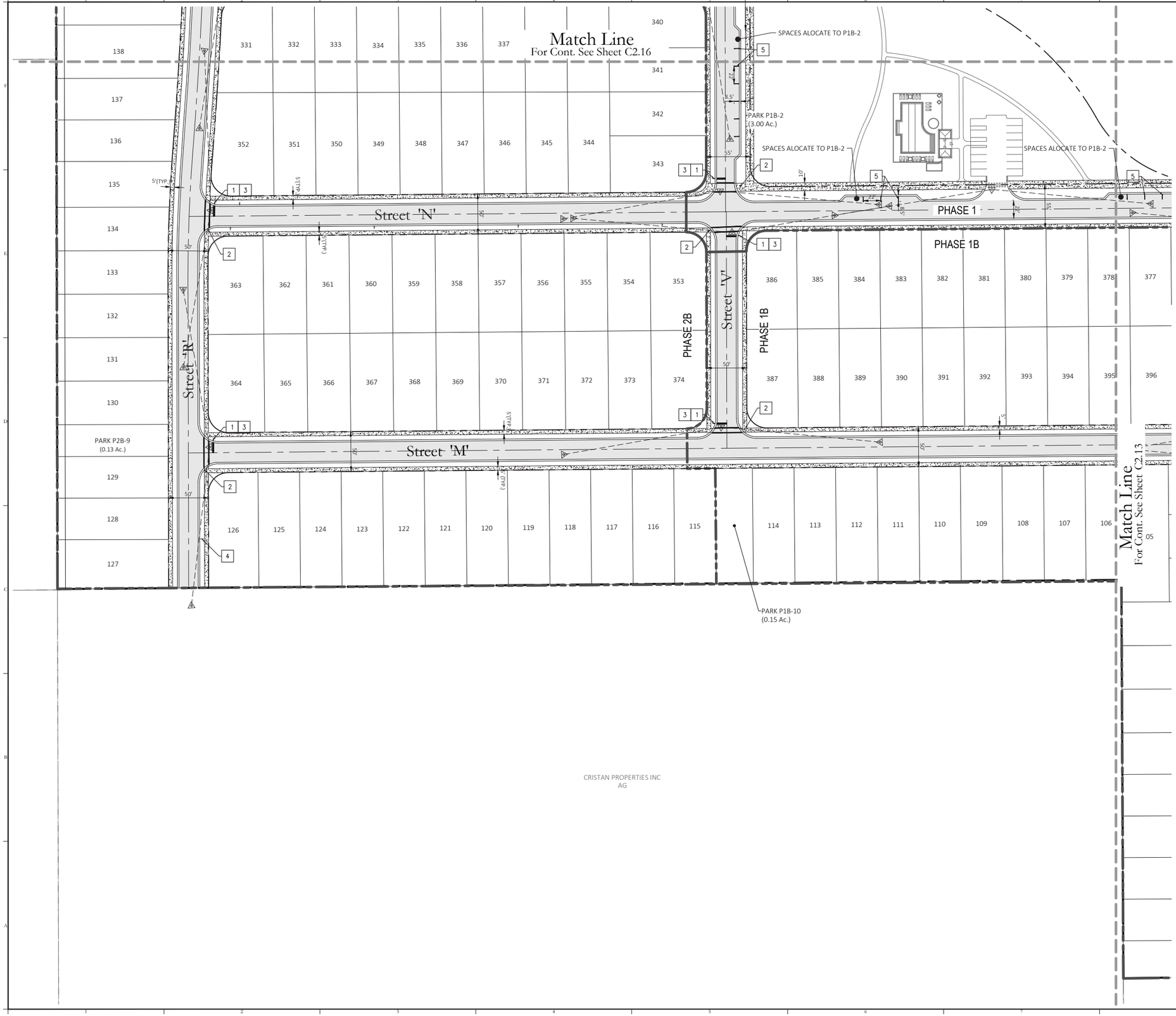
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

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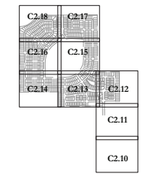
SIGN & STRIPING LEGEND:

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Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.14

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

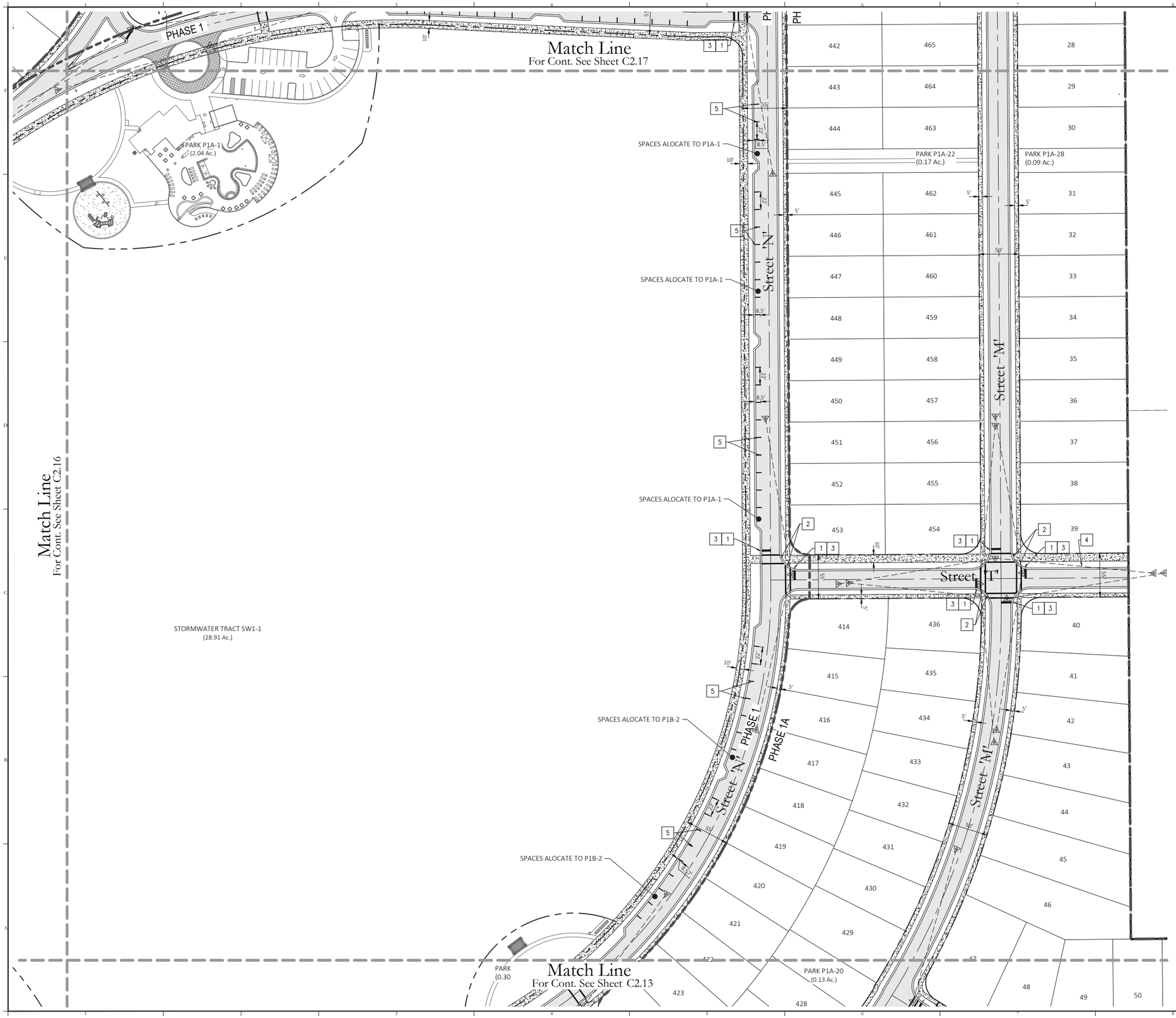
Marc D Stehli

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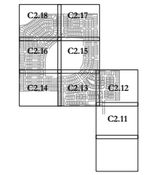
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Key Map:



30 0 60 120
SCALE IN FEET

SIGN & STRIPING LEGEND:

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Jurisdiction:

CITY of APOPKA, FL

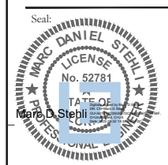
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.15

Seal:



MARC DANIEL STEHLI
P.E. NO.: 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY\PSP\21-027-PSP-SSSP



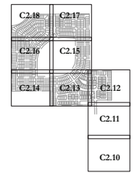
SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-002
6. 6" DOUBLE YELLOW
7. TURN LANE ARROW PER FDOT INDEX NO. 711-001
8. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" 'AHEAD' SIGN (W16-9P) PER MUTCD
9. 30"x30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"x12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
10. PEDESTRIAN WARNING PAVEMENT MARKING PER FDOT 711-001
11. 24" WHITE STOP BAR PER FDOT INDEX 700-010

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.16

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

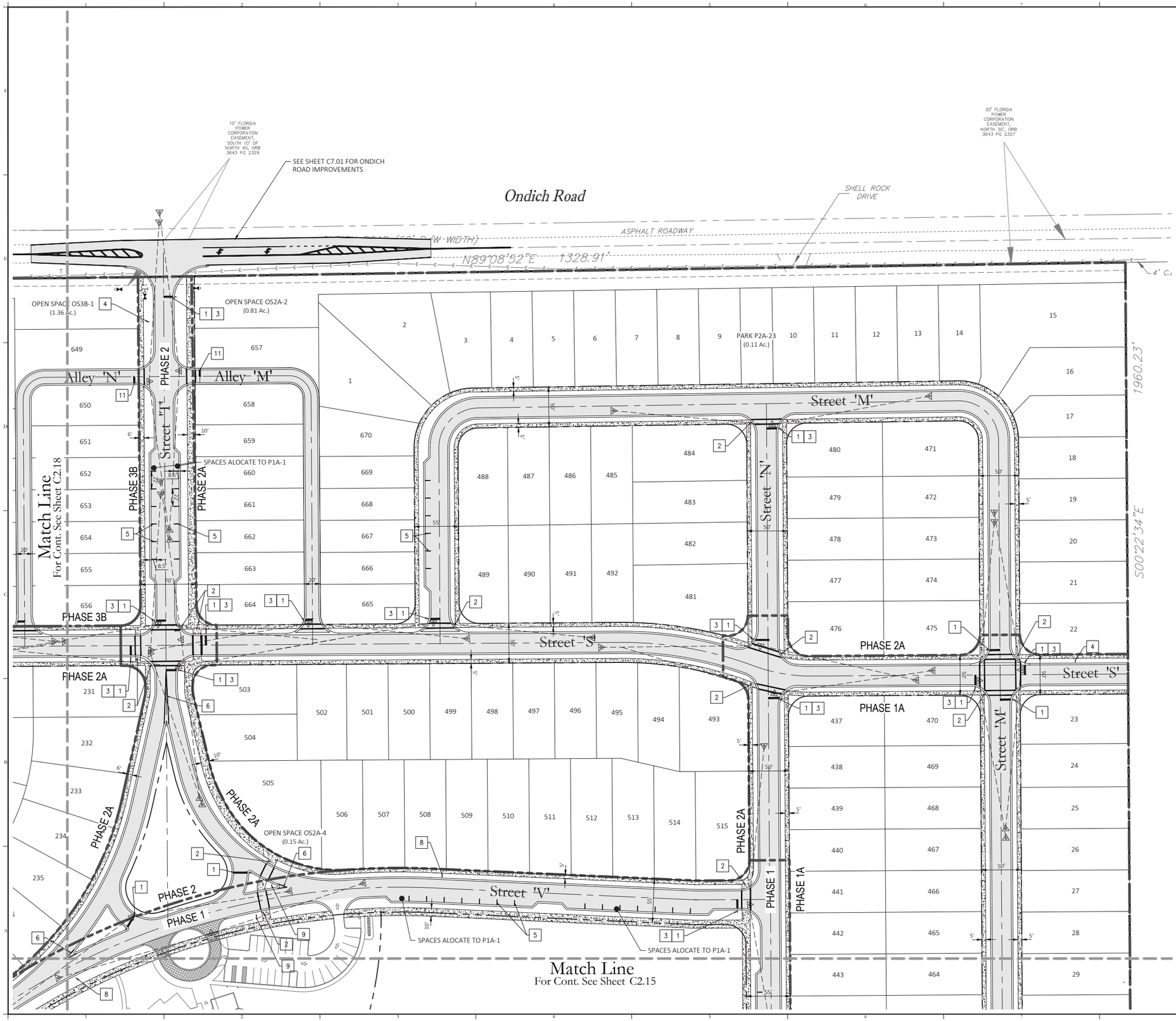
MARC DANIEL STEHLI
P.E. NO. 052781

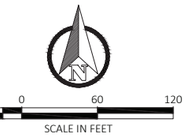
DATE: June 1, 2022

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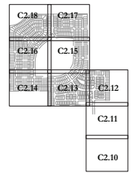
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9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

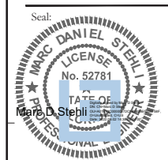
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SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.17

Seal:

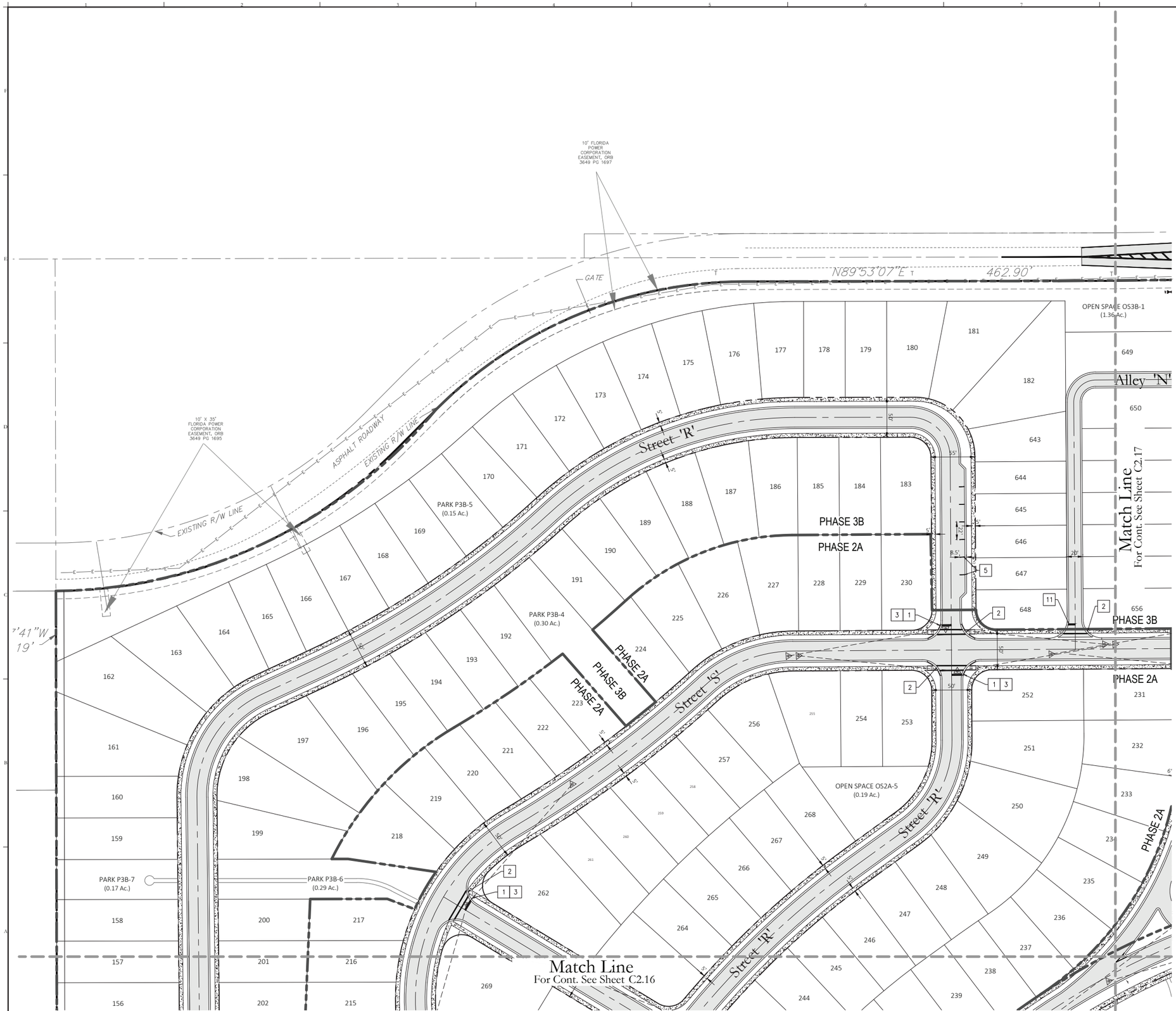


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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SIGN & STRIPING LEGEND:

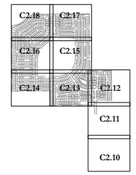
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9. SIGHT DISTANCE = 200' PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED;

30 0 60 120
SCALE IN FEET

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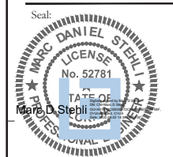
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.18

Seal:

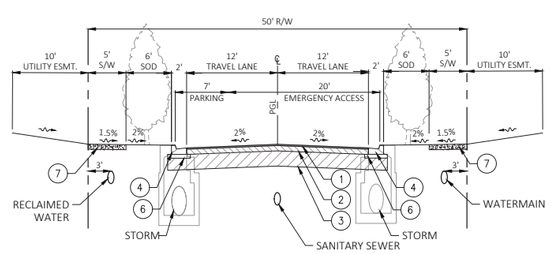


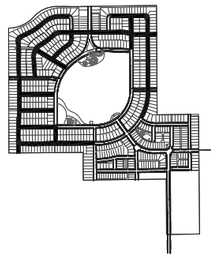
MARC DANIEL STEHLI
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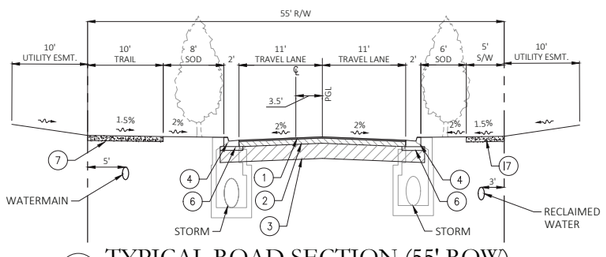


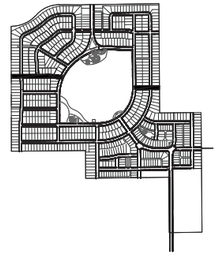


A TYPICAL ROAD SECTION (50' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA
4. PARKING ALLOWED ON ONE SIDE

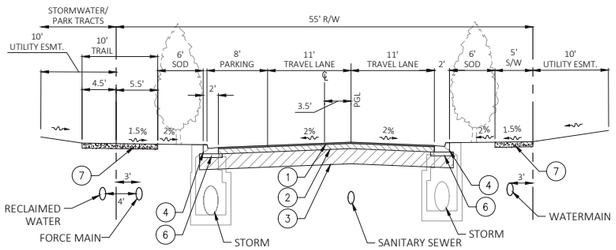


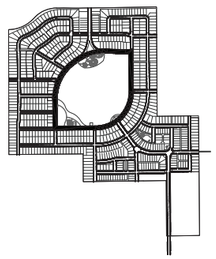


B TYPICAL ROAD SECTION (55' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

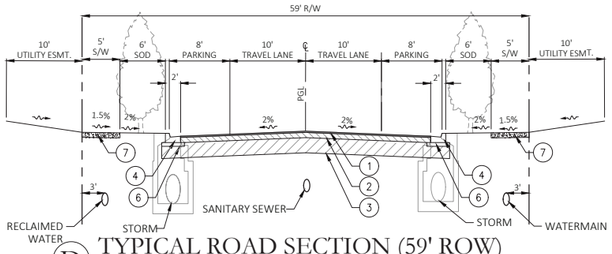


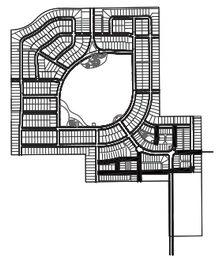


C TYPICAL ROAD SECTION (55' ROW)

N.T.S.

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2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA
4. PARKING AROUND THE CENTRAL OPEN SPACE WILL BE DEDICATED ON-STREET PARKING.
5. 10' SIDEWALK CAN MEANDER WITHIN RIGHT-OF-WAY AND STORMWATER/PARK TRACTS.

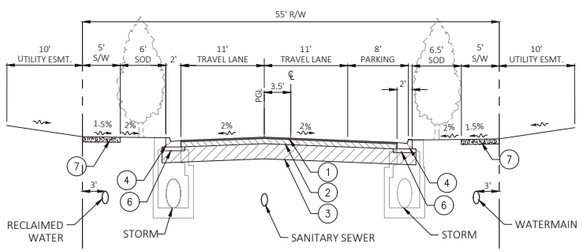


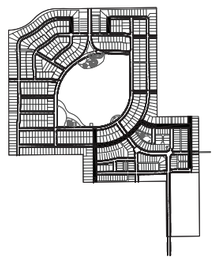


D TYPICAL ROAD SECTION (59' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
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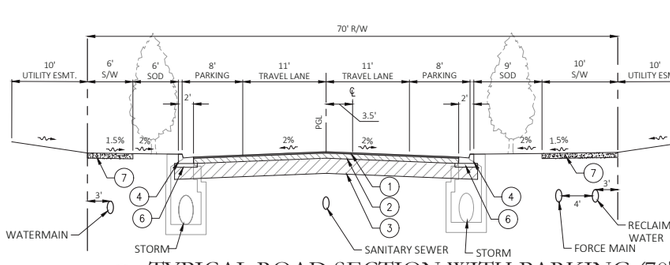


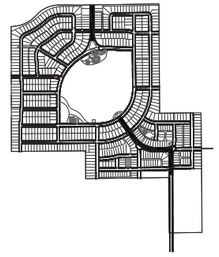


E TYPICAL SECTION (55' ROW)

N.T.S.

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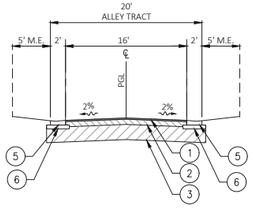


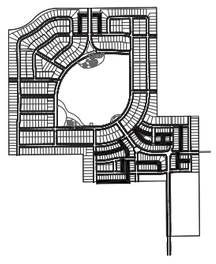


F TYPICAL ROAD SECTION WITH PARKING (70' ROW)

N.T.S.

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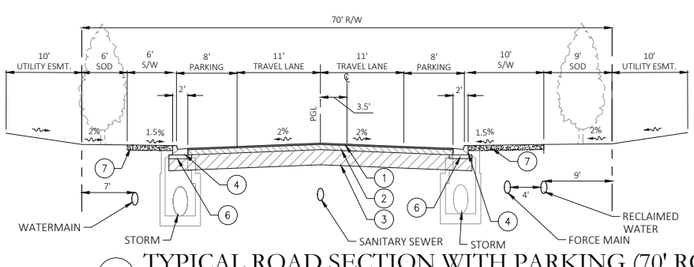


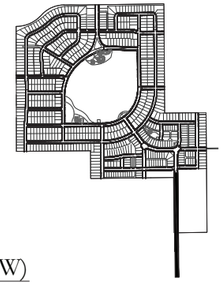


G TYPICAL ALLEY SECTION WITHOUT UTILITIES

N.T.S.

1. NO PUBLIC UTILITIES PROPOSED WITHIN ALLEY.
2. NO PARKING TO BE POSTED.
3. 5' MAINTENANCE EASEMENT SHALL BE DEDICATED TO THE CDD AND/OR HOA.
4. ALLEY TRACT SHALL BE PROPERTY OWNED AND MAINTAINED BY THE CDD AND/OR HOA.





H TYPICAL ROAD SECTION WITH PARKING (70' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

Legend	
1	ASPHALT
2	BASE COURSE
3	SUBGRADE
4	TYPE 'F' CURB
5	MIAMI CURB
6	CURB PAD
7	4" (IN.) THICK CONCRETE SIDEWALK

NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME ON FINAL ENGINEERING DESIGN.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	As Shown

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

TYPICAL SECTIONS

Sheet No.:

C3.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Match Line
For Cont. See Sheet C3.11

80'
ACCESS EASEMENT

H
C3.00

W 80.00'
PROPOSED
EASEMENT
PARCEL

Street 'A'

11' 11'

R35'

R35'

Match Line
For Cont. See Sheet C3.12

H.W.F.

N89°12'49"E

1313.70'

4' W.B.F. & H.W.F.

2'x2' BRICK
COLUMN

GATE

DIRT DRIVEWAY

S89°12'49"W

H.W.F.

1313.70'

ASPHALT DRIVEWAY

CATCH BASIN

GATE

CATCH BASIN

GATE

4' H.W.F.

C.L.F.

C.L.F.

EXISTING R/W LINE

EFFIE DRIVE

S00°02'47"E
15.00'

KELLY PARK ROAD IMPROVEMENTS
SEE SHEET C7.00

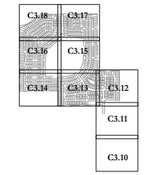
Kelly Park Road

M. ROAD

NOTE:
1. UNLESS OTHERWISE NOTED, ALL PAVEMENT RADII ARE 25'.

30 0 60 120
SCALE IN FEET

Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

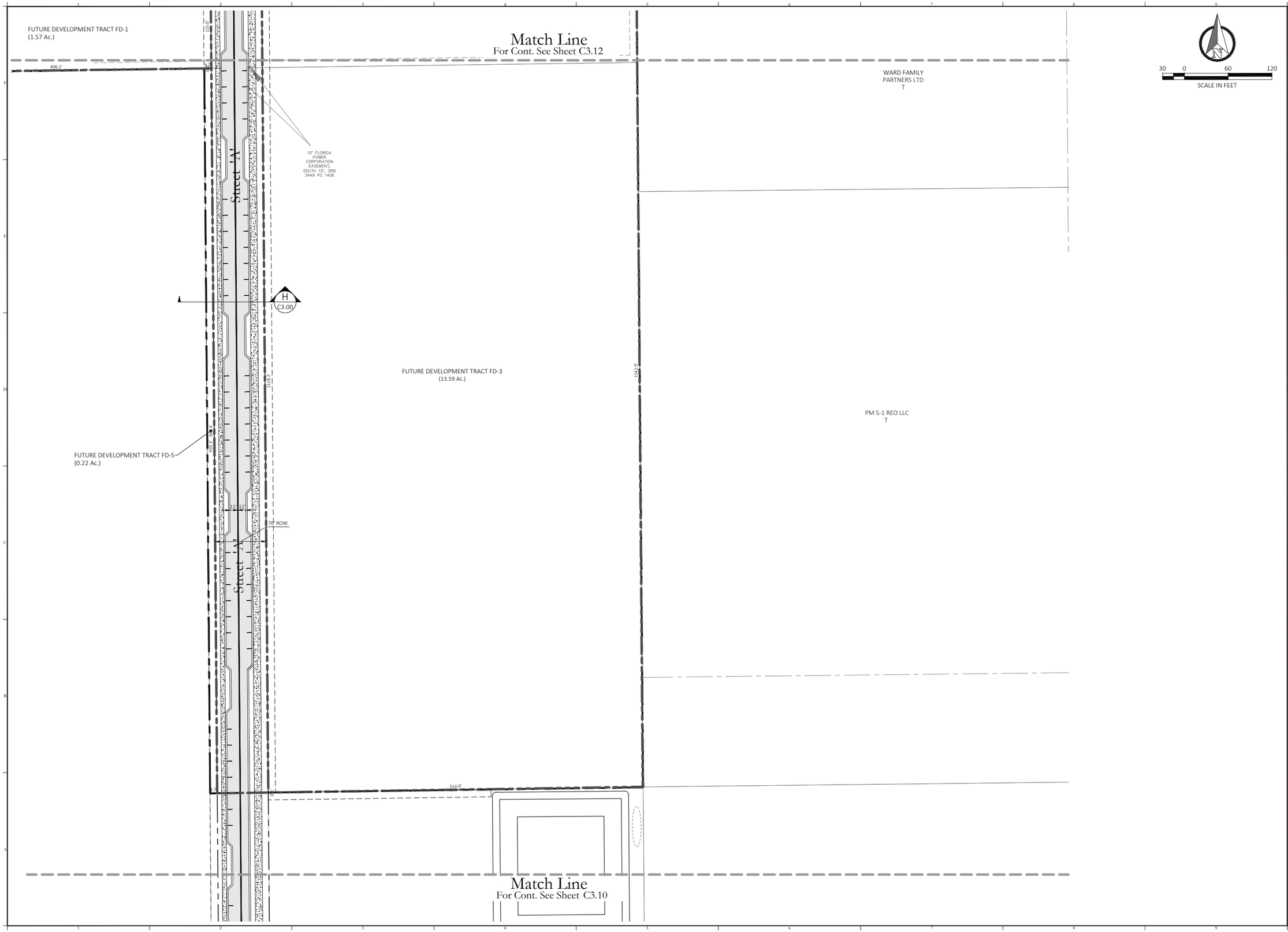
MARC DANIEL STEHLI
P.E. NO. 052781

DATE: June 1, 2022

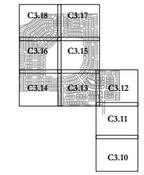
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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

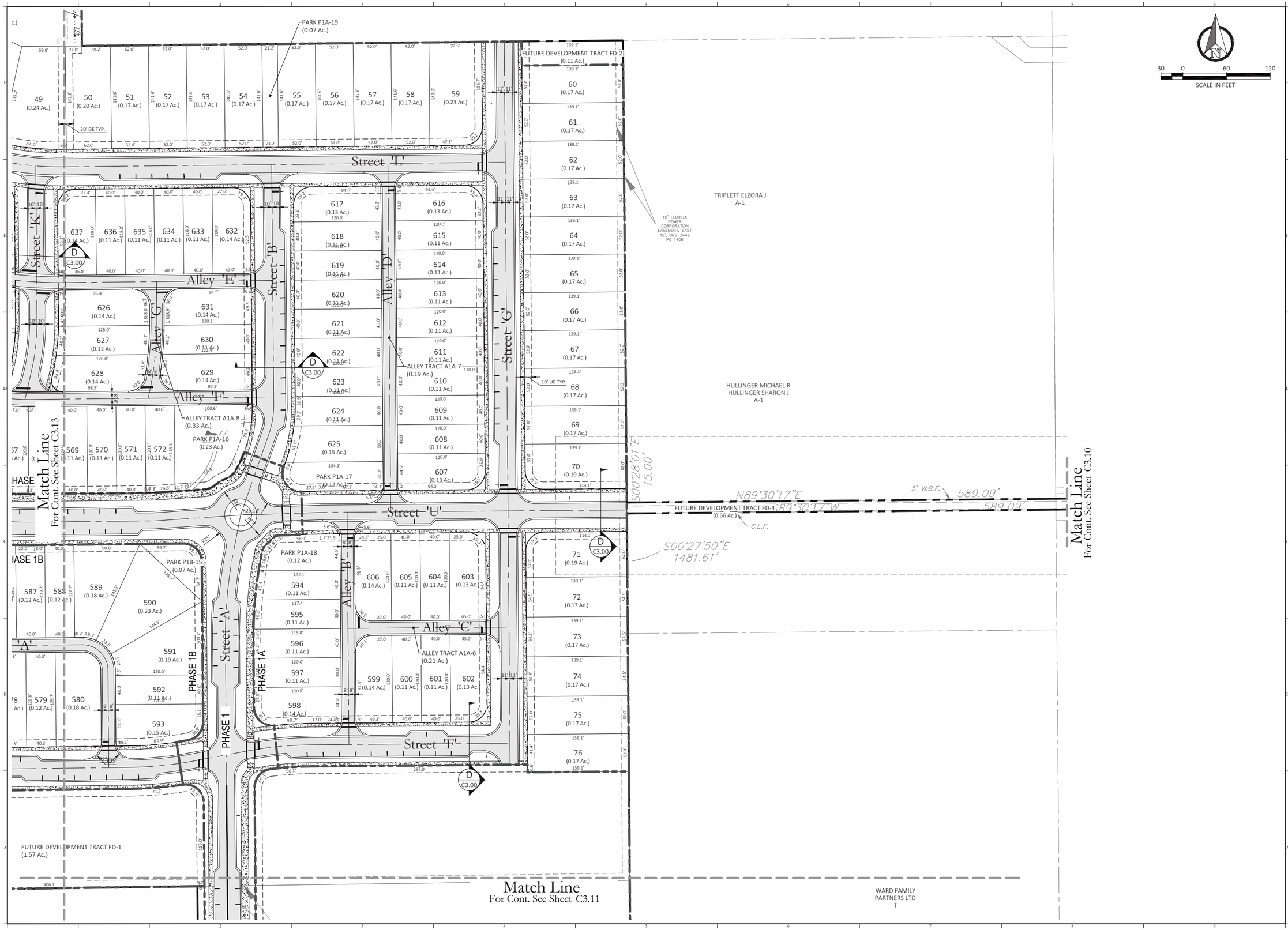
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

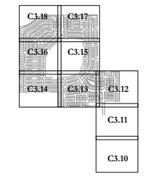
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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.12

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 052781

DATE: June 1, 2022

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Match Line
For Cont. See Sheet C3.15

Match Line
For Cont. See Sheet C3.14

Match Line
For Cont. See Sheet C3.12

PARK P1-3 (0.30 Ac.)

LIFT STATION P1-LS1 (0.06 Ac.)

PARK P1A-20 (0.13 Ac.)

PARK P1A-14 (0.76 Ac.)

PARK P1A-13 (0.07 Ac.)

PARK P1B-11 (0.22 Ac.)

PARK P1B-12 (0.23 Ac.)

ALLEY TRACT A1A-9 (0.14 Ac.)

ALLEY TRACT A1A-10 (0.18 Ac.)

ALLEY TRACT A1B-4 (0.39 Ac.)

ALLEY TRACT A1B-3 (0.08 Ac.)

ALLEY TRACT A1B-2 (0.08 Ac.)

ALLEY TRACT A1B-5 (0.23 Ac.)

FUTURE DEVELOPMENT TRACT FD-1 (1.57 Ac.)

PHASE 1

PHASE 1A

PHASE 1B

Street 'N'

Street 'D'

Street 'M'

Street 'L'

Street 'K'

Alley 'J'

Alley 'H'

Street 'H'

Street 'I'

Alley 'K'

Alley 'I'

Street 'A'

Street 'F'

Street 'C'

Alley 'A'

Alley 'L'

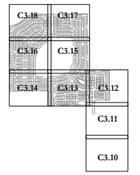
20' DE TYP.

10' UE TYP.

D C3.00

SCALE IN FEET: 30 0 60 120

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.13

Seal:

STATE OF FLORIDA MARC DANIEL STEHLI LICENSE No. 52781 PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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Match Line
For Cont. See Sheet C3.16

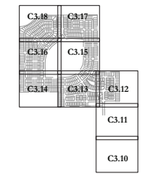
Match Line
For Cont. See Sheet C3.13

Street 'N'
Street 'R'
Street 'V'
Street 'M'
PHASE 1
PHASE 1B
PHASE 2B
PARK P1B-2 (3.00 Ac.)
PARK P2B-9 (0.13 Ac.)
PARK P1B-10 (0.15 Ac.)
20' DE TYP.
10' UE TYP.
CRISTAN PROPERTIES INC
AG

340 (0.19 Ac.)
341 (0.15 Ac.)
342 (0.15 Ac.)
343 (0.19 Ac.)
344 (0.15 Ac.)
345 (0.15 Ac.)
346 (0.15 Ac.)
347 (0.15 Ac.)
348 (0.15 Ac.)
349 (0.15 Ac.)
350 (0.16 Ac.)
351 (0.16 Ac.)
352 (0.22 Ac.)
331 (0.18 Ac.)
332 (0.14 Ac.)
333 (0.14 Ac.)
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335 (0.14 Ac.)
336 (0.14 Ac.)
337 (0.14 Ac.)
338 (0.19 Ac.)
339 (0.19 Ac.)
138 (0.24 Ac.)
137 (0.18 Ac.)
136 (0.17 Ac.)
135 (0.19 Ac.)
134 (0.17 Ac.)
133 (0.17 Ac.)
132 (0.17 Ac.)
131 (0.17 Ac.)
130 (0.17 Ac.)
129 (0.17 Ac.)
128 (0.17 Ac.)
127 (0.20 Ac.)
353 (0.19 Ac.)
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115 (0.17 Ac.)
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117 (0.17 Ac.)
118 (0.17 Ac.)
119 (0.17 Ac.)
120 (0.17 Ac.)
121 (0.17 Ac.)
122 (0.17 Ac.)
123 (0.17 Ac.)
124 (0.17 Ac.)
125 (0.17 Ac.)
126 (0.20 Ac.)

30 0 60 120
SCALE IN FEET

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.14

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

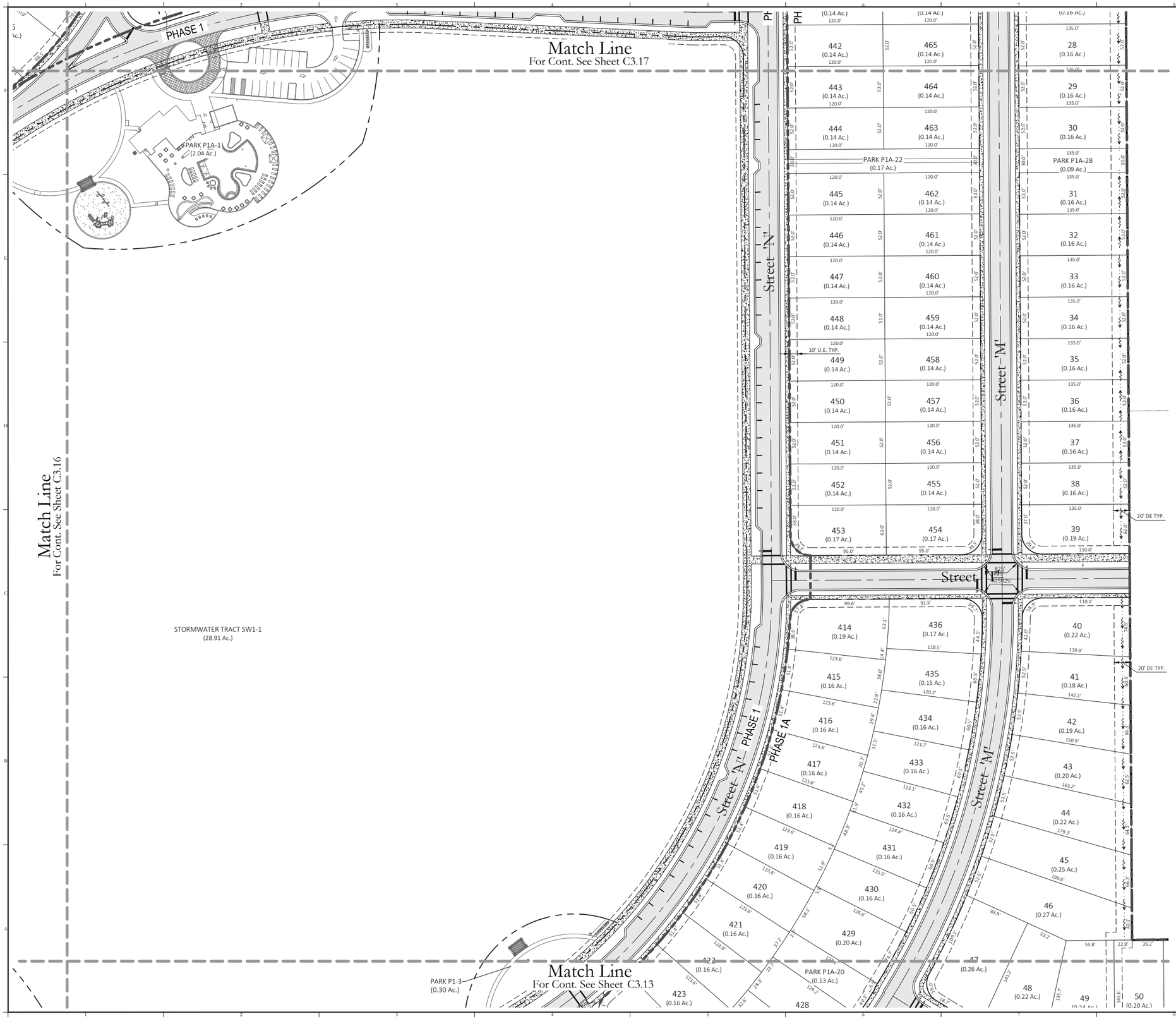
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

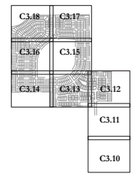
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CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

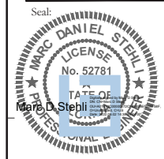
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GEOMETRY PLAN

Sheet No.:

C3.15

Seal:



Marc D. Stehli

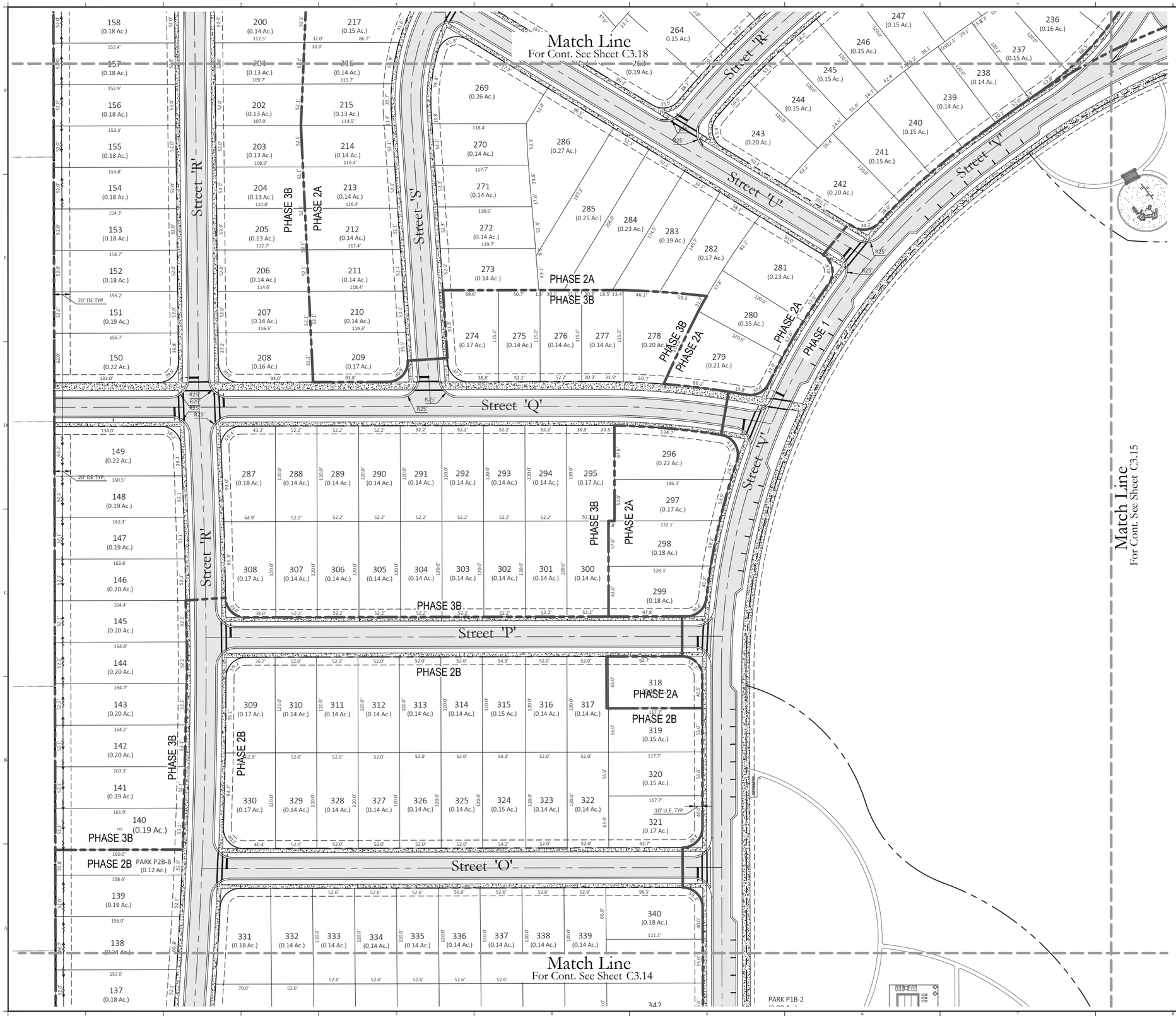
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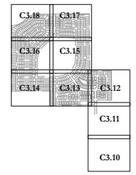
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Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.16

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli

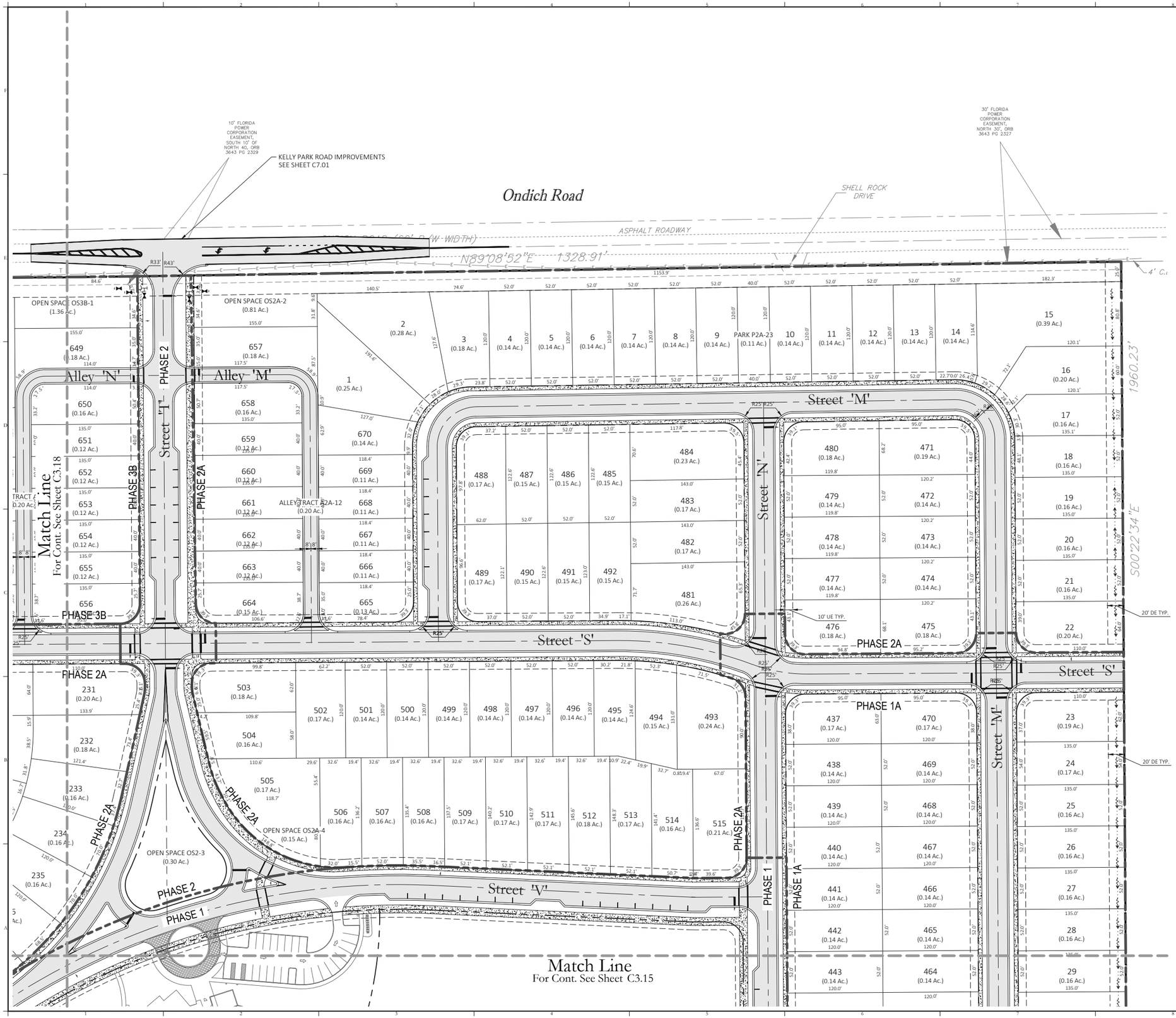
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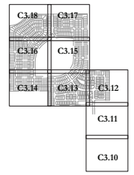
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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.17

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

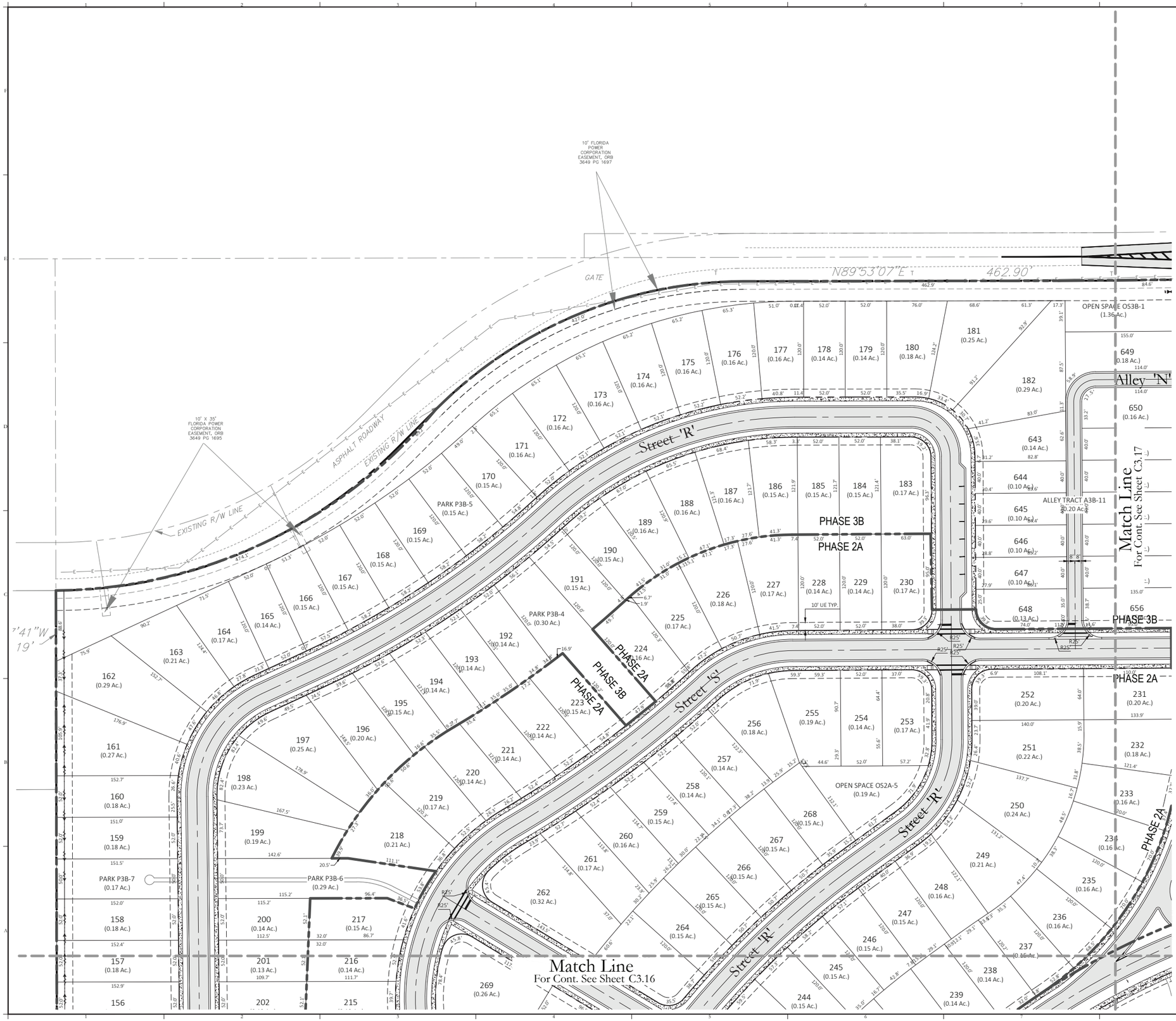
MARC DANIEL STEHLI P.E. NO. 052781

DATE: June 1, 2022

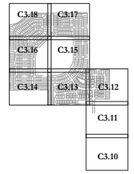
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Jurisdiction:

CITY of APOPKA, FL

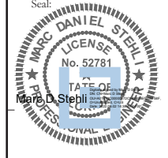
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GEOMETRY PLAN

Sheet No.:

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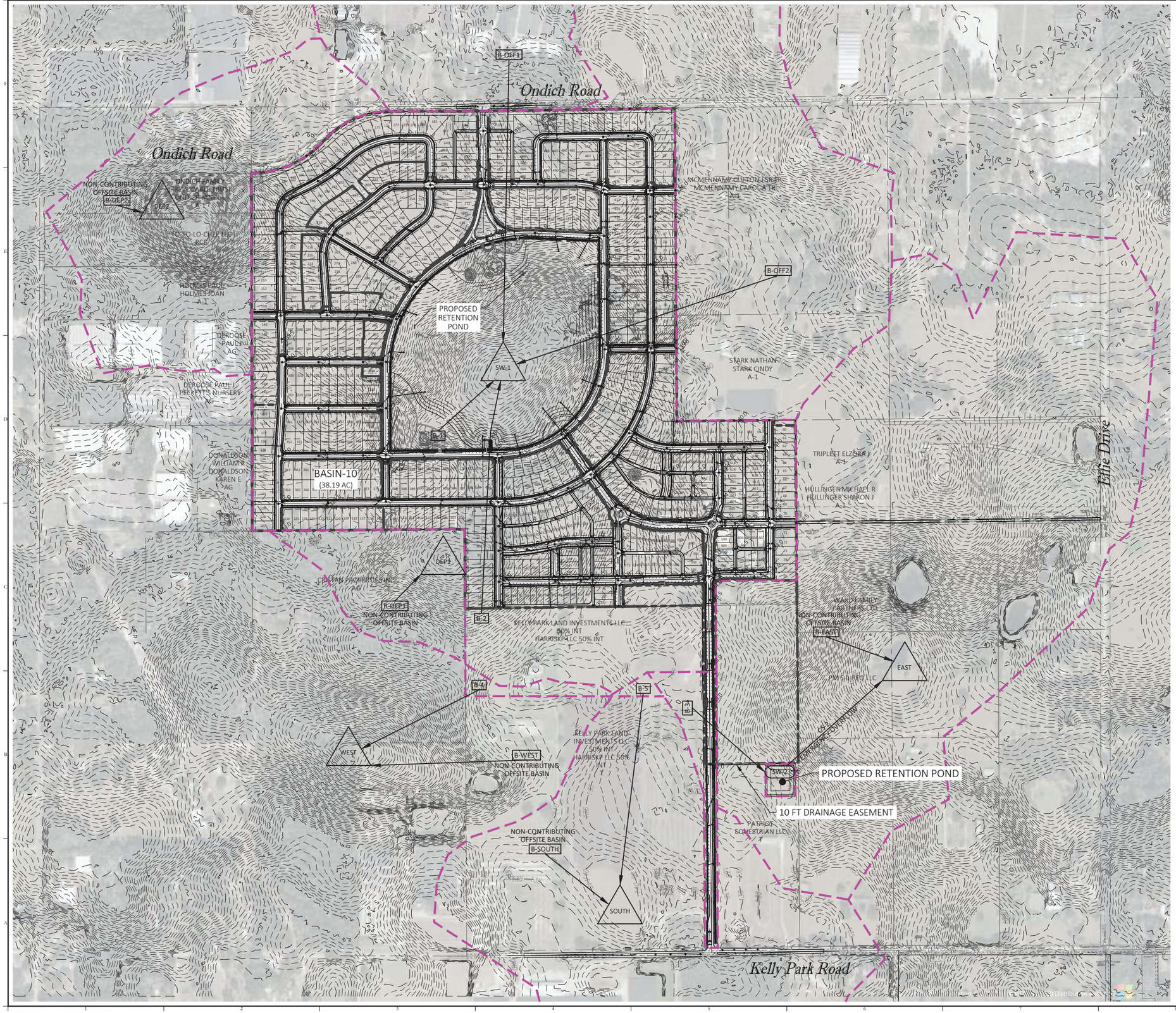


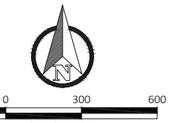
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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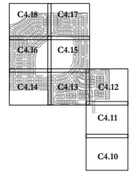


Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_x	HIGH POINT
LP_x	LOW POINT
	PROPOSED C.I., M.H., D.B.I.
	BASIN DELINEATION
PRE-1	BASIN ID
	OVERLAND FLOW
NODE-1	NODE ID
C-1	LINK ID
BUCK LAKE	ULTIMATE OUTFALL

NOTES
1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM MEETING THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 6.7, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. THE PROJECT IS LOCATED WITHIN A CLOSED BASIN WITH NO POSITIVE OUTFALL; THEREFORE, THE STORMWATER MANAGEMENT SYSTEM SHALL MEET THE FOLLOWING DESIGN CRITERIA:
   2.1. TTOTAL RETENTION OF THE PRE-POST VOLUMETRIC DIFFERENCE FOR THE 100-YEAR/24-HOUR DESIGN STORM EVENT WITH INFILTRATION INCLUDED DURING THE STORM ROUTING;
   2.2. TOTAL RETENTION OF THE PRE-POST VOLUMETRIC DIFFERENCE FOR THE 25-YEAR/96-HOUR DESIGN STORM EVENT WITH INFILTRATION INCLUDED DURING THE STORM ROUTING.
3. ALL NON-CONTRIBUTING OFFSITE BASINS IDENTIFIED ON THIS PLAN HAVE BEEN PRELIMINARILY EVALUATED AND DETERMINED TO BE SELF-CONTAINED. IT IS ASSUMED THAT THESE AREAS WILL PROVIDE FULL RETENTION OF STORMWATER RUNOFF IF DEVELOPED IN THE FUTURE. CALCULATIONS TO BE PROVIDED AT FINAL ENGINEERING.
4. FINAL CONFIGURATION OF REAR YARD SWALES AND DRAINAGE PIPES TO BE DETERMINED AT FINAL ENGINEERING.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

MASTER STORMWATER PLAN

Sheet No.:

C4.00

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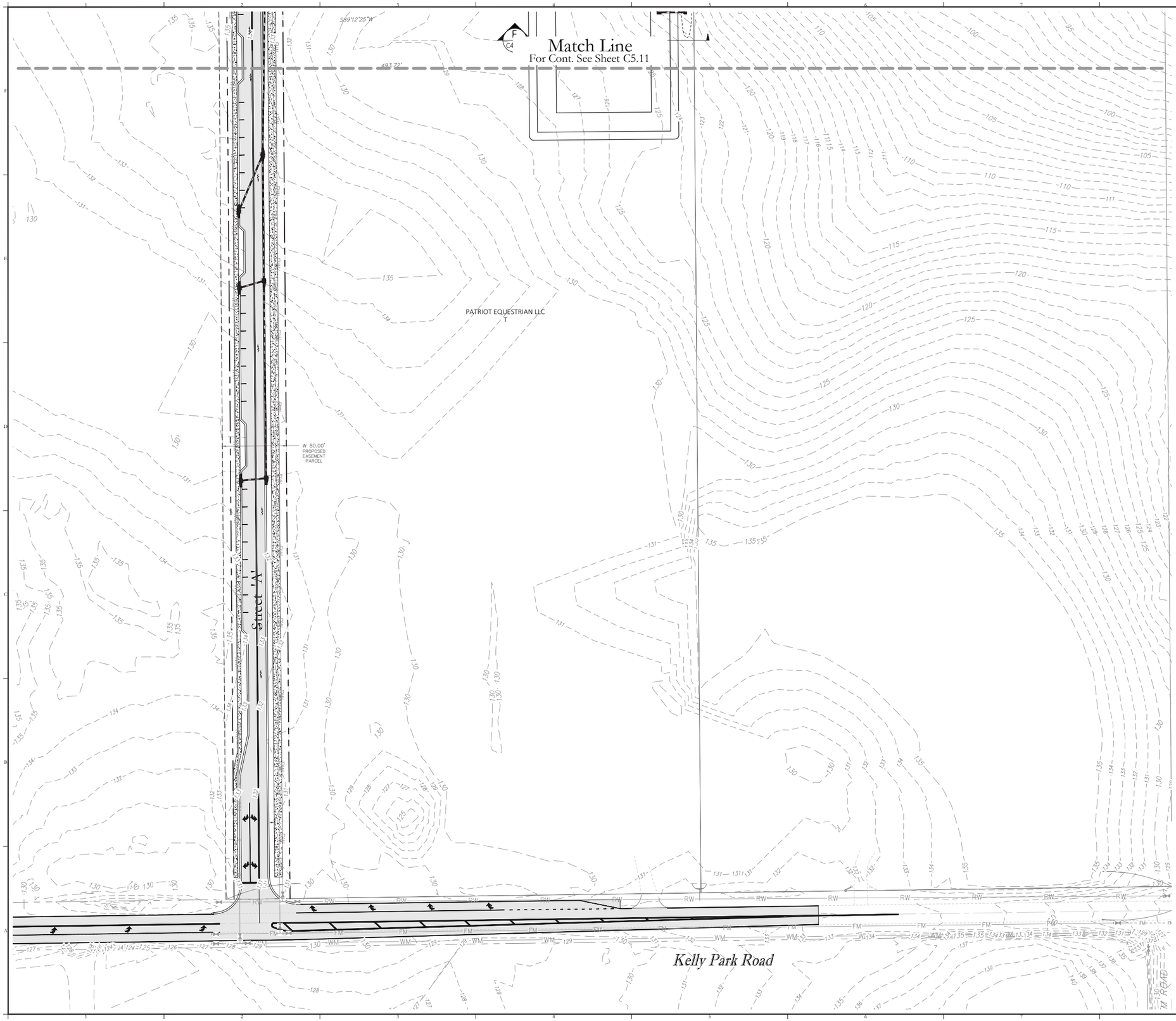
MARC DANIEL STECHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stechli

MARC DANIEL STECHLI P.E. NO. 0052781
DATE: June 1, 2022

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Eng. Bus. No. 28567

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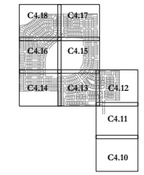
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SCALE IN FEET

Grading Legend

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	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

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VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

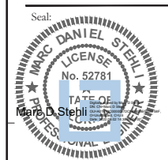
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GRADING & DRAINAGE PLAN

Sheet No.:

C4.10

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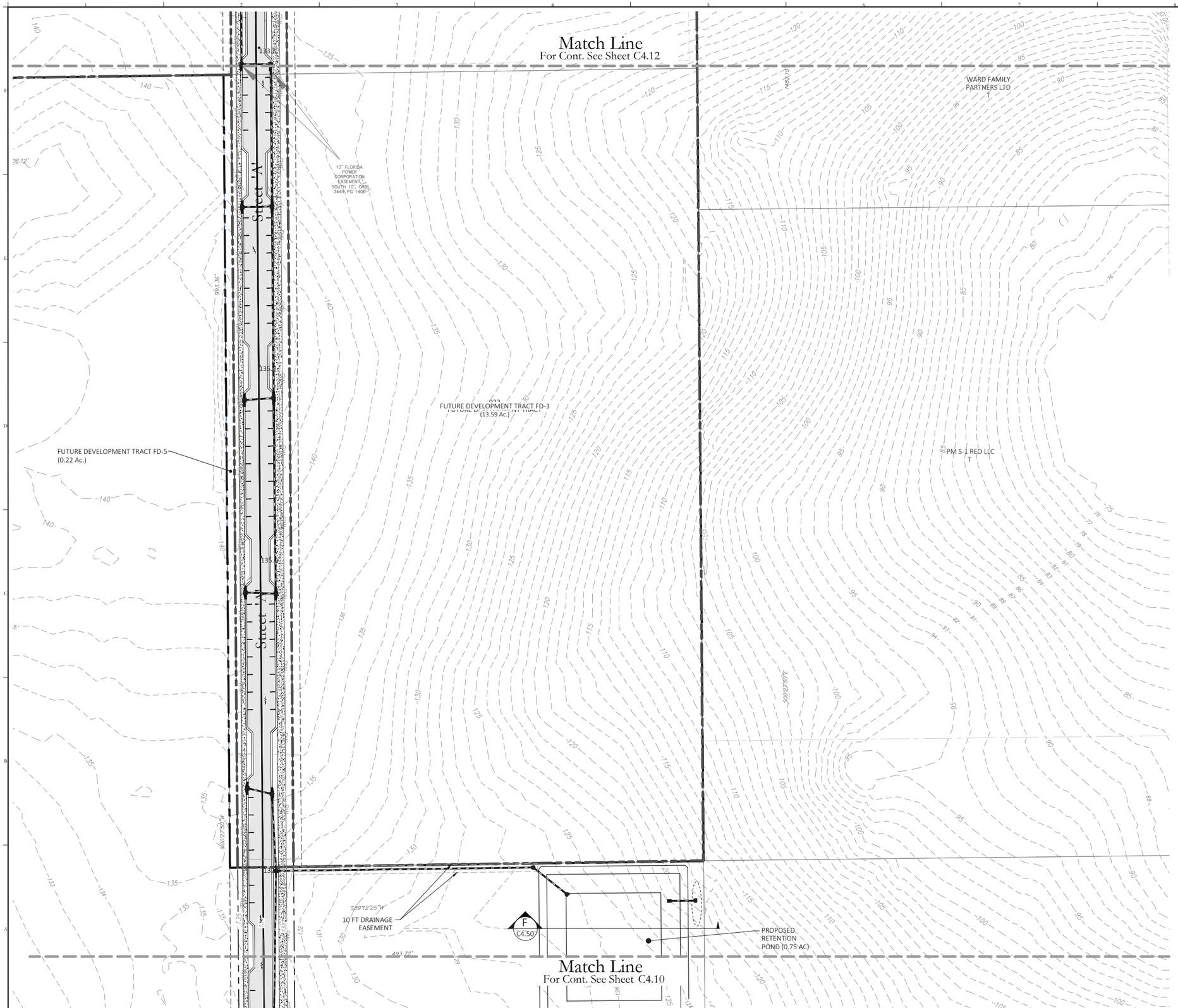
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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2602 E. Livingston St., Orlando, FL 32803
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Eng. Bus. No. 28567

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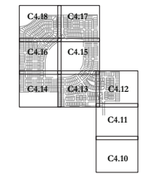


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SCALE IN FEET

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



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DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.11

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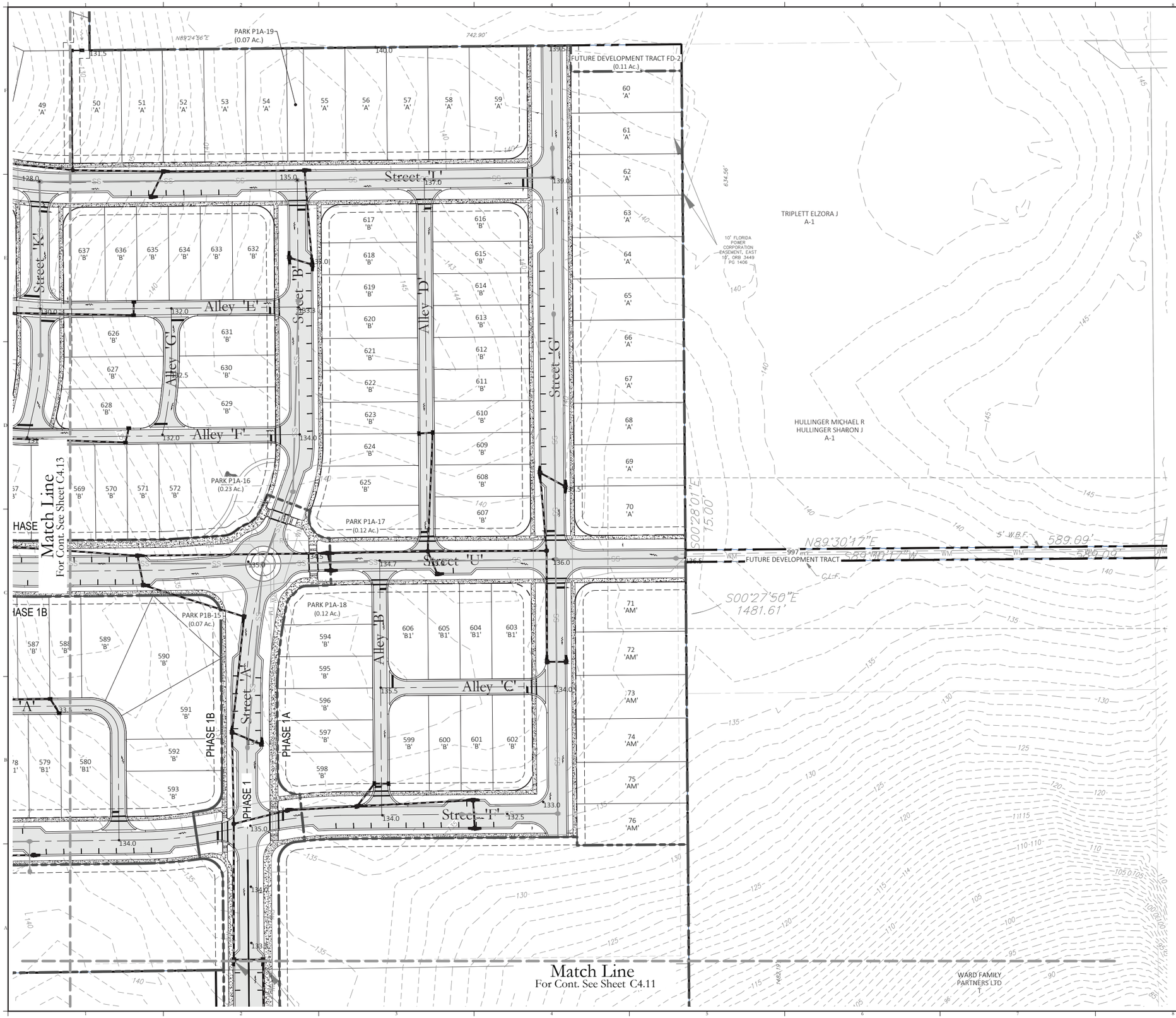
MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D Stehli P.E.

MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 1, 2022

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Eng. Bus. No. 28567

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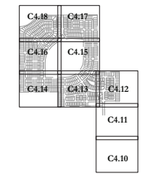


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Symbol	Description
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	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

30 0 60 120
SCALE IN FEET

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CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

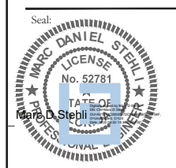
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GRADING & DRAINAGE PLAN

Sheet No.:

C4.12

Seal:



Marc D. Stehli

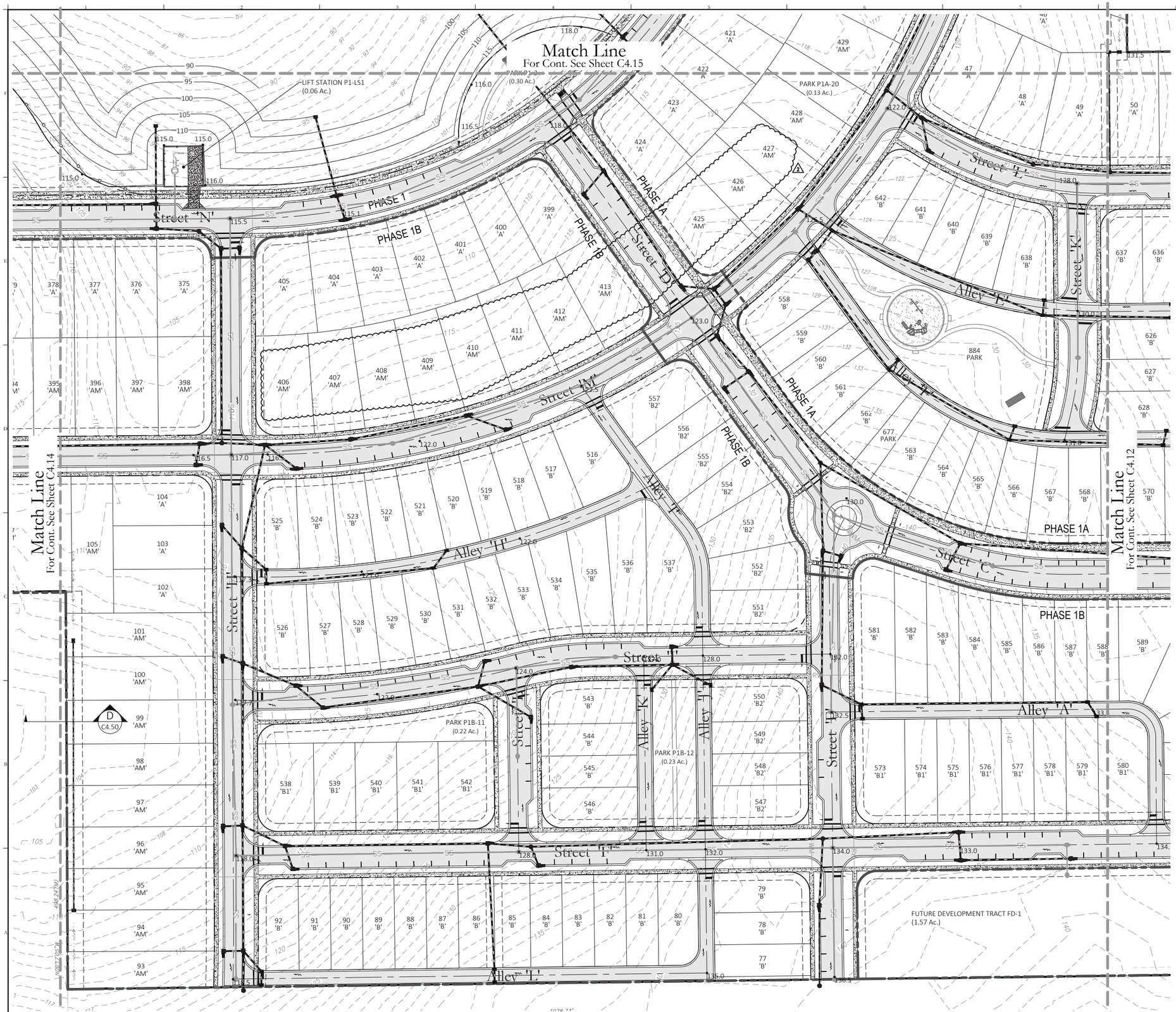
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

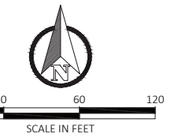
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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

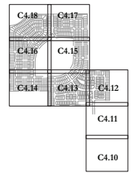
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Grading Legend	
Symbol	Description
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	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.



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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

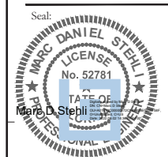
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GRADING & DRAINAGE PLAN

Sheet No.:

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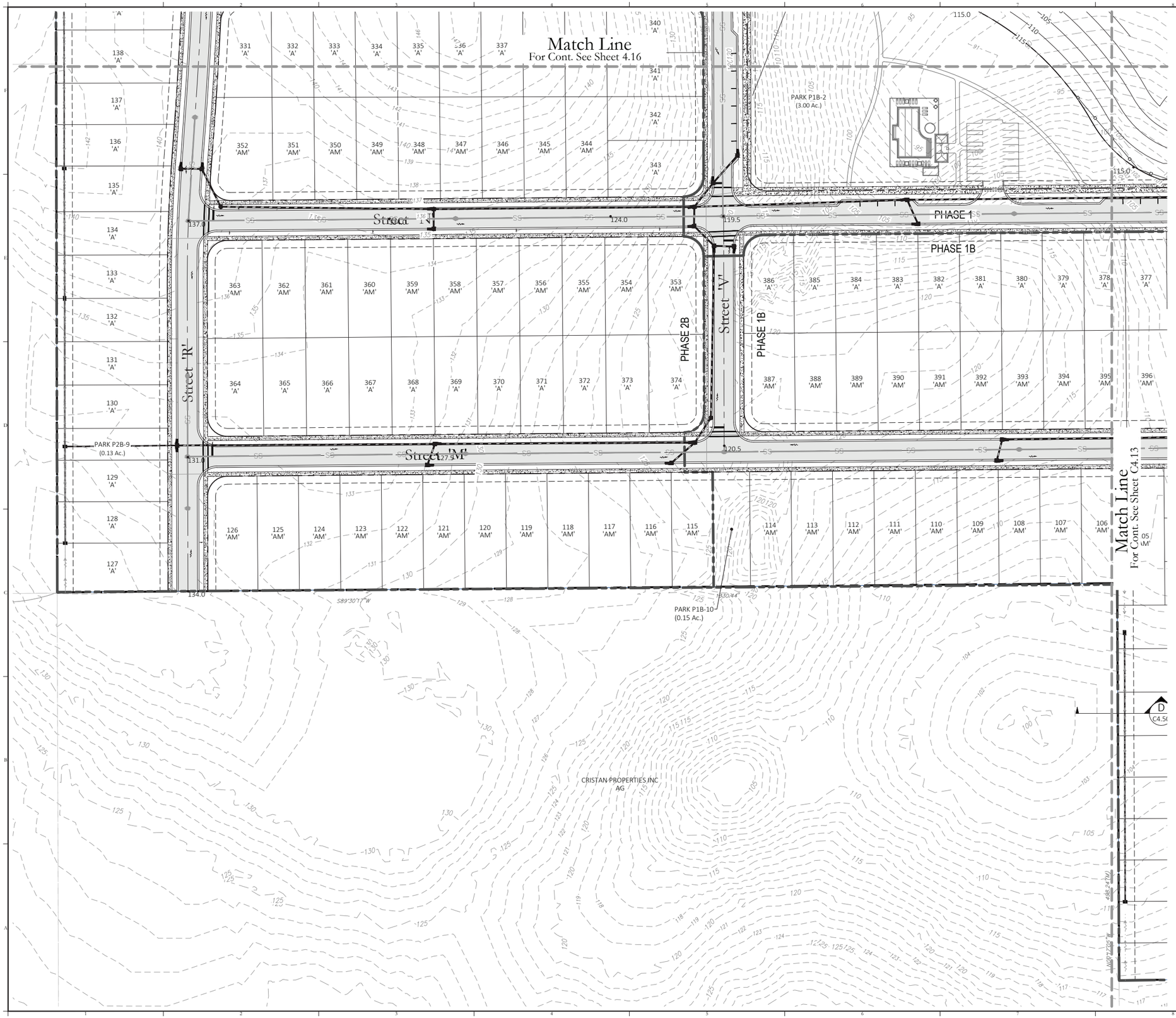
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

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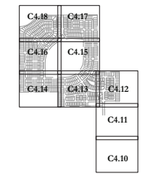


Grading Legend

Symbol	Description
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	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

30 0 60 120
SCALE IN FEET

Key Map:



NO.	DATE:	DESCRIPTIONS:
		SUBMISSIONS/REVISIONS
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VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
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CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.14

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

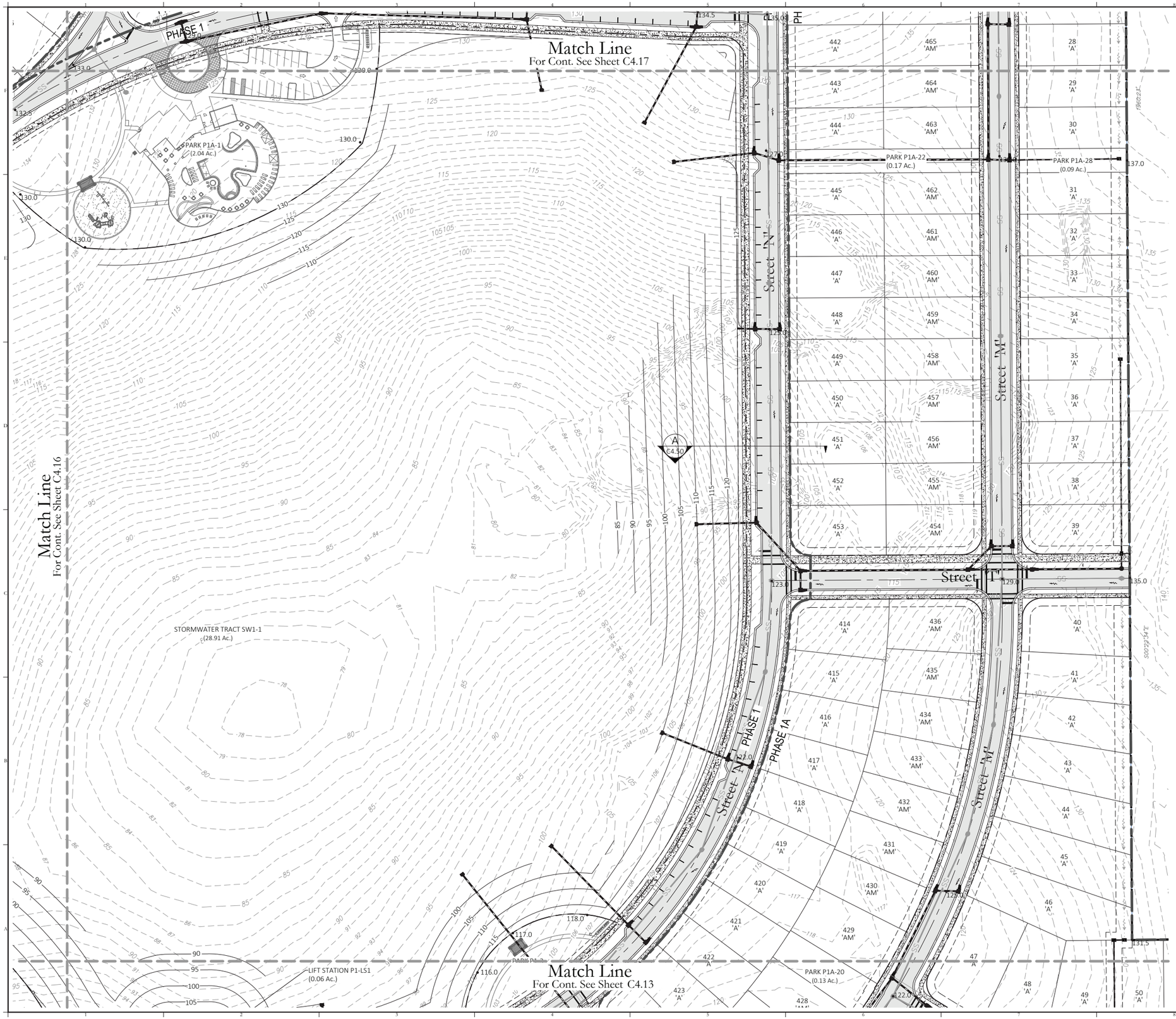
Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
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Eng. Bus. No. 28567

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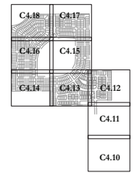
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SCALE IN FEET

Grading Legend

Symbol	Description
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	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.15

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

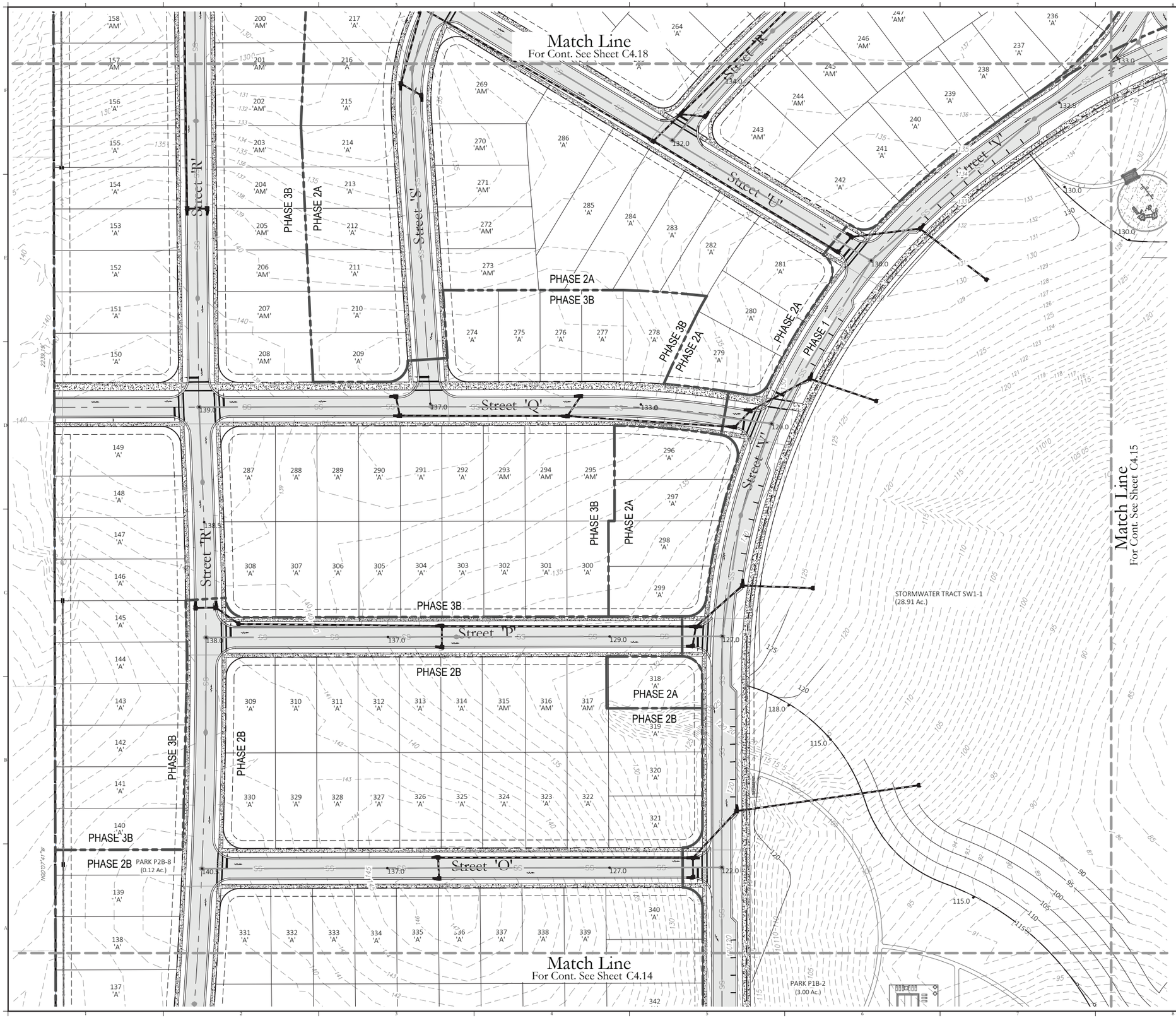
MARC DANIEL STEHLI
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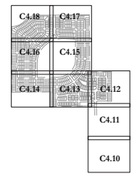
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Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

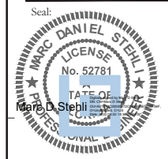
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Sheet No.:

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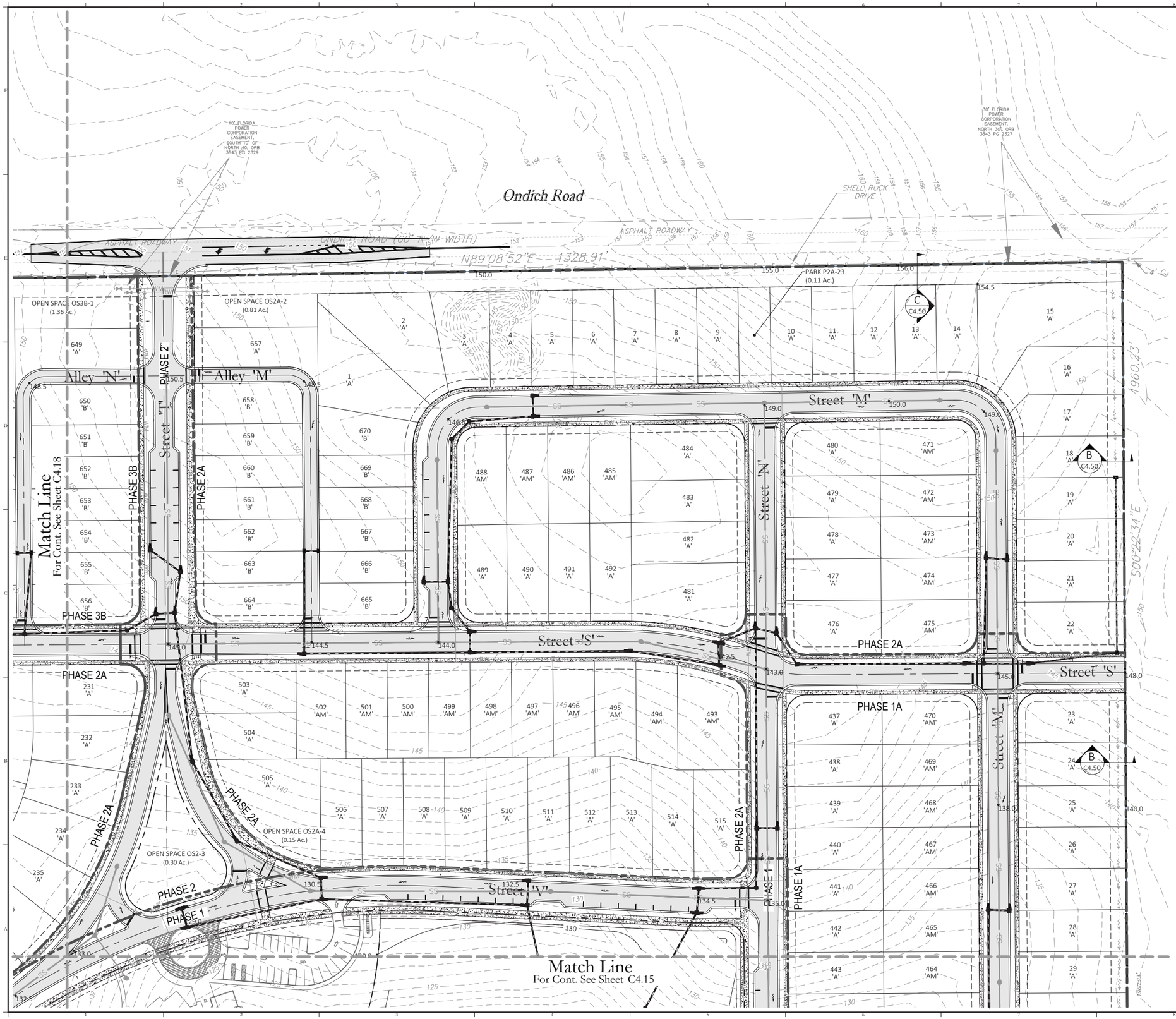
MARC DANIEL STEHLI
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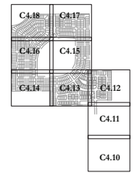
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SCALE IN FEET

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HR_X	HIGH POINT
LR_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

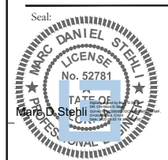
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GRADING & DRAINAGE PLAN

Sheet No.:

C4.17

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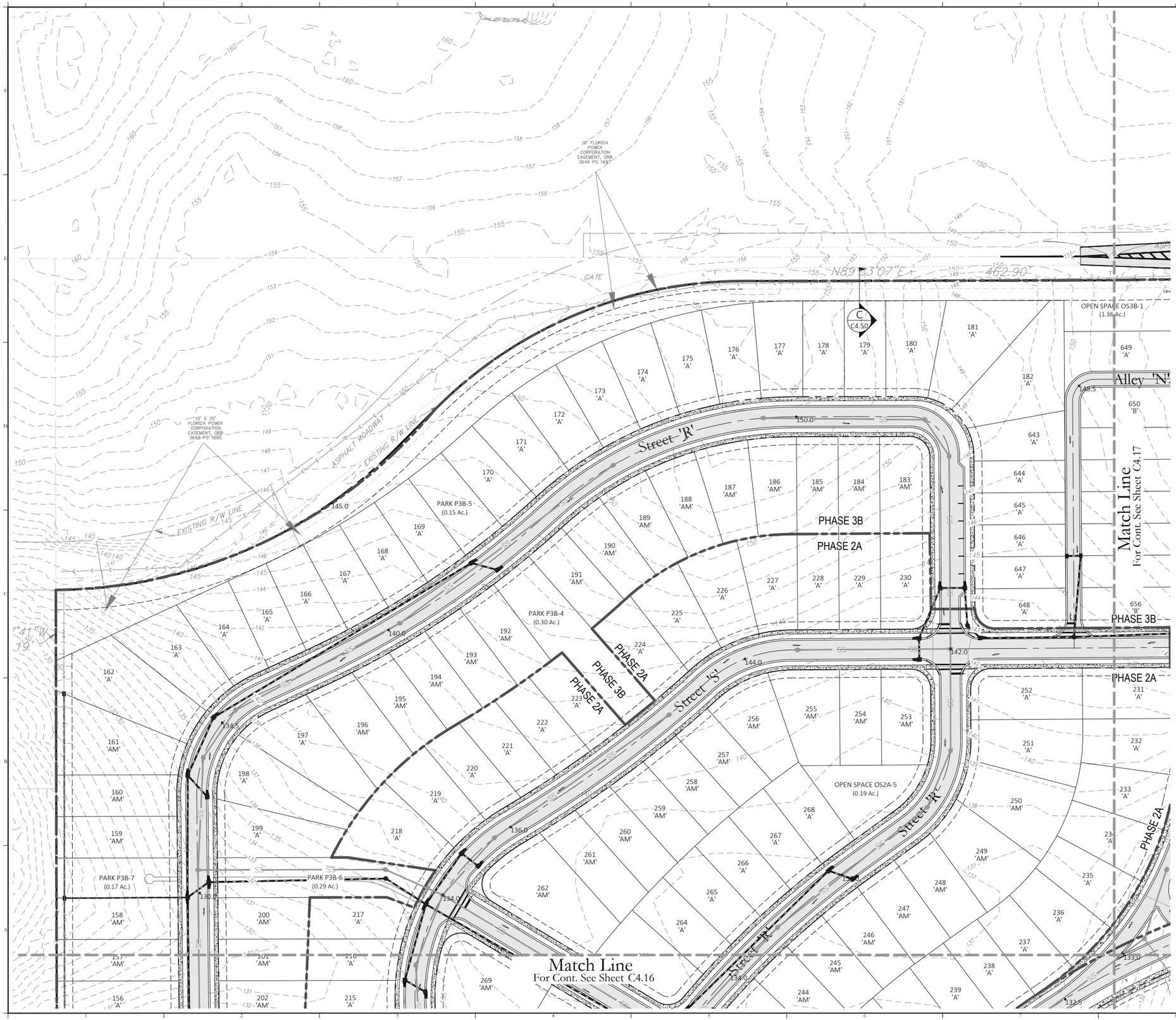


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

POULOS & BENNETT

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\PRELIMINARY PSP\21-027-PSP-GDP



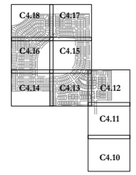
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SCALE IN FEET

Grading Legend

Symbol	Description
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
HP_X	HIGH POINT
LP_X	LOW POINT
	PROPOSED C.I., M.H., D.B.I.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.18

Seal:



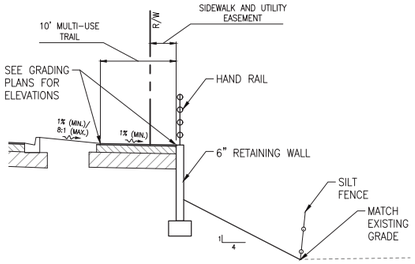
MARC DANIEL STEHLI
P.E. NO. 69278

DATE: June 1, 2022

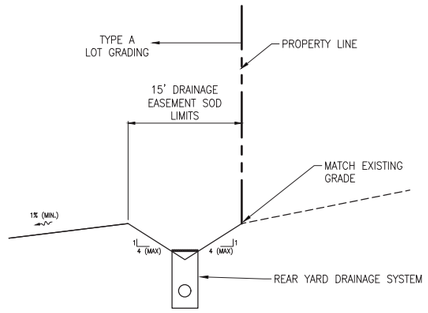
POULOS & BENNETT

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

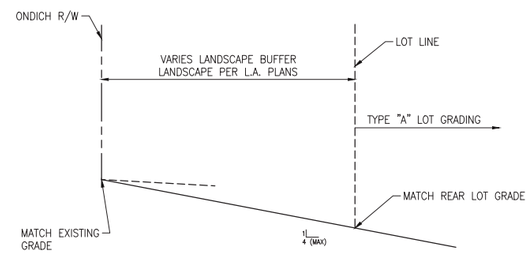
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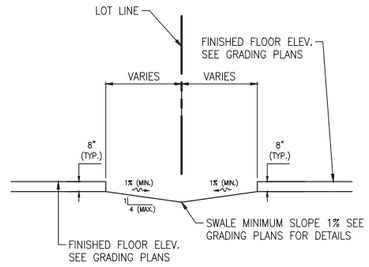
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N.T.S.



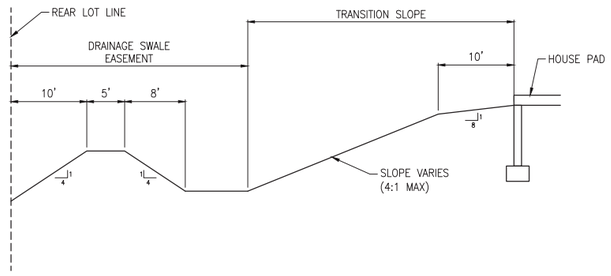
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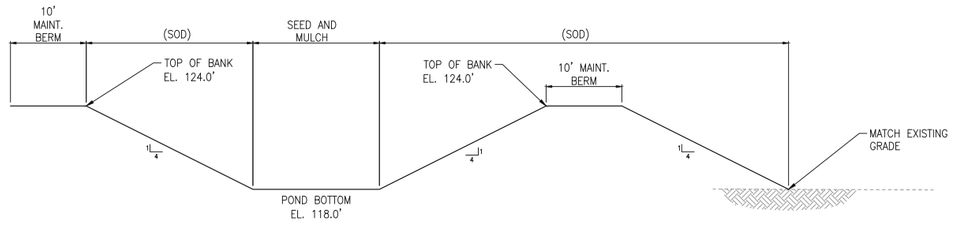
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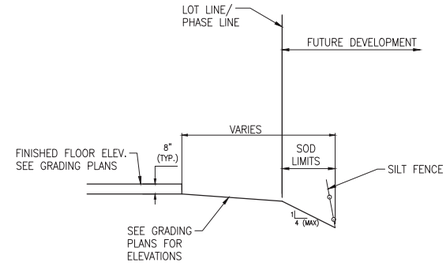
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D TYPICAL GRADING SECTION
N.T.S.



E TYPICAL POND GRADING SECTION
N.T.S.



F TYPICAL GRADING SECTION
N.T.S.

Key Map:

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DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

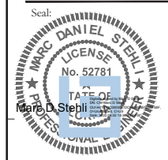
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GRADING SECTIONS & DETAILS

Sheet No.:

C4.50

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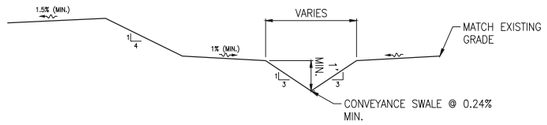


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

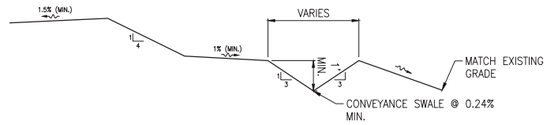
POULOS & BENNETT

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

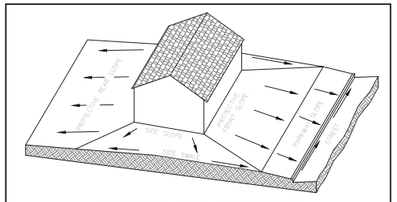
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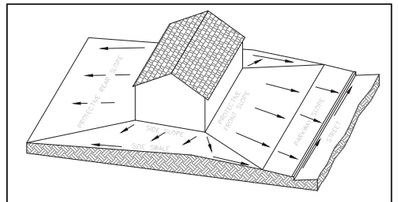


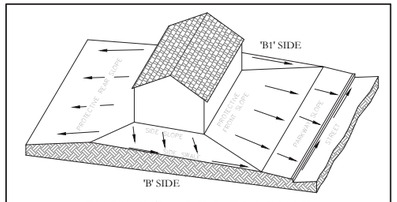
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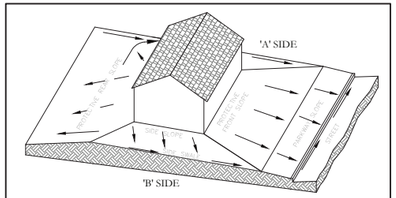


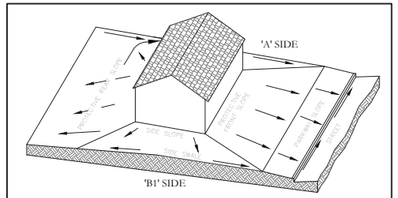
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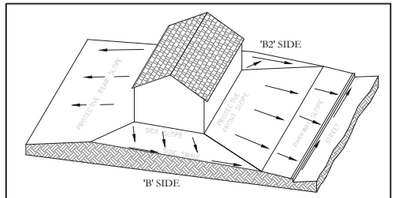












TYPICAL LOT GRADE TYPE DETAILS
N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
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DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.51

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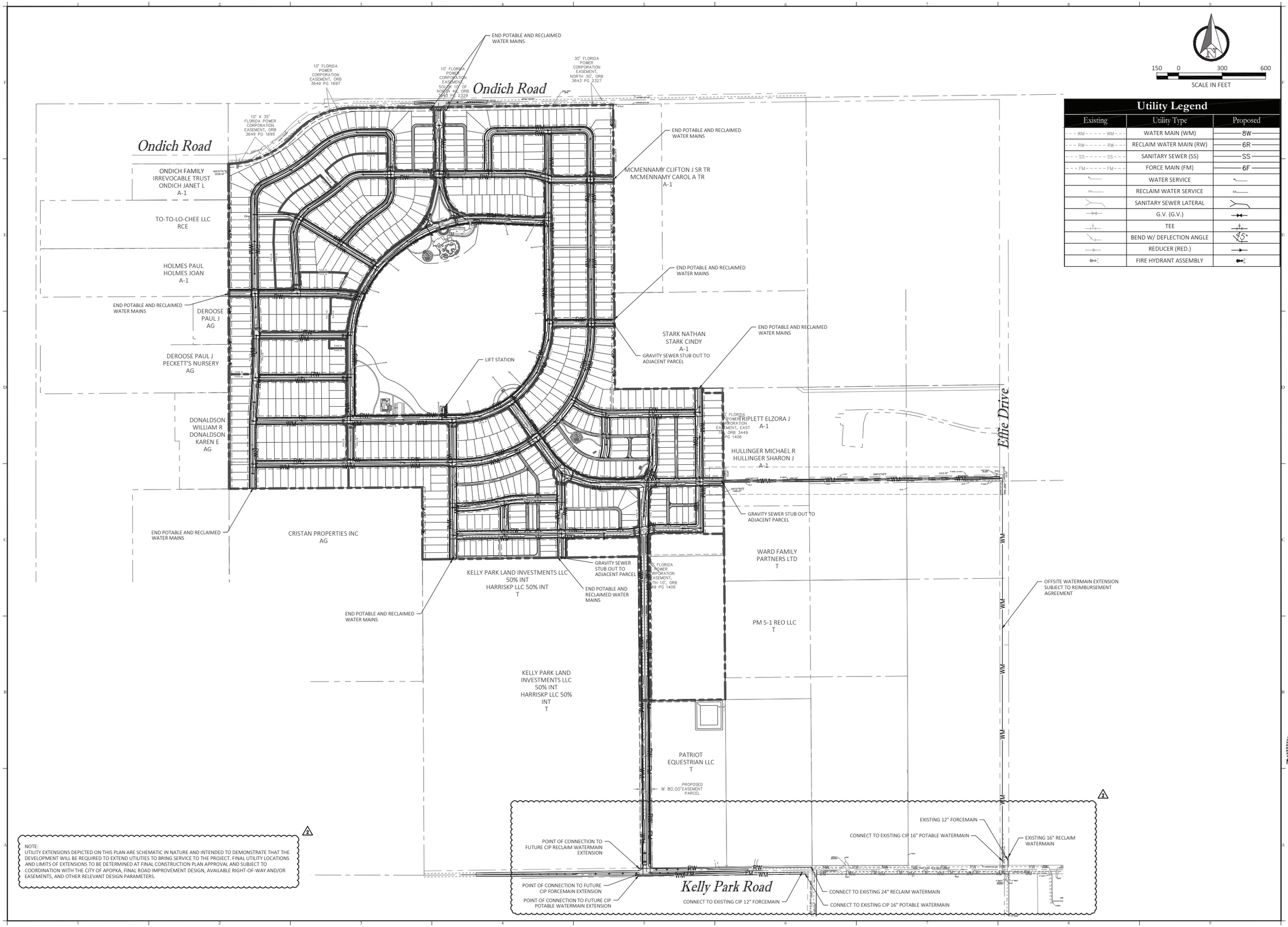
MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

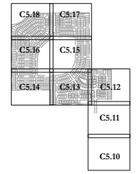
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150 0 300 600

SCALE IN FEET

Key Map:



Utility Legend

Existing	Utility Type	Proposed
WM WM	WATER MAIN (WM)	8W
RW RW	RECLAIM WATER MAIN (RW)	6R
SS SS	SANITARY SEWER (SS)	SS
FM FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

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JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

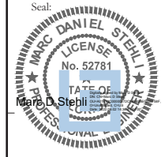
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MASTER UTILITY PLAN

Sheet No.:

C5.00

Seal:

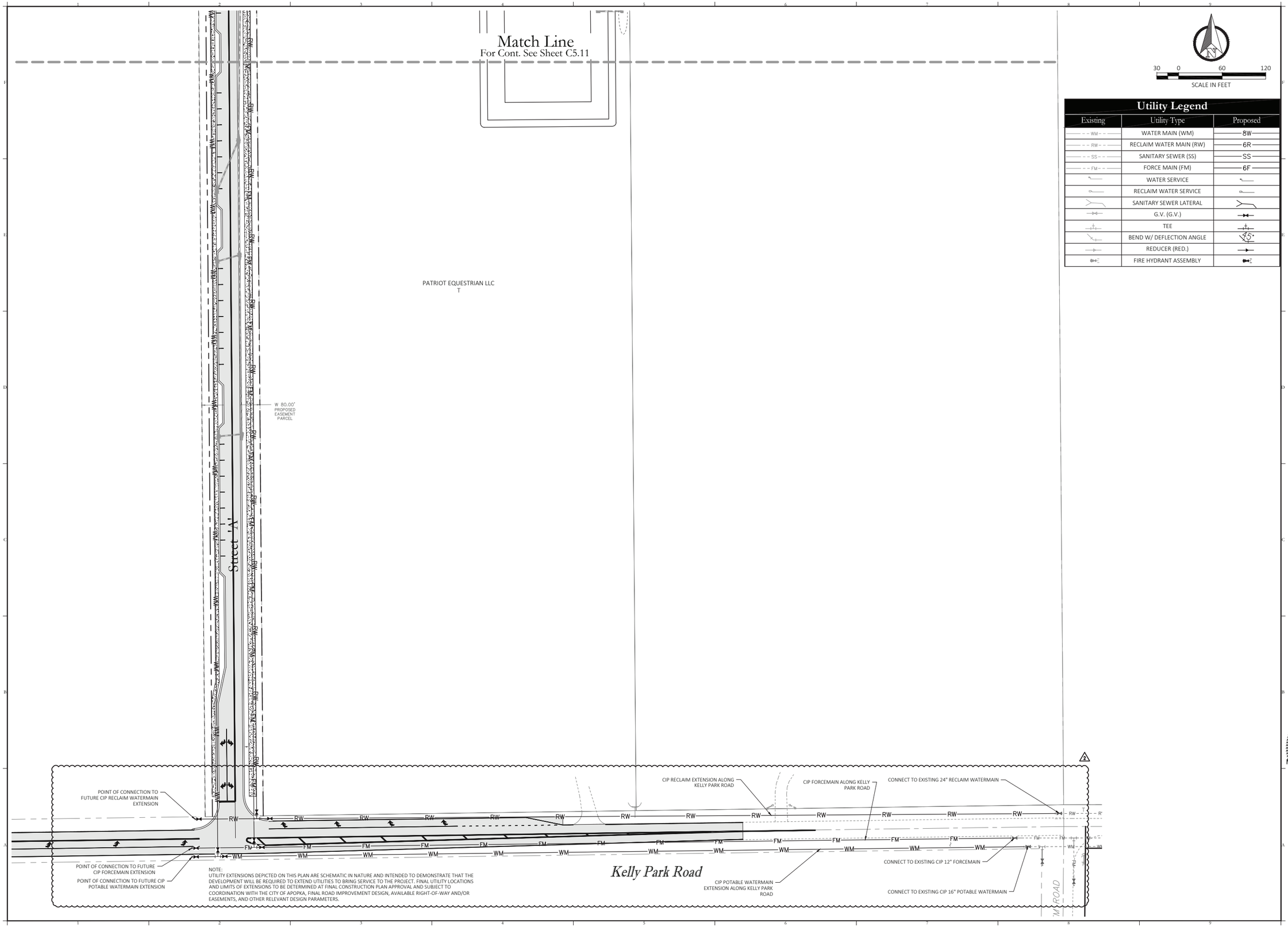


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 2, 2022

POULOS & BENNETT

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Eng. Bus. No. 28567

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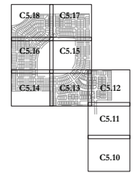


30 0 60 120
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SUBMISSIONS/REVISIONS

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DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

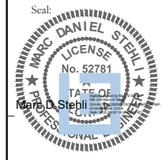
CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
UTILITY PLAN

Sheet No.:
C5.10

Seal:



MARC DANIEL STEHLI
P.E. NO. 052781
DATE: June 2, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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FUTURE DEVELOPMENT TRACT FD-1
(1.57 Ac.)

Match Line
For Cont. See Sheet C5.12

10' FLORIDA POWER CORPORATION EASEMENT, SOUTH 10', ORB 3449 PG 1406

Street 'A'

WARD FAMILY
PARTNERS LTD
T

FUTURE DEVELOPMENT TRACT FD-3
(13.59 Ac.)

PM S-1 REO LLC
T

FUTURE DEVELOPMENT TRACT FD-5
(0.22 Ac.)

POTABLE WATERMAIN
STUB OUT TO FD-3

Match Line
For Cont. See Sheet C5.10

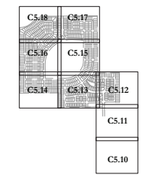
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30 0 60 120
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
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	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

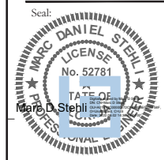
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UTILITY PLAN

Sheet No.:

C5.11

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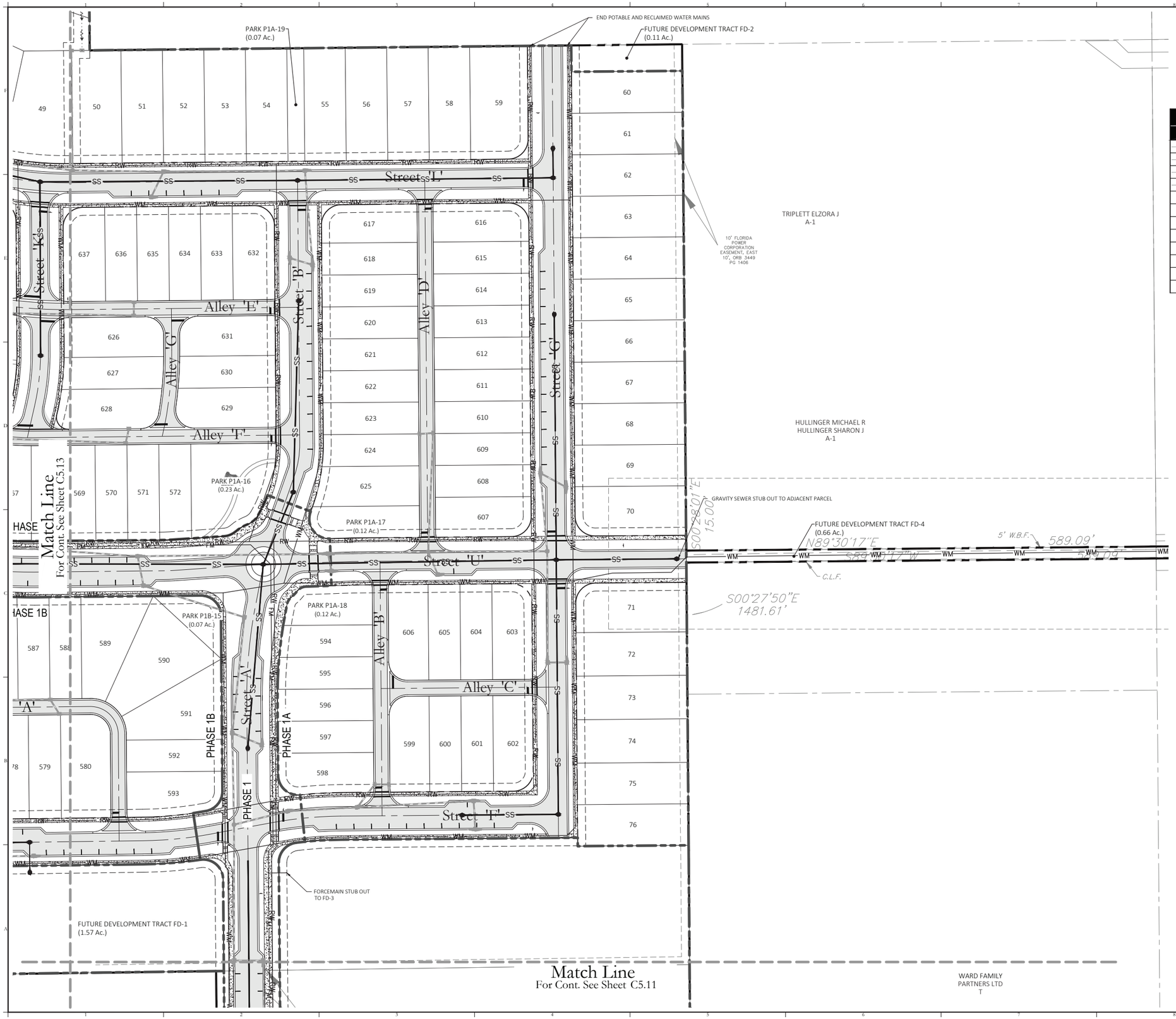
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

POULOS & BENNETT

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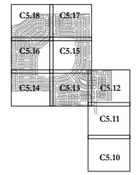
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SCALE IN FEET

Utility Legend

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	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.12

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

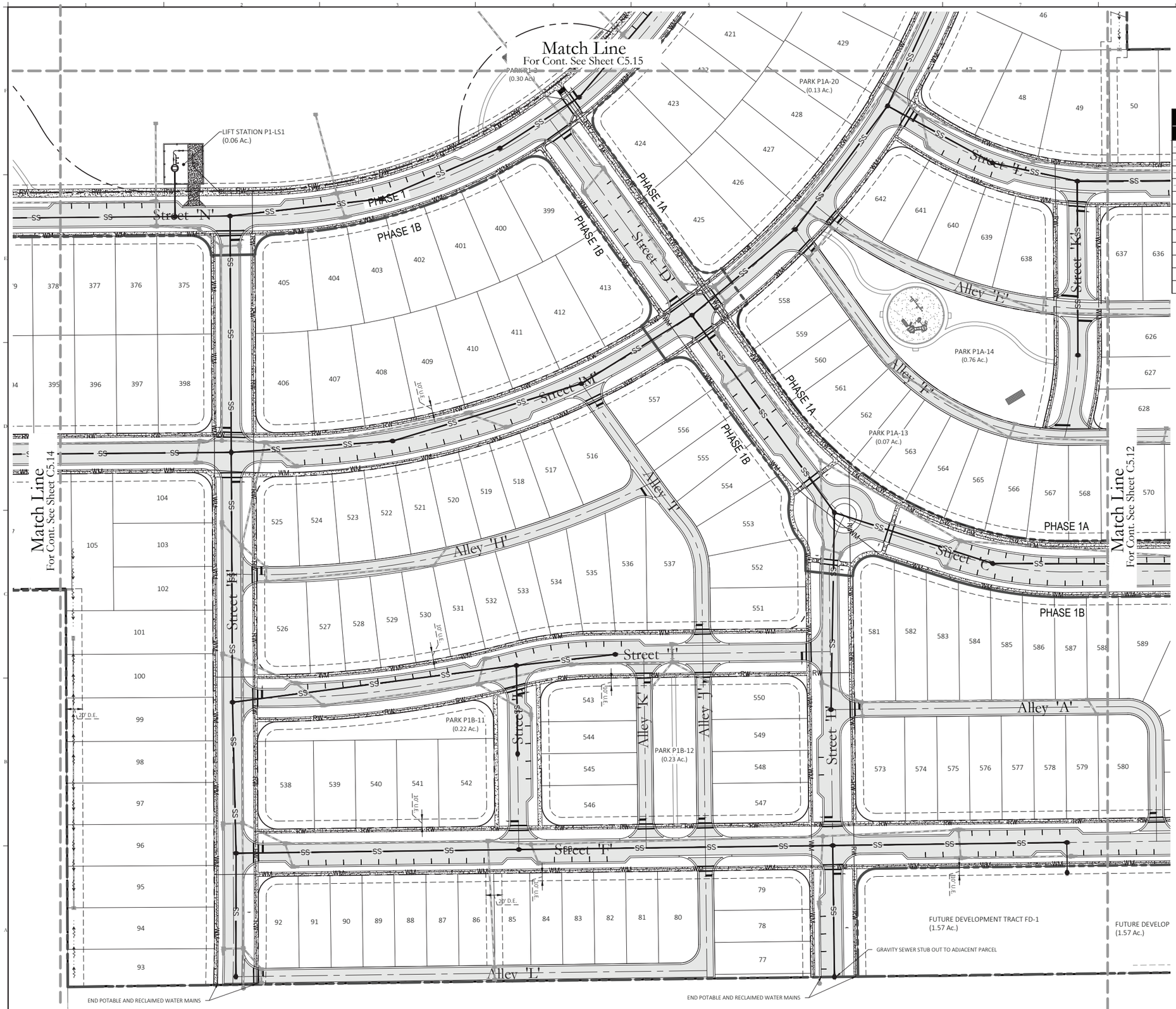
MARC DANIEL STEHLI
P.E. NO. 052781

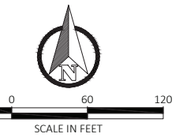
DATE: June 1, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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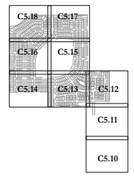




Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	06/01/2022	RESUBMIT TO CITY OF APOPKA
1	05/16/2022	RESUBMIT TO CITY OF APOPKA
-	04/12/2022	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	MDS
DRAWN BY:	ET
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

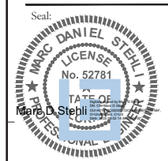
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UTILITY PLAN

Sheet No.:

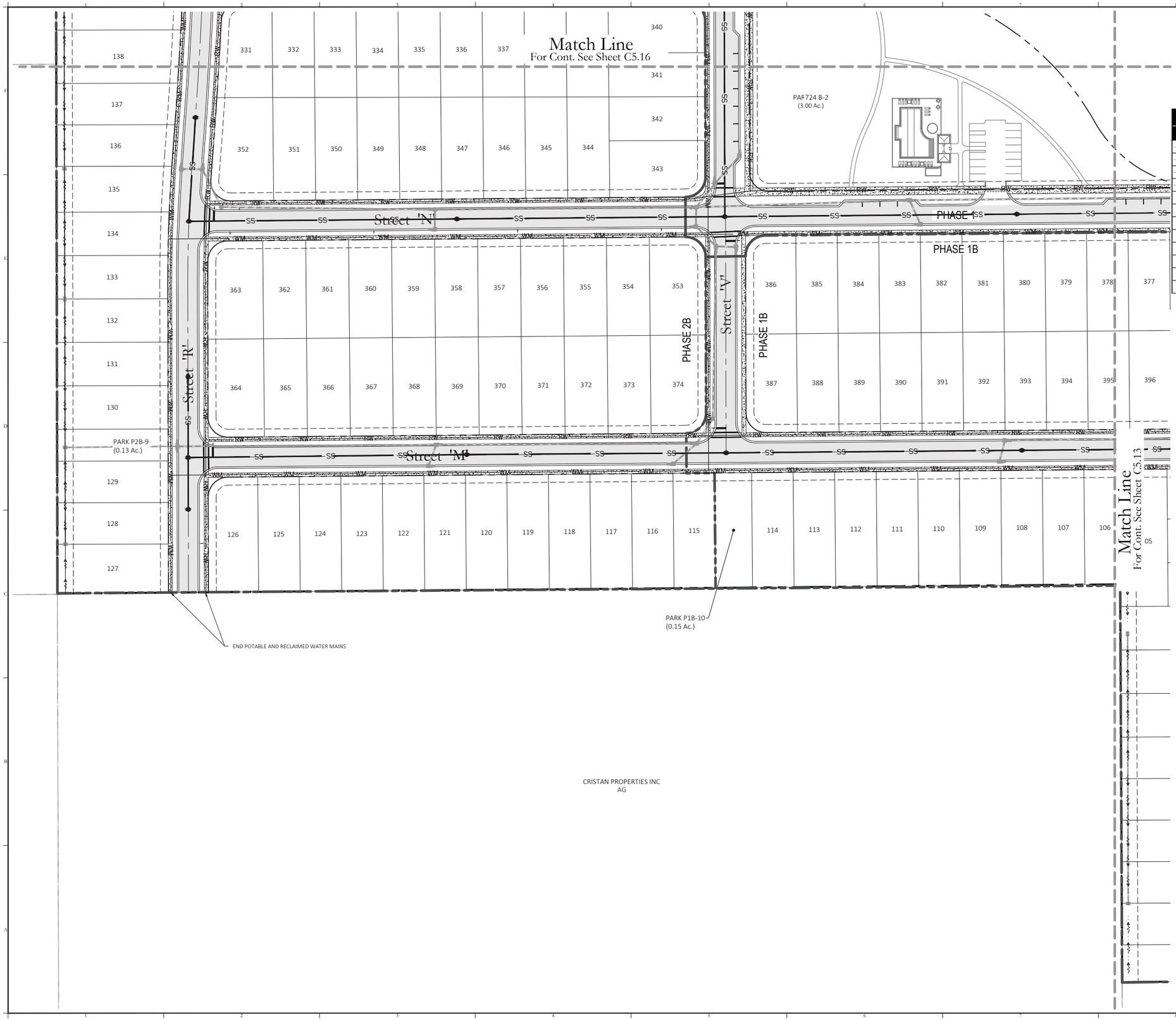
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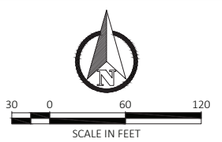
Seal:



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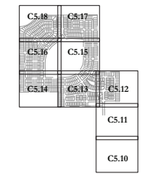




Utility Legend

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	WATER SERVICE	
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	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

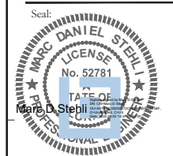
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UTILITY PLAN

Sheet No.:

C5.14

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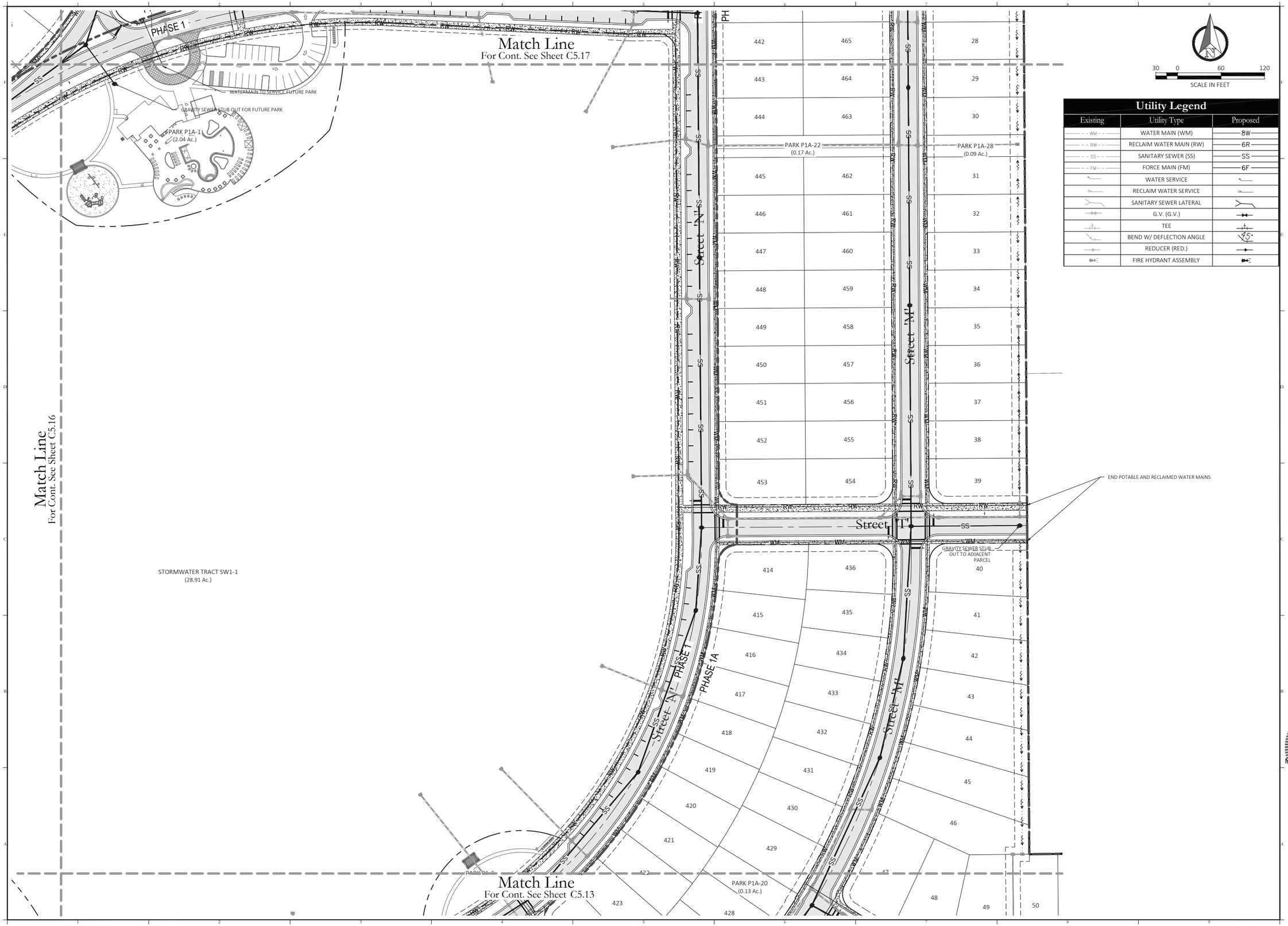


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

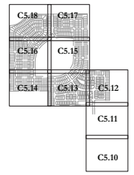
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Key Map:



30 0 60 120

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
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RW	RECLAIM WATER MAIN (RW)	6R
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FM	FORCE MAIN (FM)	6F
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	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

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Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.15

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

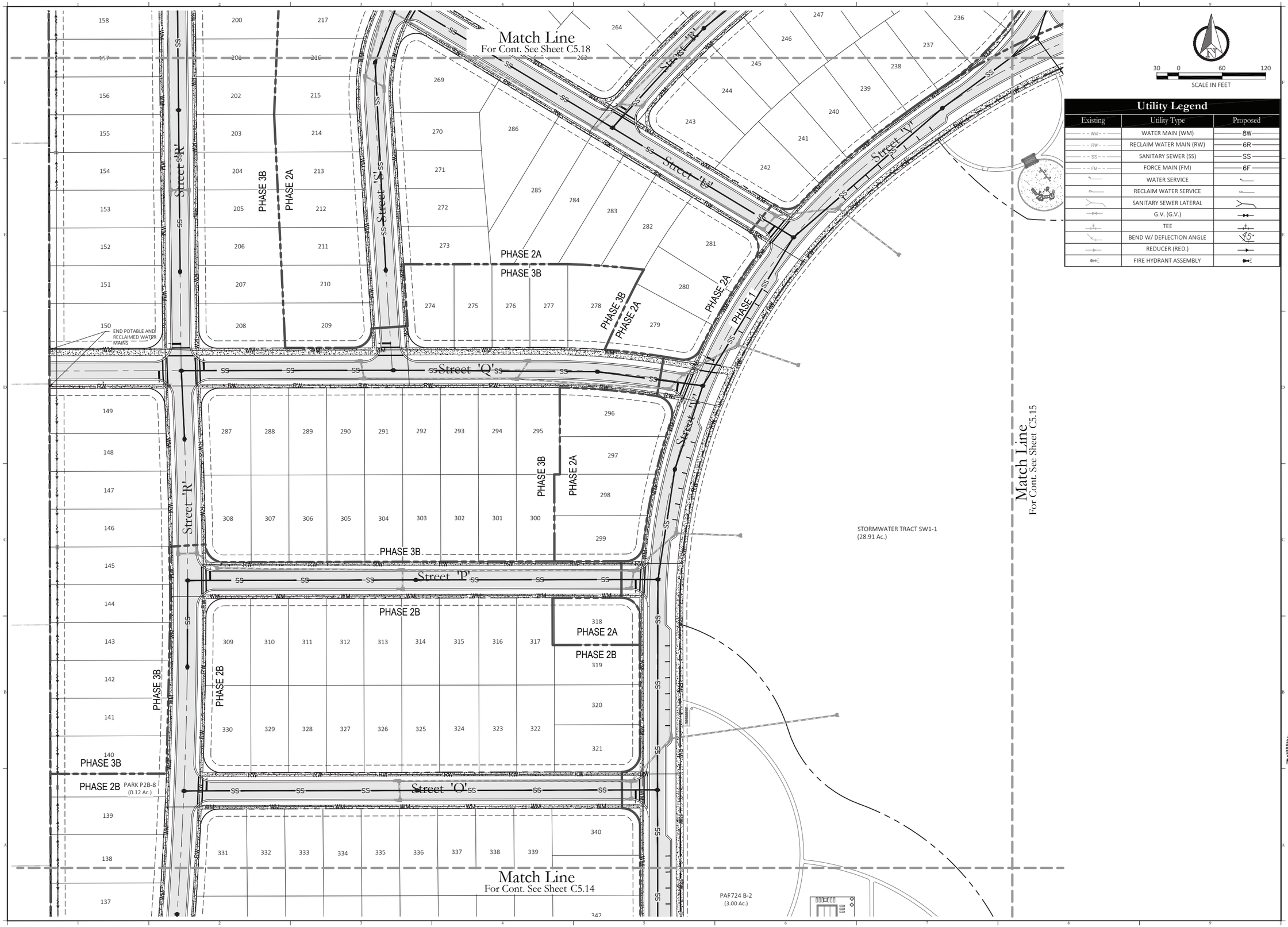
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: June 1, 2022

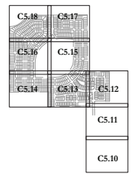
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Key Map:



30 0 60 120
SCALE IN FEET

Utility Legend

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	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

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CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

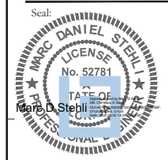
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UTILITY PLAN

Sheet No.:

C5.16

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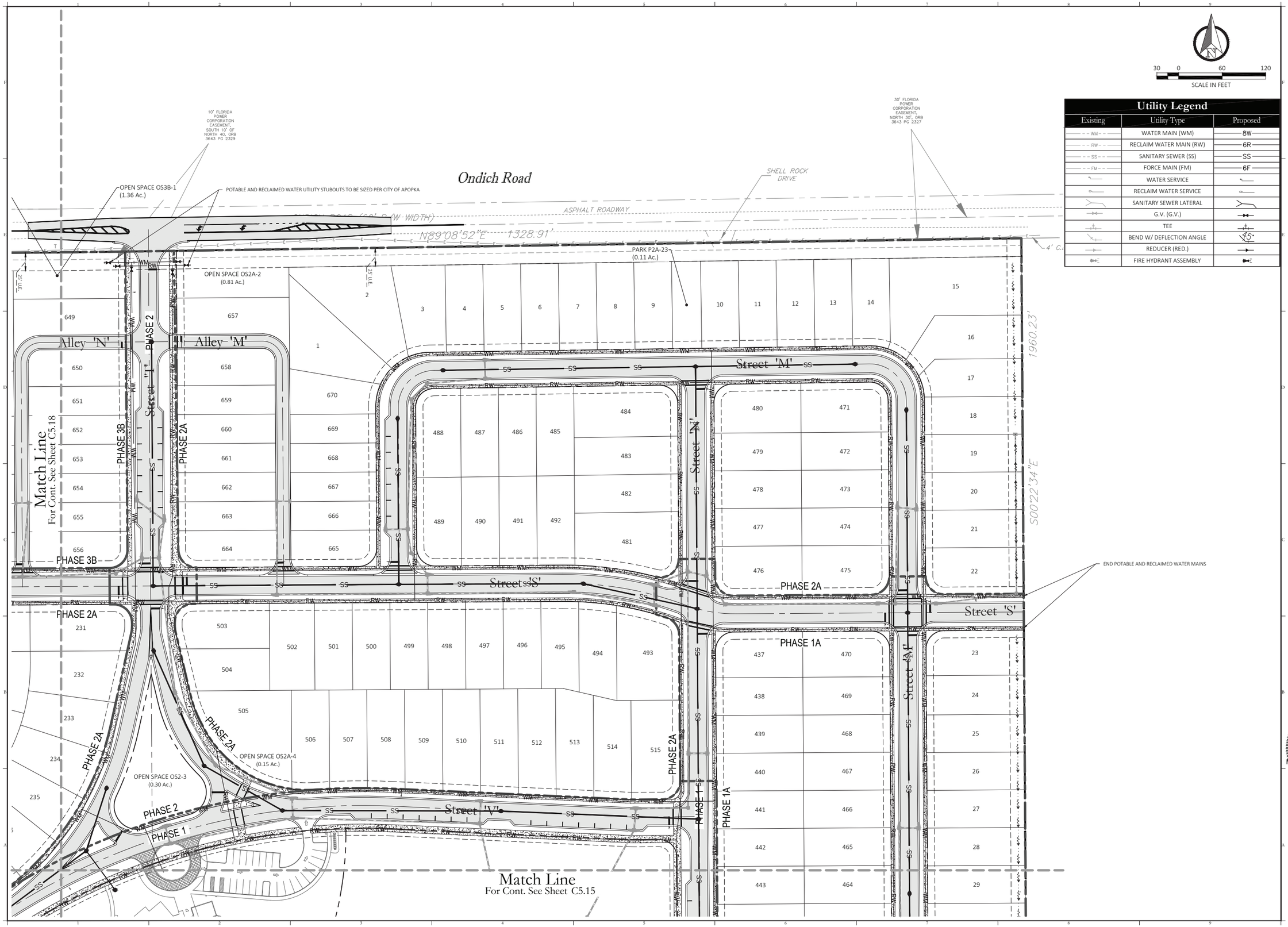


MARC DANIEL STEHLI
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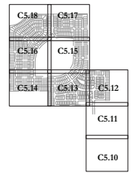
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30 0 60 120

SCALE IN FEET

Key Map:



Utility Legend

Existing	Utility Type	Proposed
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RW	RECLAIM WATER MAIN (RW)	6R
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FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
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	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

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SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.17

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

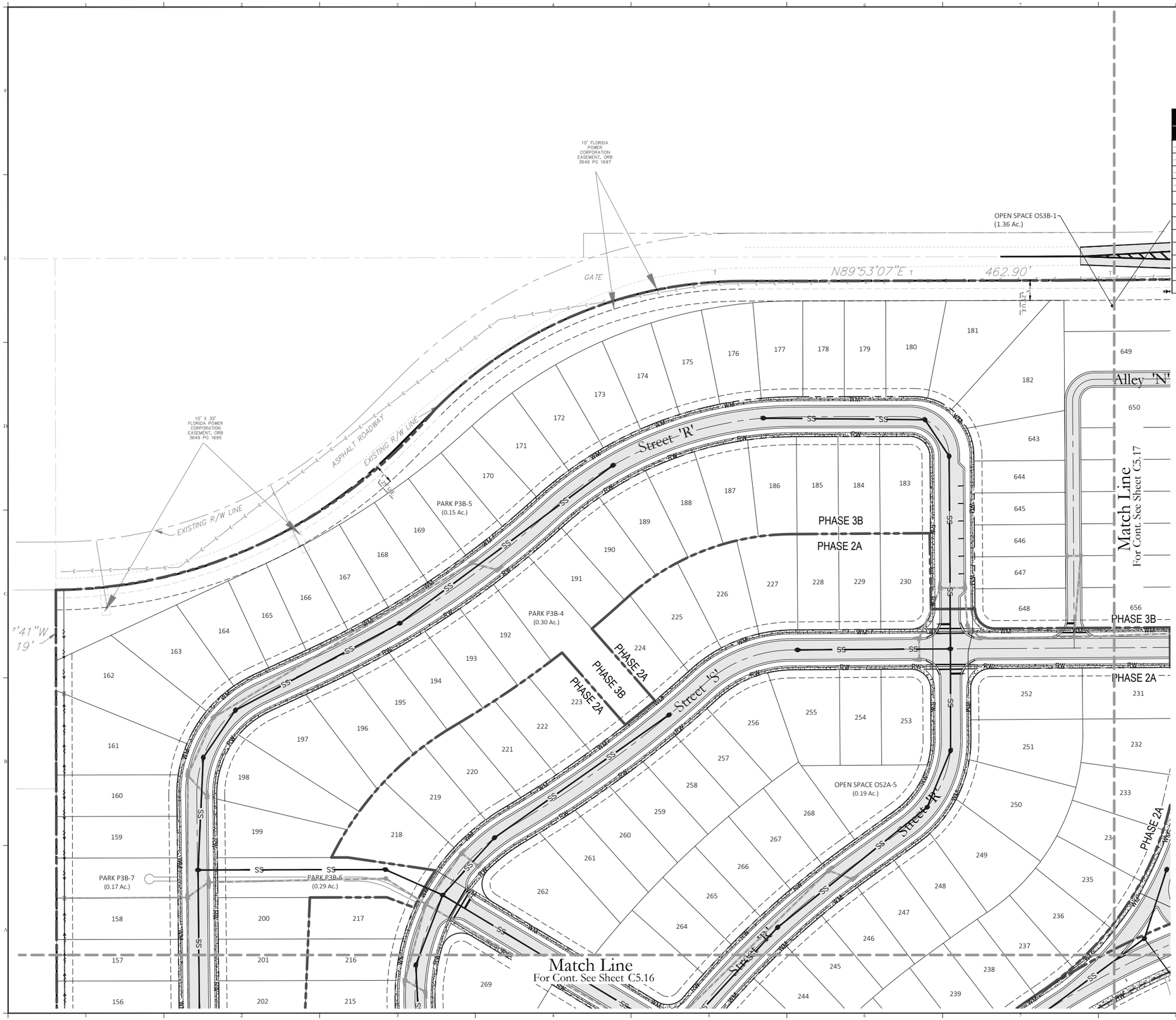
MARC DANIEL STEHLI P.E. NO. 0052781

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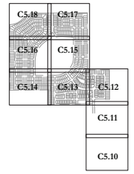
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Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	G.V. (G.V.)	
	TEE	
	BEND W/ DEFLECTION ANGLE	45°
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	

Key Map:



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APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.18

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli, P.E.

MARC DANIEL STEHLI P.E. NO. 052781

DATE: June 1, 2022

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Match Line
For Cont. See Sheet C6.11

FUTURE DEVELOPMENT TRACT FD-3
(13.59 Ac.)

FUTURE DEVELOPMENT TRACT FD-5
(0.22 Ac.)

PM S-1 REO LLC
T

KELLY PARK LAND
INVESTMENTS LLC
50% INT
HARRISKP LLC 50%
INT
T

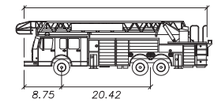
PATRIOT
EQUESTRIAN LLC
T

PROPOSED
EASEMENT
PARCEL

Kelly Park Road

N

50 0 100 200
SCALE IN FEET



FIRE TRUCK 95-PLATFORM (N.T.S.)

WIDTH	8.33'
TRACK	8.33'
LOCK TO LOCK TIME	6"
STEERING ANGLE	44.2°
MIN. CENTERLINE RADIUS	29.0'

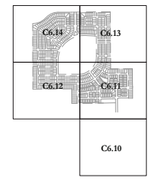
MODIFIED SU AASHTO 2004 (US) NORTH AMERICA

FIRE

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
3. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   3.1. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FEET.
   3.2. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400 FEET.
   4.1. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.

NOTE:
STREET DESIGN CAN ACCOMMODATE LARGE TRUCKS LIKE, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40, GARBAGE TRUCKS. BASE ON THE CENTERLINE MINIMUM RADIUS OF 29.0'

Key Map:



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SCALE IN FEET:	1" = 100'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

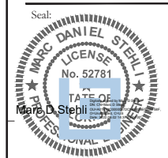
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FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.10

Seal:

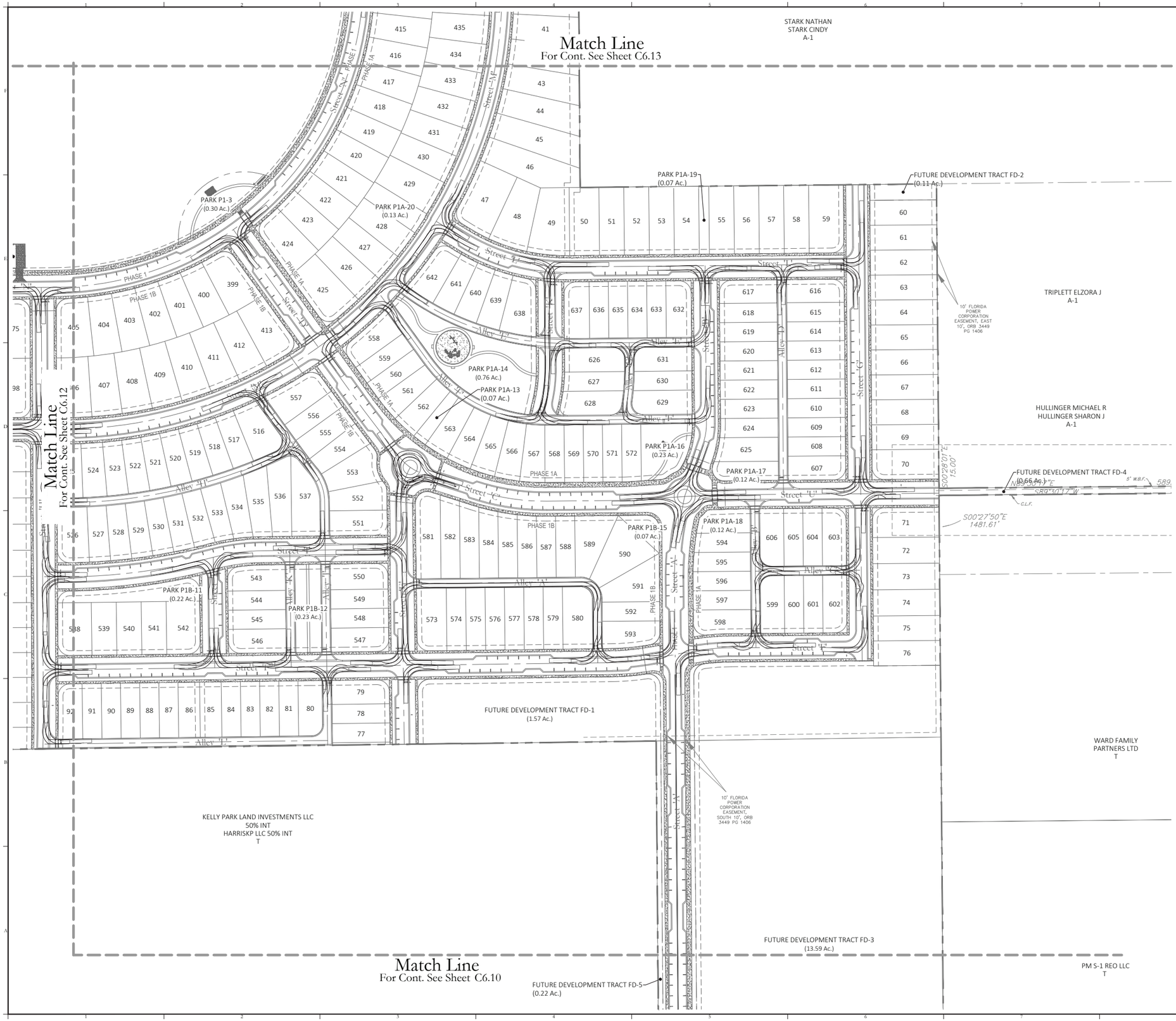


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

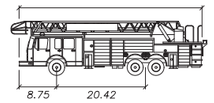
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FIRE TRUCK 95-PLATFORM (N.T.S.)

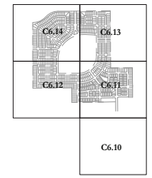
WIDTH	8.33'
TRACK	8.33'
LOCK TO LOCK TIME	6"
STEERING ANGLE	44.2°
MIN. CENTERLINE RADIUS	29.0'
MODIFIED SU AASHTO 2004 (US) NORTH AMERICA	

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VERTICAL DATUM:	NAVD 88
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SCALE IN FEET:	1" = 100'

Project Name:

CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.11

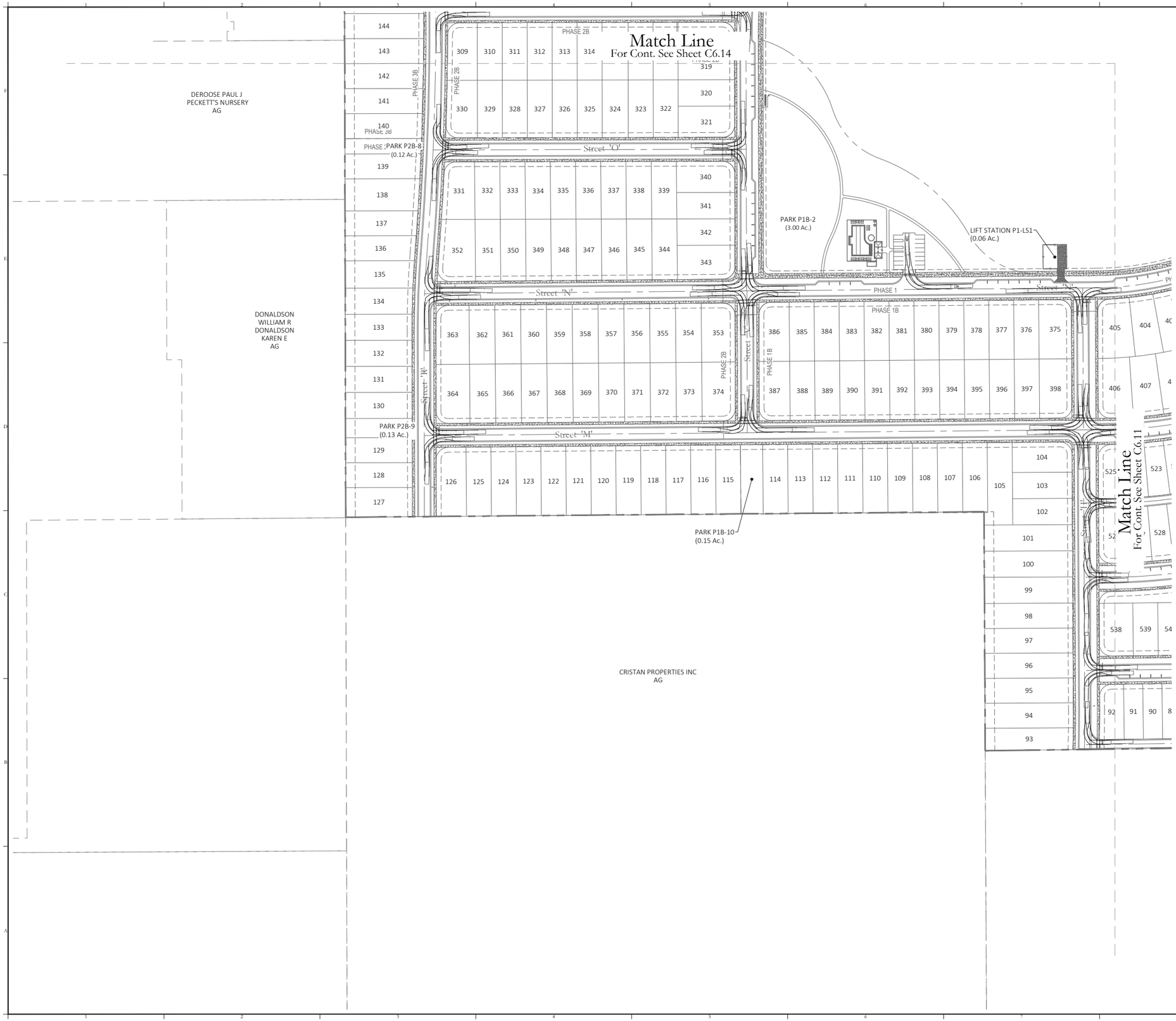
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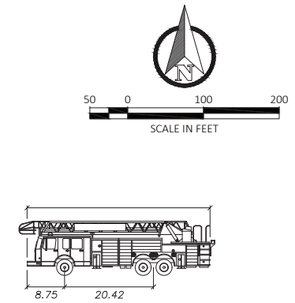


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FIRE TRUCK 95-PLATFORM (N.T.S.)

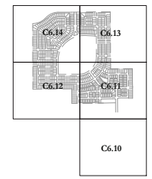
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TRACK	8.33'
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STEERING ANGLE	44.2°
MIN. CENTERLINE RADIUS	29.0'
MODIFIED SU AASHTO 2004 (US) NORTH AMERICA	

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Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.12

Seal:

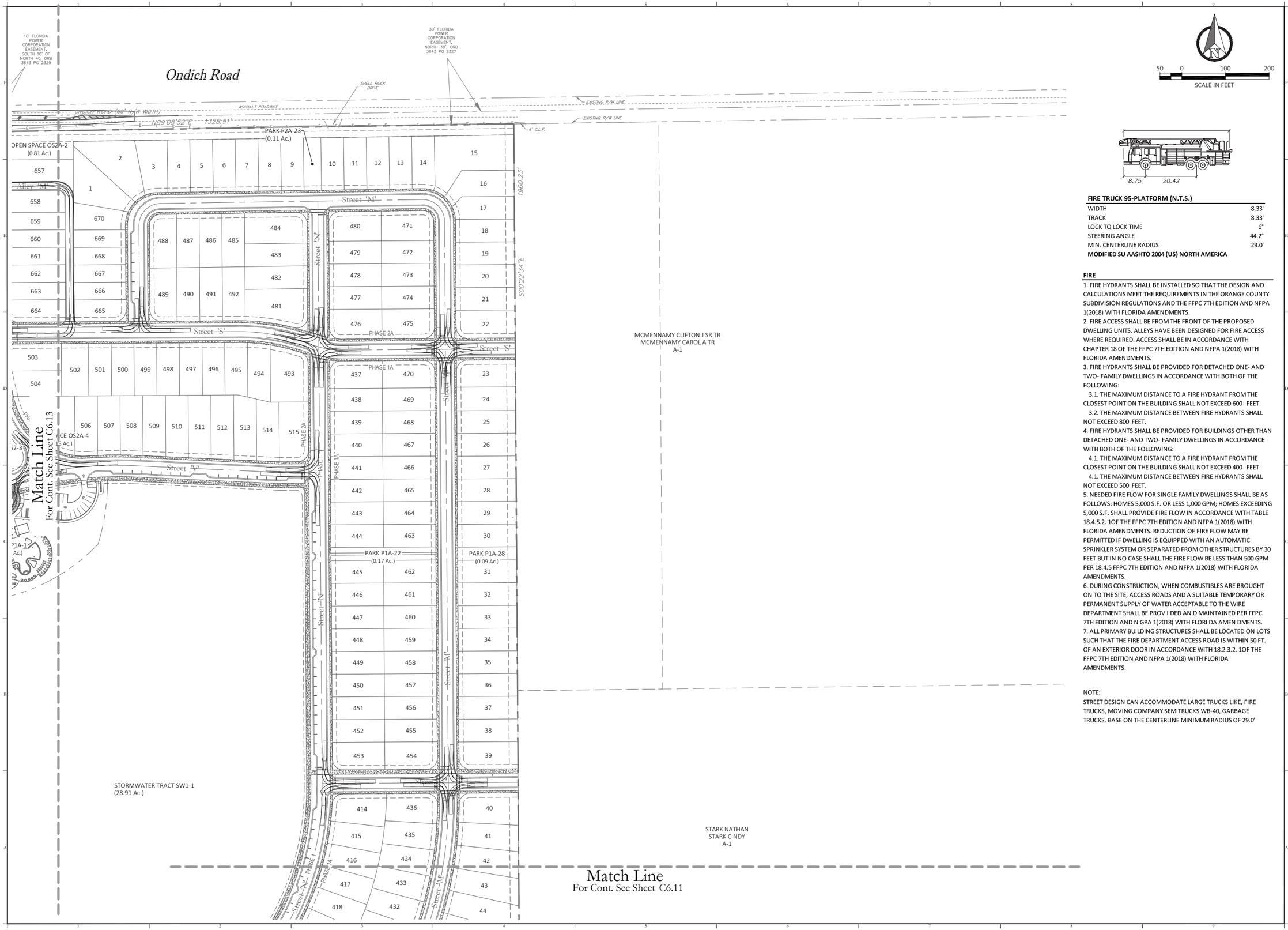


MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: June 1, 2022

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FIRE TRUCK 95-PLATFORM (N.T.S.)

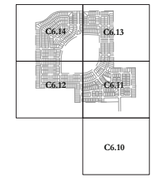
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CROSSROADS AT KELLY PARK - MAJOR DEVELOPMENT PLAN

Jurisdiction:
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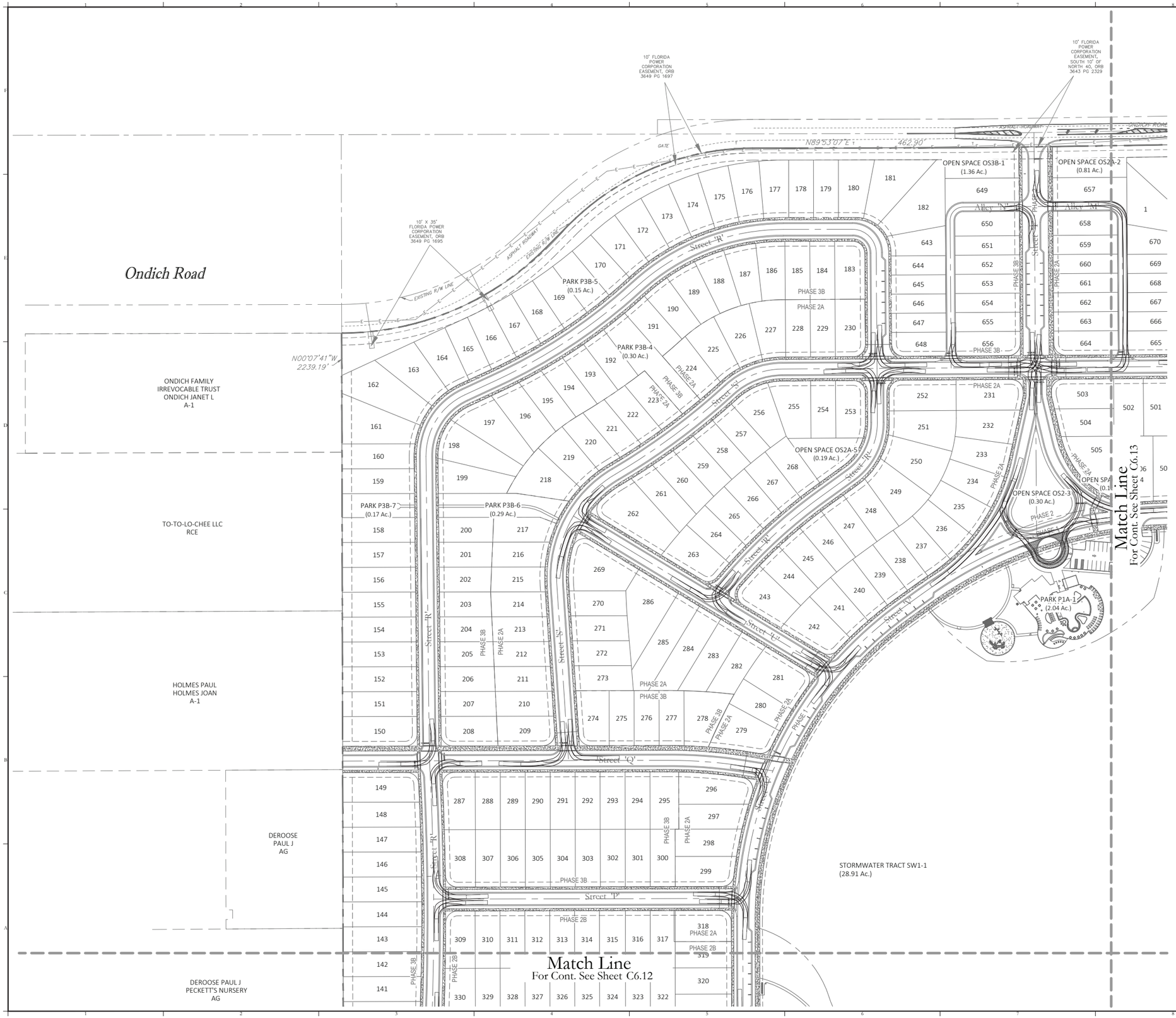
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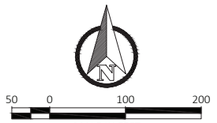
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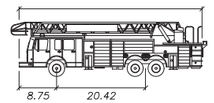
Seal:
MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER
Marc D. Stehli
MARC DANIEL STEHLI P.E. NO. 052781
DATE: June 1, 2022

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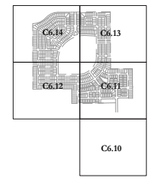
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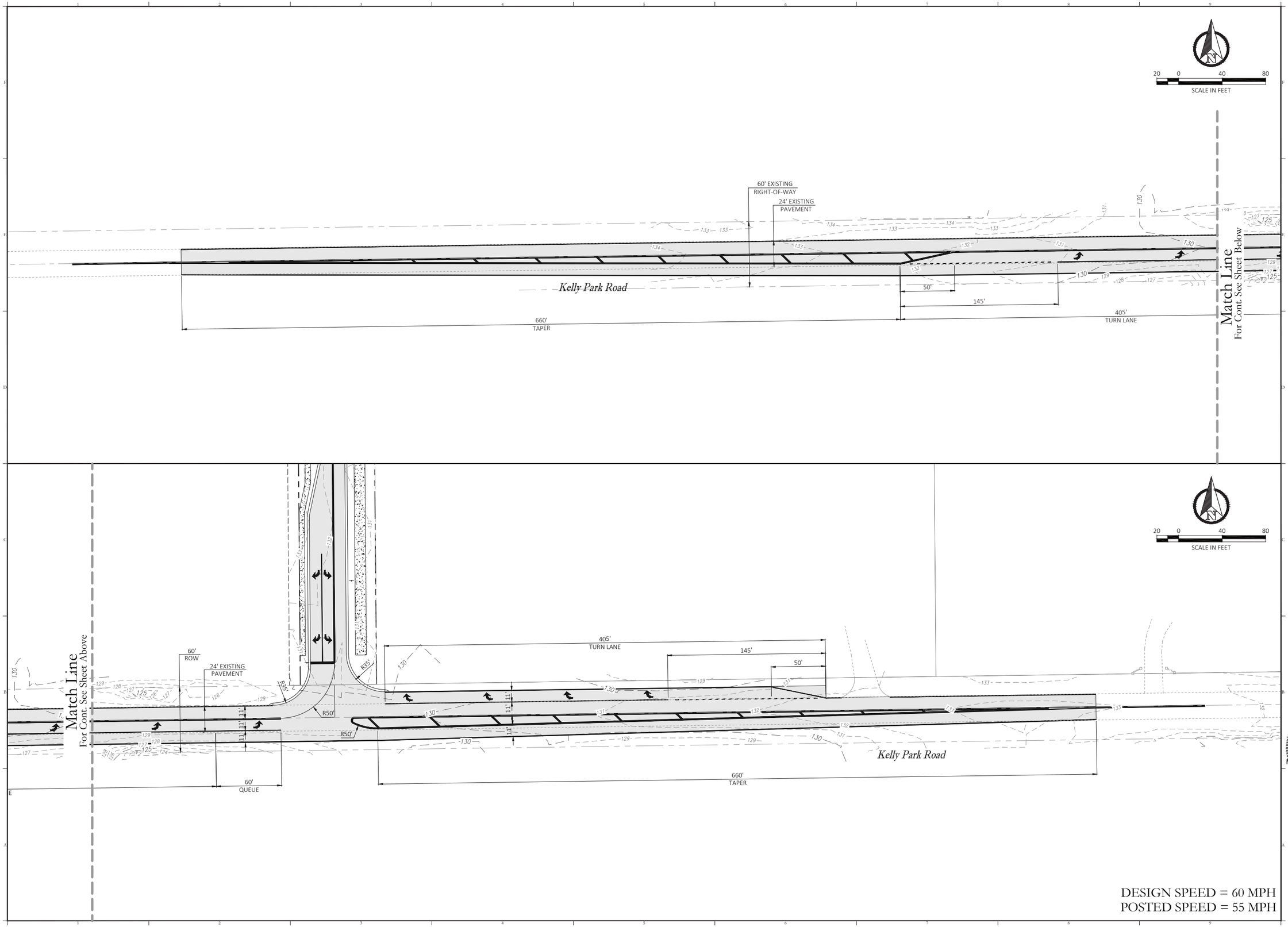


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DESIGN SPEED = 60 MPH
POSTED SPEED = 55 MPH

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Sheet Title:

KELLY PARK ROAD IMPROVEMENTS

Sheet No.:

C7.00

Seal:

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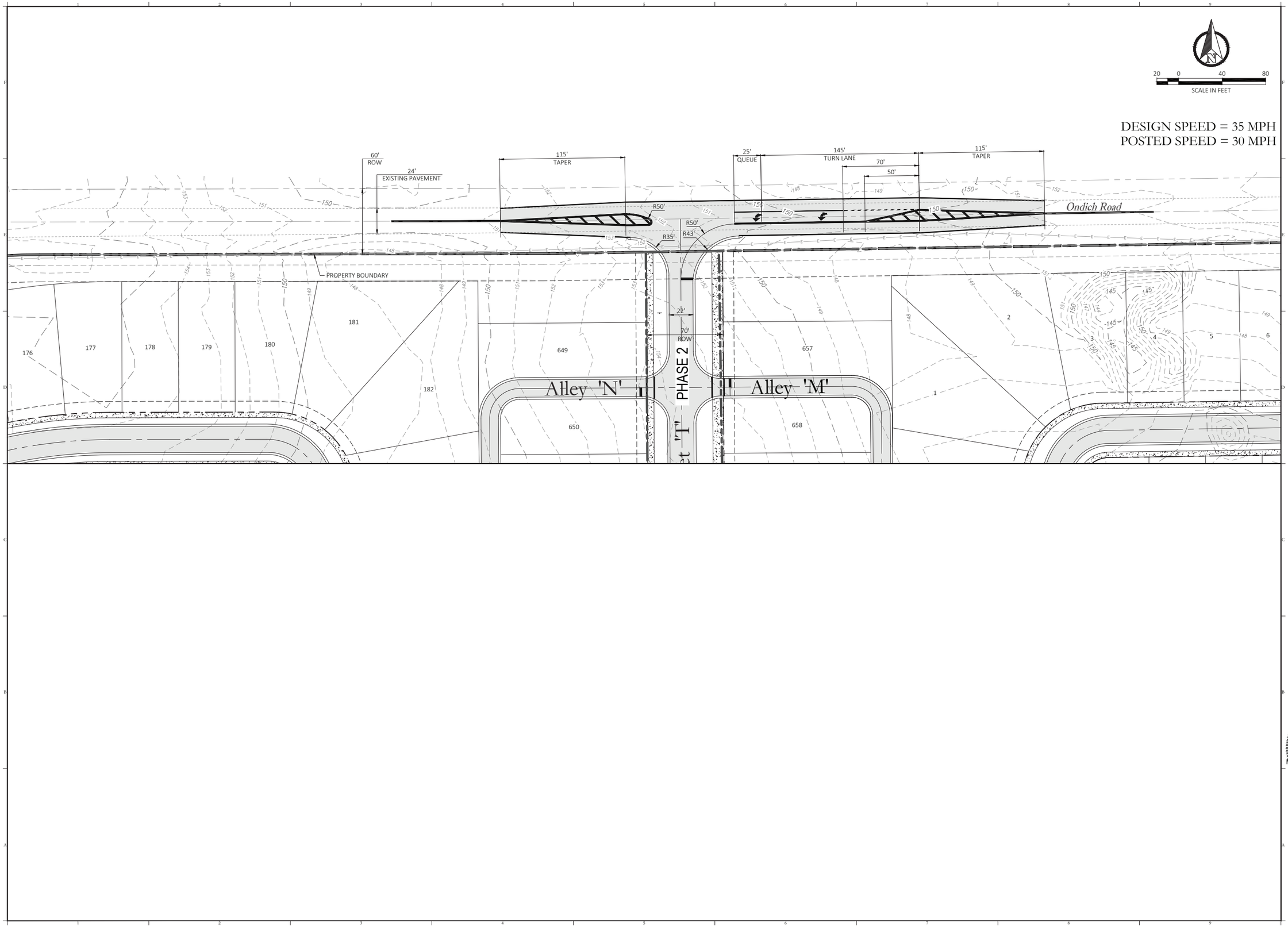
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Jeremy Holderfield
Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=City of Apopka, OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2024.12.02 14:19:30-05'00'

Mike McKinley
Digitally signed by Mike McKinley
DN: C=US, E=mmckinley@apopka.net, O=Apopka Police Department, OU=Chief's Office, CN=Mike McKinley
Reason: I have reviewed this document
Date: 2024.12.09 16:02:03-05'00'

Richard Earp
Digitally signed by Richard Earp
DN: C=US, E=rearp@apopka.net, O=City of Apopka, OU=Public Services, CN=Richard Earp
Date: 2024.12.09 12:40:16-05'00'

Construction Site Plans
for
Crossroads at Kelly Park Phase 2B
City of Apopka, FL

Jean Sanchez
Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document.
Contact Info: DRC Approved 11.20.24
Date: 2024.12.09 14:54:28-05'00'

Utilities Summary:

POTABLE WATER:	RECLAIMED WATER:	SANITARY SEWER:
8" PVC = 764 LF	6" PVC = 3397 LF	8" PVC = 3206 LF
6" PVC = 2810 LF	6" GV = 13	MANHOLE = 13
8" GV = 3		
6" GV = 11		

PROJECT NARRATIVE:
LOCATED IN THE KELLY PARK INTERCHANGE DISTRICT MIXED-USE AND VILLAGE CENTER DISTRICT, THE CROSSROADS AT KELLY PARK PROJECT PROVIDES A MIXTURE OF USES INCLUDING DETACHED SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL. THIS CONSTRUCTION SITE PLAN SUBMITTAL PROPOSES CONSTRUCTION OF THE PROJECT'S PHASE 2B RESIDENTIAL DEVELOPMENT CONSISTING OF 90 UNITS AND THE ASSOCIATED UTILITIES AND DRAINAGE FACILITIES NECESSARY TO SUPPORT THE PROJECT DEVELOPMENT.

Phase 2B Legal Description:

A TRACT OF LAND, BEING PROPOSED TRACT FD-2B OF THE PROPOSED PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 506.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°30'17" WEST ALONG SAID SOUTH LINE, 823.90 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 789.31 FEET TO THE SOUTHWEST CORNER OF PROPOSED TRACT FD-3B OF SAID PROPOSED PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2; THENCE DEPARTING SAID WEST LINE, RUN ALONG THE SOUTHERLY LINE OF SAID PROPOSED TRACT FD-3B, THE FOLLOWING COURSES: NORTH 89°52'19" EAST, 159.99 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 6000.00 FEET, A CENTRAL ANGLE OF 03°00'37", AN ARC LENGTH OF 315.24 FEET, A CHORD LENGTH OF 315.20 FEET AND A CHORD BEARING OF NORTH 00°40'10" EAST, NON-TANGENT TO SAID CURVE; THENCE RUN NORTH 89°09'52" EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°17'33", AN ARC LENGTH OF 38.96 FEET, A CHORD LENGTH OF 35.14 FEET AND A CHORD BEARING OF SOUTH 45°28'55" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°52'19" EAST, 548.07 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 00°07'41" EAST, 50.00 FEET; THENCE RUN SOUTH 89° 52' 19" WEST, 95.01 FEET; THENCE RUN SOUTH 00°07'41" EAST, 65.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 120.00 FEET TO A POINT LYING ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF ZEPHER LILY AVENUE; THENCE RUN ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF AFORESAID TRACT FD-2B, THE FOLLOWING COURSES; THENCE RUN SOUTH 00°07'41" EAST, 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27, A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF SOUTH 44°52'19" WEST; THENCE RUN SOUTH 00°07'41" EAST, 50.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°07'41" EAST, TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 195.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF SOUTH 44°41'18" WEST; THENCE RUN SOUTH 89°30'17" WEST, 14.32 FEET; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET; THENCE RUN NORTH 89°30'17" EAST, 13.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°22'02", AND ARC LENGTH OF 39.43 FEET, A CHORD LENGTH OF 35.47 FEET AND A CHORD BEARING OF SOUTH 45°18'42" EAST TO A THE POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 195.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF SOUTH 44°41'18" WEST; THENCE RUN SOUTH 00°29'43" EAST, 50.00 FEET, NON-TANGENT TO SAID CURVE; THENCE RUN NORTH 89°30'17 EAST, 35.04 FEET; THENCE RUN SOUTH 00°29'43" EAST, 143.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 18.752 ACRES MORE OR LESS.

Parcel Id. No.:
11-20-27-1566-06-022

John L. Hanson
Digitally signed by John L. Hanson
DN: C=US, E=jhanson@apopka.net,O=City of Apopka, OU=Building Official, CN=John L. Hanson
Reason: I have reviewed this document
Date: 2024.12.03 05:49:04-05'00'

Owner/Applicant:
Kelly Park Land Investments, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Utility Providers

Electric:
Duke Energy
452 E. Crown Point Rd.
Winter Garden FL 34787
407.629.1010

Telephone:
AT&T
1227 S. Division Ave
Orlando, FL 34805
407.351.7100

Water, Sewer and Reuse:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

CATV:
Spectrum Network
100 Gordon St.
Sanford, FL 3277
321.805.3081

Gas:
Lake Apopka Natural Gas
38 N. Park Avenue
Apopka, FL 32703
407.656.2734

Solid Waste, Fire and Police Protection:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

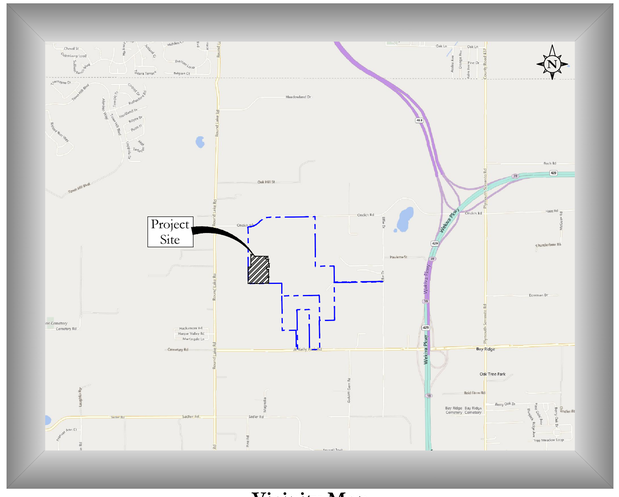
Surveyor:
PEC Surveying and Mapping, LLC
2100 Alafaya Trail
Oviedo, FL 32765
407.542.4967

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332



Vicinity Map
Scale: 1" = 3,000'

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Date	Description
- 10/07/2024	SUBMIT TO CITY OF APOPKA & SJRWMD

NOTES:
1. CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND LOCAL REGULATIONS AND SPECIFICATIONS.
2. IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

Marc D. Stehli
Digitally signed by Marc D. Stehli
DN: C=US, E=mstehli@poulosandbennett.com, O=Poulos & Bennett, LLC, CN=Marc D. Stehli
Reason: I am the author of this document
Date: 2024.12.11 13:07:47-05'00'

DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed 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.

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 21-027

Construction Site Plans for Crossroads at Kelly Park Phase 2B

Z:\2021\21-027 GALVAN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-CS

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
   - WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.
8. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

   ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
9. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
10. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
11. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.
12. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
13. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
14. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.
15. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
16. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
19. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
20. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE.
23. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
24. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
25. DEWATERING IS ANTICIPATED FOR THIS PROJECT. THEREFORE, THE DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM CITY OF APOPKA, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
26. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.
27. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT DESIGN STANDARD 532.
28. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.
29. CONTRACTOR IS TO MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND IS TO NOTIFY PROPERTY OWNERS FIVE DAYS PRIOR TO STARTING CONSTRUCTION.
30. SHOULD AGGRESSIVE SOILS BE ENCOUNTERED CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.
31. IMPACTS TO OFFSITE ROADWAYS, IF ANY, WILL NEED TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.
32. NO EQUIPMENT EXTENDING HIGHER THAN 15 FT. ABOVE EXISTING GRADE SHALL BE USED WITHIN POWER EASEMENTS.
33. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
34. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONDED PER APPLICABLE AGENCY REQUIREMENTS.
35. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.
36. ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR RETAINED BY CONTRACTOR.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.
38. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
39. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.
40. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.
41. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO EIGHT FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.
42. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.
43. CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.
44. RETAINING WALLS SHOWN HEREON ARE TO BE DESIGNED BY OTHERS. ENGINEER ASSUMES NO LIABILITY FOR DAMAGE OR FAILURE OF CIVIL IMPROVEMENTS CAUSED BY FAILURE OF WALLS WHETHER DIRECTLY OR INDIRECTLY. ENGINEER RECOMMENDS GEOTECHNICAL CONSULTANT REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.
45. MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED.
46. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE OPERATOR(S) OF THE MS4. COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACT SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO THE OPERATOR(S) OF THE MS4.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
3. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
4. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
5. IN CITY OF APOPKA COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARD AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.
6. CONTRACTOR SHALL PROVIDE ELEVATIONS OF THE ADA RAMPS, LANDINGS AND CROSS-WALKS AT SUFFICIENT LOCATIONS TO DETERMINE ADHERANCE TO THE ADA GUIDELINES.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

   SURVEYOR: PEC SURVEYING AND MAPPING, LLC
   DRAWING NO.: MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
   DATED: 03/23/2022

2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:

   DESCRIPTION: BENCHMARK NUMBER L708029
   LOCATION: ORANGE COUNTY ENGINEERING
   ELEVATION: 127.968 FEET (NAVD 1988)

3. SITE TEMPORARY VERTICAL BENCHMARK:

   DESCRIPTION: BENCHMARK NUMBER L708027
   LOCATION: ORANGE COUNTY ENGINEERING
   ELEVATION: 145.285 FEET (NAVD 1988)

   BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE AND GRADING:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
9. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
13. UNDERDRAIN, IF ANY, SHALL BE HEAVY-DUTY CORRUGATED POLYETHLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
14. UNDERDRAIN DISCHARGE PIPE, IF ANY, SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
15. YARD DRAINS, IF ANY, SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
21. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRON

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENTSTANDARDS.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS CONSISTENT WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
10. PIPE MATERIALS:

    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF CITY OF APOPKA. ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND LOCAL GOVERNMENT STANDARDS
12. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:

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

    NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
13. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
14. 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:

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

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

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

    NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
15. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
17. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
19. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
20. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
21. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
22. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
23. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
24. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
25. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
26. CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM WITH LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.
27. FIRE HYDRANTS WHICH ARE GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

SANITARY SEWER NOTES:

1. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
3. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
4. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
5. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.28%, FOR 12" PVC WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
6. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.
7. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:

    THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.

    EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.

    AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
8. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
9. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
10. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
11. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE OF TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
12. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
13. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
14. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOTE INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

RECLAIMED WATER NOTES:

1. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 DIP IF 24"-30" OF COVER IS PROVIDED AND CLASS 51 IF 30"-36" COVER IS PROVIDED.
2. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. RECLAIMED WATER WHEN LESS THAN 3' OF COVER IS ACHIEVED SHALL BE D.I.P. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY ENGINEER) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
3. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
4. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.
5. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
6. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
7. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
8. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
9. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.
10. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
11. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
12. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
13. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.
14. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.
15. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
16. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
17. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
18. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PAVEMENT GRADES OVER HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)
3. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
4. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
5. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
6. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.
8. ALL MANHOLE, PULL BOX, UTILITY VAULT, VALVE, OR OTHER COVERS LOCATED WITHIN SIDEWALKS AND CROSSWALKS SHALL BE ADA COMPLIANT.

FIRE PROTECTION NOTES:

1. MAINS DESIGNATED AS FIRE PROTECTION SHALL BE INSTALLED BY A FLORIDA LICENSED FIRE PROTECTION CONTRACTOR AND REVIEWED FOR CONFORMANCE BY A LICENSED FIRE PROTECTION ENGINEER.
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
3. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
4. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

ADS HDPE GENERAL NOTES:

1. SHOULD CONSTRUCTION PLANS INDICATE ADS PIPE MAY BE USED, ENGINEER SHALL BE NOTIFIED OF SUCH BY CONTRACTOR PRIOR TO MATERIAL ORDERING. ENGINEER SHALL BE PROVIDED WITH SPECIFICATIONS AND INSTALLATION METHODS PRIOR TO INSTALLATION.
2. WHERE ADS PIPE IS USED AS AN ALTERNATE TO REINFORCED CONCRETE PIPE, CONTRACTOR SHALL SUBMIT BIDS TO ENGINEER IN WRITING FOR REVIEW AND APPROVAL OF MATERIAL COST SAVINGS TO OWNER.
3. ADS PIPE SHALL NOT BE USED IN AREAS OF HIGH GROUNDWATER UNLESS PROPER ADS APPROVED METHODS ARE USED TO MITIGATE FOR POTENTIAL FLOTATION AND ALIGNMENT SHIFTS. AN AUTHORIZED ADS REPRESENTATIVE SHALL INSPECT ALL SUCH AREAS.
4. PIPE SHALL MEET ALL GOVERNING LOCAL AUTHORITY REQUIREMENTS AS WELL AS THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR SHALL PROVIDE WRITTEN PROOF OF ACCEPTANCE BY LOCAL GOVERNMENT FOR PIPE USE.
5. ADS PIPE PREVIOUSLY STORED IN OUTDOOR CONDITIONS SHALL BE DISCLOSED TO ENGINEER FOR THIRD PARTY REVIEW OF PIPE PRIOR TO ACCEPTANCE FOR USE.
6. ALL INSTALLED PIPE IS SUBJECT TO MANDREL TESTING PRIOR TO ACCEPTANCE.
7. IN MUNICIPALITIES WHERE ADS PIPE IS NOT ALLOWED IN THE PUBLIC RIGHTS-OF-WAY, THE CONTRACTOR MAY USE ADS PIPE IN PRIVATE, NON-PUBLIC AREAS WITH ENGINEER'S PERMISSION.
8. PIPE 4" TO 48" (WHERE DESIGNATED) SHALL BE ADS HDPE N-12 SMOOTH INTERIOR POLYETHYLENE PIPE. PIPE AND FITTINGS SHALL BE MADE OF VIRGIN PE COMPOUNDS WITH CONFORM WITH THE REQUIREMENTS OF CELL CLASS 324420C AND DEFINED AND DESCRIBED IN ASTM D3350.
9. THE HDPE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. FITTINGS MAY BE EITHER MOLDED OR FABRICATED. THE FITTINGS MAY BE INSTALLED BY VARIOUS METHODS, SUCH AS SNAP-ON, SCREW-ON, BELL & SPIGOT AND WRAP AROUND. COUPLINGS SHALL PROVIDE SUFFICIENT LONGITUDINAL STRENGTH TO PRESERVE PIPE ALIGNMENT AND PREVENT SEPARATION AT THE JOINTS. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. WHERE DESIGNATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER IN THE FIELD, A NEOPRENE OR RUBBER GASKET SHALL BE SUPPLIED.
10. PIPE SHALL BE INSTALLED BY A CONTRACTOR WHO HAS BEEN CERTIFIED BY ADS OR SHALL BE INSTRUCTED BY A CERTIFIED ADS REPRESENTATIVE TO DO SO.
11. A REPRESENTATIVE OF ADS SHALL INSPECT FROM TIME TO TIME THE INSTALLATION OF THE PIPE.
12. HP MANHOLE STRUCTURES WILL NOT BE ALLOWED FOR USE WITHOUT ENGINEERS PRE-AUTHORIZATION.
13. GENERAL SPECIFICATIONS:

    SCOPE

    THIS SPECIFICATION DESCRIBES 12- THROUGH 60-INCH (300 TO 1500 MM) ADS HP STORM PIPE FOR USE IN GRAVITY- FLOW STORM DRAINAGE APPLICATIONS.

    PIPE REQUIREMENTS

    12- THROUGH 30-INCH (300 TO 750 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2736 AND AASHTO M330

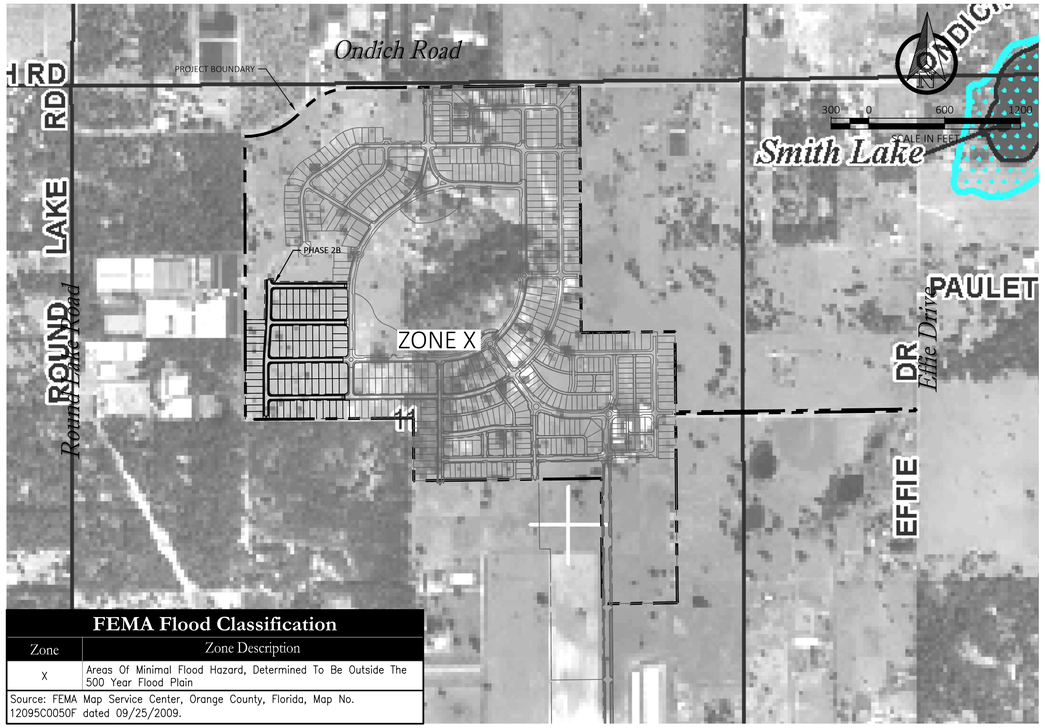
    36- THROUGH 60-INCH (900 TO 1500 MM) PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND MEET OR EXCEED ASTM F2881 AND AASHTO M330

    MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012

    JOINT PERFORMANCE

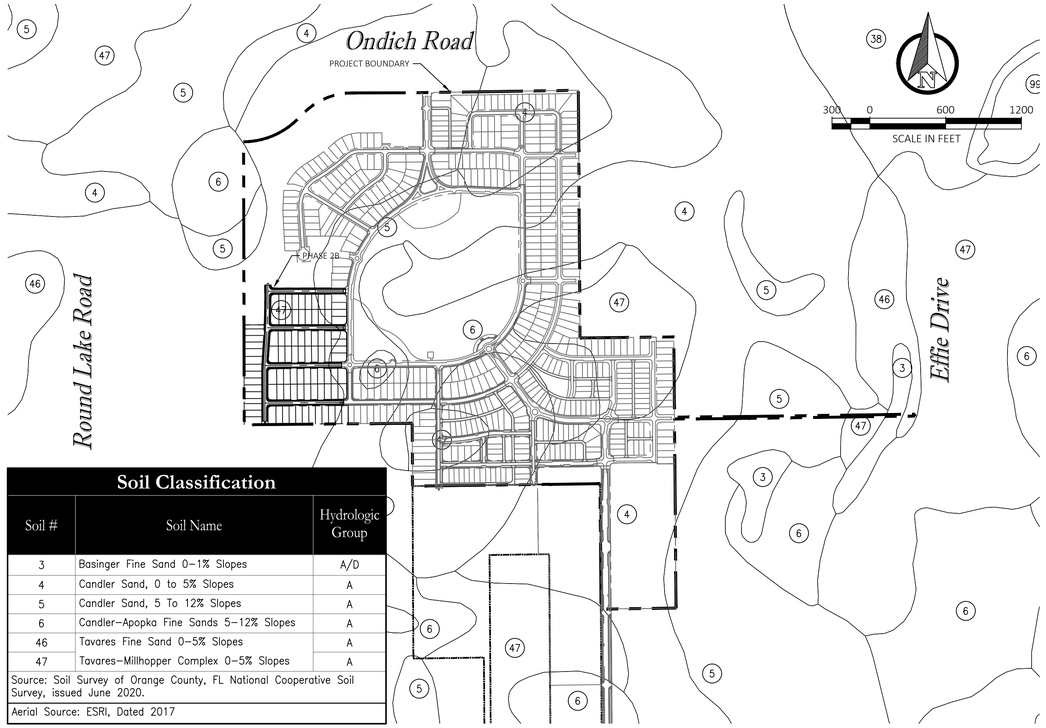
    PIPE SHALL BE JOINED WITH A GASKETED INTEGRAL BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2736 OR F2881, FOR THE RESPECTIVE DIAMETERS.

    12- THROUGH 60-INCH (300 TO 1500 MM) SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. SPIGOTS SHALL HAVE GASKETS MEETING THE REQUIREMENTS OF ASTM F477. GASKET SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE W



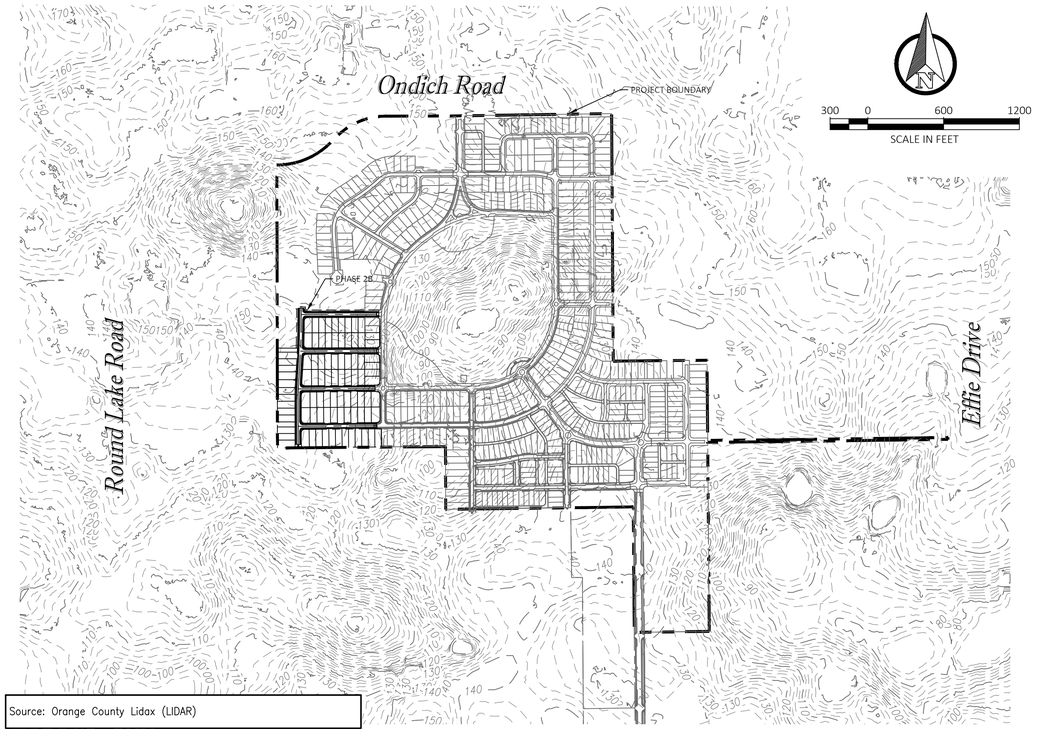
FEMA Flood Classification	
Zone	Zone Description
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain
Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050F dated 09/25/2009.	

FEMA MAP



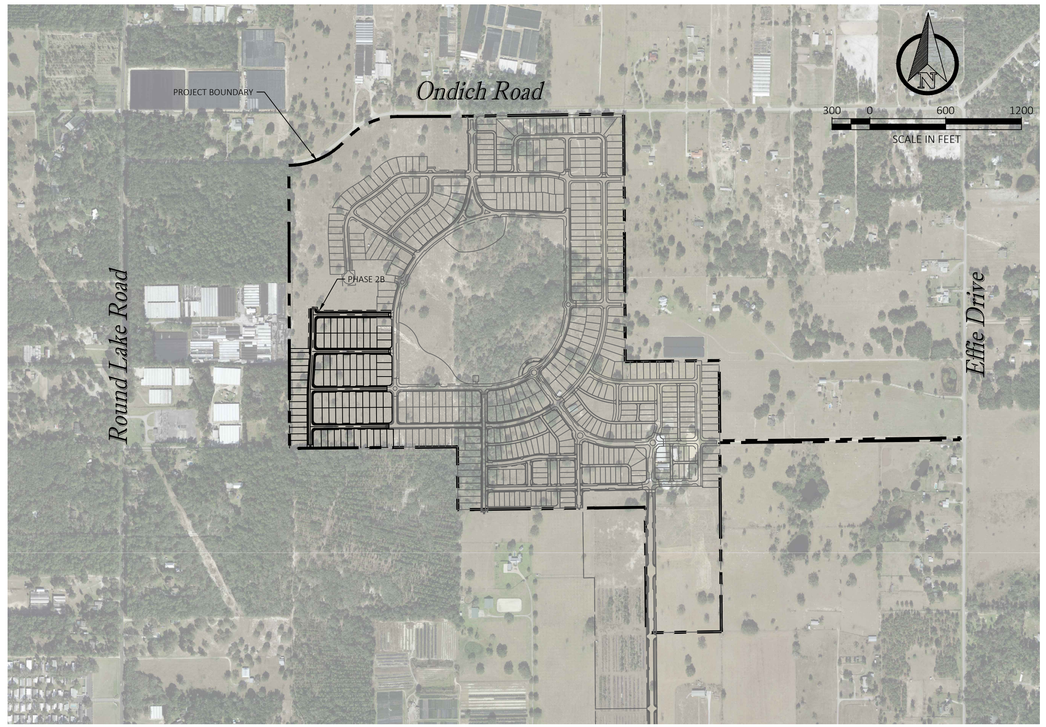
Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Basinger Fine Sand 0–1% Slopes	A/D
4	Candler Sand, 0 to 5% Slopes	A
5	Candler Sand, 5 To 12% Slopes	A
6	Candler–Apopka Fine Sands 5–12% Slopes	A
46	Tavares Fine Sand 0–5% Slopes	A
47	Tavares–Millhopper Complex 0–5% Slopes	A
Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020.		
Aerial Source: ESRI, Dated 2017		

SOILS MAP



Source: Orange County Lidax (LIDAR)

TOPOGRAPHY



AERIAL

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 600'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.03

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

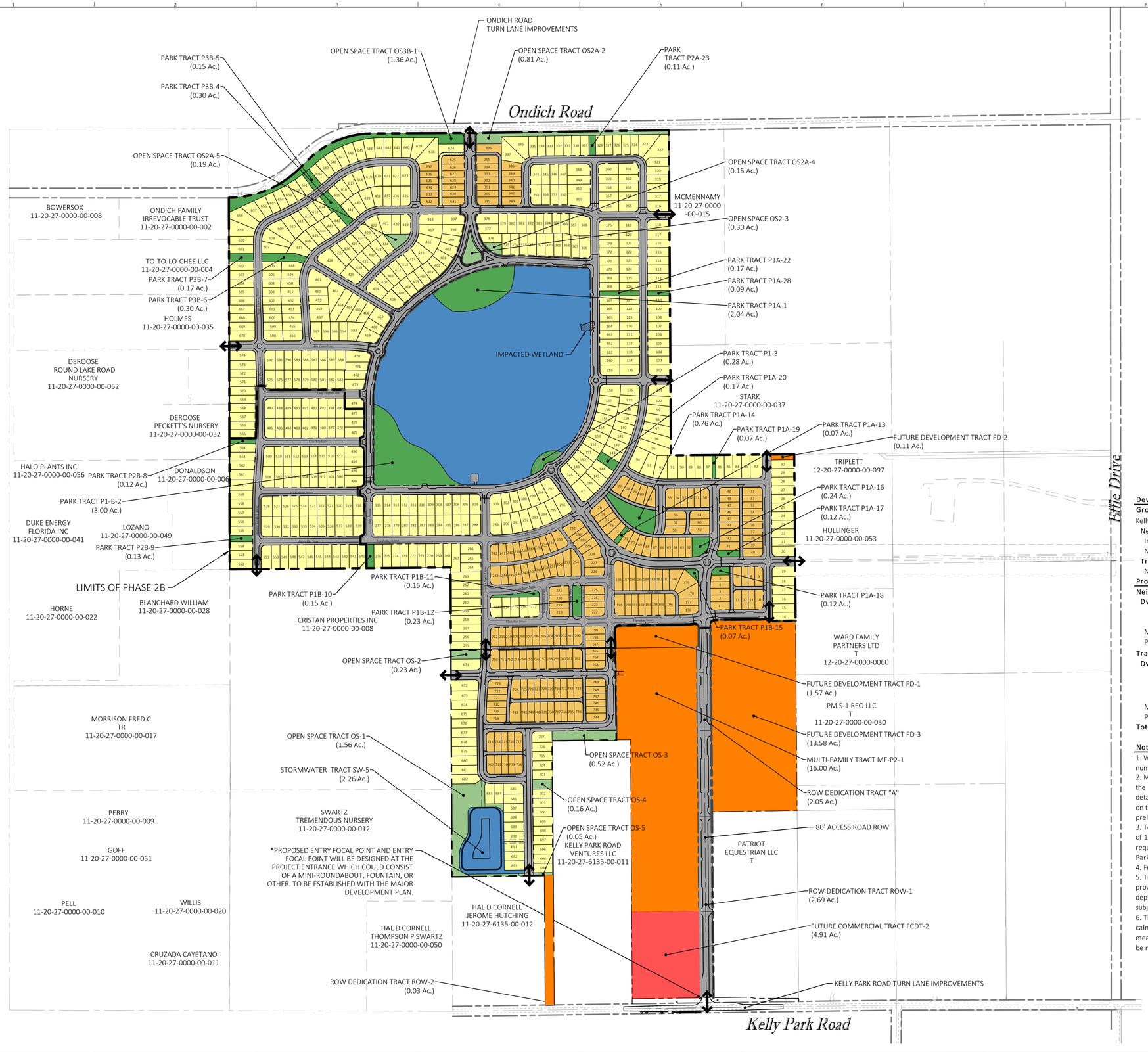
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed 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.

POULOS & BENNETT

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Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-EC



N

150 0 300 600

SCALE IN FEET

LEGEND

- MASTER PLAN BOUNDARY
- PHASE LINE
- RIGHT-OF-WAY
- LOT LINE
- FULL ACCESS
- 52' x 110' MIN. LOTS
- 40' x 110' MIN. ALLEY LOTS
- OPEN SPACE
- PARK
- FUTURE DEVELOPMENT
- IMPACTED WETLAND

Development Data *(Ph 3 Acreages Not Included)*

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Proposed Development Program *(Ph 3 Units Not Included)*

Neighborhood District	
Dwelling Units	**651 Units**
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District[1]	
Dwelling Units	**319 Units**
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family[2]	300 Units
Maximum Density[3]	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	**970 Units**

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Tract will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

Key Map:

NO.	DATE:	DESCRIPTIONS:
1	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

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SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D Stehli

MARC DANIEL STEHLI
P.E. NO. 0052784
DATE: October 7, 2024

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-OMSP

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA

MISCELLANEOUS

POTABLE WATER SERVICE	CITY OF APOPKA
RECLAIMED WATER SERVICE	CITY OF APOPKA
WASTEWATER SERVICE	CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	CITY OF APOPKA

ALLEY TRACTS

PHASE-1A	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.53
	A1A-9	0.14
PHASE-1A ALLEY TRACT		**1.07**
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
PHASE-1B ALLEY TRACT		**1.10**
PHASE-2A	A2A-12	0.20
PHASE-2A ALLEY TRACT		**0.20**
PHASE-3B	A3B-11	0.20
PHASE-3B ALLEY TRACT		**0.20**
TOTAL:		**2.58**

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
PHASE-1 SUBTOTAL:		**28.91**
TOTAL:		**28.91**

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
PHASE-2 SUBTOTAL:		0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
PHASE-2A SUBTOTAL:		1.15
PHASE-3B	OS3B-1	1.36
PHASE-3B SUBTOTAL:		1.36
TOTAL:		2.81

LIFT STATION TRACTS

PHASE 1	LS1-1	0.06
PHASE-1 SUBTOTAL:		**0.06**

PARK TRACTS

PHASE-1	P1-3	0.30
PHASE-1 SUBTOTAL:		0.30
PHASE-1A	P1A-1	2.04
	P1A-14	0.76
	P1A-16	0.23
	P1A-17	0.12
	P1A-18	0.12
	P1A-19	0.07
	P1A-20	0.13
	P1A-22	0.17
	P1A-28	0.09
	P1A-13	0.07
PHASE-1A SUBTOTAL:		3.79
PHASE-1B	P1B-10	0.15
	P1B-11	0.22
	P1B-12	0.23
	P1B-15	0.07
	P1B-2	3.00
PHASE-1B SUBTOTAL:		3.67
PHASE-2A	P2A-23	0.11
PHASE-2A SUBTOTAL:		0.11
PHASE-2B	P2B-8	0.12
	P2B-9	0.13
PHASE-2B SUBTOTAL:		0.24
PHASE-3B	P3B-4	0.30
	P3B-5	0.15
	P3B-6	0.29
	P3B-7	0.17
PHASE-3B SUBTOTAL:		0.91
TOTAL:		**9.03**

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	**Transition**
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories Accessory Building - 1 Story	Principal Building - 3 Stories* Accessory Building - NA
Min. Additional Floor Height	NA	8 ft
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft Apartment Building - 20 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

SUSTAINABILITY

Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows

GREEN BUILDING STANDARD	POINTS EARNED	NOTES
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	**4.25**	

OPEN SPACE & PARK REQUIREMENT TABLE

	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	**67.72**	**28.11**	**25.57**	**1.84**	**27.92**	**14.79**	**19.80**	**185.75**
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	**0.00**	**3.07**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**3.15**
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**19.80**	**188.90**

1) Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
2) Open Space and park tracts count towards open space requirements
3) Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

Modifications

1. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section G - District Size and Block Standards to allow for a block length of greater than 500 feet in the Neighborhood District. Based on the topographic constraints of the property, a curvilinear roadway network forms the basis of the project design, which limits the opportunity for a traditional grid block pattern. Pocket parks were added to the longer blocks to break up the streetscape.

2. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section I - Building and Floor Height to allow for a first floor height minimum of 8' in lieu of 12' in the Transition District.

3. A Modification from the City of Apopka Land Development Code Appendix D – Development Design Guidelines Section 3.6 – Residential Landscaping to exempt lots less than 52' in width from the requirement to plant three (3) trees per lot. The tree planting requirement for lots less than 52' in width will be determined with approval of the landscape plan submitted with the Major Development Plan.

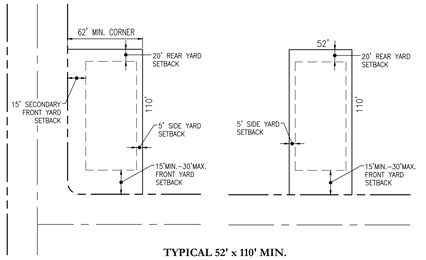
4. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section D - Applicability and Process to expand the Neighborhood District boundary by 12.20 acres, which equates to 2,300 linear feet.

5. A Modification from the City of Apopka Mixed Use Kelly Park Interchange Form-Based Code Section R - Developments utilizing the bonus system or receiving the transfer of development rights shall not have any multi-family buildings located within 100 feet from a neighborhood character zone or single-family residentially-zoned property. Single-family buildings shall meet the setbacks specified in their respective character zone. The code only states "buildings" and does not distinguish the type of building. This modification differentiates between multi-family versus single-family buildings, and clarifies that the multi-family buildings will have a greater setback to residentially zoned properties. This will allow for consistency of setbacks throughout the Master Plan for the single-family buildings and still requires that the multi-family buildings provide a 100 foot buffer from single-family zoned properties that are located outside of the Master Plan boundary.

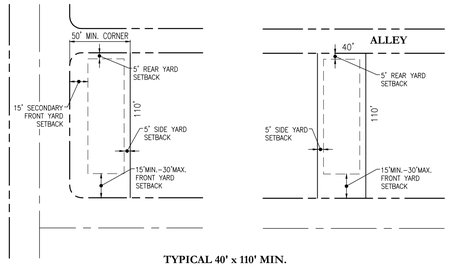
SITE DATA

Site Information

Parcel I.D. #	11-20-27-0000-00-003
	11-20-27-0000-00-013
	11-20-27-0000-00-036
	11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units



TYPICAL 52' x 110' MIN. LOT LAYOUT
N.T.S.



TYPICAL 40' x 110' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS
N.T.S.

STUDENT GENERATION TABLE

			Generation Rate			
KPI District	Units	Type	ES	MS	HS	Total
Neighborhood	651	Single Family	0.178	0.094	0.133	264
Transition	19	Single Family	0.178	0.094	0.133	8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08	86
					Project Total	**357**

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES

1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
3. SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
4. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
5. THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SITE DATA TABLES

Sheet No.:

C1.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

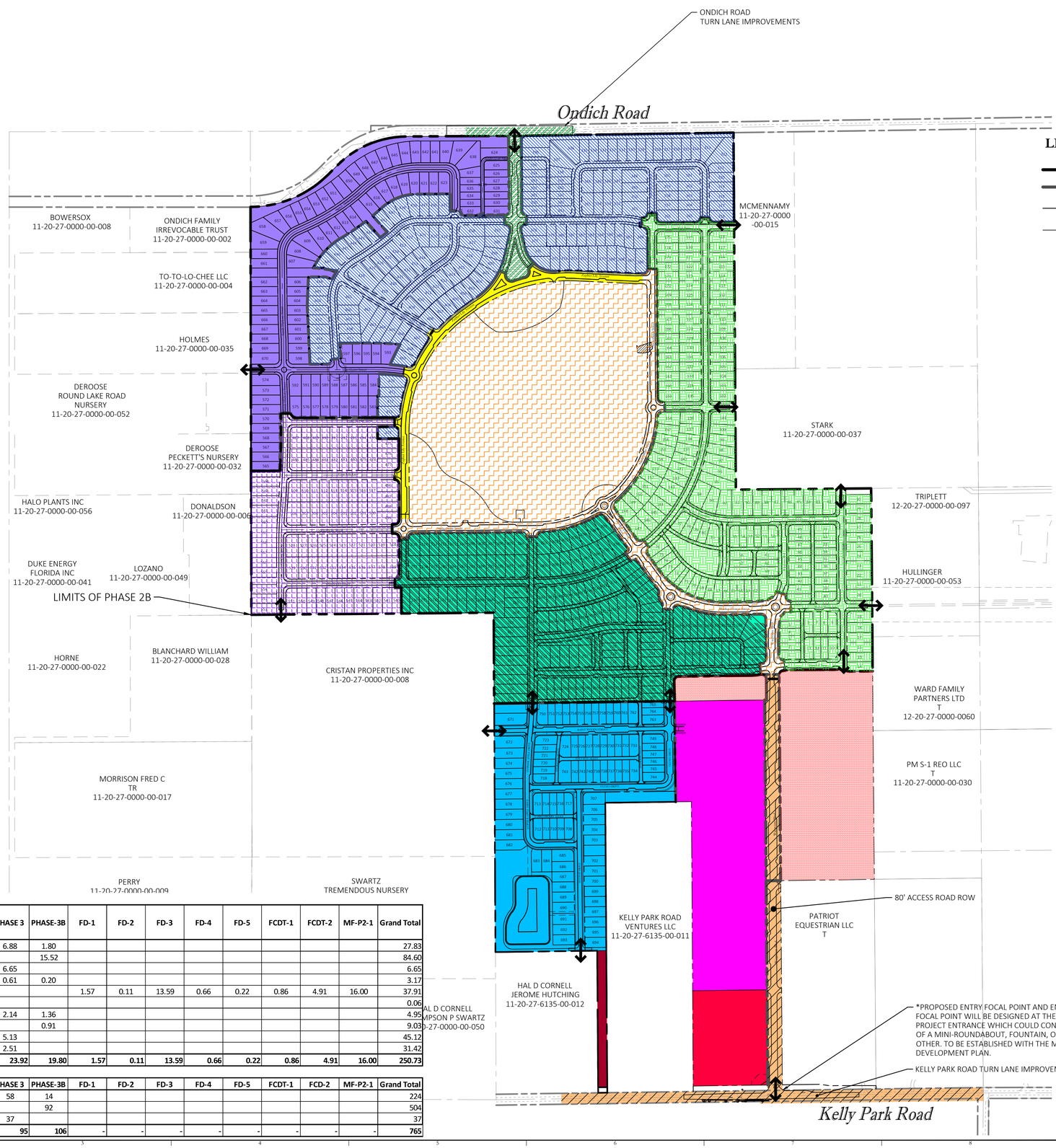
MARC DANIEL STEHLI P.E. NO. 052781 DATE: October 7, 2024

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POULOS & BENNETT

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Eng. Bus. No. 28567

Z:\2021\21-027 CALVIN – KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 –PHASE 1-2B-SDT



SITE DEVELOPMENT ACREAGES

Row Labels	PHASE-1-1\ PHASE-1-2\ PHASE 1-3	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE 3	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCDT-2	MF-P2-1	Grand Total
40'X100' MIN. ALLEY LOTS		7.73	9.60		1.83		6.88	1.80									27.83
52'X110' MIN.		18.63	11.27		24.63	14.54		15.52									84.60
56'X110' MIN.							6.65										6.65
ALLEY TRACT		1.04	1.10		0.20		0.61	0.20									3.17
FUTURE DEVELOPMENT TRACT									1.57	0.11	13.59	0.66	0.22	0.86	4.91	16.00	37.91
LIFT STATION	0.06																0.06
OPEN SPACE				0.30	1.15		2.14	1.36									4.95
PARK	0.30	3.79	3.67		0.11	0.24		0.91									9.03
ROW	38.45			1.54			5.13										45.12
STORMWATER TRACT	28.91						2.51										31.42
Grand Total	**67.72**	**31.18**	**25.65**	**1.84**	**27.92**	**14.79**	**23.92**	**19.80**	**1.57**	**0.11**	**13.59**	**0.66**	**0.22**	**0.86**	**4.91**	**16.00**	**250.73**

UNITS COUNT

Type	PHASE-1-2	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE 3	PHASE-3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCD-2	MF-P2-1	Grand Total
40'X100' MIN. ALLEY LOTS		64	74		14	0	58	14									224
52'X110' MIN.		111	66		145	90		92									504
56'X110' MIN.							37										37
Grand Total	**0**	**175**	**140**	**0**	**159**	**90**	**95**	**106**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**765**

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CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVERALL PHASING PLAN

Sheet No.:

C1.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

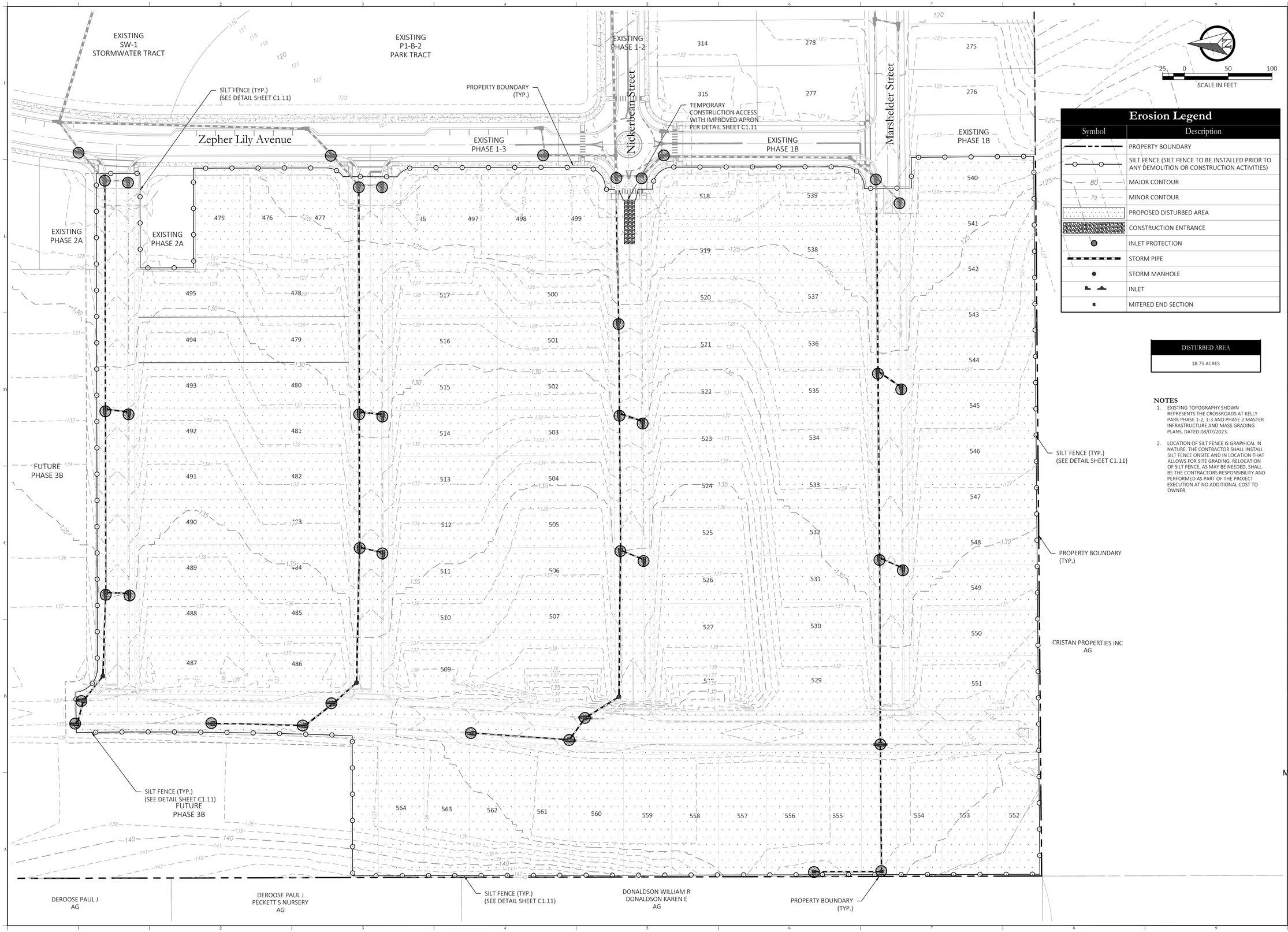
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-OPP



Erosion Legend

Symbol	Description
	PROPERTY BOUNDARY
	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
80	MAJOR CONTOUR
79	MINOR CONTOUR
	PROPOSED DISTURBED AREA
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	STORM PIPE
	STORM MANHOLE
	INLET
	MITERED END SECTION

DISTURBED AREA
18.75 ACRES

NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS THE CROSSROADS AT KELLY PARK PHASE 1-2, 1-3 AND PHASE 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS, DATED 08/07/2023.
2. LOCATION OF SILT FENCE IS GRAPHICAL IN NATURE. THE CONTRACTOR SHALL INSTALL SILT FENCE ONSITE AND IN LOCATION THAT ALLOWS FOR SITE GRADING. RELOCATION OF SILT FENCE, AS MAY BE NEEDED, SHALL BE THE CONTRACTORS RESPONSIBILITY AND PERFORMED AS PART OF THE PROJECT EXECUTION AT NO ADDITIONAL COST TO OWNER.

Key Map:

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DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EROSION CONTROL PLAN

Sheet No.:

C1.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\04\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-EGPD

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD, SHOULD BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS 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 FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.J.R.W.M.D. AND CITY OF APOPKA EROSION PROTECTION STANDARDS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRECONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
7. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING 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 CITY OF APOPKA AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.
8. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS MANUAL PUBLISHED BY FDEP.
10. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
11. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SJRWMD, AND CITY OF APOPKA BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
12. THE SITE SHALL BE STABILIZED FOLLOWING GRUBBING, CLEARING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE A MINIMUM OF 70% COVERAGE OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
13. IF DETERMINED TO BE NECESSARY DURING CONSTRUCTION A 6 FOOT HIGH SCREEN FENCE MAY BE REQUIRED ALONG ALL PROPERTY LINES.

DUST CONTROL PROVISIONS

1. CONTRACTOR SHALL PRE-WATER THE SITE AND ALL WORK WILL BE PHASED TO REDUCED THE AMOUNT OF DISTURBED SURFACE AREA AT ANY ONE TIME ACTIVE OPERATIONS.
   - 1.1. WATER TO BE APPLIED TO DRY AREAS DURING LEVELING, GRADING, TRENCHING, AND EARTHMOVING ACTIVITIES.
   - 1.2. WATER TO BE APPLIED ON DISTURBED SURFACE AREAS TO FORM A VISIBLE CRUST.
   - 1.3. VEHICULAR ACCESS TO BE RESTRICTED AND WATER OR DUST SUPPRESSANTS TO BE APPLIED AND MAINTAINED AT ALL UN-VEGETATED AREAS.
2. CONTRACTOR SHALL PREVENT DUST FROM WIND EVENTS.
   - 2.1. WATER TO BE APPLIED TO VEHICULAR TRAFFIC AND EQUIPMENT STORAGE AREAS.
   - 2.2. WATER APPLICATION EQUIPMENT WILL APPLY WATER TO CONTROL FUGITIVE DUST DURING WIND EVENTS, UNLESS UNSAFE TO DO SO.
   - 2.3. OUTDOOR CONSTRUCTION ACTIVITIES THAT DISTURB THE SOIL TO BE CEASED WHENEVER VISIBLE DUST EMISSIONS CANNOT BE EFFECTIVELY CONTROLLED.
3. CONTRACTOR SHALL HANDLE BULK MATERIAL.
   - 3.1. WATER TO BE APPLIED WHEN HANDLING BULK MATERIALS.
   - 3.2. WATER TO BE APPLIED TO STORAGE PILES.
   - 3.3. VEHICLE SPEED TO BE LIMITED ON THE WORK SITE.
   - 3.4. ALL HAUL TRUCKS TO BE LOADED SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX INCHES WHEN TRANSPORT USING A CHUTE OR CONVEYOR.
4. CONTRACTOR SHALL DO DAILY CLEANUPS:
   - 4.1. MINIMUM CLEANUP FREQUENCY TO BE DONE AT THE END OF THE WORK DAY AND REMOVED IMMEDIATELY IF CARRYOUT AND TRACK OUT EXTENDS BEYOND 50 FEET.
   - 4.2. CLEAN UP METHODS:
   - 4.2.1. MANUALLY SWEEPING AND PICKING UP.
   - 4.2.2. MECHANICAL SWEEPING WITH A ROTARY BRUSH OR BROOM ACCOMPANIED BY WATER SPRAYER ON BROOM.

SWPPP NOTES

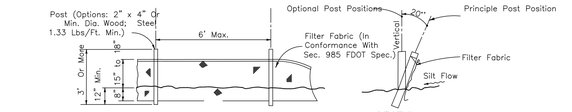
1. CONSTRUCTION ACTIVITY PERTAINS TO CONSTRUCTION OF A SHARED PARK AND ASSOCIATED UTILITIES, AND SIDEWALKS. EXISTING ON-SITE SOILS: REFER TO NPDES TABLE.
2. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE, REINFORCED WITH FIELD FENCING, SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
3. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION.
4. SILT FENCE AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
5. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
   - 5.1. WASTE DISPOSAL - ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
   - 5.2. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE - FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED. USE OF FERTILIZERS MUST ADHERE TO THE CITY OF APOPKA FERTILIZER ORDINANCE. USE MUST BE IN COMPLIANCE WITH LOCAL ORDINANCES, SOME OF WHICH ARE MORE STRINGENT THAN CITY OF APOPKA. FOR INFORMATIONAL PURPOSES, SOME GENERAL FACTS ON THE COUNTY'S ORDINANCE INCLUDE:
     - NO MORE THAN 1 LB. OF FERTILIZER CONTAINING %50 SLOW RELEASE NITROGEN SHALL BE APPLIED PER 1,000 SQ. FT.
     - NO P CAN BE APPLIED WITHOUT A VALID SOIL DEFICIENCY TEST FROM IFAS. IF THEY PLAN TO APPLY P, PLEASE PROVIDE COPY OF SOIL TEST INDICATING P DEFICIENCY.
     - NO FERTILIZER CAN BE APPLIED WITHIN 15 FT. OF WATER BODIES.
     - FERTILIZER RELEASED ON TO IMPERVIOUS SURFACES MUST BE IMMEDIATELY CLEANED UP OR APPLIED PER CODE.
     - JUNE 1 - SEPTEMBER 30 IS THE SUMMER APPLICATION RESTRICTED PERIOD. APPLICATORS MUST SHOW PROOF OF TRAINING TO APPLY NITROGEN AND PHOSPHORUS FERTILIZER DURING THIS PERIOD.
   - 6.3 STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES - ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
   - 6.4 OTHER - PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
   - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
   - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
   - 7.3. INLETS/OUTLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS AND SILT FENCE SHALL BE PERFORMED IMMEDIATELY.
   - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
   - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
   - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs DAILY AND WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6 INCHES OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.

NPDES Information	
Address	W. Kelly Park Road
Latitude	28°45'53.45" N
Longitude	81°35'15.95" W
Jurisdictional Authority	City Of Apopka
Total Area (Per Survey)	205.07 ac
Project (Disturbed) Area	±18.75 ac
Area Operator	N/A
MS4 Operator	N/A
Receiving Water Name	Onsite depressional area
Soils (USDA NCRS "Web Soil Survey")	No. 4 Candler Fine Sand, 0 To 5 Percent Slopes
	No. 5 Candler Fine Sand, 5 To 12 Percent Slopes
	No. 47 Tavares-Millhopper Complex, O To 5 Percent Slopes

NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.

NPDES PERMIT

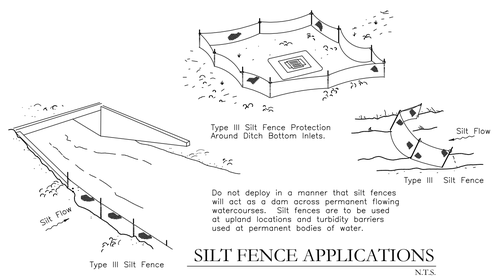
CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL. INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.



Note:Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE

N.T.S.

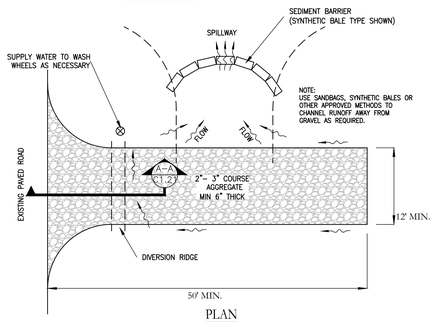


SILT FENCE APPLICATIONS

N.T.S.



SECTION A-A

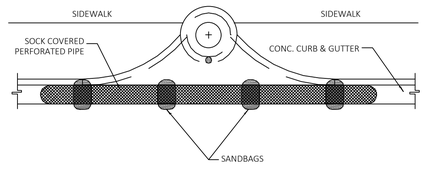


PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.



PLAN VIEW

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER

N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

EROSION CONTROL DETAILS

Sheet No.:

C1.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

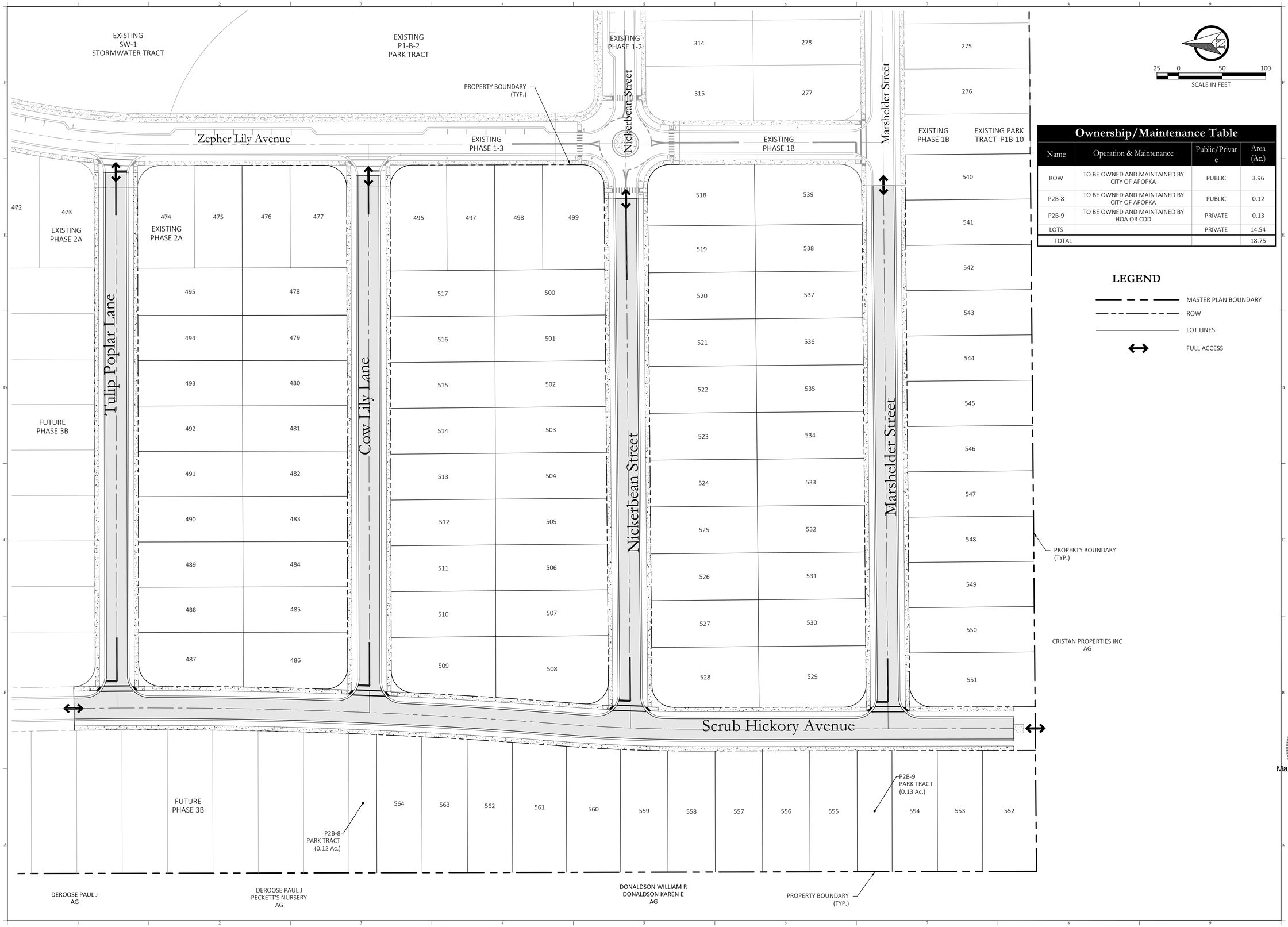
MARC DANIEL STEHLI P.E. NO. 0052781 DATE: October 7, 2024

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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-ECPD



Ownership/Maintenance Table

Name	Operation & Maintenance	Public/Private	Area (Ac.)
ROW	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	3.96
P2B-8	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	0.12
P2B-9	TO BE OWNED AND MAINTAINED BY HOA OR CDD	PRIVATE	0.13
LOTS		PRIVATE	14.54
TOTAL			18.75

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES
- FULL ACCESS

Key Map:

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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SITE PLAN

Sheet No.:

C2.00

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marc D. Stehli

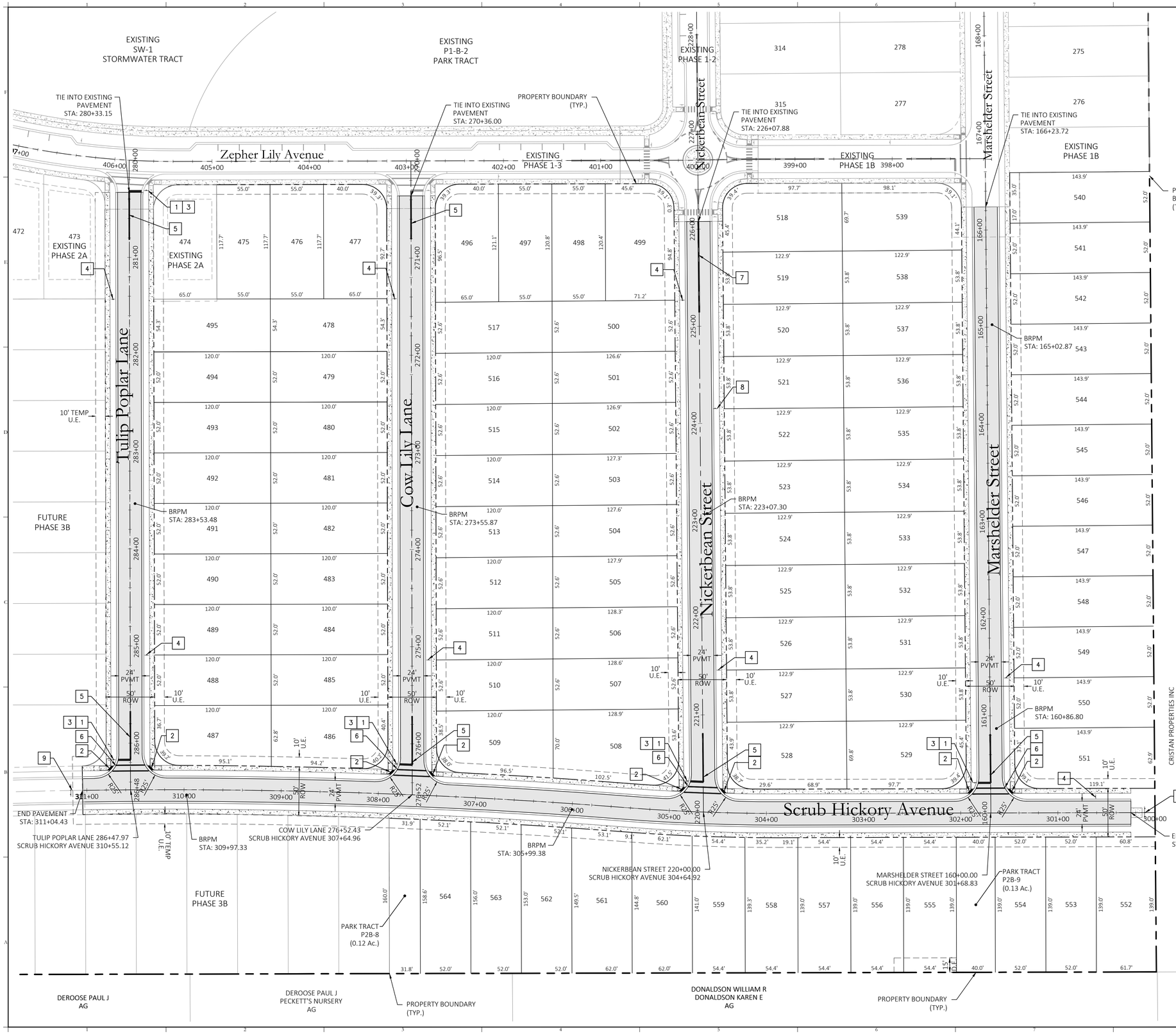
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Z:\2021\21-027 CALWA - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-SP



Key Map:

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. CURB RAMP (CR-F) AND CAST IN PLACE DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 50' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
6. SIDEWALK STANDARD CROSSWALK, 6' AND 10' PER FDOT INDEX 711-001
7. 100' LF-6" SOLID DOUBLE YELLOW PER FDOT INDEX NO. 711-001
8. PEDESTRIAN SIGN (W11-2) AND AHEAD PLAQUE (W16-9P)
9. STREET TERMINATOR BARRIER (FDOT INDEX 700-109)

NOTES:
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT
6. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
7. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.

NOTES:
1. DESIGN AND POSTED SPEED LIMITS ARE AS FOLLOWS:
   INTERNAL STREETS
   DESIGN SPEED: 30 MPH
   POSTED SPEED: 25 MPH

Sign Legend

Id.	M.U.T.C.D. Number	Dimensions Width	Dimensions Height	Symbol
1	R1-1	30"	30"	STOP
3	D3-1	VARIES	12"	E Main St
4	R2-1	24"	30"	SPEED LIMIT 25
8	W11-2	30"	30"	
	W16-9P	24"	30"	AHEAD

NO.	DATE:	DESCRIPTIONS:
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DESIGNED BY:	KML
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CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SIGNAGE, STRIPING & GEOMETRY PLAN

Sheet No.:

C2.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

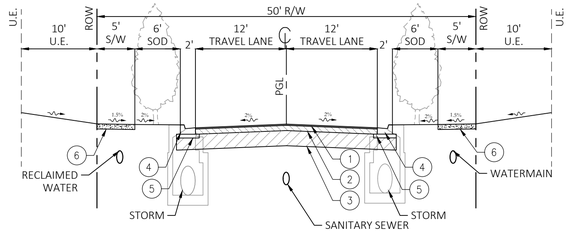
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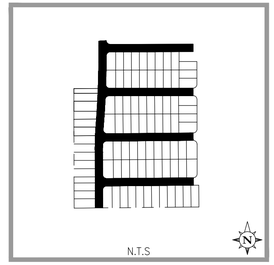
Z:\2021\21-027 CALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-GEO



A TYPICAL ROAD SECTION (50' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA/CDD IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING ALLOWED ON ONE SIDE
4. A PERMANENT 10' UTILITY EASEMENT WILL BE PROVIDED WITH THE PLATTING OF EACH FUTURE RESIDENTIAL PHASE TO REPLACE THE TEMPORARY 10' UTILITY EASEMENT



Pavement Legend

Symbol Id.	Description
1	1.5" (IN.) TYPE SP-9.5 ASPHALT (SEE NOTE 1)
2	8" (IN.) LIMEROCK BASE COMPACTED TO A MIN. DENSITY OF 98% OF MODIFIED PROCTOR DRY DENSITY A MIN. LBR OF 100. THE LIMEROCK MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.
3	12" (IN.) COMPACTED SUBGRADE TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE. THE UPPER 6" (IN.) OF SUBGRADE SHALL BE STABILIZED TO A MIN. LBR OF 40 AS SPECIFIED BY FDOT.
4	TYPE 'F' CONC. CURB & GUTTER
5	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
6	4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)

NOTES:

1. ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY CITY OF APOPKA.

2. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.

3. CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING.

4. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY. IF ROW IS ADJACENT TO A FUTURE PHASE A TEMPORARY 10' UTILITY EASEMENT SHALL BE PROVIDED, WHICH WILL BECOME PERMANENT WITH THE PLATTING OF THE FUTURE PHASE.

5. SEE UNIVERSAL ENGINEERING SCIENCES REPORT NO. 1919910v2 REVISED MAY 26TH, 2023 FOR PAVEMENT RECOMMENDATIONS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

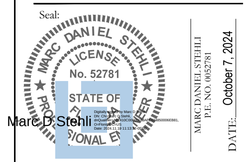
Sheet Title:

TYPICAL ROAD SECTIONS

Sheet No.:

C3.00

Seal:

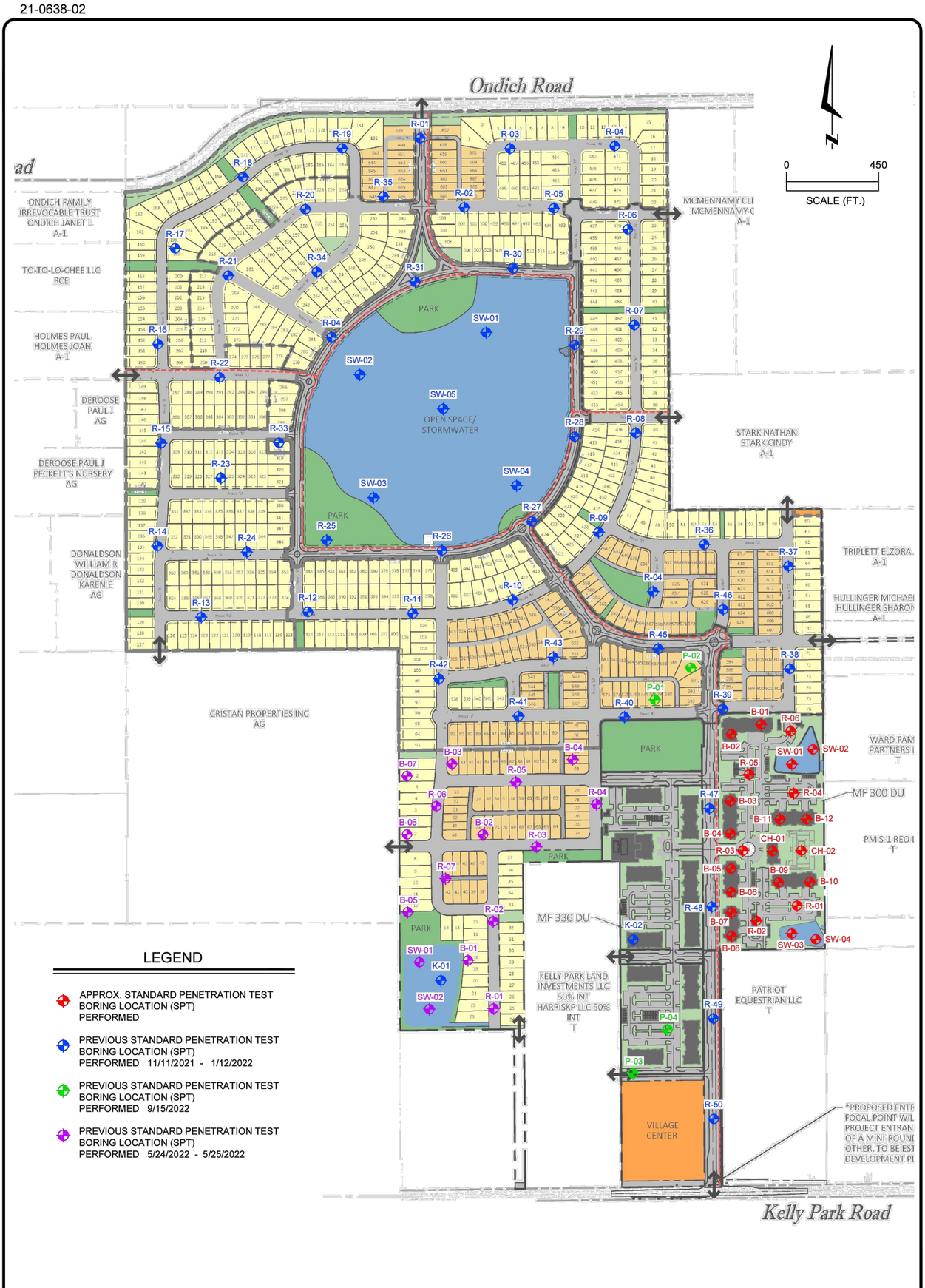


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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-TRS

21-0638-02



THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

NOTE: THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO UES REPORT NO. 1985238, DATED OCTOBER 26, 2022, FOR ADDITIONAL SOIL INFORMATION.

PAGE NO: B-2

UNIVERSAL ENGINEERING SCIENCES

EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, ORANGE COUNTY, FLORIDA

BORING LOCATION PLAN

FOR: GALVIN LAND SERVICES, LLC

DRAWN BY:	N.F.	DATE:	2 - 1 - 2023
CHECKED BY:	Z.W.A.	DATE:	-
REPORT NO:	1915768	SCALE:	AS SHOWN
PROJECT NO:	0130.2100493.0000		

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Marc D Stehli
DATE: October 7, 2024

Sheet No: C3.10

Sheet Title: BORING LOCATION MAP

Jurisdiction: CITY of APOPKA, FL

Project Name: CROSSROADS AT KELLY PARK - PHASE 2B

NO	DATE	DESCRIPTION
1	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRWMD

SUBMISSIONS/REVISIONS
VERTICAL DATUM: NAVD 88
JOB NO.: 21-027
DESIGNED BY: KML
DRAWN BY: EHW
CHECKED BY: KML
APPROVED BY: MDS
SCALE IN FEET: N/A

Key Map

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.12

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 125.1 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Very loose brown fine SAND [SP]						
		1-1-1	2									
		1-2-1	3			-- loose						
5		2-2-2	4									
		2-3-2	5									
		3-2-2	4									
10		2-2-2	4	▽								
						-- orange brown						
15		2-2-2	4			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.13

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 133.8 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose brown fine SAND [SP]						
		1-2-2	4									
		2-2-2	4			-- very loose, light brown						
5		2-2-1	3									
		2-1-2	3			-- loose						
		2-2-2	4									
10		2-2-2	4	▽			1	4				
						Loose orange clayey fine SAND [SC]						
15		3-3-4	7			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.14

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 138.9 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/DM/DW
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Very loose grey brown fine SAND [SP]						
		1-1-2	3									
		1-1-1	2			-- light brown						
5		1-1-1	2									
		1-2-2	4			Loose orange fine SAND with clay [SP-SC]						
		2-2-2	4	▽								
10		2-2-3	5			Loose orange clayey fine SAND [SC]						
15		4-4-6	10			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.15

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 143.2 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose light brown fine SAND [SP]						
		2-2-2	4									
		2-2-2	4			-- very loose						
5		1-2-1	3			-- loose						
		2-2-2	4			-- very loose						
		2-1-2	3			-- loose						
10		2-2-2	4	▽								
						-- light orange brown						
15		2-2-3	5			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.23

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 145.4 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 10.0+ TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey brown fine SAND [SP]						
		2-2-2	4									
		2-1-2	3			-- very loose, light brown						
5		1-1-1	2									
		1-2-2	4			-- loose						
		2-2-2	4									
10		2-2-2	4	▽								
						-- light orange						
15		3-3-3	9			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.24

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 135.1 DATE STARTED: 12/13/21
WATER TABLE (ft): NE DATE FINISHED: 12/13/21
DATE OF READING: 12/13/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey brown fine SAND [SP]						
		2-2-2	4									
		2-2-2	4			-- very loose						
5		2-2-1	3			-- light brown						
		1-1-2	3			-- loose						
		2-2-2	4	▽								
10		2-2-4	6			Loose light brown clayey fine SAND [SC]						
						-- orange						
15		5-4-5	9			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0130.2100493.0000
REPORT NO.: 1919910
PAGE: B-2.33

PROJECT: EVALUATION OF MAPPED KARST AREAS
KELLY PARK PROPERTY - SOUTHERN ASSEMBLAGE
APOPKA, FLORIDA

BORING I.D.: **R-33** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: GALVIN LAND SERVICES, LLC
LOCATION: SEE BORING LOCATION PLAN
REMARKS: SHGWT = SEASONAL HIGH GROUNDWATER TABLE, N.S. = NOT SURVEYED, NE = NOT ENCOUNTERED

G.S. ELEVATION (ft): 130.0 DATE STARTED: 12/14/21
WATER TABLE (ft): NE DATE FINISHED: 12/14/21
DATE OF READING: 12/14/2021 DRILLED BY: ORL - AI/CM
EST. SHGWT (ft): 8.0 TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N BLOWS / FT	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT/ DAY)	ORG. CONT. (%)
0						Loose grey fine SAND [SP]						
		2-2-2	4			-- light brown						
		1-1-1	2			-- very loose						
5		1-1-1	2									
		1-1-2	3			-- loose						
		3-2-3	5	▽								
10		6-10-12	22			Medium dense orange clayey fine SAND [SC]						
15		9-13-11	24			BORING TERMINATED AT 15.0 FEET						
20												
25												
30												

W-11951.GPJ

NOTE: THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO UES REPORT NO. 1919910v2, DATED MAY 26, 2023, FOR ADDITIONAL SOIL INFORMATION.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SOIL BORINGS

Sheet No.:

C3.11

Marc D Stehli

Digitally signed by Marc D Stehli
DN: cn=Marc D Stehli, o=Poulos & Bennett, LLC, ou=Orlando, email=mstehli@poulosandbennett.com, c=US
Date: 2024.11.13 11:53:40 -05'00'

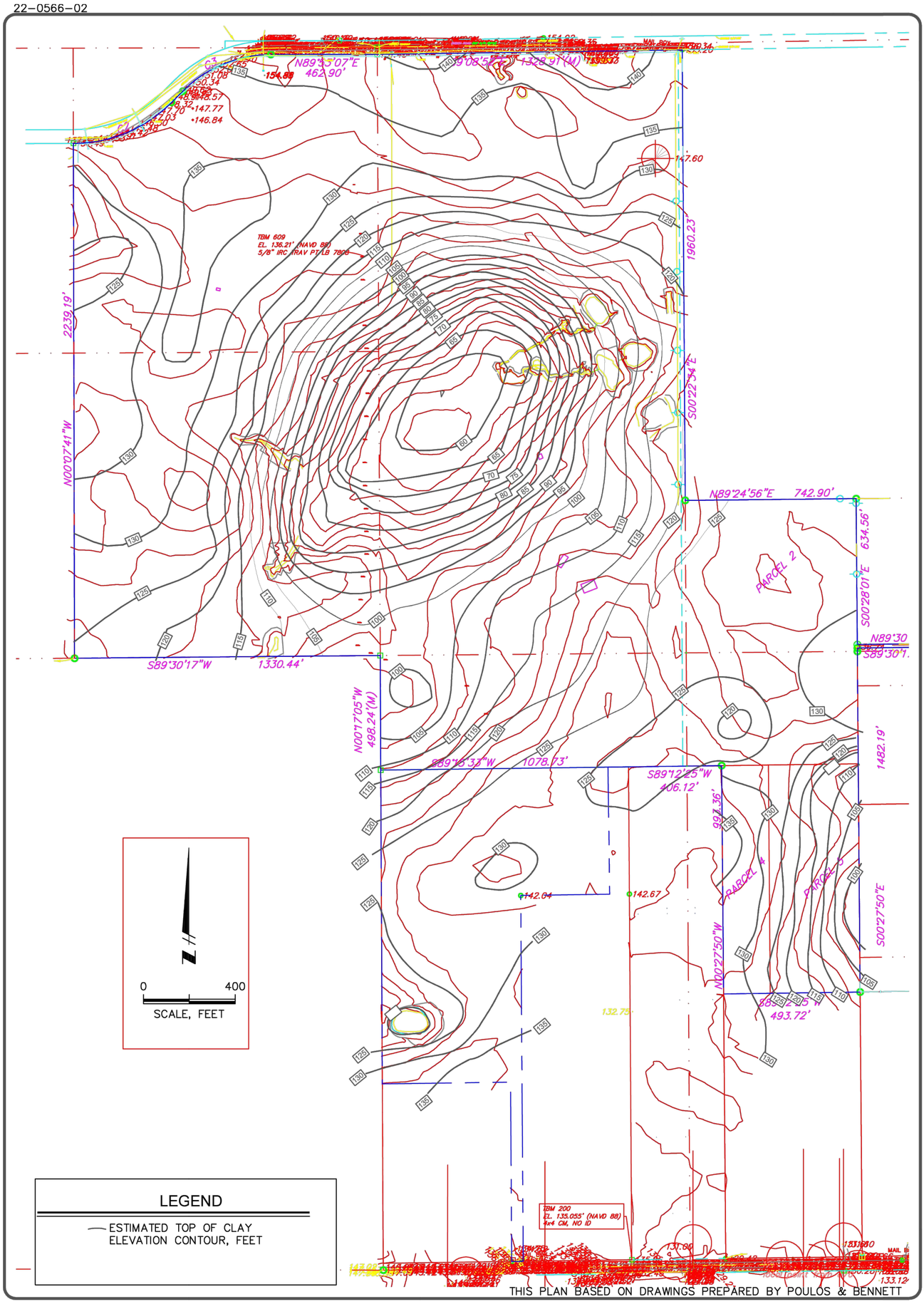
DATE: October 7, 2024

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-SB

22-0566-02



PAGE NO: A-1

UNIVERSAL ENGINEERING SCIENCES

GEOTECHNICAL EXPLORATION
KELLY PARK PROPERTY
APOPKA, ORANGE COUNTY, FLORIDA

TOP OF CLAY CONTOUR MAP

FOR: GALVIN LAND SERVICES, LLC

DRAWN BY:	R.K.	DATE:	2 - 27 - 2023
CHECKED BY:	A.W.	DATE:	2 - 27 - 2023
REPORT NO:	--	SCALE:	AS SHOWN
PROJECT NO:	0130.2200422.0000		

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No.: 28567

Marc D Stehli
DATE: October 7, 2024

Sheet No: C3.20

Sheet Title: CLAY CONTOUR MAP

Jurisdiction: CITY of APOPKA, FL

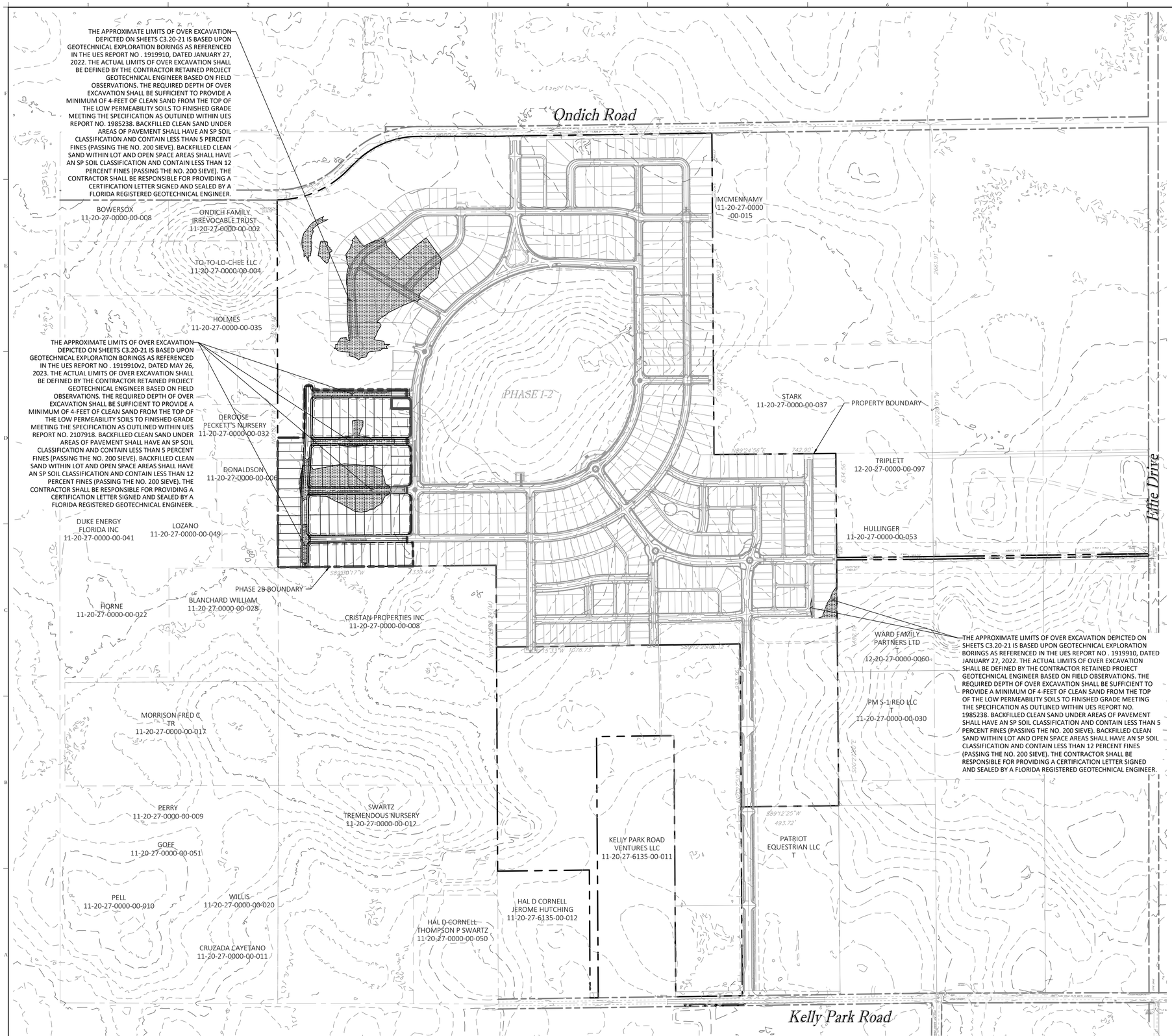
Project Name: CROSSROADS AT KELLY PARK - PHASE 2B

SCALE IN FEET: 1" = 150'
PROJECT MGR: MDS
APPROVED BY: KML
CHECKED BY: EHW
DRAWN BY: KML
DESIGNED BY: 21-027
JOB NO.:
VERTICAL DATUM: NAVD 88

SUBMISSIONS/REVISIONS

NO	DATE	DESCRIPTION
1	10/07/2024	SUBMITTED CITY OF APOPKA & SJRWMD

Key Map



Grading Legend	
Symbol	Description
74	EXISTING CONTOUR
	AREA OF OVEREXCAVATION

NOTE
THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND REPRESENTS OVER EXCAVATION AS PROPOSED WITHIN THE CROSSROADS AT KELLY PARK PHASE 1-2. 1-3, 2 AND MASS GRADING CONSTRUCTION SITE PLANS. CONTRACTOR SHALL VERIFY THAT OVER EXCAVATION WITHIN PHASE 2B HAS BEEN PERFORMED AND SHALL NOTIFY ENGINEER IF OTHERWISE.

Key Map:

150 0 300 600
SCALE IN FEET

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

OVER EXCAVATION PLAN

Sheet No.:

C3.21

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

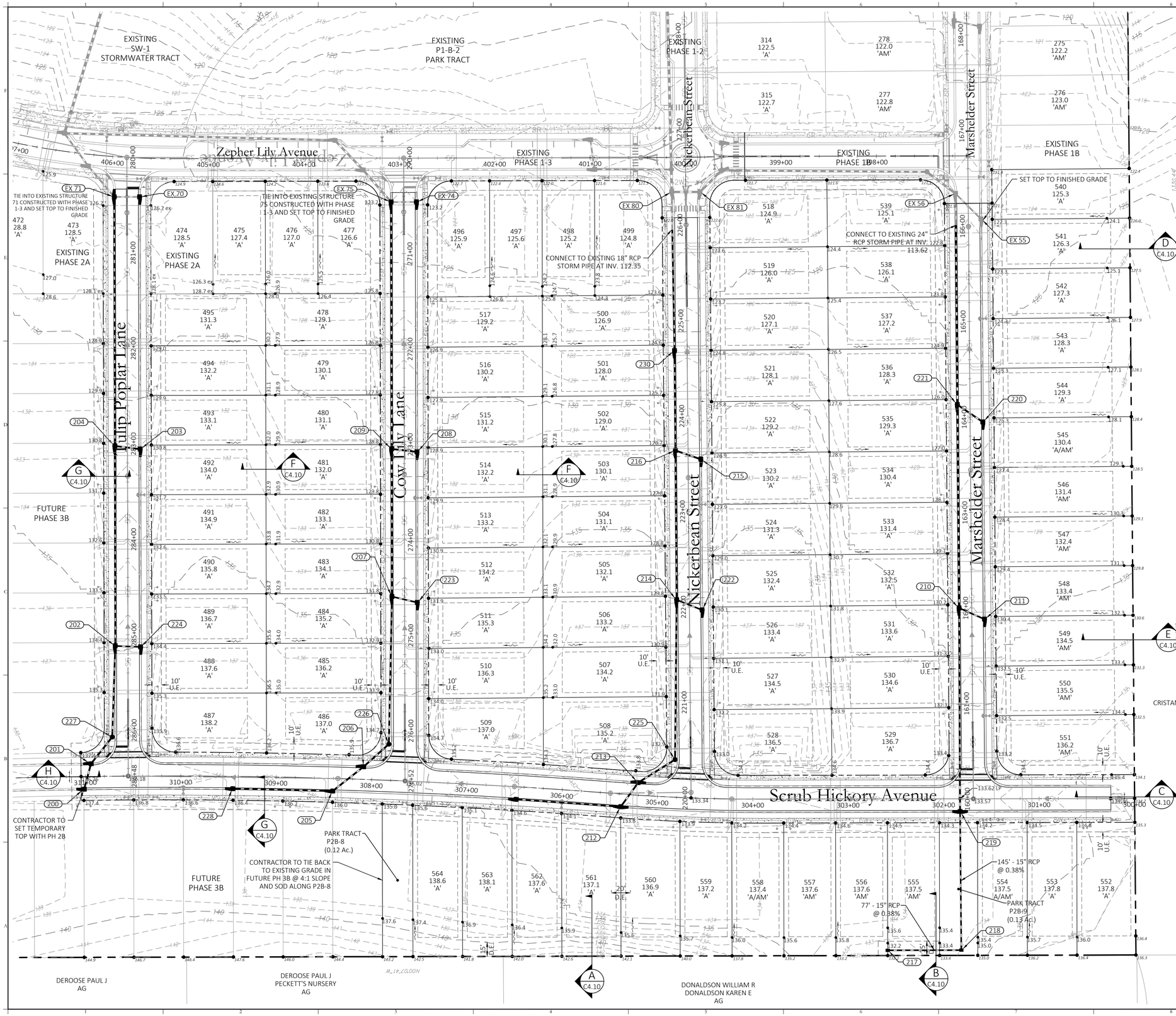
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed 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.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-GEP





Drainage Legend

Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend

Symbol	Description
100.00 EX	EXISTING SPOT GRADE
✖ 104.00	PROPOSED SPOT GRADE
✖ 101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
74	EXISTING CONTOUR
74	PROPOSED CONTOUR

NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.

2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.

3. EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON APPROVED MASS GRADING PLANS AS DEPICTED IN THE CROSS ROADS AT KELLY PARK PH 1-2, 1-3, 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS.

4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE SETBACKS SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED; THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO CITY OF APOPKA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.

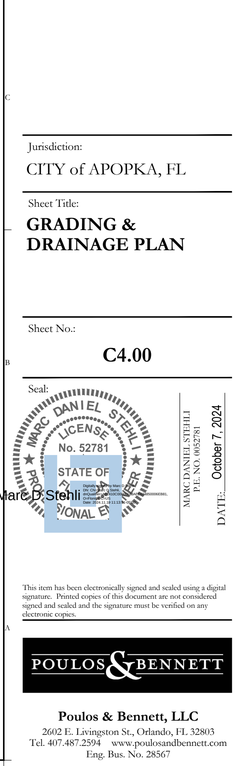
5. ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY/ALLEY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.

6. ALL BACKYARD AND ENVIRONMENTAL SWALES LOCATED WITHIN PHASE SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.

7. SIDEWALKS AND CURB RAMPS AS SHOWN ARE REQUIRED FOR THE CITY OF APOPKA CERTIFICATION OF COMPLETION FOR INFRASTRUCTURE. CURB RAMPS SHALL BE PROVIDED AT EVERY INTERSECTION AND SIDEWALKS SHALL BE PROVIDED PER ROADWAY CROSS SECTIONS ADJACENT TO ALL RIGHT-OF-WAYS AND SHALL BE INSTALLED WITH SITE INFRASTRUCTURE WHEN AADJACENT TO COMMON AREAS OR DURING VERTICAL CONSTRUCTION OF HOMES WHEN ADJACENT TO LOTS. HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK AND PAVEMENT SHALL MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.

8. THE SECONDARY STORM SEWER HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE CURB GUTTER ELEVATION AND THE STORM WATER HYDRAULIC GRADE LINE.

Key Map:



- 10/07/2024 SUBMIT TO CITY OF APOPKA & SJRMWD

NO. DATE: DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.00

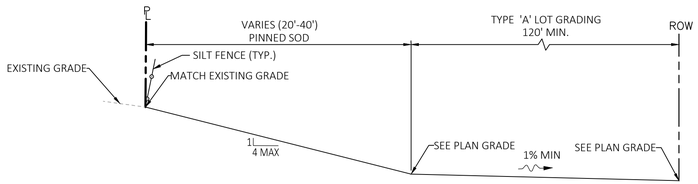
Seal:

This item has been electronically signed and sealed 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.

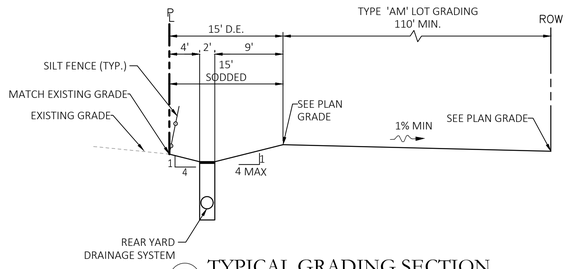
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

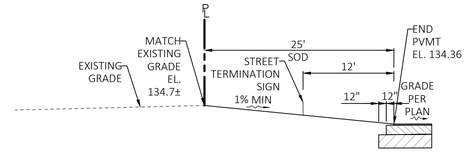
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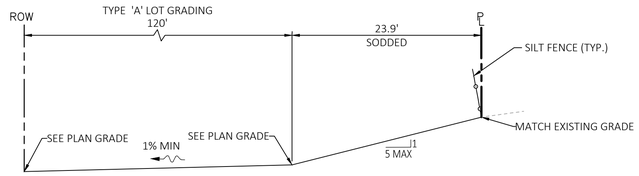
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N.T.S.



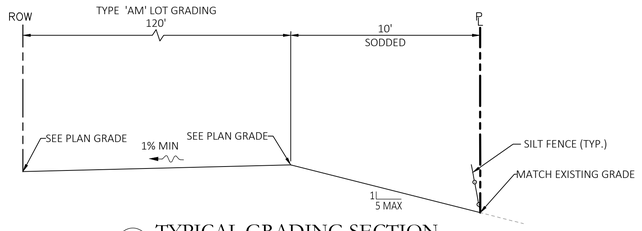
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N.T.S.



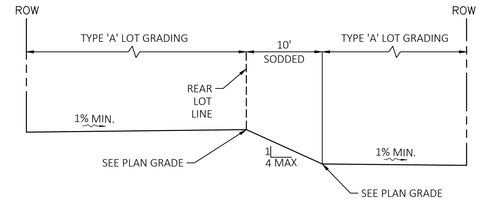
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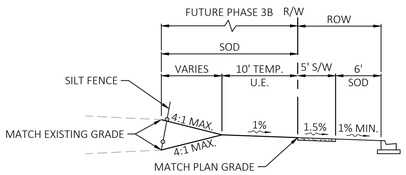
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LOTS 540 - 545
N.T.S.



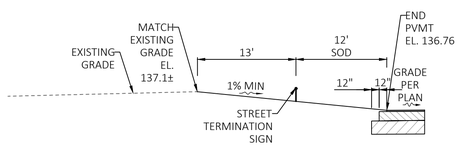
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LOTS 545 - 551
N.T.S.



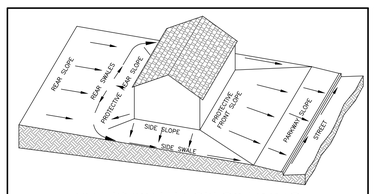
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N.T.S.



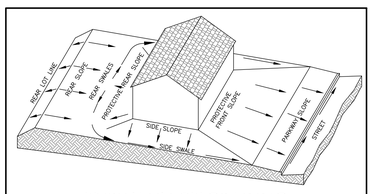
G TYPICAL GRADING SECTION
N.T.S.



H STREET TERMINATION DETAIL
N.T.S.



FHA TYPE 'A' LOT GRADING
N.T.S.



TYPE 'AM' LOT GRADING
N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: October 7, 2024

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EXISTING SW-1 STORMWATER TRACT

EXISTING P1-B-2 PARK TRACT

EXISTING SEWER LATERALS/CLEANOUT CONSTRUCTED WITH PHASE 1-3 TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET CLEANOUT TO FINAL FINISHED GRADE.

EXISTING PHASE 1-2

EXISTING SEWER LATERALS/CLEANOUT CONSTRUCTED WITH PHASE 1B TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO SET CLEANOUT TO FINAL FINISHED GRADE.

Zepher Lily Avenue

Nickerbean Street

Marshelder Street

Tulip Poplar Lane

Cow Lily Lane

Scrub Hickory Avenue

EXISTING PHASE 1-3

EXISTING PHASE 1B

EXISTING PHASE 2A

FUTURE PHASE 3B

CONTRACTOR TO CONNECT TO PHASE 1-3 EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 34, EX 36)

CONTRACTOR TO CONNECT TO PHASE 1-2 EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 38)

CONTRACTOR TO CONNECT TO PHASE 1-B EXISTING SANITARY MANHOLE AND SET RIM TO FINAL GRADE (EX 16)

P2B-8 PARK TRACT (0.12 Ac.)

P2B-9 PARK TRACT (0.13 Ac.)

PROPERTY BOUNDARY (TYP.)

CRISTAN PROPERTIES INC AG

FUTURE CONNECTION

DEROOSE PAUL J AG

DEROOSE PAUL J PECKETT'S NURSERY AG

DONALDSON WILLIAM R DONALDSON KAREN E AG

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
	STORMWATER INLET	
	STORMWATER INLET	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

NOTES:

1. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE & UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.

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

3. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROPOSED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDERS STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.

4. ALL WATERMAIN, FORCEMAIN AND RECLAIM WATERMAIN TO BE PVC MATERIAL UNLESS OTHERWISE SPECIFIED ON THE PLAN.

5. TEMPORARY UTILITY EASEMENT ADJACENT TO RIGHT-OF-WAY SHALL BE PLATTED AS PERMANENT WITH THE DEVELOPMENT OF FUTURE PHASES.

6. ALL VALVES ARE TO BE LOCTED WITHIN CLOSE PROXIMITY OF TEE/CROSS WHENEVER POSSIBLE (WITHIN 24" PREFERRED). VALVES ARE NOT TO BE LOCATED WITHIN DETECTABLE WARNING MAT, SIDEWALK RAMP, OR CURB.

25 0 50 100

SCALE IN FEET

Key Map:

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APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

WASTEWATER COLLECTION PLAN

Sheet No.:

C5.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Marc Daniel Stehli DN: CN=Marc Daniel Stehli, O=Poulos & Bennett, C=US Date: 2024.10.07 14:11:33 -04'00'

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: October 7, 2024

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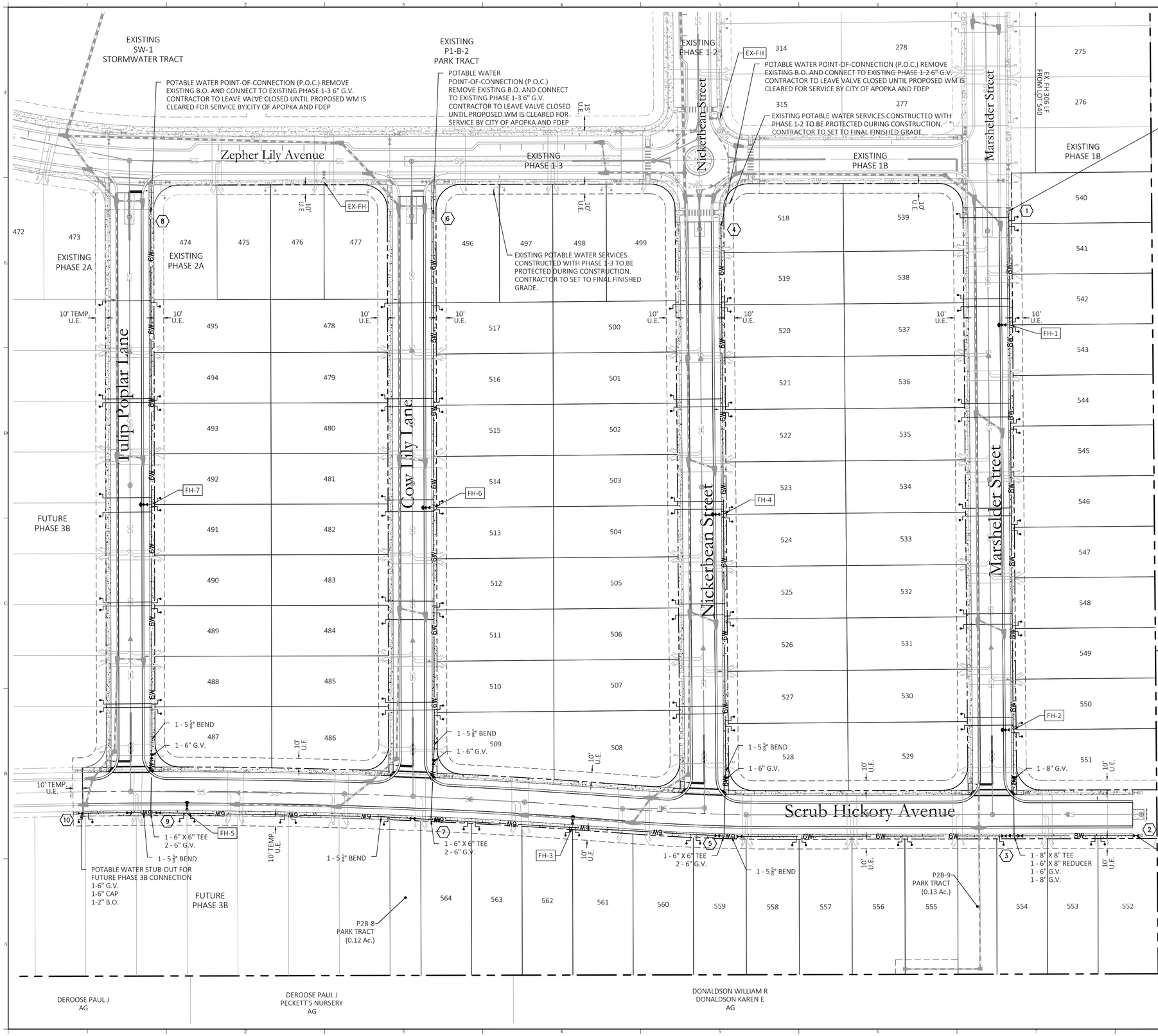
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Eng. Bus. No. 28567

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25 0 50 100

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	6W
RW	RECLAIM WATER MAIN (RW)	4R
SS	SANITARY SEWER (SS)	SS
	STORMWATER INLET	
	STORMWATER INLET	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

NOTES:

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DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

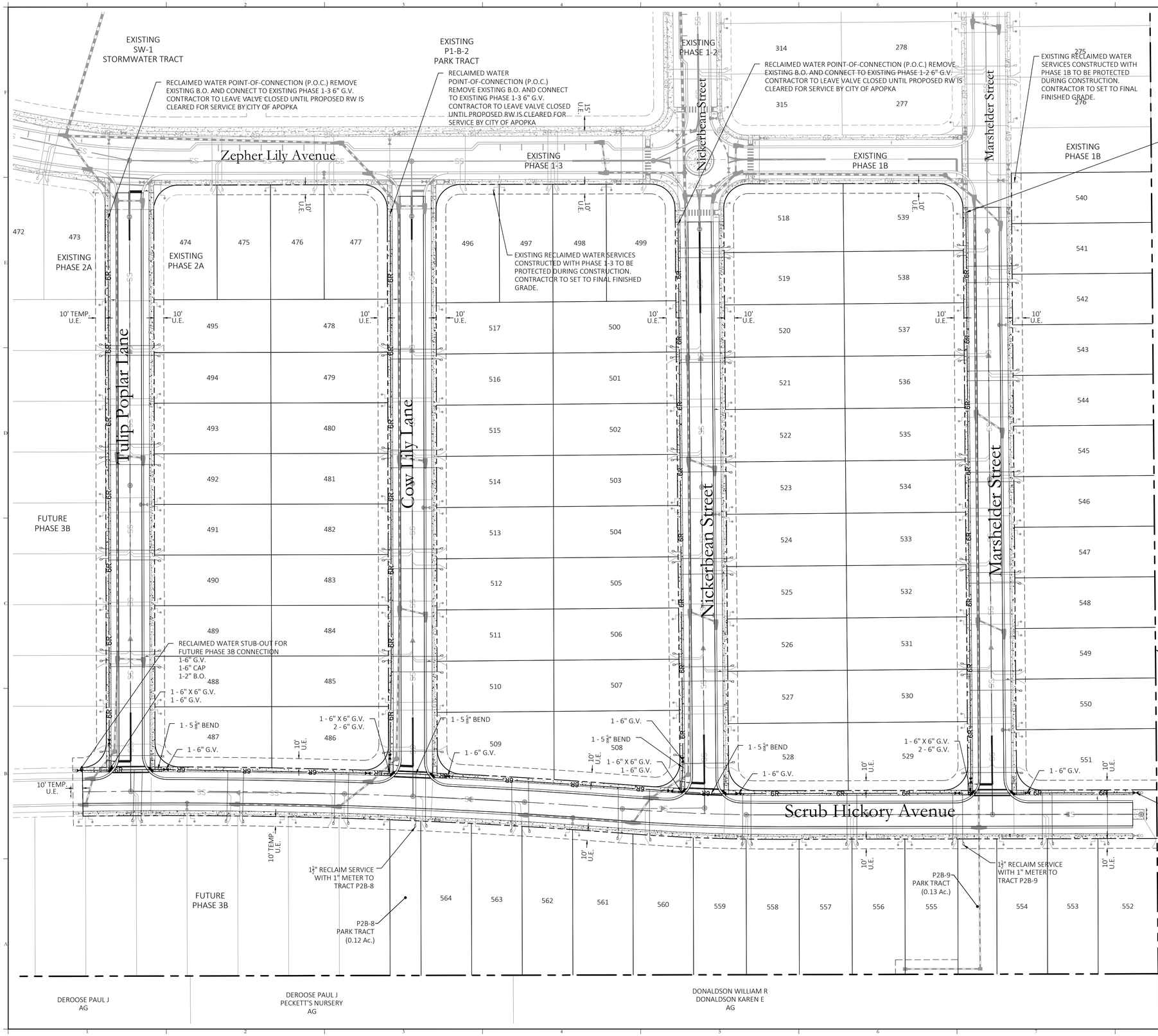
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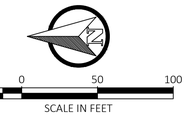
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Key Map:



Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
	STORMWATER INLET	
	STORMWATER INLET	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	WGV-1
	BT SAMPLE POINT	1

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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

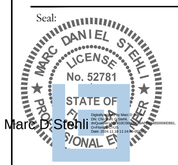
Sheet Title:

RECLAIMED WATER DISTRIBUTION PLAN

Sheet No.:

C5.20

Seal:



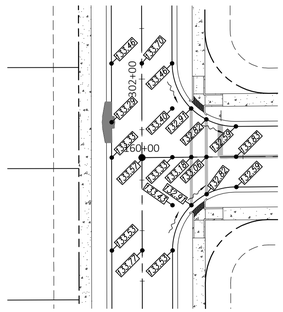
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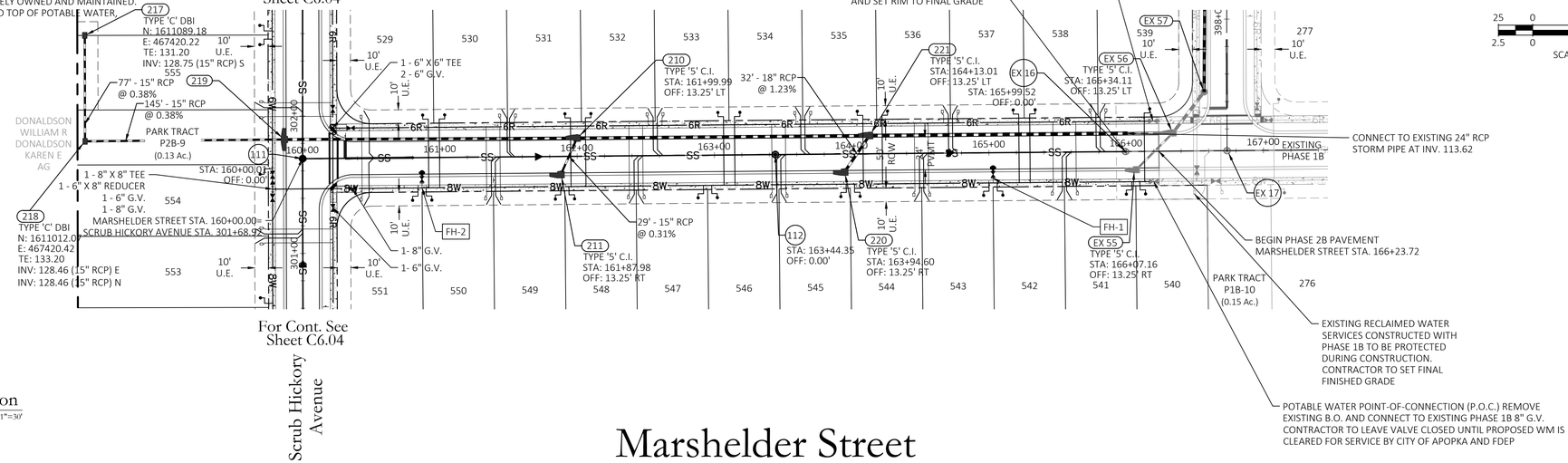
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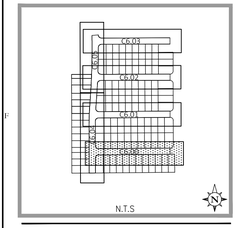
NOTES:
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5. PROVIDE 36" MIN. COVER BETWEEN PROPOSED GRADE AND TOP OF POTABLE WATER, RECLAIMED WATER, AND FORCEMAIN PIPE.

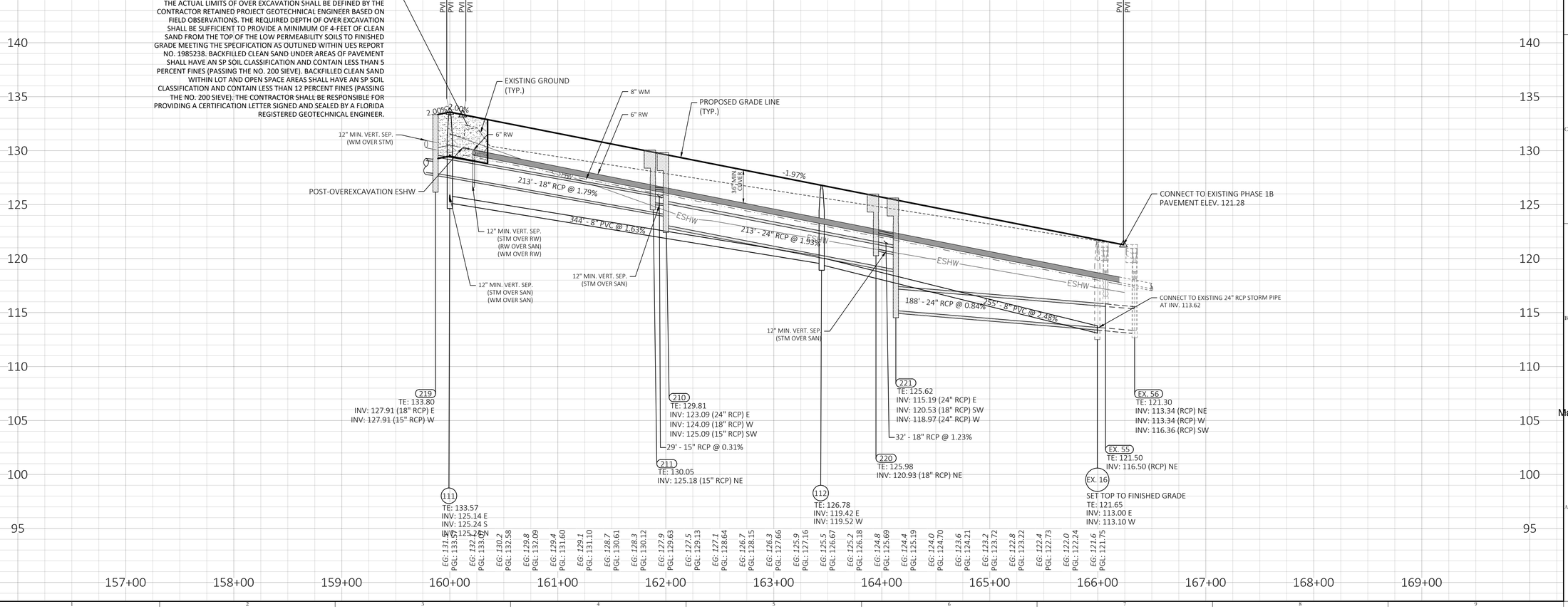


Marshelder Street &
Scrub Hickory Avenue Intersection
1"=30'



Key Map:





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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE MARSHELDER STREET

Sheet No.:

C6.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

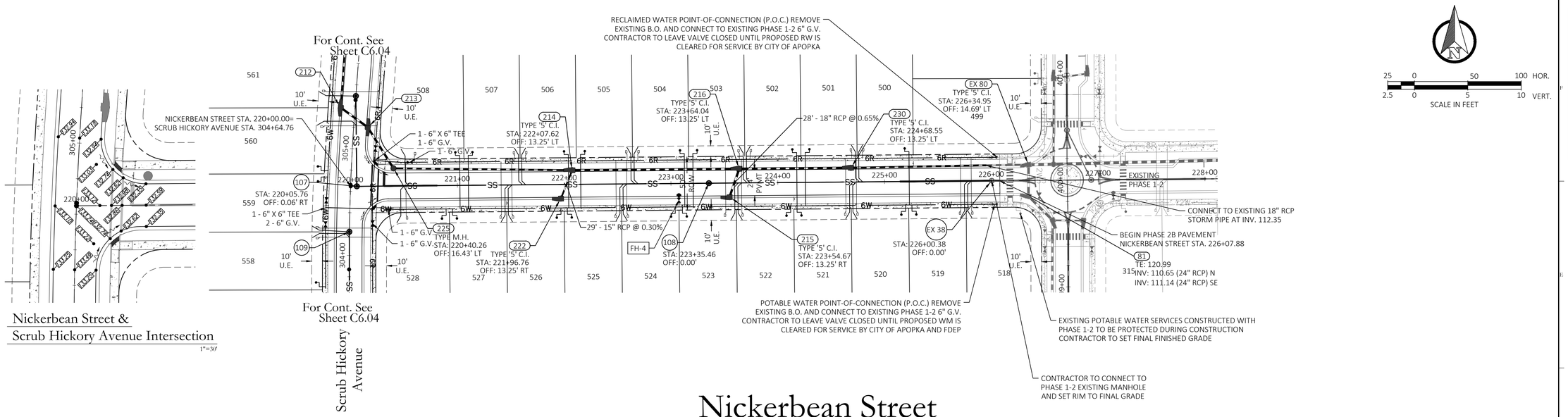
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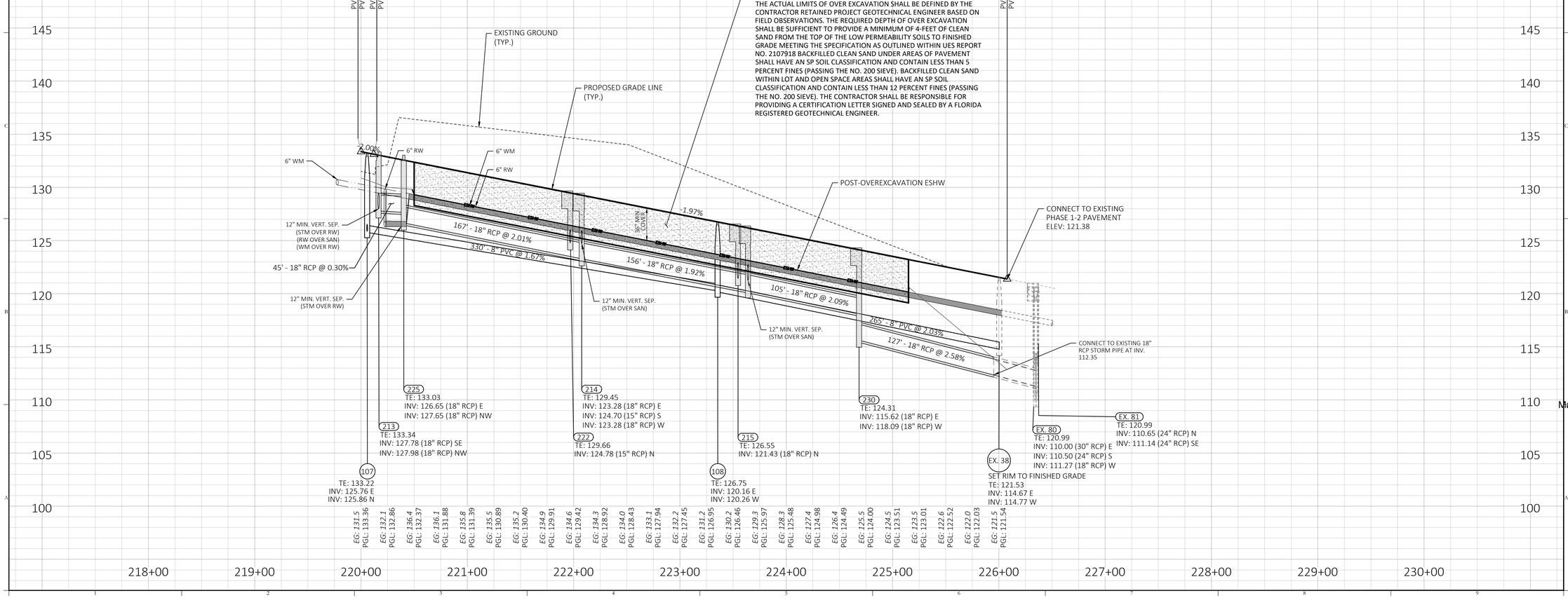
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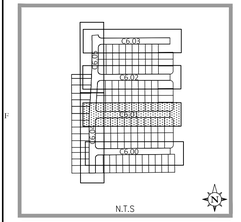
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Key Map:



25 0 50 100 HOR.
2.5 0 5 10 VERT.
SCALE IN FEET

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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE NICKERBEAN STREET

Sheet No.:

C6.01

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

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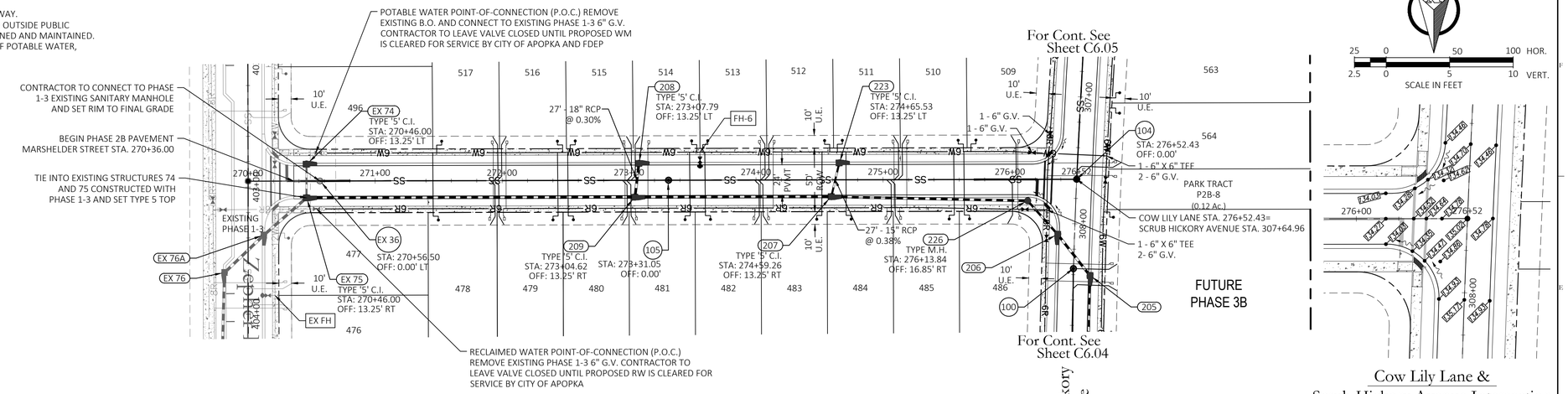
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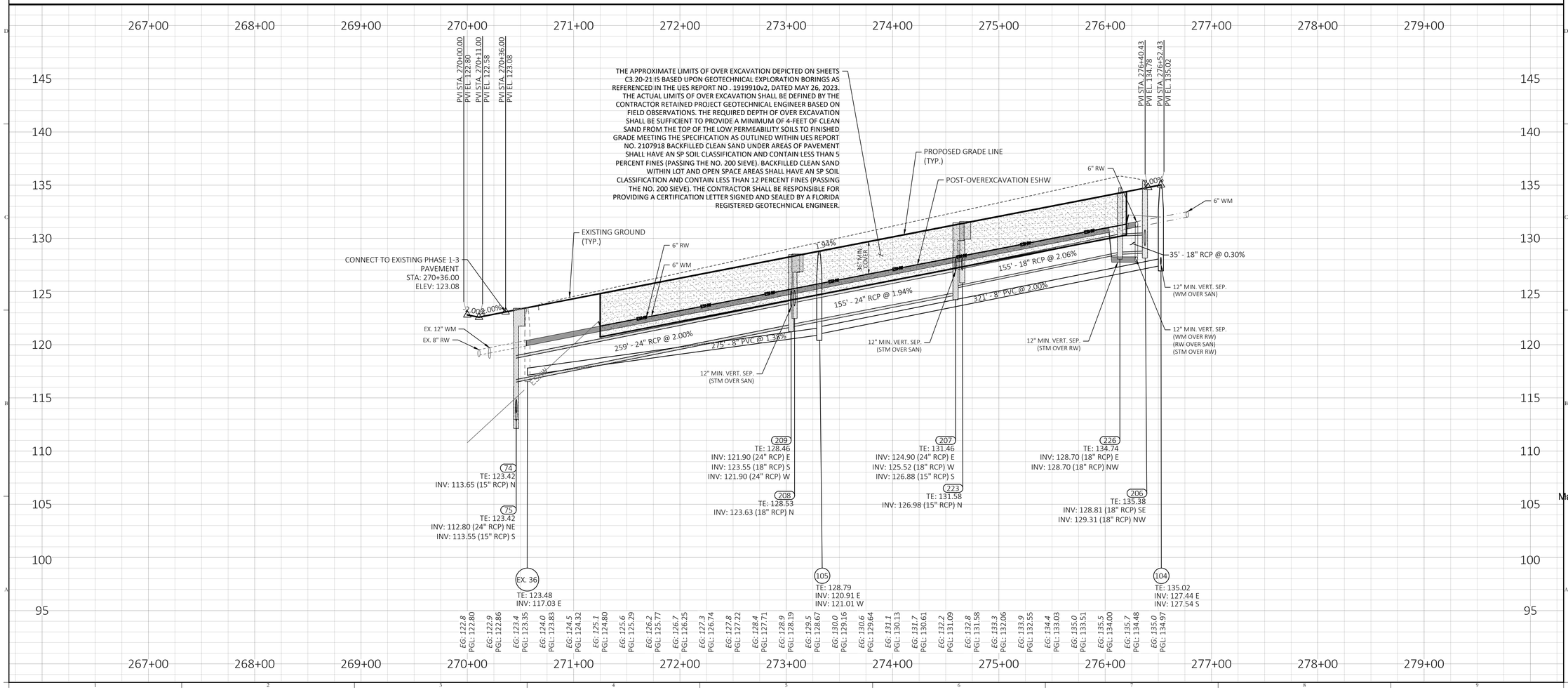
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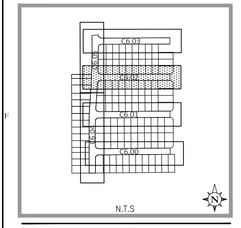
NOTES:
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Cow Lily Lane



Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

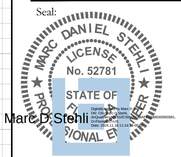
Sheet Title:

PLAN & PROFILE COW LILY LANE

Sheet No.:

C6.02

Seal:



Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

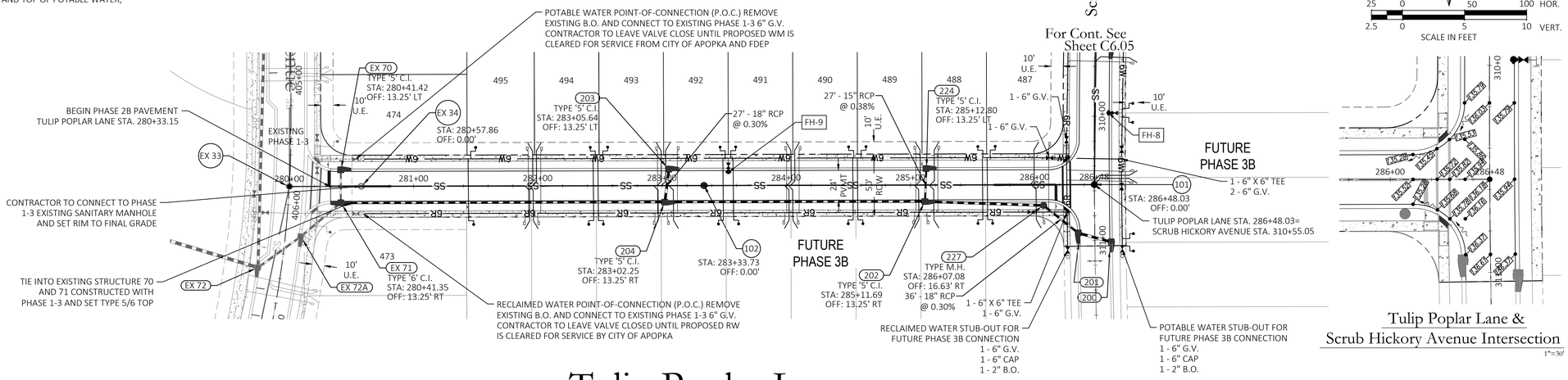
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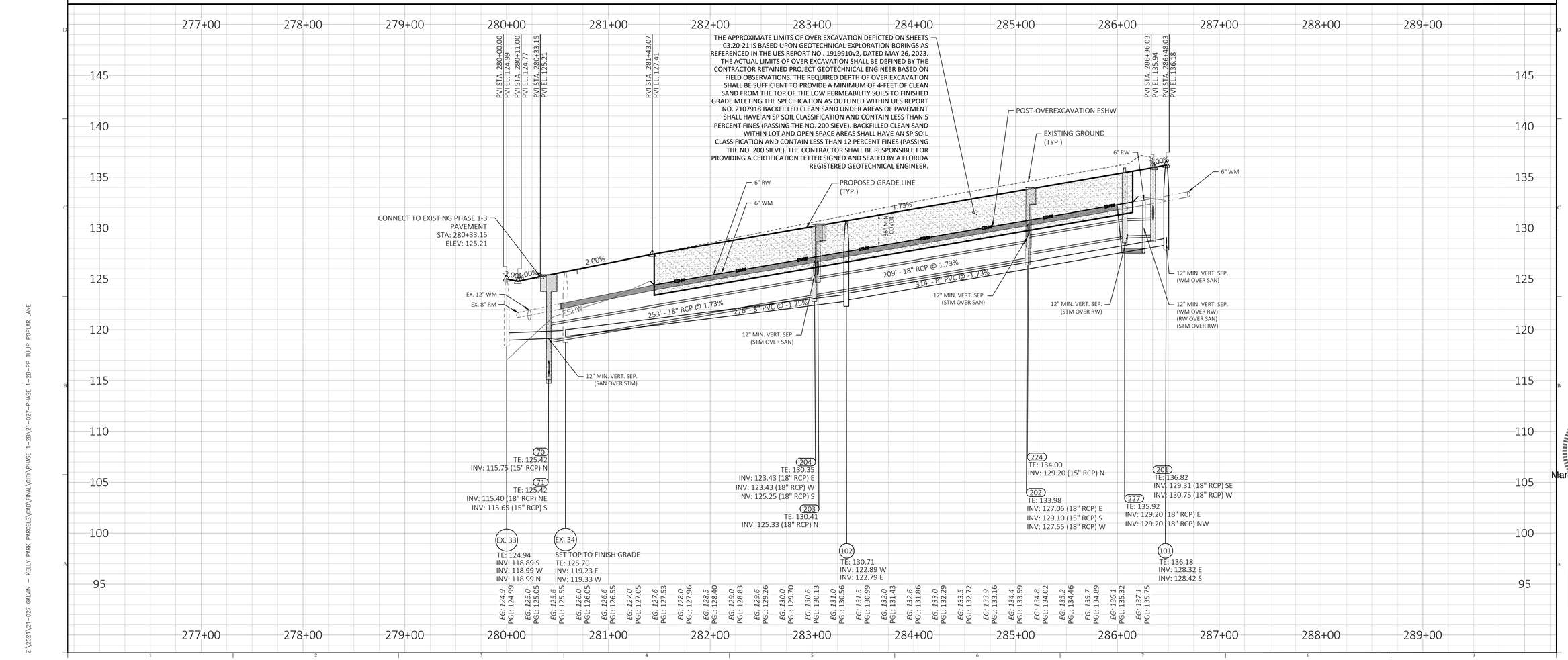
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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027-PHASE 1-2B-PP COW LILY LANE

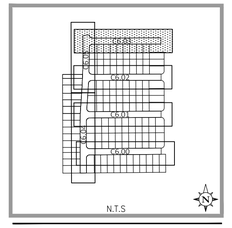
NOTES:
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. PROVIDE 3' MIN HORIZONTAL SEPARATION BETWEEN WATERMAIN / RECLAIMED WATERMAIN AND STORMWATER DRAINAGE STRUCTURES.
3. PROVIDE 10' UTILITY EASEMENT ALONG ALL PROPOSED RIGHT-OF-WAY.
4. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. PROVIDE 36" MIN. COVER BETWEEN PROPOSED GRADE AND TOP OF POTABLE WATER, RECLAIMED WATER, AND FORCEMAIN PIPE.



Tulip Poplar Lane



Key Map:



NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE TULIP POPLAR LANE

Sheet No.:

C6.03

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Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 0052781

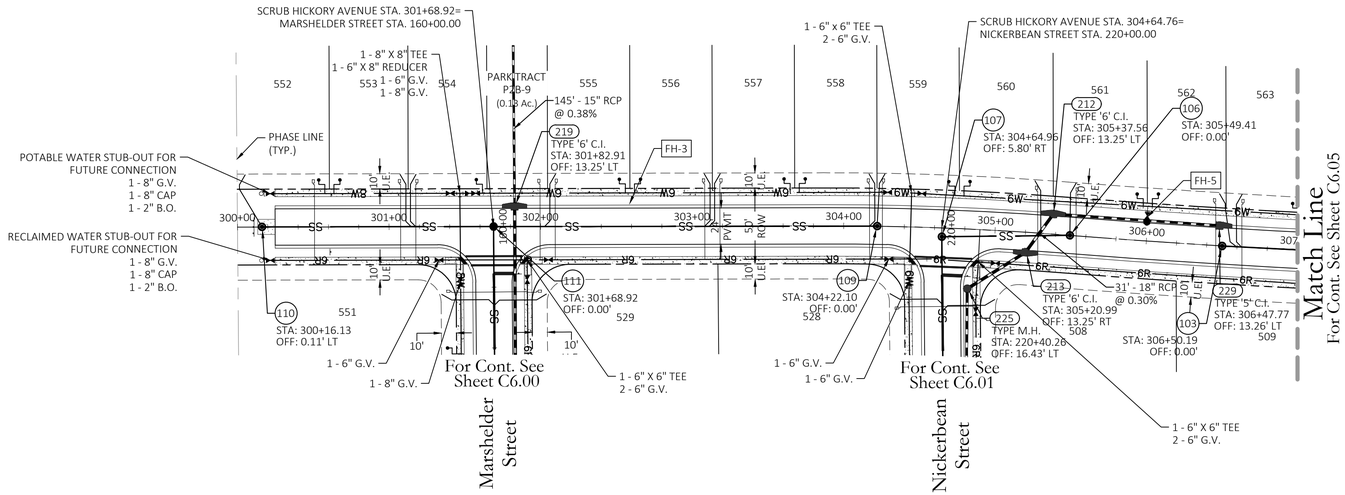
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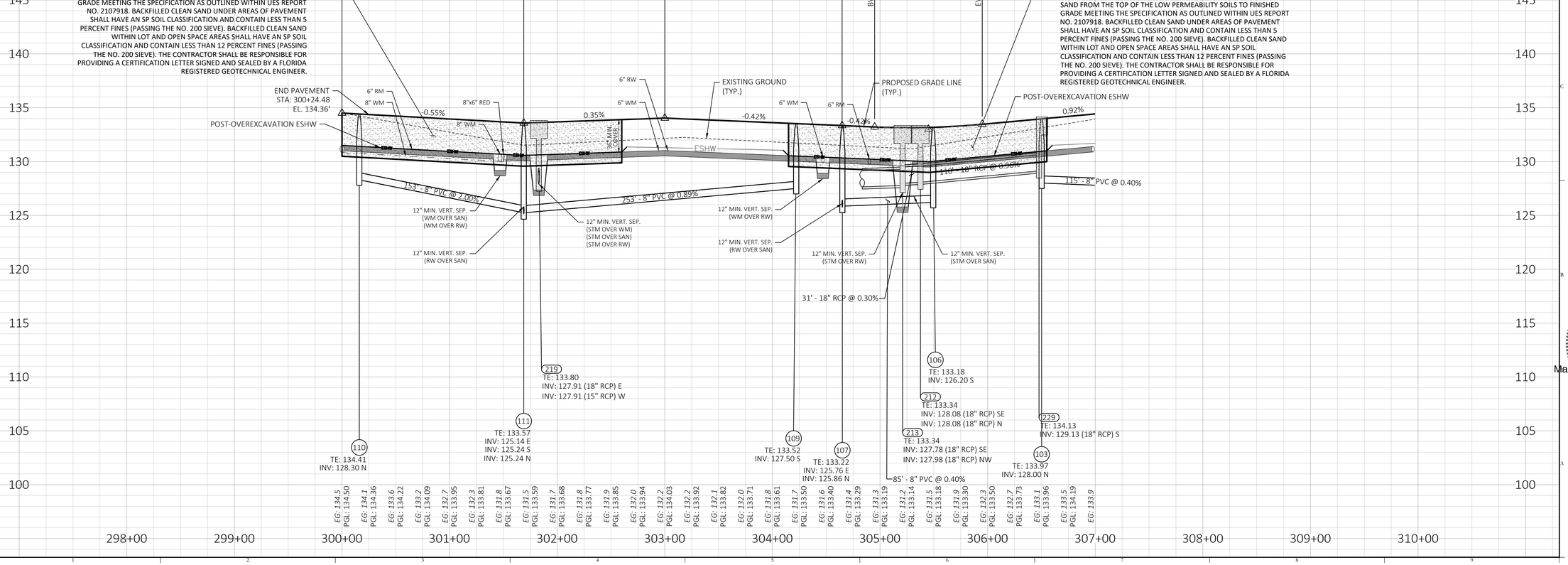
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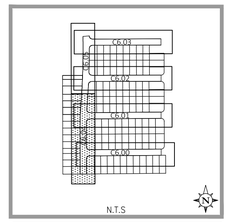


Scrub Hickory Avenue





Key Map:



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Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

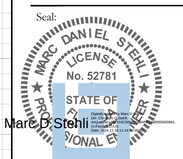
Sheet Title:

PLAN & PROFILE SCRUB HICKORY AVENUE

Sheet No.:

C6.04

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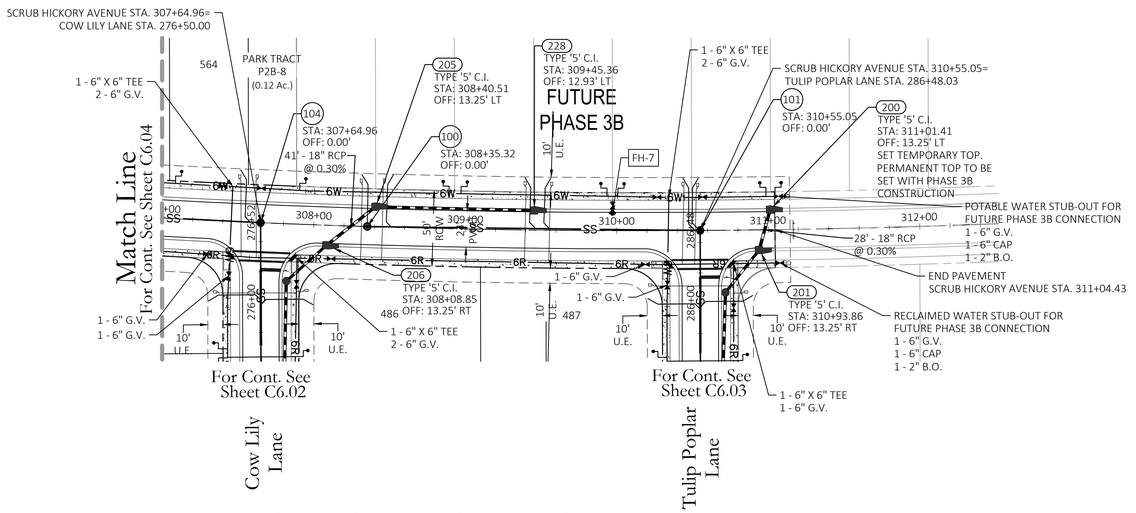


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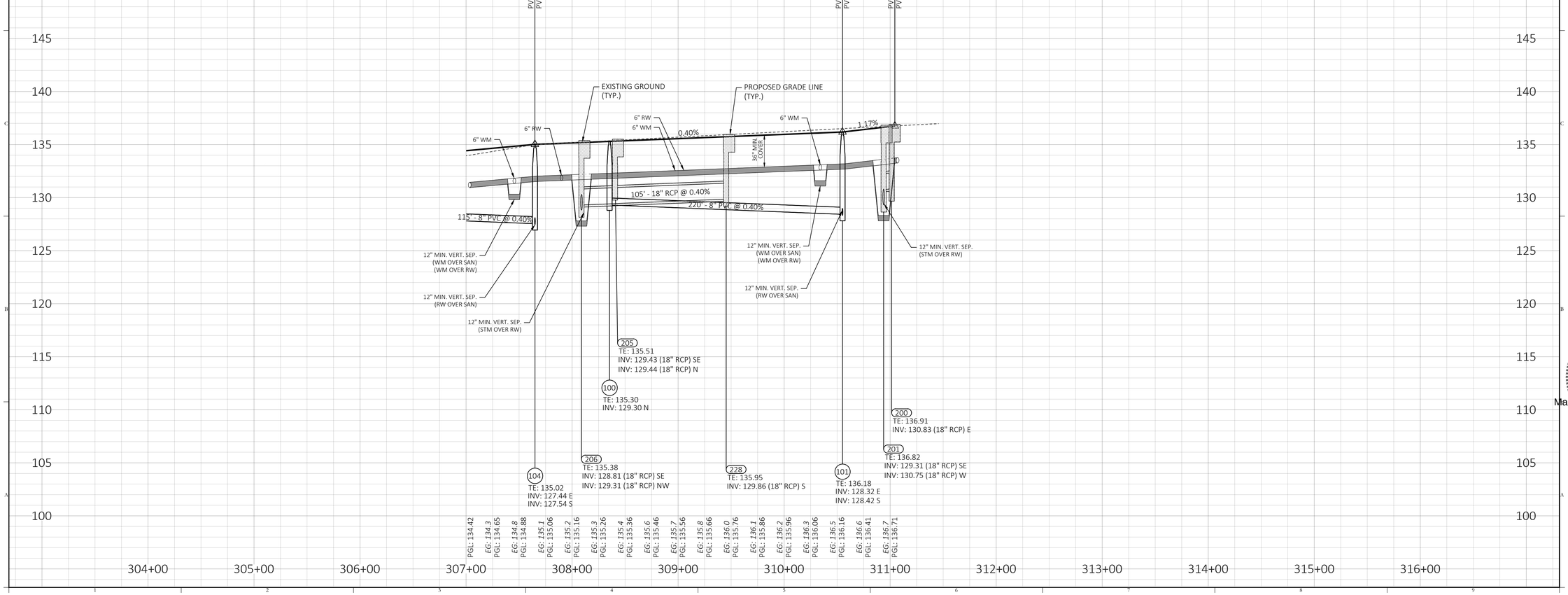
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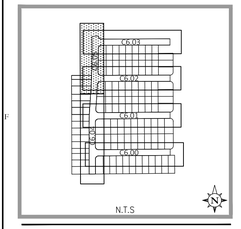
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Scrub Hickory Avenue



Key Map:



25 0 50 100 HOR.
2.5 0 5 10 VERT.
SCALE IN FEET

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Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

PLAN & PROFILE SCRUB HICKORY AVENUE

Sheet No.:

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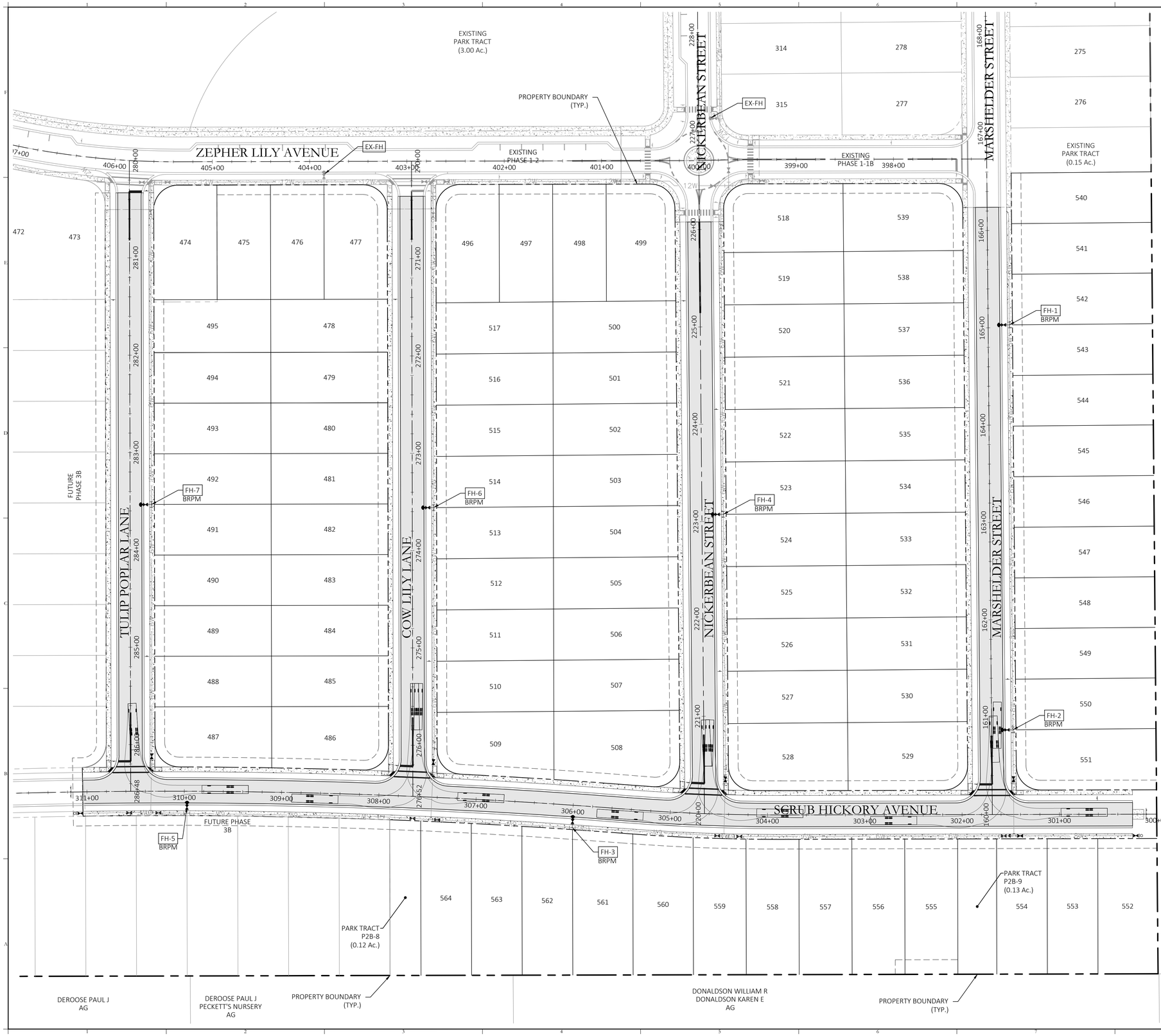
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

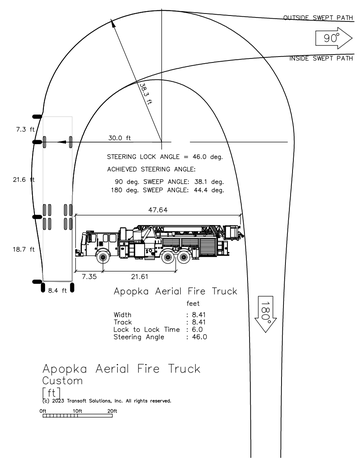
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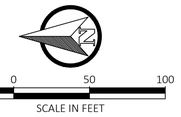
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NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
3. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   3.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET
   3.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET.
   4.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS
8. STREET DESIGN CAN ACCOMODATE LARGE TRUCKS, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40 AND GARBAGE TRUCKS AND BASED ON THE CENTERLINE MINIMUM RADIUS OF 50.0'.
9. ALL ROUNDABOUTS SHALL INCORPORATE A CONCRETE MOUNTABLE APRON TO ALLOW FIRE TRUCKS TO MANEUVER THROUGH THE INTERSECTION.
10. FIRE HYDRANTS SHALL BE LOCATED 5 FEET TO 7 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF HYDRANTS
11. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
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APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

FIRE PROTECTION PLAN

Sheet No.:

C7.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI P.E. NO. 065781

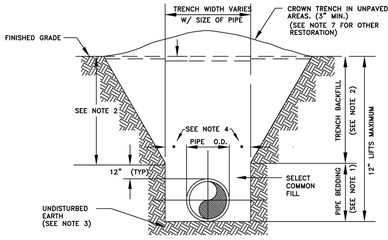
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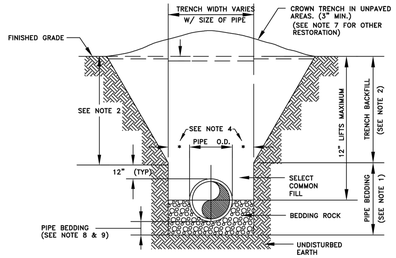


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

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

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

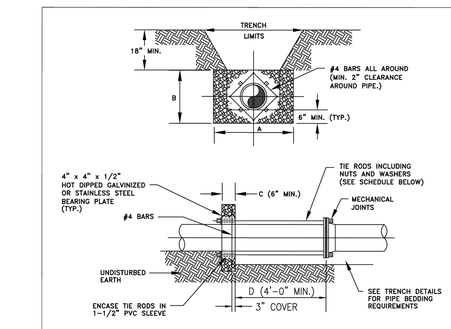
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

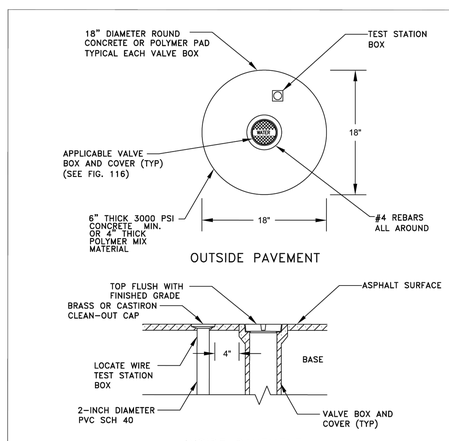
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

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

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

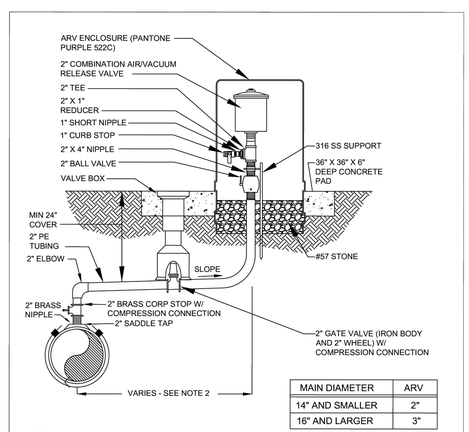
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



VALVE IDENTIFICATION TAG
TO BE INSTALLED BY CITY
& PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

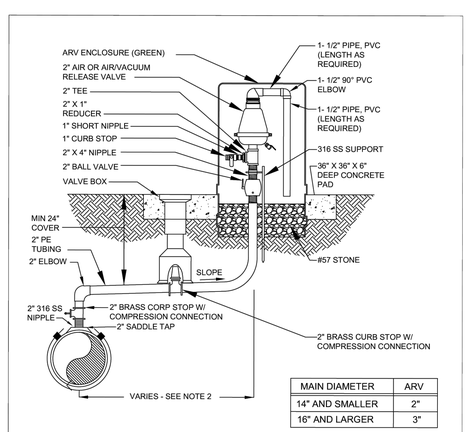


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.
5. ASSEMBLY PIPE, FITTINGS, AND APPURTENANCES TO MATCH ARV SIZE..

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - RECLAIMED WATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

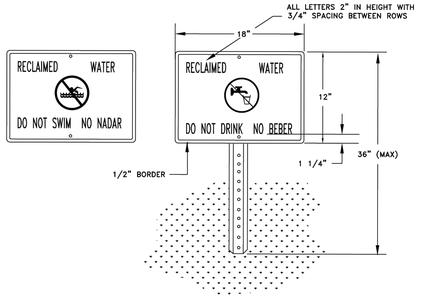
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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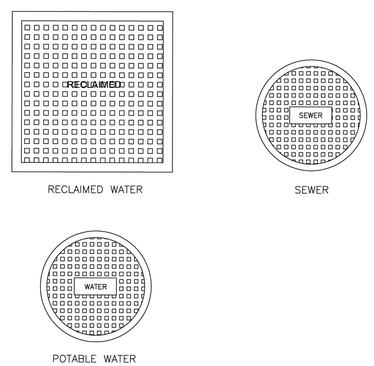


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

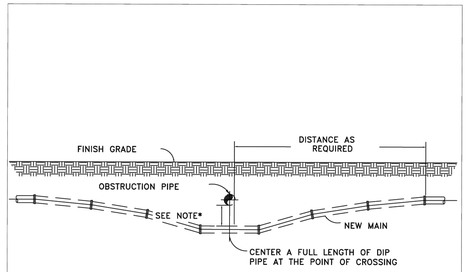
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



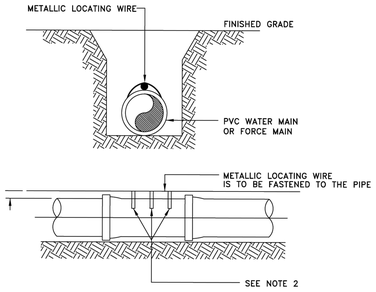
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

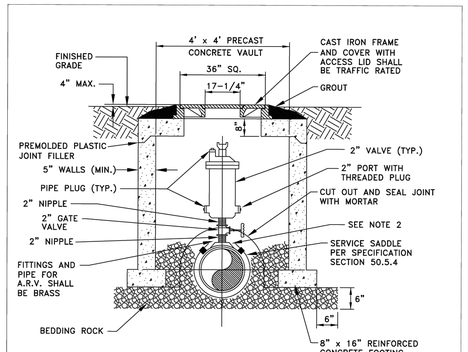


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

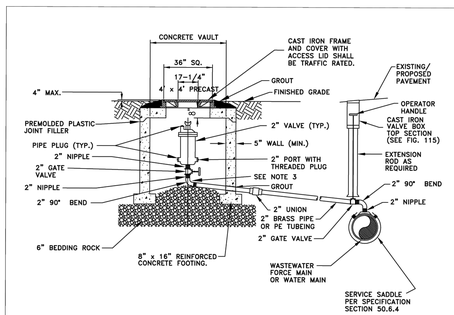


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

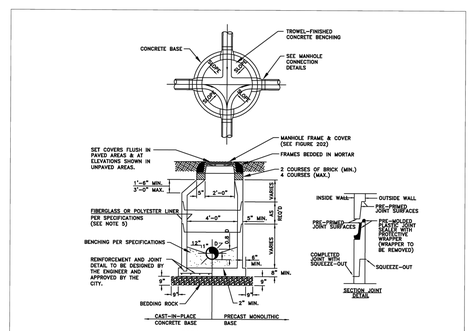


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

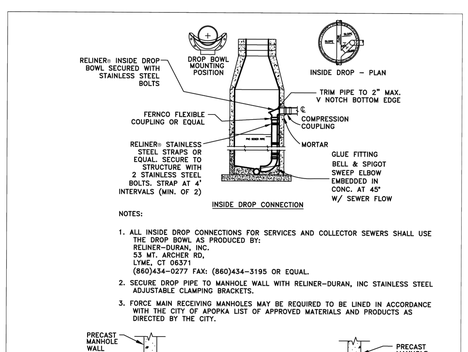
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

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Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

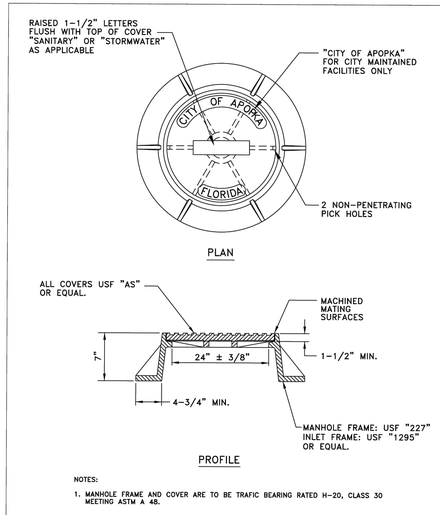
MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

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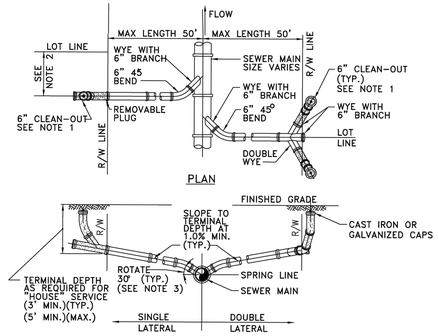


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

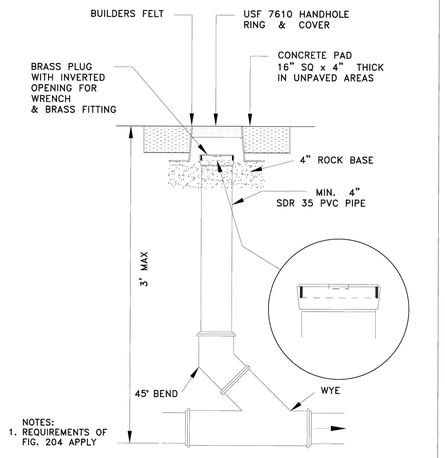


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

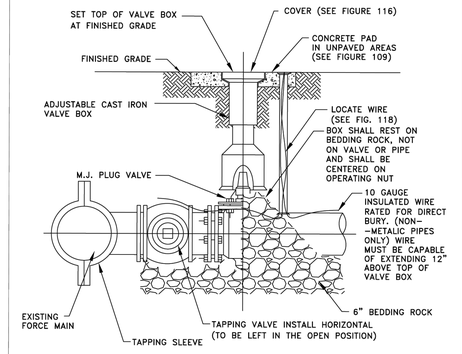


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

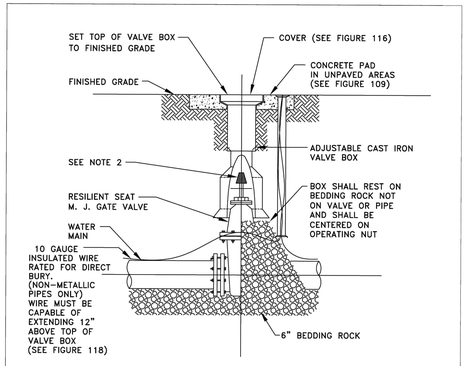
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

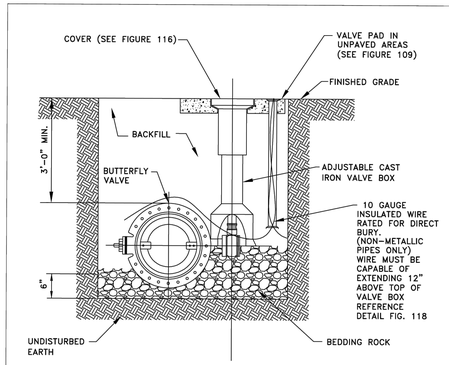


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

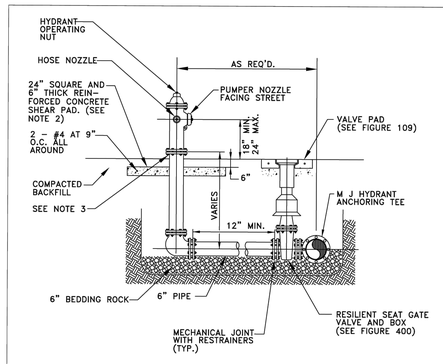


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
3. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

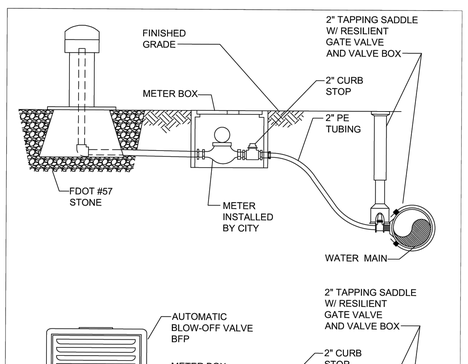


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

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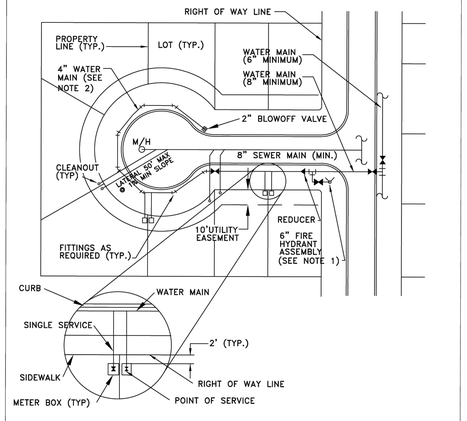
MARC DANIEL STEHLI
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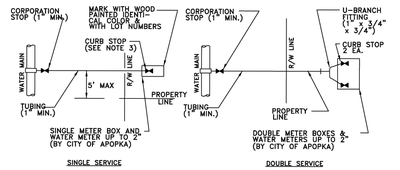


NOTES:

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

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	SEPTEMBER 2022	FIG. 404

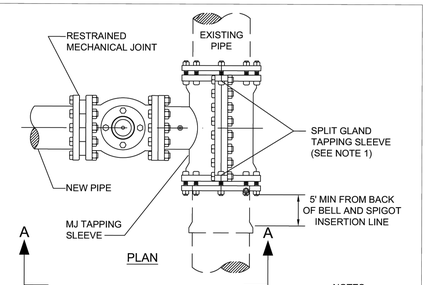


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

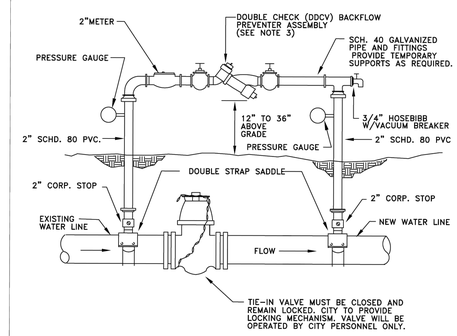


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

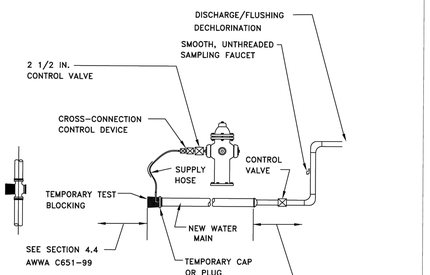


NOTE:

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

TEMPORARY JUMPER CONNECTION

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



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

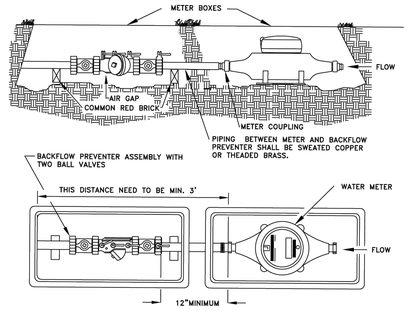
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

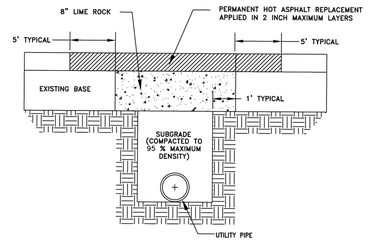


1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505

NOTE:
SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII. AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

Key Map:

NO.	DATE:	DESCRIPTIONS:
-	10/07/2024	SUBMIT TO CITY OF APOPKA & SJRMWD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 2B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

APOPKA CONSTRUCTION DETAILS

Sheet No.:

C9.13

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

Marc D. Stehli

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: October 7, 2024

This item has been electronically signed and sealed 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.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2B\21-027 -PHASE 1-2B-CDTLS

LEGEND

I.R.C.	–	IRON ROD & CAP
C.M.	–	CONCRETE MONUMENT
I.P.	–	IRON PIPE
FND.	–	FOUND
ID.	–	IDENTIFICATION
COR.	–	CORNER
SEC.	–	SECTION
R/W	–	RIGHT–OF–WAY
O.R.B.	–	OFFICIAL RECORDS BOOK
P.B.	–	PLAT BOOK
R.B.	–	ROAD BOOK
D.B.	–	DEED BOOK
PG.	–	PAGE
H.W.F.	–	HOG WIRE FENCE
W.B.F.	–	WOOD BOARD FENCE
B.W.F.	–	BARB WIRE FENCE
C.L.F.	–	CHAIN LINK FENCE
–E–	–	HIGH VOLTAGE ELECTRIC LINES
–OHUL–	–	OVERHEAD UTILITY LINES
WV	–	WATER VALVE
T	–	TELEPHONE RISER
	–	GUY ANCHOR
	–	POWER POLE
VBX	–	GAS VALVE BOX
E	–	ELECTRIC RISER
	–	GUY POLE

LEGAL DESCRIPTION: (PROVIDED BY CLIENT FROM SURVEY PREPARED BY ATLANTIC SURVEYING, DATED 6/30/21)

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida, lying South and East of Ondich Road.

AND

The Southeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida. PARCEL 2:
From the East 1/4 corner of Section 11, Township 20 South, Range 27 East, Orange County, Florida, run thence South 00°22'00" East, 150.00 feet along the East line of the Southeast Quarter of said Section 11, thence South 89°36'26" West, 589.09 feet parallel to the North line of the Southeast Quarter for a point of beginning; run thence South 00°22'00" East, 338.52 feet to a point 2174.38 feet North of the South line of said Southeast Quarter; thence South 89°18'07" West, 744.89 feet parallel to the South line of said Southeast Quarter to the West line of the East Half of said Southeast Quarter; run thence North 00°06'47" West, 492.48 feet to the Northwest corner of said East Half of the Southeast Quarter; run thence North 00°16'44" West, 663.59 feet, more or less to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 11, thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter of Section 11 to a point 589.09 feet West of the Southeast corner thereof; run thence South to the point of beginning.

AND

The North 15 feet of the South 30 feet of the East 589.09 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida.

AND

The North 15 feet of the South 30 feet of the South Half of the Southwest Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 27 East, Orange County, Florida (less the Easterly 30 feet thereof for Effie Road).

AND

A portion of the West half of the East half of Section 11, Township 20 South, Range 27 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the North quarter corner of said Section 11, being a 6"x6" concrete monument; thence go South 00°12'00" East along the Westerly line of said West half of the East half of said Section 11 a distance of 30.00 feet to a round concrete monument bearing the license number 1916 and being the point of beginning; thence North 89°11'16" East along the Southerly right–of–way line of Ondich Road, a 60 foot right–of–way a distance of 1328.54 feet, thence South 00°18'17" East along the Easterly line of the aforementioned West half of the East half of said Section 11 a distance of 2626.42 feet to an iron rod monument with license 3763 said rod being on the Southerly line of the Northeast quarter of said Section 11; thence South 00°24'28" East a distance of 490.38 feet to a concrete monument; thence South 89°19'44" West a distance of 1333.50 feet to a concrete monument with license 3763 said monument being on the aforementioned Westerly line of the West half of the East half of said Section 11; thence North 00°12'32" West a distance of 496.88 feet to a 4"x4" concrete monument said point being on the South line of the Northeast quarter of said Section 11; thence North 00°12'00" West along the Westerly line of said West half of the East half of said Section 11 a distance of 2617.03 feet to the point of beginning.

AND

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; AND LESS Road Right–of–Way on South.

AND

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 609.27 feet thereof; AND LESS Road Right–of–Way on South.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 1983 (CORS96), DERIVING A BEARING OF NORTH 89°08'52" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST.

(4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(7) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(8) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(9) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

(10) NORTH–SOUTH AND EAST–WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

(11) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

(12) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING ORANGE COUNTY ENGINEERING DEPARTMENT'S BENCHMARKS:
L708029 EL. 127.968'
L708027 EL. 145.285'

(13) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

DAVID A. WHITE
LICENSED SURVEYOR AND MAPPER
4044
STATE OF FLORIDA

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC – SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808

Digitally signed by David A White
Date: 2022.03.23 15:04:00 -04'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC – SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB–7808
LAST DATE OF FIELD SURVEY: 03/17/22
DATE OF SIGNATURE: 03/23/22

SHEET 1 OF 2

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
100 Alexandria Boulevard, Suite 11 • Oviedo, Florida 32765 • 407–542–4967

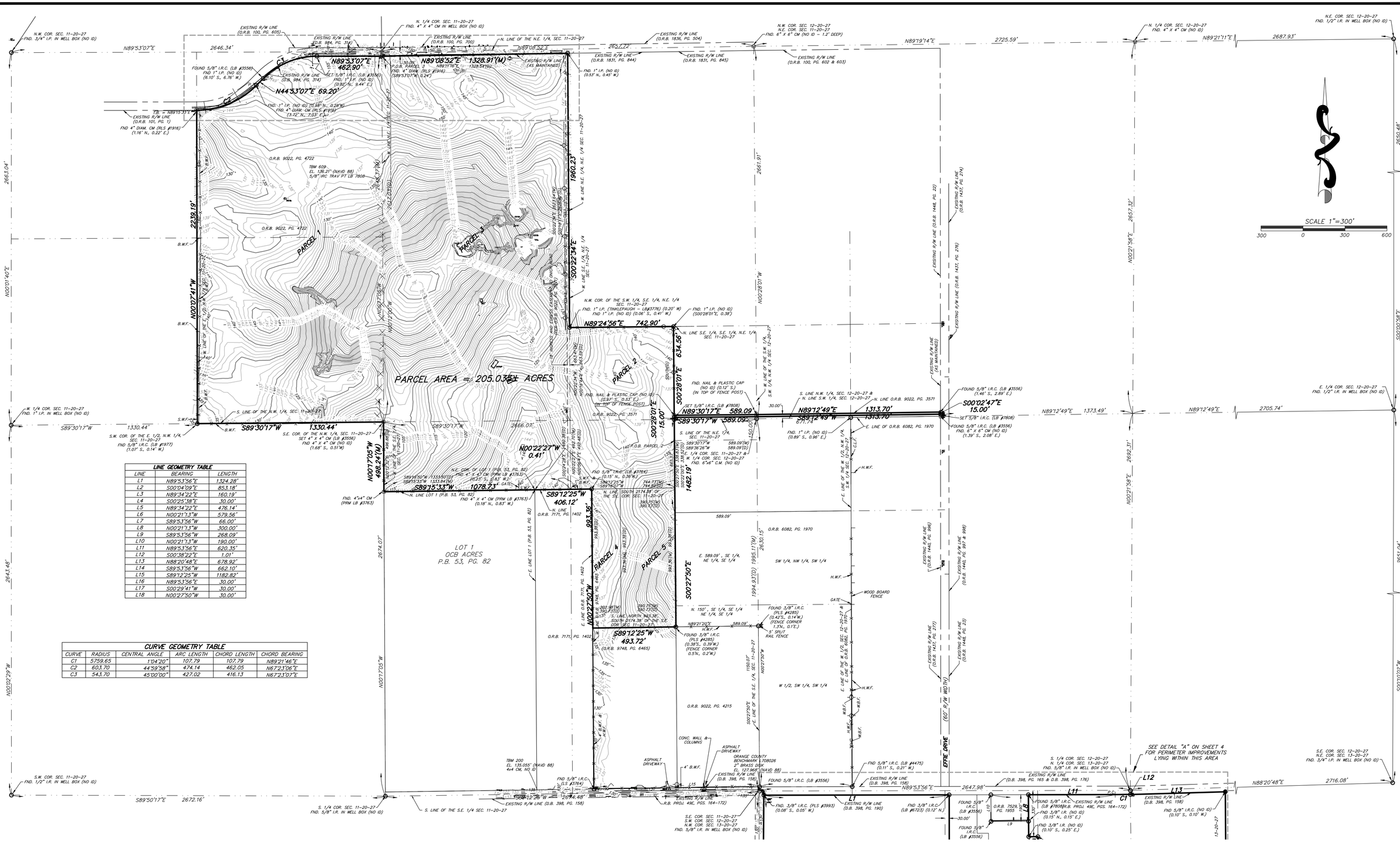
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

JOB NO.:	21–136
DATE:	03–23–22
DRAWN BY:	D.C.G./T.W.B.
CHECKED BY:	P.S./D.W.
F.B.	1642/1646/2414/2428
PAGE(S)	1–78/1–11/1–26&37–61/1–58

G:\21–136 Kelly Park Land Masterplan\21–136 Bndy & Topo Cover.dwg Mar 23, 2022 – 3:02pm


PARCEL AREA = 205.03± ACRES
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
LOT 1
OCB ACRES
P.B. 53, PG. 82
EPHE DRIVE
(60' R/W MEDIAN)
SCALE 1"=300'
300 0 300 600
N.W. COR. SEC. 11-20-27
FND. 3/4" I.P. IN WELL BOX (NO ID)
N. 1/4 COR. SEC. 11-20-27
FND. 4" X 4" CM IN WELL BOX (NO ID)
N.E. COR. SEC. 12-20-27
FND. 1/2" I.R. IN WELL BOX (NO ID)
N.W. COR. SEC. 12-20-27
N.E. COR. SEC. 11-20-27
FND. 6" X 6" CM (NO ID - 1.2' DEEP)
N. 1/4 COR. SEC. 12-20-27
FND. 4" X 4" CM (NO ID)
W. 1/4 COR. SEC. 11-20-27
FND. 1" I.P. IN WELL BOX (NO ID)
E. 1/4 COR. SEC. 12-20-27
FND. 1/2" I.R. IN WELL BOX (NO ID)
S.W. COR. SEC. 11-20-27
FND. 1/2" I.R. IN WELL BOX (NO ID)
S. 1/4 COR. SEC. 11-20-27
FND. 5/8" I.R. IN WELL BOX (NO ID)
S.W. COR. OF THE E. 1/2, N.W. 1/4, SEC. 11-20-27
FND 5/8" I.R.C. (LB #1977) (1.03° S., 0.14° W.)
S.E. COR. OF THE N.W. 1/4, SEC. 11-20-27
SET 4" X 4" CM (LB #3556) FND 4" X 4" CM (NO ID) (1.68' S., 0.51' W)
S. LINE OF THE N.W. 1/4, SEC. 11-20-27
S. LINE OF THE N.E. 1/4, SEC. 11-20-27
S. LINE OF THE S.E. 1/4 SEC. 11-20-27
N. 1/4 COR. SEC. 11-20-27
FND. 4" X 4" CM IN WELL BOX (NO ID)
N. LINE OF THE N.E. 1/4, SEC. 11-20-27
W. LINE OF THE N.E. 1/4, SEC. 11-20-27
W. LINE N.E. 1/4, N.E. 1/4, SEC. 11-20-27
W. LINE S.E. 1/4, N.E. 1/4, SEC. 11-20-27
E. LINE OF THE S.E. 1/4, SEC. 11-20-27
N.W. COR. OF THE S.W. 1/4, S.E. 1/4, N.E. 1/4 SEC. 11-20-27
N. LINE S.E. 1/4, S.E. 1/4, N.E. 1/4 SEC. 11-20-27
N. LINE S.W. 1/4, SEC. 12-20-27
S. LINE N.W. 1/4, SEC. 12-20-27 & N. LINE S.W. 1/4, SEC. 12-20-27
S. LINE OF THE N.E. 1/4, SEC. 11-20-27
S.E. 1/4 COR. SEC. 11-20-27 & W. 1/4 COR. SEC. 12-20-27
E. LINE OF THE W. 1/2, N.W. 1/4, SEC. 12-20-27
E. LINE OF THE W. 1/2, S.W. 1/4, SEC. 12-20-27
N. LINE OF THE S.W. 1/4, S.W. 1/4, N.W. 1/4, SEC. 12-20-27
N. LINE LOT 1 (P.B. 53, PG. 82)
E. LINE LOT 1 (P.B. 53, PG. 82)
N. LINE O.R.B. 7171, PG. 1402
E. LINE O.R.B. 7171, PG. 1402
N. LINE O.R.B. 9748, PG. 6465
N. LINE SOUTH 217.4 M' OF THE S.E. COR. SEC. 11-20-27
N. LINE O.R.B. 9022, PG. 4722
S. LINE, NORTH 363.38', SOUTH 2174.38' OF THE S.E. COR. SEC. 11-20-27
N. 150', SE 1/4, SE 1/4 NE 1/4, SE 1/4
E. 589.09', SE 1/4, NE 1/4, SE 1/4
SW 1/4, NW 1/4, SW 1/4
W 1/2, SW 1/4, SW 1/4
E. LINE OF THE S.E. 1/4, SEC. 11-20-27
E. LINE OF THE W. 1/2, S.W. 1/4, SEC. 12-20-27
N89°53'07"E 2646.34'
N89°53'07"E 462.90'
N89°08'52"E 1328.91'(M)
1328.54'(D)
N89°19'14"E 2725.59'
N89°21'11"E 2687.93'
N89°12'49"E 1373.49'
N89°12'49"E 2705.74'
S89°30'17"W 1330.44'
S89°30'17"W 1330.44'
S89°30'17"W 589.09'
N89°30'17"E 589.09'
N89°12'49"E 1313.70'
S89°12'49"W 1313.70'
S89°12'25"W 2674.48'
S89°50'17"E 2672.16'
N88°20'48"E 2716.08'
N89°24'56"E 742.90'
N44°53'07"E 69.20'
S89°15'33"W 1078.73'
S89°12'25"W 406.12'
S89°12'25"W 493.72'
N00°07'41"W 2239.19'
N00°17'05"W 498.24'(M)
N00°17'05"W 2674.07'
N00°22'27"W 0.41'
S00°22'34"E 1960.23'
S00°28'01"E 634.56'
S00°28'01"E 15.00'
N00°28'01"W 1482.19'
S00°27'50"E 1994.53'(D) 1995.11'(M)
N00°27'50"W 993.36'
N00°27'50"W 1150.07'
S00°27'50"E 1150.07'
S00°02'47"E 15.00'
N00°01'40"E 2663.04'
N00°02'59"W 2643.48'
N00°21'58"E 2657.32'
S00°01'02"W 2651.04'
N00°21'58"E 2650.48'
S00°00'58"E 2650.48'
N00°21'58"E 2692.31'
2661.97'
2666.07'
1960.23'
1482.19'
1994.53'(D) 1995.11'(M)
1150.07'
993.36'
406.12'
493.72'
2674.07'
2239.19'
498.24'(M)
634.56'
15.00'
589.09'
1313.70'
1078.73'
2647.98'
2716.08'
2672.16'
2674.48'
2666.07'
1330.44'
2646.34'
2725.59'
2687.93'
2705.74'
2661.97'
2657.32'
2650.48'
2692.31'
2651.04'
2650.48'
2643.48'
2663.04'
1373.49'
1330.44'
2672.16'
2674.07'
2674.48'
2647.98'
2716.08'
1313.70'
1078.73'
406.12'
493.72'
1482.19'
1994.53'(D) 1995.11'(M)
1150.07'
993.36'
634.56'
15.00'
589.09'
2239.19'
498.24'(M)
1960.23'
2661.97'
2666.07

Crossroads at Kelly Park

Phase 2B Subdivision Construction Site Plans

COMMUNITY LANDSCAPE ARCHITECTURE

Prepared For:

G&B Development Services, LLC

APOPKA, FLORIDA

DEVELOPER / OWNER:
G&B DEVELOPMENT SERVICES, LLC
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phone: 321.360.6647

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Orlando, FL 32803
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phone: 407.487.2594

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Maitland, FL 32751
Contact: Brad Pascarella, P.E., LEED AP
phone:407.740.5020

LANDSCAPE ARCHITECT:
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Maitland, FL 32751
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phone: 407.622.1588

IRRIGATION DESIGNER:
SPADE IRRIGATION DESIGN
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Orlando, Florida 32804
Contact: Larry W. Spade, PLA, CID
phone: 407.896.3904

STRUCTURAL ENGINEER:
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1673 Lake Baldwin Lane
Orlando, FL 32814
Contact: Bjarne Madsen, P.E.
phone: 407.252.4225



LOCATION MAP
not to scale

SHEET INDEX:

L000	*COVER SHEET*
L400	*OVERALL LANDSCAPE PLAN*
L401	*LANDSCAPE PLAN*
L402	*LANDSCAPE PLAN*
L410	*PLANTING SCHEDULES*
L411	*LANDSCAPE DETAILS & NOTES*
L412	*LANDSCAPE DETAILS & NOTES*
L500	*OVERALL IRRIGATION PLAN*
L501	*IRRIGATION PLAN*
L502	*IRRIGATION PLAN*
L510	*IRRIGATION LEGEND, DETAILS & NOTES*
E100	*OVERALL LIGHTING PLAN*
E101	*LIGHTING PLAN*
E102	*LIGHTING PLAN*
E301	*LIGHTING CUTSHEET*

Applicable Codes, Regulations, Ordinances and Standards

Florida Building Code - (FBC-B), 8th edition (2023)
Florida Building Code - Accessibility (FBC-A), 8th edition (2023)
Florida Fire Prevention Code, (FFPC) 7th Edition which includes:
2018 NFPA 1 Uniform Fire Code
2018 NFPA 101 Life Safety Code
Florida Fuel Gas Code, 2020 (FFGC)
Construction Type: V-B (Pergolas)
Occupancy Type: A-3
Height: Maximum allowable: 40'-0"
Provided: xx
S.F.: Maximum Allowable: 6,000 S.F.
Provided: xx
Stories: Maximum Allowable: 1
Provided: 1
City of Apopka

811 Know what's below. Call before you dig.

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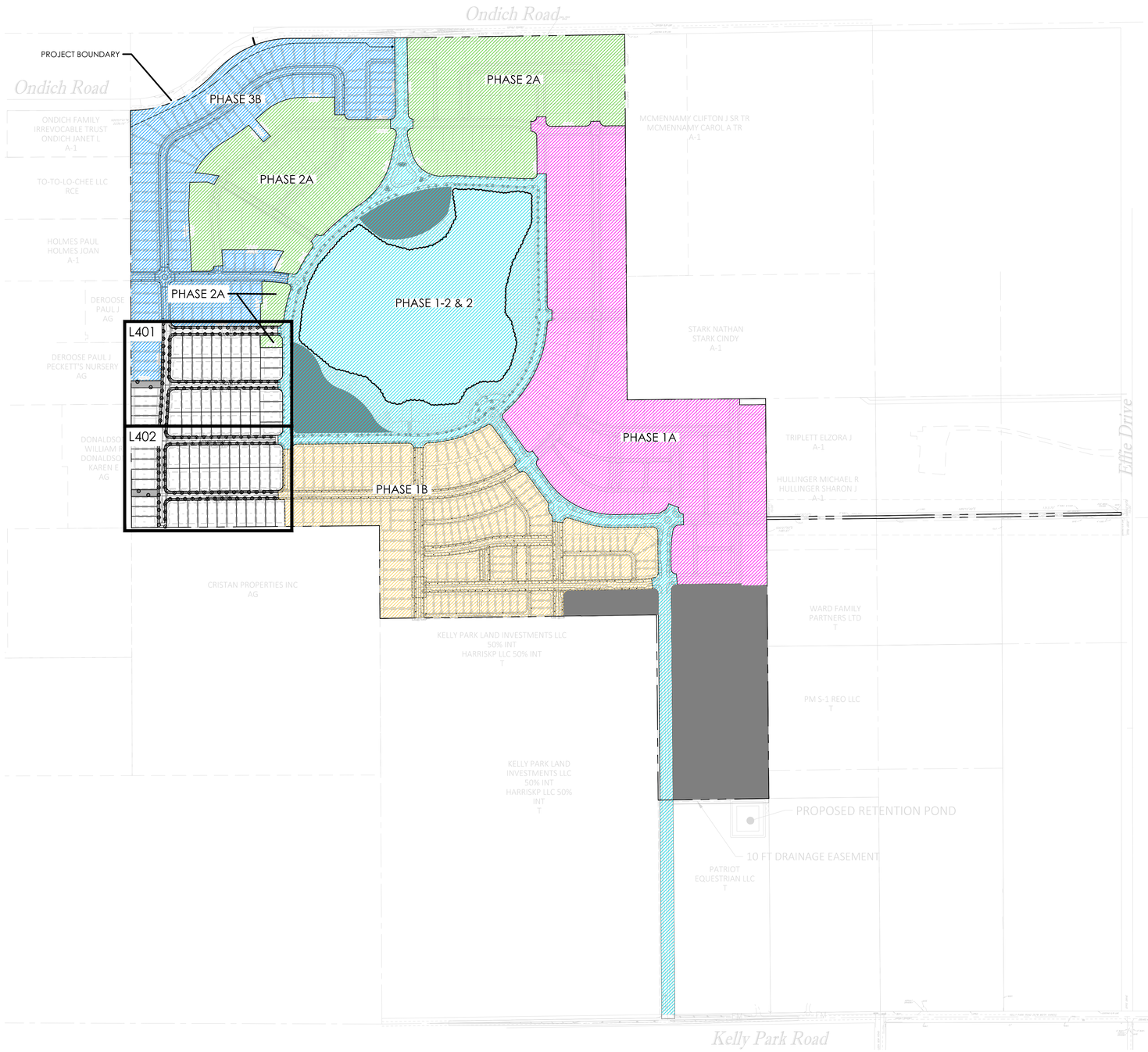
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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
OVERALL LANDSCAPE PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
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JOB NUMBER: 2022.145
FILE NAME: [redacted]

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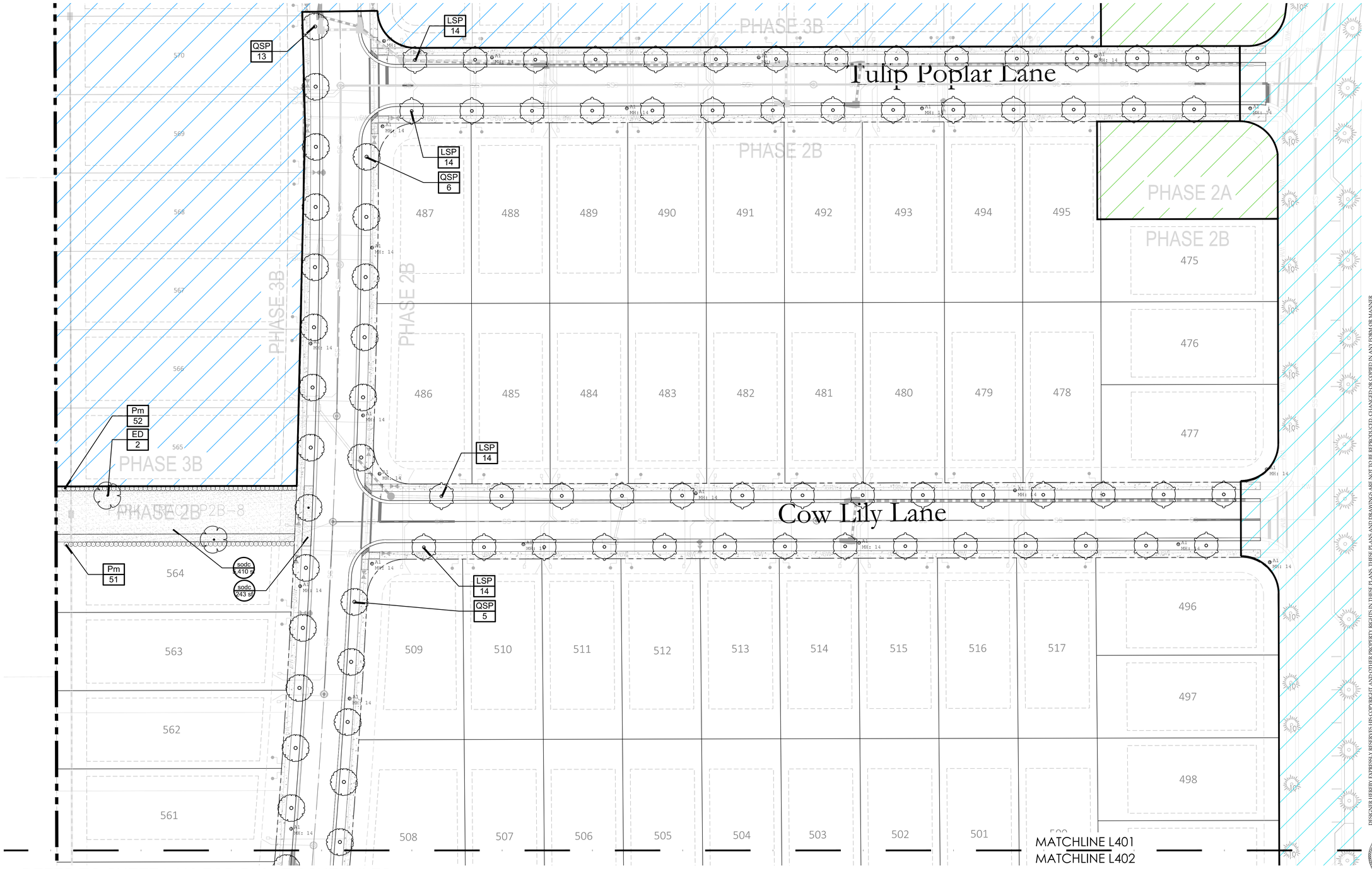
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REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

LEGEND:

SODA	BERMUDA
SODB	BAHIA
SODC	ST. AUGUSTINE
PA	PLANTING AREA

NOTE:
STREET TREE SPECIES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL APPROVAL

SCALE: 1" = 30'

0' 15' 30' 60'

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LANDSCAPE PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
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JOB NUMBER: 2022.145
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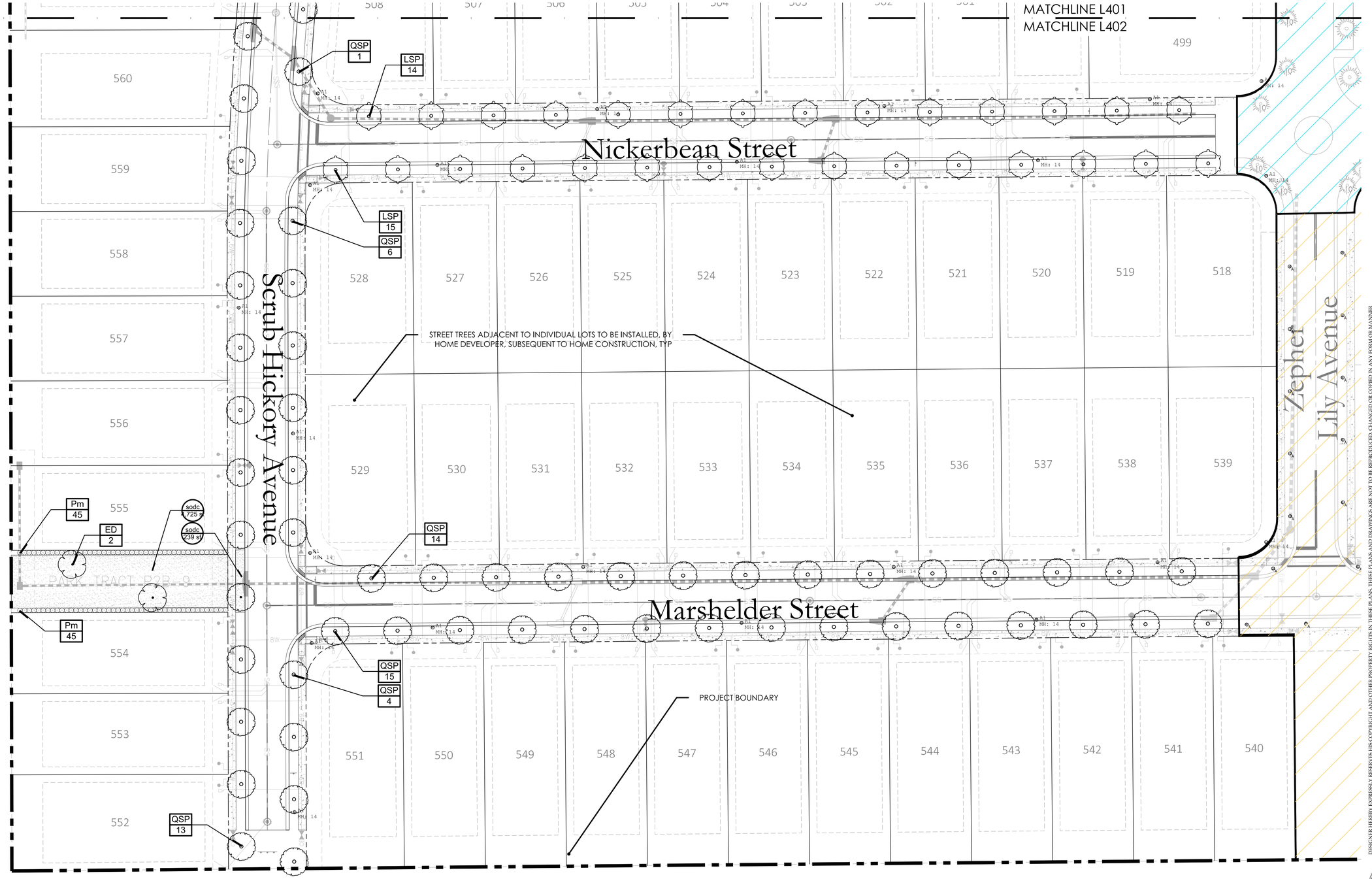
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LEGEND:

SODA	BERMUDA
SODB	BAHIA
SODC	ST. AUGUSTINE
PA	PLANTING AREA

NOTE:
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SCALE: 1" = 30'

0' 15' 30' 60'

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Apopka, Florida
LANDSCAPE PLAN

PHASE 2B

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PHASE 2B - CODE PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
TREES								
	ED	4	Elaeocarpus decipiens	Japanese Blueberry Tree	3" cal., 10`-12` Ht.	NO	MEDIUM	AS
	QS	2	Quercus shumardii	Shumard Oak	3" DBH, min. 10` ht.	YES	LOW	AS
PARKWAY TREES								
	LSP	85	Liquidambar styraciflua	American Sweet Gum	3" DBH, min. 10` ht.	YES	LOW	AS
	QSP	77	Quercus shumardii	Shumard Oak	3" DBH, min. 10` ht.	YES	LOW	AS
SHRUBS								
	Pm	193	Podocarpus macrophyllus	Podocarpus	7 gal., full	NO	MEDIUM	36" o.c.

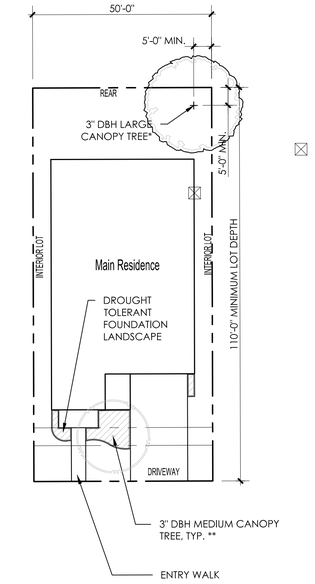
PHASE 2B - ENHANCED/OPTIONAL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE
SOD/SEED							
	sodc	10,617 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH

*STREET TREES ADJACENT TO INDIVIDUAL LOTS TO BE INSTALLED, BY HOME DEVELOPER, SUBSEQUENT TO HOME CONSTRUCTION, TYP

No street trees within sight triangles per FDOT 212.

CODE REQUIREMENTS & CALCULATIONS:



NOTES:
1. ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.
2. ALL LOT TREES SHALL BE A MINIMUM 3" DBH.

TYPICAL LOT LANDSCAPE PLAN

SCALE: 1" = 20'

NOTE:
TYPICAL LOT LAYOUT IS FOR DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION DOCUMENTATION.

*LARGE CANOPY TREES INCLUDE:

Acer barbatum	Florida Maple
Acer rubrum	Red Maple
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Ulmus alata	Winged Elm

**MEDIUM CANOPY TREES INCLUDE:

Cercis canadensis	Redbud
Eleocarpus dicipens	Japanese Blueberry
Ilex x East Palatka	East Palatka Holly
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Lagerstroemia indica	Crape myrtle
Tabebuia chrysotricha	Gold Tabebuia
Tabebuia impetiginosa	Purple Tabebuia

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CROSSROADS AT KELLY PARK - SW
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Apopka, Florida
PLANTING SCHEDULES

PHASE 2B

DATE: September 13, 2024
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JOB NUMBER: 2022.145
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L410

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

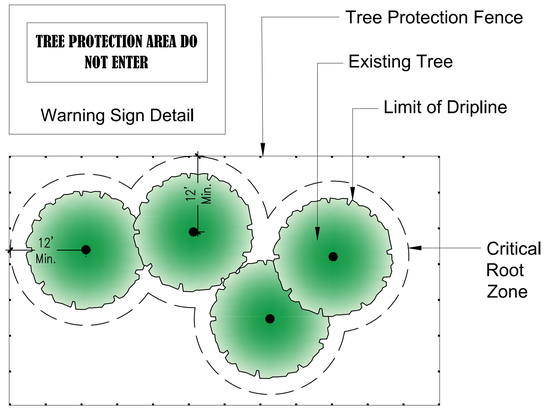
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.



NOTES

5.3.9. - Tree Protection During Construction

A. **Owner's Responsibility.** During construction, the landowner or developer shall be responsible for the erection of any and all barriers necessary to protect trees within a tree protection area or other existing vegetation to be retained from damage both during and after construction.

B. **Tree Protection Fencing**

1. **Where Required.** Trees within the tree protection area, shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Nothing shall prevent the use of alternative tree protection measures, as approved by the Director.

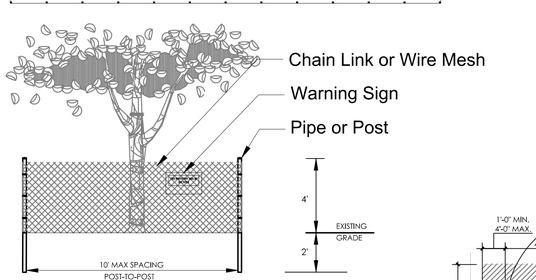
2. **Type of Fencing.** All fencing required by this section shall be a minimum four feet high and be made of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Posts shall be located no more than ten feet on-center. Chain link or wire fencing utilized as tree protection fencing shll not be required to be vinyl coated. Passive forms of tree protection may be utilized to delineate tree protection areas that are remote from areas of land disturbance. These must be surrounded by fencing, continuous rope, or durable taping (minimum four inches wide).

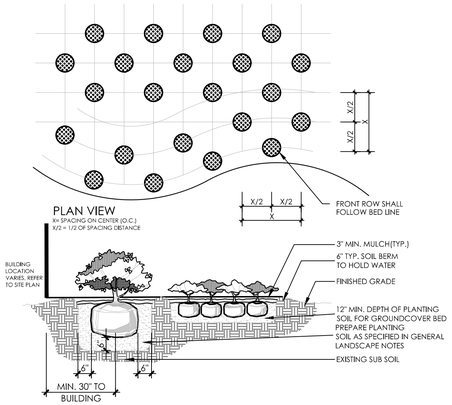
3. **Signage.** Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA;KEEP OUT."

4. **Inspection**. All tree protection measures shall be inspected and approved by the Director prior to start of any land disturbing activities. Failure to have tree protection measures in place prior to land disturbance (other that surveying) is a violation of this LDC.

5. **When Required.** No construction, grading, equipment, or material storage, or any other activity shall be allowed within the fenced area. Fencing shall be maintained until after the final site inspection.

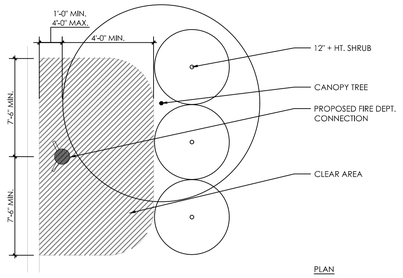
Figure 5.3.9.B.1: Tree Protection Fencing





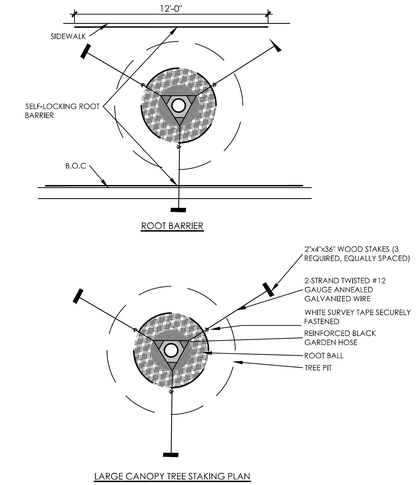
SHRUB AND GROUNDCOVER PLANTING DETAIL

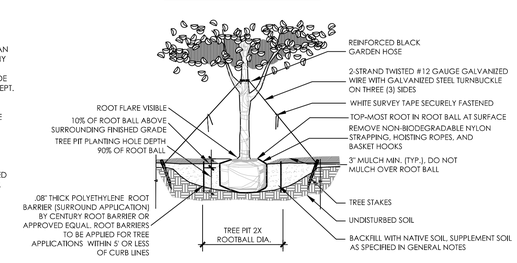
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TYPICAL PLANTING AT FIRE HYDRANT

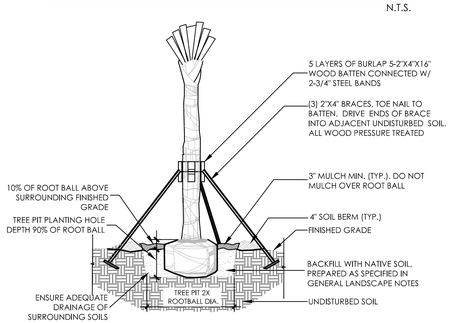
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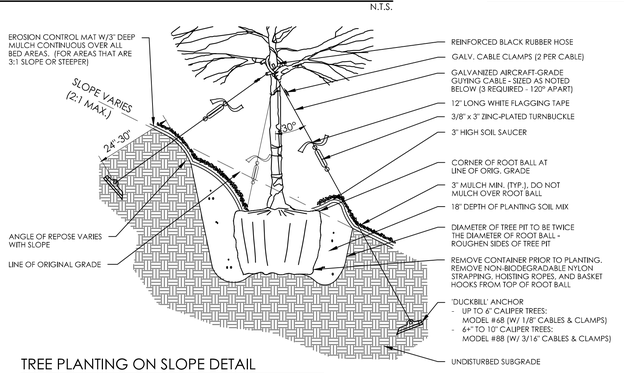
LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



HURRICANE CUT PALM PLANTING DETAIL

N.T.S.



TREE PLANTING ON SLOPE DETAIL

N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

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LANDSCAPE DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022-145_CrossRoads Kelly Park SW_LSBASE_PH2B

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L411

SECTION 32.92.00 SODDING

PART 1– GENERAL

1.01 SCOPE OF WORK

A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

A. See drawings for area to be sodded
B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this specification.
A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
A.2. American National Standards Institute (ANSI)– Z60.1–2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2– MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well–drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundas) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less that 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100–mesh sieve and 90% will pass a 20–mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8–8–8 formulation, of which 60% of the nitrogen is in the urea–formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16–mesh screen, uniform in composition, dry and free–flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"– 1–1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundas), Johnson grass (Sorghym halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3– EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger that 1"– 1–1/2" diameter.
C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer that 24 hours.
F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one–half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one–half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
I. Clean–up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is health and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
A.1. Certificate of Conformance will be required for the following
A.1.1. Sod
A.1.2. Fertilizer
A.1.3. Topsoil
A.1.4. Lime
A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.
C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1– GENERAL WORK

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and not–plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1–2004 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
C. The Landscape Architect shall have the right, at any stage of the operations,to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications, Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2– MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well–drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
D. The Contractor shall provide the following information on imported topsoil:
D.1. Specific location from which topsoil will be (or was) stripped.
D.2. Present Owner of that property.
D.3. Approximate amount of topsoil available
D.4. Test results showing topsoil composition and analysis
E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis–Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
H. Planting soil backfill for tree wells, if applicable, shall be $\frac{2}{3}$ approved topsoil and $\frac{1}{3}$ coarse washed builder's sand

2.02 FERTILIZER

A. Commercial fertilizer shall be Florikan18–6–8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
B. Specimen plants– A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
C. Specimen Palm plants– shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorous, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less that 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE–EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF– The Chemical company, Florida USA. http://bettervm.basf.us/ or an approved equal.

2.05 WATER

A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful to plant growth.

2.06 ANTIDESICCANT

A. Anti–desiccant shall be an emulsion type, film–forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt–Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti–desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel $\frac{1}{4}$ inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
C. In determining the quality of plant material, the following elements will be valued:
C.1. Root condition
C.2. Plant size (above ground)
C.3. Insect and disease free condition
C.4. General appearance (color, shape, pruning)– a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS
A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Caliper of trees shall be take 12 inches above ground level and shall be determining measurement for trees.
B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
A.1. When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.
B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1–2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater that nursery grown plants.

2.17 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root–bound during planting will bot be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.

2.19 PALMS (if required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LANDSCAPE DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_LSBASE_PH2B
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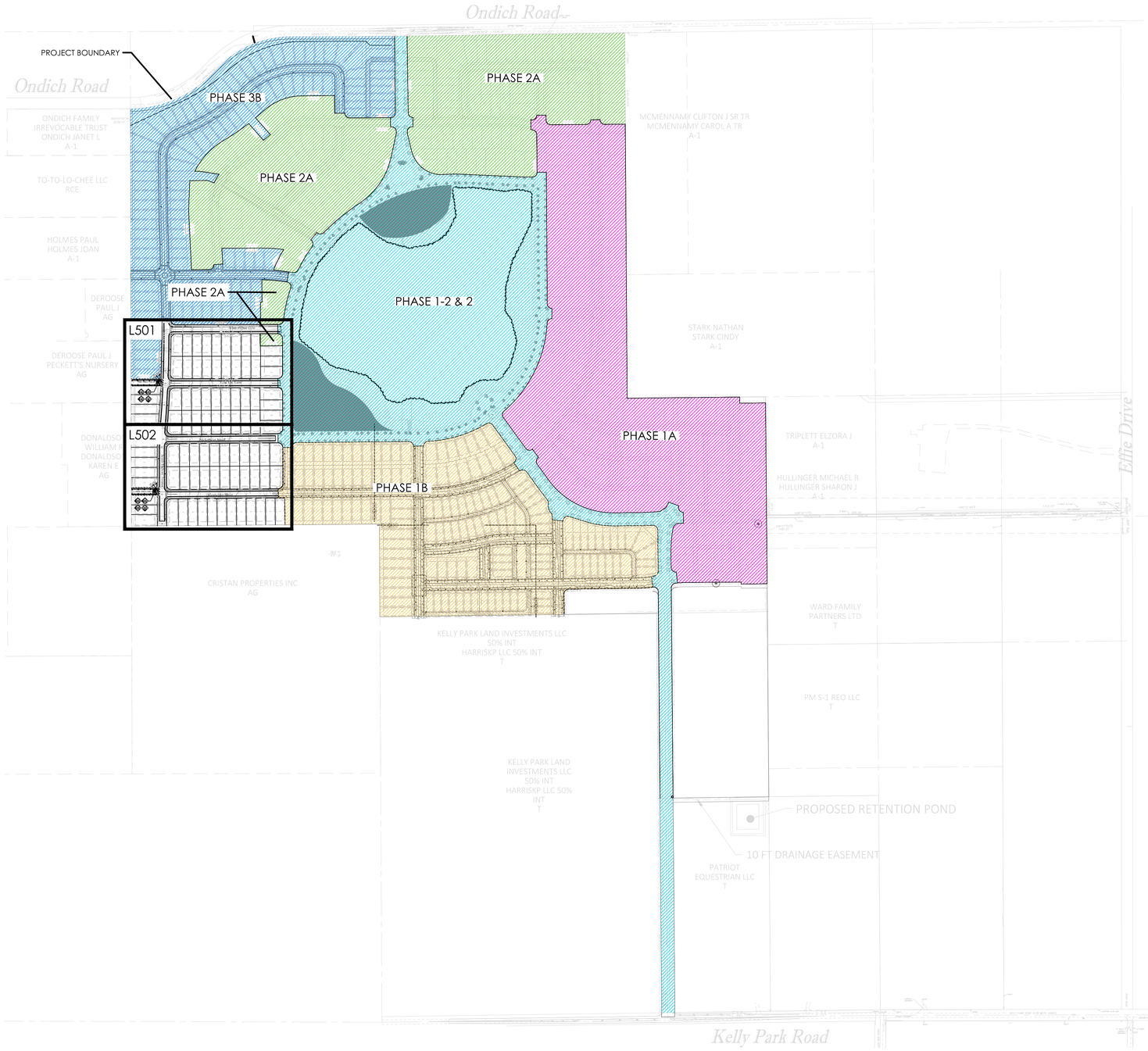
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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
OVERALL IRRIGATION PLAN

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_IRRIGE_PH2B

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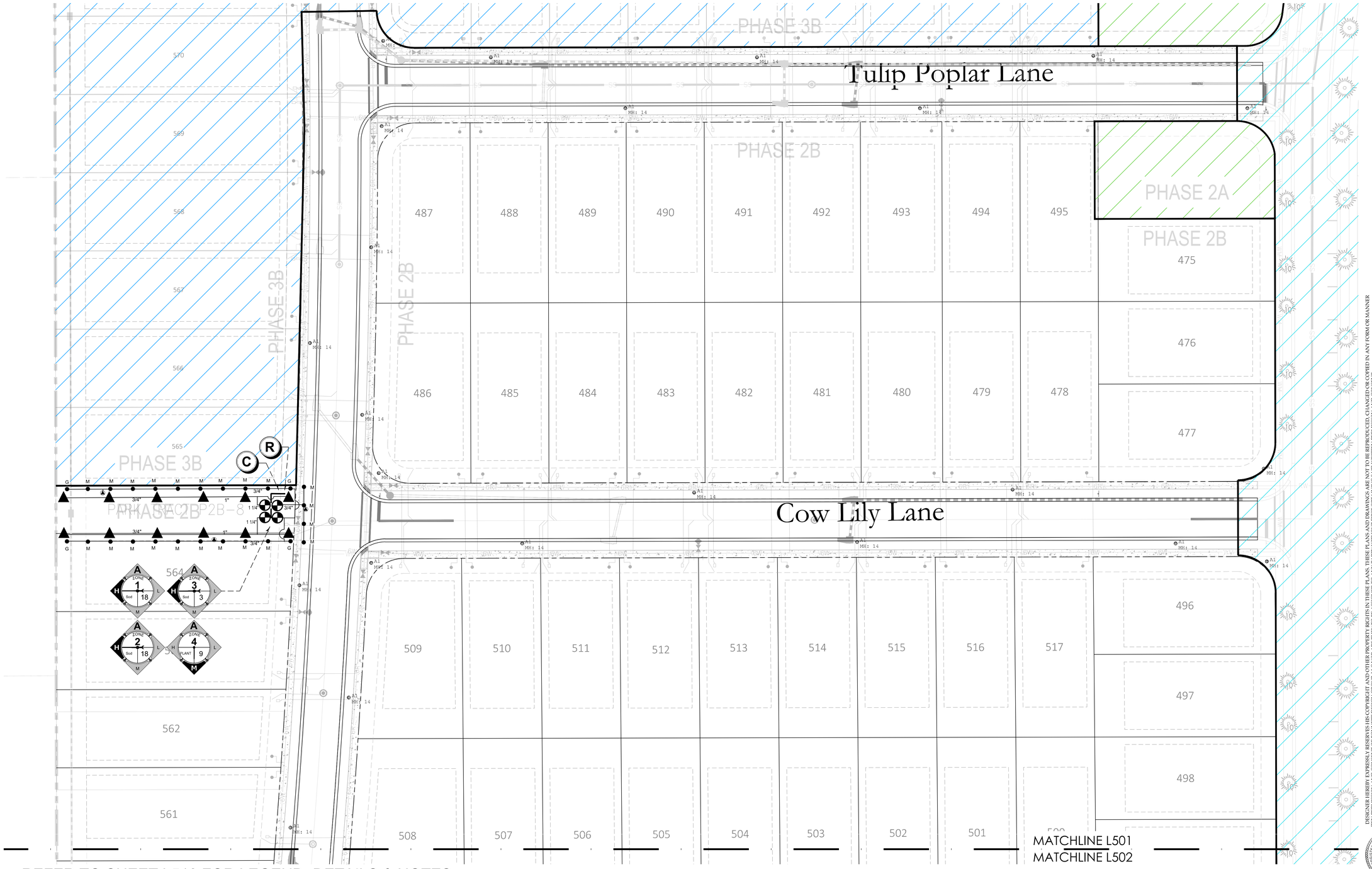
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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida
IRRIGATION PLAN

PHASE 2B

DATE: September 13, 2024
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Landscape Architecture

Dream Finders Homes

Apopka, Florida

IRRIGATION PLAN

PHASE 2B

DATE: September 13, 2024

DRAWN BY: BRL

CHECKED BY: TWB

JOB NUMBER: 2022.145

FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK SW_IRRIGATION_PHASE 2B

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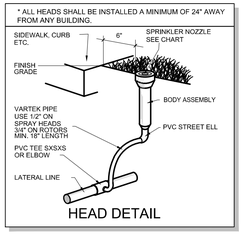
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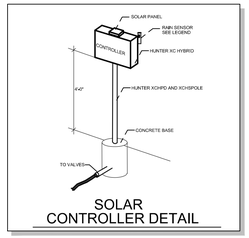
Todd W. Bonnett, RLA # FL0001718

L502

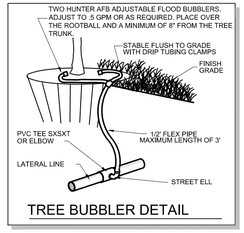
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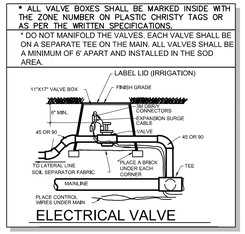
HEAD DETAIL



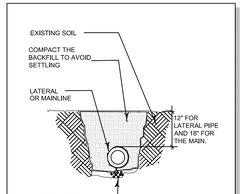
SOLAR CONTROLLER DETAIL



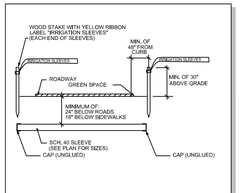
TREE BUBBLER DETAIL



ELECTRICAL VALVE



TRENCHING DETAIL



SLEEVE DETAIL

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE, USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG, WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
5) NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE.
6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD, (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE, CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

RECLAIMED WATER REQUIREMENTS

1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET, REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

ZONE CHART "A"

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	ROTOR	HIGH	0.5	1.5	18	90	1,620
2	SOD	ROTOR	HIGH	0.5	1.5	18	90	1,620
3	SOD	SPRAY	HIGH	0.5	1.5	3	90	270
4	PLANT	SPRAY	MEDIUM	0.5	1.0	9	60	540
					TOTAL GPM PER RUN CYCLE	48	330	4,050
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			8,100

ZONE CHART "B"

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
2	SOD	ROTOR	HIGH	0.5	1.5	15	90	1,350
3	SOD	SPRAY	HIGH	0.5	1.5	3	90	270
4	PLANT	SPRAY	MEDIUM	0.5	1.0	8	60	480
					TOTAL GPM PER RUN CYCLE	41	330	3,450
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			6,900

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

LEGEND

REFER TO THE RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
▲	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
— — —	CLASS 200 PURPLE PVC MAINLINE-1 1/2"
———	CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
▬	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
◕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER 0-25 GPM=1"
C	CONTROLLER- HUNTER XC HYBRID (2 LOCATIONS) WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLIK RAIN SENSOR.
P	POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS. (2 LOCATIONS)

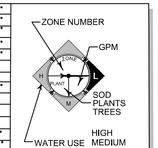
NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE

HUNTER MP ROTATOR NOZZLES ARE SHOWN INSTEAD OF DRIP IRRIGATION AS PER PRIOR APPROVAL OF THE CITY OF APOPKA

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS
A	MP2000	RED	1.47	19'	FULL 360°
B	MP CORNER	TURQUOISE	.45	14'	CORNER 105°
C	MP CORNER	TURQUOISE	.19	14'	CORNER 45°
D	MP2000	BLACK	.74	19'	HALF 180°
F	MP2000	BLACK	.40	19'	QUARTER 90°
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP
H	RAIN, XPCN	BLACK	.23	4.5'	HALF PATTERN
K	MP815	OLIVE	1.87	8'-16'	FULL 360°
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP
S	MP815	MAROON	.49	8'-16'	90 °- 180 °
T	MP815	MAROON	.93	8'-16'	90 °- 180 °
V	MP3000	BLUE	.86	30'	QUARTER 90 °
W	MP3000	BLUE	1.82	30'	HALF 180°
X	MP3000	YELLOW	2.73	30'	THREE QTR. 270°
Y	MP3000	GRAY	3.64	30'	FULL 360°
Z	MP2000	GREEN	1.10	19'	THREE QTR. 270°

ZONE LABELS



THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED, THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE, DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture
Dream Finders Homes
Apopka, Florida

IRRIGATION LEGEND, DETAILS & NOTES

PHASE 2B

DATE: September 13, 2024
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145_G&B DEVELOPMENT-KELLY PARK-SW_IRR-SP_PH2B

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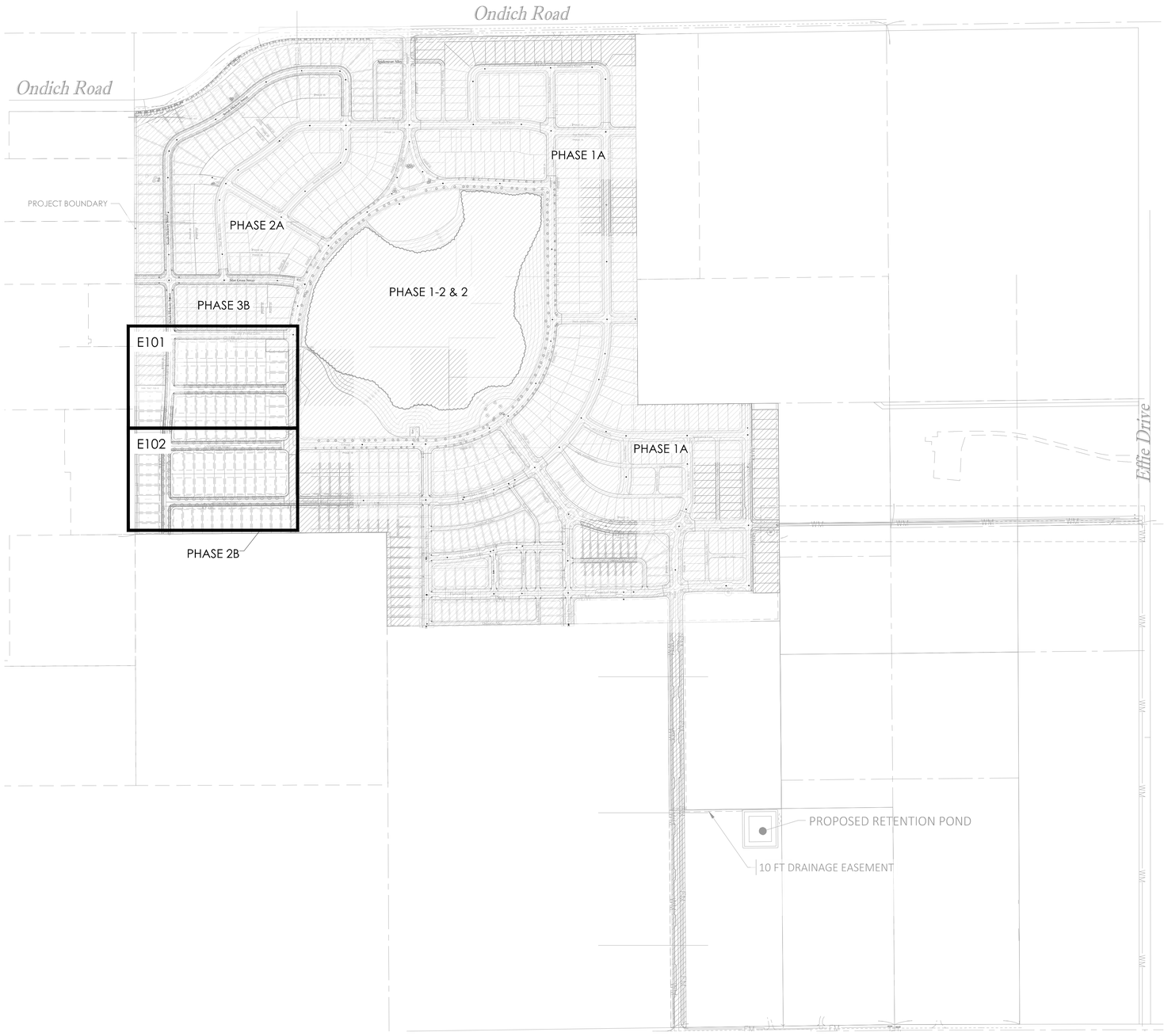
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Todd W. Bonnett, FLA # FL0001718

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SITE PLAN

1"=100'-0"

0 50' 100' 200'

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MPE JOB #: 2021-164

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CROSSROADS AT KELLY PARK - SW

Landscape Architecture

Dream Finders Homes

Apopka, Florida

OVERALL LIGHTING PLAN

PHASE 2B

DATE: September 13, 2024

DRAWN BY: JAS

CHECKED BY: APP

JOB NUMBER: 2021.164

FILE NAME: 2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

REVISIONS:

Bradley J. Pascarella, P.E.
State of Florida
Professional Engineer
License No. 74529

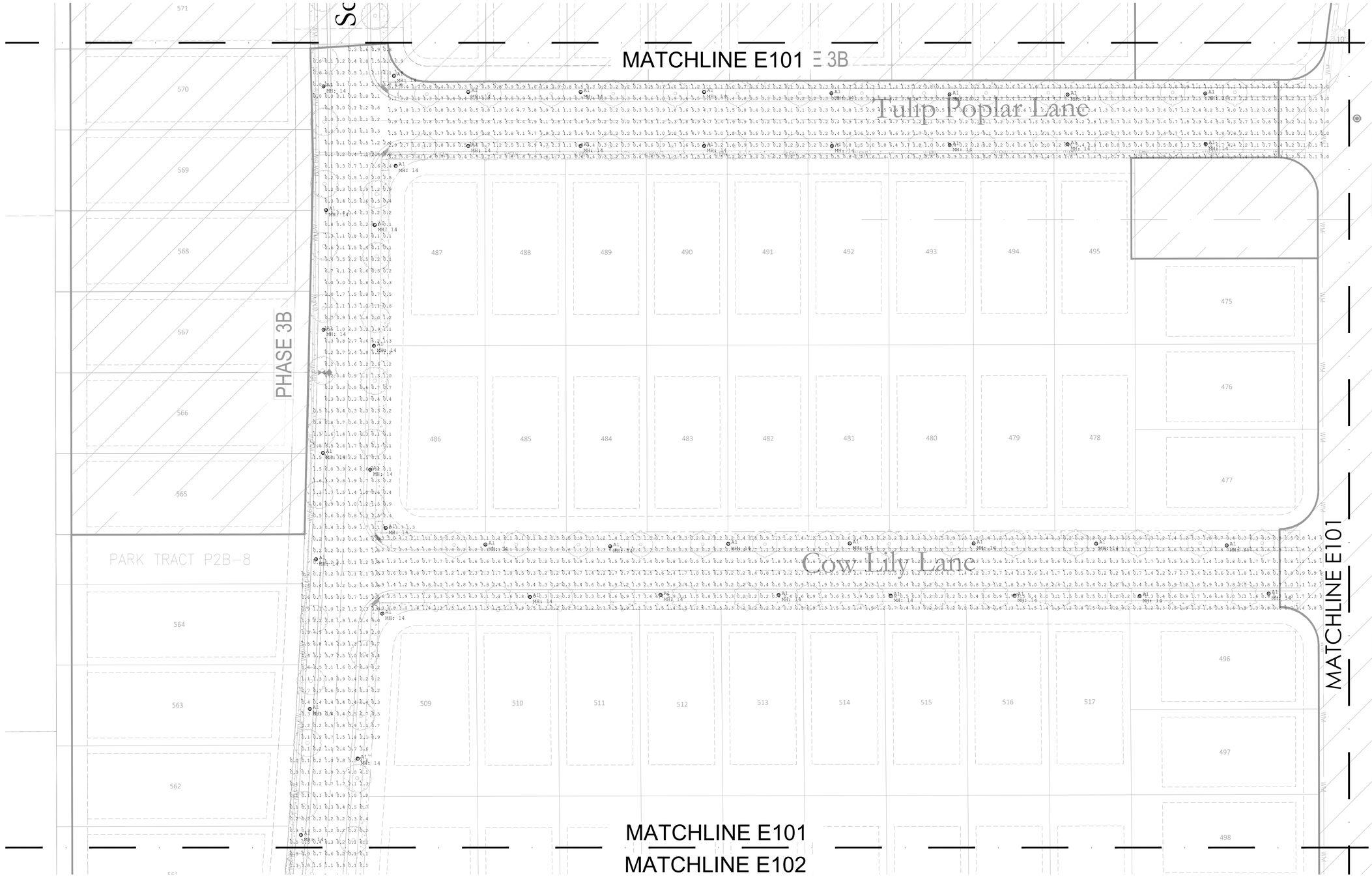
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E100

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REFER TO SHEET E301 FOR LIGHT FIXTURE SPECIFICATION

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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	90	Sher1 & 2-50W3K-CA-Type III	Single	A1	0.900	5108	51.7	3205.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COW LILY LANE	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
MARSHELDER STREET	Illuminance	Fc	1.38	6.7	0.0	N.A.	N.A.
NICKERBEAN STREET	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
SCRUB HICKORY AVENUE	Illuminance	Fc	1.10	6.8	0.0	N.A.	N.A.
TULIP POPLAR LANE	Illuminance	Fc	1.40	6.9	0.0	N.A.	N.A.

PLAN - E101

1"=30'-0"

0 15 30' 60'

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MPE JOB #: 2021-164

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CROSSROADS AT KELLY PARK - SW
Landscape Architecture
Dream Finders Homes
Apopka, Florida
LIGHTING PLAN

PHASE 2B

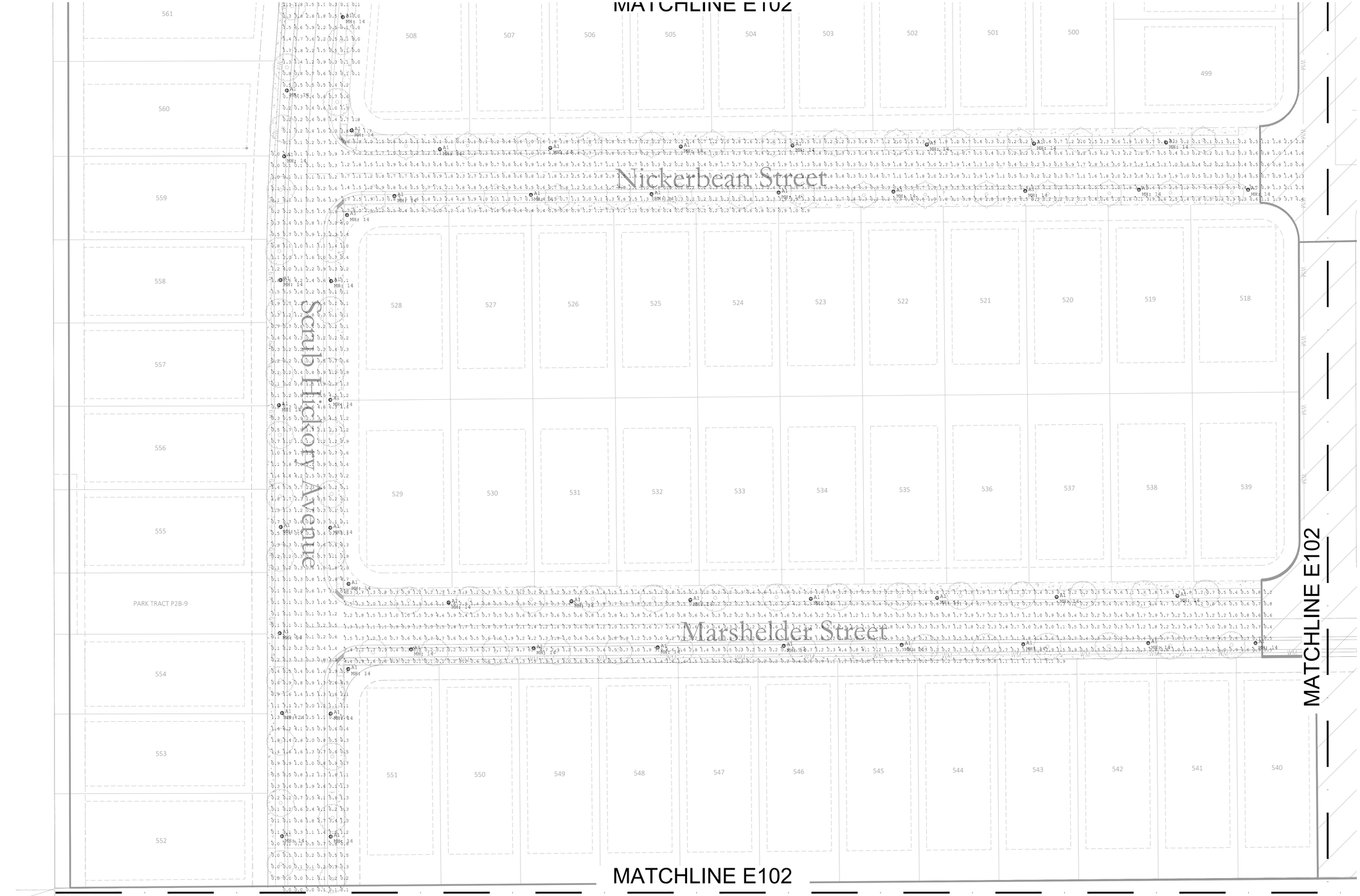
DATE: September 13, 2024
DRAWN BY: JAS
CHECKED BY: APP
JOB NUMBER: 2021.164
FILE NAME: 2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301

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REFER TO SHEET E301 FOR LIGHT FIXTURE SPECIFICATION

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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊖	90	Short & 2-50W3K-CA-Type III	Single	A1	0.900	5168	51.7	3205.4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COW LILY LANE	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
MARSHELDER STREET	Illuminance	Fc	1.38	6.7	0.0	N.A.	N.A.
NICKERBEAN STREET	Illuminance	Fc	1.35	6.6	0.1	13.5	66.0
SCRUB HICKORY AVENUE	Illuminance	Fc	1.10	6.8	0.0	N.A.	N.A.
TULIP POPLAR LANE	Illuminance	Fc	1.40	6.9	0.0	N.A.	N.A.

PLAN - E102

1"=30'-0"

0 15' 30' 60'

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CROSSROADS AT KELLY PARK - SW
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PHASE 2B

DATE: September 13, 2024
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Bradley J Pascarella, PE # 74529

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DRAWING PLOTTED: 9/27/2024 10:50:50 AM
I:\2021_JOBS\2021-164_KELLY PARK DEVELOPMENT PHOTOMETRICS DRG\CAD__PHASE 2B PACKAGE\2021-164 KELLY PARK PHOTOMETRICS PH 2B_E100-301.DWG

Outdoor Lighting

Monticello LED



Perhaps nothing symbolizes Main Street America quite as well as the classic Monticello. The glass globe incorporates the historic elegance of an eight-sided lantern, and there's a timeless beauty in every carefully crafted detail.

LED (Light-emitting diode)	50 watts
Mounting height	12'
Color	Black
Pole	Decorative concrete
Applications	Neighborhoods Parks Shopping centers Streets

For additional information, visit us at **duke-energy.com/OutdoorLighting** or call us toll free at **866.769.6417**.

DUKE ENERGY®

BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

Monticello LED

Light source: LED *(white)*
Wattage: 50
Lumens: 4,650
Light pattern: IESNA Type III (oval)
IESNA Type V (circular)
IESNA cutoff classification: Semi-cutoff
Color temperature: 3,000K



light distribution pattern

Decorative poles available:

Name	*Mounting height*	*Color*
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-Green
Washington concrete	12'	Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

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