

## **APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA**

**June 18, 2025 9:00 AM**

**Apopka City Hall Council Chambers**

### **ANNEXATION**

1. AN-25-3 PAULUCCI Acres - Annexation (AN), 2nd Submittal  
Owner(s): Paulucci Acres, LLC  
Applicant(s): Daniel O'Keefe  
Location: East of Vick Road and South of West Ponkan Road  
Proposed Use: Residential  
Project Manager: Bobby Howell  
Presented by: Bobby Howell, Planning Manager

### **FUTURE LAND USE AMENDMENT**

1. FLU-25-5 PAULUCCI Acres - Small Scale Future Land Use (FLU) Amendment, 2nd Submittal

### **PLAT**

1. PL-25-6 Fire Station 6 (and Harmon Road Extension) - Plat (PL), 1st Submittal

### **SUBDIVISION:**

#### **CONSTRUCTION SITE PLAN**

1. CSP-24-9 Haven Peace - Construction Site Plan (CSP), 3rd Submittal  
Owner(s): Investments Alliance LLC  
Applicant(s): Rommel Fontana  
Location: 2518 Haas Road  
Proposed Use: Residential  
Project Manager: Bobby Howell  
Presented by: Bobby Howell, Planning Manager
2. CSP-25-11 Golden Gem Estates - Construction Site Plan (CSP), 2nd Submittal  
Owner(s): Timothy Birchfield, Robert and Stacy Moss,  
Applicant(s): G L Summitt Engineering, Inc. Geoffrey L. Summitt  
Location: Northwest corner of Golden Gem Road and Trussell Trail  
Proposed Use: Residential - Single Family Homes  
Project Manager: Jean Sanchez  
Presented by: Jean Sanchez, Senior Planner

### **VACATION OF ROW/EASEMENT**

1. VAC-25-1 PAULUCCI Acres - Vacation of Right of way (VAC), 2nd Submittal  
Owner(s): Paulucci Acres, LLC  
Applicant(s): Daniel O'Keefe  
Location: Southwest corner of West Ponkan Road and Vick Road  
Proposed Use: Vacation of Right-of-way

Project Manager: Bobby Howell  
Presented by: Bobby Howell, Planning Manager

## **DISCUSSION**

### **ADJOURNMENT**

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

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



**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION: ANNEXATION PARCELS**

A PORTION OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF SAID SECTION 28, SOUTH 00°01'03" WEST, 665.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER; THENCE LEAST SAID WEST LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VICKS ROAD (PER ORANGE COUNTY ENGINEERING DEPARTMENT, RIGHT-OF-WAY MAP PROJECT #82-2-11, SHEETS 1-9), SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°44'36" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2835.49 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°01'22" WEST, 656.26 FEET TO A LINE RUNNING PARALLEL TO THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°43'51" WEST ALONG SAID LINE, A DISTANCE OF 1636.00 FEET; THENCE SOUTH 00°01'22" WEST, 10.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 89°43'51" WEST, 994.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF VICK ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°00'59" WEST, 465.56 FEET; THENCE NORTH 02°53'05" WEST, 100.13 FEET; THENCE NORTH 00°01'03" WEST, 100.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1736050.9 SQ FT OR 39.8 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Max R. George, PSM

\_\_\_\_\_  
MAX R. GEORGE

\_\_\_\_\_  
DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

# INDEX OF SHEETS

SHEET 1 LEGAL DESCRIPTION  
SHEET 2-3 SKETCH OF DESCRIPTION

\* SEE SHEET 2 & 3 FOR SKETCH OF DESCRIPTION, DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY SKETCH

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd., Inc.  
5404 Cypress Center Dr., Suite 140  
Tampa, FL 33609

Phone: (813) 474-7424  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

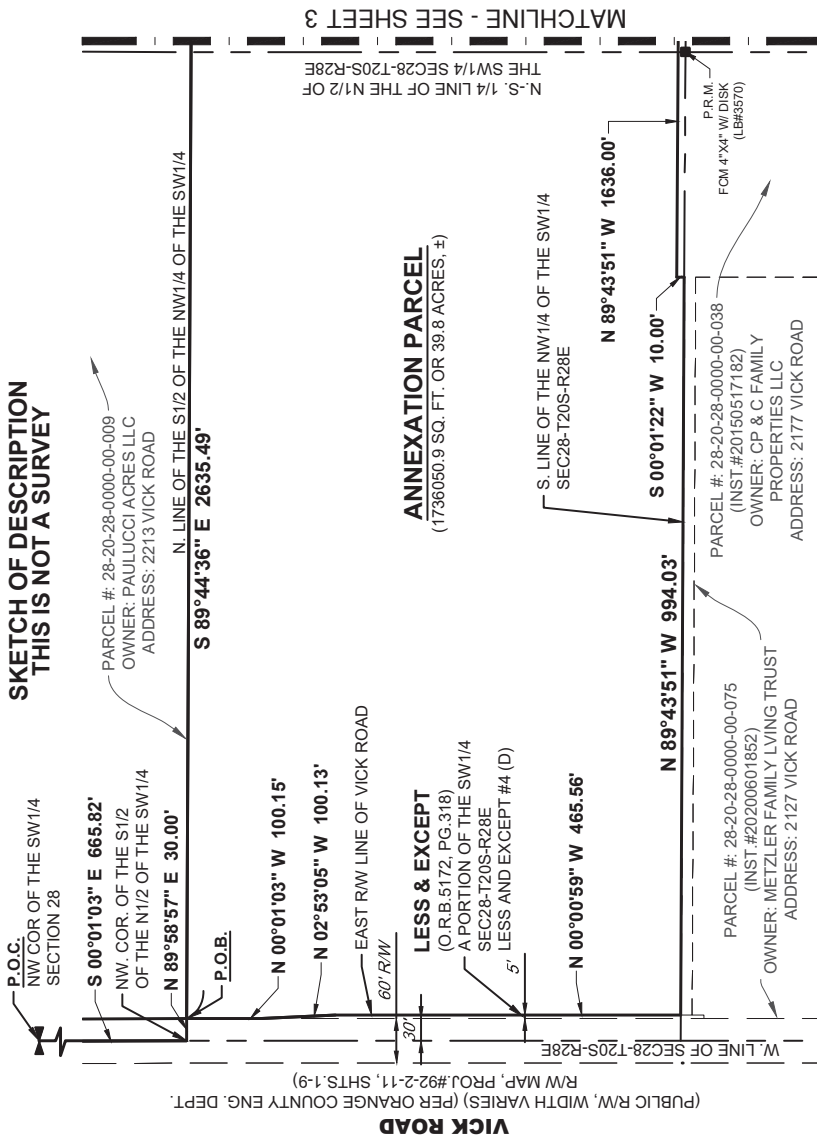
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Professional Surveyors and Mappers, Certificate NO. LB-8030

## ANNEXATION PARCELS

**ADDRESS: APOPKA, FL**

|                           |               |                 |      |
|---------------------------|---------------|-----------------|------|
| ORANGE COUNTY             |               | FLORIDA         |      |
| PROJECT NO. 031629-01-001 | REVISED DATE: | DATE: 1/26/2025 |      |
| SCALE: N/A                |               | SHEET 1         | OF 3 |

SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



**LEGEND**

● = FOUND IRON ROD & CAP (FIRC)  
⊙ = FOUND NAIL & DISK (FN&D)  
⊕ = FOUND IRON PIPE (FIP)  
■ = FOUND 4"x4" CONC. MON (FCM)  
⊗ = FOUND PINCH PIPE (FPP)

C = CENTERLINE  
CH = CHORD BEARING & DISTANCE  
CCR = CERTIFIED RECORD CORNER  
(D) = DEED DATA  
D.B. = DEED BOOK  
DWG. = DRAWING  
FT. = FEET  
L = ARC LENGTH  
# = NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
(P) = PLAT DATA  
P.B. = PLAT BOOK  
PG. = PAGE  
R = RADIUS  
(R) = RECORDED DATA  
R/W = RIGHT-OF-WAY  
W/ = WITH  
SECH#-TH#-R## = SECTION-TOWNSHIP-RANGE  
Δ = DELTA

**INDEX OF SHEETS**

SHEET 1 LEGAL DESCRIPTION  
SHEET 2-3 SKETCH OF DESCRIPTION

\* SEE SHEET 1 OF 3 FOR DESCRIPTION OF SKETCH. SKETCH IS NOT VALID UNLESS ACCOMPANIED BY LEGAL DESCRIPTION.

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ORANGE COUNTY

ANNEXATION PARCELS  
ADDRESS: APOPKA, FL

FLORIDA

PROJECT NO. 031629-01-001

REVISION DATE:

DATE: 1/26/2025

SCALE: 1" = 200'

SHEET 2 OF 3

FILE: 031629-01-001 PALUCCI APOPKA\_SURVEY ANNEX EX2-OVERALL BNDRY

SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY

PARCEL #: 28-20-28-0000-00-012  
OWNER: PAULUCCI ACRES LLC  
ADDRESS: VICK ROAD

N. LINE OF THE S1/2 OF THE NE1/4 OF THE SW1/4

S 89°44'36" E 2635.49'

E. LINE OF THE SW 1/4 SECTION 28

N-S. 1/4 LINE OF THE N1/2 OF  
THE SW1/4 SEC28-T20S-R28E

MATCHLINE - SEE SHEET 2

**ANNEXATION PARCEL**  
(1736050.9 SQ. FT. OR 39.8 ACRES, ±)

N 89°43'51" W 1636.00'

S. LINE OF THE NE1/4  
OF THE SW1/4  
SEC28-T20S-R28E

P.R.M.  
FCM 4"x4" W/ DISK  
(LB#3570)  
**BRIDLEWOOD**  
(P.B.100, PG.21)

PARCEL #: 28-20-28-0000-00-013  
(INST.#2020688279)  
OWNER: FRANK SCOTT MCCORKLE &  
CAROL V. MCCORKLE REVOCABLE TRUST  
ADDRESS: 351 LESTER ROAD

SE COR. OF THE NE1/4  
OF THE SW1/4  
SEC28-T20S-R28E  
P.R.M.  
FCM 4"x4" W/ DISK  
(LB#3570)



GRAPHIC SCALE  
1" = 200'

**INDEX OF SHEETS**

SHEET 1 LEGAL DESCRIPTION  
SHEET 2-3 SKETCH OF DESCRIPTION

\* SEE SHEET 1 OF 3 FOR DESCRIPTION OF  
SKETCH, SKETCH IS NOT VALID UNLESS  
ACCOMPANIED BY LEGAL DESCRIPTION.



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ORANGE COUNTY

PROJECT NO. 031629-01-001 REVISED DATE:

SCALE: 1" = 200'

FLORIDA

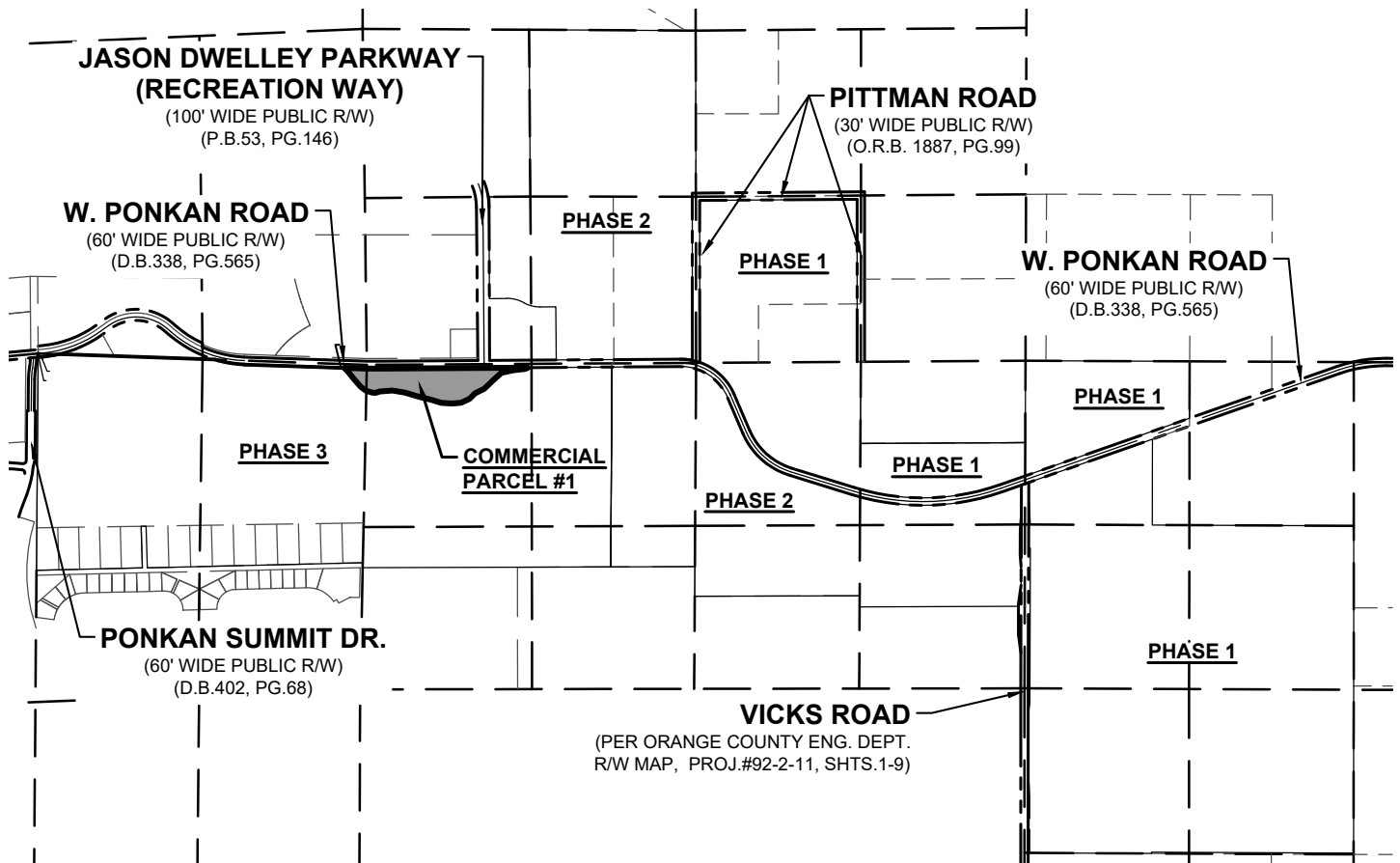
DATE: 1/26/2025

SHEET 3 OF 3

**ANNEXATION PARCELS**  
**ADDRESS: APOPKA, FL**

FILE: 031629-01-001 PAULUCCI APOPKA\_SURVEY ANNEX EX2-OVERALL BNDY

**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**



**INDEX OF SHEETS**

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| SHEET 2   | LEGAL DESCRIPTION     |
| SHEET 3-4 | SKETCH OF DESCRIPTION |

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FILE: 031629-01-001 PALUCCI APOPKA\_COMMERCIAL 1

**COMMERCIAL  
PARCEL #1  
ADDRESS: APOPKA, FL**

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

REVISED DATE:

DATE: 1/26/2025

SCALE: 1"=1500'

SHEET 1 OF 4

**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION - COMMERCIAL PARCEL**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD AND EAST OF PONKAN SUMMIT DRIVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST; ALSO BEING A POINT ON THE CENTERLINE OF WEST PONKAN ROAD AS RECORDED IN DEED BOOK 338, PAGE 565; THENCE SOUTH 00°27'58" WEST, 30.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD; THENCE NORTH 84°35'42" EAST, 40.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE 129.14 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 986.10 FEET, A CENTRAL ANGLE OF 07°30'13" AND A CHORD BEARING OF NORTH 80°49'38" EAST, 129.05 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 88°00'44" EAST, ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 1261.65 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD, ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE 244.57 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,003.83 FEET, A CENTRAL ANGLE OF 13°57'33" AND A CHORD BEARING OF SOUTH 80°29'52" EAST, 243.96 FEET; THENCE SOUTH 88°03'14" EAST, 811.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD THE FOLLOWING 22 COURSES; 1) SOUTH 42°12'56" EAST, 52.46 FEET; 2) SOUTH 39°10'48" EAST, 62.46; 3) SOUTH 40°38'55" EAST, 88.64 FEET; 4) SOUTH 53°27'54" EAST, 50.45 FEET; 5) SOUTH 73°13'04" EAST, 49.56 FEET; 6) SOUTH 84°33'28" EAST, 31.41 FEET; 7) NORTH 71°41'08" EAST, 37.31 FEET; 8) NORTH 85°41'29" EAST, 99.55 FEET; 9) SOUTH 80°19'50" EAST, 101.20 FEET; 10) SOUTH 73°45'59" EAST, 128.10 FEET; 11) SOUTH 76°48'18" EAST, 90.94 FEET; 12) SOUTH 73°01'00" EAST, 90.72 FEET; 13) SOUTH 86°38'19" EAST, 89.82 FEET; 14) NORTH 85°12'31" EAST, 70.73 FEET; 15) NORTH 64°08'47" EAST, 74.03 FEET; 16) NORTH 45°24'49" EAST, 63.59 FEET; 17) NORTH 63°56'05" EAST, 82.65 FEET; 18) NORTH 46°18'57" EAST, 108.51 FEET; 19) NORTH 48°20'13" EAST, 82.45 FEET; 20) NORTH 77°48'21" EAST, 102.62 FEET; 21) NORTH 84°13'53" EAST, 93.90 FEET; 22) NORTH 62°14'35" EAST, 22.88 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD; THENCE SOUTH 89°36'47" WEST ALONG SAID RIGHT OF WAY 1187.54 FEET; THENCE CONTINUING ALONG SAID LINE AND THE ARC OF A CURVE CONCAVE NORTHERLY 234.55 FEET, SAID CURVE HAVING A RADIUS OF 5759.65 FEET, A CENTRAL ANGLE OF 2°20'00" AND A CHORD BEARING NORTH 89°13'13" WEST, 234.54 FEET; THENCE NORTH 88°03'14" WEST ALONG SAID LINE 62.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 252162.1 SQ. FT. OR 5.8 ACRES OF LAND, MORE OR LESS.



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

\* SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION.  
LEGAL DESCRIPTION IS NOT VALID UNLESS  
ACCOMPANIED BY SKETCH OF DESCRIPTION.

Max R. George, PSM

Digitally signed by Max R. George, PSM  
DN: E=mrg@bowman.com, CN=Max R.  
George, PSM, O=Bowman Consulting Group,  
L=Melbourne, S=Florida,  
SERIALNUMBER=MAS20230413680165, C=US  
Date: 2025.02.24 11:48:25-05'00'

MAX R. GEORGE

DATE OF SIGNATURE

**INDEX OF SHEETS**

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| SHEET 1   | COVER                 |
| SHEET 2   | LEGAL DESCRIPTION     |
| SHEET 3-4 | SKETCH OF DESCRIPTION |

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343  
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SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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FILE: 031629-01-001 PALUCCI APOPKA\_COMMERCIAL 1

**COMMERCIAL  
PARCEL #1**  
**ADDRESS: APOPKA, FL**

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

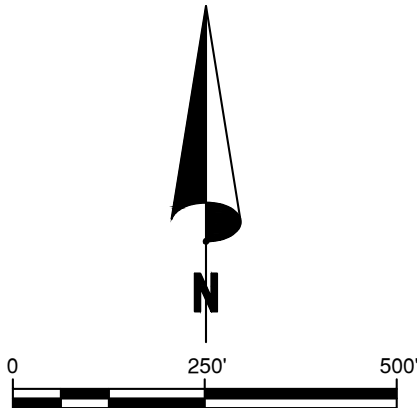
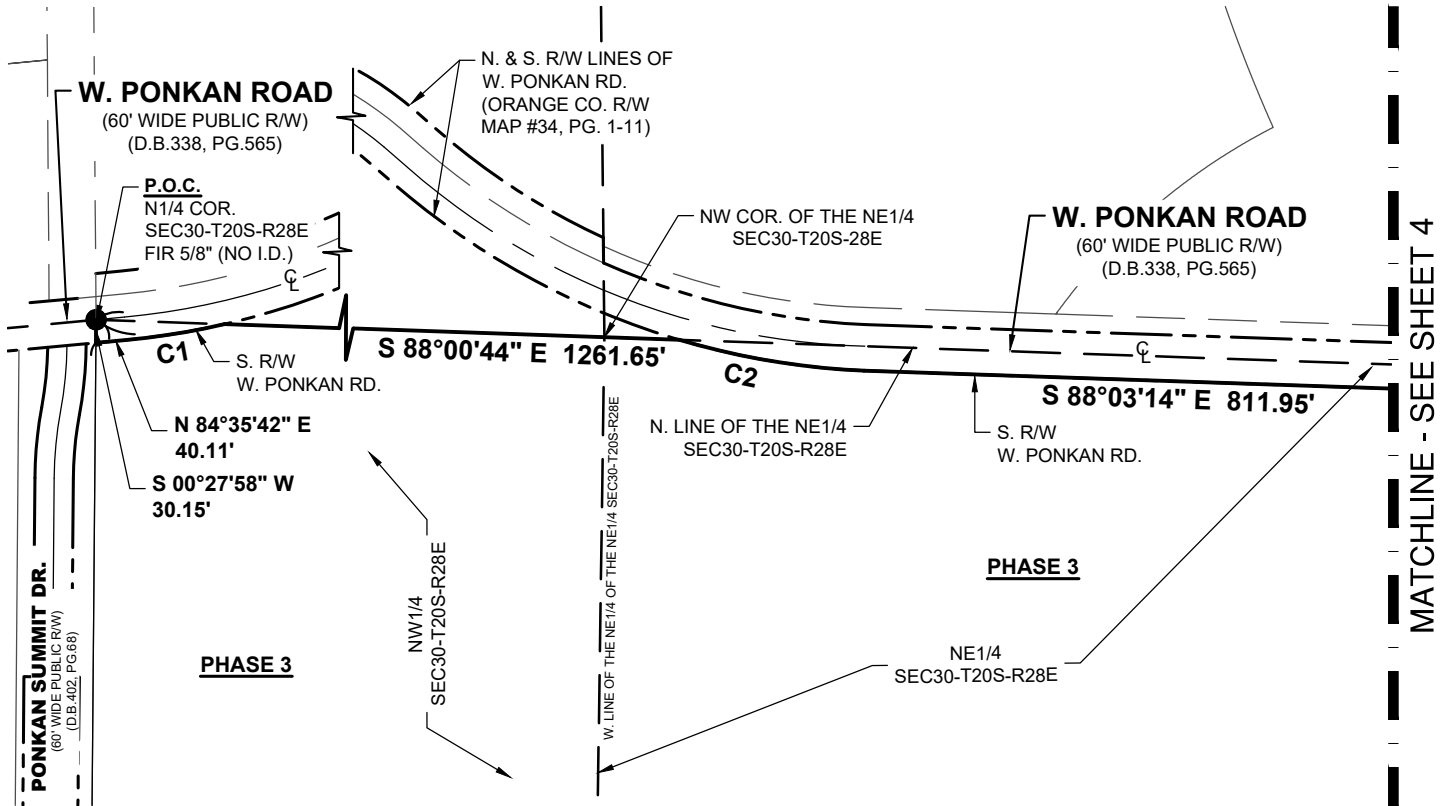
REVISED DATE:

DATE: 1/26/2025

SCALE: N/A

SHEET 2 OF 4

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



| CURVE TABLE |           |         |             |         |           |
|-------------|-----------|---------|-------------|---------|-----------|
| CURVE #     | RADIUS    | ARC     | CH. BEARING | CHORD   | DELTA     |
| C1          | 986.10'   | 129.14' | N80°49'38"E | 129.05' | 7°30'13"  |
| C2          | 1,003.83' | 244.57' | S80°29'52"E | 243.96' | 13°57'33" |

## INDEX OF SHEETS

SHEET 1 COVER  
SHEET 2 LEGAL DESCRIPTION  
SHEET 3-4 SKETCH OF DESCRITPION

\* SEE SHEET 2 FOR LEGAL DESCRIPTION.  
SKETCH IS NOT VALID UNLESS ACCOMPANIED  
BY LEGAL DESCRIPTION OF SKETCH.

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FILE: 031629-01-001 PALUCCI APOPKA\_COMMERCIAL 1

**COMMERCIAL  
PARCEL #1  
ADDRESS: APOPKA, FL**

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

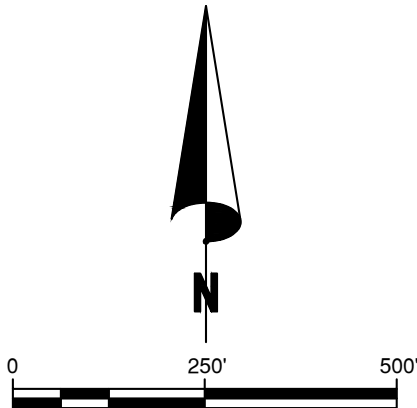
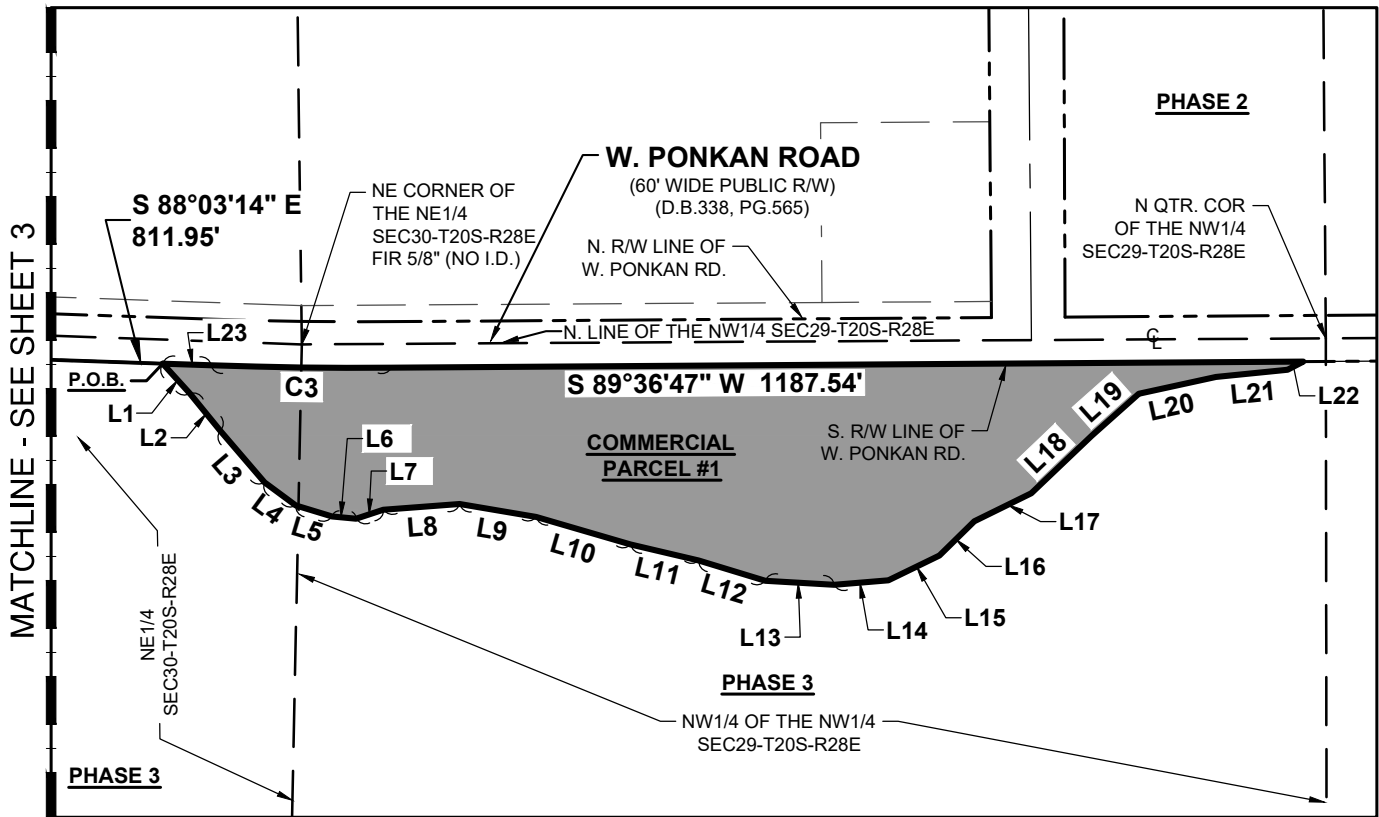
REVISED DATE:

DATE: 2/17/2025

SCALE: 1"=250'

SHEET 3 OF 4

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



GRAPHIC SCALE

1" = 250'

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| SHEET 1   | COVER                 |
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| SHEET 3-4 | SKETCH OF DESCRIPTION |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | S42°12'56"E | 52.46'   |
| L2         | S39°10'48"E | 62.46'   |
| L3         | S40°38'55"E | 88.64'   |
| L4         | S53°27'54"E | 50.45'   |
| L5         | S73°13'04"E | 49.56'   |
| L6         | S84°33'28"E | 31.41'   |
| L7         | N71°41'08"E | 37.31'   |
| L8         | N85°41'29"E | 99.55'   |
| L9         | S80°19'50"E | 101.20'  |
| L10        | S73°45'59"E | 128.10'  |
| L11        | S76°48'18"E | 90.94'   |
| L12        | S73°01'00"E | 90.72'   |
| L13        | S86°38'19"E | 89.82'   |
| L14        | N85°12'31"E | 70.73'   |
| L15        | N64°08'47"E | 74.03'   |
| L16        | N45°24'49"E | 63.59'   |
| L17        | N63°56'05"E | 82.65'   |
| L18        | N46°18'57"E | 108.51'  |
| L19        | N48°20'13"E | 82.45'   |
| L20        | N77°48'21"E | 102.62'  |
| L21        | N84°13'53"E | 93.90'   |
| L22        | N62°14'35"E | 22.88'   |
| L23        | N88°03'14"W | 62.82'   |

| CURVE TABLE |           |         |             |         |          |
|-------------|-----------|---------|-------------|---------|----------|
| CURVE #     | RADIUS    | ARC     | CH. BEARING | CHORD   | DELTA    |
| C3          | 5,759.65' | 234.55' | N89°13'13"W | 234.54' | 2°20'00" |

\* SEE SHEET 2 FOR LEGAL DESCRIPTION.  
SKETCH IS NOT VALID UNLESS ACCOMPANIED  
BY LEGAL DESCRIPTION OF SKETCH.

# Bowman

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FILE: 031629-01-001 PALUCCI APOPKA\_COMMERCIAL 1

**COMMERCIAL  
PARCEL #1**  
**ADDRESS: APOPKA, FL**

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

REVISED DATE:

DATE: 2/17/2025

SCALE: 1"=250'

SHEET 4 OF 4



**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION: ANNEXATION PARCELS**

A PORTION OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF SAID SECTION 28, SOUTH 00°01'03" EAST, 665.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID WEST LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VICKS ROAD (PER ORANGE COUNTY ENGINEERING DEPARTMENT, RIGHT-OF-WAY MAP PROJECT #92-2-11, SHEETS 1-9), SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°44'36" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2635.49 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°01'22" WEST, 656.26 FEET TO A LINE RUNNING PARALLEL TO THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°43'51" WEST ALONG SAID LINE, A DISTANCE OF 1636.00 FEET; THENCE SOUTH 00°01'22" WEST, 10.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 89°43'51" WEST, 994.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF VICK ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°00'59" WEST, 465.56 FEET; THENCE NORTH 02°53'05" WEST, 100.13 FEET; THENCE NORTH 00°01'03" WEST, 100.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1736050.9 SQ FT OR 39.8 ACRES, MORE OF LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Max R. George, PSM

Digitally signed by Max R. George, PSM  
DN: E=mrgeorge@bowman.com,  
CN=Max R. George, PSM, O=Bowman  
Consulting Group, L=Melbourne,  
St=Florida,  
SERIALNUMBER=MAS20230413680165,  
C=US  
Date: 2025.02.18 11:17:54 -0500

MAX R. GEORGE

DATE OF SIGNATURE

**INDEX OF SHEETS**

SHEET 1 LEGAL DESCRIPTION  
SHEET 2-3 SKETCH OF DESCRIPTION

\* SEE SHEET 2 & 3 FOR SKETCH OF  
DESCRIPTION, DESCRIPTION IS NOT VALID  
UNLESS ACCOMPANIED BY SKETCH.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343  
BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC  
SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**  
**CONSULTING**

Bowman Consulting Group, Ltd., Inc. Phone: (813) 474-7424  
5404 Cypress Center Dr., Suite 140  
Tampa, FL 33609 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

**ANNEXATION PARCELS**

**ADDRESS: APOPKA, FL**

**ORANGE COUNTY**

**FLORIDA**

**PROJECT NO. 031629-01-001**

**REVISED DATE:**

**DATE: 1/26/2025**

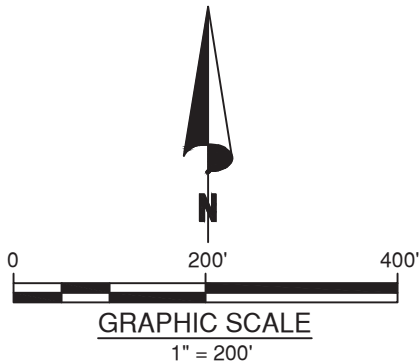
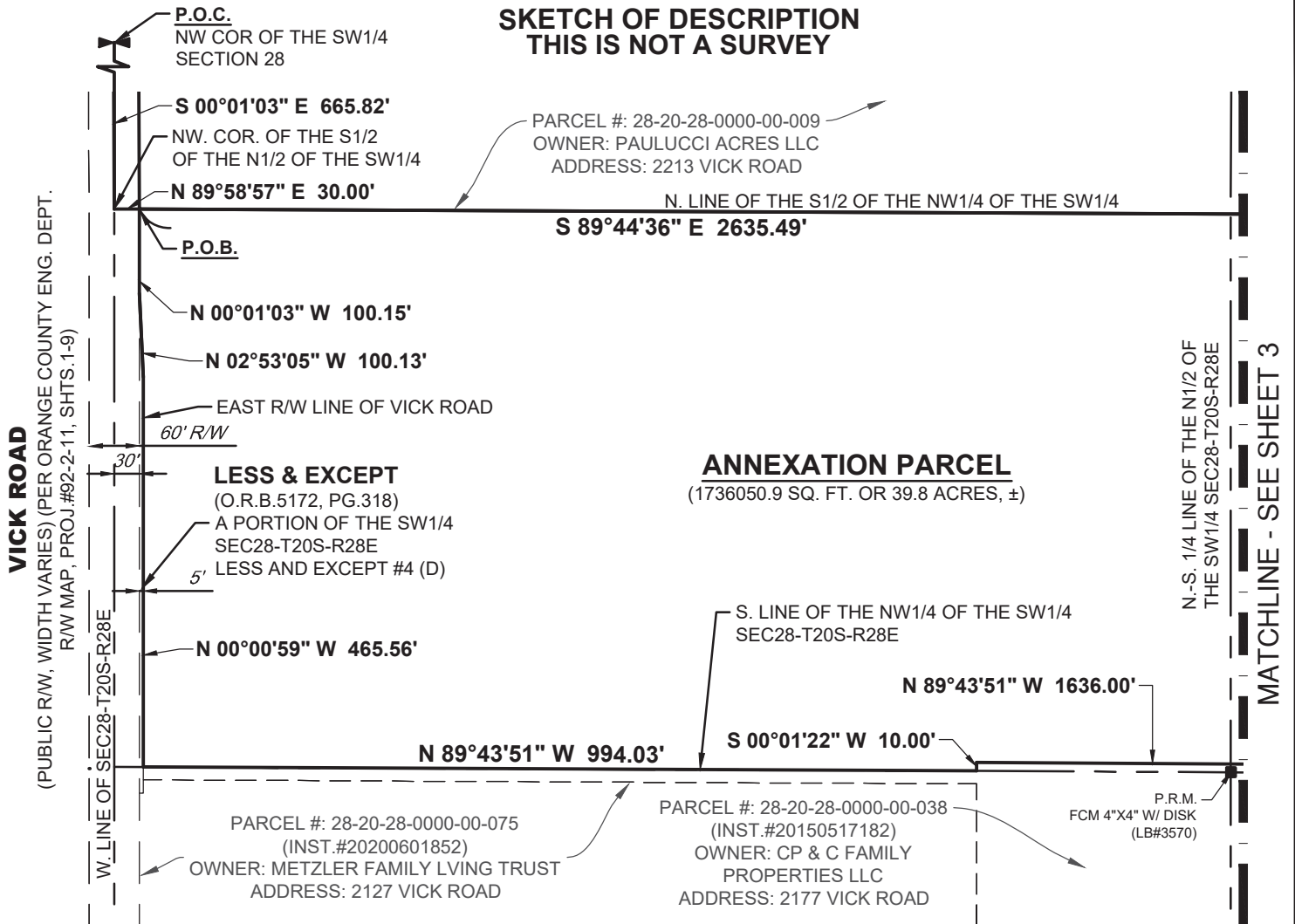
**SCALE: N/A**

**SHEET 1 OF 3**

**FILE: 031629-01-001 PALUCCI APOPKA\_SURVEY ANNEX EX2-OVERALL BNDRY**



# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



\* SEE SHEET 1 OF 3 FOR DESCRIPTION OF  
SKETCH, SKETCH IS NOT VALID UNLESS  
ACCOMPANIED BY LEGAL DESCRIPTION.

## LEGEND

C = CENTERLINE  
 CH = CHORD BEARING & DISTANCE  
 CCR = CERTIFIED RECORD CORNER  
 (D) = DEED DATA  
 D.B. = DEED BOOK  
 DWG. = DRAWING  
 FT. = FEET  
 L = ARC LENGTH  
 # = NUMBER  
 O.R.B. = OFFICIAL RECORDS BOOK  
 (P) = PLAT DATA  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 R = RADIUS  
 (R) = RECORDED DATA  
 R/W = RIGHT-OF-WAY  
 W/ = WITH  
 SEC#-T##-R## = SECTION-TOWNSHIP-RANGE  
 Δ = DELTA

● = FOUND IRON ROD & CAP (FIRC)  
 ⊙ = FOUND NAIL & DISK (FN&D)  
 ⊕ = FOUND IRON PIPE (FIP)  
 ■ = FOUND 4"x4" CONC. MON (FCM)  
 ⊕ = FOUND PINCH PIPE (FPP)

## INDEX OF SHEETS

SHEET 1 LEGAL DESCRIPTION  
 SHEET 2-3 SKETCH OF DESCRIPTION

# Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (813) 474-7424  
 5404 Cypress Center Dr., Suite 140  
 Tampa, FL 33609 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

## ANNEXATION PARCELS

ADDRESS: APOPKA, FL

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

REVISED DATE:

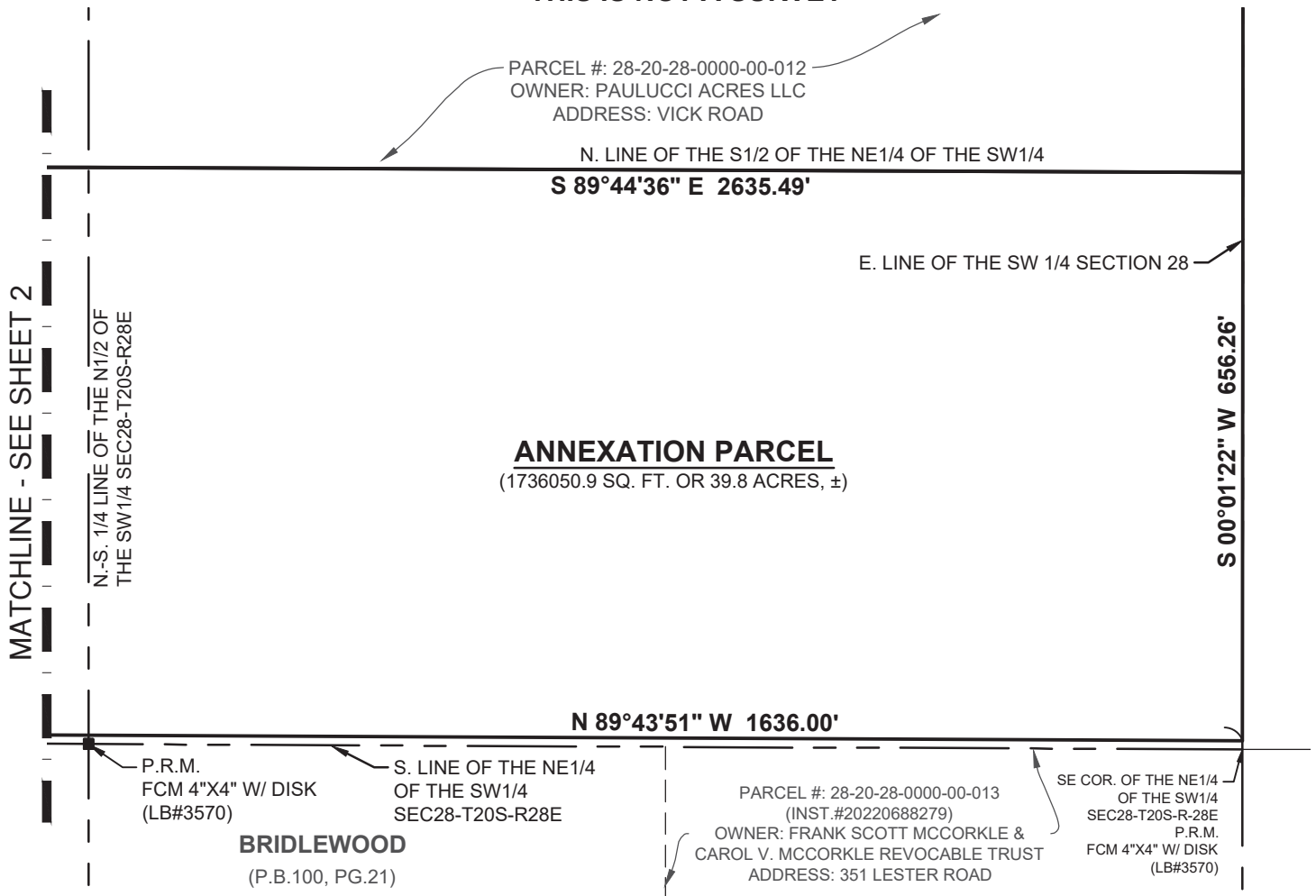
DATE: 1/26/2025

SCALE: 1"=200'

SHEET 2 OF 3

FILE: 031629-01-001 PALUCCI APOPKA SURVEY ANNEX EX2-OVERALL BNDRY

**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**



**INDEX OF SHEETS**

SHEET 1 LEGAL DESCRIPTION  
SHEET 2-3 SKETCH OF DESCRIPTION

\* SEE SHEET 1 OF 3 FOR DESCRIPTION OF SKETCH, SKETCH IS NOT VALID UNLESS ACCOMPANIED BY LEGAL DESCRIPTION.

**Bowman**  
CONSULTING

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**ANNEXATION PARCELS**  
**ADDRESS: APOPKA, FL**

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

REVISED DATE:

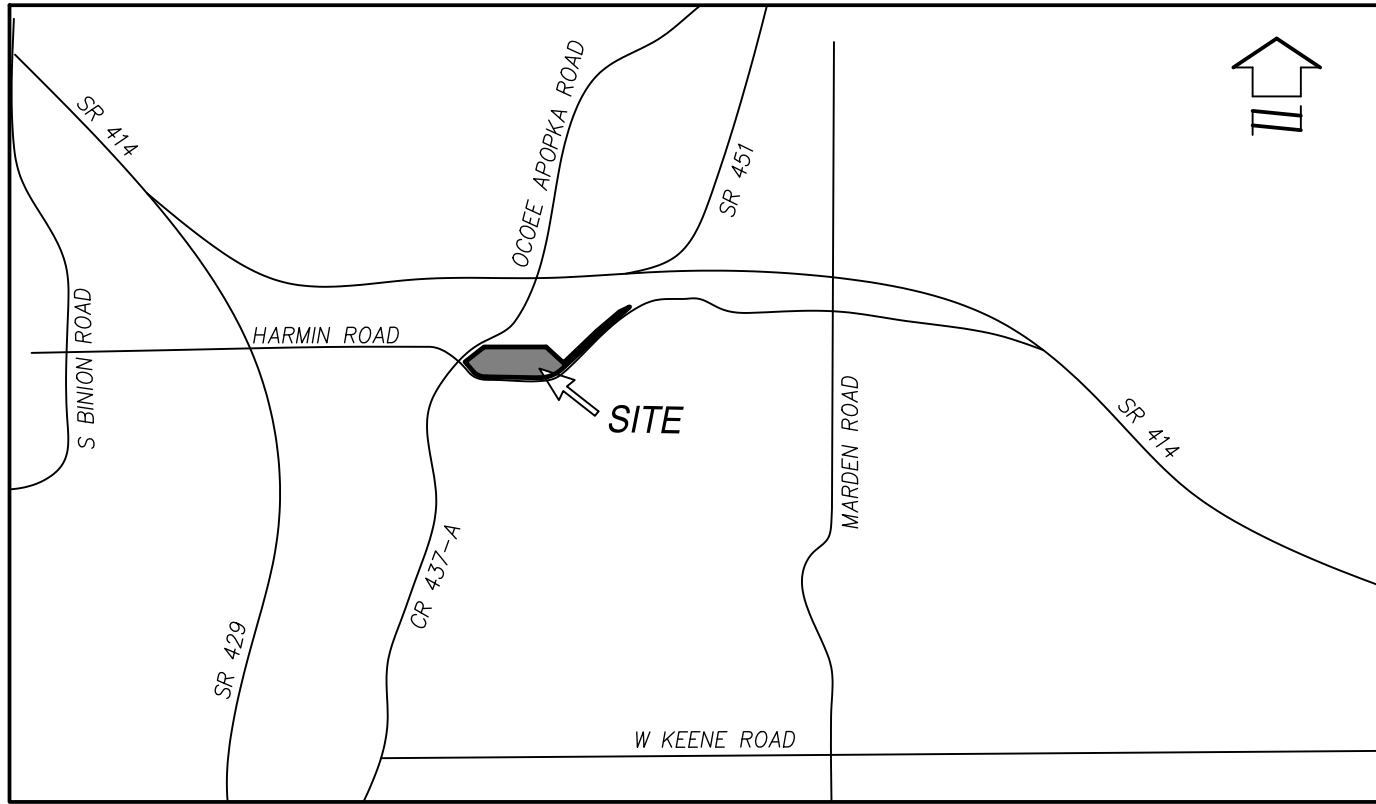
DATE: 1/26/2025

SCALE: 1"=200'

SHEET 3 OF 3

FILE: 031629-01-001 PALUCCI APOPKA SURVEY ANNEX EX2-OVERALL BNDRY

APOPKA FIRE STATION 6  
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES:

- BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 00°31'40" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

- LANDS SHOWN HEREON SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VISTANA MAINTENANCE ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 3320, PAGE 2451; FIRST AMENDMENTS IN OFFICIAL RECORDS BOOK 4859, PAGE 3738 AND SECOND AMENDMENT IN OFFICIAL RECORDS BOOK 5312, PAGE 2300.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DUKE ENERGY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3359, PAGE 991.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN EASEMENT FOR CABLE TELEVISION AS RECORDED IN OFFICIAL RECORDS BOOK 4541, PAGE 4927.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN AGREEMENT CONCERNING EASEMENTS AND RESTRICTIVE COVENANTS AS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS INSTRUMENT NUMBER 20220308608.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DUKE ENERGY EASEMENT LYING 500 FEET ON EACH SIDE OF BURIED FACILITIES AS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS INSTRUMENT NUMBER 20220664956.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS AGREEMENT RECORDED IN ORANGE COUNTY OFFICIAL RECORDS INSTRUMENT NUMBER 20220396159 AND FIRST AMENDMENT IN INSTRUMENT NUMBER 20220610847.

SHEET INDEX

SHEET 1 COVER SHEET, LEGAL DESCRIPTION, NOTES  
SHEET 2 & 3 DETAIL SHEETS

DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
PHONE: 407.947.4552  
WWW.DONLEYCONSULTING.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8501

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.

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE S00°31'40"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 1325.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE CONTINUE S00°31'40"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 54.46 FEET TO THE POINT OF BEGINNING; THENCE S58°12'38"E, A DISTANCE OF 128.16 FEET; THENCE N44°47'28"E, A DISTANCE OF 252.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 587.50 FEET, A CENTRAL ANGLE OF 04°42'44"; A CHORD BEARING OF N47°08'50"E AND A CHORD DISTANCE OF 48.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.32 FEET TO THE POINT OF TANGENCY; THENCE N49°30'15"E, A DISTANCE OF 302.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 812.50 FEET, A CENTRAL ANGLE OF 06°46'32"; A CHORD BEARING OF N52°53'28"E AND A CHORD DISTANCE OF 96.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.08 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 451 AS SHOWN ON STATE ROAD 429/414 SYSTEMS INTERCHANGE PROJECT NO. 429/200; SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HARMON ROAD EAST (TRACT G), EMERSON NORTH TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 36-42, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7789.44 FEET, A CENTRAL ANGLE OF 00°34'51", A CHORD BEARING OF S40°59'34"W AND A CHORD DISTANCE OF 78.98 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 451, THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.98 FEET; THENCE S36°21'37"W, A DISTANCE OF 205.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7809.44 FEET, A CENTRAL ANGLE OF 02°59'57"; A CHORD BEARING OF S44°12'07"W AND A CHORD DISTANCE OF 408.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 408.79 FEET TO THE END OF SAID CURVE; THENCE S44°17'54"E, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7819.44 FEET, A CENTRAL ANGLE OF 00°46'52", A CHORD BEARING OF S46°05'32"W AND A CHORD DISTANCE OF 106.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.60 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, RUN N43°31'02"W, A DISTANCE OF 12.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 575.50 FEET, A CENTRAL ANGLE OF 37°14'27"; A CHORD BEARING OF S71°11'54"W AND A CHORD DISTANCE OF 367.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 374.06 FEET TO THE POINT OF TANGENCY; THENCE S89°49'08"W, A DISTANCE OF 410.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 342.50 FEET, A CENTRAL ANGLE OF 47°03'49"; A CHORD BEARING OF N66°38'58"W AND A CHORD DISTANCE OF 273.49 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 281.33 FEET TO THE POINT OF TANGENCY; THENCE N43°07'03"W, A DISTANCE OF 68.49 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, RE-ALIGNED ( A VARIABLE WIDTH RIGHT OF WAY) PER ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, WESTERN BELTWAY, STATE ROAD 429, PROJECT NUMBER 75320-6460-604 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 894.93 FEET, A CENTRAL ANGLE OF 10°53'06"; A CHORD BEARING OF N49°28'39"E AND A CHORD DISTANCE OF 169.76 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE, A DISTANCE OF 170.02 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, N54°55'12"E, A DISTANCE OF 163.25 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N89°49'11"E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF HARMON CENTER COMMERCIAL CONDOMINIUM AS RECORDED IN DOCUMENT NUMBER 20220510399, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 561.21 FEET TO THE SOUTHEAST CORNER OF SAID HARMON CENTER COMMERCIAL CONDOMINIUM AND A POINT ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 451 AS SHOWN ON STATE ROAD 429/414 SYSTEMS INTERCHANGE PROJECT NO. 429/200; SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7469.44 FEET, A CENTRAL ANGLE OF 00°13'19"E, A CHORD BEARING OF N46°22'22"E AND CHORD DISTANCE OF 28.92 FEET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, THE EASTERLY LINE OF HARMON CENTER COMMERCIAL CONDOMINIUM AND THE ARC OF SAID CURVE, A DISTANCE OF 28.92 FEET; THENCE S58°12'38"E, A DISTANCE OF 140.30 FEET TO THE POINT OF BEGINNING.

CONTAINING: 368397.041, 8.46 ACRES.

QUALIFICATION STATEMENT OF  
SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING FLORIDA STATUTES: AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
WILLIAM D. DONLEY  
REGISTRATION NO. LS 5381  
DONLEY CONSULTING GROUP, LLC  
210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
CERTIFICATE OF AUTHORIZATION NO.LB8501

APOPKA FIRE STATION 6  
DEDICATION

KNOW MEN BY ALL THESE PRESENTS, THAT THE CITY OF APOPKA, FLORIDA, A CHARTED MUNICIPALITY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND HEREBY DEDICATES HARMON ROAD EAST TO THE CITY OF APOPKA, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE CITY HAS CAUSED THESE PRESENTS TO  
BE SIGNED BY THE OFFICER NAMED BELOW ON \_\_\_\_\_  
\_\_\_\_\_, A.D. 2025.

CITY OF APOPKA, FLORIDA

SIGNATURE: \_\_\_\_\_

PRINT: \_\_\_\_\_BRYAN NELSON\_\_\_\_\_

TITLE: \_\_\_\_\_MAYOR\_\_\_\_\_

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) \_\_\_\_\_ WITNESS (PRINTED) \_\_\_\_\_

WITNESS (SIGNATURE) \_\_\_\_\_ WITNESS (PRINTED) \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION

THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2025, BY BRYAN NELSON, MAYOR OF THE CITY OF APOPKA, FLORIDA ON BEHALF OF THE CITY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY \_\_\_\_\_

NOTARY PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ MY COMMISSION NO. \_\_\_\_\_

CERTIFICATE OF APPROVAL BY  
PLANNING COMMISSION

EXAMINED AND APPROVED:

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF REVIEW  
BY CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY CITY ENGINEER

EXAMINED AND APPROVED:

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2025,  
THE FOREGOING PLAT WAS APPROVED BY THE MUNICIPALITY.

MAYOR: BRYAN NELSON

ATTEST: \_\_\_\_\_  
CITY CLERK: LISA M. BONE

CERTIFICATE OF APPROVAL  
BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE  
ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_

2025, AT DOC NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

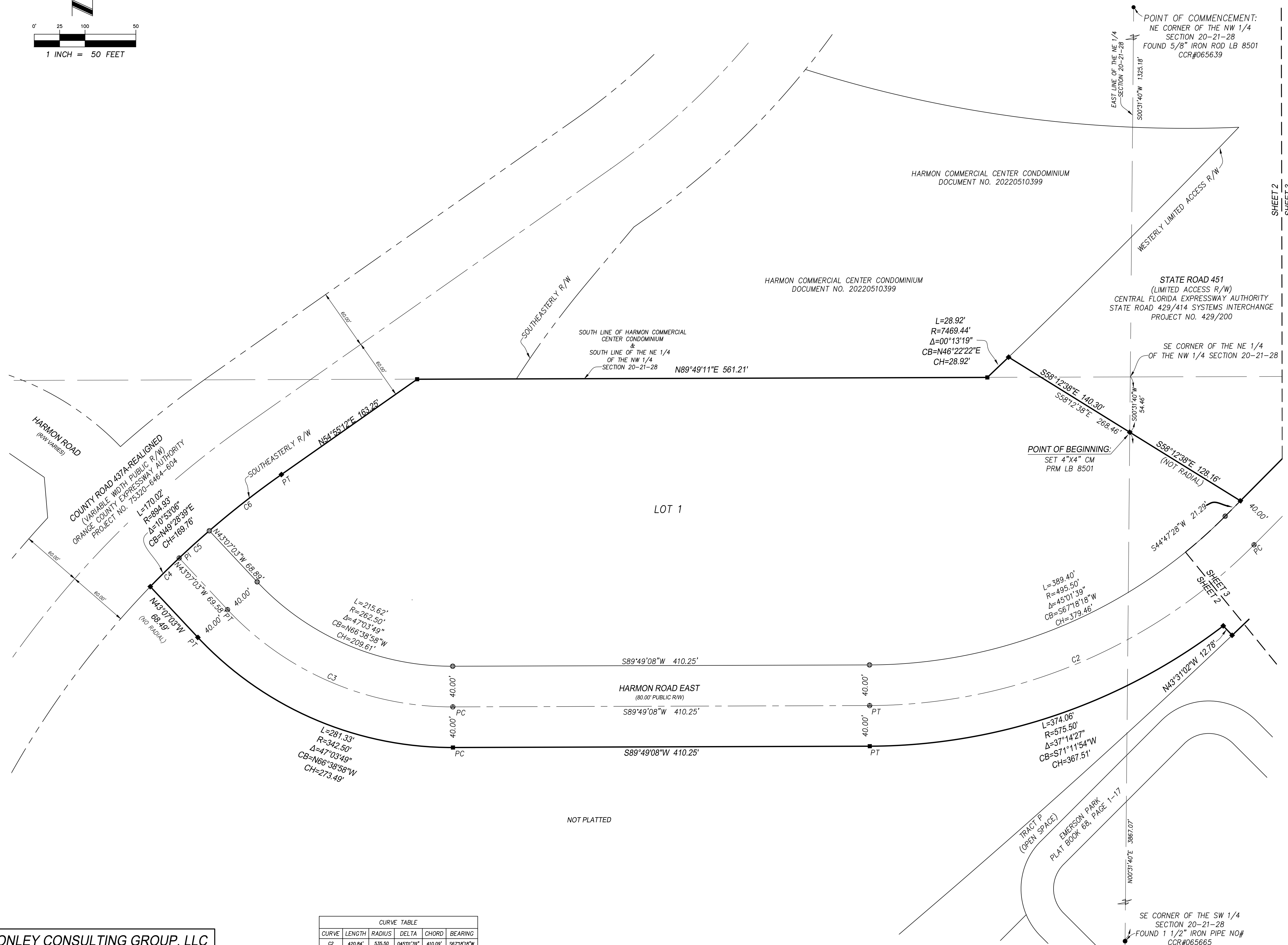
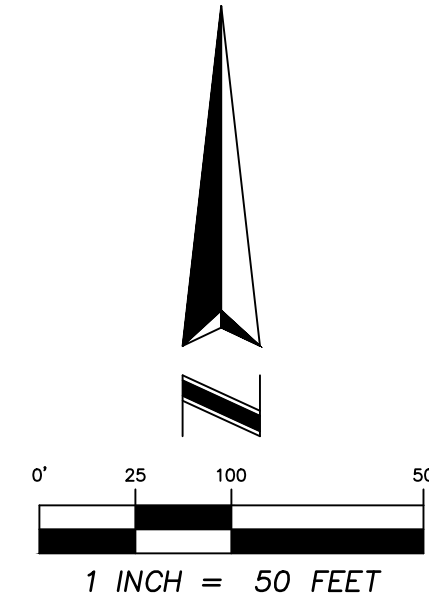
BY: \_\_\_\_\_

SHEET 1 OF 3



# APOPKA FIRE STATION 6

LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



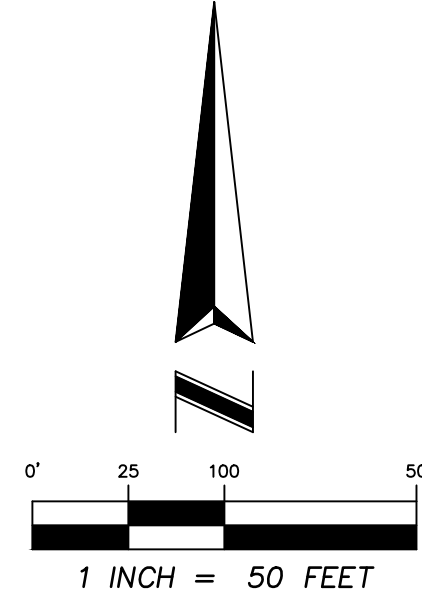
**DONLEY CONSULTING GROUP, LLC**

210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
PHONE: 407.947.4552  
WWW.DONLEYCONSULTING.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8501

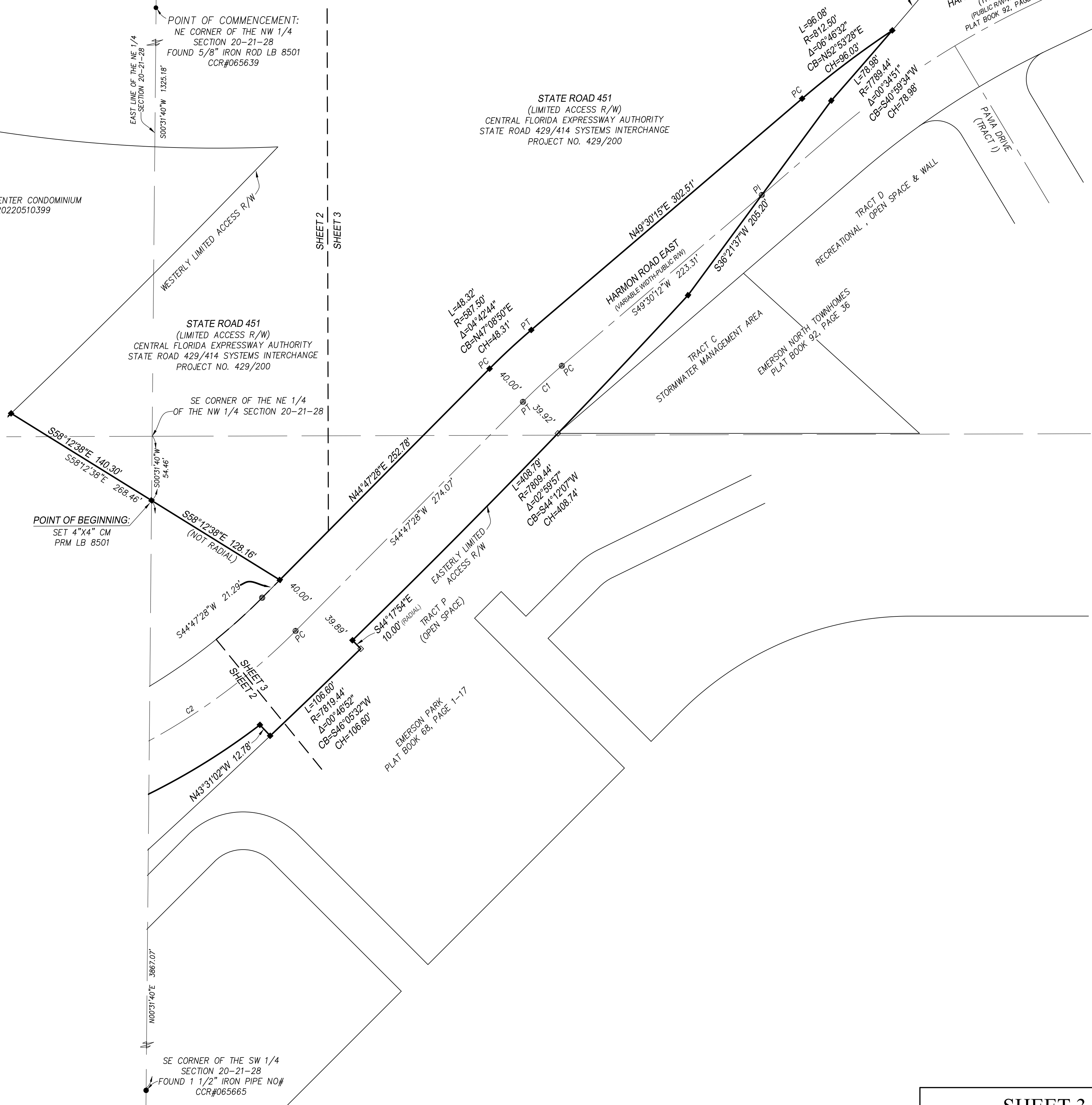
| CURVE TABLE |         |         |           |         |             |
|-------------|---------|---------|-----------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD   | BEARING     |
| C2          | 420.84' | 535.50' | 04°01'39" | 410.09' | S67°16'18"W |
| C3          | 248.48' | 302.50' | 04°03'49" | 241.55' | N66°38'58"W |
| C4          | 40.02'  | 894.93' | 00°33'43" | 40.01'  | N45°18'58"E |
| C5          | 40.01'  | 894.93' | 00°33'41" | 40.01'  | N47°52'40"E |
| C6          | 89.99'  | 894.93' | 00°45'41" | 89.95'  | N52°02'21"E |



APOPKA FIRE STATION 6  
LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



HARMON COMMERCIAL CENTER CONDOMINIUM  
DOCUMENT NO. 20220510399



| CURVE TABLE |         |        |            |         |             |
|-------------|---------|--------|------------|---------|-------------|
| CURVE       | LENGTH  | RADIUS | DELTA      | CHORD   | BEARING     |
| C1          | 45.03'  | 547.50 | 08°42'44"  | 45.02'  | S47°08'50"W |
| C2          | 420.84' | 535.50 | 045°01'39" | 410.09' | S67°18'18"W |

DONLEY CONSULTING GROUP, LLC  
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PHONE: 407.947.4552  
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CERTIFICATE OF AUTHORIZATION NO. LB 8501

## SHEET INDEX:

CS - COVER SHEET

C0 - EXISTING CONDITION/DEMOLITION

C1 - SURVEY/EROSION

C2 - DRAINAGE PLAN 1

C3 - DRAINAGE PLAN 2

C4 - CONSTRUCTION NOTES

C5 - FLOOR PLAN

C6 - ROOF PLAN

C7 - ELEVATIONS 1

C8 - ELEVATIONS 2

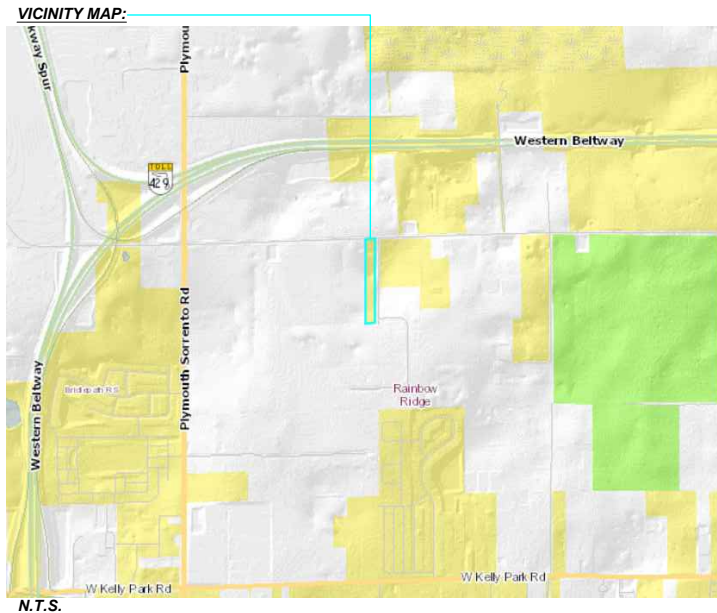
C9 - PLAT

C10 - DETAILS

C11 - SECTIONS

C12 - PUMP DESIGN

## HAVEN PEACE PD, 2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712



## APPLICABLE CODES:

- FBC 2023, 8th EDITION / RESIDENTIAL BUILDING REQUIREMENTS.

- ORANGE COUNTY CODE OF ORDINANCES - CHAPTER 34,38 / DRAINAGE AND ENVIRONMENTAL STANDARDS.

- FLORIDA FIRE PREVENTION CODE (FFPC 8th EDITION) AND NFPA22

- CITY OF APOPKA CODE OF ORDINANCES / SITE DEVELOPMENT STANDARDS

- NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION / 2019 EDITION

## SITE DATA:

- A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE WITH THE NORTH-SOUTH CENTER SECTION LINE OF  
SAID SECTION 7, SOUTH 00°16'27" EAST, 30.01 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAAS ROAD; THENCE DEPARTING THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, SOUTH 88°00'10" WEST, 30.01 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF MCGUIRE ROAD, BEING THE POINT OF BEGINNING.

- THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, SOUTH 00°16'27" EAST, 1297.08 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, AND WITH THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 88°05'14" WEST, 139.98 FEET, TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7; THENCE DEPARTING THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, AND WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, NORTH 00°16'27" WEST, 1296.88 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD; THENCE DEPARTING THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, NORTH 88°00'10" EAST, 139.99 FEET, TO THE POINT OF BEGINNING.

- CONTAINING 181,477.37 SQUARE FEET OR 4.166 ACRES, MORE OR LESS.

### TOTAL TREE REMOVAL COUNT:

- OAK TREE : 30 (Ø=12", 14", 18", 36", 48")  
- PALM TREE : 1 (Ø=14")

### SITE DATA:

2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712  
PROJECT AREA: 181,811.68 S.F. (4.17 AC)  
USE: RESIDENTIAL

### PROPOSED IMPERVIOUS AREA:

BUILDING: 16,917.6 S.F.  
DRIVEWAY+WALKWAY: 12,108.4 S.F.

**TOTAL PROPOSED IMP. AREA: 29,025.96 S.F. (15.9%)**

### Grading & Drainage Specifications:

1. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
2. Contractor shall verify all existing grades in the field and shall notify the engineer of any discrepancies prior to construction.
3. Where new earthwork meets existing, smoothly blend line and grade of existing and new to provide vertical curves at the top and bottom of all slopes.
4. Excavation required within proximity of utility lines shall be done by hand. Contractor shall repair any damage to existing utilities incurred during construction.
5. All points of construction ingress and egress shall be maintained to prevent tracking or flow of sediment onto public roads, adjacent wetlands or bodies of water.

### FIRE FLOW CALCULATIONS:

-Required Fire Flow:  
Per ISO Methodology with ~121' Distance Between Buildings  
NFF = 500 GPM

-Provided Fire Flow:  
Supplied by 3,006 Gal Underground Tank and NFPA 22-Compliant Pump  
Structure-to-Hydrant Distance = 70' (Max)  
Hydrant-to-Hydrant Distance = 750' (Max)  
Pump Delivers Flow to Private Hydrant (2.5" NST + 4.5" Storz)  
System Pressure and Duration Dependent on Final Pump Specs

Prepared by Leonardo V. Q. Quiterio, P.E.  
No. 89115  
State of Florida  
Professional Engineer  
Date: 08/08/2023 10:10:00 AM



CONSULTING ENGINEER

P.E. LEONARDO V. QUITERIO, P.E. #89115

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home improvement, can result in the violation of copyright law and/or buildings being seized under monetary compensation to SOVEREIGN ENGINEERING INC.

This form has been digitally signed and sealed by Leonardo V. Quiterio, P.E. on 08/08/2023. Printed copies of this are not considered signed and sealed and the signature must be verified on the electronic copy. This form has been electronically signed & sealed by Leonardo V. Quiterio, P.E. using a "PDF-X.1" signature. All documents are not considered signed & sealed and the "PDF-X.1" authentication must be verified on any electronic copy.

(407) 581-0253  
lequiterio@sovereigninc.com  
lequiterio@sovereigninc.com

ADDRESS  
LOT 14, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA  
OWNER

CONTENT

COVER SHEET

P.E. SEAL AND SIGN



### REVISIONS

| DESCRIPTION | DATE |
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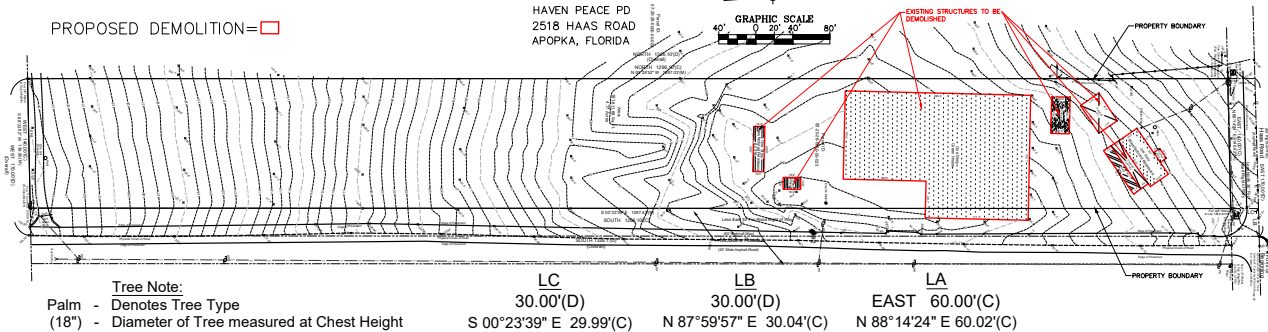
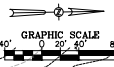
PROJECT  
DATE: 2025  
DRAWN BY: LD  
SCALE: AS INDICATED  
SHEET

CS

LEGEND:

PROPOSED DEMOLITION=

HAVEN PEACE PD  
2518 HAAS ROAD  
APOPKA, FLORIDA



Tree Note:  
Palm - Denotes Tree Type  
(18") - Diameter of Tree measured at Chest Height

LC 30.00'(D) S 00°23'39" E 29.99'(C)  
LB 30.00'(D) N 87°59'57" E 30.04'(C)  
LA 60.00'(C) EAST 60.00'(C) N 88°14'24" E 60.02'(C)

-Benchmark Information-  
Florida Department of Transportation Datum  
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-  
#1  
Fnd Rebar (No Identification)  
Elevation: 86.77  
#2  
Fnd Nail & Disk (No Identification)  
Elevation: 86.22

| Field Date: 05/02/23                           | Date Completed: 05/08/23             |
|------------------------------------------------|--------------------------------------|
| Drawn By: SP                                   | File Number: IS-117631               |
| <b>-Legend-</b>                                |                                      |
| C - Calculated                                 | W - Wood Fence                       |
| CL - Centerline                                | PC - Point of Curvature              |
| CB - Concrete Block                            | Pg - Page                            |
| CM - Concrete Monument                         | PI - Point of Intersection           |
| Conc. - Concrete                               | P.O.B. - Point of Beginning          |
| D - Description                                | P.O.L. - Point on Line               |
| DE - Drainage Easement                         | PP - Power Pole                      |
| Esmt. - Easement                               | PRM - Permanent Reference Monument   |
| F.E.M.A. - Federal Emergency Management Agency | PT - Point of Tangency               |
| FFE - Finished Floor Elevation                 | R - Radius                           |
| Fnd. - Found                                   | Rad. - Radial                        |
| IP - Iron Pipe                                 | R&C - Rebar & Cap                    |
| L - Length (Arc)                               | Rec. - Recovered                     |
| M - Measured                                   | Rfd. - Roofed                        |
| N&D - Nail & Disk                              | Set - Set 1/2" Rebar & Cap "LB 7623" |
| N.R. - Non-Radial                              | Typ. - Typical                       |
| OHE - Overhead Electric                        | UE - Utility Easement                |
| ORB - Official Records Book                    | WM - Water Meter                     |
| P - Plat                                       | -O- - Chain Link Fence               |
| P.B. - Plat Book                               |                                      |

**-Notes-**  
>Survey is Based upon the Legal Description Supplied by Client.  
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
>Subject to any Easements and/or Restrictions of Record.  
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".  
>Building Ties are NOT to be used to reconstruct Property Lines.  
>Fence Ownership is NOT determined.  
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.  
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.  
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

## Revisions

Additional Topography - 10/18/23 - BMJ  
Revised Survey - 05/17/23 - BMJ

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.062 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.E. No. 89115  
Ireland & Associates Surveying, Inc.  
800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165

## Boundary & Topographic Survey

### Legal Description:

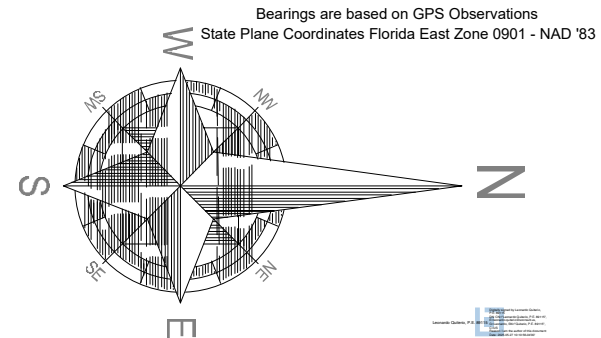
BEGIN AT THE NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 1326.1 FEET, THENCE WEST 170 FEET, THENCE NORTH 1326.1 FEET, THENCE EAST 170 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS. LESS THE NORTH 30 FEET AND EAST 30 FEET FOR ROAD.

### FLOOD DISCLAIMER:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2021-09-24.

### CERTIFIED TO:

INVESTMENTS ALLIANCE LLC



Bearings are based on GPS Observations  
State Plane Coordinates Florida East Zone 0901 - NAD '83



CONSULTING ENGINEER

P.E. LEONARDO V. QUITTERO, P.E. # 89115

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ADDRESS  
LOT 14, TOWNSHIP 20 SOUTH, RANGE 28  
EAST, ORANGE COUNTY, FLORIDA  
OWNER

CONTENT  
EXISTING CONDITION/  
DEMOLITION

P.E. SEAL AND SIGN



## REVISIONS

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PROJECT  
DATE 2025  
DRAWN BY LD  
SCALE 1/4" = 1'  
SHEET

C0



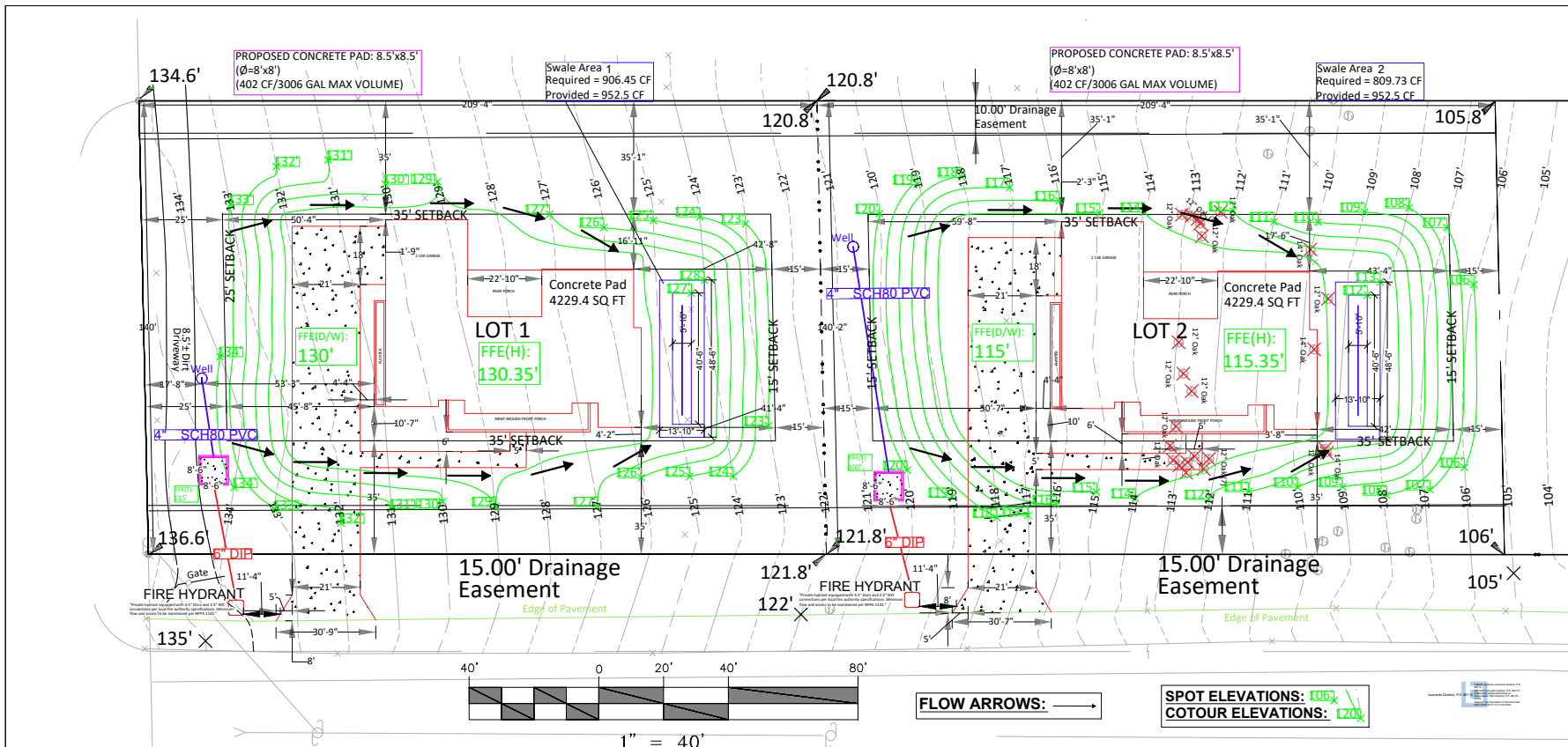


**REVISIONS**

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| PROJECT  |              |
| DATE     | 2025         |
| DRAWN BY | LD           |
| SCALE    | AS INDICATED |
| SHEET    |              |

**C2**



**NOTES:**  
-**TANK DESCRIPTION:**  
Four (4) aboveground water storage tank, capacity 12,000 gallons (1,604 cubic feet), to be installed on a 8.5' x 8.5' reinforced concrete stem wall foundation at varying FFE. Tank is intended for fire protection and utility water storage.  
-**TANK LOCATION AND SETBACKS:**  
The tank is located outside all required building, zoning, and drainage easements. The following setbacks apply:  
Minimum 5 feet from all structures  
Minimum 25 feet from property lines  
Located clear of designated drainage easements and required open space areas  
-**FOUNDATION REQUIREMENTS:**  
Tank shall be supported on a reinforced concrete slab, minimum thickness 8 inches, sized per tank footprint and confined by a stem wall. The slab must support a full tank weight of approx. 100,000 lbs, with 95% Modified Proctor compacted subgrade. Structural design shall be sealed by a Florida-licensed Professional Engineer.  
-**WIND UPLIFT RESISTANCE:**  
Anchoring system shall resist uplift forces per FBC 8th Edition (2023) and ASCE 7-22, based on minimum design wind speed of 150 mph. Anchors to be detailed in structural plans and conform to manufacturer standards.  
-**FIRE DEPARTMENT ACCESS:**  
Provide a minimum 12-foot-wide clear access lane to the tank and adjacent pump station. All access ways must support 75,000 lbs live load, and no vegetation or obstruction shall exist within a 3-foot radius around the tank or hydrant connection.  
-**FIRE CONNECTIONS & PUMPING SYSTEM:**  
Provide a 2.5" NST fire department connection (FDC) with shutoff valve at tank base  
A proposed pump station adjacent to the tank shall deliver flow per demand  
System pressure and layout to meet minimum head conditions for fire use  
If connected to fire sprinklers in future, ensure minimum 7 psi residual pressure at furthest head unless otherwise specified  
-**DRAINAGE & OVERFLOW:**  
Tank overflow shall discharge to the nearest on-site swale or retention area, per drainage design. Discharge must be screened, directed away from foundations, and not allowed to spill onto adjacent parcels.  
-**INSPECTION AND MAINTENANCE:**  
Owner shall conduct annual inspection and maintenance of tank anchorage, fire connection valves, and pump system. Records must be maintained on-site and made available to the AHJ upon request.  
-**CODE COMPLIANCE:**  
This system is designed and installed in accordance with:  
Florida Building Code (FBC) 8th Edition (2023)  
NFPA 22 – Water Tanks for Private Fire Protection  
NFPA 1142 – Water Supplies for Suburban and Rural Firefighting  
City of Apopka and Orange County fire and zoning codes

**TANK STORAGE CALCULATIONS:**  
WS = (VS)(CCN)/OHC  
WS = 84,000\*1/7  
WS = 12,000 GAL TOTAL  
3,000 GALLONS MUST BE PROVIDED FOR EACH HOUSE.

**NFPA 22 Compliant SBS Tanks have been chosen to protect warehouses, distribution centers, hospitals, schools, factories, shopping centers and many other businesses both large and small.**

**PROPOSED DRAINAGE & GRADING GENERAL NOTES**

- All proposed grading shall comply with the elevations, slopes, and swale volumes shown in the approved site plans. No modifications shall be made without prior written approval from the Engineer of Record and local authority.
- All swales shall be constructed with a minimum longitudinal slope of 0.5% unless otherwise shown. Verify that the required vs. provided swale volumes (as shown on the grading plan) are preserved in field.
- Positive drainage shall be maintained away from all structures. The ground adjacent to buildings shall slope at a minimum of 2% for the first 10 feet.
- Tank overflows, foundation drains, and roof runoff shall discharge into the nearest approved swale or retention area and not cross lot lines or adjacent parcels.
- No discharge of sediment-laden water will be permitted off-site. Erosion control must be in place prior to construction and maintained throughout.
- All driveways and storm pipes shall be graded to prevent ponding and shall drain to designated stormwater facilities.

**SUPPLY TANK NOTES**

- Each well shall be connected to its designated fire protection water tank via a dedicated supply line with a minimum diameter of 4 inches, rated for potable or utility water. Piping shall include a manual shutoff valve and a backflow preventer, located outside the tank and accessible for maintenance.
- A float valve shall be installed inside the tank to control water level and prevent overflow. The float shall be rated for outdoor fire water applications, corrosion resistant, and serviceable through the tank access opening.
- A spring-loaded check valve shall be installed on the well supply line to prevent backflow into the well system. A vacuum breaker or anti-siphon fitting shall be provided if the tank is lower than the well.
- Well pump and supply line shall be capable of refilling the tank to capacity within 8 hours. Minimum target refill rate: 0.5 GPM per 100 gallons of storage
- Each well shall include a T-fitting downstream of the pump that splits to: (1) the household supply system and (2) the fire protection tank fill line, each with independent valves.
- Provide a 24"x24" watertight access cap for inspection and servicing of the float system. Each tank shall have a visible water level indicator at mechanical gauge accessible without excavation.
- Well supply piping to the tank shall be marked "FIRE WATER SUPPLY" every 10 feet above ground and at all penetrations. Tank access covers shall be labeled "FIRE WATER – DO NOT BLOCK".
- Owner shall test the well pump and tank refill system annually. Float valves, check valves, and shutoffs must be exercised and verified for functionality. Inspection logs shall be available for AHJ review.
- Fire Department shall have unobstructed access to tank and valve area. No landscaping or fencing shall block access within 3 feet of fire connections or fill valve system.
- Underground well supply line to fire tank shall be 4" SCH 80 PVC, buried min. 24" below grade, equipped with shutoff and check valve at tank entry. All fittings to be restrained or thrust-blocked as needed. Float valve to regulate fill; refill rate shall achieve full capacity within 8 hours max.

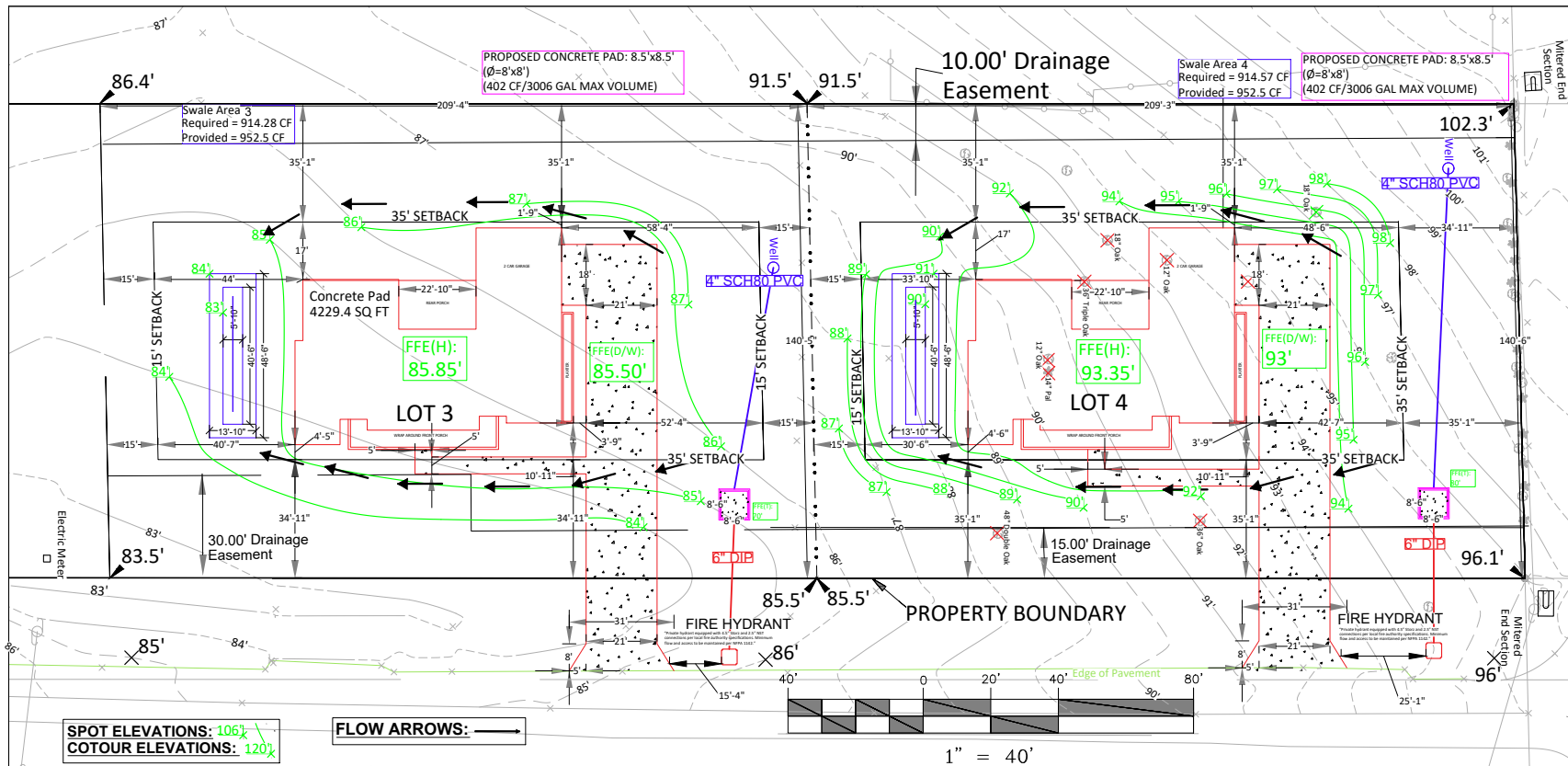
**REVISIONS**

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PROJECT  
DATE **2025**  
DRAWN BY **LD**  
SCALE **AS INDICATED**  
SHEET

**C3**

THIS FILE WAS DESIGNED TO DIGITAL FORMAT



**NOTES:**  
-TANK DESCRIPTION:  
Four (4) aboveground water storage tank, capacity 12,000 gallons (1,604 cubic feet), to be installed on a 8.5' x 8.5' reinforced concrete stem wall foundation at varying FFE. Tank is intended for fire protection and utility water storage.  
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Minimum 5 feet from all structures  
Minimum 25 feet from property lines  
Located clear of designated drainage easements and required open space areas  
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Tank shall be supported on a reinforced concrete slab, minimum thickness 8 inches, sized per tank footprint and confined by a stem wall. The slab must support a full tank weight of approx. 100,000 lbs, with 95% Modified Proctor compacted subgrade. Structural design shall be sealed by a Florida-licensed Professional Engineer.  
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-FIRE CONNECTIONS & PUMPING SYSTEM:  
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A proposed pump station adjacent to the tank shall deliver flow per demand  
System pressure and layout to meet minimum head conditions for fire use  
If connected to fire sprinklers in future, ensure minimum 7 psi residual pressure at furthest head unless otherwise specified  
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Owner shall conduct annual inspection and maintenance of tank anchorage, fire connection valves, and pump system. Records must be maintained on-site and made available to the AHJ upon request.  
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-All swales shall be constructed with a minimum longitudinal slope of 0.5% unless otherwise shown. Verify that the required vs. provided swale volumes (as shown on the grading plan) are preserved in field.  
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-No discharge of sediment-laden water will be permitted off-site. Erosion control must be in place prior to construction and maintained throughout.  
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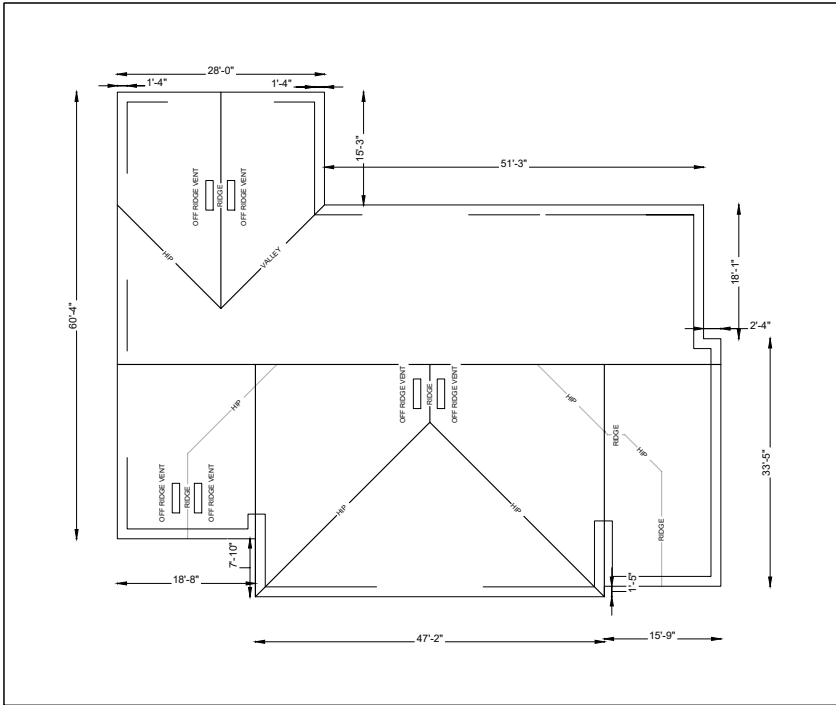
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-A float valve shall be installed inside the tank to control water level and prevent overflow. The float shall be rated for outdoor fire water applications, corrosion resistant, and serviceable through the tank access opening.  
-A spring-loaded check valve shall be installed on the well supply line to prevent backflow into the well system. A vacuum breaker or anti-siphon fitting shall be provided if the tank is lower than the well.  
-Well pump and supply line shall be capable of refilling the tank to capacity within 8 hours. Minimum target refill rate: 0.5 GPM per 100 gallons of storage  
-Each well shall include a T-fitting downstream of the pump that splits to (1) the household supply system and (2) the fire protection tank fill line, each with independent valves.  
-Provide a 24"x24" watertight access cap for inspection and servicing of the float system. Each tank shall have a visible water level indicator or mechanical gauge accessible without excavation.  
-Well supply piping to the tank shall be marked "FIRE WATER SUPPLY" every 10 feet above ground and at all penetrations. Tank access covers shall be labeled "FIRE WATER – DO NOT BLOCK".  
-Owner shall test the well pump and tank refill system annually. Float valves, check valves, and shutoffs must be exercised and verified for functionality. Inspection logs shall be available for AHJ review.  
-Fire Department shall have unobstructed access to tank and valve area. No landscaping or fencing shall block access within 3 feet of fire connections or fill valve system.  
-Underground well supply line to fire tank shall be 4" SCH 80 PVC, buried min. 24" below grade, equipped with shutoff and check valve at tank entry. All fittings to be restrained or thrust-blocked as needed. Float valve to regulate fill; refill rate shall achieve full capacity within 8 hours max.

**NFPA 22 Compliant SBS Tanks have been chosen to protect warehouses, distribution centers, hospitals, schools, factories, shopping centers and many other businesses both large and small.**









SCALE:  $1/8" = 1'$

**SHINGLE LOADING**  
140 p.s.f. WIND EXPOSURE C

**TYPICAL TRUSS END**

ALL BEAMS BY OTHERS  
UNLESS NOTED ON LAYOUT  
ALL ROOF TRUSS HANGERS ARE  
SIMPSON HUSO2 OR HUSO2-2 AND  
ALL FLOOR HANGERS ARE THAKZZ  
UNLESS NOTED OTHERWISE.

**NOTE**

AS THE REPRESENTATIVE OF THE DESIGNER, I HAVE REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND HAVE FOUND IT TO BE SUFFICIENT FOR THE PURPOSES OF THIS DESIGN. I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT OR THE EXISTING CONDITIONS. I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT OR THE EXISTING CONDITIONS. I HAVE NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT OR THE EXISTING CONDITIONS.

**WARNING**

CONSTRUCTION, REPAIRS, OR OTHERS TO THE STRUCTURE MUST BE DONE IN ACCORDANCE WITH THE DESIGN AND THE SPECIFICATIONS. ANY DEVIATION FROM THE DESIGN OR THE SPECIFICATIONS MAY RESULT IN DAMAGE TO THE STRUCTURE OR INJURY TO PERSONS. ANY DEVIATION FROM THE DESIGN OR THE SPECIFICATIONS MAY RESULT IN DAMAGE TO THE STRUCTURE OR INJURY TO PERSONS.

**NOTE:**  
TYPICAL TO BE SPACED  
24" O.C. 8PP 2"x4"

### ATTIC VENTILATION CALCULATION

| ROOF                   | ATITC AREA  | SOFFIT AREA (SF) | RIDGE (LF) | TOTAL FREE VENT REQUIRED (AREA/300) |              | ROOF VENTS - 50% |                             |               | SOFFIT AND RIDGE VENTS - 50% |               |               |           | TOTAL AREA VENTILATION |              |           |
|------------------------|-------------|------------------|------------|-------------------------------------|--------------|------------------|-----------------------------|---------------|------------------------------|---------------|---------------|-----------|------------------------|--------------|-----------|
|                        |             |                  |            | SQFT                                | SQ.IN.       | REQUIRED AREA    | 4' LONG x 12" WIDE) 104 in² | PROVIDED AREA | REQUIRED AREA                | SOFFIT        |               | RIDGE     |                        | REQUIRED     | PROVIDED  |
|                        |             |                  |            |                                     |              |                  |                             |               |                              | 5.87 in²/SQFT | PROVIDED AREA | 8 in²/ LF | PROVIDED AREA          |              |           |
| ROOF                   | 4,121.71 SF | 415.12 SF        | 58.58 LF   | 15.12 SF                            | 2,177.28 in² | 1,088.64 in²     | 6                           | 2,592 in²     | 1,088.64 in²                 | 70.72         | 59777 in²     | 0 LF      | 0 in²                  | 2,177.28 in² | 2,592 in² |
| TOTAL AREA VENTILATION |             |                  |            |                                     |              |                  |                             |               |                              |               |               |           |                        | 2,177.28 in² | 2,592 in² |



CONSULTING ENGINEER  
**P.E. LEONARDO V. QUITERO, P.E. # 89115**  
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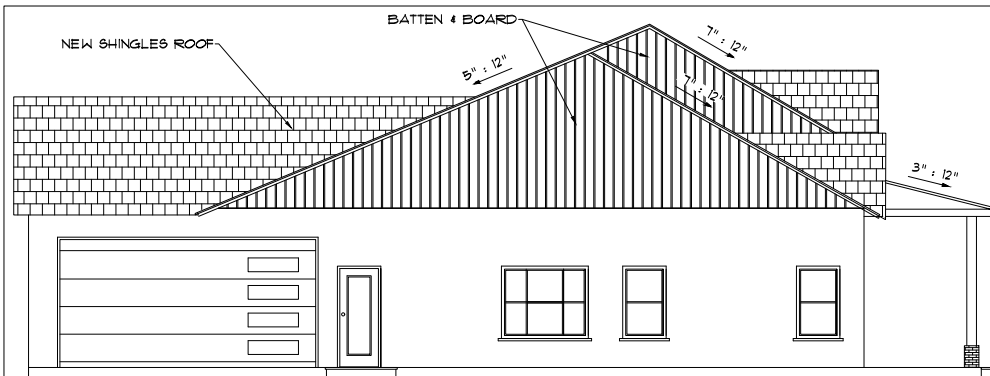
ADDRESS  
**LOT 14, TOWNSHIP 29 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA**  
OWNER

CONTENT  
**ROOF PLAN**



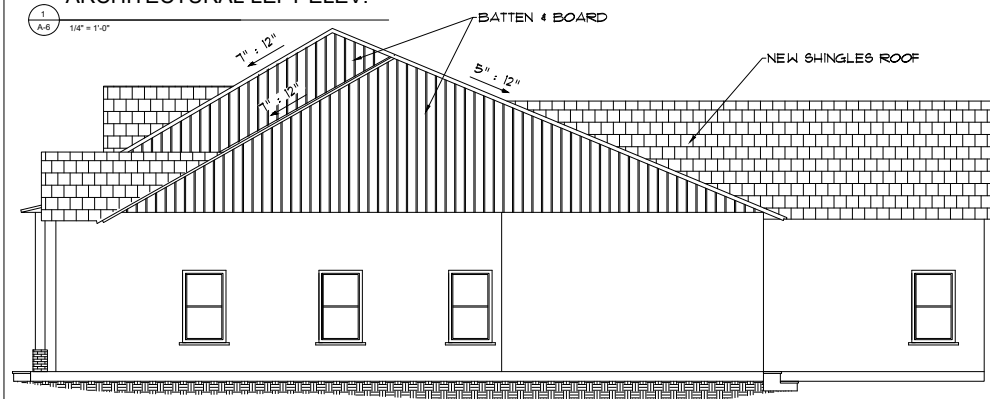
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DATE: 2025  
DRAWN BY: LD  
SCALE: AS INDICATED  
SHEET: C6



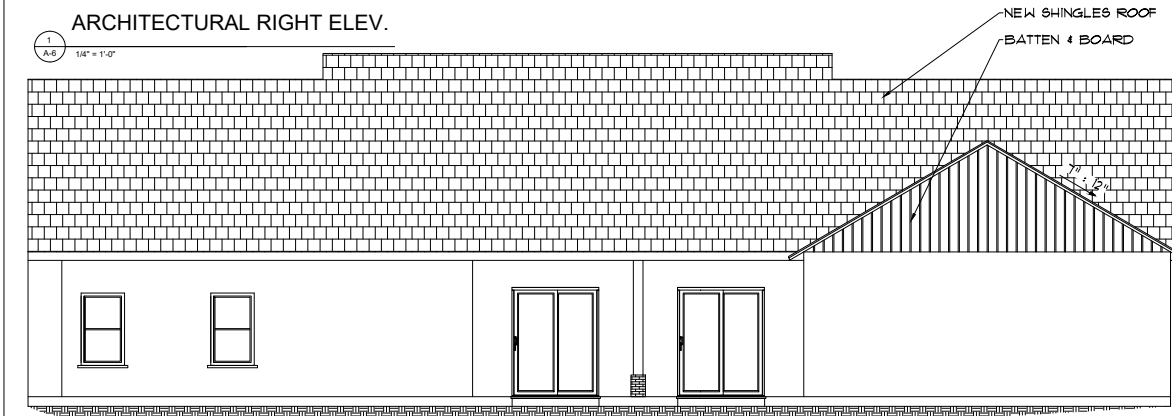
ARCHITECTURAL LEFT ELEV.

1  
A-S 1/4" = 1'-0"



ARCHITECTURAL RIGHT ELEV.

1  
A-S 1/4" = 1'-0"



ARCHITECTURAL REAR ELEV.

1  
A-S 1/4" = 1'-0"

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ADDRESS  
LOT 147 TOWNSHIP 29 SOUTH, RANGE 28  
EAST, ORANGE COUNTY, FLORIDA  
OWNER

CONTENT

ELEVATIONS 1

P.E. SEAL AND SIGN



REVISIONS

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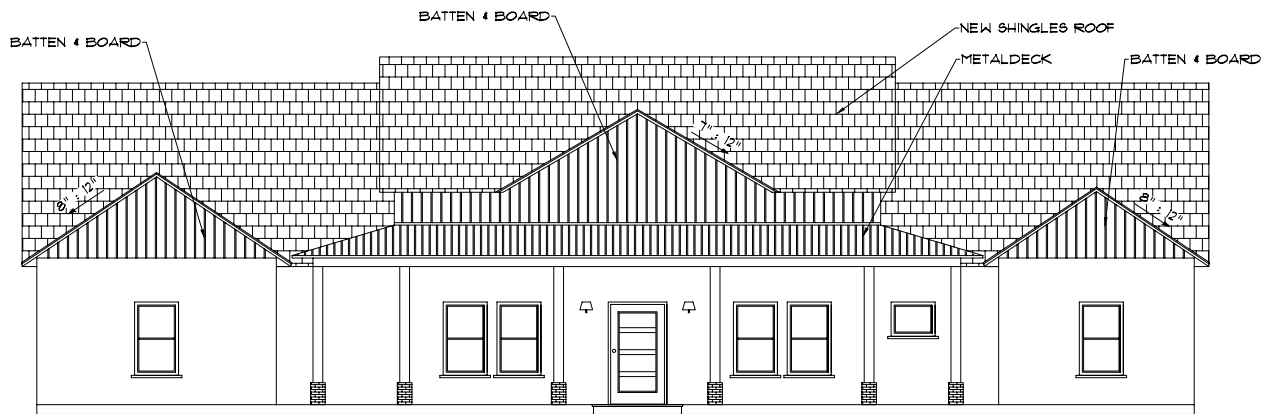
DRAWN BY LD

SCALE AS INDICATED

SHEET

C7





ARCHITECTURAL FRONT ELEV.

1  
A-S 1/4" = 1'-0"

DESIGNED BY LEONARDO V. QUITERO, P.E.  
No. 89115  
STATE OF FLORIDA  
Professional Engineer  
LEONARDO V. QUITERO, P.E. 89115  
10/1/2025  
THIS SEAL IS THE PROPERTY OF THE ENGINEER  
AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR  
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CONSENT OF THE ENGINEER.



CONSULTING ENGINEER

P.E. LEONARDO  
V. QUITERO, P.E. # 89115

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Architectural Works Copyright protection Act of  
1990. The protection includes but is not limited to  
the overall form as well as the arrangement  
and composition of spaces and elements of the  
design. Under such protection, unauthorized  
use of these plans, work or home improvement,  
can legally result in the initiation of construction  
or buildings being seized and/or monetary  
compensation to SOVEREIGN ENGINEERS INC.

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and sealed by Leonardo V.  
Quitero, P.E. # 89115/2025.  
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the electronic copies.  
This seal was electronically  
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Quitero, P.E. using a "State  
Authentication Code". Printed  
copies of this document are not  
the "State Authentication Code"  
must be verified on any electronic  
copies.  
(NOT) 581-0033  
leonardo@sovereigninc.com  
leonardo.quitero@sovereigninc.com

ADDRESS  
LOT 14  
TOWNSHIP 29 SOUTH, RANGE 28  
EAST, ORANGE COUNTY, FLORIDA  
OWNER

CONTENT

ELEVATIONS 2

P.E. SEAL AND SIGN



# REVISIONS

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SCALE AS INDICATED  
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C8

CONSULTING ENGINEER

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P.E. #89115

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ADDRESS  
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28  
EAST, ORANGE COUNTY, FLORIDA

OWNER

CONTENT

PLAT

P.E. SEAL AND SIGN

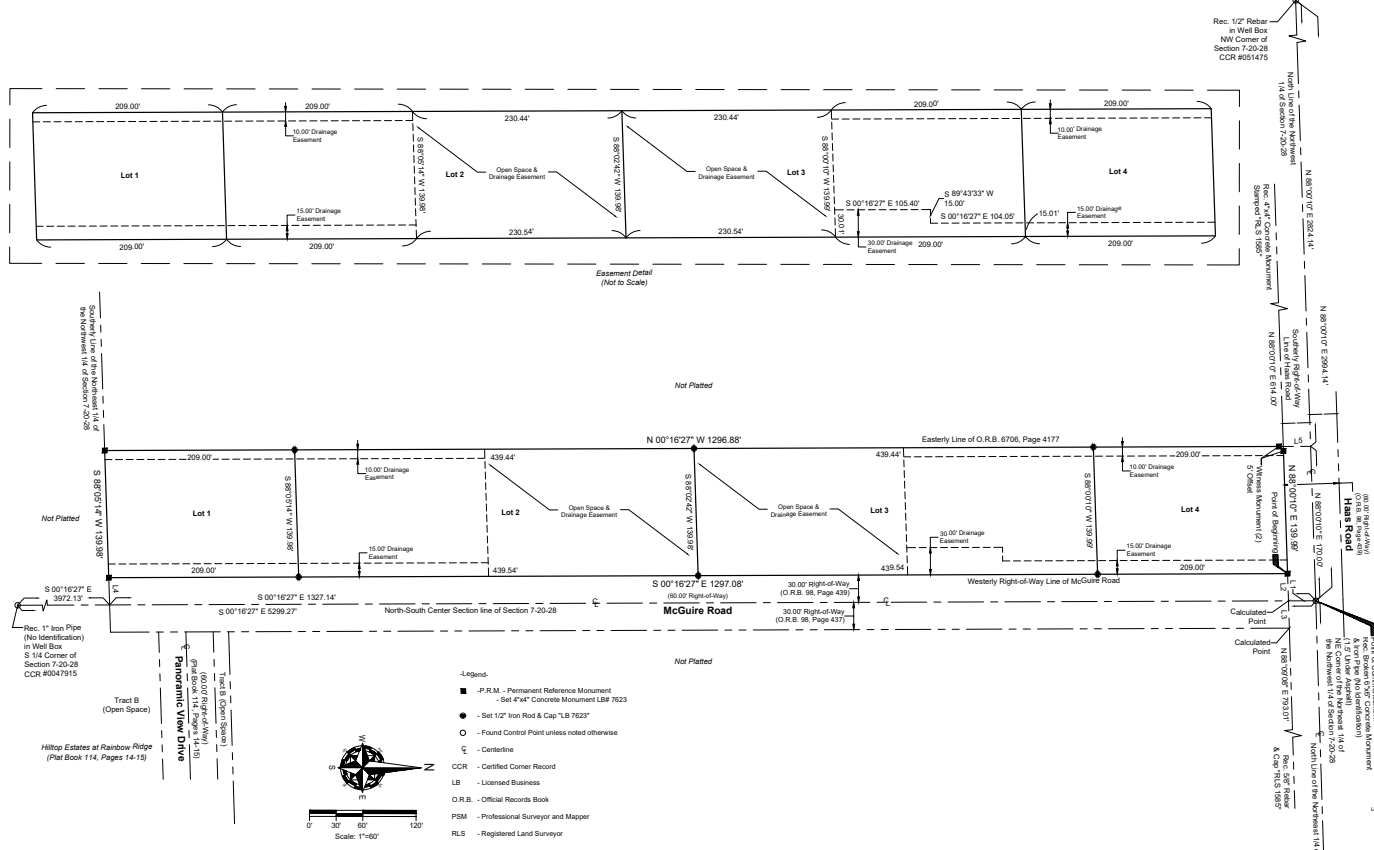


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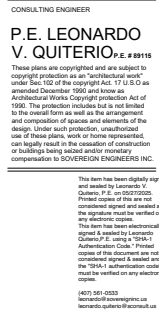
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DATE 2025  
DRAWN BY LD  
SCALE AS INDICATED  
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**C9**



**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 88°00'10" EAST, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2013 ADJUSTMENT.
- 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.
- ALL LOT CORNERS SHOWN HEREON TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- THE LANDS DESCRIBED HEREIN ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.



# DETAILS

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P.E. SEAL AND SIGN



The seal is circular with a double-lined border. The outer ring contains the text "LEONARDO V. QUIÑERO" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 89115" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

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PROJECT \_\_\_\_\_

DATE 2025

DRAWN BY LD

SCALE AS INDICATED

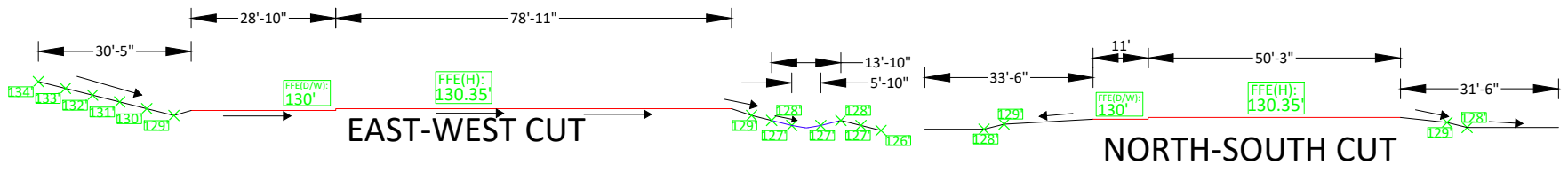
SHEET \_\_\_\_\_

THIS FILE WAS DESIGNED TO DIGITAL FORMAT

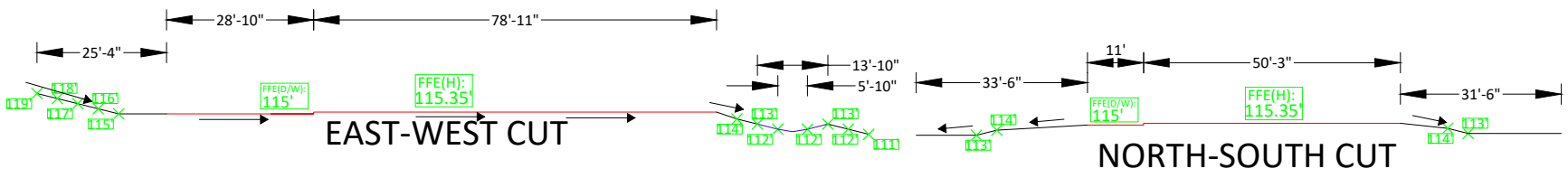


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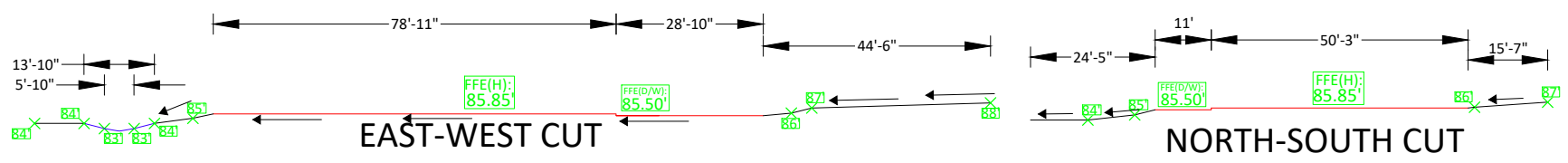
**LOT 1**



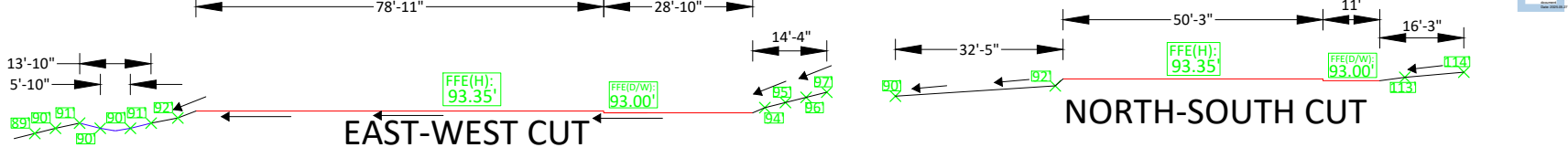
**LOT 2**



**LOT 3**

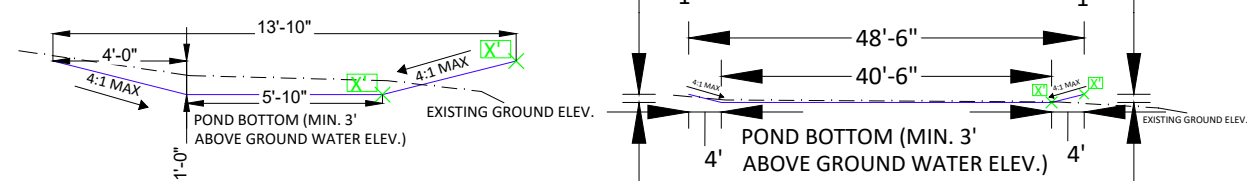


**LOT 4**



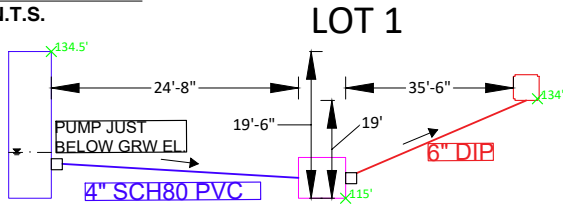
FLOW ARROW: →

**NOTE:**  
-MATCH PROPOSED GRADES TO EXISTING GRADES AT LOT PROPERTY LINES (TIE-INS MUST BE RESPECTED)  
-SECTIONS ARE NOT TO SCALE



**TYP. POND SECTIONS**

**PUMP DETAILS:  
N.T.S.**



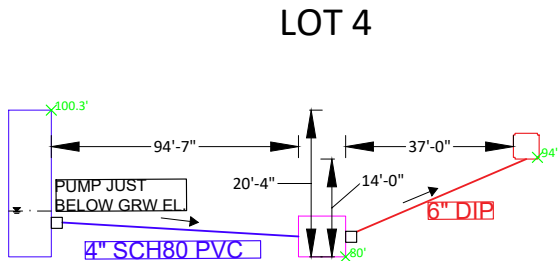
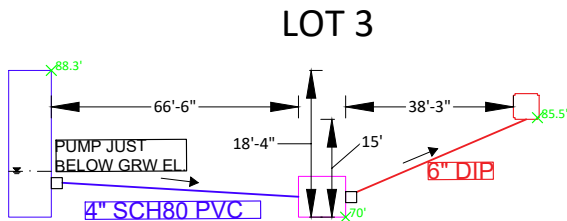
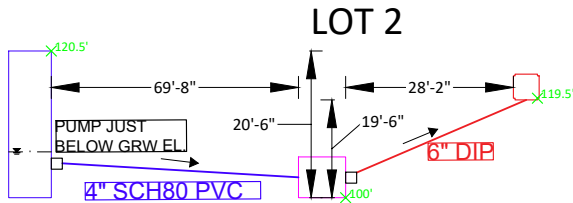
**PROPOSED CONCRETE PAD: 8.5'x8.5'**  
(Ø=8'x8')  
(402 CF/3006 GAL MAX VOLUME)

**FIRE HYDRANT:**

PRIVATE HYDRANT EQUIPPED WIT 4.5" STORZ AND 2.5" NST CONNECTIONS PER LOCAL FIRE AUTHORITY SPECIFICATIONS. MINIMUM FLOW AND ACCESS TO BE MAINTAINED BY NFPA22

**WELL:**

WELL WILL BE DUG DOWN UNTIL IT REACHES THE CLOSEST GROUNDWATER.



**NOTE:**

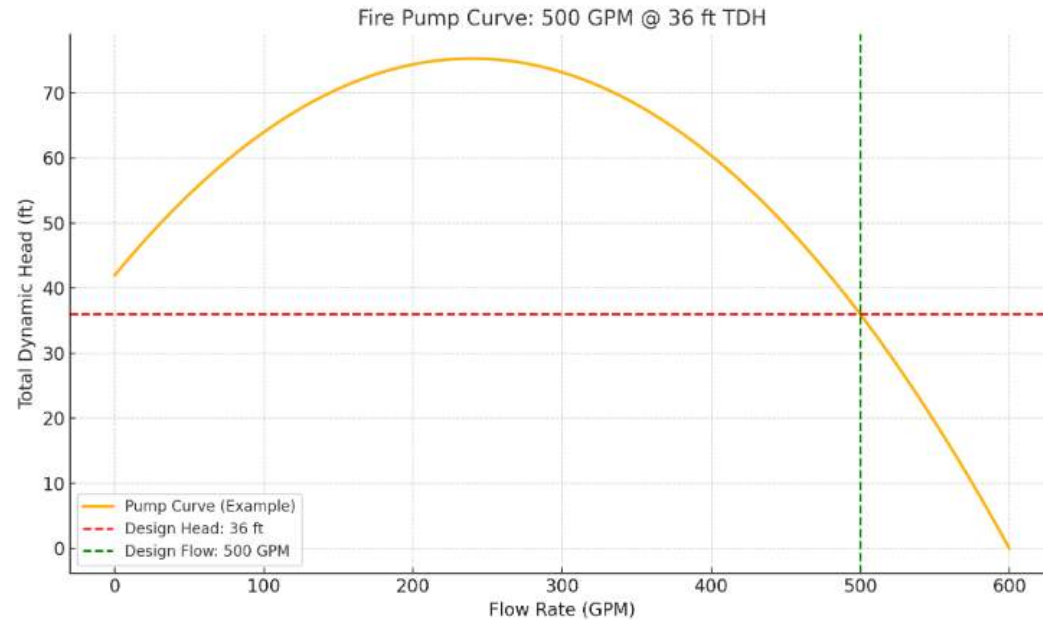
- PUMP NEEDS 8 HP TO POWER THROUGH THE REQUIRED 500GPM AND OVERCOME 36' OF T.D.H. (40-45 AMPS FOR AMPERAGE DRAW OF PUMPS. NEMA 4X RATED)
- CHECK VALVE REQUIRED ON DISCHARGE SIDE/ISOLATION VALVE REQUIRED AT SUCTION AND DISCHARGE/DRAIN AT LOW POINT/STRAINER OR FOOT VALVE

**PUMP SPECIFICATIONS:**

- Power Supply: 1-Phase, 240V, 60 Hz
- Fire Pump (Well to Tank):
- Flow Rate: 500 GPM
- Total Dynamic Head: 36 ft
- Motor: 8 HP, 1-Phase, 240V, 60 Hz
- Material: Cast iron/bronze (UL/FM listed)
- Suction/Discharge: 4" SCH 80 PVC
- NEMA enclosure, corrosion-resistant

**PUMP COVER:**

- Pump shall be housed in a weatherproof, ventilated enclosure with minimum 1 ft<sup>2</sup> louver opening for cooling. Access hatch with lock required.
- Pump must have at least 3' of clearance, and a vent opening must be provided for all pumps.



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**ADDRESS**  
LOT 14, TOWNSHIP 29 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

**OWNER**

**CONTENT**  
PUMP DESIGN

P.E. SEAL AND SIGN



**REVISIONS**

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**PROJECT**

**DATE** 2025

**DRAWN BY** LD

**SCALE** 1/2" = 1'

**SHEET**

**C12**



# Golden Gem Estates Construction Site Plan (CSP)

City of Apopka Florida Parcel I.D. # 14-20-27-0000-00-025; 083

LEGAL DESCRIPTION:

(PARCEL 2)  
THE SOUTH 3330 FEET OF THE SOUTH 660 FEET OF THE  
NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14,  
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,  
FLORIDA, LESS THE EAST 30.00 FEET THEREOF.

AND

(PARCEL 3)  
THE SOUTH 330 FEET OF THE NORTHEAST ¼ OF THE  
SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 20 SOUTH,  
RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT  
ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING  
WITHIN ROAD RIGHT-OF-WAY.

NOTE:

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

for

K. Hovnanian  
Orlando Division,  
LLC

**STATEMENT OF USE:**  
THE PROPOSED CSP WILL SUBDIVIDE THE  
PROPERTY TO ALLOW FOR 65 SINGLE-FAMILY  
HOMES WITH ASSOCIATED OPEN SPACE AND  
COMMON AREA ON APPROXIMATELY 19.76 ACRES.

## Project Team

|                                                                                                                                                           |                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner</b><br>Trenton Buckfield<br>422 Kentucky Blue Cir.<br>Apopka, FL 32712<br>Ph: (407) 426-7979<br>FAX: (407) 426-7979                              | <b>Surveyor</b><br>ASSA American Surveying & Mapping,<br>Inc.<br>221 Circle Dr.<br>Maitland, FL 32751<br>Ph: (407) 426-7979<br>FAX: (407) 426-7979         |
| <b>Robert &amp; Steve Moss</b><br>4146 Golden Gate Rd.<br>Apopka, FL 32712<br>Ph: (407) 992-8650<br>FAX: (407) 992-8650                                   | <b>Civil Engineer</b><br>G L Summitt Engineering, Inc.<br>3667 Simonian Place<br>Maitland, FL 32751<br>Ph: (407) 426-7979<br>FAX: (407) 426-7979           |
| <b>Developer</b><br>K. Hovnanian Orlando Division<br>LLC<br>2301 Lucien Way, Suite 260<br>Maitland, FL 32751<br>Ph: (321) 263-2600<br>FAX: (321) 263-2600 | <b>Landscape Architect</b><br>Ravensdale Planning & Design, Inc.<br>2929 E. Colonial Dr.<br>Orlando, FL 32803<br>Ph: (407) 647-1213<br>FAX: (407) 647-1213 |

## Utilities

|                                                                                                                                    |                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Drinking Water</b><br>City of Apopka<br>748 E. Cleveland St.<br>Apopka, FL 32703<br>Ph: (407) 703-1731<br>FAX: (407) 703-1748   | <b>Electric Service</b><br>Duke Energy<br>3250 Blomest Creek Rd.<br>Orlando, FL 32830<br>Ph: (800) 706-7744<br>Ph: (407) 703-1748 |
| <b>Sanitary Sewer</b><br>City of Apopka<br>748 E. Cleveland St.<br>Apopka, FL 32703<br>Ph: (407) 703-1731<br>FAX: (407) 703-1748   | <b>Phone Provider</b><br>AT&T<br>1227 S. Division Ave.<br>Orlando, FL 32805<br>Ph: (407) 351-7100<br>Ph: (407) 703-1748           |
| <b>Garbage Disposal</b><br>City of Apopka<br>748 E. Cleveland St.<br>Apopka, FL 32703<br>Ph: (407) 703-1731<br>FAX: (407) 703-1748 | <b>Cable Provider</b><br>Spectrum Networks<br>100 Gordon St.<br>Orlando, FL 32801<br>Ph: (321) 805-5081<br>Ph: (321) 805-5081     |
| <b>Reclaim Water</b><br>City of Apopka<br>748 E. Cleveland St.<br>Apopka, FL 32703<br>Ph: (407) 703-1731<br>FAX: (407) 703-1748    |                                                                                                                                   |



by



G L SUMMITT  
ENGINEERING INC.

## Drawing Index

| No.   | Title                                | Revised  |
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| 2     | Symbols & Abbreviations              | 05-09-25 |
| 3-3b  | Boundary, Topo & Tree Survey         | 05-09-25 |
| 4     | General Notes                        | 05-09-25 |
| 5     | Utility Notes                        | 05-09-25 |
| 6     | Erosion Control Plan                 | 05-09-25 |
| 7     | Overall Site Plan                    | 05-09-25 |
| 8     | Open Space Rec. Plan                 | 05-09-25 |
| 9     | Neighborhood Block Plan              | 05-09-25 |
| 10    | Design Standards Plan                | 05-09-25 |
| 11    | Key Map Plan                         | 05-09-25 |
| 12-13 | Detailed Site Plan(s)                | 05-09-25 |
| 14-15 | Utility Plan(s)                      | 05-09-25 |
| 16-17 | Drainage & Paving Plan(s)            | 05-09-25 |
| 18-19 | Grading Plan(s)                      | 05-09-25 |
| 20-22 | Cirrine St. Plan & Profile(s)        | 05-09-25 |
| 23    | Greenshade Grove Ave. Plan & Profile | 05-09-25 |
| 24-25 | Tourmaline Dr. Plan & Profile(s)     | 05-09-25 |
| 26-27 | Landscape Plant(s)                   | 05-09-25 |
| 28    | Landscape Details                    | 05-09-25 |
| 29-30 | Irrigation Plan(s)                   | 05-09-25 |
| 31    | Irrigation Details                   | 05-09-25 |
| 32-33 | Truck Turning Plan(s)                | 05-09-25 |
| 34-38 | Utility Details                      | 05-09-25 |
| 39-43 | General Details                      | 05-09-25 |

## Vicinity Map



STR: 14, 27S, 28E



**G L SUMMITT**  
ENGINEERING INC.  
Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: (407) 426-7979  
fax: (407) 426-7979  
www.glsurvey.com

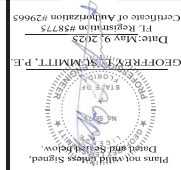
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sealed by Geoffrey L. Summitt, P.E. on  
May 27, 2025.  
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original must be provided on any  
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K. Hovnanian Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751  
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Golden Gem Estates  
Subdivision  
City of Apopka, Florida

Construction  
Site Plan

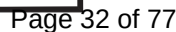
Coversheet



**Digitally signed**  
by Geoffrey L.  
Summitt  
Date: 2025.05.27  
10:40:16 -0400

SHEET NUMBER  
1 OF 43











|          |                         |  |  |
|----------|-------------------------|--|--|
| DATE     | 2/14/24                 |  |  |
| REVISION | ADDED LEGAL DESCRIPTION |  |  |
| EGW      | & EASEMENTS             |  |  |
| EGW      | PARCELS 1 & 4 REMOVED   |  |  |
| EGW      | CLIENT COMMENTS         |  |  |
|          |                         |  |  |
|          |                         |  |  |
|          |                         |  |  |
|          |                         |  |  |

SHEET 2  
OF 2





GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE SPECIAL NOTICE THAT ALL SPECIFICATIONS AND DETAILS SHOWN HEREON ARE BELIEVED TO BE THE LATEST AND MOST ACCURATE AT THE TIME THEY WERE PREPARED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PROVIDED SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE SUBJECT TO REVISION BY THE ISSUING MUNICIPALITIES AND AGENCIES. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE COPIES OF IT AND BECOME FAMILIAR WITH ALL REFERENCES CONTAINED HEREIN; INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF: THE LOCAL AGENCY'S SPECIFICATIONS, THE UTILITY PROVIDER'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF HIGHWAYS' SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION'S MAINTENANCE FOR STREETS AND HIGHWAYS" (GREEN BOOK), THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (RTDS), AND FOOT "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (SSRBC).
2. ALL FOOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING ALL WORKS IN CONFORMANCE WITH LOCAL AGENCIES' LATEST CODES, REGULATIONS & REQUIREMENTS, RTDS, AND SSRBC.
4. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION INSPECTION, TESTING, AND MATERIALS CONFORM TO THE LATEST EDITIONS OF THE DESIGN REFERENCES INCLUDING, BUT NOT LIMITED TO: LOCAL AGENCY'S SPECIFICATIONS, THE UTILITY PROVIDER'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF HIGHWAYS' SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION'S MAINTENANCE FOR STREETS AND HIGHWAYS" (GREEN BOOK), THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (RTDS), AND FOOT "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (SSRBC).
5. THE CONTRACTOR IS DIRECTED TO NOTIFY G L SUMMITT ENGINEERING, INC. OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ENGINEER AND SECURE ALL REQUIRED LICENSES AND PERMITS.
7. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
8. CONTRACTOR SHALL SUBMIT A "MAINTENANCE OF TRAFFIC" PLAN TO THE APPROPRIATE LOCAL AGENCY PRIOR TO CONSTRUCTION COMMENCEMENT.
9. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE LOCAL AGENCY REGARDING THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE PROSECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLECT, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. THE BUILDING SITE AND POND AREAS SHALL BE CLEARED OF ALL TREES EXCEPT THOSE SPECIFICALLY IDENTIFIED FOR PRESERVATION. THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER AT THIS TIME. ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NEITHER BE REMOVED FROM THE WETLAND NOR THE WETLAND PROTECTIVE BUFFER WITHOUT APPROVAL FROM SEMINOLE COUNTY PLANNING AND DEVELOPMENT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO, GAS EASEMENT, POWER EASEMENT, EXISTING UTILITIES AND RIGHTS-OF-WAY.
15. EXISTING FEATURES INFORMATION IS BASED ON THE FOLLOWING:  
SURVEYOR: American Surveying & Mapping, Inc.  
A: DRAWING: Boundary Survey of Golden Gem 41-46 & 41-60 Golden Gem Road.  
B: DATE: 03/20/24  
LATEST REVISION DATE: 03/20/24
16. ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE GREEN BOOK AND THE LOCAL AGENCIES' SPECIFICATIONS.
17. ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION THEREOF SHALL CONFORM TO MUTCD, AS WELL AS LOCAL, STATE, AND OTHER FEDERAL STANDARDS, REGULATIONS AND REQUIREMENTS.
18. THE CONTRACTOR SHALL FORM SIDEWALKS, CURBS, ETC. IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN AND SPECIFICATIONS. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH

DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC), AND LOCAL GOVERNMENT. THE MAXIMUM LONGITUDINAL ACCESSIBLE SIDEWALK AND DRIVEWAY SLOPES SHALL BE 5.0% AND MAXIMUM CROSS SLOPE OF 2.0% (1.0% MINIMUM).

19. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET FOOT, ADA, AND FAC SPECIFICATIONS.

20. THE CONTRACTOR SHALL COMPLY WITH THE AGENCY HAVING JURISDICTION FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.

21. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

22. THE CONTRACTOR SHALL CONSTRUCT ALL STORM SEWER AND APPURTENANCES IN ACCORDANCE WITH LOCAL AGENCY'S SPECIFICATIONS, WMD REQUIREMENTS AND SSRBC.

23. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL PAVEMENT HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

24. GEOTECHNICAL ENGINEERING INFORMATION IS BASED ON THE FOLLOWING:  
ENGINEER: David Swagerheim, Ph.D., P.E., LLC  
REPORT NUMBER: 21-945.07  
DATED: January 25, 2024  
LATEST REVISION Supplement: Infiltration Modeling of Stormwater Pond, WRA-1  
DATED: March 7, 2025

ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST OF THE OWNER. G L SUMMITT ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF GEOTECHNICAL WORK.

25. EXCAVATION, PAVING, STORM SEWER AND ANY RELATED WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AGENCY 'S' SPECIFICATIONS, SSRBC, AS WELL AS REQUIREMENTS FOR SITE WORK AS SHOWN IN THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES.

26. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES, SPECIFICATIONS AND DETAILS.

27. CONTRACTOR SHALL INSTALL ROAD UNDERDRAINS (IF CALLED FOR IN THESE PLANS). IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REFERENCED IN THESE DETAILS.

28. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATIVE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARPED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE SOILS ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

29. AFTER THE ROADWAY SUBGRADE HAS BEEN CONSTRUCTED, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF FLORIDA TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.

30. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III OR FOOT APPROVED EQUAL (FRCP). ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N- 12 OR APPROVED EQUAL.

31. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I.

32. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY - EIGHT (48) HOURS (2 WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

33. COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 2" OF THE ROADWAY TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.

34. ALL PAVEMENT, PAVEMENT BASE, CURBING, STORMWATER SYSTEMS, WATER SYSTEMS AND SANITARY SEWER SYSTEMS THAT ARE TO BE DEMOLISHED AND REMOVED BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE OWNER.

35. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

36. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER LOCAL AGENCY, WMD, FDEP, AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.

37. THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE

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

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

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



**G L SUMMITT ENGINEERING, INC.**  
Office: Lake Mary  
3667 Simonton Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.glsurvey.com

K. Thompson Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida

Construction  
Site Plan

General Notes

Plats not valid unless Signed,  
Dated and Sealed below.  
GEOFFREY L. SUMMITT, P.E.  
Date: May 9, 2024  
FL Registration #38775  
Certificate of Authorization #29665

| Revisions |                    |
|-----------|--------------------|
| NO.       | DATE / DESCRIPTION |
| 1         | 03/20/24           |
| 2         | 03/20/24           |
| 3         | 03/20/24           |
| 4         | 03/20/24           |
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| 6         | 03/20/24           |
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| 11        | 03/20/24           |
| 12        | 03/20/24           |

SHEET NUMBER  
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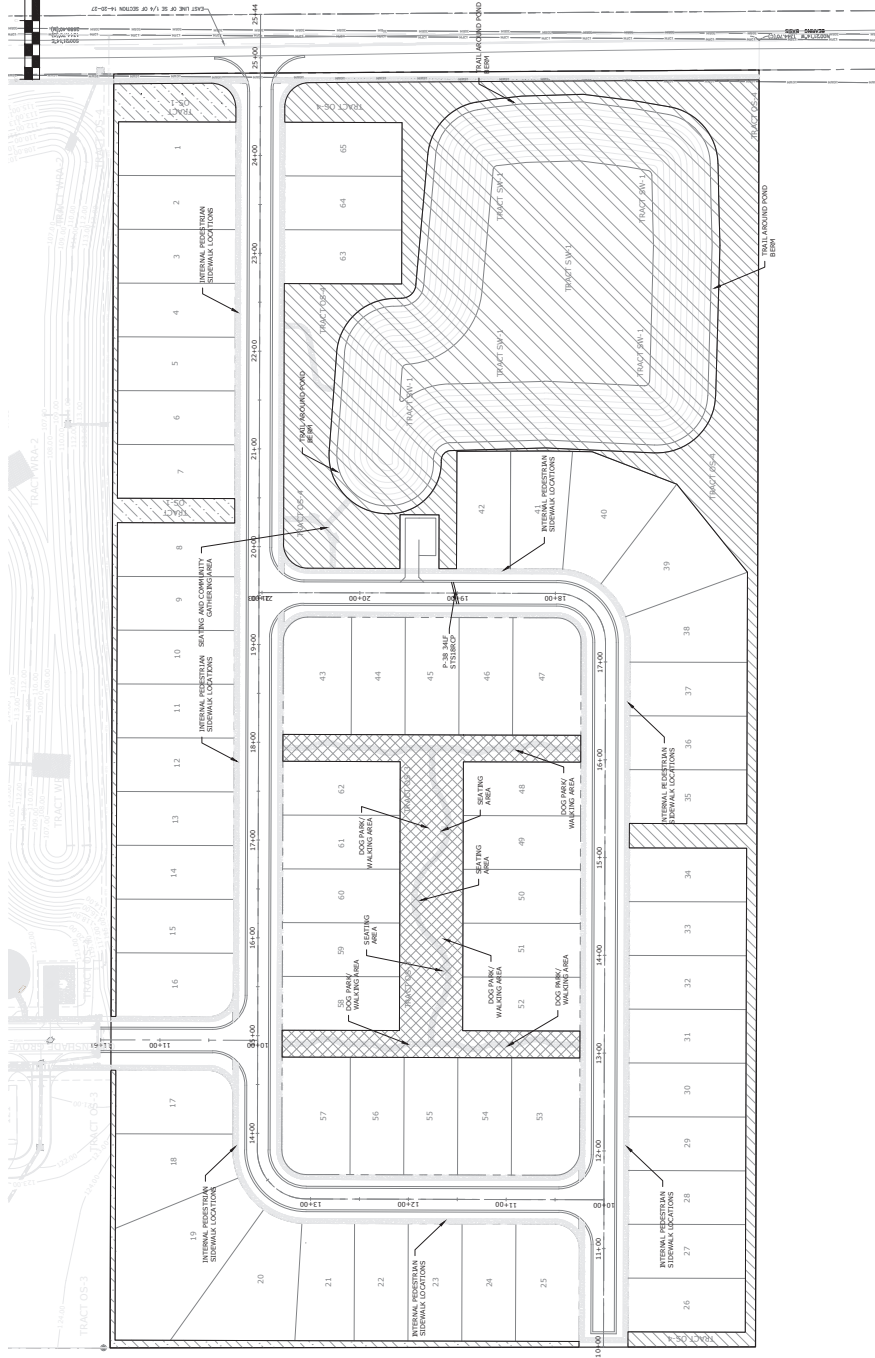






GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



OPEN SPACE SET-ASIDE HATCH LEGEND

|  |                                   |
|--|-----------------------------------|
|  | ACTIVE RECREATIONAL OPEN SPACE    |
|  | COMMUNITY SQUARE OPEN SPACE AREAS |
|  | GREEN OPEN SPACE AREAS            |
|  | GENERAL OPEN SPACE AREAS          |

Open Space Requirements:

Land Development Code (Neighborhood 20%)  
19.76 ac. \* .20 = 3.95 acres (required)

Open Space Provided:

|   |             |                            |
|---|-------------|----------------------------|
| 2 | Tract OS-1: | 0.28 acres                 |
|   | Tract OS-2: | 0.11 acres                 |
|   | Tract OS-3: | 0.79 acres                 |
|   | Tract OS-4: | 1.80 acres                 |
|   | Tract SW-1: | 2.88 acres (75% allowed)   |
|   | Total:      | 5.14 acres (3.95 required) |

**G I SUMMITT**  
Geotechnical Engineering, Inc.  
Office: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.gisummitt.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
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City of Apopka, Florida  
Construction  
Site Plan

Open Space Rec  
Plan

Planned and Scaled below.  
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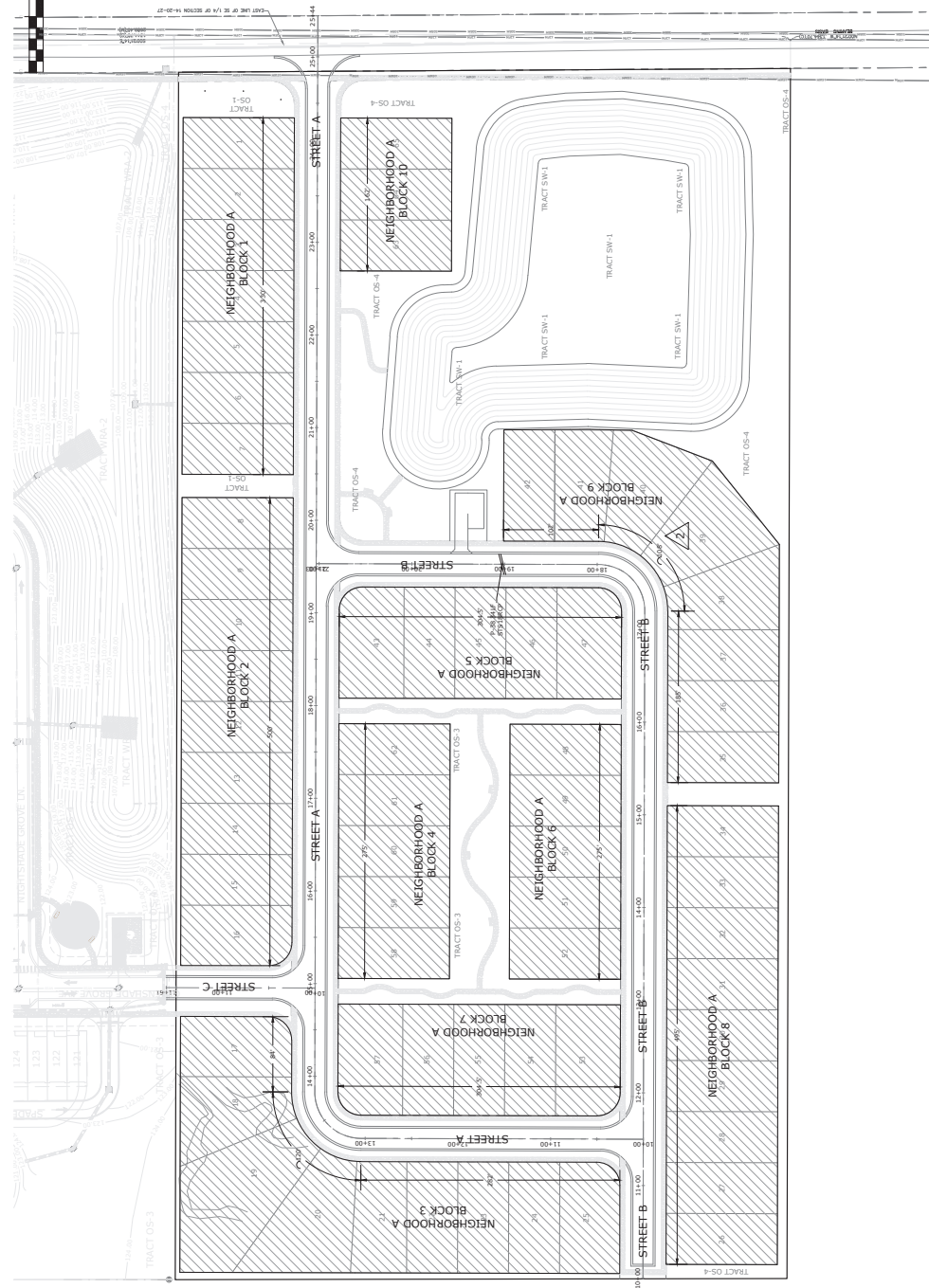
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| 9   | 5/9/24 | REVISIONS                |
| 10  | 5/9/24 | REVISIONS                |

SHEET NUMBER  
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GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



NEIGHBORHOOD LOT SIZE HATCH LEGEND



NEIGHBORHOOD A, 55'  
SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

| STREET NAME      | STREET DESIGNATION |
|------------------|--------------------|
| STREET 'A'       | STREET TYPE 'D'    |
| 50' RIGHT-OF-WAY | STREET TYPE 'D'    |
| STREET 'B'       | STREET TYPE 'D'    |
| 50' RIGHT-OF-WAY | STREET TYPE 'D'    |
| STREET 'C'       | STREET TYPE 'D'    |
| 55' RIGHT-OF-WAY | STREET TYPE 'D'    |



**G.I. SUMMIT**  
Geotechnical Institute  
Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.gisummit.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
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City of Apopka, Florida  
Construction  
Site Plan

Neighborhood  
Block Plan

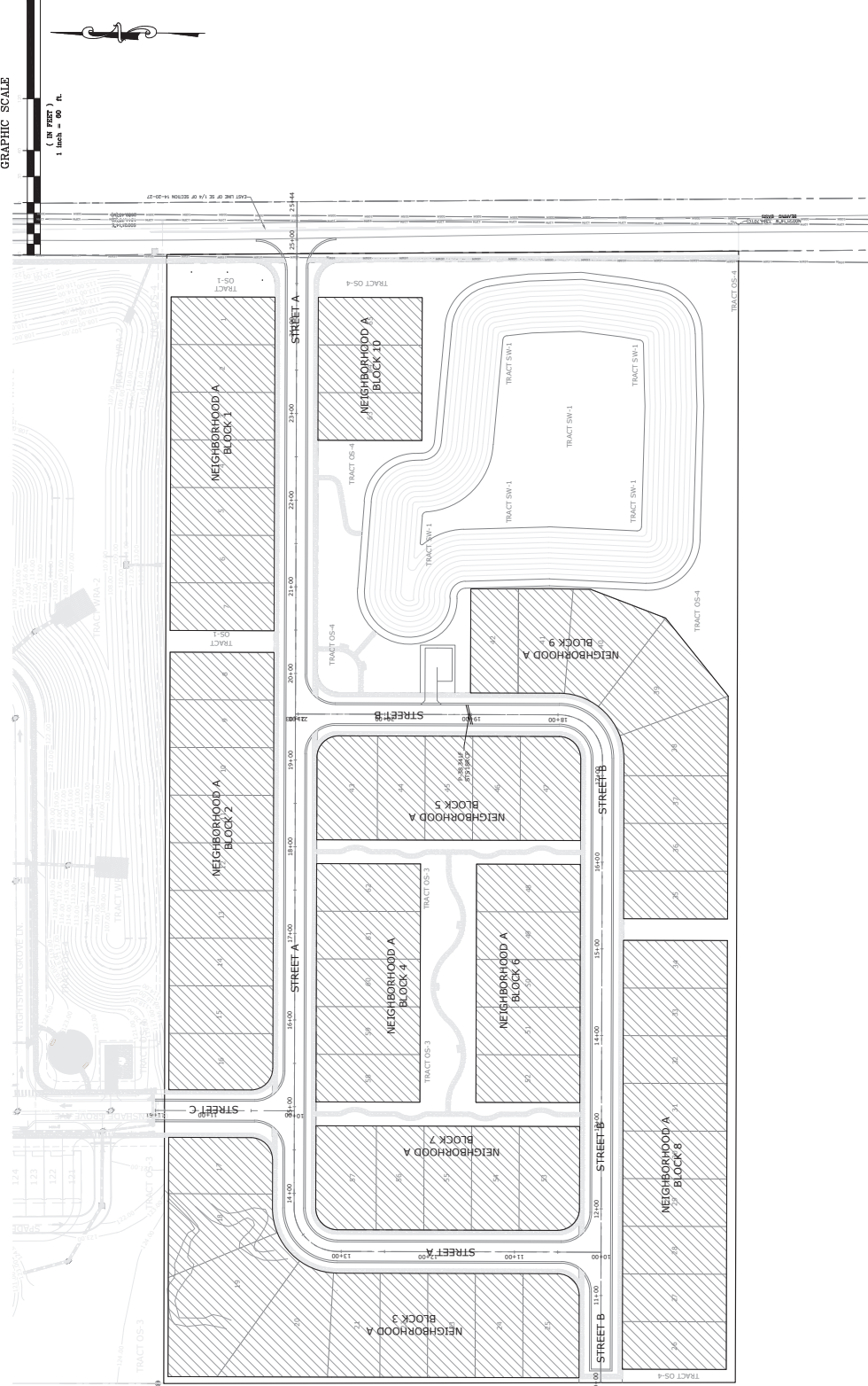
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| 12        | ISSUED FOR PERMIT REVIEW |

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9 OF 43

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD A DESIGN DETAILS:

Minimum Living Area: 1,600 sq. ft. (heated/cooled space)  
Maximum Building Height: Two Stories, 35'  
Minimum Lot Width: 120'  
Minimum Lot Depth: 120'  
Minimum Lot Size: 6,600 sq. ft.  
Minimum Front Setback: 20%  
Minimum Open Space: 20%  
Garage Location: FRONT-Entry (2-Car)  
Setbacks:  
Front: 20' (15' Porch)  
Side: 5.0'  
Side Street: 15'  
Rear: 15'  
Accessory Uses: Those permitted by code  
Architectural Design: Consistent with Section K of the form-based code

Street Landscaping:

Landscaping shall be consistent with Section N of the form-based code or the City of Apopka LDR Building Architecture.  
Building Architecture shall comply with Section K of the form-based code. Elevations for proposed product types for neighborhoods A, B and Pool Cabana have been included in the plans for reference as a guide. All other product types shall be consistent with the requirements of Section N.  
Model Home Sign: The model home sign will be provided along Street A. The model park will consist of 4 homes. A model home sign will be provided after the Construction Plan approval for all to view. All the model home permit requests.



**G.I. SUMMITT**  
INCORPORATED  
OFFICE: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.gisummit.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida

Construction  
Site Plan

Design  
Standards Plan

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**G.I. SUMMITT**  
ENGINEERS, ARCHITECTS, PLANNERS  
OFFICE: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.gisummitt.com

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Maitland, FL 32751

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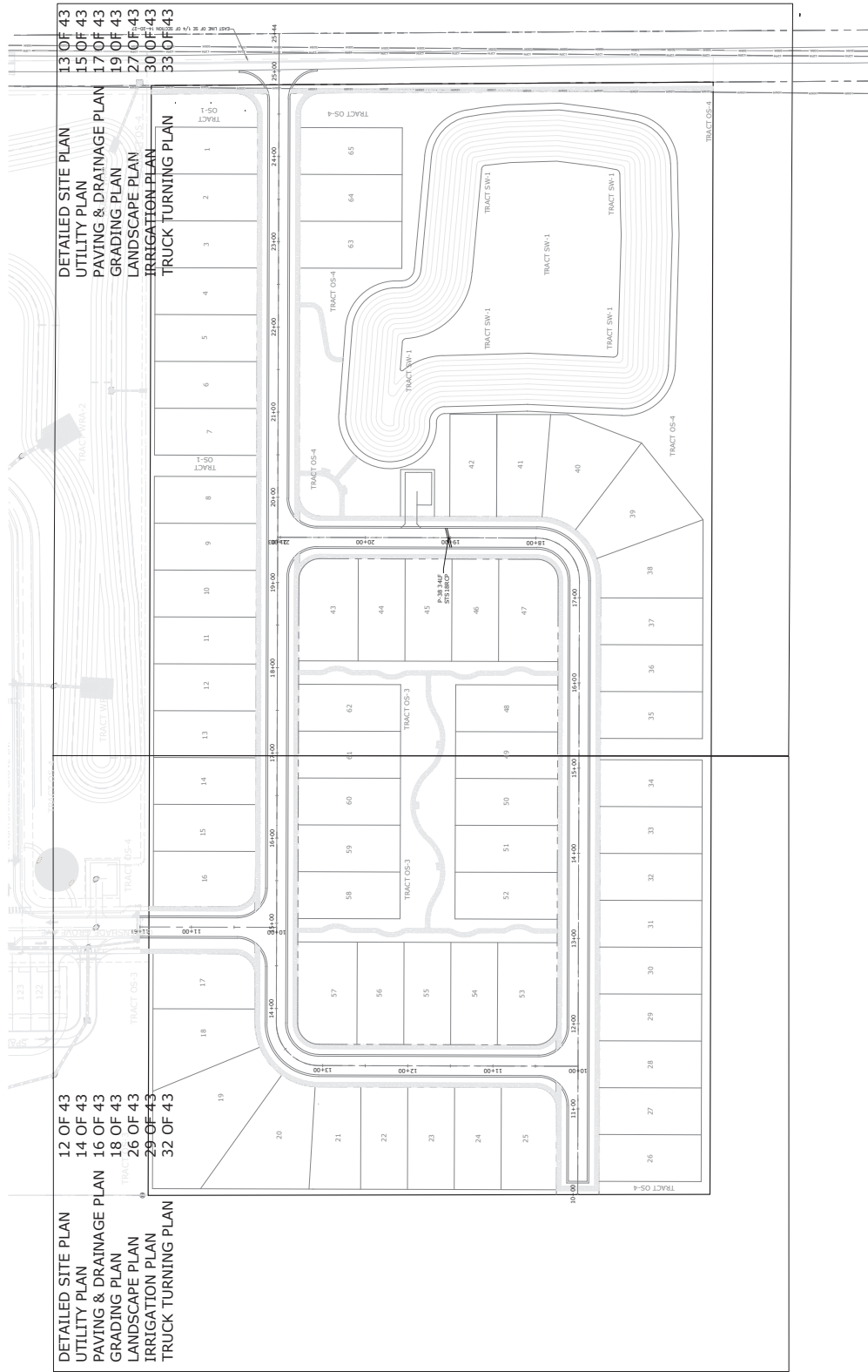
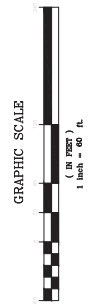
**Construction  
Site Plan**

**Key Map Plan**

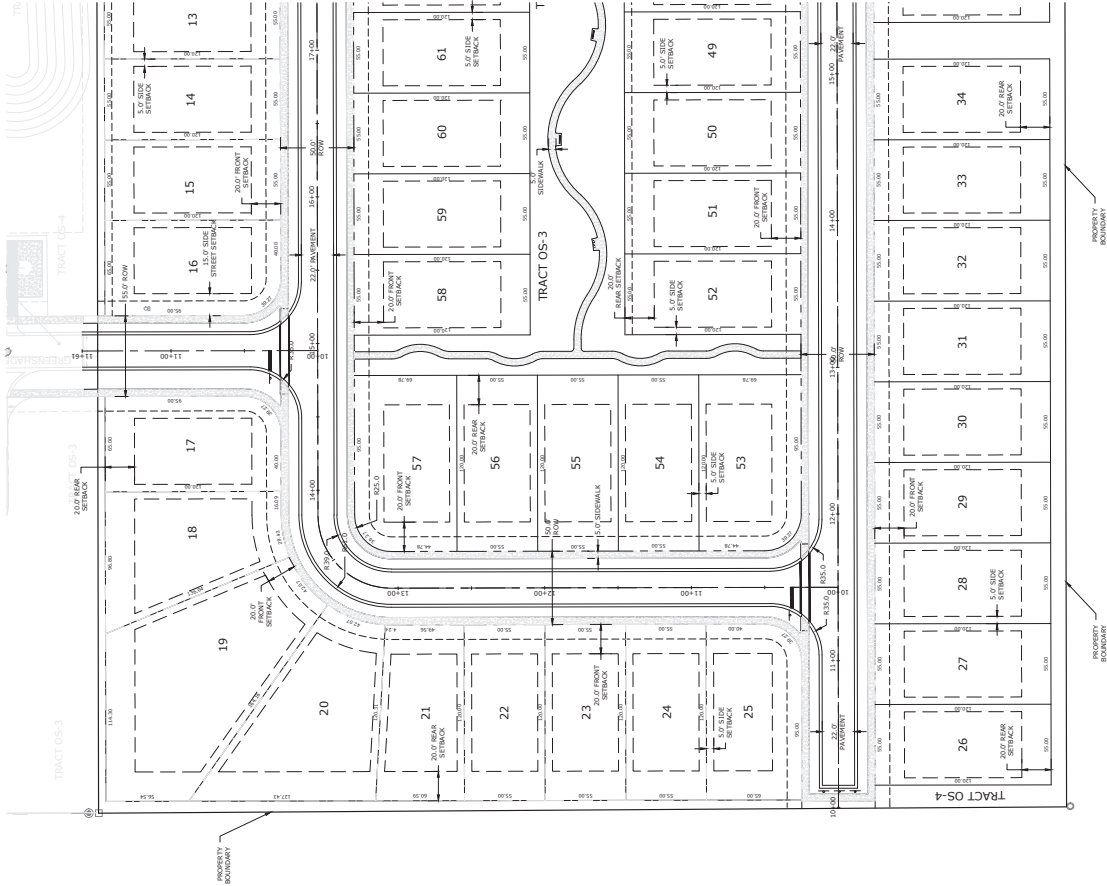
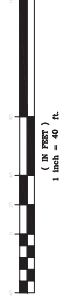
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**SHEET NUMBER  
11 OF 43**



GRAPHIC SCALE



SEE SHEET 13 OF 43



**G.I. SUMMITT**  
OFFICE: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummitt.com

K. Howard Orlando Division, LLC  
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Site Plan 1

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12 OF 43





**G.I. SUMMITT**  
SURVEYING & MAPPING, INC.  
Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummit.com

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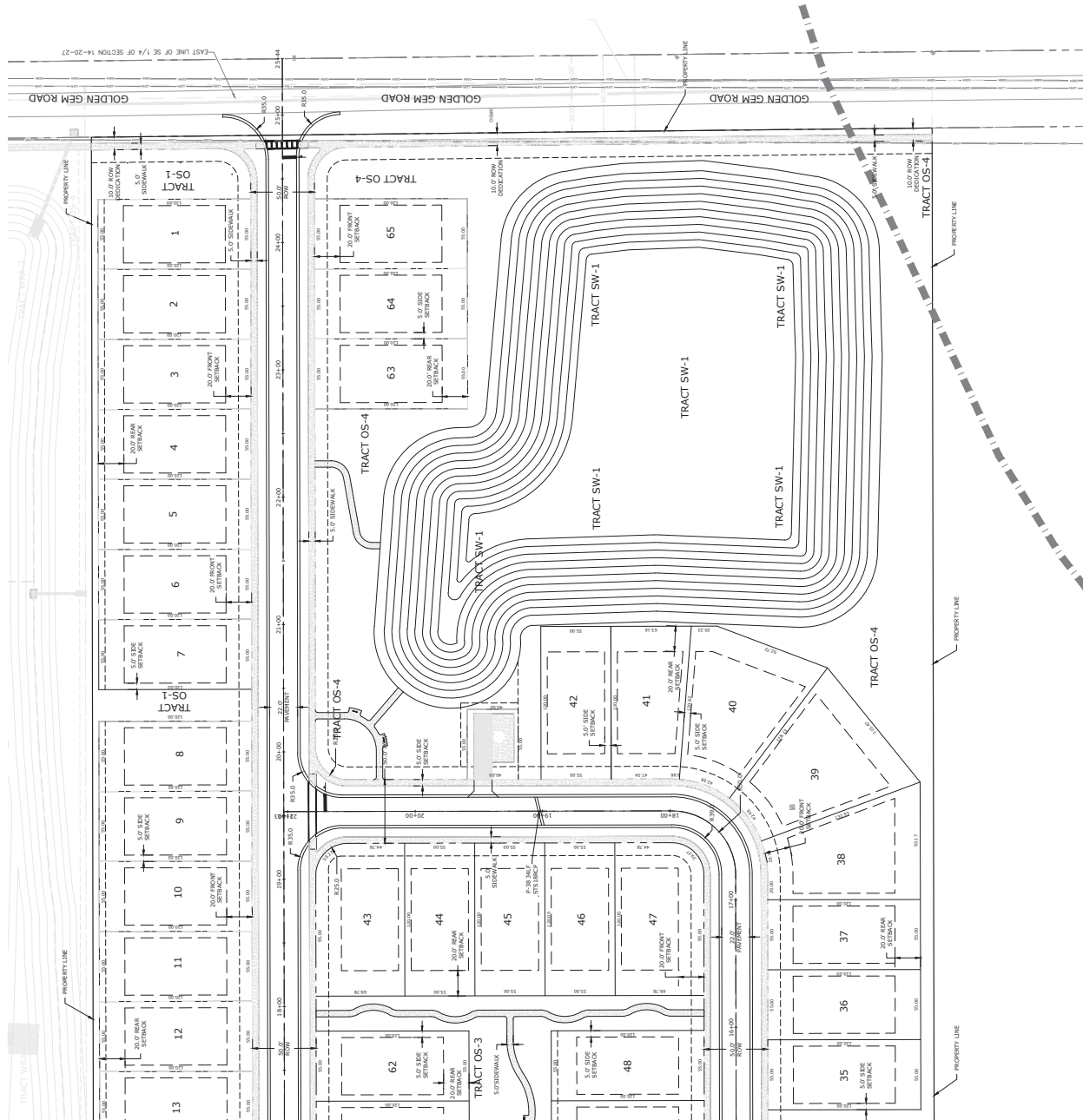
Site Plan 2

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GEOFFREY L. SUMMITT, P.E.  
FL Registration #38775  
Date: May 9, 2024  
Certificate of Authorization #29665

| Revisions |                          |
|-----------|--------------------------|
| NO.       | DESCRIPTION              |
| 1         | ISSUED FOR PERMIT REVIEW |
| 2         | ISSUED FOR PERMIT REVIEW |
| 3         | ISSUED FOR PERMIT REVIEW |
| 4         | ISSUED FOR PERMIT REVIEW |
| 5         | ISSUED FOR PERMIT REVIEW |
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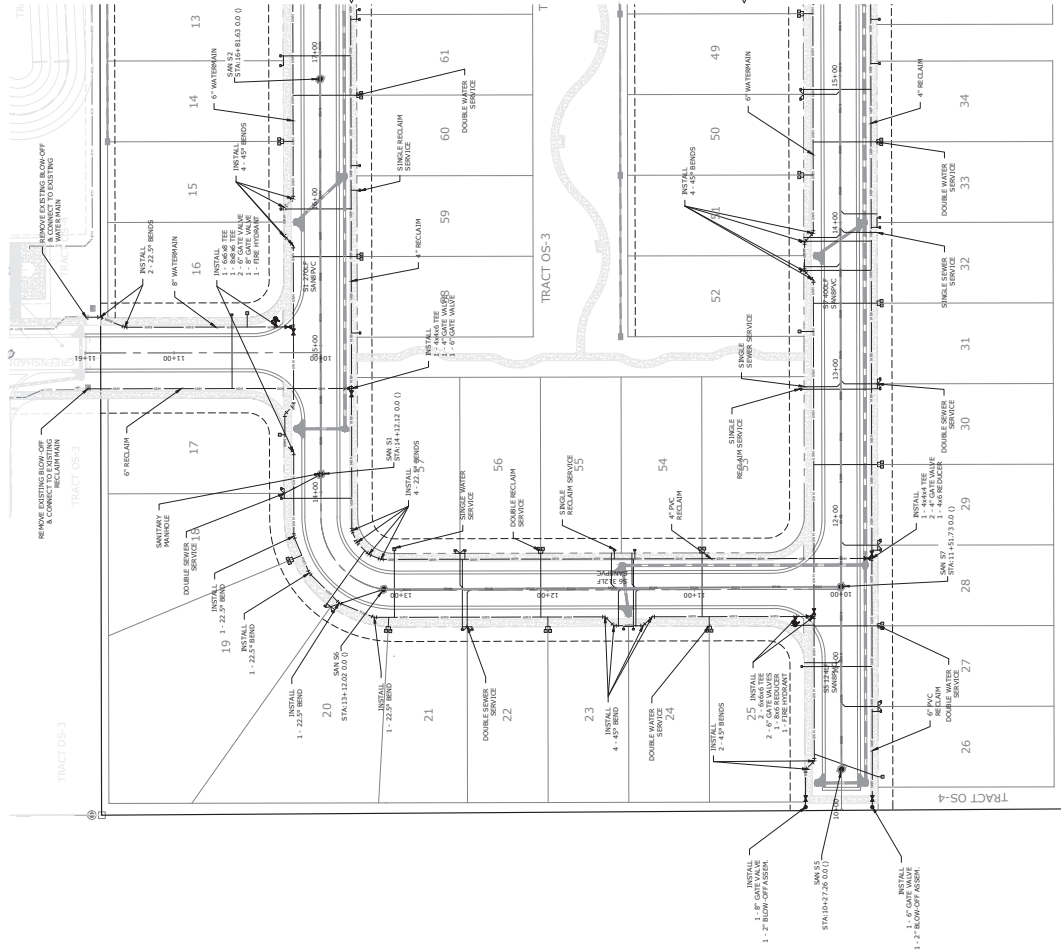
SHEET NUMBER  
13 OF 43

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



SEE SHEET 12 OF 43

GRAPHIC SCALE



**G I SUMMITT**  
INCORPORATED  
Office: Lake Mary  
3697 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummitt.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida  
Construction  
Site Plan

Utility Plan 1

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FL Registration #88775  
Date: May 9, 2024  
GEOFFREY L. SUMMITT, P.E.

| Revisions |                           |
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| NO.       | DESCRIPTION               |
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| 10        | REVISED PER CITY COMMENTS |

SHEET NUMBER  
14 OF 43



**G.I. SUMMITT**  
**ENGINEERS & ARCHITECTS**

Office: Lake Mary  
 3667 Simonton Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0650  
 www.gisummit.com

K. Howard Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida

Construction  
 Site Plan

Utility Plan 2

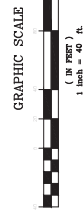
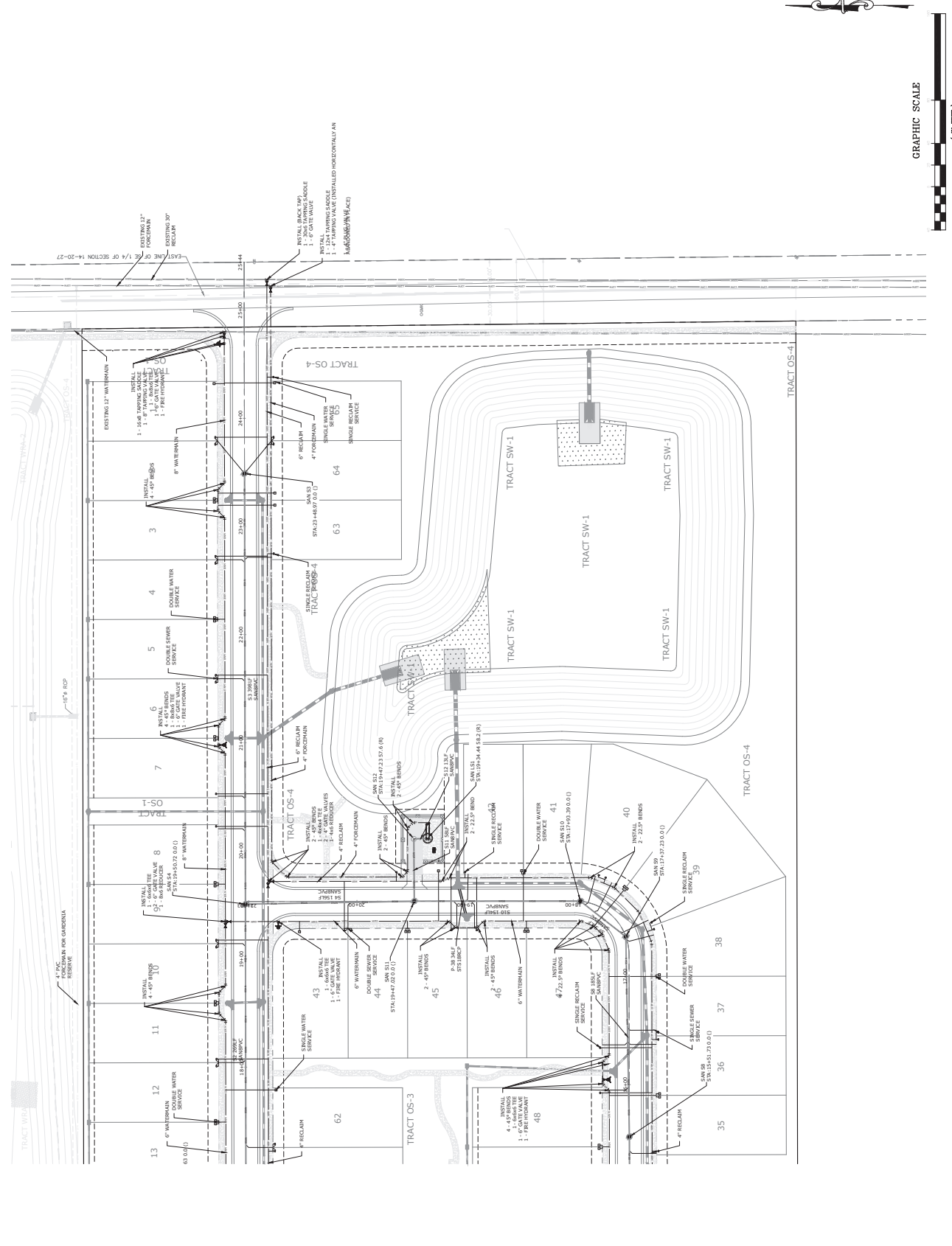
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Date: May 9, 2024  
 P.E. Registration #58775  
 GEORFREY L. SUMMITT, P.E.  
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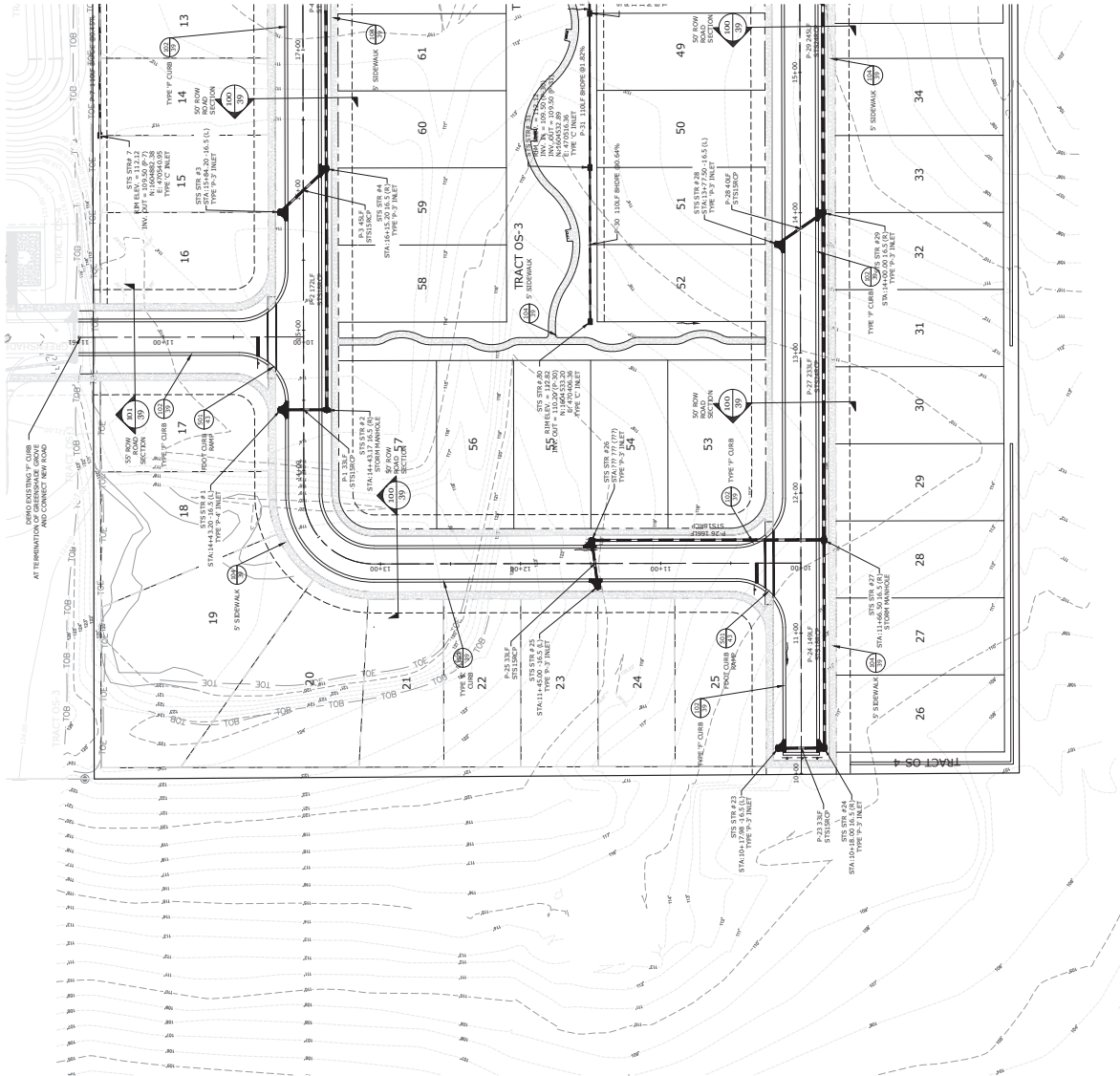
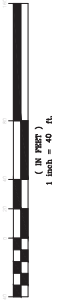
SHEET NUMBER

15 OF 43



SEE SHEET 14 OF 43

GRAPHIC SCALE



SEE SHEET 17 OF 43

**G I SUMMITT**  
INCORPORATED  
OFFICE: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummitt.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida  
Construction  
Site Plan

Paving &  
Drainage Plan 1

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SHEET NUMBER  
16 OF 43





**G.I. SUMMIT**  
**ENGINEERS, INC.**

Office: Lake Mary  
 3667 Simonson Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0650  
 www.gisummit.com

K. Howard Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

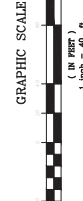
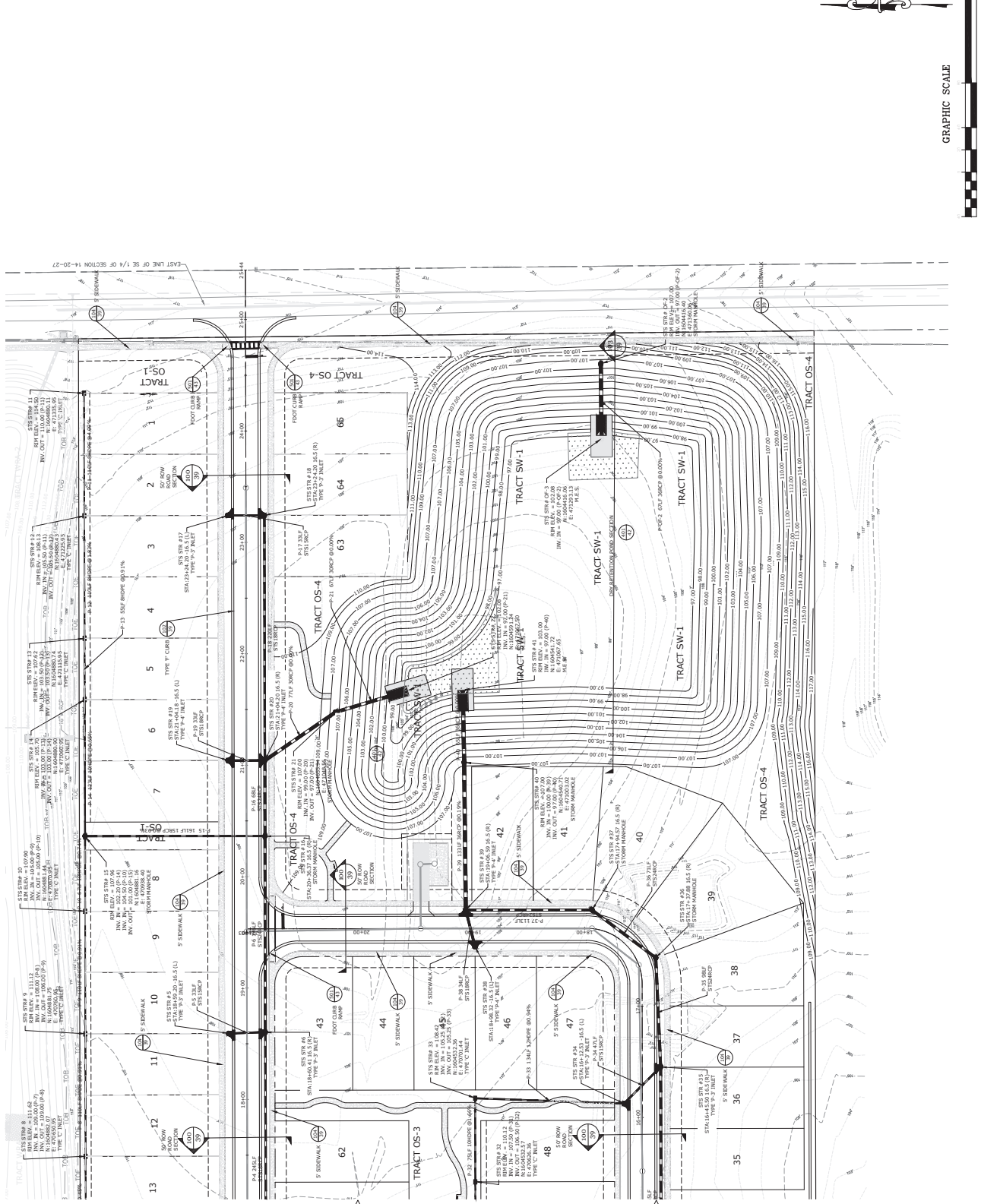
Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida  
 Construction  
 Site Plan  
 Paving &  
 Drainage Plan 2

Plans not valid unless Signed,  
 Dated and Sealed below.

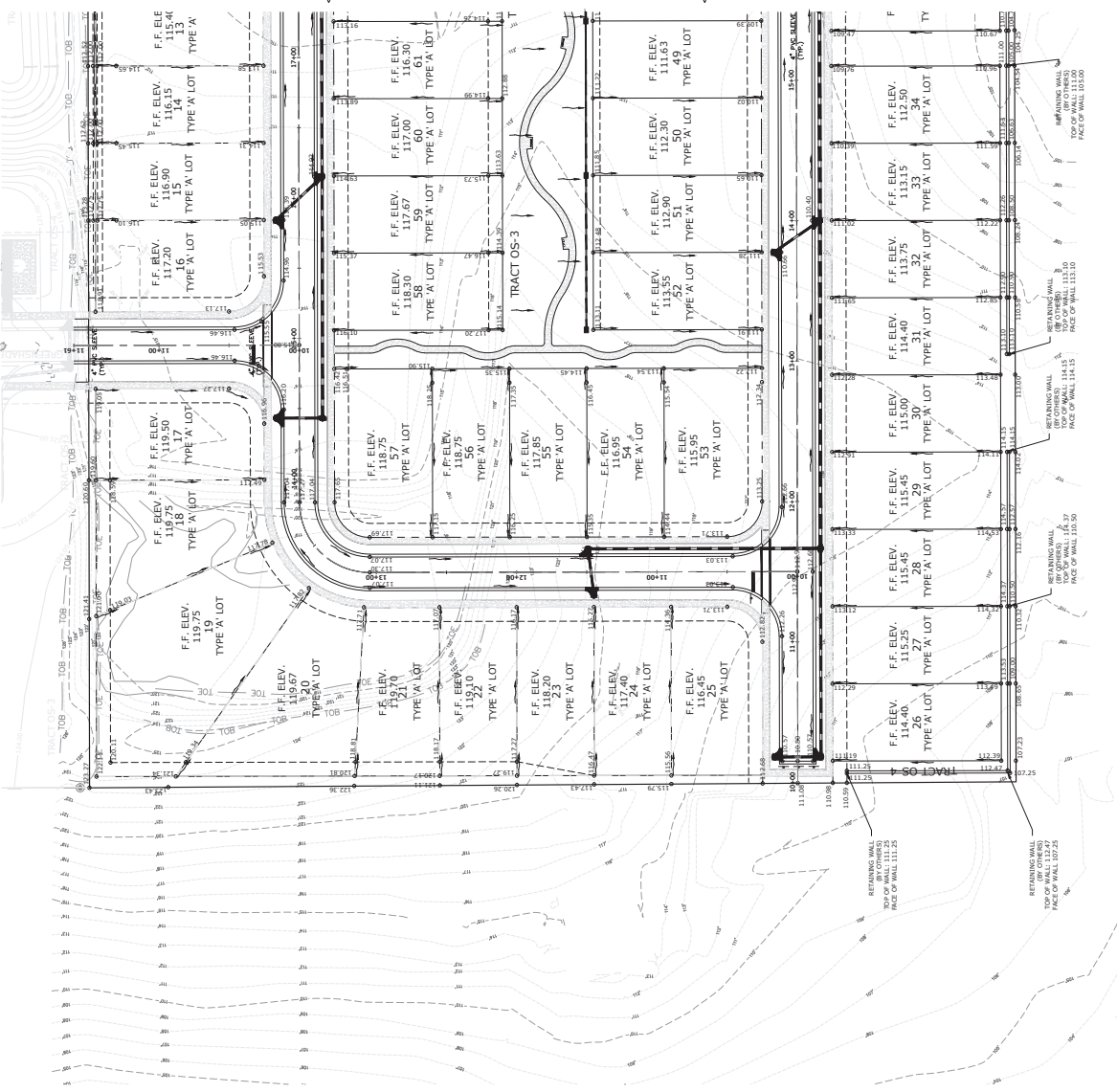
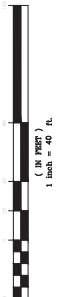
Certificate of Authorization #29665  
 Date: May 9, 2024  
 GEORFREY L. SUMMITT, P.E.

| Revisions |             |
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SHEET NUMBER  
 17 OF 43



GRAPHIC SCALE



SEE SHEET 19 OF 43

- NOTES: ELEVATIONS REFERENCE N.A.D. 1989
1. ALL SIDE YARDS SHALL CONTAIN A 5' DRAINAGE/UTILITY EASEMENT
  2. CONTRACTOR SHALL INSURE THAT ALL LOTS INCLUDE A MINIMUM 5' FINISH GRADE EASEMENT
  3. FINISH GRADE THAT EXPOSES CLAY SOILS OR MATERIAL WITH EXCESS FINES SHALL BE OVER-EXCAVATED AND BACKFILLED WITH CLEAN SANDS TO INSURE A PROPER SAND CAP ON ALL FINISHED LOTS
  4. SOME LOTS MAY REQUIRE SIDE OR REAR STEM WALL CONSTRUCTION DUE TO THE GRADE ON SOME LOTS.

Revisions

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| 33  | 10/1/2024 | ISSUED FOR PERMIT |
| 34  | 10/1/2024 | ISSUED FOR PERMIT |

SHEET NUMBER  
18 OF 43

**G.I. SUMMITT**  
SURVEYING & ENGINEERING, INC.  
Office: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummitt.com

K. Howard O'Donoghue, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida  
Construction  
Site Plan

Grading Plan 1

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GEOFFREY L. SUMMITT, P.E.  
Date: May 9, 2024  
FL Registration #29665



**G.I. SUMMIT**  
**CONSTRUCTION**

Office: Lake Mary  
 3667 Simonson Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0600  
 www.gisummit.com

K. Howard Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida

Construction  
 Site Plan

Grading Plan 2

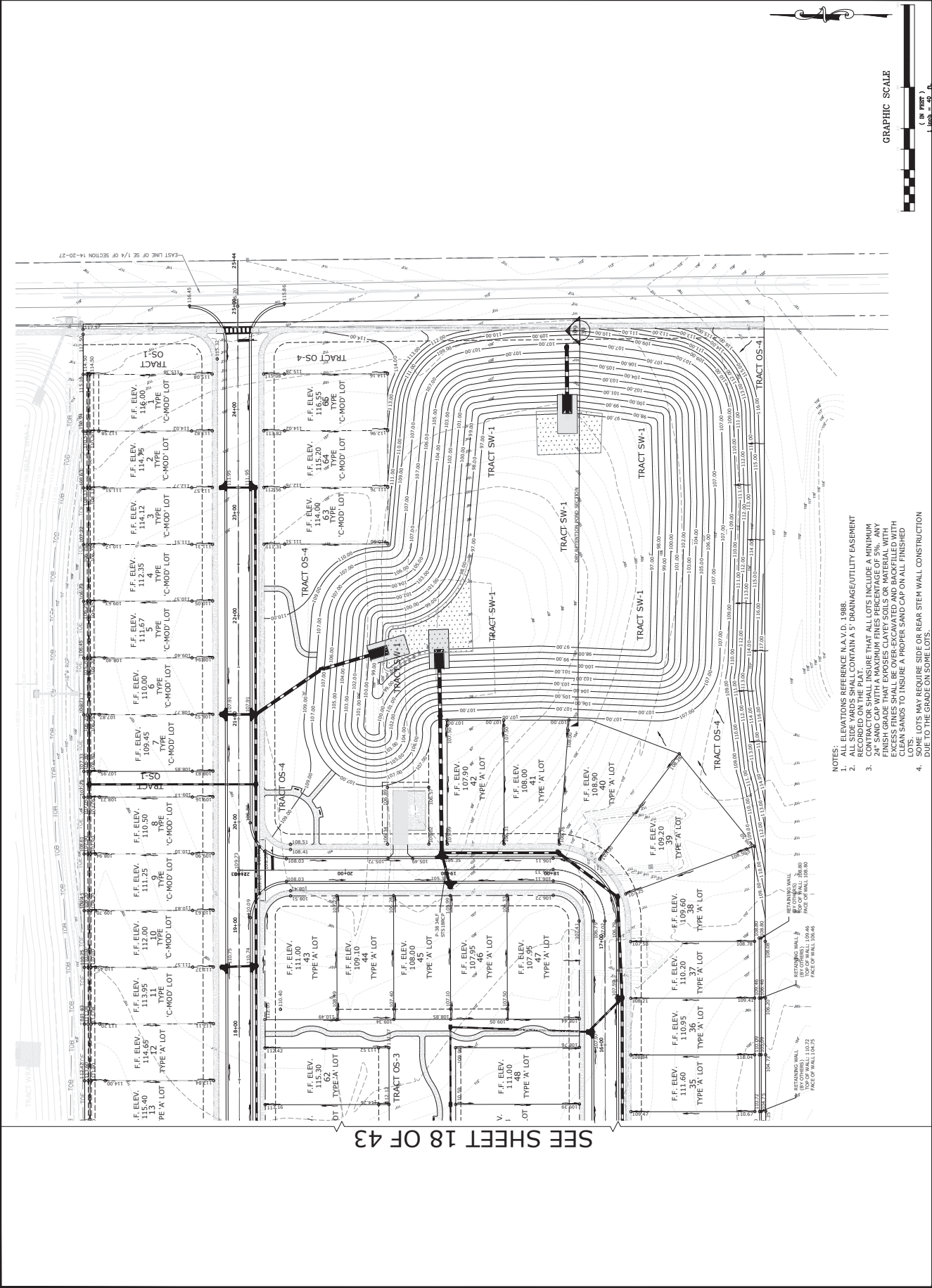
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 GEORFREY L. SUMMITT, P.E.

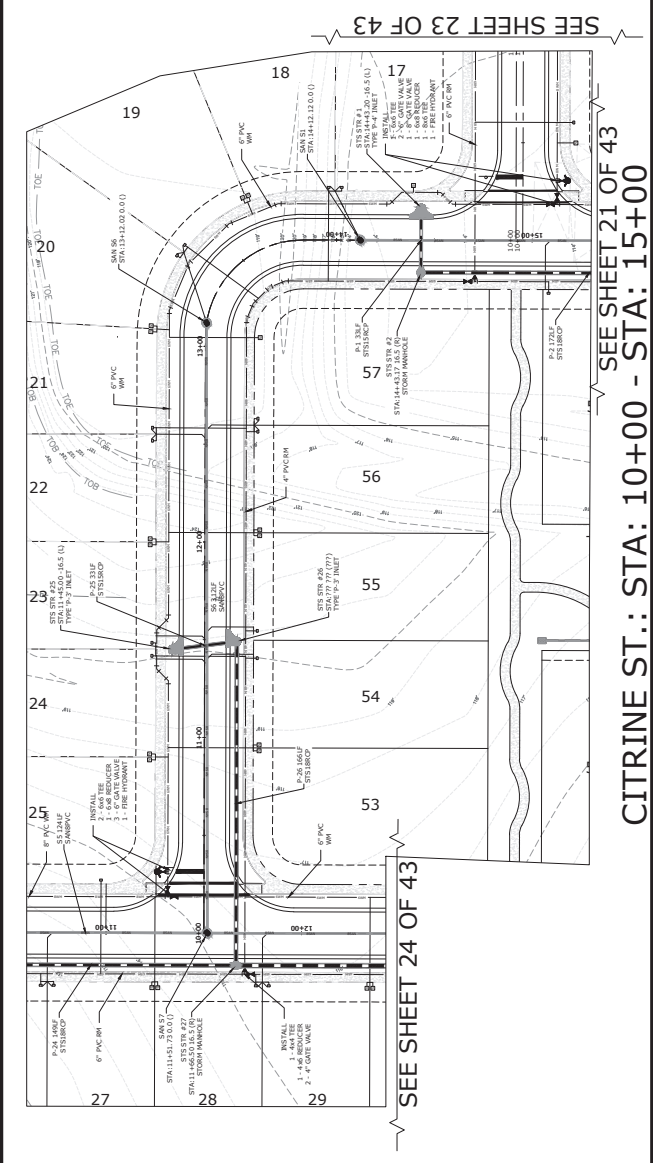
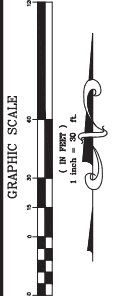
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SHEET NUMBER

19 OF 43

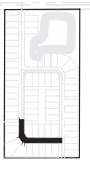




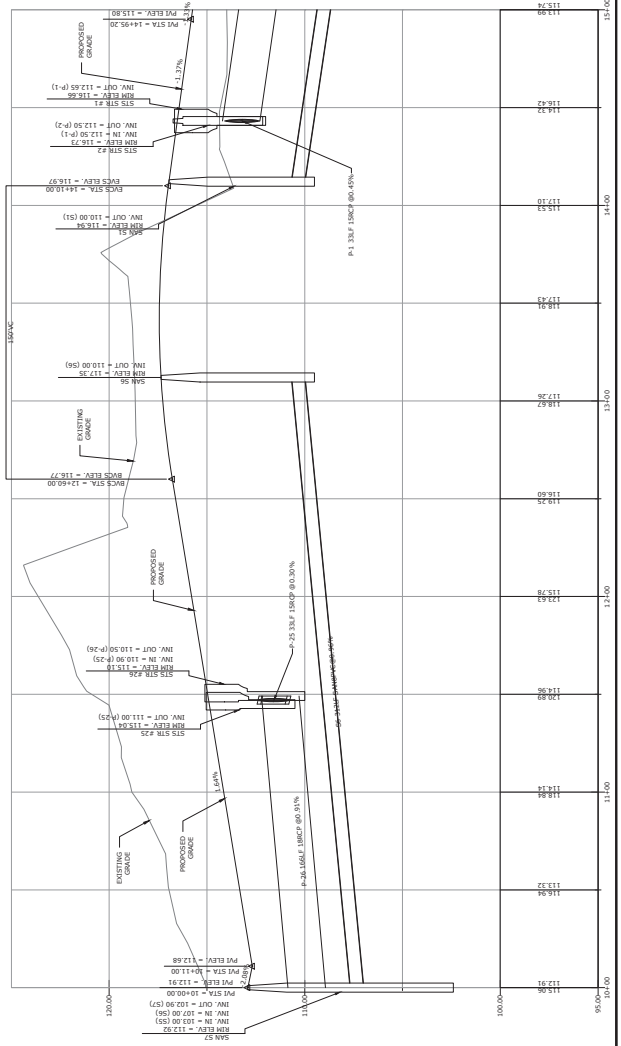


NOTE:  
IF SEASONAL HIGH WATER IS NOT  
SHOWN ON PROFILE THEN ELEVATION  
IS LOWER THAN PROFILE DATUM  
ELEVATION.

PLAN & PROFILE LEGEND



CITRINE ST.: STA: 10+00 - STA: 15+00



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| 20        | REVISED           |

SHEET NUMBER  
20 OF 43



**G.I. SUMMITT**  
 CIVIL ENGINEERING, INC.  
 Office: Lake Mary  
 3667 Simonian Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0650  
 www.gisummitt.com

K. Howard Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

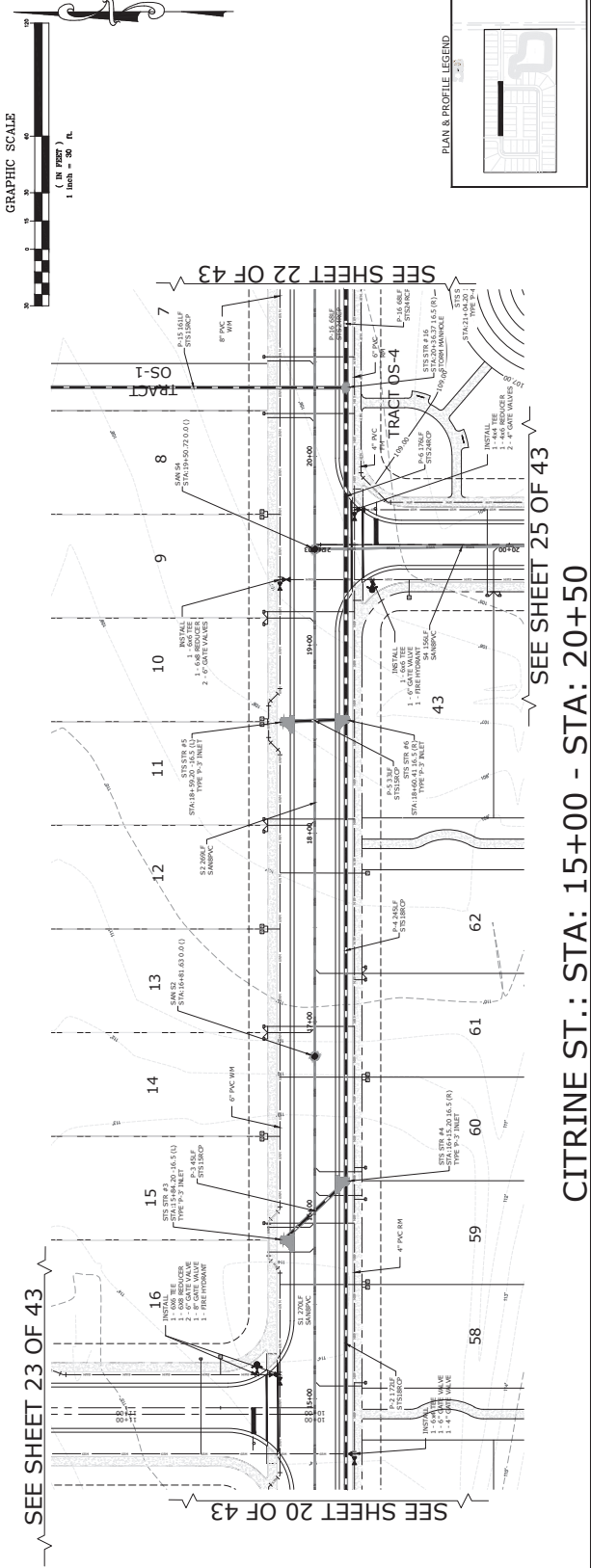
Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida  
 Construction  
 Site Plan

Citrine St. P&P  
 2

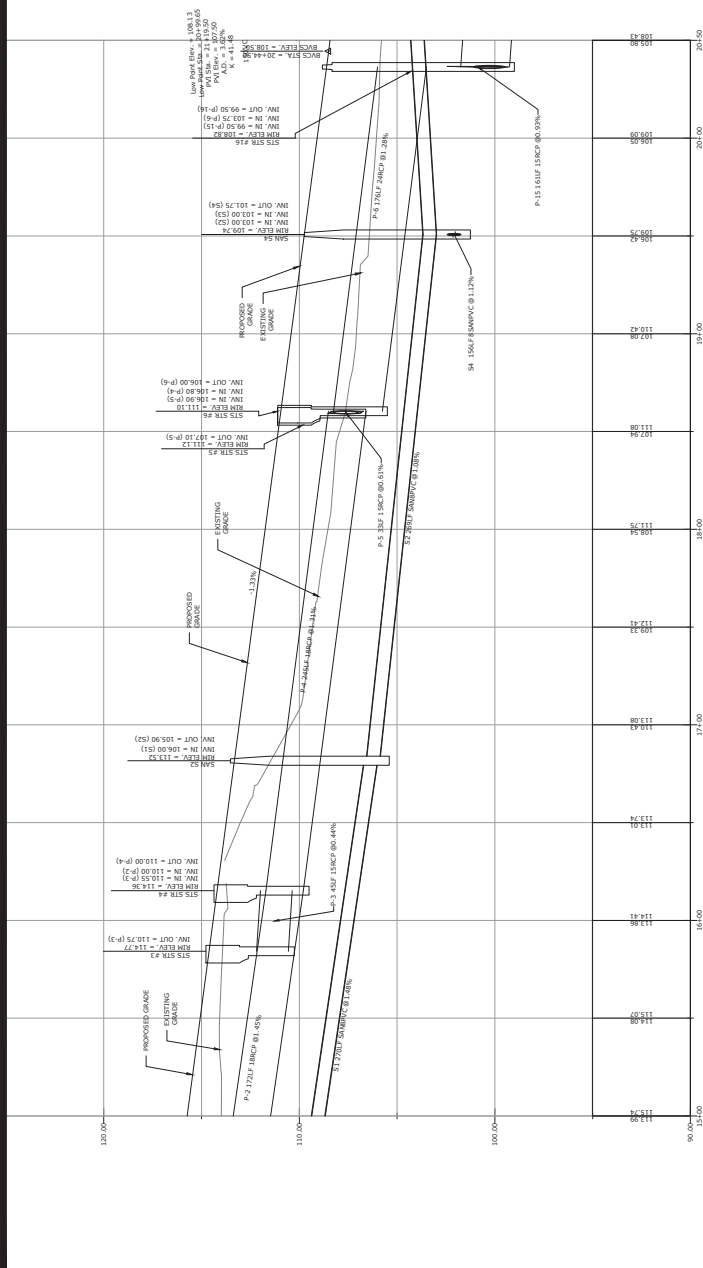
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 F.L. Registration #88775  
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SHEET NUMBER  
 21 OF 43



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







**G.I. SUMMIT**  
**ENGINEERS & ARCHITECTS, INC.**

Office: Lake Mary  
 3667 Simonson Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0600  
 www.gisummit.com

**K. Howard Orndorff, Division LLC**  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida

Construction  
 Site Plan

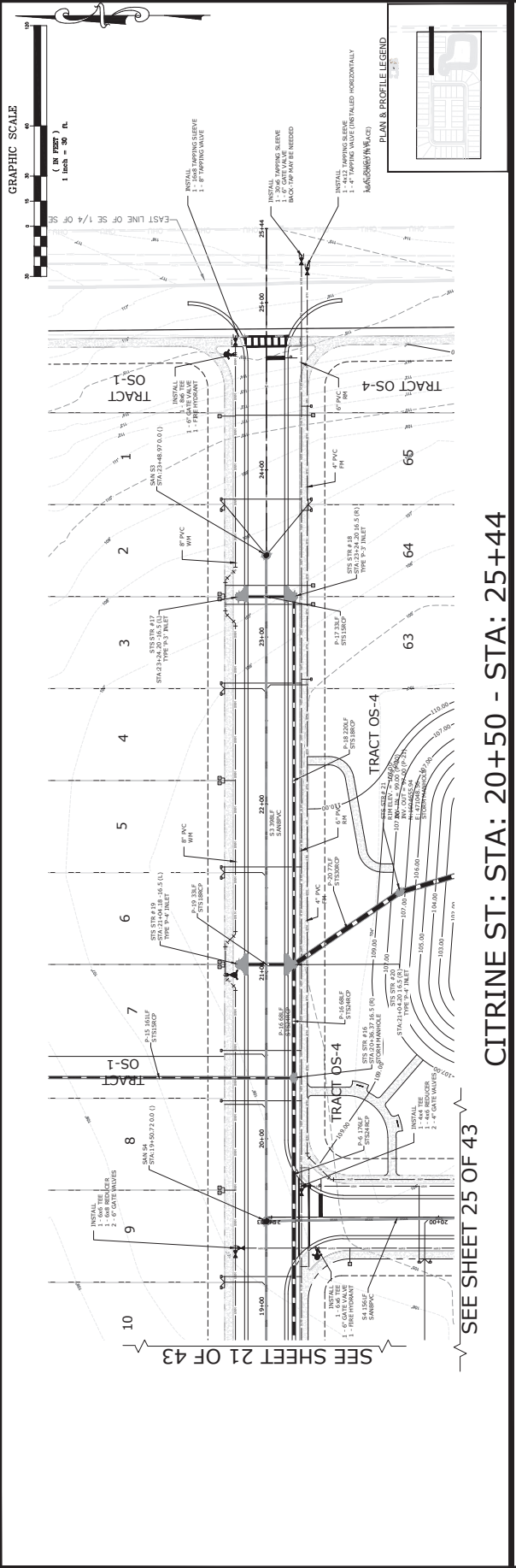
Citrine St. P&P  
 3

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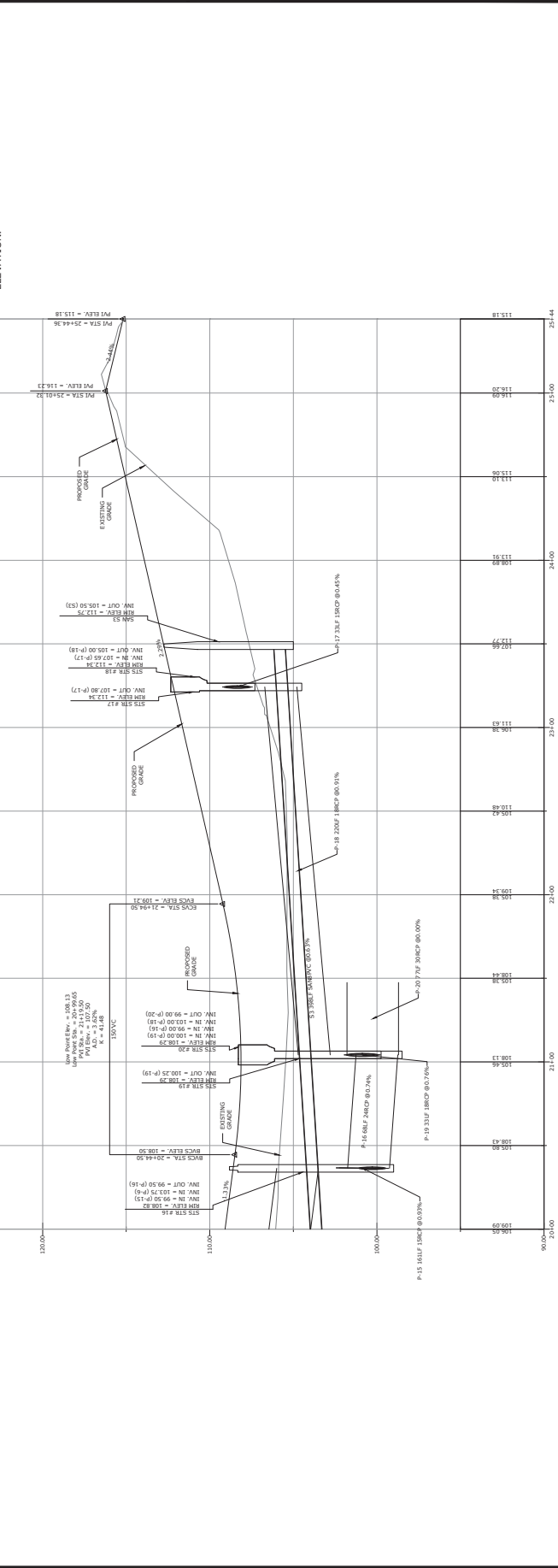
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 P.L. Registration #38775

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| 10        | ISSUED FOR PERMIT |

**SHEET NUMBER**  
 22 OF 43



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







**G.I. SUMMIT**  
 ENGINEERS & ARCHITECTS, INC.  
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 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0660  
 www.gisummit.com

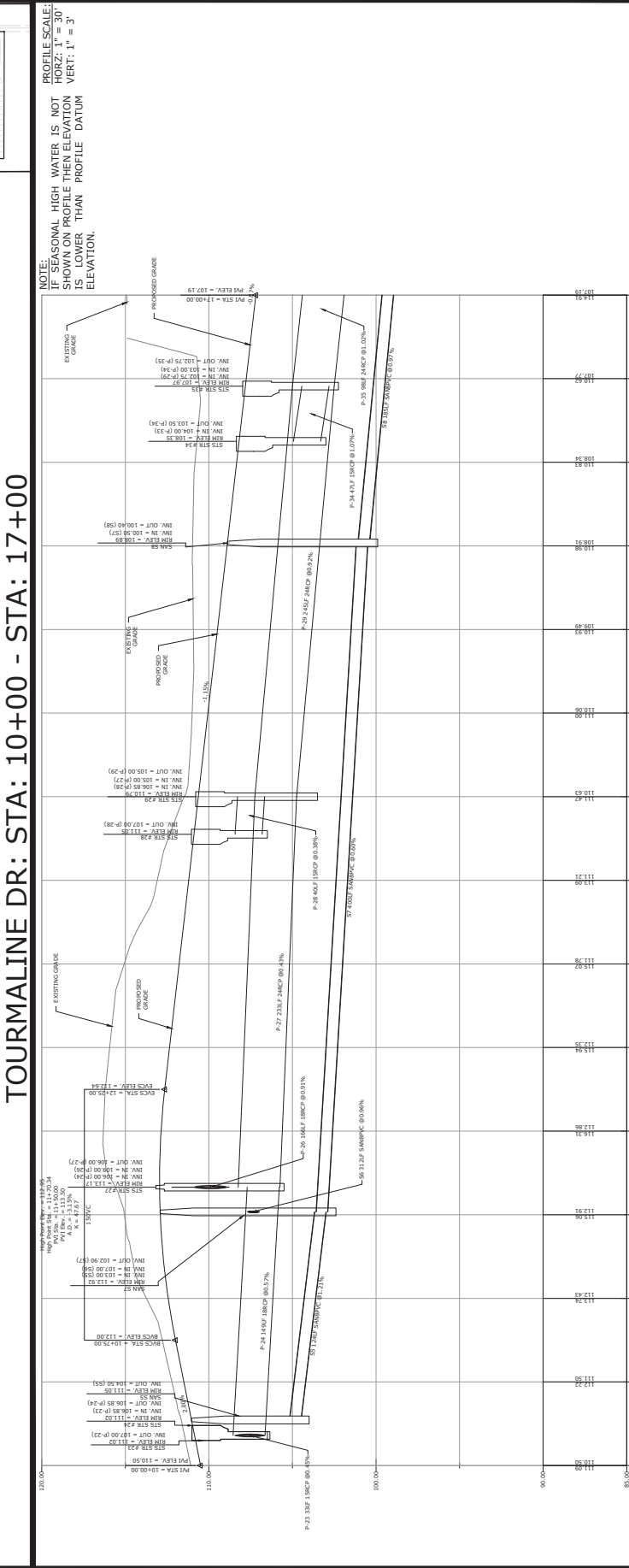
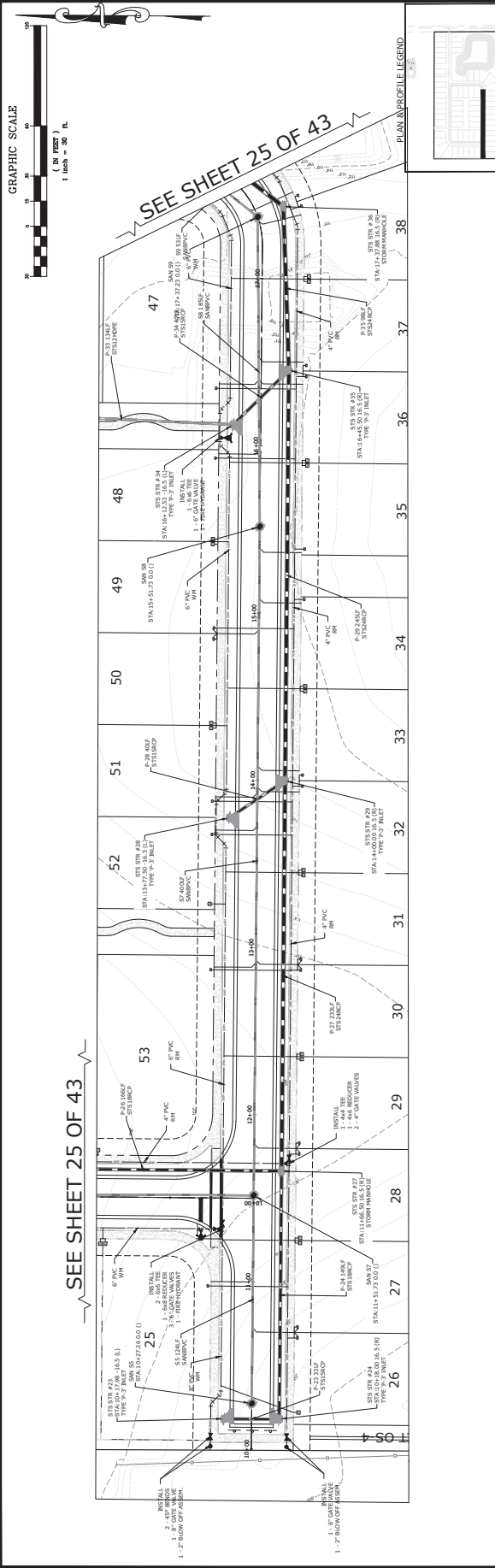
K. Homan Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida  
 Construction  
 Site Plan  
 Tourmaline Dr.  
 P&P(1)

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SHEET NUMBER  
 24 OF 43





**G.I. SUMMIT**  
**Geotechnical & Infrastructure**  
**INC.**

Office: Lake Mary  
 3667 Simonian Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0650  
 www.gisummit.com

K. Howard Orlando Division, LLC  
 2301 Lucien Way, Suite 260  
 Maitland, FL 32751

Golden Gem Estates  
 Subdivision  
 City of Apopka, Florida

Construction  
 Site Plan

Tourmaline Dr.  
 P&P(2)

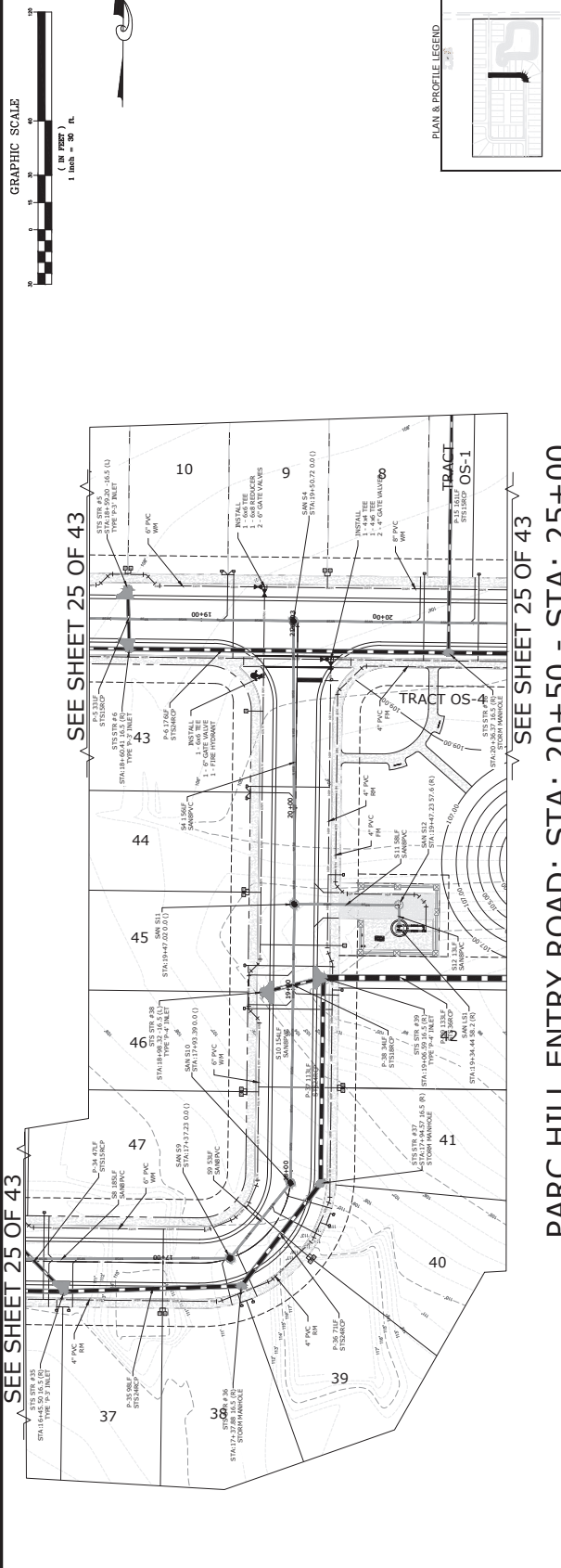
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Date: May 9, 2024  
 F.L. Registration #2965  
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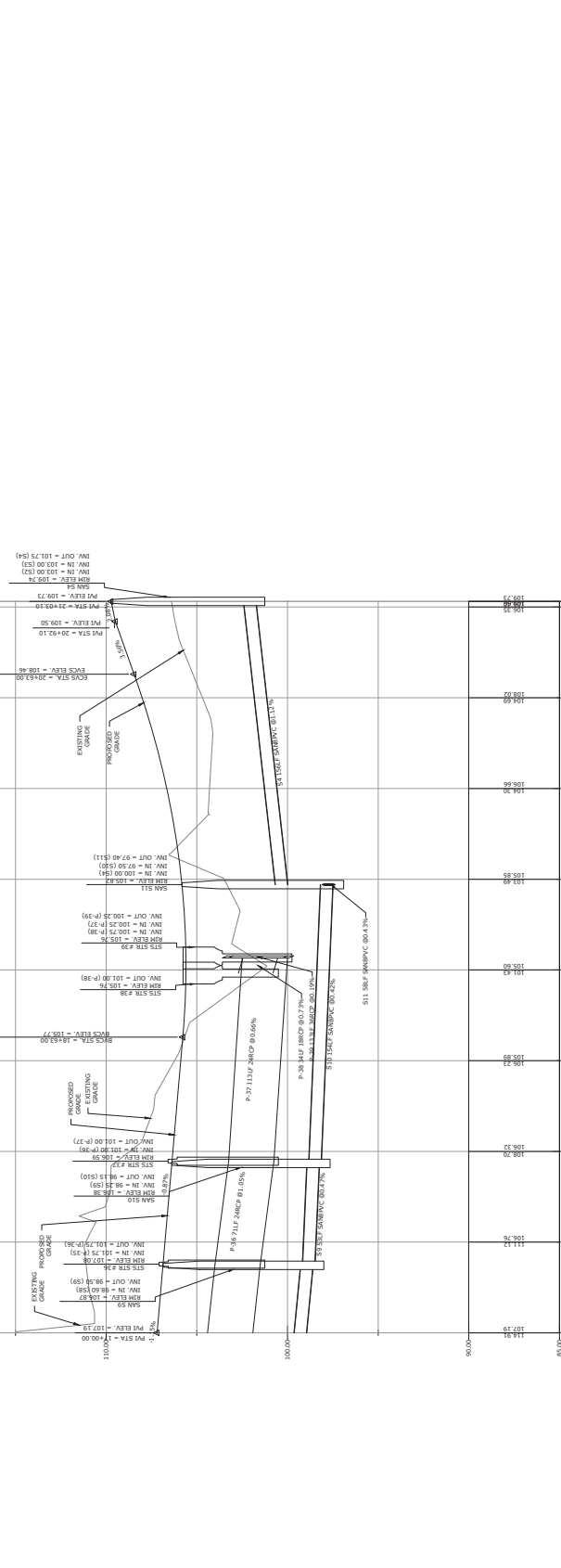
SHEET NUMBER

25 OF 43



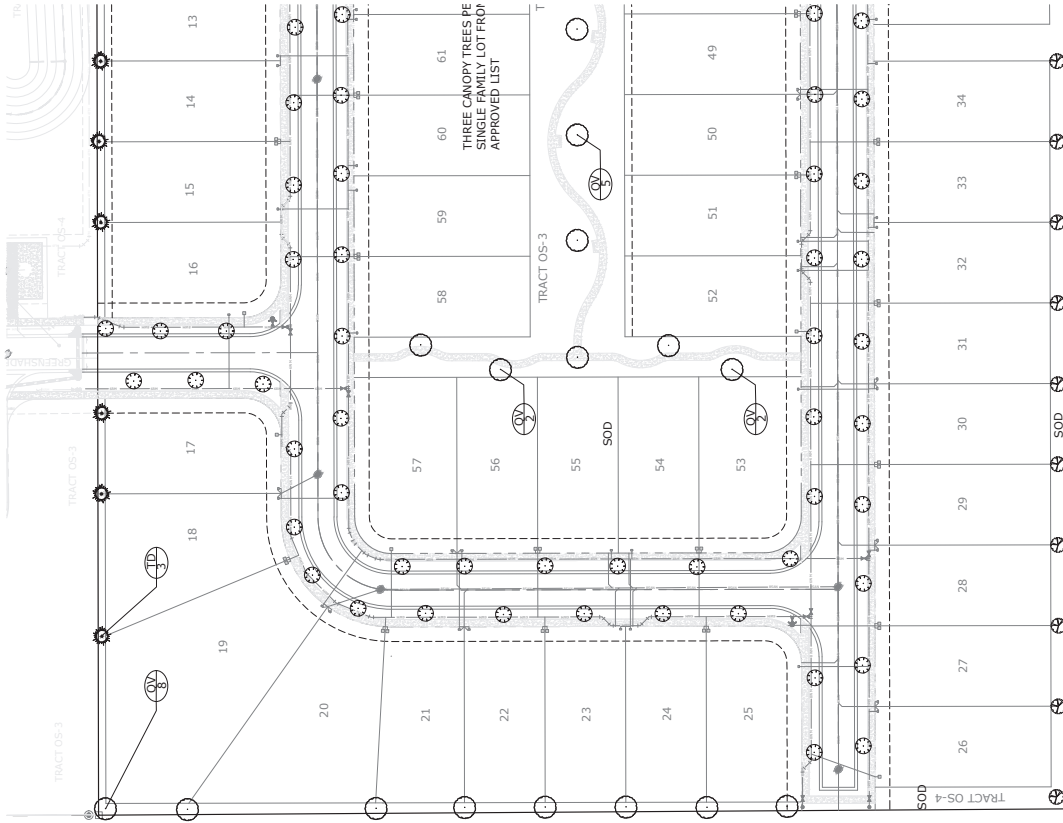
NOTE:  
 IF SEASONAL HIGH WATER IS NOT  
 SHOWN ON PROFILE THEN ELEVATION  
 IS LOWER THAN PROFILE DATUM  
 ELEVATION.

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





GRAPHIC SCALE



SEE SHEET 27 OF 43



**G.I. SUMMITT**  
ARCHITECTS, INC.  
Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisumitt.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida

Construction  
Site Plan

Landscape Plan  
1

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GEOFFREY L. SUMMITT, P.E.  
Date: May 9, 2024  
FL Registration #58775  
Certificate of Authorization #29665

| Revisions |                   |
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SHEET NUMBER  
26 OF 43





**G.I. SUMMITT**  
ARCHITECTURAL INC.

Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisummit.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Apopka, Florida

Construction  
Site Plan

Landscape Plan  
2

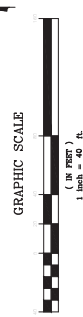
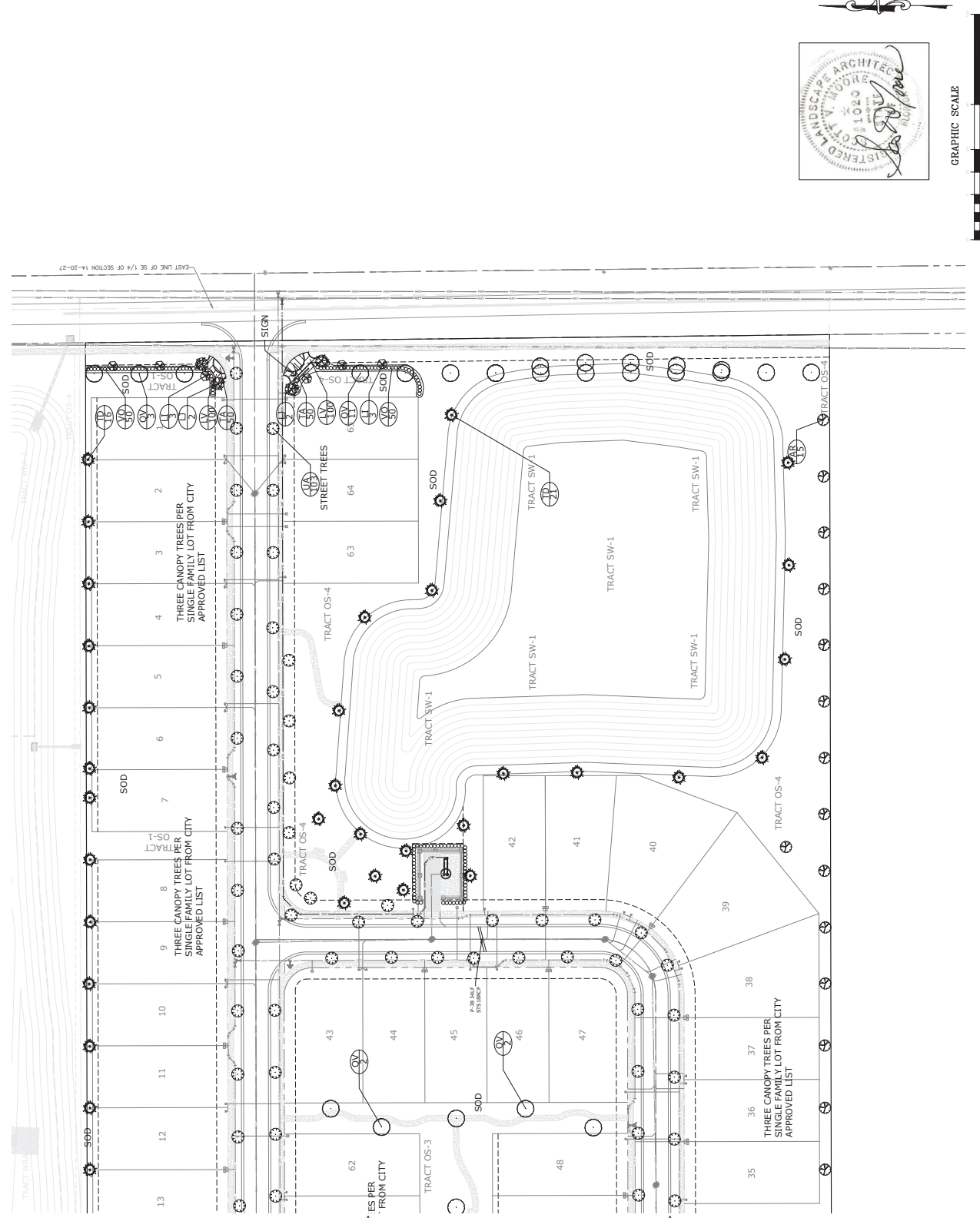
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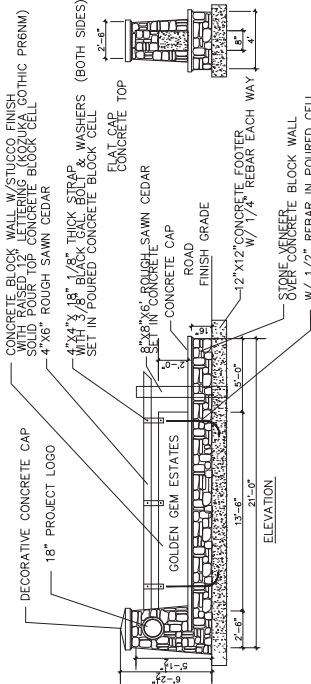
SHEET NUMBER

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SEE SHEET 26 OF 43

| Tree Requirement ( Max Tree Stock Calculation ) :            |             |
|--------------------------------------------------------------|-------------|
| SITE ACREAGE :                                               | 19.76 ACRES |
| SITE SQUARE FOOTAGE AREA :                                   | 860,745 SF  |
| NUMBER OF TREES REQUIRED :                                   | 108 TREES   |
| NUMBER OF TREES SHOWN :                                      | 396 TREES   |
| Arbor Mitigation Calculation                                 |             |
| TOTAL INCHES REMOVED                                         | 1,187"      |
| OAKS 8"-23" = 963"                                           |             |
| SPECIMEN OAKS 24" & LARGER = 224"                            |             |
| TOTAL REQUIRED REPLACEMENT INCHES:                           | 1,187"      |
| PROPOSED INCHES TO BE PLANTED :                              | 1,194"      |
| STREET TREES & OPEN SPACE (203) CANOPY TREES= 609"           |             |
| SINGLE FAMILY LOTS (195) CANOPY TREES = 585"                 |             |
| TOTAL REMAINING TO BE MITIGATED :                            | 0.00        |
| MITIGATION RATE PER INCH (\$15 PER INCH)/TREE MITIGATION FEE | 0.00        |
| BALANCE:                                                     | \$0.00      |



## ENTRY SIGN-ELEVATION



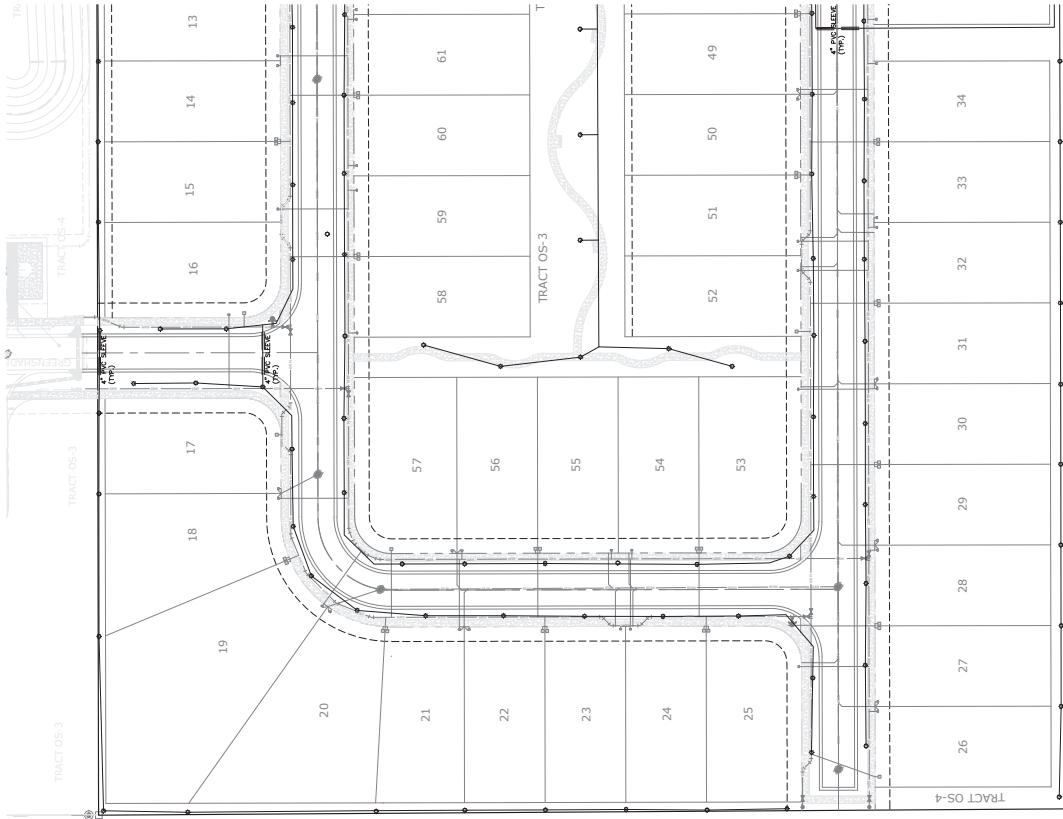
- ## GENERAL LANDSCAPE NOTES
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 1963 AND PART II, STATE OF FLORIDA, 1965" AND ALL PLANTS TO BE FLORIDA NO. 2, OR BETTER AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 1963 AND PART II, STATE OF FLORIDA, 1965".
  - ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1960.
  - ALL TREES AND PLANT MATERIAL (CONTRACTED BY OWNER, ALC) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY, IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANT LIST SHALL BE USED.
  - ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
  - THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTING AREAS. DRAINAGE SHALL BE THROUGH ANY COMPACTED FILL TO THE EXISTING GRADE.
  - ALL PLANT BEDS ARE RECOMMENDED TO BE DRAINAGE THROUGH ANY COMPACTED FILL TO THE EXISTING GRADE. TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
  - NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT (NOTHING SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT).
  - THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
  - ALL TREES AND PLANT MATERIAL SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
  - SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, AND THE JOINTS OF THE SOD SHALL BE STAGGERED. THE JOINTS OF THE SOD SHALL NOT FALL APART OR TEAR WHEN WALKED ON.
  - ALL AREAS NOT PLANTED OR OTHERWISE LANDSCAPED SHALL BE SOODED, SOO LIFTED, BE ARGENTINE BAHIA.
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTER, & RAIN SENSOR DEVICE.
  - THE TREE CAULIP OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GROUND.

| NO. | DATE       | DESCRIPTION                          |
|-----|------------|--------------------------------------|
| 1   | 01/24/2015 | EXISTENTIAL SEARCH                   |
| 2   | 03/15/2015 | RESPONSE TO COMMENTS AND CORRECTIONS |
| 3   | 3/24/15    | REVISIONS                            |
| 4   | 4/14/15    | REVISIONS                            |
| 5   | 5/14/15    | REVISIONS                            |
| 6   | 6/14/15    | REVISIONS                            |
| 7   | 7/14/15    | REVISIONS                            |
| 8   | 8/14/15    | REVISIONS                            |
| 9   | 9/14/15    | REVISIONS                            |
| 10  | 10/14/15   | REVISIONS                            |

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Land Planning • Landscape Architecture • Project Management • Report Writing  
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(904) 627-1010

SHEET NUMBER  
28 OF 43

GRAPHIC SCALE



SEE SHEET 30 OF 43



**G.I. SUMMITT**  
LANDSCAPE ARCHITECTS, INC.  
Office: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisumitt.com

K. Howard Orlando Division, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

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City of Apopka, Florida

Construction  
Site Plan

Irrigation Plan 1

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SHEET NUMBER  
29 OF 43





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 Office: Lake Mary  
 3667 Simonian Place  
 Lake Mary, Florida 32746  
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 fax: 407-323-0650  
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 Irrigation Plan 2

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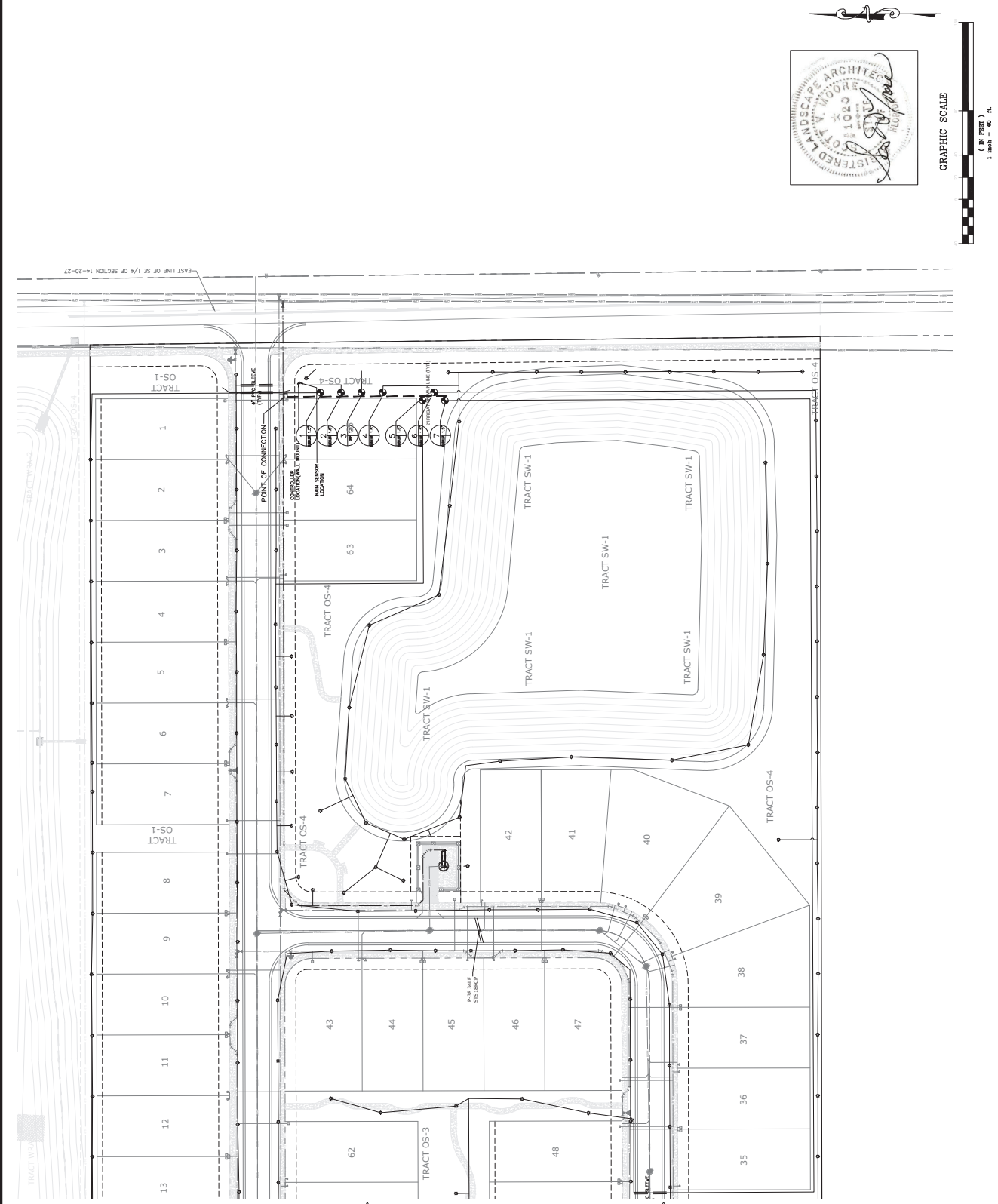
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| SHEET NUMBER |       |
|--------------|-------|
| 30           | OF 43 |

GRAPHIC SCALE  
 1 inch = 40 ft.

SEE SHEET 29 OF 43







**G.I. SUMMITT**  
DESIGN/CONSTRUCTION INC.  
Office: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0600  
www.gisumitt.com

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SHEET NUMBER  
31 OF 43

# IRRIGATION NOTES:

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

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

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Land Planning • Landscape Architecture • Project Management • Erosion • Wetland  
3000 South Florida Ave. Jacksonville, Florida 32205  
(904) 647-1210

# IRRIGATION LEGEND

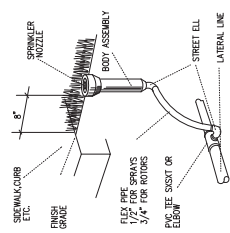
- FULL 6" POP-UP SPRAY HEAD 570-8-F
  - ◻ 1/4 6" POP-UP SPRAY HEAD 570-8-Q
  - ◻ 1/2 6" POP-UP SPRAY HEAD 570-8-H
  - ◻ 1/3 6" POP-UP SPRAY HEAD 570-8-T
  - ◻ 2/3 6" POP-UP SPRAY HEAD 570-8-TT
  - ◻ 3/4 6" POP-UP SPRAY HEAD 570-8-TQ
  - FULL 6" POP-UP SPRAY HEAD 570-15-F
  - ▲ 1/4 6" POP-UP SPRAY HEAD 570-15-Q
  - ▲ 1/2 6" POP-UP SPRAY HEAD 570-15-H
  - ▲ 1/3 6" POP-UP SPRAY HEAD 570-15-T
  - ▲ 2/3 6" POP-UP SPRAY HEAD 570-15-TT
  - ▲ 3/4 6" POP-UP SPRAY HEAD 570-15-TQ
  - ◻ CENTER STRIP SPRAY HEAD 570-4-CST
  - SIDE STRIP SPRAY HEAD 570-4-SST
  - END STRIP SPRAY HEAD 570-4-EST
  - 570-15-ADJ
- DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN  
◻ DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER  
▲ POP-UP STREAM ROTOR  
\* 500 SERIES STREAM BUBBLER  
● TORO PLASTIC VALVE
- CLASS 200 PVC MAIN LINE  
CLASS 160 PVC LATERAL LINE  
PVC SLEEVE 4" IN DIAMETER  
PIPE CROSSOVER
- BACKFLOW PREVENTER  
IRRIGATION METER  
CONTROLLER LOCATION  
TORO MODEL # CC-P09  
RAIN SENSOR LOCATION
- 254-06-03 3/4" VALVES  
252-06-04 1" VALVES  
252-25-06 1.5" VALVES



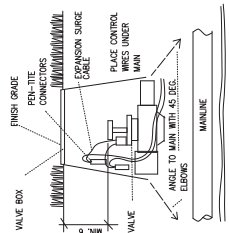
NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

ALL ZONES ARE DRIP

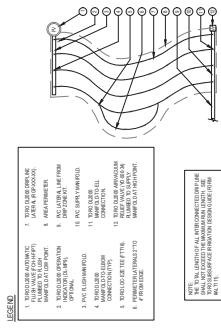
ALL IRRIGATION TO COMPLY WITH CITY ORDINANCE NO.2069



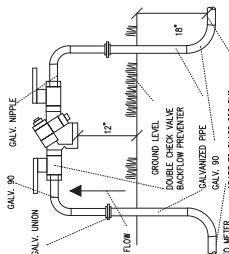
② HEAD DETAIL NTS



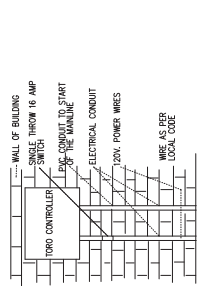
④ ELECTRIC VALVE DETAIL NTS



⑥ DRIP IRRIGATION DETAIL NTS

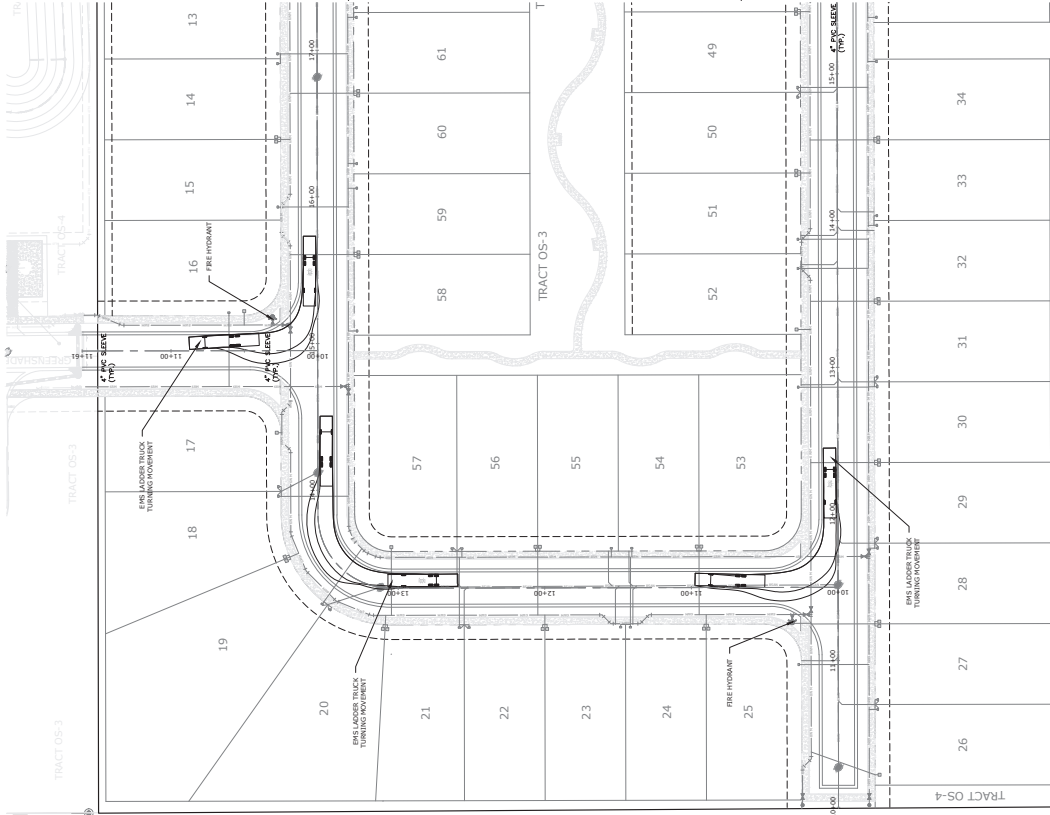
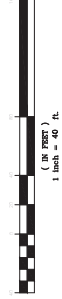


③ BACKFLOW PREVENTER NTS



⑤ CONTROLLER DETAIL NTS

GRAPHIC SCALE



SEE SHEET 33 OF 43

- NOTES:
1. Fire flow based on FFC 8th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
  2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,000 gpm. Fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
  3. Non-sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
  4. Overall Length (Bumper to Bumper) - 47.64 feet Width - 8.41 feet Track - 10.00 feet Centerline Radius - 40.00 feet Steering Angle - 40.0 degrees Min Centerline Radius - 31.41 feet
  5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

**G.I. SUMMITT**  
REGISTERED PROFESSIONAL ENGINEER  
OFFICE: Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gisumitt.com

K. Howard Orlando Division, LLC  
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Maitland, FL 32751

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Construction  
Site Plan

Truck Turning  
Plan 1

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SHEET NUMBER  
32 OF 43



**G.I. SUMMITT**  
**INCORPORATED**

Office: Lake Mary  
 3667 Simonson Place  
 Lake Mary, Florida 32746  
 phone: 407-323-0705  
 fax: 407-323-0650  
 www.gisummit.com

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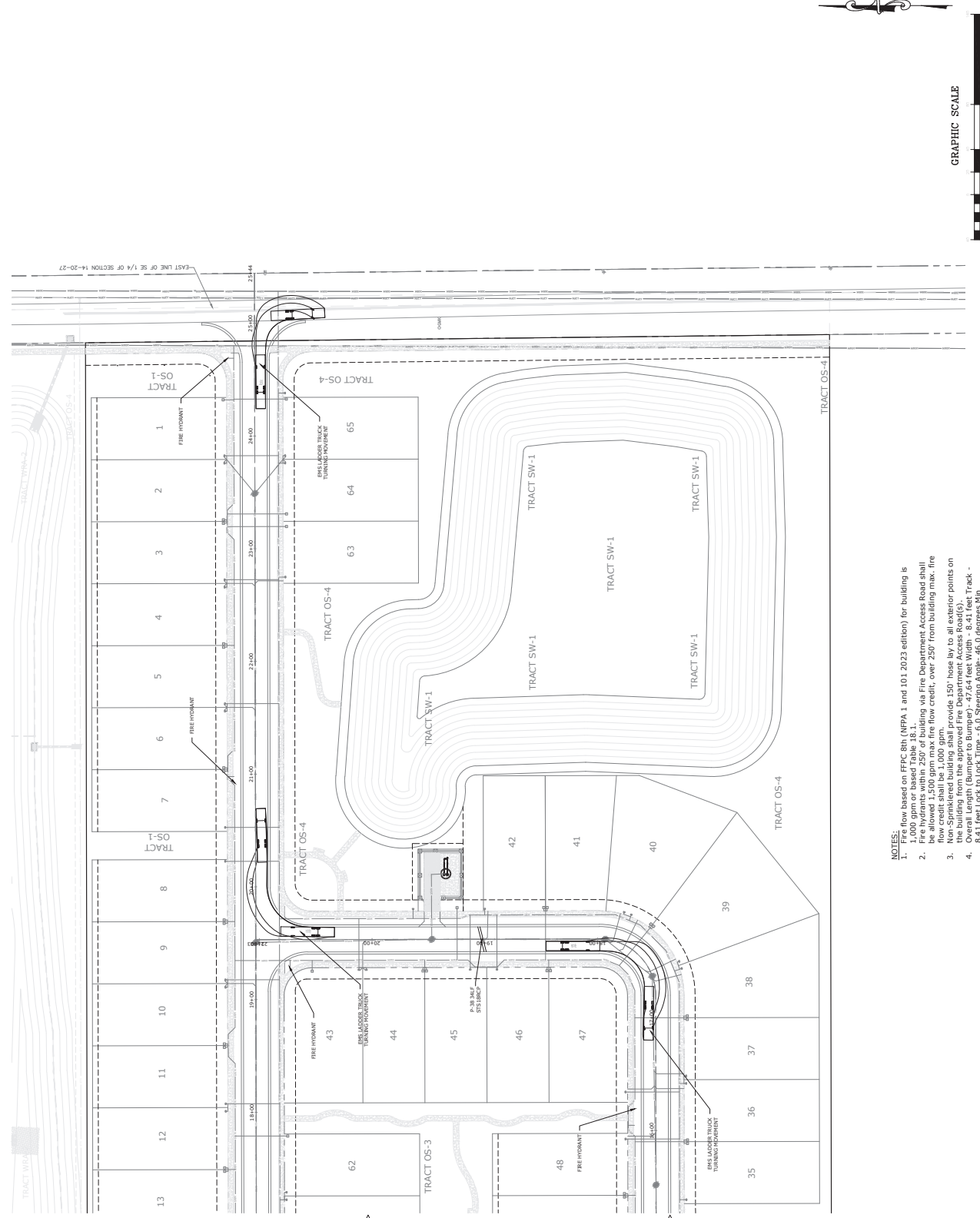
Truck Turning  
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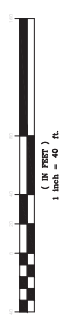
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 33 OF 43

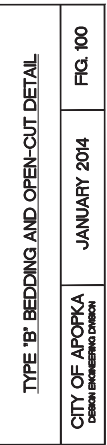


- NOTES:
1. Fire flow based on FFPC 8th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
  2. Fire hydrant within 250' of building via Fire Department Access Road shall be at least 1,500 gpm flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
  3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
  4. 8.41 feet Lock to Lock Time - 6.0 Steering Angle - 45.0 degrees Min. Centerline Radius - 31.41 feet
  5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

GRAPHIC SCALE



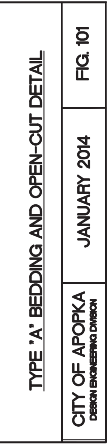
SEE SHEET 32 OF 43



**NOTES:**

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTED GEL.
2. INSTALLED LENGTH OF PIPE WITH TOTAL LENGTH CONTAINING ONLY ONE RESTRAINED JOINT LENGTH TO BE GREATER THAN LIFT DOWN 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 RUNS OF TEE'S OUTSIDE LIMITS OF RESTRAINED JOINTS, ALL OTHER FITTINGS MUST BE DECLASSIFIED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING ASSUMPTIONS:  
 A. DUCTILE IRON PIPE SPEC' AS PUBLISHED ON BIRDA, WITH THE FOLLOWING ASSUMPTIONS:  
     TYPE OF PIPE \_\_\_\_\_  
     WORKING PRESSURE:  $\frac{160}{\sqrt{\text{D}}} \leq 1.1^*$   
     LAYING CONDITIONS:  $\frac{160}{\sqrt{\text{D}}} \leq 1.1^*$   
     WD OR RWD = 100 P.S.I.  
     \*\* FM = 100 P.S.I. / S.D.  
     \*\*\* VALUES NOT LISTED IN THE TABLE TO BE GRADDED BY THE ENGINEER.

DESIGN ENGINEERING DIVISION      PROJECT NO. 2011-0011



|                                               |                            |                          |
|-----------------------------------------------|----------------------------|--------------------------|
| <p><b>WATER MAIN THRUST COLLAR DETAIL</b></p> |                            | <p><b>FIG. 107</b></p>   |
| <p><b>CITY OF APOKA</b></p>                   | <p><b>JANUARY 2014</b></p> | <p><b>SEE PAGE 4</b></p> |

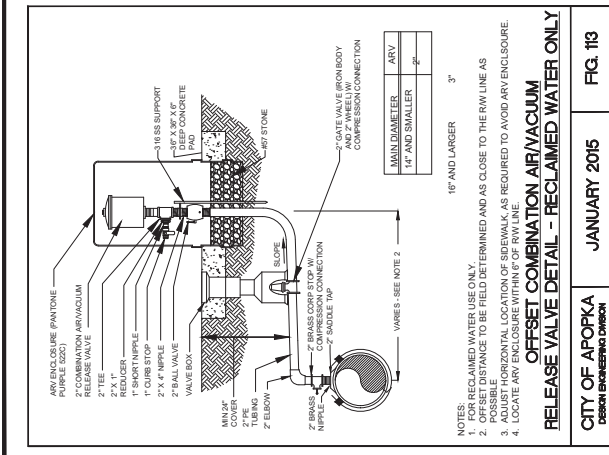


|               |              |        |
|---------------|--------------|--------|
| CITY OF AOPKA | JANUARY 2014 | EQ 109 |
|---------------|--------------|--------|

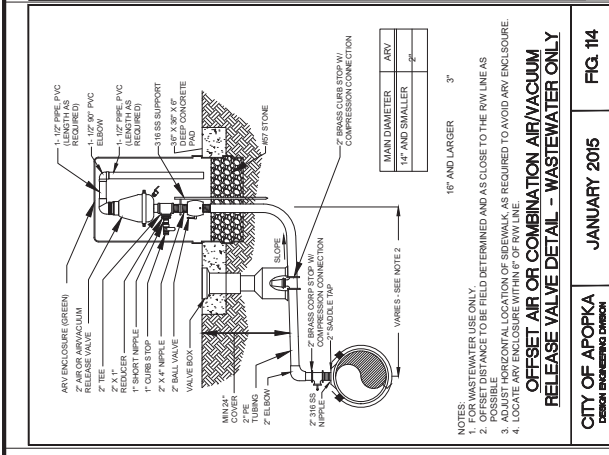
|                                               |              |          |
|-----------------------------------------------|--------------|----------|
| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105 |
|-----------------------------------------------|--------------|----------|

| <u>PIPE AND APPURTENANCES PRESSURE RATING</u> |              |          |
|-----------------------------------------------|--------------|----------|
| CITY OF APOPKA                                | JANUARY 2014 | FIG. 110 |

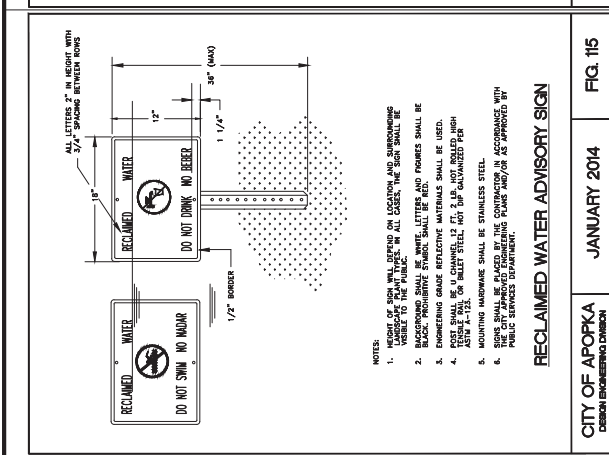




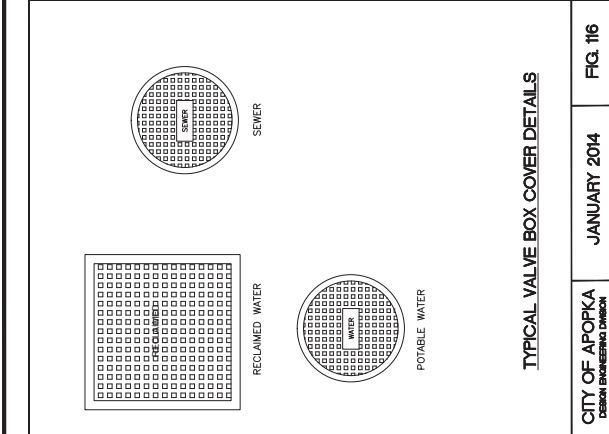
**FIG. 113**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2015  
810 RECLAIM WATER AIR RELEASE VALVE DETAIL  
N.T.S.



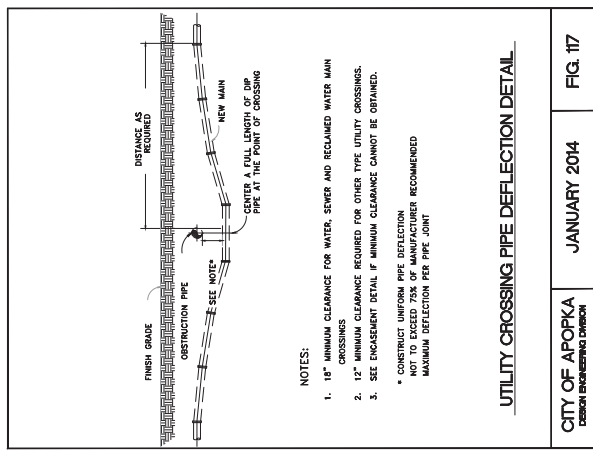
**FIG. 114**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2015  
809 WASTEWATER AIR RELEASE VALVE DETAIL  
N.T.S.



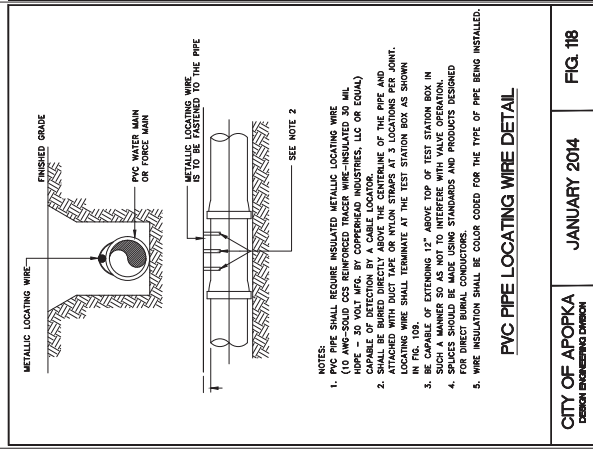
**FIG. 115**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
812 RECLAIMED WATER SIGN DETAIL  
N.T.S.



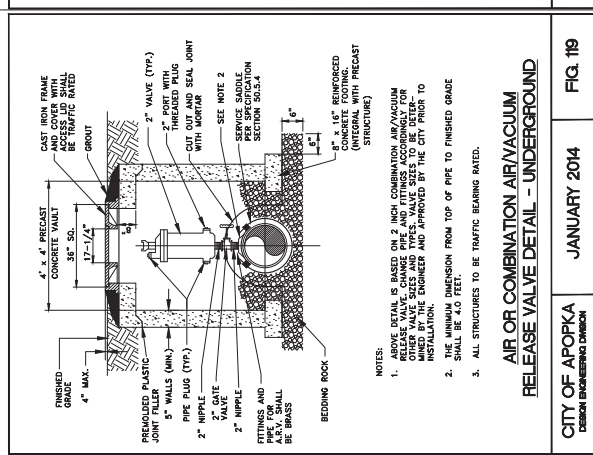
**FIG. 116**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
811 VALVE BOX COVER DETAILS  
N.T.S.



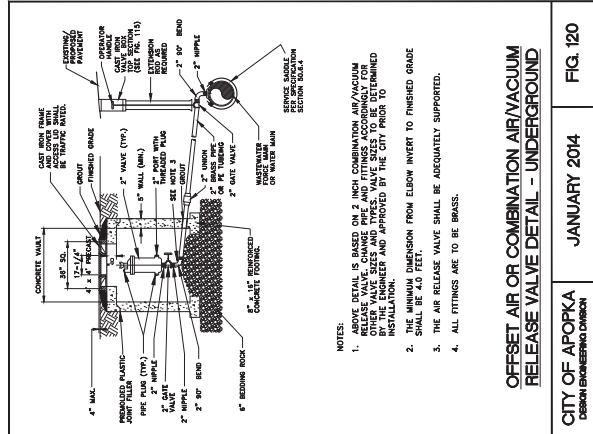
**FIG. 117**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
812 UTILITY CROSSING PIPE DEFLECTION DETAIL  
N.T.S.



**FIG. 118**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
813 PIPE LOCATE WIRE DETAIL  
N.T.S.



**FIG. 119**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
814 UNDERGROUND AIR RELEASE VALVE DETAIL  
N.T.S.



**FIG. 120**  
CITY OF APOKA  
DESIGN ENGINEERING DIVISION  
JANUARY 2014  
815 OFFSET UNDERGROUND AIR RELEASE VALVE DETAIL  
N.T.S.

**G I SUMMITT**  
DESIGN ENGINEERING, INC.  
Office: Lake Mary  
3667 Simmonson Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0660  
www.gisummitt.com

**K. Thompson**  
Civil Design, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

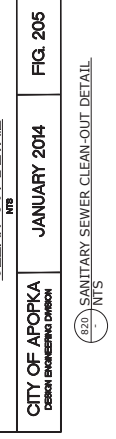
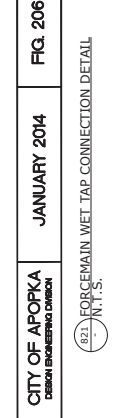
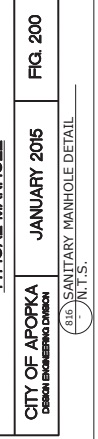
**Golden Gem Estates**  
**Subdivision**  
City of Apopka, Florida  
**Construction**  
**Site Plan**  
**Utility Detail 2**

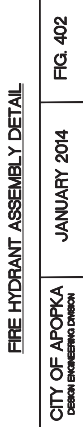
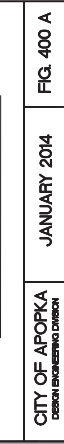
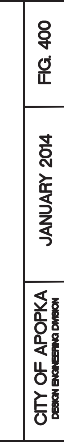
Planned and Sealed below.  
Date: May 9, 2014  
Certificate of Authorization #29665  
GEOFFREY L. SUMMITT, P.E.  
11 Registration #58775

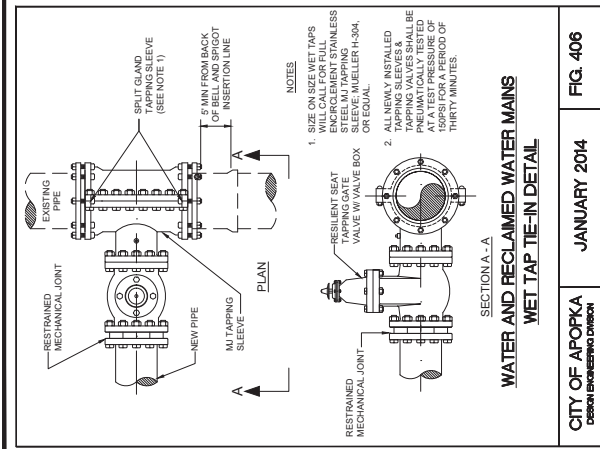
| REVISIONS |                           |
|-----------|---------------------------|
| NO.       | DESCRIPTION               |
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| 2         | REVISED PER CITY COMMENTS |
| 3         | REVISED PER CITY COMMENTS |
| 4         | REVISED PER CITY COMMENTS |
| 5         | REVISED PER CITY COMMENTS |
| 6         | REVISED PER CITY COMMENTS |
| 7         | REVISED PER CITY COMMENTS |
| 8         | REVISED PER CITY COMMENTS |
| 9         | REVISED PER CITY COMMENTS |
| 10        | REVISED PER CITY COMMENTS |
| 11        | REVISED PER CITY COMMENTS |
| 12        | REVISED PER CITY COMMENTS |

**SHEET NUMBER**  
**35 OF 43**







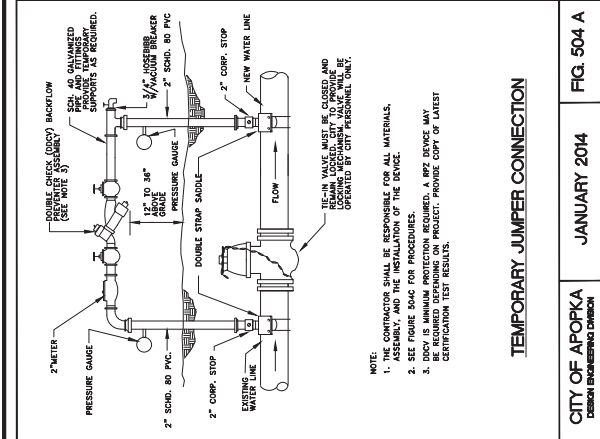


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 406

632 WATERMAIN WET-TAP DETAIL  
N.T.S.

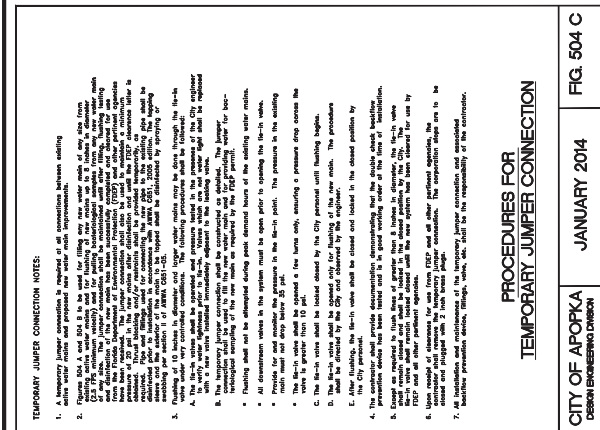


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 A

633 TEMPORARY JUMPER CONNECTION DETAIL  
N.T.S.

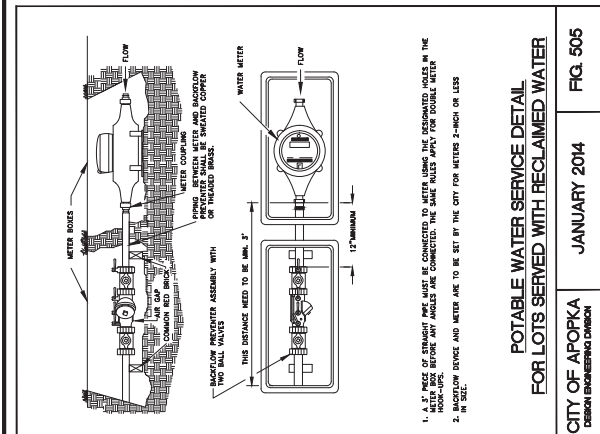


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C

634 TEMPORARY JUMPER CONNECTION NOTES  
N.T.S.



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 505

635 POTABLE WATER/RECLAIM SERVICE DETAIL  
N.T.S.

**G.I. SUMMITT**  
DESIGN ENGINEERS, INC.  
Office: Lake Mary  
3667 Simmonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-592-6660  
www.gisummit.com

K. Howard O'Donnell, LLC  
2301 Lucien Way, Suite 260  
Maitland, FL 32751

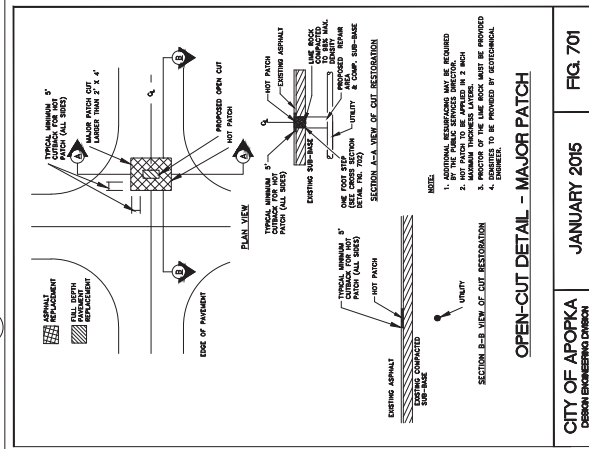
Golden Gem Estates  
Subdivision  
City of Apopka, Florida  
Construction  
Site Plan  
Utility Detail 5

Plats not valid unless signed.  
Dated and sealed below.  
GEOFFREY L. SUMMITT, P.E.  
Date: May 9, 2014  
Professional Seal No. 858775  
Certificate of Authorization #29665

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
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| 11  |      |             |
| 12  |      |             |

**SHEET NUMBER**  
**38 OF 43**

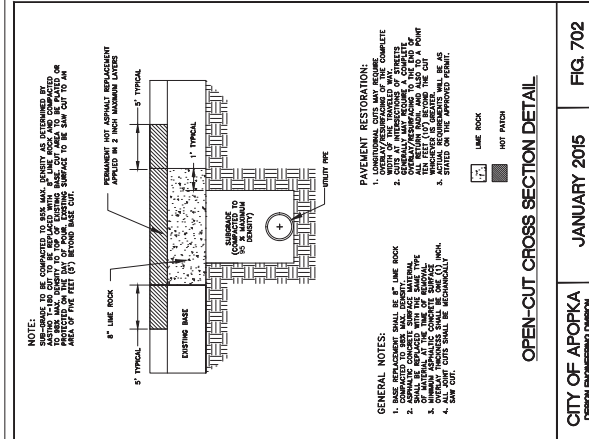


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 701

636 ROADWAY OPEN-CUT PATCH/REPAIR DETAIL  
N.T.S.

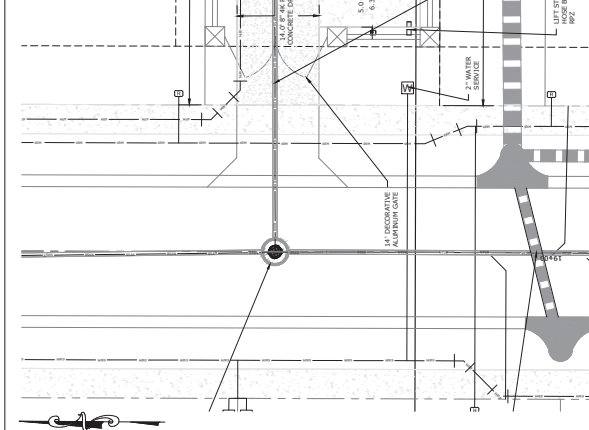


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 702

637 ROADWAY OPEN-CUT SECTION DETAIL  
N.T.S.

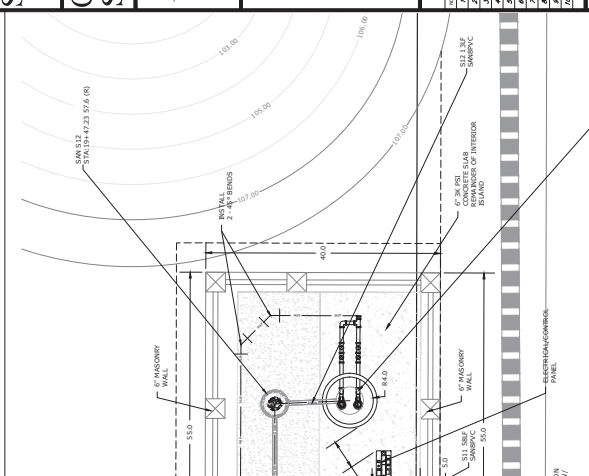


CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C

638 LET STATION DETAIL SITE PLAN  
N.T.S.



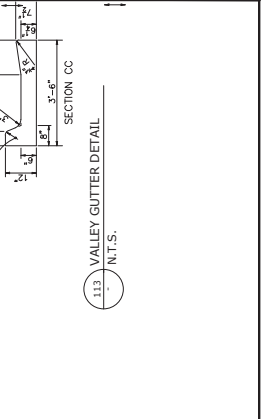
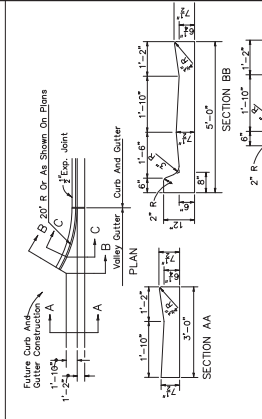
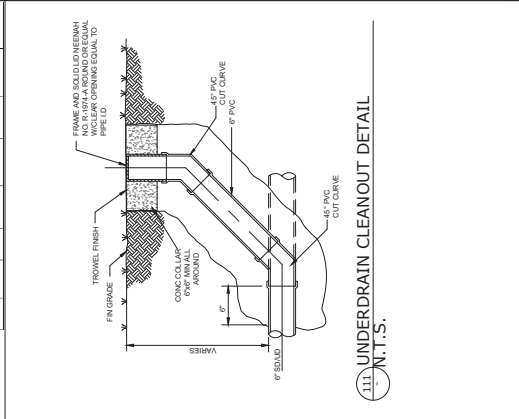
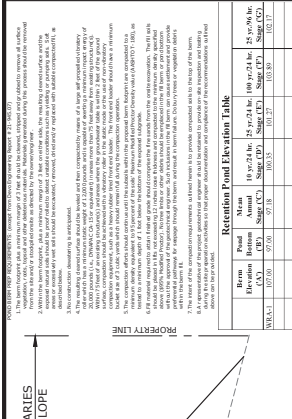
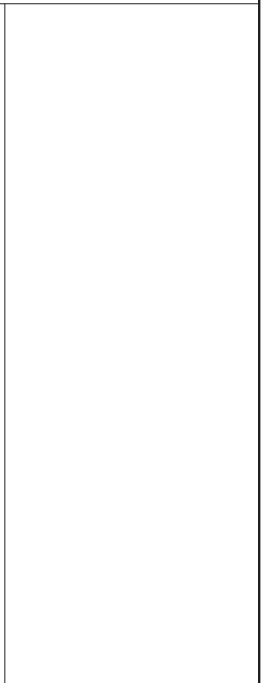
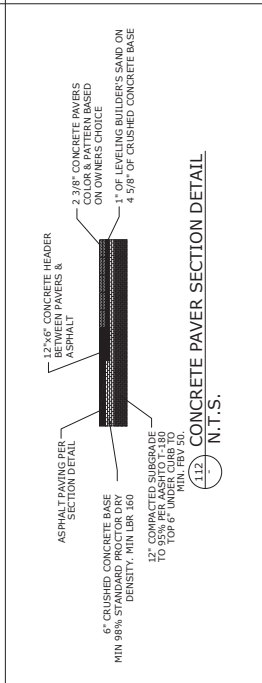
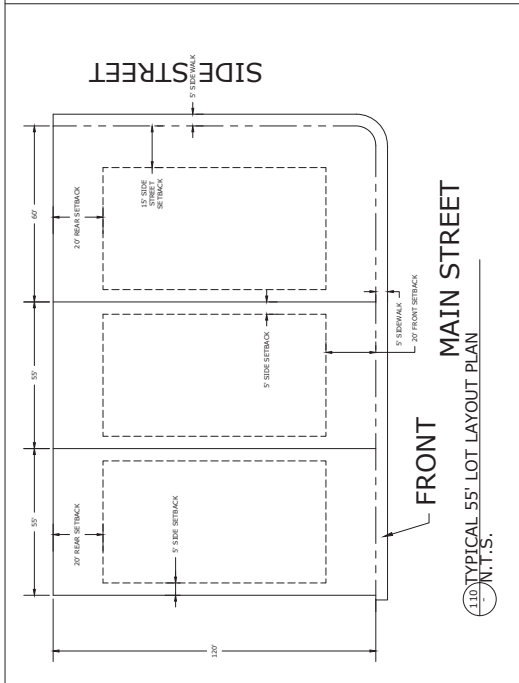
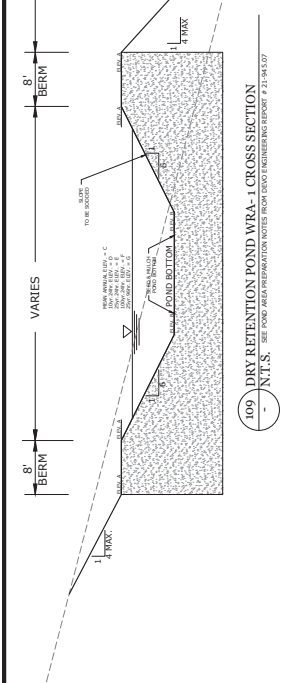
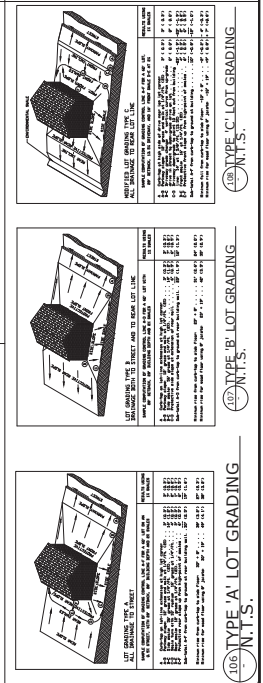
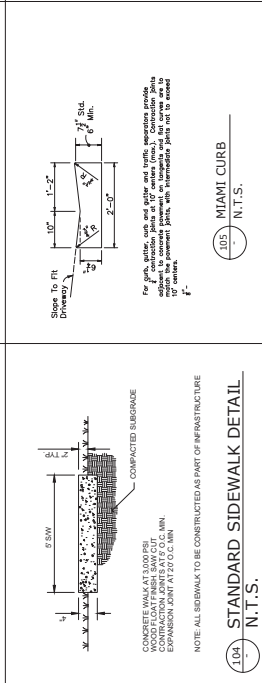
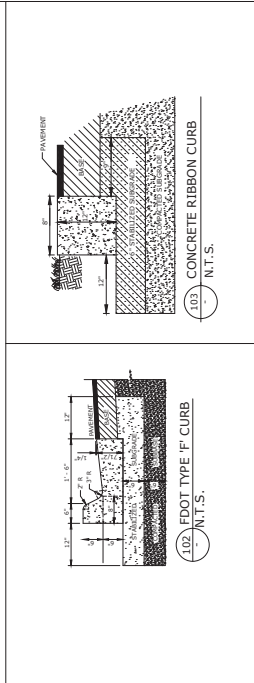
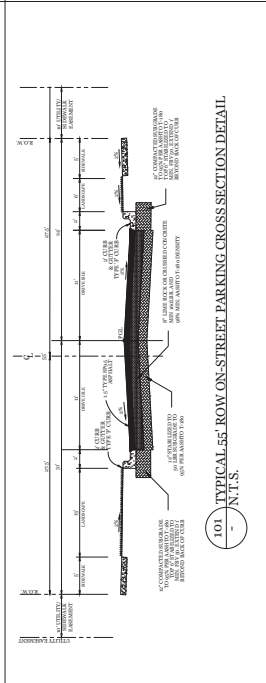
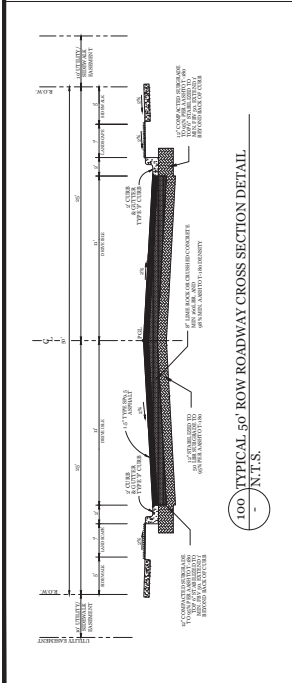
CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 505

635 POTABLE WATER/RECLAIM SERVICE DETAIL  
N.T.S.





**G.I. SUMMITT**  
INCORPORATED  
2000 S.W. 10TH AVE.  
SUITE 100  
LAKE MARY, FL 32746  
PHONE: 407-323-0705  
FAX: 407-323-0650  
WWW.GI-SUMMITT.COM

**Office:** Lake Mary  
3667 Simonian Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-323-0650  
www.gi-summitt.com

**Golden Gem Estates  
Subdivision  
City of Apopka, Florida  
Construction  
Site Plan**

**General Detail 1**

**Revisions**

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 01/11/2018 | ISSUED FOR PERMIT |
| 2   | 01/11/2018 | ISSUED FOR PERMIT |
| 3   | 01/11/2018 | ISSUED FOR PERMIT |
| 4   | 01/11/2018 | ISSUED FOR PERMIT |
| 5   | 01/11/2018 | ISSUED FOR PERMIT |
| 6   | 01/11/2018 | ISSUED FOR PERMIT |
| 7   | 01/11/2018 | ISSUED FOR PERMIT |
| 8   | 01/11/2018 | ISSUED FOR PERMIT |
| 9   | 01/11/2018 | ISSUED FOR PERMIT |
| 10  | 01/11/2018 | ISSUED FOR PERMIT |
| 11  | 01/11/2018 | ISSUED FOR PERMIT |
| 12  | 01/11/2018 | ISSUED FOR PERMIT |
| 13  | 01/11/2018 | ISSUED FOR PERMIT |
| 14  | 01/11/2018 | ISSUED FOR PERMIT |
| 15  | 01/11/2018 | ISSUED FOR PERMIT |
| 16  | 01/11/2018 | ISSUED FOR PERMIT |
| 17  | 01/11/2018 | ISSUED FOR PERMIT |
| 18  | 01/11/2018 | ISSUED FOR PERMIT |
| 19  | 01/11/2018 | ISSUED FOR PERMIT |
| 20  | 01/11/2018 | ISSUED FOR PERMIT |

**SHEET NUMBER  
39 OF 43**



202 LOT DIMENSIONS AND AREA TABLE  
- N.T.S.

202 LOT DIMENSIONS AND AREA TABLE  
- N.T.S.





—

○

1

GE

SYSTEM NUMBER



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|  |  |
|--|--|
|  |  |
|--|--|



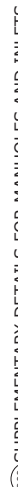
)



| WEIGHT OF CASTINGS                                                                                                                                                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 2. Machine top Type 7 adds may be of cast-in-place or precast construction. The optional key in the present type and in that of others. Frame and web openings are to |  |

|      |            |    |     |     |     |        |     |
|------|------------|----|-----|-----|-----|--------|-----|
| DATE | 08/14/2012 | UN | 212 | USA | 250 | 134942 | USA |
|------|------------|----|-----|-----|-----|--------|-----|

deep seeds. Inoculation of frames with deep seeds is not permitted. The 100 lb. covers are to be placed in subplots deep seeded narrow only when specifically called for in the





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K. K. Hovnanian Orlando Division, LLC  
23301 Lucien Way, Suite 260  
Maitland, FL 32751

Golden Gem Estates  
Subdivision  
City of Anoka, Florida

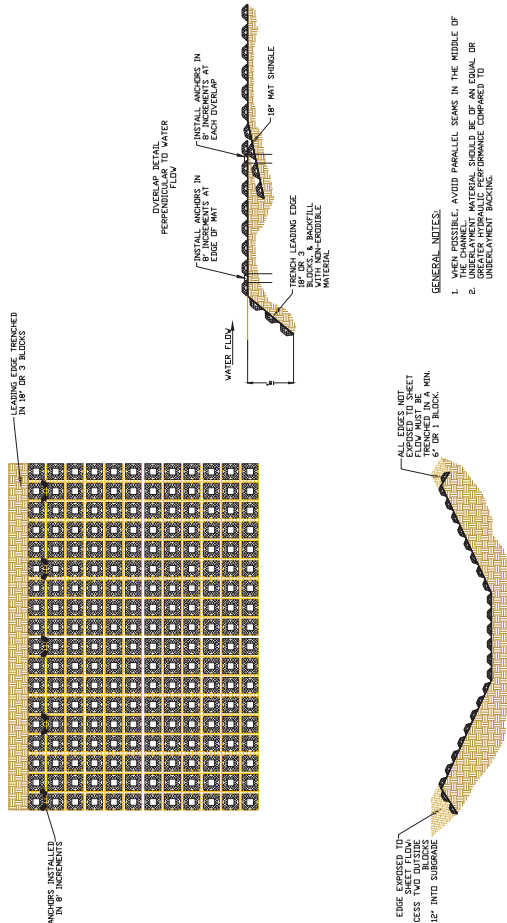
# Construction Site Plan

## General Detail 4

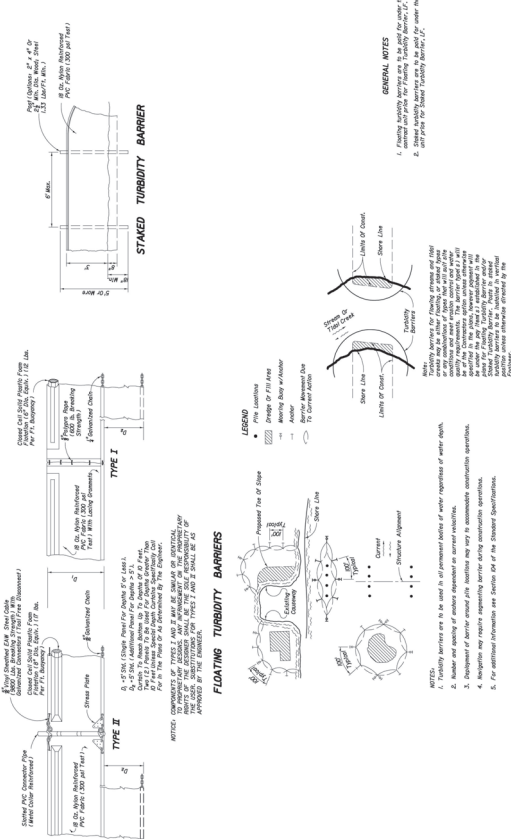
Not valid unless Signed,  
Dated and Sealed below.

| Revisions |          |                        |
|-----------|----------|------------------------|
| NO.       | DATE     | DESCRIPTION            |
| 1         | 01/24/21 | INITIAL DRAFT          |
| 2         | 1/27/21  | REVISIONS TO THE DRAFT |
| 3         | 2/3/21   | REVISIONS TO THE DRAFT |
| 4         | 2/10/21  | REVISIONS TO THE DRAFT |
| 5         | 2/17/21  | REVISIONS TO THE DRAFT |
| 6         | 2/24/21  | REVISIONS TO THE DRAFT |
| 7         | 3/3/21   | REVISIONS TO THE DRAFT |
| 8         | 3/10/21  | REVISIONS TO THE DRAFT |
| 9         | 3/17/21  | REVISIONS TO THE DRAFT |
| 10        | 3/24/21  | REVISIONS TO THE DRAFT |

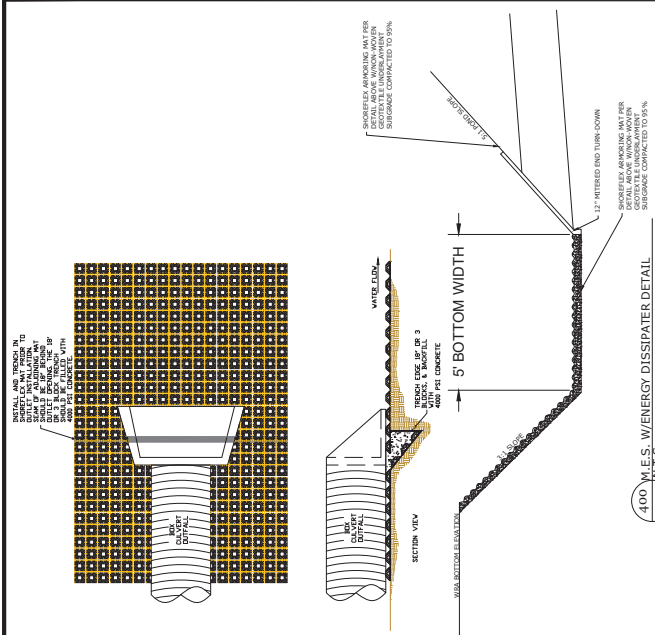
SHEET NUMBER  
42 OF 43



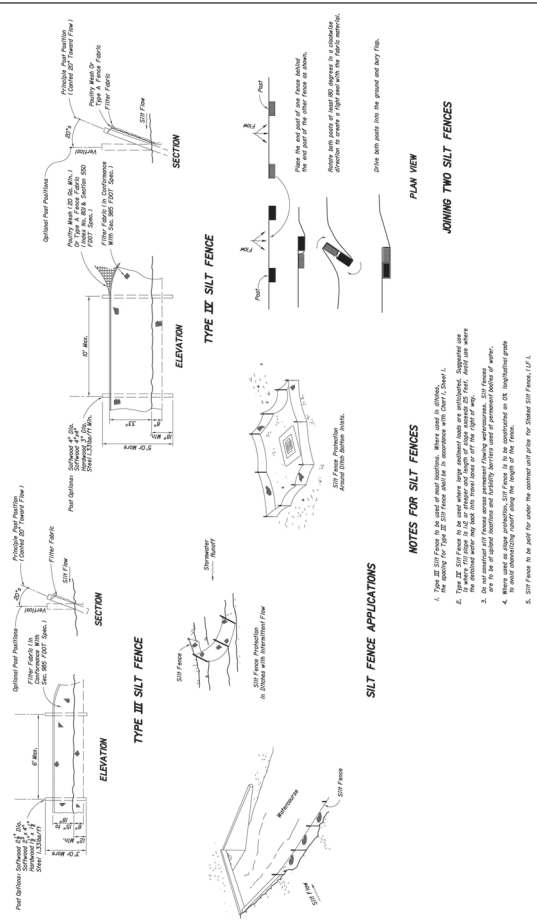
401 SHOREFLEX ARMOR PROTECTION DETAIL  
- N.T.S.



## TURBIDITY BARRIER APPLICATIONS



400 M.E.S. W/ENERGY DISSIPATER DETAIL



402 STANDARD EROSION CONTROL DETAILS



**SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION - RIGHT-OF-WAY VACATION**

A PORTION OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, PREVIOUSLY RECORDED AS UNIMPROVED 40 FOOT RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 77, PAGE 149 & A 40 FOOT STREET AS RECORDED IN PLAT BOOK B, PAGE 139 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST; ALSO BEING A POINT ON THE CENTERLINE OF WEST PONKAN ROAD AS RECORDED IN DEED BOOK 338, PAGE 565 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°27'58" WEST, 1755.39 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK "A" OF MERRIMACK PLAT AS RECORDED IN PLAT BOOK "B", PAGE 139 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88°39'45" EAST, 853.70 FEET TO THE EAST LINE OF LOT 5, BLOCK "A" OF SAID MERRIMACK PLAT; THENCE NORTH 01°20'15" WEST, 337.11 FEET TO THE NORTH LINE OF SAID MERRIMACK PLAT; THENCE NORTH 88°58'57" EAST, 40.00 FEET TO THE WEST LINE OF LOT 1, BLOCK "B" OF SAID MERRIMACK PLAT; THENCE SOUTH 01°20'15" EAST, 336.89 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK "B" MERRIMACK PLAT; THENCE NORTH 88°39'45" EAST, 1749.28 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 01°10'58" WEST, 40.04 FEET TO THE NORTHEAST CORNER OF WEKIVA RUN PHASE III-B, AS RECORDED IN PLAT BOOK 77, PAGE 148-149 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 88°39'45" WEST, 2642.49 FEET TO THE NORTHWEST CORNER OF WEKIVA RUN PHASE II-B, AS RECORDED IN PLAT BOOK 67, PAGES 85-87 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 00°29'01" EAST, 40.02 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 119173.9 SQ. FT. OR 2.7 ACRES, MORE OR LESS



**INDEX OF SHEETS**

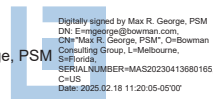
SHEET 1    LEGAL DESCRIPTION  
SHEET 2    SKETCH OF DESCRIPTION

\* SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
SKETCH IS NOT VALID UNLESS ACCOMPANIED BY  
LEGAL DESCRIPTION.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Max R. George, PSM



MAX R. GEORGE

DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343  
BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC  
SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**  
**C O N S U L T I N G**

Bowman Consulting Group, Ltd., Inc.      Phone: (813) 474-7424  
5404 Cypress Center Dr., Suite 140  
Tampa, FL 33609      www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**RIGHT-OF-WAY VACATION**

**ADDRESS: APOPKA, FL**

**ORANGE COUNTY**

**FLORIDA**

**PROJECT NO. 031629-01-001**

**REVISED DATE:**

**DATE: 1/26/2025**

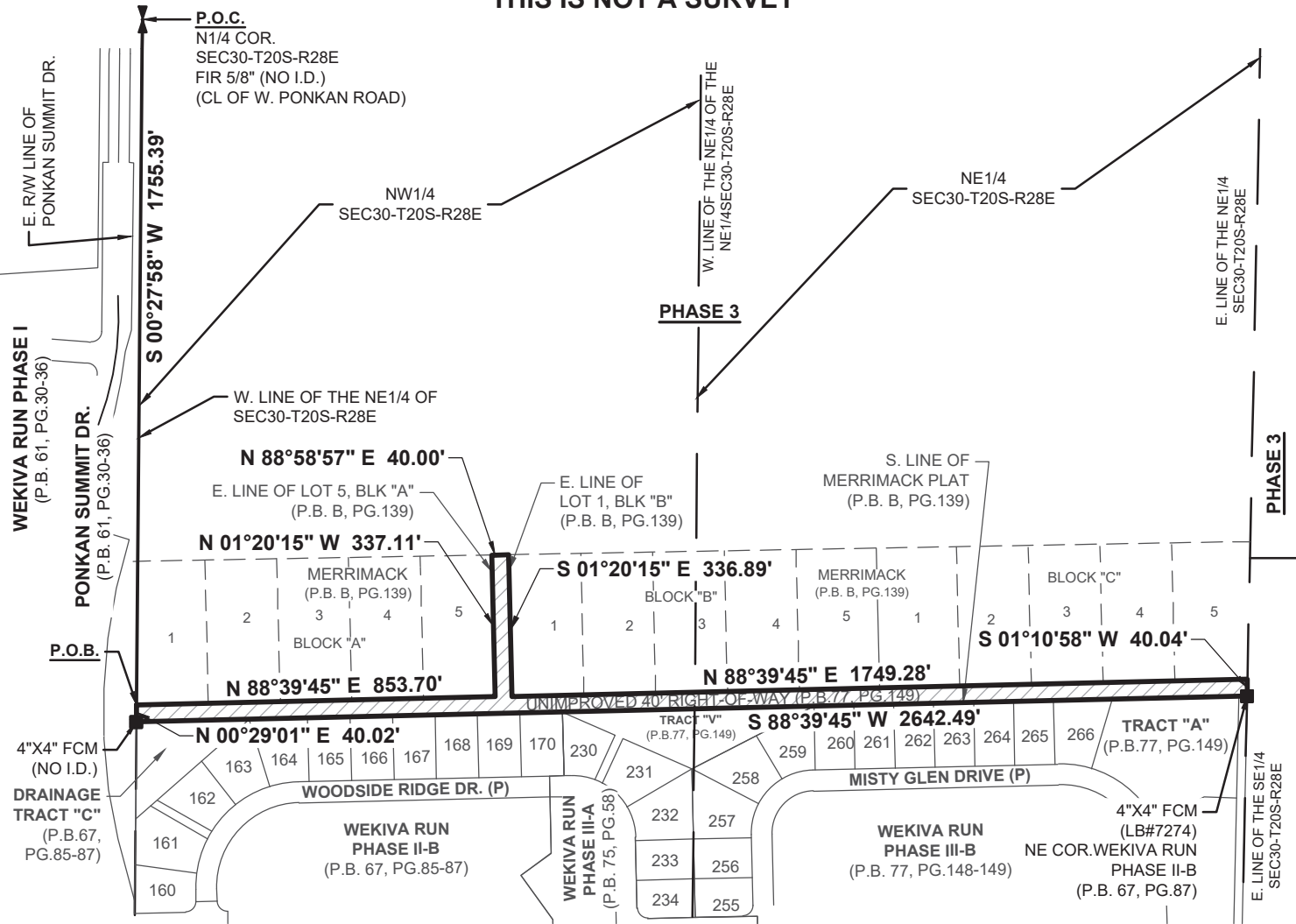
**SCALE: N/A**

**SHEET 1 OF 2**

**FILE: 031629-01-001 PALUCCI APOPKA\_ROW VACATION**



# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



\* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION OF.  
SKETCH, SKETCH IS NOT VALID UNLESS  
ACCOMPANIED BY LEGAL DESCRIPTION.



GRAPHIC SCALE

1" = 400'

## LEGEND

- CL = CENTERLINE
- CCR = CERTIFIED RECORD CORNER
- (D) = DEED DATA
- D.B. = DEED BOOK
- DWG. = DRAWING
- FT. = FEET
- # = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- W/ = WITH
- SEC#-T#-R# = SECTION-TWNS-RNG
- = FOUND IRON ROD & CAP (FIRC)
- ⊙ = FOUND NAIL & DISK (FN&D)
- ⊗ = FOUND IRON PIPE (FIP)
- = FOUND 4"X4" CONC. MON (FCM)
- ⦶ = FOUND PINCH PIPE (FPP)
- ⌵ = FOUND 1/4 SECTION CORNER

# Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (813) 474-7424  
5404 Cypress Center Dr., Suite 140  
Tampa, FL 33609 www.bowmanconsulting.com

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## RIGHT-OF-WAY VACATION ADDRESS: APOPKA, FL

ORANGE COUNTY

FLORIDA

PROJECT NO. 031629-01-001

REVISED DATE:

DATE: 1/26/2025

SCALE: 1" = 300'

SHEET 2 OF 2

FILE: 031629-01-001 PALUCCI APOPKA\_ROW VACATION