



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

**October 8, 2025 9:00 AM
Apopka City Hall Council Chambers**

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. **FLU-25-12 1030 Sandpiper Street - Future Land Use (FLU), 1st Submittal**

REZONING

1. **FLU-25-12 1030 E. Sandpiper Street - Rezoning (RZ), 1st Submittal**

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. **CSP-25-38 Springhaven (fka Chandler Hills) - Construction Site Plan (CSP), 1st Submittal**
Owner(s): Mega GNG LLP, Yoo Shik Um Irrevocable Trust, Um Yoo Shiik, PM S-1 REO LLC, Matthew E. and Deborah Shaw, 4625 Chandler Road LLC, Walter H Robinson III, Daphne J. Martin, Jacob Christian Snavelly, Windy Hill Greenhouse Inc., Orchid Estates Community Homeowners Assn. Inc.
Applicant(s): 1828 Engineering, LLC - Luke Classon
Location: East of Chandler Road, South of West Kelly Park Road and west of Jason Dwelley Parkway
Proposed Use: Single Family Residential
Project Manager: Bobby Howell, AICP
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.

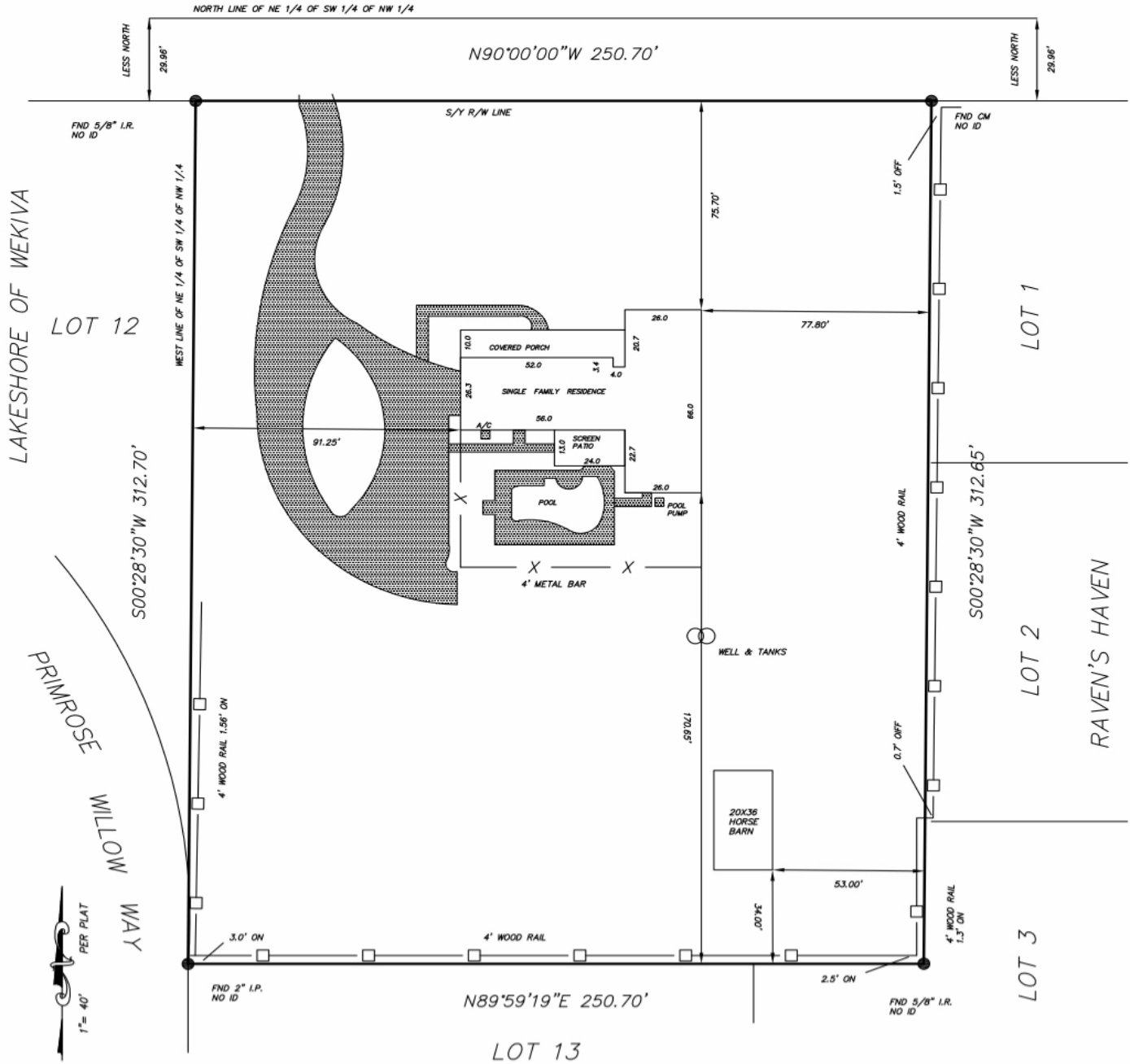
Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council 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.

BOUNDARY SURVEY

LEGAL DESCRIPTION: THE NORTH 342 FEET OF THE WEST 250 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST, LESS THE NORTH 30 FEET FOR ROAD PURPOSES, ORANGE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12095C0150 F,L ORANGE COUNTY, FLORIDA. MAP DATED SEPTEMBER 25, 2009.

E. SANDPIPER ROAD



CERTIFIED TO:
EDGEWATER TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
LOAN DEPOT.COM, LLC
TAMARA JOHNSON

1030 E. SANDPIPER STREET

LEGEND

■ FOUND CONCRETE MONUMENT
 ○ FOUND PROPERTY CORNER
 ● SET PROPERTY CORNER
 △ PERMANENT CONTROL POINT
 Δ DELTA
 A/C AIR CONDITIONER
 BLK. BLOCK
 B.O.B. BASIS OF BEARING
 BRG. BEARING
 CATV CABLE TELEVISION BOX
 CHD. CHORD
 C.L.F. CHAIN LINK FENCE
 C.M. CONCRETE MONUMENT

CONC. CONCRETE
 COR. CORNER
 D. DESCRIBED
 D.E. DRAINAGE EASEMENT
 E. EAST
 ENT. ENCLOSURE
 FENCE FENCE
 F.I.R.M. FLOOD INSURANCE RATE MAP
 GROUND GROUND
 IRON PIPE IRON PIPE
 IRON ROD IRON ROD
 LENGTH LENGTH

M. MEASURED
 N. NORTH
 NAIL & DISC NAIL & DISC
 P.C. POINT OF CURVATURE
 P.C.P. PERMANENT CONTROL POINT
 P.T. POINT OF TANGENCY
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 P.O.L. POINT ON LINE
 P. PLAT
 R. RADIUS / RADIAL
 S. SOUTH
 SAN. SANITARY

SCR. SCREEN
 S.W. SIDEWALK
 T. TANGENT
 TEL. TELEPHONE RISER BOX
 TYP. TYPICAL
 U.E. UTILITY EASEMENT
 U.R.B. UTILITY RISER BOX
 W. WEST
 W.F. WOOD FENCE
 W.M. WATER METER

NOTES

1. BEARINGS ARE BASED ON RECORD PLAT.
2. THE SURVEY SHOWN HEREON WAS SURVEYED BY THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
3. ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
4. NO IMPROVEMENTS OR UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.
6. THIS SURVEY IS NOT VALID FOR ANY REAL ESTATE TRANSACTIONS 90 DAYS BEYOND THE FINAL SURVEY DATE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS HEREON FOR EASEMENTS OR RIGHT-OF-WAY OF RECORD.
8. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ALL BEARINGS / ANGLES AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027, FLORIDA STATUTES.

DocuSigned by:

7/28/2021

CHARLES R. DEFOOR, P.L.S. 4189

DATE

PREPARED FOR:

TAMARA JOHNSON

PREPARED BY:

CHARLES ROB DEFOOR
PROFESSIONAL LAND SURVEYOR

P.O. BOX 1472, GENEVA, FLORIDA, 32732 407-880-9811

LOT SURVEY DATE:

FOUNDATION DATE:

FINAL SURVEY DATE: 7-28-21

DRAWN DATE: 7-28-21

SCALE: 1" = 40'

PAGE 1 OF 1

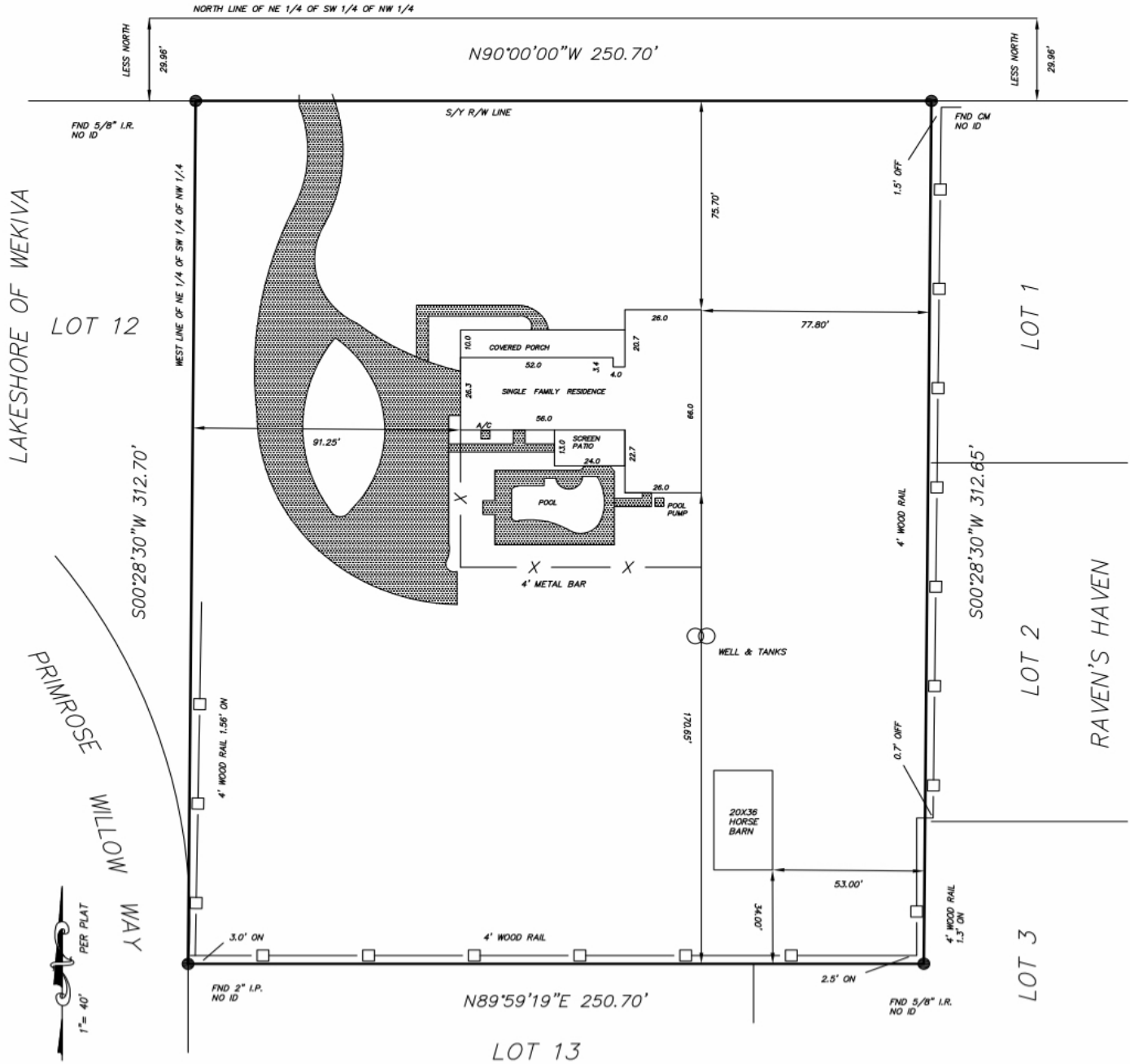
REVISION DATE:

BOUNDARY SURVEY

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FIRST AMERICAN TITLE INSURANCE COMPANY
LOAN DEPOT.COM, LLC
TAMARA JOHNSON

LAKESHORE OF WEKIVA

1030 E. SANDPIPER STREET

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○ FOUND PROPERTY CORNER
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△ PERMANENT CONTROL POINT
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A/C AIR CONDITIONER
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CONC. CONCRETE
COR. CORNER
D. DESCRIBED
D.E. DRAINAGE EASEMENT
E. EAST
ENT. ENTRANCE
FENCE FENCE
F.I.R.M. FLOODING INFORMATION REPORT
H.W. HIGH WATER
I.R.P. IRON PIPE
L. LENGTH
N.D. NORTH
NAIL & DISC
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DRAWN DATE: 7-28-21

SCALE: 1" = 40'

PAGE 1 OF 1

REVISION DATE:

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: JULY 15, 2024

[illegible]

LESS: THAT PART OF THE NORTHWEST 14 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 14, THENCE N 89°38'38" E ALONG THE NORTH LINE OF SAID NORTHWEST 14 FOR A DISTANCE OF 400.00 FEET, THENCE S 89°38'38" E 20.00 FEET FOR A POINT OF BEGINNING, THE CONTAINING AN AREA OF 775.51 SQUARE FEET, THENCE S 89°38'38" E BY 125.00 FEET, THENCE N 89°38'38" E BY 125.00 FEET, THENCE S 89°38'38" E 110.00 FEET, THENCE S 89°38'38" E 40.00 FEET, THENCE S 89°38'38" E 6.25 TO 50 FEET TO THE POINT OF BEGINNING.

ALSO LESS, BEING AT A POINT 28 FEET NORTH AND 92.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 28 EAST, RUN THENCE NORTH 400 FEET, THENCE WEST 100 FEET, THENCE NORTH 400 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

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

MARTIN

THE EAST 652.5 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 BEING THE EAST 1/2 OF TRACT 23 OF UNRECORDED PLAT, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PM 5-1 RELO, LLC

PARCEL 1, BEGINNING 15 FEET SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST 66.25 FEET, THENCE SOUTH 330 FEET, THENCE EAST 66.51 FEET, THENCE NORTH 330 FEET TO THE POINT OF BEGINNING; BEING TRACT NO. 26 OF AN UNRECORDED PLAT AS SHOWN IN DEED BOOK 321, PAGE 479, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2: THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND DESCRIBED AS PARCEL NO. 28, AS PER PLAT THEREOF RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 345 SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FEET, EAST 661.77 FEET, SOUTH 330 FEET TO THE POINT OF BEGINNING.

ROBINSON

PARCEL 1: THAT CERTAIN PARCEL OF REAL ESTATE LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND DESCRIBED AS PARCEL 24, AS PER PLAT THEREOF, RECORDED IN DEED

BOOK 32, PAGE 42; PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 12 OF THE SOUTH 12 OF THE SOUTHWEST 1/4 OF THE NORTH 1/4, LESS THE WEST 15 FEET, SECTION 18, TOWNSHIP 28 NORTH, RANGE 28 EAST, LAND LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PART 2: BEGINNING AT NW CORNER 1/4 OF THE N/4, SECTION 18, TOWNSHIP 28 NORTH, RANGE 28 EAST, RUN SOUTH 88°44' FEET, RUN THENCE EAST 68°44' FEET, THENCE NORTH 66°44' FEET, THENCE WEST 64°44' TO THE POINT OF BEGINNING, LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 585, PAGE 4902, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SNAPLEY

THAT CERTAIN PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS PARCEL NO. 55 OF THAT CERTAIN SURVEY MADE BY C.R. SHELLEY, DATED JUNE 18, 1955, REG. SURVEYOR NO. 423, AND ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 28 EAST, CONVEYED BY DEED RECORDED IN DEED BOOK 1827, PAGE 466, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 55: FROM A POINT 664.6 FEET SOUTH OF NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER REUN SOUTH 332.5 FEET; EAST 668.4 FEET; NORTH 332.42 FEET; WEST 668.14 FEET TO POINT OF BEGINNING.

THE WEST 452.5 FEET OF THE EAST 1345 FEET OF THE FOLLOWING DESCRIPTION: THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; LESS THE WEST 15 FEET THEREOF, LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

ORCHID ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

AS ALSO DESCRIBED AS BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE UPLAND 1/4 SAID SECTION 16, SOUTH 89°17'00" WEST, 1542 FEET TO POINT ON A LINE THAT IS 1500 METER THIRTY-ONE AND PERPENDICULAR TO THE NORTH LINE

[illegible]

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

LESS AND EXCEPT THE LAND CONTAINED IN THE CERTIFICATE OF TITLE RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 20190194789, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALONG WITH NORTH LINE, NORTH 82° 28' 00" EAST, 225.00 FEET TO THE POINT OF BEGINNING.

COUNTY, FLORIDA

PROJECT TEAM:

APPLICANT DEVELOPER ASHITON WORKS CONTRACT: DANE.HAMILL@ASHITONWORKS.COM 1064 GREENWOOD BLVD., SUITE 124 LAKE MARY, FLORIDA 32746 PHONE: (407) 418-9043 EMAIL: DANE.HAMILL@ASHITONWORKS.COM	ENVIRONMENTAL CONSULTANT BIO-TECH CONSULTING ENVIRONMENTALIST 2025 EAST SOUTH STREET ORLANDO, FLORIDA 32803 PHONE: (407) 296-9090 EMAIL: BIO-TECH-CONSULTING.COM
ENGINEER 1828 ENGINEERING, LLC ENGINEER: OVIDO SANCHEZ, P.E. 2400 W. FLAND CENTER SUITE #107 MAITLAND, FLORIDA 32751 PHONE: (407) 558-2222 EMAIL: OSANCHEZ@1828ENG.COM	GEOTECHNICAL ENGINEER DEVO ENGINEERING ENGINEER: DEVO SIERERMAN, PH.D., P.E. 550 ALABAMA DRIVE ORLANDO, FLORIDA 32808 PHONE: (407) 296-2751 EMAIL: DEV@DEVENGINE.COM
SURVEYOR JOHNSTON'S SURVEYING, INC. SURVEYOR: BARRY W. SURVEYOR, P.S.M. 900 CROSS PRAIRIE PARKWAY KISSIMEE, FLORIDA 34744 PHONE: (407) 847-6411 EMAIL: BARRY@JSURVEYING.COM	TRAFFIC ENGINEER TRAFFIC & MOBILITY CONSULTANTS, LLC ENGINEER: AYMEN HASSAD, P.E. 3101 MAGUIRE BOULEVARD, SUITE 265 ORLANDO, FLORIDA 32803 PHONE: (407) 531-5332 EMAIL: AYMEN@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

WATERS/WEST/CLAIMED:
CITY OF APOPKA
 740 E. CLEVELAND STREET
 APOPKA, FLORIDA 32673
 CONTACT: IRINA ALMONDO OR P.E.
 PHONE: (407) 763-7311

SOLID WASTE COLLECTION:
CITY OF APOPKA
 740 EAST CLEVELAND STREET
 APOPKA, FLORIDA 32780
 PHONE: (407) 763-7311

CABLE:
CHARTER COMMUNICATIONS
(O.K.A. SPECTRUM)
 297 1/2 ALL AMERICAN BLVD
 APOPKA, FLORIDA 32618
 CONTACT: TRACY DOMINOWSKI
 PHONE: (407) 632-8809

TELEPHONE BUREAU:
TELETYPE LINK
 33 NORTH STATE STREET, ROOM 14
 WINTER GARDEN, FLORIDA 32787
 CONTACT: BILLY BARRIS
 PHONE: (407) 814-8229

GAS
LAKE APOPKA NATURAL GAS DISTRICT
 1322 WINTER GARDEN WEST ROAD
 WINTER GARDEN, FLORIDA 32787
 CONTACT: MINGO COLON
 PHONE: (407) 656-2734

POWER:
3250 BOWNETT CREEK ROAD
PO BOX 10069
 LAKE BUENA VISTA, FLORIDA 32830
 CONTACT: JENNIFER VALLEJO
 PHONE: (407) 933-6411

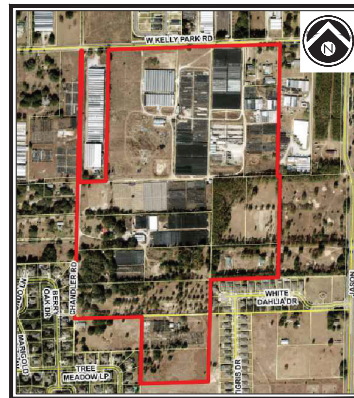
CONSTRUCTION SITE PLAN
FOR
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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



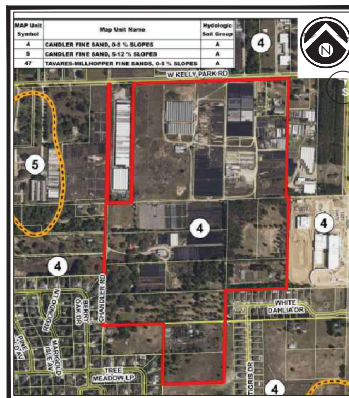
VICINITY MAP

SCALE: 1" = 2,000



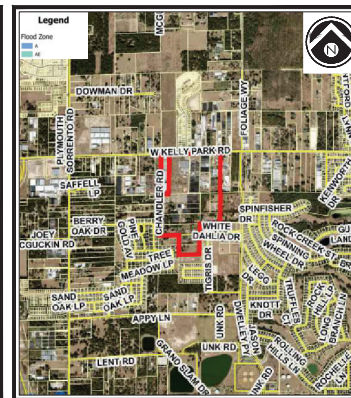
AERIAL MAP

SCALE: 1" = 500'



SOILS MAP

SCALE: 1" = 500'



FEMA FLOOD MAP

SCALE: 1" = 2,000'



SHEET 1 OF 143

[illegible]

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

P:\PROJECT DRAWINGS\ASH-014 Key Plan South Assemblage\Drawing\CAD CHAS3\LAYOUT\VA CSP\GENERAL NOTES.dwg Modified: 9/15/2025 By: babilion Printed By: babilion

GENERAL NOTES

- UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
 - CITY OF APOPKA, FLORIDA
 - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
- THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
- UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
- PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL NOTIFY THE LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
- PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
- IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
- THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRECUT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
- CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURERS.
- PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
- CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
 - ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
 - ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
 - OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
- ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
- THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESET AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
- ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
- THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
- CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

- CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
- THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION, ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
- CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
- CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL, ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
- SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
- IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
- "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," "POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO POSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
- THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS)
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".
- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.

HANDICAP ACCESSIBILITY NOTES:

- ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
- TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
- ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
- REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
- THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
- THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
- CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
- CONTRACTOR TO REFER TO CITY OF APOPKA DETAILS AS NEEDED.
- DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSEWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
- SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
- CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
- ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM.

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM.

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

PAVING AND DRAINAGE SYSTEM.

- DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
- LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
- DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
- DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
- DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
- EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
- ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

- ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.



SHEET 2 OF 143

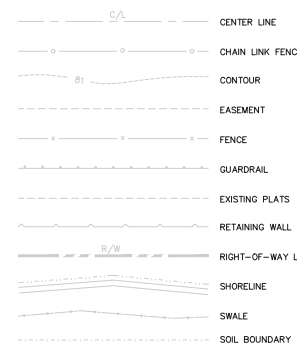
DRAWN: S. LANCASTER		DESIGNED: O. SANCHEZ		CHECKED: O. SANCHEZ		DATE: 9/15/2025	
SCALE: N.T.S.		PROJECT: ASH-014		SHEET: C1.0			
PROFESSIONAL ENGINEER		STATE OF FLORIDA		NO. 86492			
CONSTRUCTION SITE PLAN		SPRINGHAVEN (FKA CHANDLER HILLS)		CITY OF APOPKA, FLORIDA			
GENERAL NOTES		1828 ENGINEERING		2400 MALLARD CENTER HWY, SUITE 107 MALLARD CENTER, FLORIDA 32835 (407) 955-3228		BY	

ABBREVIATIONS

[illegible]

EXISTING SYMBOLS

LINES



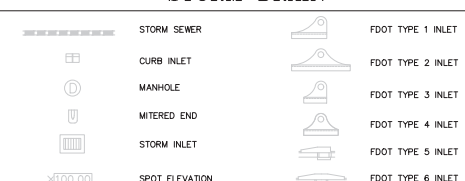
SANITARY SEWER



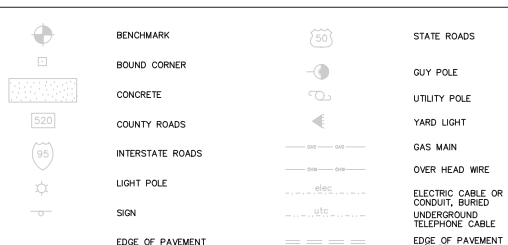
POTABLE WATER



STORM DRAIN

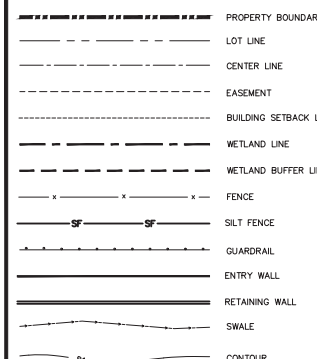


HIGHWAY & UTILITIES

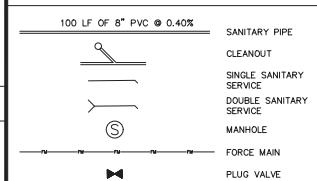


PROPOSED SYMBOLS

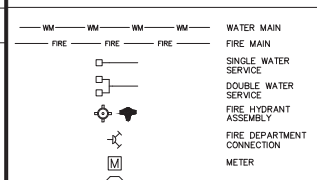
LINES



SANITARY SEWER



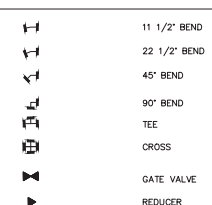
POTABLE WATER



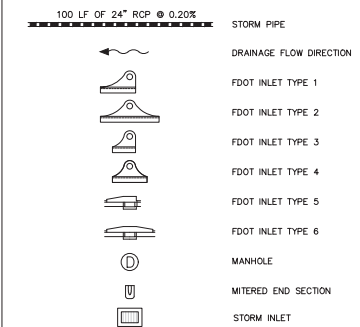
RECLAIMED WATER



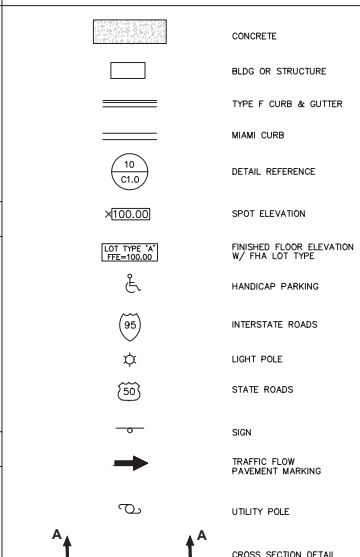
GENERIC UTILITIES



STORM



ROADWAY & GRADING

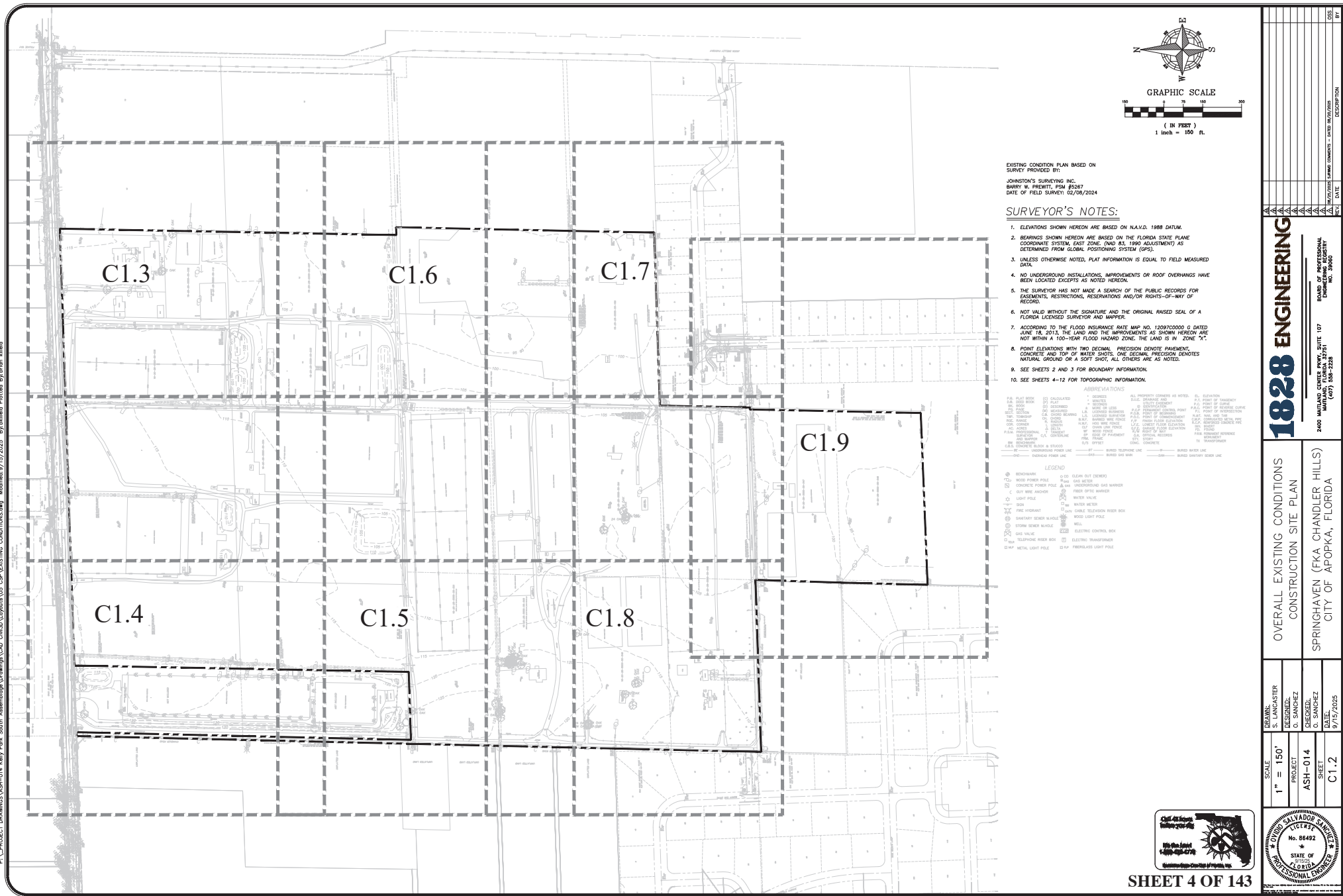


NOTES:

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

SHEET 3 OF 143

P:\PROJECT DRAWINGS\ASH-014 Key Plan South Assembly\Drawings\CAD CHAS\EXISTING CONDITIONS.dwg Modified 9/15/2025 By: [Redacted]



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING, INC.
BARRY W. PREWITT, PSM #5287
DATE OF FIELD SURVEY: 02/08/2024

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83, 1988 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1988 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPT AS NOTED HEREON.
- THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C00000 G DATED JUNE 18, 2015, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".
- POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND ON A SOFT SHOT. ALL OTHERS ARE AS NOTED.
- SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.
- SEE SHEETS 4-12 FOR TOPOGRAPHY INFORMATION.

ABBREVIATIONS

ASB	ASBESTOS	ALL	PROPERTY OWNERS AS NOTED	ELEVATION
BL	BUILDING	BLDG	BLDG	BLDG
BR	BROWN	BR	BROWN	BR
CL	CLAY	CL	CLAY	CLAY
CON	CONCRETE	CON	CONCRETE	CON
CR	CORRUGATED METAL ROOF	CR	CORRUGATED METAL ROOF	CR
CS	CORRUGATED STEEL ROOF	CS	CORRUGATED STEEL ROOF	CS
CU	CUPOLA	CU	CUPOLA	CU
DA	DRAINAGE	DA	DRAINAGE	DA
DC	DECK	DC	DECK	DC
DI	DRAINAGE	DI	DRAINAGE	DI
DO	DRAINAGE	DO	DRAINAGE	DO
DP	DRAINAGE	DP	DRAINAGE	DP
DR	DRAINAGE	DR	DRAINAGE	DR
DS	DRAINAGE	DS	DRAINAGE	DS
DT	DRAINAGE	DT	DRAINAGE	DT
DU	DRAINAGE	DU	DRAINAGE	DU
DV	DRAINAGE	DV	DRAINAGE	DV
DX	DRAINAGE	DX	DRAINAGE	DX
DY	DRAINAGE	DY	DRAINAGE	DY
DZ	DRAINAGE	DZ	DRAINAGE	DZ
EA	ELECTRIC	EA	ELECTRIC	EA
EB	ELECTRIC	EB	ELECTRIC	EB
EC	ELECTRIC	EC	ELECTRIC	EC
ED	ELECTRIC	ED	ELECTRIC	ED
EE	ELECTRIC	EE	ELECTRIC	EE
EF	ELECTRIC	EF	ELECTRIC	EF
EG	ELECTRIC	EG	ELECTRIC	EG
EH	ELECTRIC	EH	ELECTRIC	EH
EI	ELECTRIC	EI	ELECTRIC	EI
EJ	ELECTRIC	EJ	ELECTRIC	EJ
EK	ELECTRIC	EK	ELECTRIC	EK
EL	ELECTRIC	EL	ELECTRIC	EL
EM	ELECTRIC	EM	ELECTRIC	EM
EN	ELECTRIC	EN	ELECTRIC	EN
EO	ELECTRIC	EO	ELECTRIC	EO
EP	ELECTRIC	EP	ELECTRIC	EP
EQ	ELECTRIC	EQ	ELECTRIC	EQ
ER	ELECTRIC	ER	ELECTRIC	ER
ES	ELECTRIC	ES	ELECTRIC	ES
ET	ELECTRIC	ET	ELECTRIC	ET
EU	ELECTRIC	EU	ELECTRIC	EU
EV	ELECTRIC	EV	ELECTRIC	EV
EW	ELECTRIC	EW	ELECTRIC	EW
EX	ELECTRIC	EX	ELECTRIC	EX
EY	ELECTRIC	EY	ELECTRIC	EY
EZ	ELECTRIC	EZ	ELECTRIC	EZ

LEGEND

1	1" = 150'
2	2" = 150'
3	3" = 150'
4	4" = 150'
5	5" = 150'
6	6" = 150'
7	7" = 150'
8	8" = 150'
9	9" = 150'
10	10" = 150'
11	11" = 150'
12	12" = 150'
13	13" = 150'
14	14" = 150'
15	15" = 150'
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18	18" = 150'
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21	21" = 150'
22	22" = 150'
23	23" = 150'
24	24" = 150'
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1828 ENGINEERING

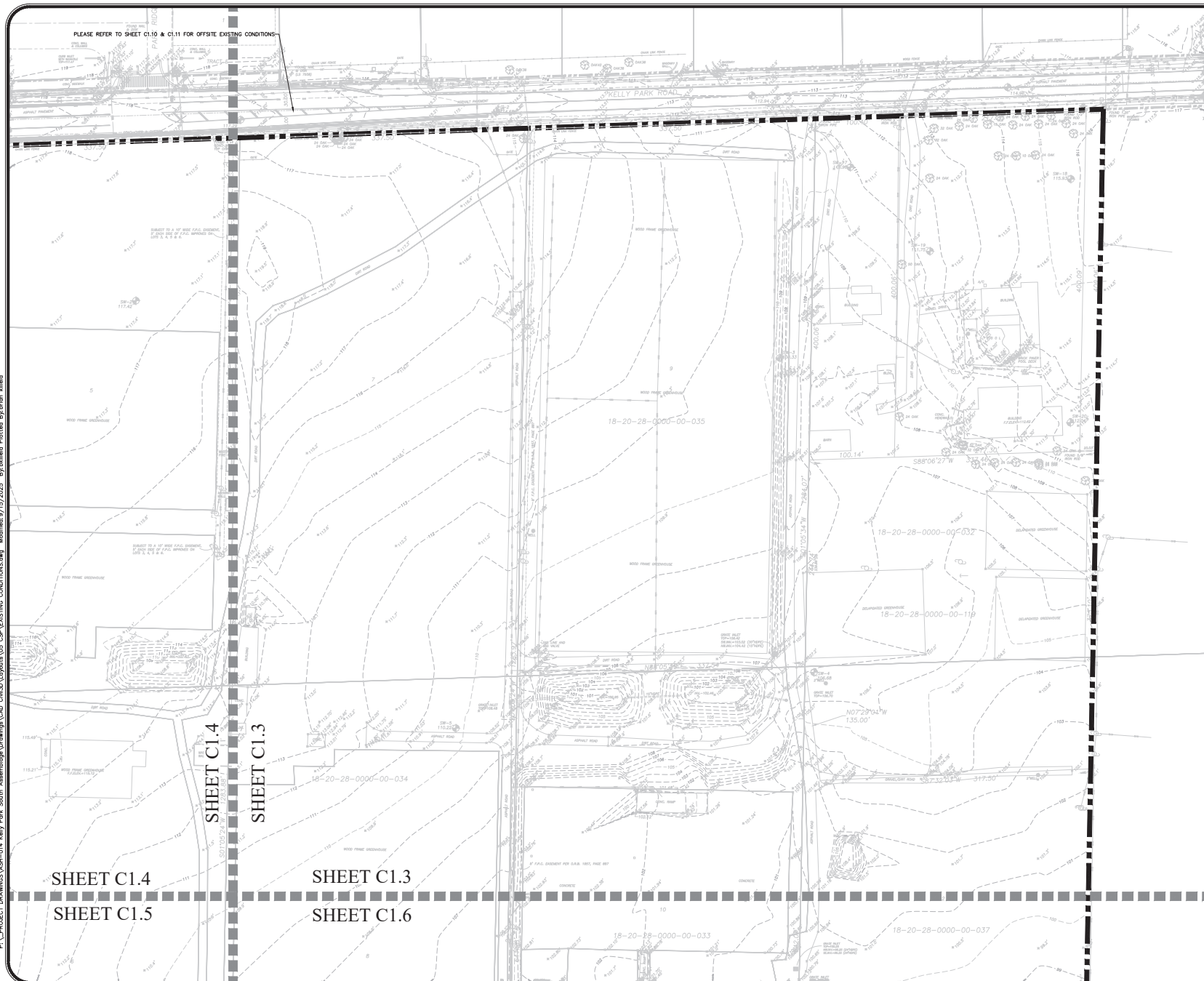
2400 MATLAND CENTER HWY, SUITE 107
MARTIN, FL 32909
(407) 555-2228

BOARD OF PROFESSIONAL ENGINEERS
FLORIDA

DATE: 9/17/2025

SHEET 4 OF 143

P:\PROJECT DRAWINGS\ASH-014 Key Park South Assemblage\Drawings\CAD CHAS3D\EXISTING CONDITIONS.dwg Modified 9/15/2025 By:Billie Plotted By:billie



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

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING, INC.
BARRY W. JOHNSTON, P.S.M. #0007
DATE OF FIELD SURVEY: 02/06/2024



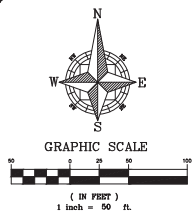
KEY MAP



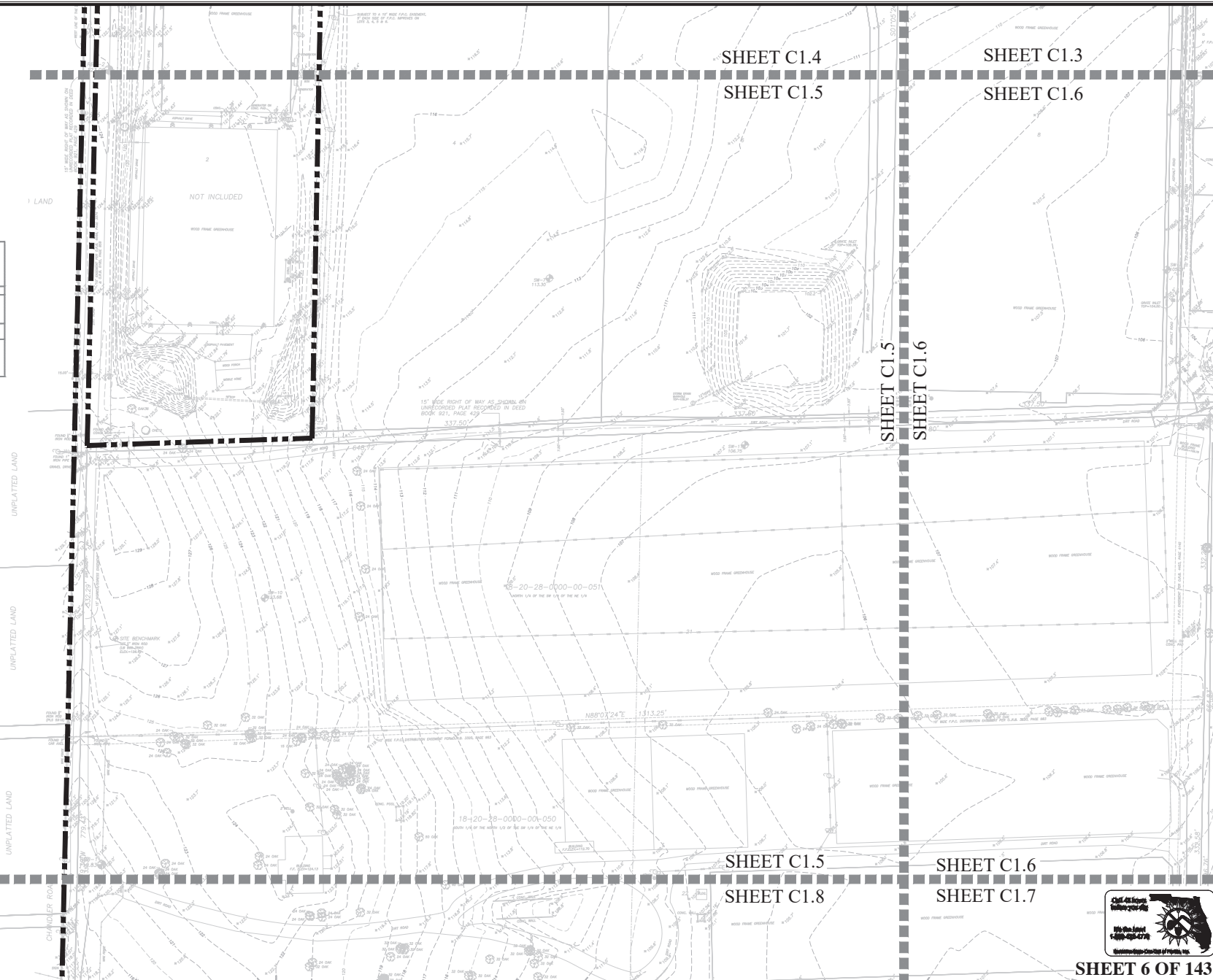
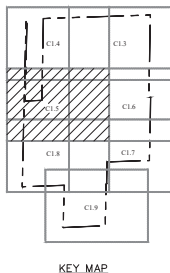
SHEET 5 OF 143

1828 ENGINEERING		EXISTING CONDITIONS - NORTHEAST CONSTRUCTION SITE PLAN		DATE 9/15/2025
2400 MATLAND CENTER HWY, SUITE 107 MARIETTA, GA 30067 (404) 588-3228		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		
DRAWN: S. LANCASTER	SCALE: 1" = 50'	DESIGNED: O. SANCHEZ	PROJECT: ASH-014	
CHECKED: O. SANCHEZ		DATE: 9/15/2025	SHEET: C1.3	
FLORIDA PROFESSIONAL ENGINEER No. 86492 STATE OF FLORIDA				

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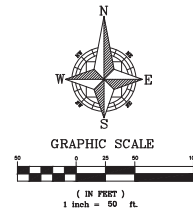
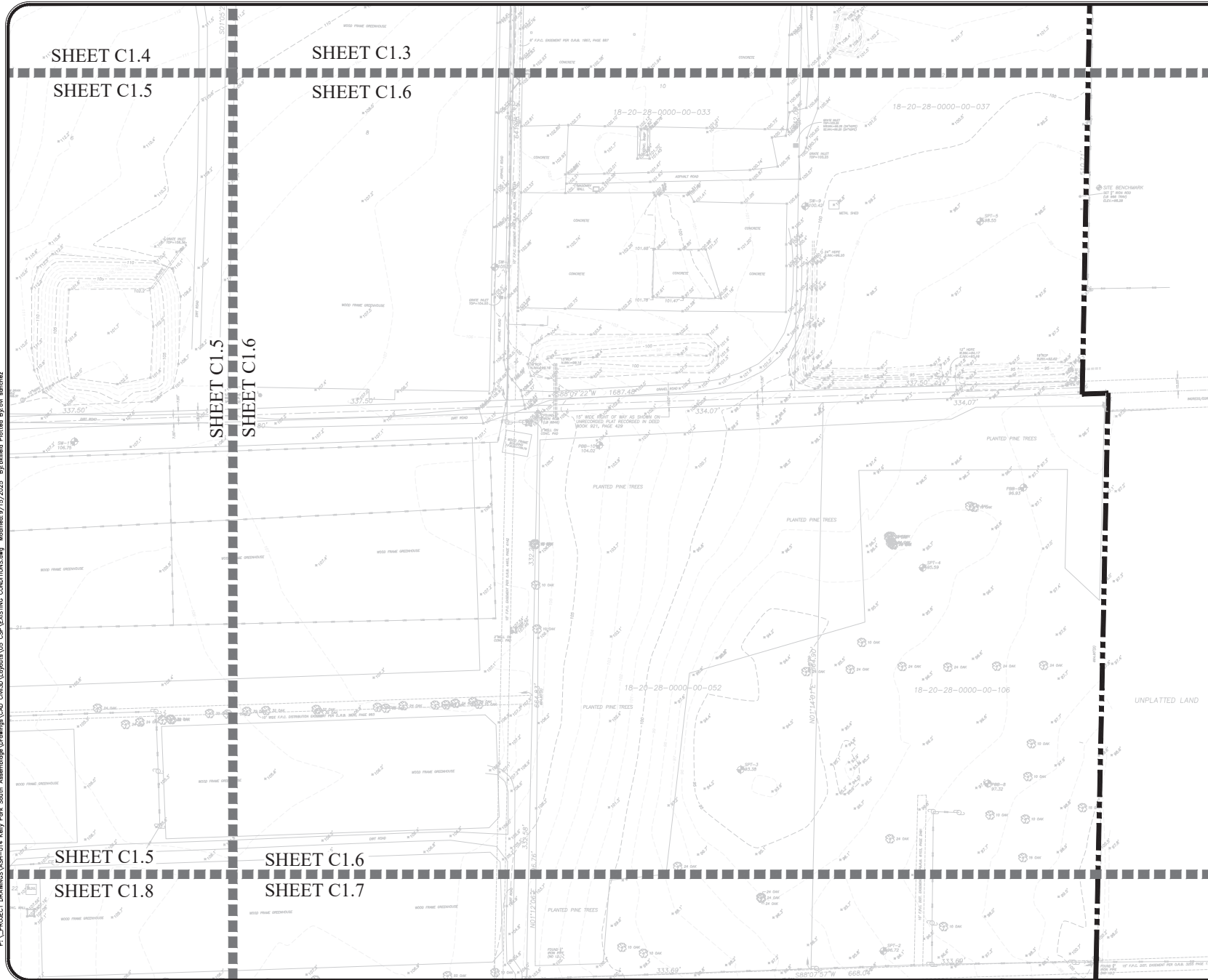
EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



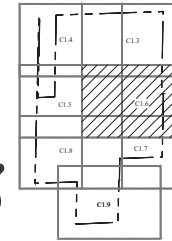
SHEET 6 OF 143

1828 ENGINEERING		EXISTING CONDITIONS - WEST CONSTRUCTION SITE PLAN	
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DRAWN: S. LANCASTER	SCALE: 1" = 50'	DESIGNED: O. SANCHEZ	PROJECT: ASH-014
CHECKED: O. SANCHEZ	SHEET: C1.5	DATE: 9/17/2025	
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 86492 DATE 9/17/2025			

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



KEY MAP



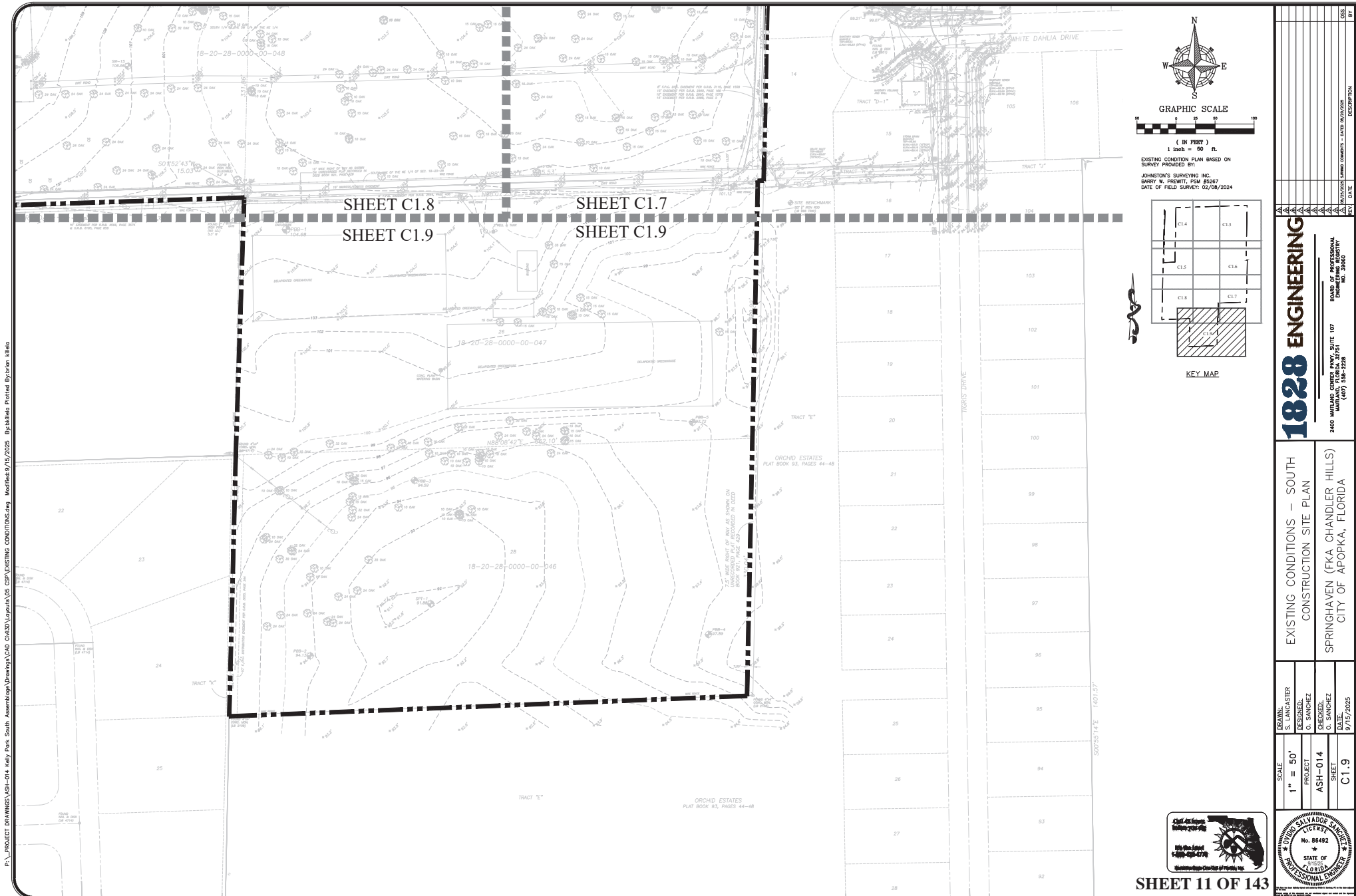
SHEET 7 OF 143

DRAWN: S. LANCASTER		SCALE: 1" = 50'	EXISTING CONDITIONS — EAST CONSTRUCTION SITE PLAN	1828 ENGINEERING 2400 MALLARD CENTER HWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	DATE 9/15/2025	SHEET C1.6	PROJECT ASH-014	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE 9/15/2025	DESCRIPTION	BY

1828 ENGINEERING	BRAND OF PROFESSIONAL ENGINEERING FIRM NO. 39000
2400 MALLARD CENTER HWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	

DRAWN: S. LANCASTER	SCALE: 1" = 50'	EXISTING CONDITIONS — EAST CONSTRUCTION SITE PLAN	1828 ENGINEERING	BRAND OF PROFESSIONAL ENGINEERING FIRM NO. 39000
DESIGNED: O. SANCHEZ	PROJECT ASH-014	SHEET C1.6	DATE 9/15/2025	SHEET C1.6
CHECKED: O. SANCHEZ				
DATE 9/15/2025				
DESCRIPTION				

MAINTAINING EXISTING CITY OF APOPKA, FLORIDA STATE OF FLORIDA PROFESSIONAL ENGINEER No. 86492 LICENSED O. SANCHEZ



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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



KEY MAP

1828 ENGINEERING

4400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751

EXISTING CONDITIONS – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:
S. LANCASTER

DESIGNED:
O. SANCHEZ

CHECKED:
O. SANCHEZ

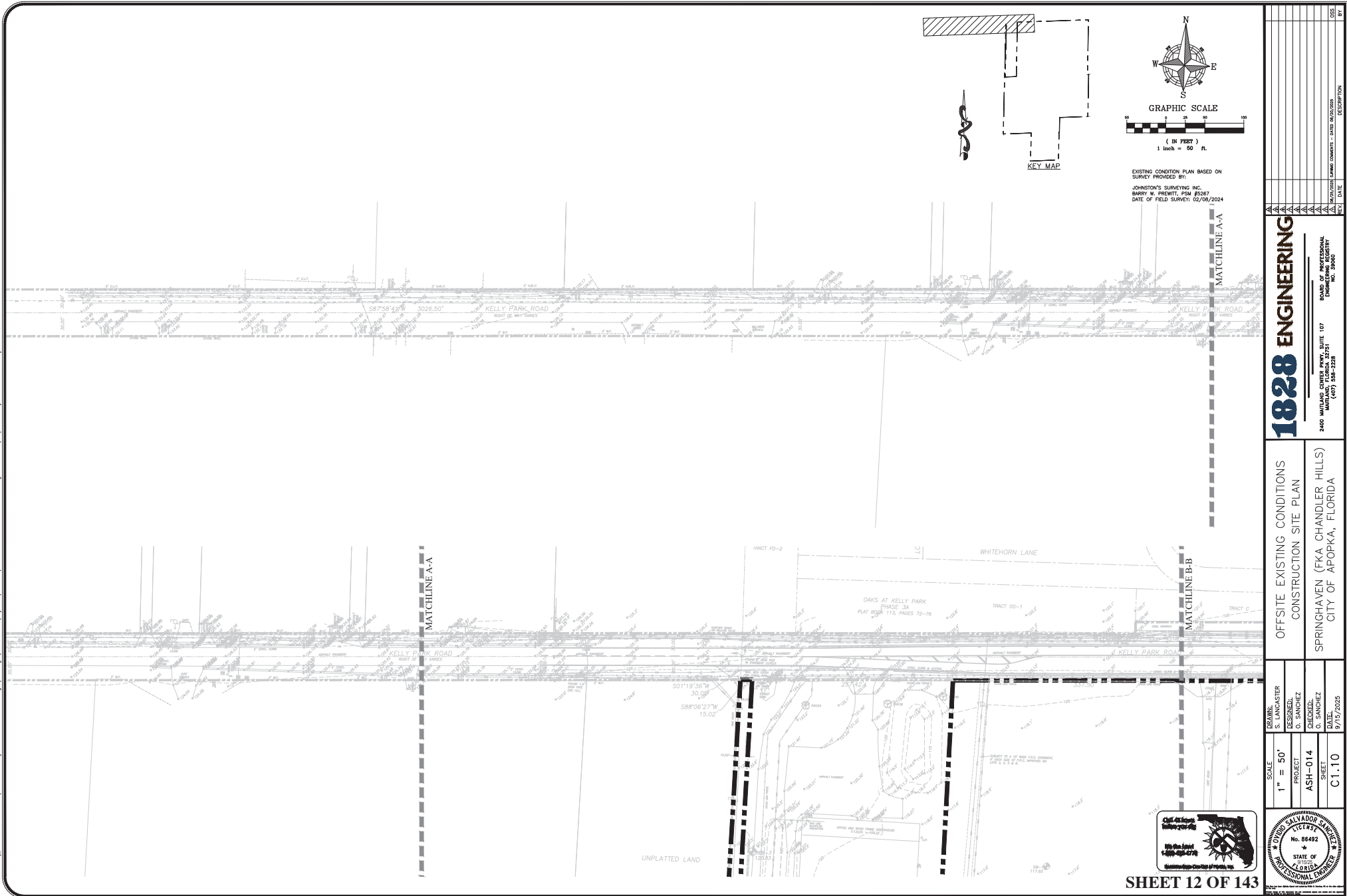
DATE:

SCALE
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PROJECT
ASH-014
SHEET
C19

Seal of the State of Illinois, featuring the text "OVIDIO SALVADOR SANCHEZ", "LICENSE", "No. 86492", "STATE OF", and "9/15/25".

SHEET 11 OF 143

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1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MATLAND CENTER, FLORIDA 32010-3228
(407) 558-3228

OFFSITE EXISTING CONDITIONS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.10

FLORIDA PROFESSIONAL ENGINEER
No. 86492
STATE OF FLORIDA
Professional Engineer



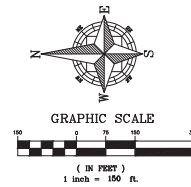
SHEET 12 OF 143

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assembly\Drawings\CAD CHAS\Layout\A\A\OFFSITE EXISTING CONDITIONS.dwg Modified: 9/15/2025 By: Blake Potted Byron Miller



SHEET 13 OF 143

1828 ENGINEERING		OFFSITE EXISTING CONDITIONS CONSTRUCTION SITE PLAN	
2400 MATLAND CENTER HWY, SUITE 107 MATLAND CENTER, FLORIDA 33411 (407) 566-3338		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
SCALE 1" = 50'	PROJECT ASH-014	DRAWN S. LANCASTER	DESIGNED O. SANCHEZ
SHEET C1.11	DATE 9/15/2025	CHECKED O. SANCHEZ	DATE 9/15/2025



EROSION CONTROL NOTES:

AN EROSION CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXEUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEGMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTIPOLOPED PROJECT. EROSION PREVENTION MEASURES SHALL BE DESIGNED TO PROTECT THE INTEGRITY AND STABILITY OF THE EROSION BASINS, SLOPE GRADING, GRADING PATTERNS, ETC. REQUIRED TO MEET THE DESIGN PROVISIONS THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

- [illegible]

FDEP NPDES PERMIT NOTES:

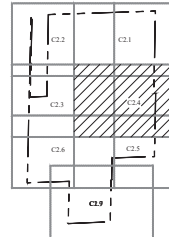
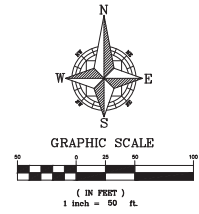
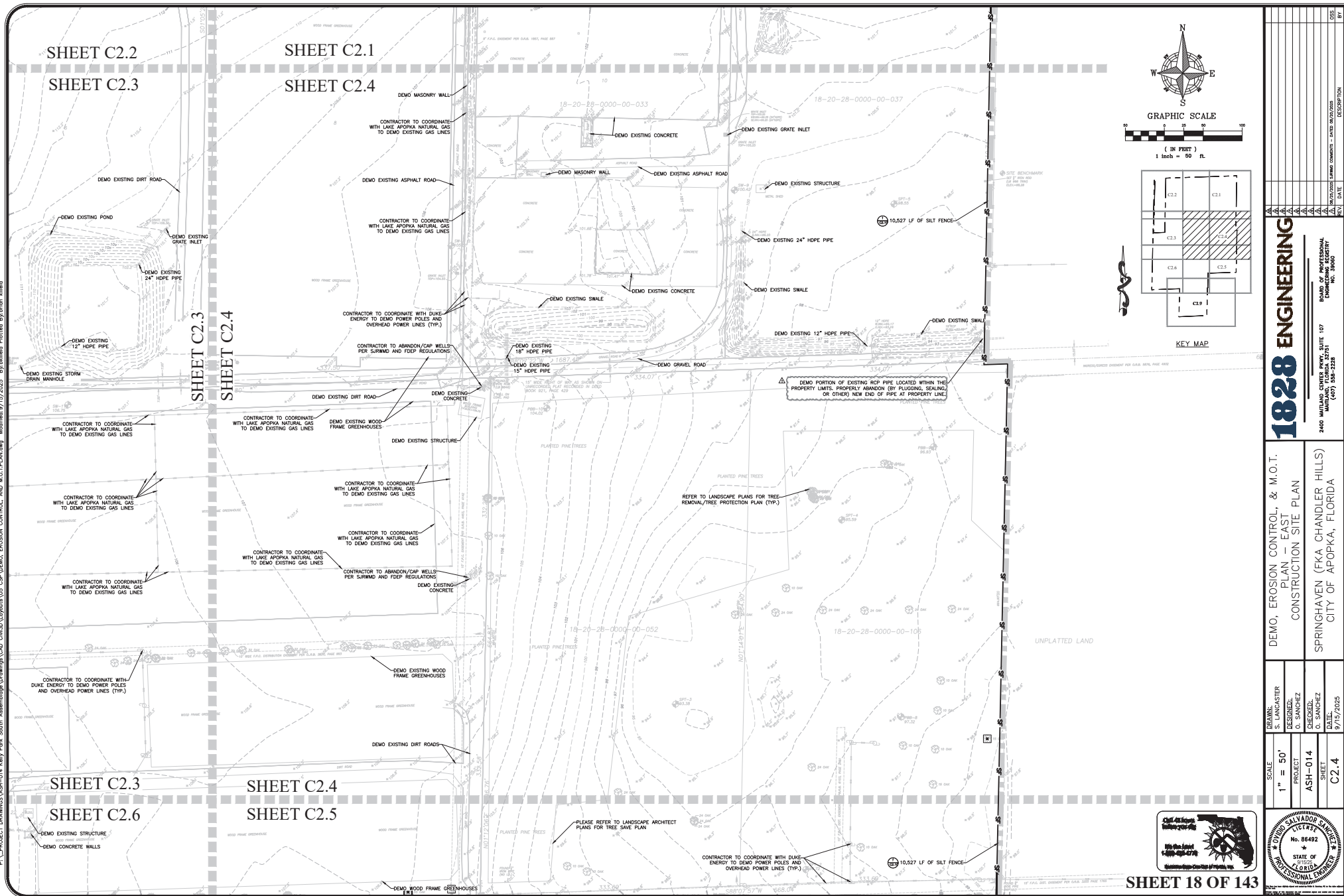
1. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NON FDEP PERMIT.
2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING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



SHEET 14 OF 143

	1" = 150' SCALE S. LANCASTER DRAWN PROJECT O. SANDREZ DESIGNED CHECKED: O. SANDREZ DATE: 9/15/2025 SHEET C2.0	OVERALL DEMO, EROSION CONTROL, & CONSTRUCTION SITE PLAN M.O.T. PLAN CONSTRUCTION SITE PLAN SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	1828 ENGINEERING 2400 WATLAND CENTER PKWY, SUITE 107 WATLAND CENTER, FLORIDA 32791 (407) 349-2828 NO. 1828 BOARD OF PROFESSIONAL ENGINEERING EXPIRATION DATE: 06/30/2028 DATE: 06/29/2025 REV. DATE DESCRIPTION BY:
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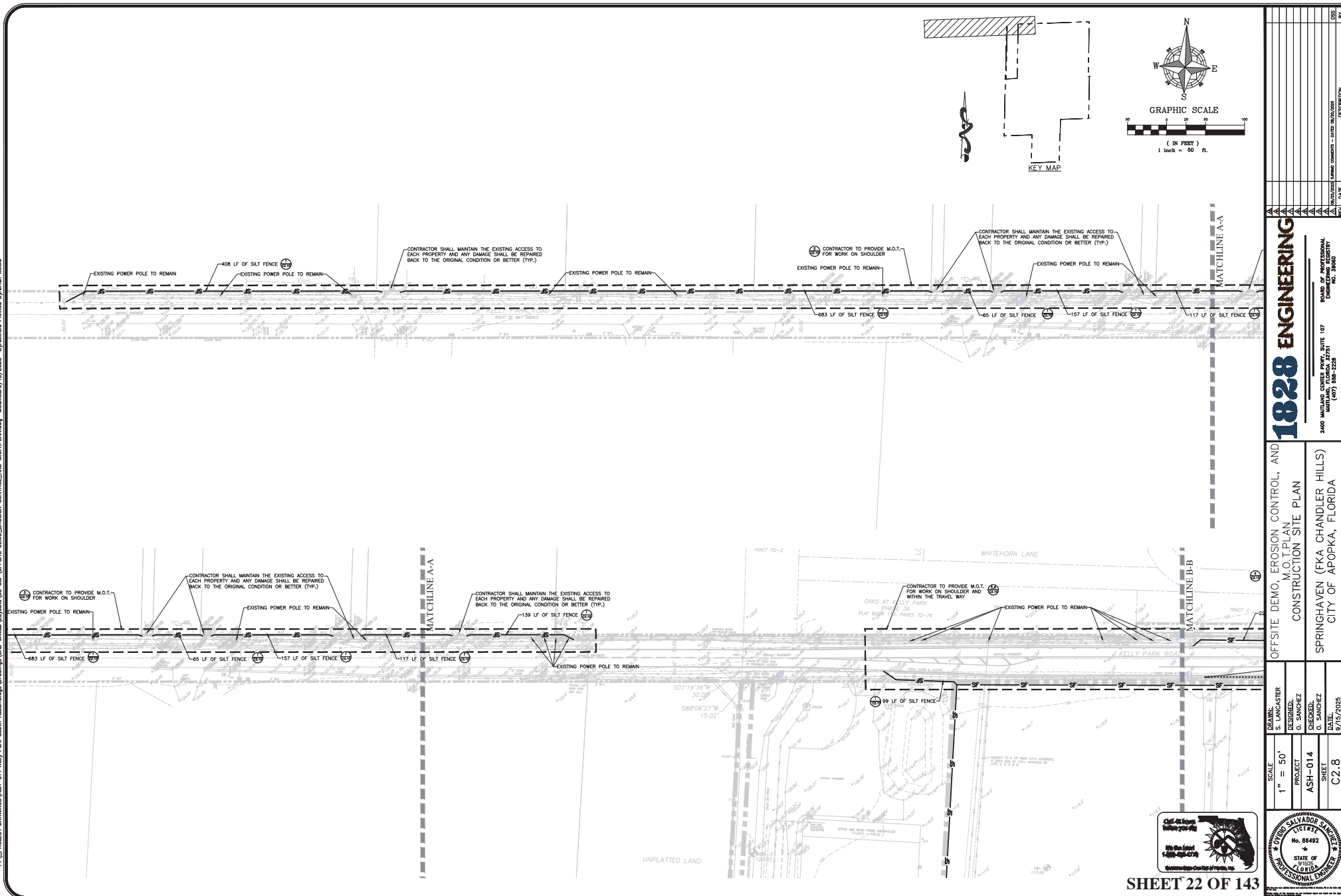
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1828 ENGINEERING		DEMO, EROSION CONTROL, & M.O.T. PLAN - EAST CONSTRUCTION SITE PLAN	
2400 MALLARD CENTER HWY, SUITE 107 SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		S. LANCASTER O. SANCHEZ O. SANCHEZ DATE: 9/15/2025	
SCALE: 1" = 50'		PROJECT: ASH-014	
SHEET: C2.4		SHEET: C2.4	
CDS		DATE	
BY		DESCRIPTION	



SHEET 18 OF 143



CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS**A. Design Standards⁽¹⁾**

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

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

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

B. Architectural, Buildings, and Accessory Structures

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

1

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS**C. Utilities and Infrastructure**

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

D. Recreation and Open Space

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

3

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

- Swimming pools shall be allowed on all front-loaded lots.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Base Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall complement the color scheme of the house.
 - Aluminum and vinyl fascia and soffits shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
- Front Building Entrance Elevation Design Standards:
 - Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
 - Front garages shall be attached and recessed from the primary facade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
 - Garage footage shall be limited to 57%. Footage is determined by garage door width.
 - Front porches and porticos may be at grade level.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
- Individual Lot Front & Rear Yard Fencing Standards:
 - Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the adjoining common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

2

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS**E. Buffers and Landscaping**

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

F. Maintenance and Plat

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

G. Wetlands and Environmental

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

4

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS**H. Development Condition Continuity**

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

I. Signage

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

J. Lighting

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

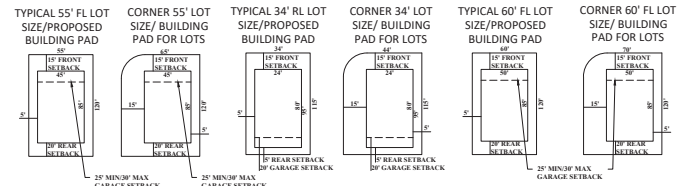
K. Garbage Pickup

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

L. Miscellaneous

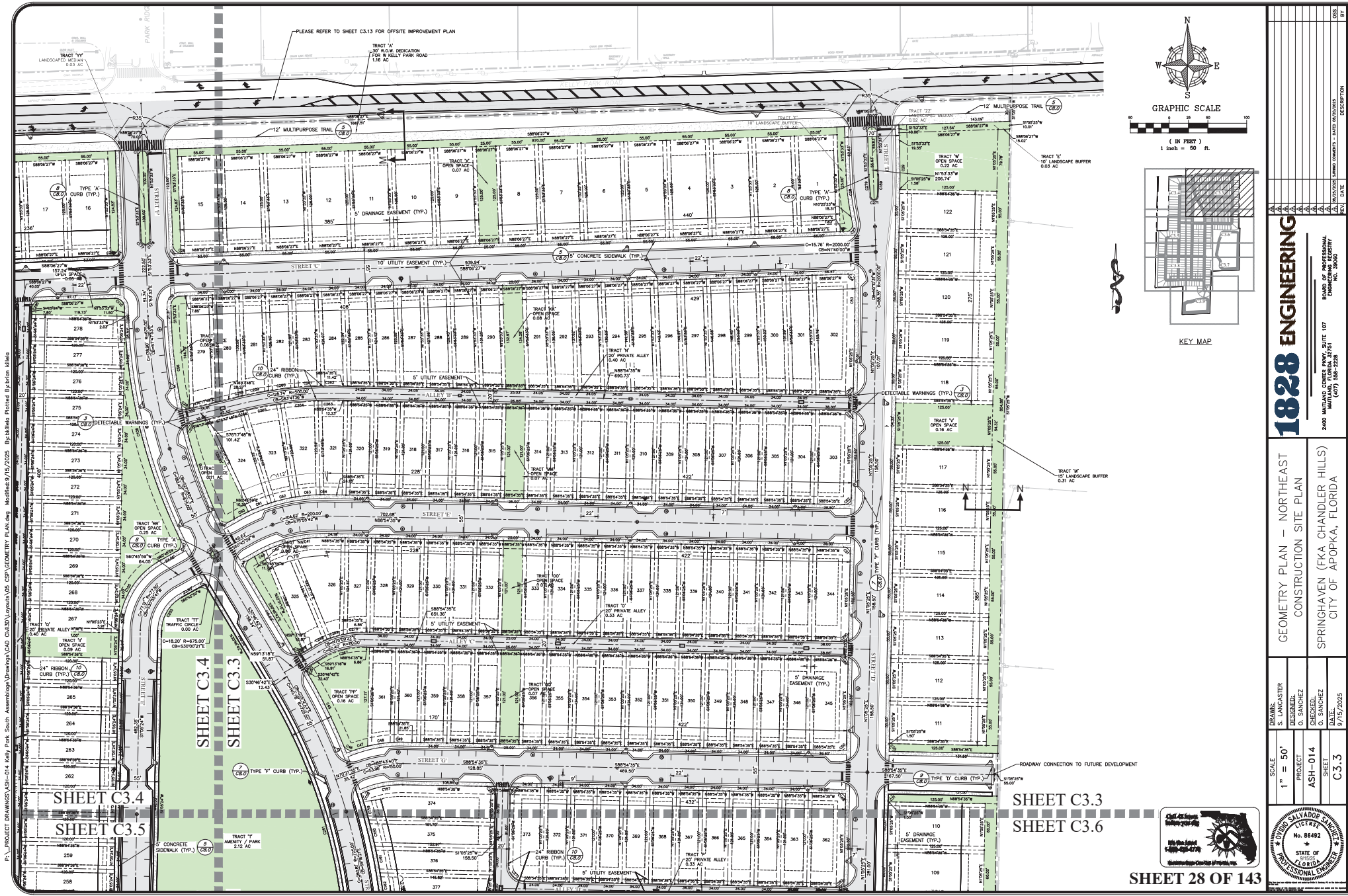
- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas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

5

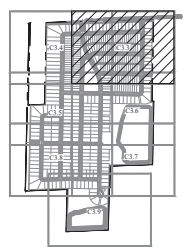


1828 ENGINEERING		MASTER PLAN - DEVELOPMENT STANDARDS CONSTRUCTION SITE PLAN		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
2400 MAILING CENTER HWY, SUITE 107 APOPKA, FL 32038		S. LANCASTER		S. LANCASTER	
BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 10000000000000000000		DESIGNED BY: O. SANCHEZ		DESIGNED BY: O. SANCHEZ	
		CHECKED BY: O. SANCHEZ		CHECKED BY: O. SANCHEZ	
		DATE: 9/15/2025		DATE: 9/15/2025	
		SCALE: N.T.S.		SCALE: N.T.S.	
		PROJECT: ASH-014		PROJECT: ASH-014	
		SHEET: C3.1		SHEET: C3.1	
		STATE OF FLORIDA		STATE OF FLORIDA	
		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	
		NO. 86492		NO. 86492	
		DATE: 9/15/2025		DATE: 9/15/2025	

SHEET 26 OF 143



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



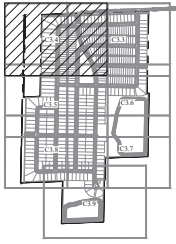
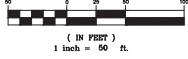
KEY MAP

1828 ENGINEERING		GEOMETRY PLAN - NORTHEAST CONSTRUCTION SITE PLAN	
2400 MAILING CENTER HWY, SUITE 107 MARIETTA, GEORGIA 30067 (404) 585-3228		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
DRAWN: S. LANKASTER	DESIGNED: O. SANCHEZ	PROJECT: ASH-014	SHEET: C3.3
DATE: 9/15/2025		CITY OF APOPKA, FLORIDA STATE OF FLORIDA PROFESSIONAL ENGINEER No. 86492	

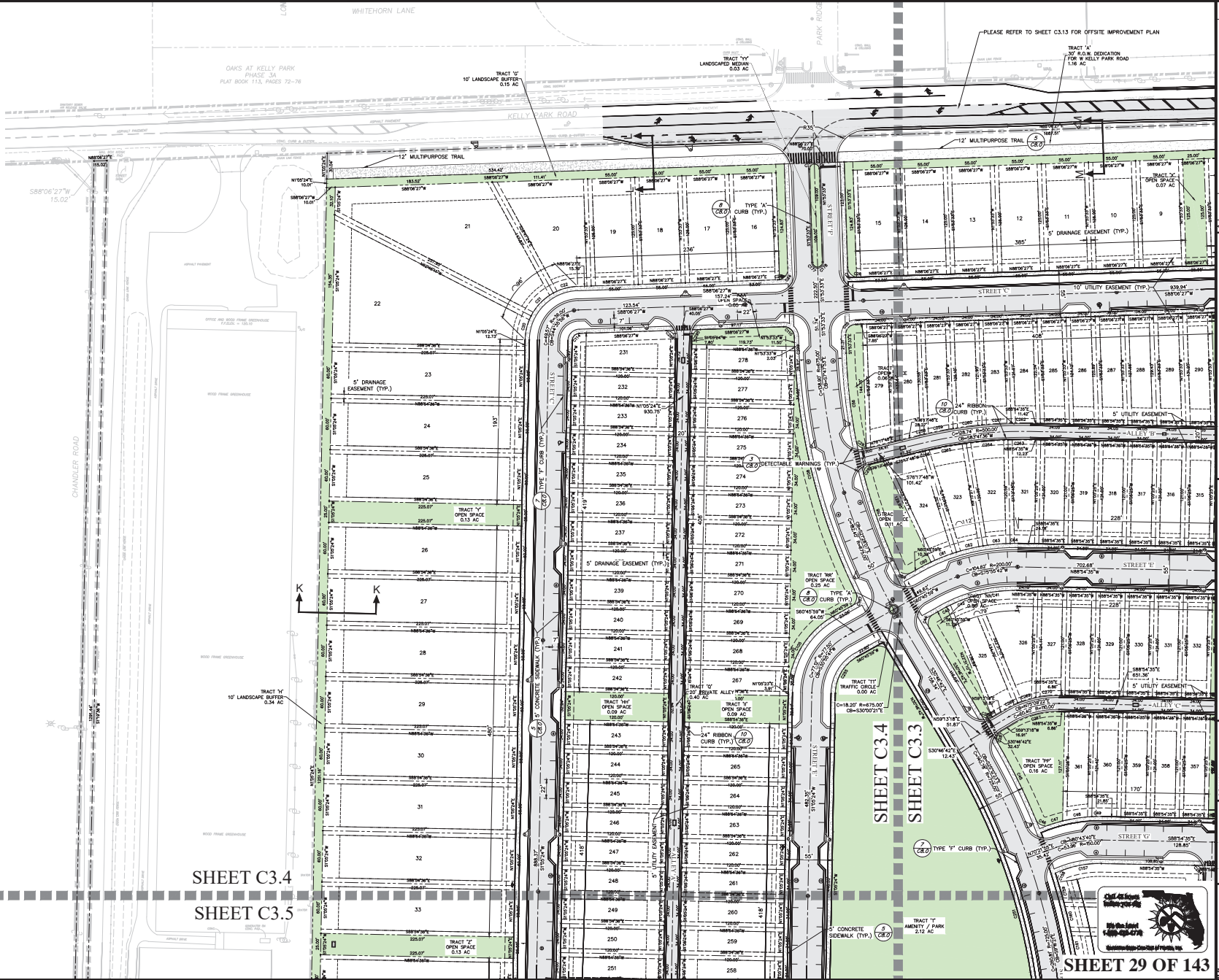
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GRAPHIC SCALE

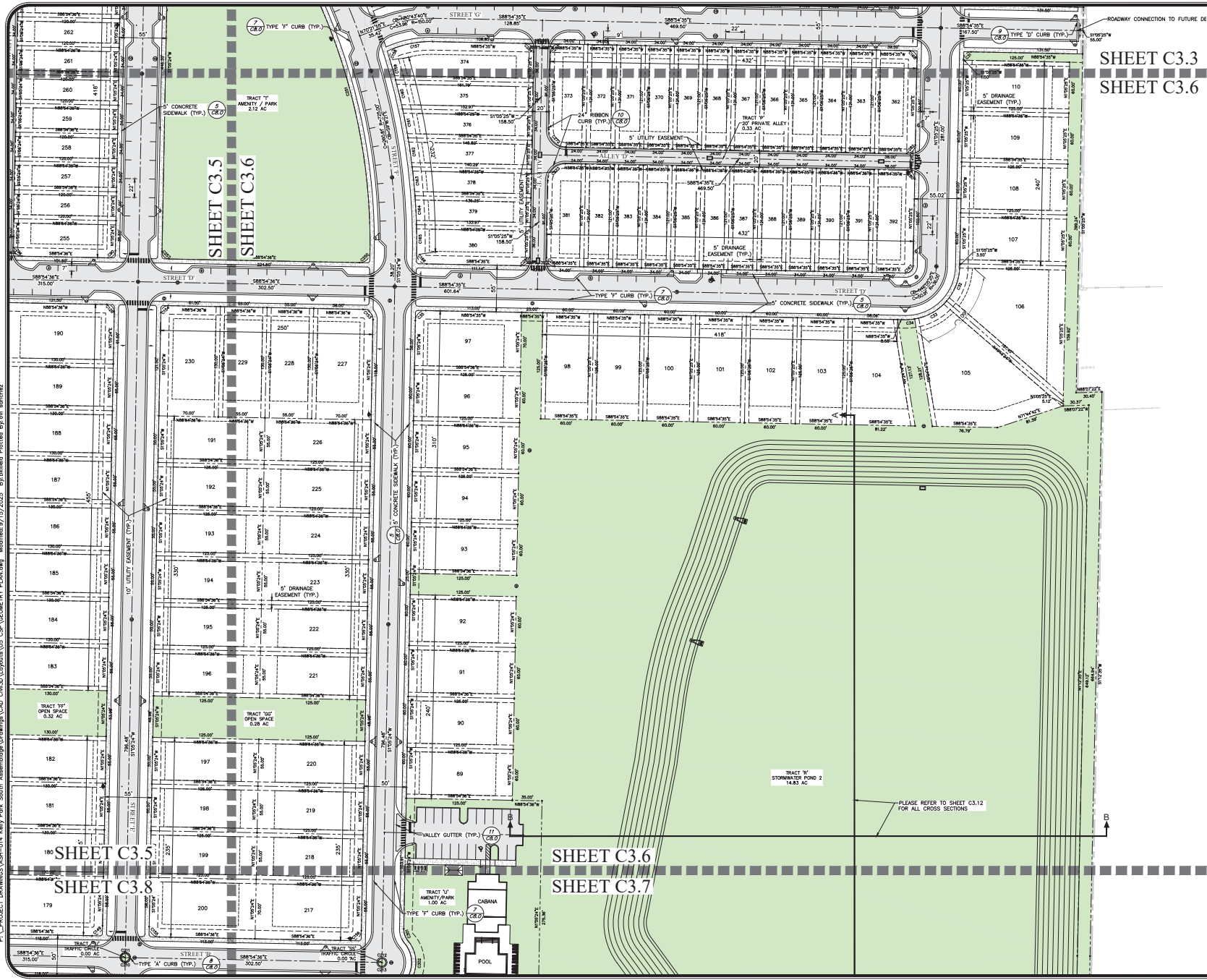


KEY MAP

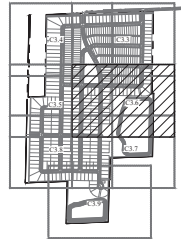
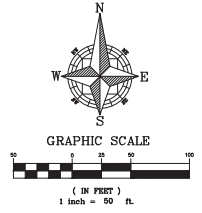


1828 ENGINEERING	
2400 MALLARD CENTER HWY, SUITE 107 MARIETTA, GA 30067 (404) 585-3228	
BOARD OF PROFESSIONAL ENGINEERS REGISTERED PROFESSIONAL ENGINEER No. 10000	
DATE: 9/12/2025	
BY: [Signature]	
CHECKED: [Signature]	
DESIGNED: [Signature]	
DRAWN: [Signature]	
PROJECT: ASH-014	
SHEET: C3.4	
SCALE: 1" = 50'	
TOWN: S. LANCASTER	
COUNTY: O. SANCHEZ	
STATE: FLORIDA	
PROFESSIONAL ENGINEER	
No. 86492	
DATE: 9/12/2025	

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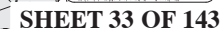
SHEET C3.3
SHEET C3.6



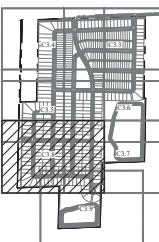
1828 ENGINEERING		GEOMETRY PLAN - EAST CONSTRUCTION SITE PLAN		DRAWN: S. LANCASTER	SCALE: 1" = 50'
2400 MALLARD CENTER HWY, SUITE 107 APOPKA, FL 33511 (407) 582-3228		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		DESIGNED: O. SANCHEZ	PROJECT: ASH-014
DATE: 9/15/2025		SHEET: C3.6		CHECKED: O. SANCHEZ	
DESCRIPTION:		BY:		CROSS:	



SHEET 31 OF 143



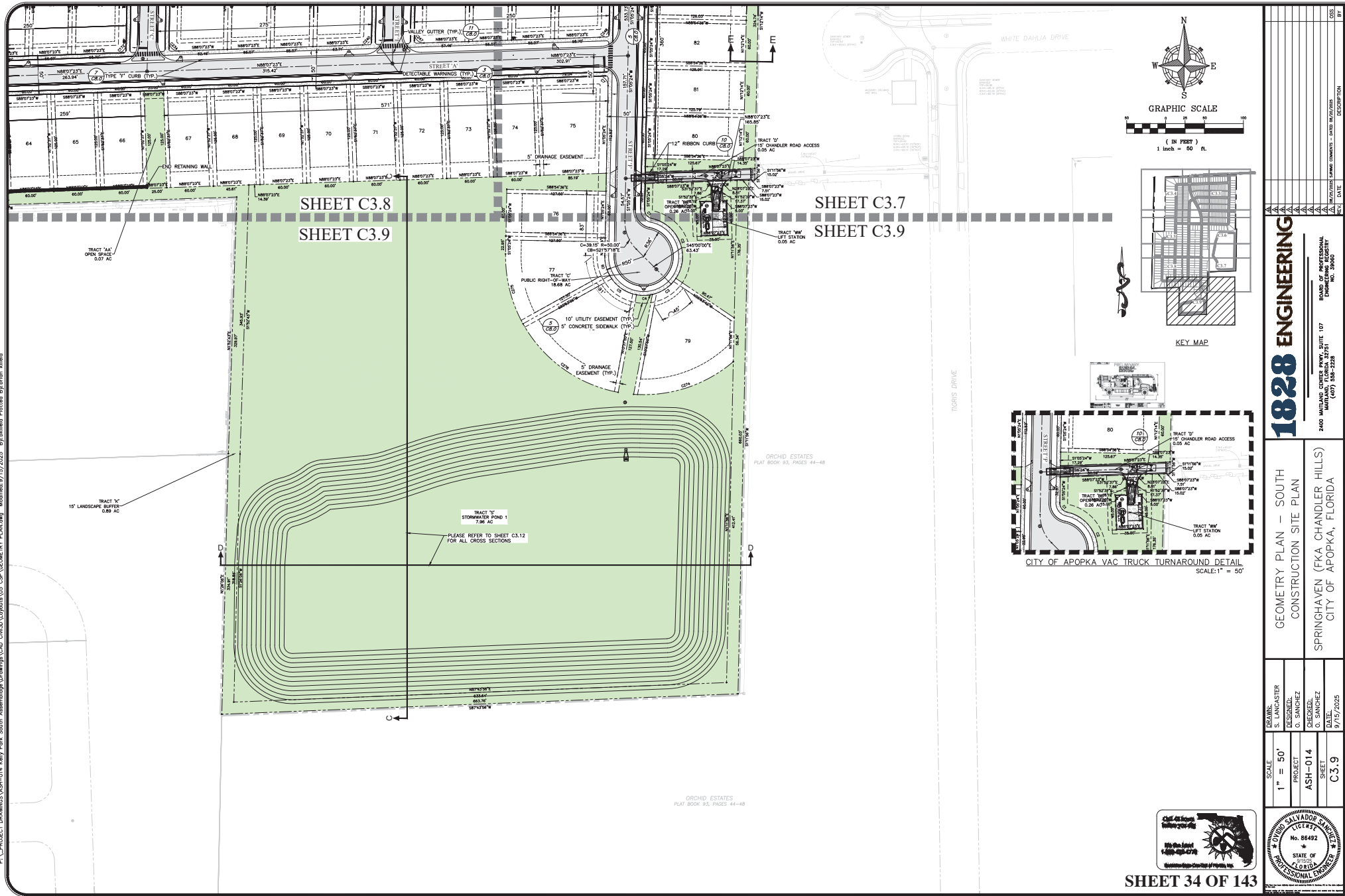
(IN FEET)
1 inch = 50 ft.



KEY_MA

	SCALE	DRAWN:	GEOMETRY PLAN - SOUTHWEST CONSTRUCTION SITE PLAN SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		1828 ENGINEERING BOARD OF PROFESSIONAL ENGINEERING REGISTRY INC. 20402 2400 WILDLAND CENTER PKWY., SUITE 107 WILDLAND, FLORIDA 32093 (407) 350-3218	DATE	REV	DATE	BY	
	1" = 50'	DESIGNED:				DATE:	06/20/2025		06/20/2025	
	PROJECT	CHECKED:								
	ASH-014									
	SHEET									
	C3.8									

P:\PROJECT DRAWINGS\ASH-014 Key Plan South Assembly\Drawing\CAD CH30\Layout\A\A\A\Geometry PLAN.dwg Modified: 9/15/2025 By: bbls Printed: Byronn Wells



SHEET 34 OF 143

1828 ENGINEERING		GEOMETRY PLAN - SOUTH
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LOT DATA TABLE						
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER	
1	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
2	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
3	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
4	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
5	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
6	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
7	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
8	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
9	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
10	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
11	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
12	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
13	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
14	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
15	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
16	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
17	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
18	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
19	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE	
20	0.23 AC	10,038 SF	6,179 SF	48.00 LF	PRIVATE	
21	0.48 AC	20,733 SF	14,300 SF	37.66 LF	PRIVATE	
22	0.51 AC	22,379 SF	16,665 SF	41.12 LF	PRIVATE	
23	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
24	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
25	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
26	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
27	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
28	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
29	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
30	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
31	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
32	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
33	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
34	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
35	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
36	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
37	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
38	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE	
39	0.31 AC	13,553 SF	9,545 SF	60.22 LF	PRIVATE	
40	0.22 AC	9,500 SF	5,500 SF	60.00 LF	PRIVATE	
41	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE	
42	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE	
43	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE	
44	0.36 AC	15,667 SF	10,423 SF	40.87 LF	PRIVATE	
45	0.42 AC	18,492 SF	12,823 SF	40.87 LF	PRIVATE	
46	0.23 AC	10,038 SF	6,179 SF	56.47 LF	PRIVATE	
47	0.21 AC	9,217 SF	5,931 SF	56.47 LF	PRIVATE	
48	0.21 AC	9,232 SF	5,944 SF	56.47 LF	PRIVATE	
49	0.21 AC	9,247 SF	5,956 SF	56.47 LF	PRIVATE	
50	0.21 AC	9,262 SF	5,968 SF	56.47 LF	PRIVATE	
51	0.21 AC	9,277 SF	5,980 SF	56.47 LF	PRIVATE	
52	0.21 AC	9,292 SF	5,992 SF	56.47 LF	PRIVATE	
53	0.21 AC	9,307 SF	6,004 SF	56.47 LF	PRIVATE	
54	0.21 AC	9,322 SF	6,016 SF	56.47 LF	PRIVATE	
55	0.21 AC	9,337 SF	6,028 SF	56.47 LF	PRIVATE	
56	0.21 AC	9,352 SF	6,040 SF	56.47 LF	PRIVATE	
57	0.21 AC	9,367 SF	6,052 SF	56.47 LF	PRIVATE	
58	0.21 AC	9,382 SF	6,064 SF	56.47 LF	PRIVATE	
59	0.21 AC	9,397 SF	6,076 SF	56.47 LF	PRIVATE	
60	0.21 AC	9,412 SF	6,088 SF	56.47 LF	PRIVATE	
61	0.21 AC	9,427 SF	6,100 SF	56.47 LF	PRIVATE	
62	0.21 AC	9,442 SF	6,112 SF	56.47 LF	PRIVATE	
63	0.21 AC	9,457 SF	6,124 SF	56.47 LF	PRIVATE	
64	0.21 AC	9,472 SF	6,136 SF	56.47 LF	PRIVATE	
65	0.21 AC	9,487 SF	6,148 SF	56.47 LF	PRIVATE	
66	0.21 AC	9,502 SF	6,160 SF	56.47 LF	PRIVATE	
67	0.21 AC	9,517 SF	6,172 SF	56.47 LF	PRIVATE	
68	0.21 AC	9,532 SF	6,184 SF	56.47 LF	PRIVATE	
69	0.21 AC	9,547 SF	6,196 SF	56.47 LF	PRIVATE	
70	0.21 AC	9,562 SF	6,208 SF	56.47 LF	PRIVATE	
71	0.21 AC	9,577 SF	6,220 SF	56.47 LF	PRIVATE	
72	0.21 AC	9,592 SF	6,232 SF	56.47 LF	PRIVATE	
73	0.21 AC	9,607 SF	6,244 SF	56.47 LF	PRIVATE	
74	0.21 AC	9,622 SF	6,256 SF	56.47 LF	PRIVATE	
75	0.21 AC	9,637 SF	6,268 SF	56.47 LF	PRIVATE	
76	0.21 AC	9,652 SF	6,280 SF	56.47 LF	PRIVATE	
77	0.21 AC	9,667 SF	6,292 SF	56.47 LF	PRIVATE	
78	0.21 AC	9,682 SF	6,304 SF	56.47 LF	PRIVATE	
79	0.21 AC	9,697 SF	6,316 SF	56.47 LF	PRIVATE	
80	0.21 AC	9,712 SF	6,328 SF	56.47 LF	PRIVATE	
81	0.21 AC	9,727 SF	6,340 SF	56.47 LF	PRIVATE	
82	0.21 AC	9,742 SF	6,352 SF	56.47 LF	PRIVATE	
83	0.21 AC	9,757 SF	6,364 SF	56.47 LF	PRIVATE	
84	0.21 AC	9,772 SF	6,376 SF	56.47 LF	PRIVATE	
85	0.21 AC	9,787 SF	6,388 SF	56.47 LF	PRIVATE	
86	0.21 AC	9,802 SF	6,400 SF	56.47 LF	PRIVATE	
87	0.21 AC	9,817 SF	6,412 SF	56.47 LF	PRIVATE	
88	0.21 AC	9,832 SF	6,424 SF	56.47 LF	PRIVATE	
89	0.21 AC	9,847 SF	6,436 SF	56.47 LF	PRIVATE	
90	0.21 AC	9,862 SF	6,448 SF	56.47 LF	PRIVATE	
91	0.21 AC	9,877 SF	6,460 SF	56.47 LF	PRIVATE	
92	0.21 AC	9,892 SF	6,472 SF	56.47 LF	PRIVATE	
93	0.21 AC	9,907 SF	6,484 SF	56.47 LF	PRIVATE	
94	0.21 AC	9,922 SF	6,496 SF	56.47 LF	PRIVATE	
95	0.21 AC	9,937 SF	6,508 SF	56.47 LF	PRIVATE	
96	0.21 AC	9,952 SF	6,520 SF	56.47 LF	PRIVATE	
97	0.21 AC	9,967 SF	6,532 SF	56.47 LF	PRIVATE	
98	0.21 AC	9,982 SF	6,544 SF	56.47 LF	PRIVATE	
99	0.21 AC	9,997 SF	6,556 SF	56.47 LF	PRIVATE	
100	0.21 AC	10,012 SF	6,568 SF	56.47 LF	PRIVATE	
101	0.21 AC	10,027 SF	6,580 SF	56.47 LF	PRIVATE	
102	0.21 AC	10,042 SF	6,592 SF	56.47 LF	PRIVATE	
103	0.21 AC	10,057 SF	6,604 SF	56.47 LF	PRIVATE	
104	0.21 AC	10,072 SF	6,616 SF	56.47 LF	PRIVATE	
105	0.21 AC	10,087 SF	6,628 SF	56.47 LF	PRIVATE	
106	0.21 AC	10,102 SF	6,640 SF	56.47 LF	PRIVATE	
107	0.21 AC	10,117 SF	6,652 SF	56.47 LF	PRIVATE	
108	0.21 AC	10,132 SF	6,664 SF	56.47 LF	PRIVATE	
109	0.21 AC	10,147 SF	6,676 SF	56.47 LF	PRIVATE	
110	0.21 AC	10,162 SF	6,688 SF	56.47 LF	PRIVATE	
111	0.21 AC	10,177 SF	6,700 SF	56.47 LF	PRIVATE	
112	0.21 AC	10,192 SF	6,712 SF	56.47 LF	PRIVATE	
113	0.21 AC	10,207 SF	6,724 SF	56.47 LF	PRIVATE	
114	0.21 AC	10,222 SF	6,736 SF	56.47 LF	PRIVATE	
115	0.21 AC	10,237 SF	6,748 SF	56.47 LF	PRIVATE	
116	0.21 AC	10,252 SF	6,760 SF	56.47 LF	PRIVATE	
117	0.21 AC	10,267 SF	6,772 SF	56.47 LF	PRIVATE	
118	0.21 AC	10,282 SF	6,784 SF	56.47 LF	PRIVATE	
119	0.21 AC	10,297 SF	6,796 SF	56.47 LF	PRIVATE	
120	0.21 AC	10,312 SF	6,808 SF	56.47 LF	PRIVATE	
121	0.21 AC	10,327 SF	6,820 SF	56.47 LF	PRIVATE	
122	0.21 AC	10,342 SF	6,832 SF	56.47 LF	PRIVATE	
123	0.21 AC	10,357 SF	6,844 SF	56.47 LF	PRIVATE	
124	0.21 AC	10,372 SF	6,856 SF	56.47 LF	PRIVATE	
125	0.21 AC	10,387 SF	6,868 SF	56.47 LF	PRIVATE	
126	0.21 AC	10,402 SF	6,880 SF	56.47 LF	PRIVATE	
127	0.21 AC	10,417 SF	6,892 SF	56.47 LF	PRIVATE	
128	0.21 AC	10,432 SF	6,904 SF	56.47 LF	PRIVATE	
129	0.21 AC	10,447 SF	6,916 SF	56.47 LF	PRIVATE	
130	0.21 AC	10,462 SF	6,928 SF	56.47 LF	PRIVATE	
131	0.21 AC	10,477 SF	6,940 SF	56.47 LF	PRIVATE	
132	0.21 AC	10,492 SF	6,952 SF	56.47 LF	PRIVATE	
133	0.21 AC	10,507 SF	6,964 SF	56.47 LF	PRIVATE	
134	0.21 AC	10,522 SF	6,976 SF	56.47 LF	PRIVATE	
135	0.21 AC	10,537 SF	6,988 SF	56.47 LF	PRIVATE	
136	0.21 AC	10,552 SF	6,999 SF	56.47 LF	PRIVATE	
137	0.21 AC	10,567 SF	7,011 SF	56.47 LF	PRIVATE	
138	0.21 AC	10,582 SF	7,023 SF	56.47 LF	PRIVATE	
139	0.21 AC	10,597 SF	7,035 SF	56.47 LF	PRIVATE	
140	0.21 AC	10,612 SF	7,047 SF	56.47 LF	PRIVATE	
141	0.21 AC	10,627 SF	7,059 SF	56.47 LF	PRIVATE	
142	0.21 AC	10,642 SF	7,071 SF	56.47 LF	PRIVATE	
143	0.21 AC	10,657 SF	7,083 SF	56.47 LF	PRIVATE	
144	0.21 AC	10,672 SF	7,095 SF	56.47 LF	PRIVATE	
145	0.21 AC	10,687 SF	7,107 SF	56.47 LF	PRIVATE	
146	0.21 AC	10,702 SF	7,119 SF	56.47 LF	PRIVATE	
147	0.21 AC	10,717 SF	7,131 SF	56.47 LF	PRIVATE	
148	0.21 AC	10,732 SF	7,143 SF	56.47 LF	PRIVATE	
149	0.21 AC	10,747 SF	7,155 SF	56.47 LF	PRIVATE	
150	0.21 AC	10,762 SF	7,167 SF	56.47 LF	PRIVATE	
151	0.21 AC	10,777 SF	7,179 SF	56.47 LF	PRIVATE	
152	0.21 AC	10,792 SF	7,191 SF	56.47 LF	PRIVATE	
153	0.21 AC	10,807 SF	7,203 SF	56.47 LF	PRIVATE	
154	0.21 AC	10,822 SF	7,215 SF	56.47 LF	PRIVATE	
155	0.21 AC	10,837 SF	7,227 SF	56.47 LF	PRIVATE	
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158	0.21 AC	10,882 SF	7,263 SF	56.47 LF	PRIVATE	
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160	0.21 AC	10,912 SF	7,287 SF	56.47 LF	PRIVATE	
161	0.21 AC	10,927 SF	7,299 SF	56.47 LF	PRIVATE	
162	0.21 AC	10,942 SF	7,311 SF	56.47 LF	PRIVATE	
163	0.21 AC	10,957 SF	7,323 SF	56.47 LF	PRIVATE	
164	0.21 AC	10,972 SF	7,335 SF	56.47 LF	PRIVATE	
165	0.21 AC	10,987 SF	7,347 SF	56.47 LF	PRIVATE	
166	0.21 AC	10,999 SF	7,359 SF	56.47 LF	PRIVATE	
167	0.21 AC	11,014 SF	7,371 SF	56.47 LF	PRIVATE	
168	0.21 AC	11,029 SF	7,383 SF	56.47 LF	PRIVATE	
169	0.21 AC	11,044 SF	7,395 SF	56.47 LF	PRIVATE	
170	0.21 AC	11,059 SF	7,407 SF	56.47 LF	PRIVATE	
171	0.21 AC	11,074 SF	7,419 SF	56.47 LF	PRIVATE	
172	0.21 AC	11,089 SF	7,431 SF	56.47 LF	PRIVATE	
173	0.21 AC	11,104 SF	7,443 SF	56.47 LF	PRIVATE	
174	0.21 AC	11,119 SF	7,455 SF	56.47 LF	PRIVATE	
175	0.21 AC	11,134 SF	7,467 SF	56.47 LF	PRIVATE	
176	0.21 AC	11,149 SF	7,479 SF	56.47 LF	PRIVATE	
177	0.21 AC	11,164 SF	7,491 SF	56.47 LF	PRIVATE	
178	0.21 AC	11,179 SF	7,503 SF	56.47 LF	PRIVATE	
179	0.21 AC	11,194 SF	7,515 SF	56.47 LF	PRIVATE	
180	0.21 AC	11,209 SF	7,527 SF	56.47 LF	PRIVATE	
181	0.21 AC	11,224 SF	7,539 SF	56.47 LF	PRIVATE	
182	0.21 AC	11,239 SF	7,551 SF	56.47 LF	PRIVATE	
183	0.21 AC	11,254 SF	7,563 SF	56.47 LF	PRIVATE	
184	0.21 AC	11,269 SF	7,575 SF			

Curve #		Chord Length	Chord Direction	Radius
C1	16.51	15.24'	S38°19'48"E	12.00'
C2	97.61	82.83'	S21°49'21"E	50.00'
C3	37.48	36.61'	S55°34'44"W	50.00'
C4	20.58	20.43'	S88°50'30"W	50.00'
C5	43.86	42.46'	N54°14'32"W	50.00'
C6	26.36	26.05'	N14°00'45"W	50.00'
C7	19.47	17.40'	N45°23'37"W	12.00'
C8	30.59	30.28'	N77°44'27"W	62.00'
C9	41.08	40.34'	N44°37'17"W	62.00'
C10	28.92	28.66'	N12°16'27"W	62.00'
C11	1.96	1.96'	N3°35'19"W	12.00'
C12	16.84	15.49'	N48°28'13"W	12.00'
C13	16.84	15.49'	N51°07'25"E	12.00'
C14	2.06	2.06'	N6°00'19"E	12.00'
C15	7.31	7.30'	N4°28'01"E	62.00'
C16	40.87	40.13'	N26°43'37"E	62.00'
C17	40.87	40.13'	N64°29'36"E	62.00'
C18	8.35	8.34'	N87°14'00"E	62.00'
C19	18.85	16.97'	N46°05'24"E	12.00'
C20	28.97	28.72'	N14°09'36"E	63.50'
C21	37.66	37.11'	N44°13'13"E	63.50'
C22	29.81	29.54'	N74°39'32"E	63.50'
C23	2.01	2.01'	N83°18'38"E	12.00'
C24	16.84	15.49'	N38°18'38"E	12.00'
C25	16.84	15.49'	S42°05'43"E	12.00'
C26	2.01	2.01'	S87°05'43"E	12.00'
C27	14.62	12.88'	N38°50'32"E	8.50'

Curve #		Chord Length	Chord Direction	Radius
C169	18.85	16.97'	N43°54'36"W	12.00'
C170	18.85	16.97'	S46°05'24"W	12.00'
C171	19.47	17.40'	S45°23'37"E	12.00'
C172	18.23	16.53'	N44°36'23"E	12.00'
C177	8.90	8.01'	S46°53'33"E	5.67'
C178	8.90	8.01'	N43°06'27"E	5.67'
C179	8.90	8.01'	N46°53'33"W	5.67'
C180	8.90	8.01'	S43°06'27"W	5.67'
C182	8.90	8.01'	N46°53'33"W	5.67'
C189	28.73	28.72'	N1°08'56"E	270.67'
C192	18.85	16.97'	N46°05'24"E	12.00'
C199	18.85	16.97'	N43°54'36"W	12.00'
C202	18.85	16.97'	S46°05'24"W	12.00'
C209	18.85	16.97'	S43°54'36"E	12.00'
C210	14.66	9.33'	N90°00'00"E	4.67'
C211	14.66	9.33'	N90°00'00"W	4.67'
C212	14.66	9.33'	N88°54'36"W	4.67'
C213	14.66	9.33'	S88°54'36"E	4.67'
C214	14.66	9.33'	N90°00'00"E	4.67'
C215	14.66	9.33'	N90°00'00"W	4.67'
C216	14.66	9.33'	S60°45'59"W	4.67'
C217	14.66	9.33'	N60°45'59"E	4.67'
C222	18.85	16.97'	N43°54'36"W	12.00'
C225	18.85	16.97'	N46°05'24"W	12.00'
C234	19.47	17.40'	S45°23'37"E	12.00'
C240	18.23	16.53'	N44°36'23"E	12.00'
C245	18.85	16.97'	N43°54'36"W	12.00'

Curve #		Chord Length	Chord Direction	Radius
C28	44.67	44.63'	N6°09'28"W	300.00'
C29	52.06	52.05'	S0°24'04"E	1000.00'
C30	13.35	12.02'	S43°54'35"E	8.50'
C41	51.45	51.26'	S82°52'45"W	172.50'
C42	34.06	34.00'	S68°20'42"W	172.50'
C43	5.79	5.79'	S61°43'39"W	172.50'
C44	19.17	17.20'	S14°59'39"W	12.00'
C45	99.50	99.43'	S26°24'24"E	750.00'
C46	18.19	16.50'	S66°02'11"E	12.00'
C47	17.00	16.99'	N73°16'35"E	177.50'
C48	34.53	34.47'	N81°35'31"E	177.50'
C49	12.16	12.16'	N89°07'39"E	177.50'
C50	13.35	12.02'	N46°05'25"E	8.50'
C51	13.35	12.02'	N43°54'35"W	8.50'
C52	13.35	12.02'	N46°05'25"E	8.50'
C53	50.70	50.70'	N0°21'14"E	1972.50'
C54	13.58	12.18'	N46°08'15"W	8.50'
C55	18.85	16.97'	S43°06'27"W	12.00'
C56	103.62	103.51'	S6°27'32"E	650.00'
C57	40.64	40.63'	S12°49'02"E	650.00'
C58	115.08	114.93'	S19°40'49"E	650.00'
C59	19.79	17.62'	S71°59'35"E	12.00'
C60	15.59	15.59'	N62°43'46"E	227.50'
C61	31.87	31.84'	N68°42'19"E	227.50'
C62	31.87	31.84'	N76°43'53"E	227.50'
C63	31.87	31.84'	N84°45'26"E	227.50'
C64	9.21	9.21'	N89°55'49"E	227.50'

Curve #		Chord Length	Chord Direction	Radius
C246	18.85	16.97'	S46°05'24"W	12.00'
C247	19.47	17.40'	S45°23'37"E	12.00'
C248	18.23	16.53'	N44°36'23"E	12.00'
C250	18.87	16.99'	N46°02'07"E	12.00'
C251	385.24	380.33'	N14°53'55"W	695.00'
C253	18.53	16.74'	N75°00'21"W	12.00'
C255	52.08	49.76'	S30°55'41"W	50.00'
C257	13.35	12.02'	S43°54'36"E	8.50'
C258	6.46	6.46'	N76°39'33"E	510.00'
C259	34.44	34.44'	N78°57'24"E	510.00'
C260	34.15	34.15'	N82°48'36"E	510.00'
C261	34.02	34.01'	N86°38'21"E	510.00'
C262	22.61	22.61'	N89°49'12"E	510.00'
C263	26.05	26.05'	S89°34'02"W	490.00'
C264	48.77	48.75'	S85°11'35"W	490.00'
C265	49.01	48.99'	S79°28'35"W	490.00'
C266	2.69	2.69'	S76°27'13"W	490.00'
C267	55.62	54.91'	S75°09'22"W	100.00'
C268	17.30	17.28'	N63°21'04"E	120.00'
C269	22.07	22.04'	N72°44'58"E	120.00'
C270	27.38	27.32'	N84°33'16"E	120.00'
C271	12.21	8.29'	S88°06'27"W	4.17'
C272	31.42	28.28'	S43°54'36"E	20.00'
C273	31.42	28.28'	S46°05'25"W	20.00'
C274	138.17	134.71'	N71°51'41"E	177.50'
C275	93.57	92.49'	S14°00'45"E	177.50'
C276	155.69	150.74'	S54°14'32"E	177.50'

Curve #		Chord Length	Chord Direction	Radius
C86	13.35	12.02'	S43°54'36"E	8.50'
C90	13.35	12.02'	N46°05'24"E	8.50'
C105	109.36	104.49'	N30°55'42"E	105.00'
C107	18.45	16.51'	N17°18'36"E	12.00'
C108	293.21	291.07'	N14°08'47"W	700.00'
C110	18.85	16.97'	N46°53'33"W	12.00'
C114	12.91	11.70'	S44°35'56"W	8.50'
C129	13.35	12.02'	N43°54'36"W	8.50'
C132	13.35	12.02'	S46°05'24"W	8.50'
C146	18.85	16.97'	S43°54'36"E	12.00'
C149	18.85	16.97'	N46°05'24"E	12.00'
C153	18.85	16.97'	N43°54'36"W	12.00'
C154	13.35	12.02'	S46°05'24"W	8.50'
C155	18.85	16.97'	S43°54'36"E	12.00'
C156	18.85	16.97'	N46°05'24"E	12.00'
C157	43.69	43.46'	S80°52'18"W	122.50'
C158	18.29	16.57'	S26°59'42"W	12.00'
C159	24.43	24.43'	S15°43'48"E	750.00'
C160	35.13	35.13'	S13°27'18"E	750.00'
C161	34.75	34.74'	S10°47'09"E	750.00'
C162	34.45	34.45'	S8°08'34"E	750.00'
C163	34.23	34.23'	S5°31'10"E	750.00'
C164	34.09	34.08'	S2°54'36"E	750.00'
C165	34.03	34.03'	S0°18'28"E	750.00'
C166	18.83	16.96'	S43°57'32"E	12.00'
C167	13.35	12.02'	N46°05'25"E	8.50'
C168	13.35	12.02'	N43°54'35"W	8.50'

Curve #		Chord Length	Chord Direction	Radius
C280	15.71	14.14'	S43°54'35"E	10.00'
C281	15.71	14.14'	N43°54'35"W	10.00'
C282	15.71	14.14'	S46°05'25"W	10.00'
C283	15.71	14.14'	S46°05'25"W	10.00'
C284	15.71	14.14'	S43°54'35"E	10.00'
C285	15.71	14.14'	S46°05'25"W	10.00'
C286	15.71	14.14'	N43°54'35"W	10.00'
C287	15.61	14.07'	S14°30'26"W	10.00'
C288	15.64	14.10'	N75°35'44"W	10.00'
C289	0.06	0.06'	S59°24'16"W	10.00'
C290	15.71	14.14'	N46°05'25"E	10.00'
C291	15.71	14.14'	S43°54'42"E	10.00'
C292	15.67	14.25'	S30°50'39"W	10.00'
C293	15.85	14.24'	S56°26'26"E	10.00'
C294	15.71	14.14'	S46°05'32"W	10.00'
C295	15.19	13.77'	S44°35'56"W	10.00'
C296	15.71	14.14'	S43°54'36"E	10.00'
C297	15.71	14.14'	N46°05'24"E	10.00'
C298	16.23	14.51'	N45°24'04"W	10.00'
C299	3.10	3.10'	N20°10'10"W	700.00'
C300	0.32	0.32'	N77°13'15"E	10.00'
C301	15.05	14.73'	N19°26'12"W	21.00'
C302	57.32	52.54'	N1°05'24"E	40.00'
C303	15.05	14.73'	N21°37'00"E	21.00'

SHEET 36 OF 143



1828 ENGINEERING

2400 MATLAND CENTER HWY, SUITE 107
MATLAND CENTER, FLORIDA 33411
(407) 595-3338

CURVE TABLES
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:
S. LANCASTER

DESIGNED:
O. SANCHEZ

CHECKED:
O. SANCHEZ

DATE:
9/15/2025

SCALE:
N.T.S.

PROJECT:
ASH-014

SHEET:
C3.11

NO. 86492

DAVID SALVADOR E. SANCHEZ

PROFESSIONAL ENGINEER

STATE OF FLORIDA

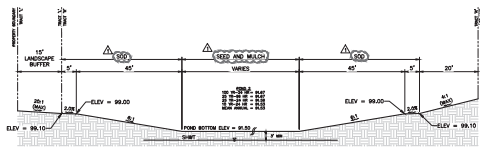
DATE: 9/15/2025

DESCRIPTION: CURVE TABLES

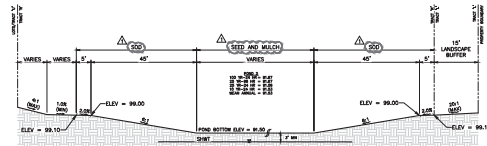
BY: babbles

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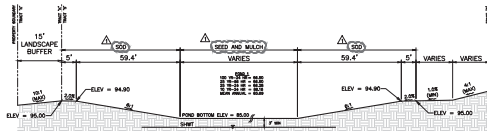
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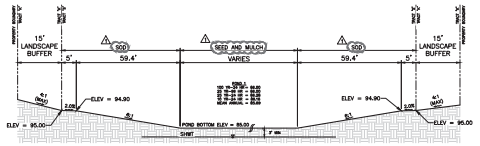
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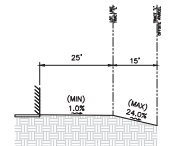
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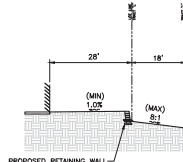
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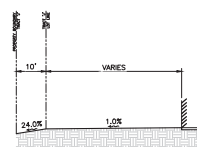
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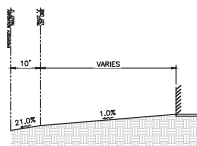
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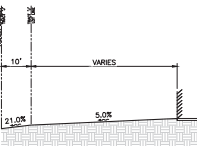
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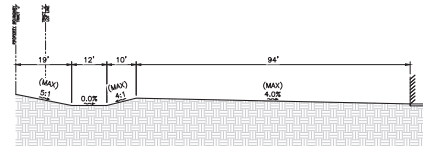
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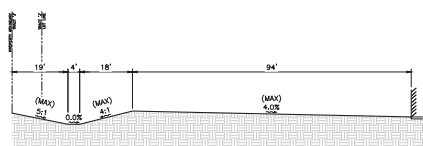
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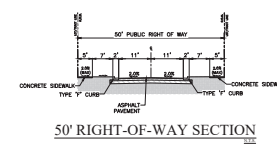
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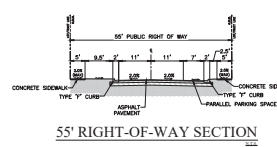
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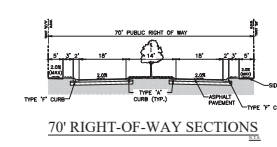
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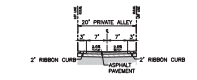
50' RIGHT-OF-WAY SECTION



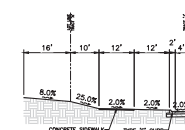
55' RIGHT-OF-WAY SECTION



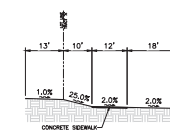
70' RIGHT-OF-WAY SECTIONS



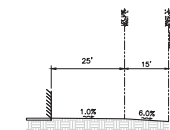
TYPICAL ALLEY SECTION



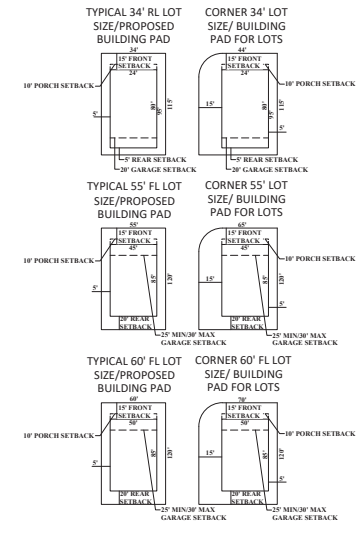
SECTION L-L
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SECTION M-M
N.T.S.



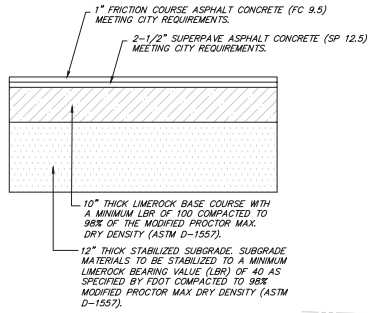
SECTION N-N
N.T.S.



SHEET 37 OF 143

1828 ENGINEERING		CROSS SECTIONS		CONSTRUCTION SITE PLAN		SPRINGHAVEN (FKA CHANDLER HILLS)		CITY OF APOPKA, FLORIDA		DATE		DESCRIPTION		BY	
2400 MIDLAND CENTER HWY., SUITE 107 MIDLAND, FLORIDA 32721 (407) 588-2228										9/15/2025					
REV		DATE		NAME		OWNER		DATE		DESCRIPTION		BY		CHECKED	

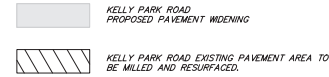
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1 KELLY PARK ROAD PAVEMENT IMPROVEMENT SECTION
N.T.S.

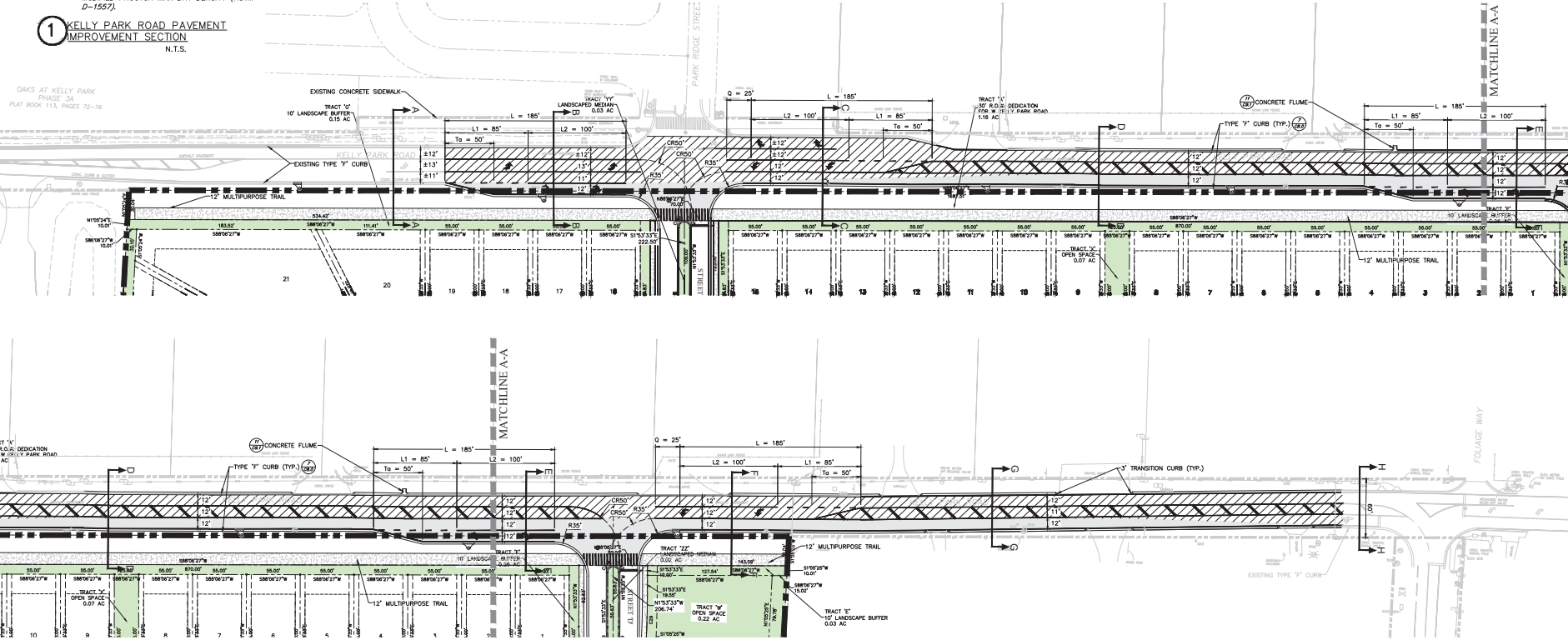
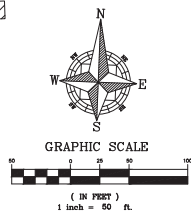
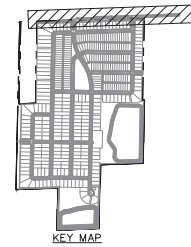
2 KELLY PARK ROAD PAVEMENT AREA TO BE MILLED AND RESURFACED
N.T.S.

LEGEND



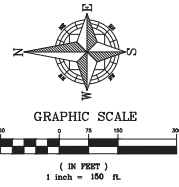
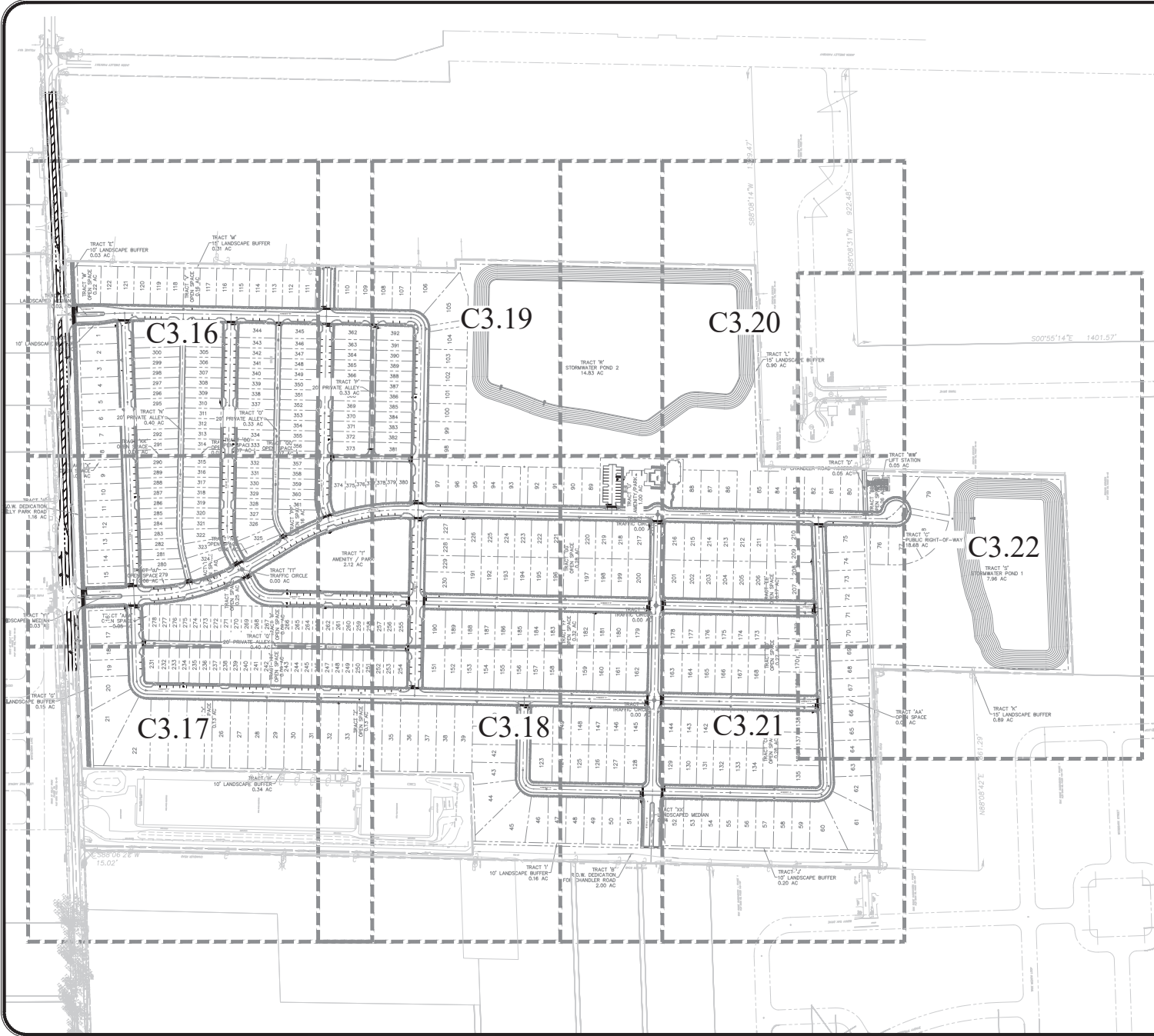
NOTES:

1. CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO EACH PROPERTY DURING CONSTRUCTION & PROVIDE NEW DRIVEWAY APPROX FOR ALL AFFECTED PROPERTIES WITHIN RIGHT-OF-WAY ONLY.
2. POSTED SPEED ALONG KELLY PARK ROAD = 45 MPH.
3. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND MEET FDOT DESIGN STANDARDS.
4. DETECTABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
5. PROPOSED WIDENING OF KELLY PARK ROAD IS A LEFT WIDENING PER FDOT DESIGN MANUAL 212 EXHIBIT 212-3.
6. ALL EXISTING DRIVEWAYS AFFECTED WITH THE IMPROVEMENTS NEED TO BE RECONSTRUCTED TO CITY OF APOPKA STANDARD.



1828 ENGINEERING		OFFSITE IMPROVEMENTS PLAN CONSTRUCTION SITE PLAN	
2400 MALLARD CENTER HWY, SUITE 107 APOPKA, FL 32017 (407) 550-5228		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
DRAWN: S. LANCASTER	SCALE: 1" = 50'	DESIGNED: O. SANCHEZ	PROJECT: ASH-014
CHECKED: O. SANCHEZ	SHEET: C3.13	DATE: 9/15/2025	

SHEET 38 OF 143



**Call 411 today
before you die**

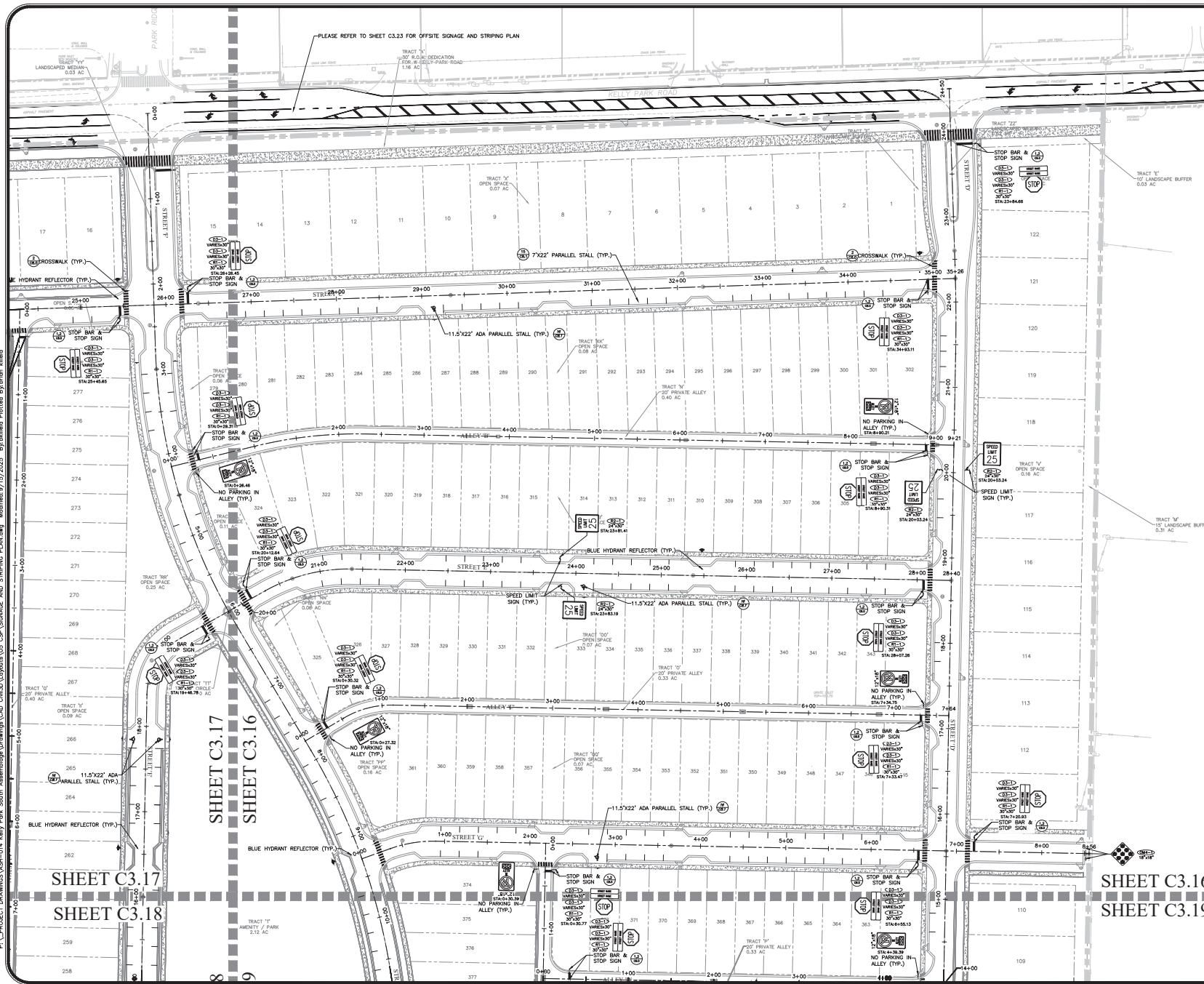
**We're here
1-800-495-4774**

Be sure to stop by the Dept. of Traffic, Inc.

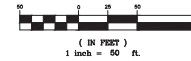
SHEET 40 OF 143

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GRAPHIC SCALE



KEY MAP

SHEET C3.17
SHEET C3.18

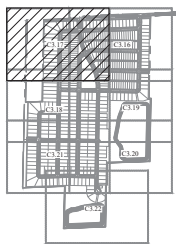
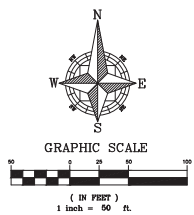
SHEET C3.17
SHEET C3.16

SHEET C3.16
SHEET C3.19

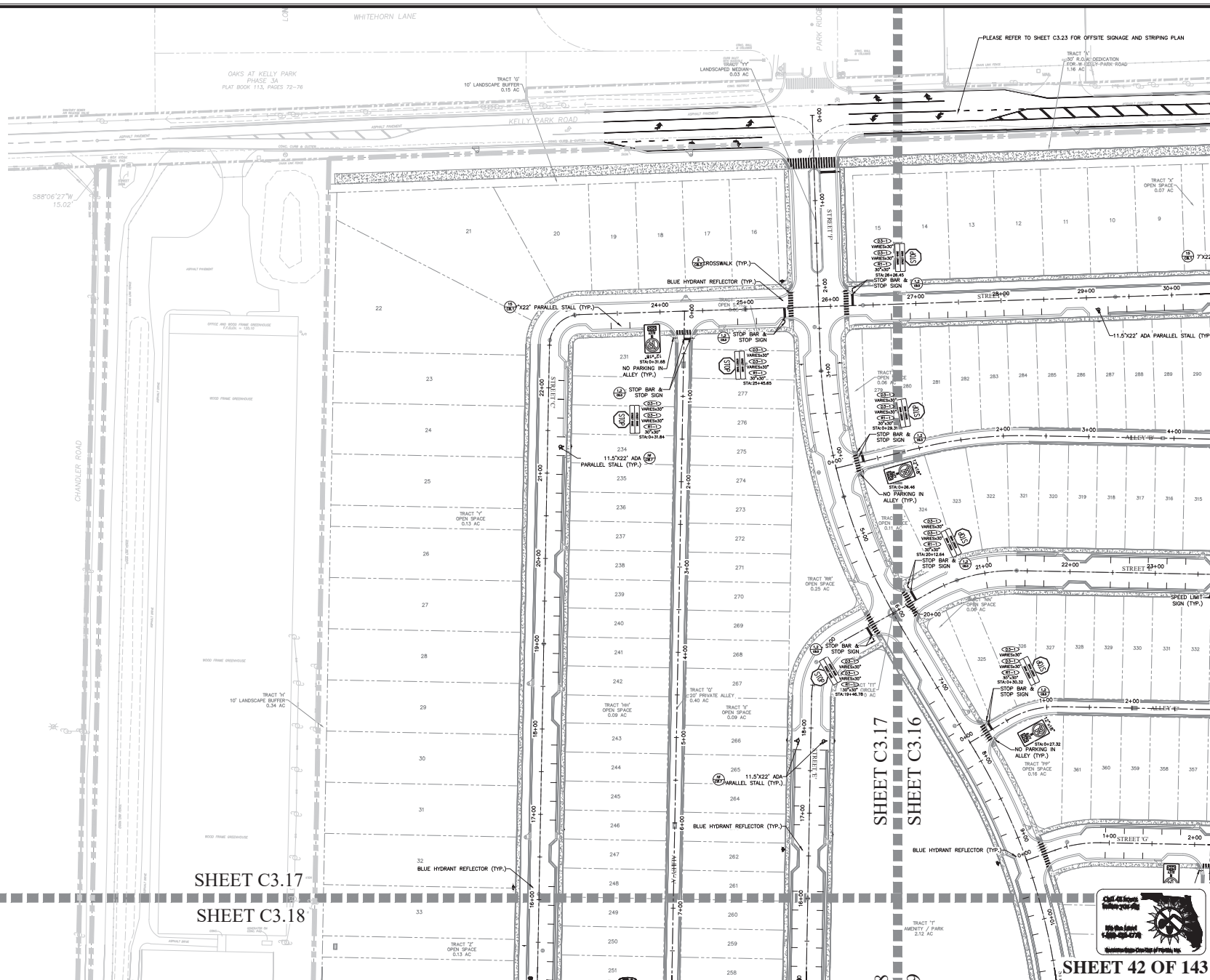


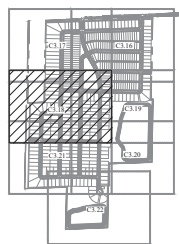
SHEET 41 OF 143

1828 ENGINEERING		SIGNAGE AND STRIPING PLAN - NORTHEAST CONSTRUCTION SITE PLAN		DATE: 9/15/2025	BY:
2400 MATLAND CENTER HWY, SUITE 107 SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		PROJECT: ASH-014		SHEET: C3.16	DESCRIPTION:
DRAWN: S. LANCASTER		DESIGNED: O. SANCHEZ		CHECKED: O. SANCHEZ	
SCALE: 1" = 50'		PROJECT: ASH-014		DATE: 9/15/2025	
STATE OF FLORIDA		PROFESSIONAL ENGINEER		No. 86492	

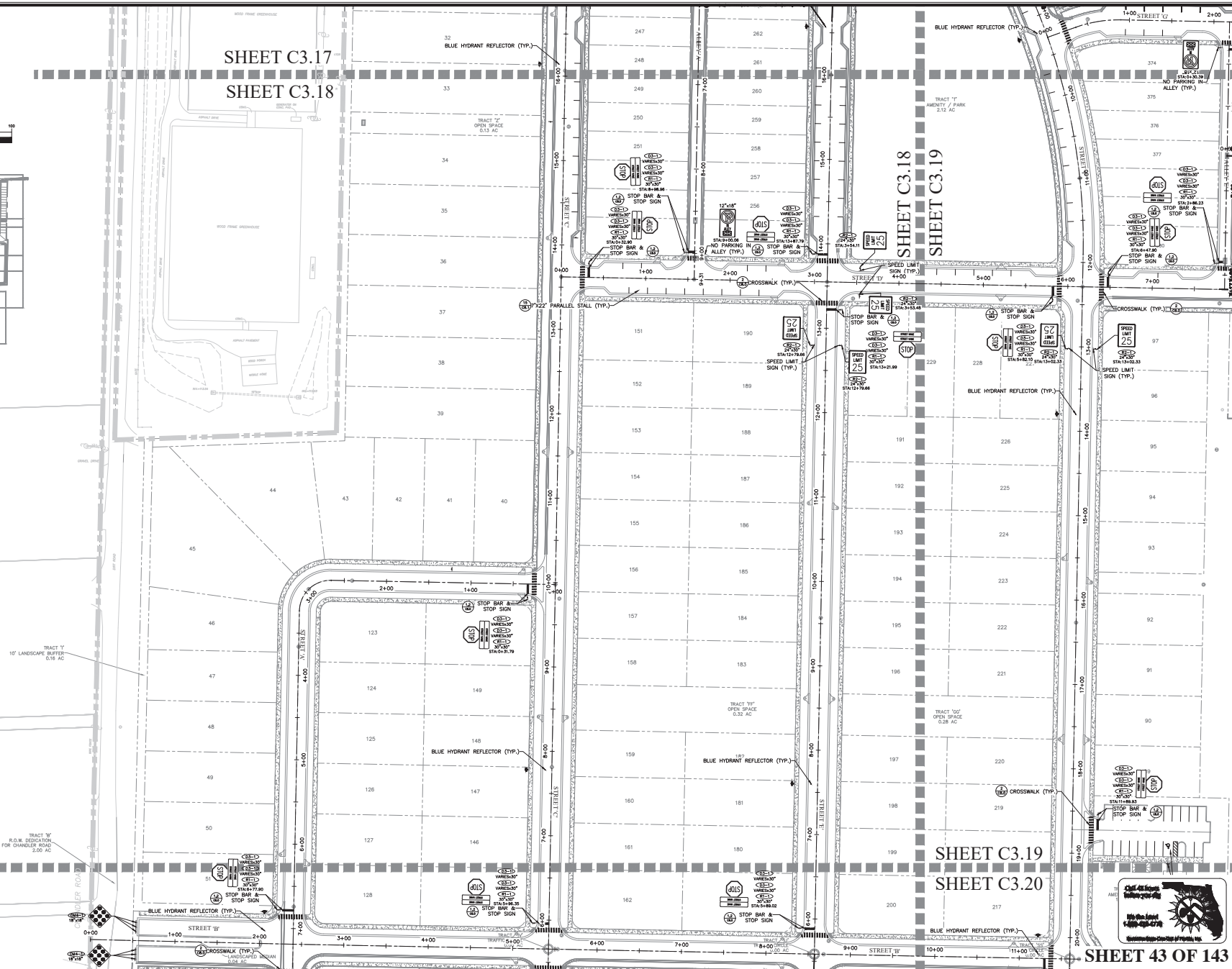


KEY MAP

[illegible]



KEY MAP



SHEET C3.18
SHEET C3.21

SHEET C3.19
SHEET C3.20

SHEET 43 OF 143

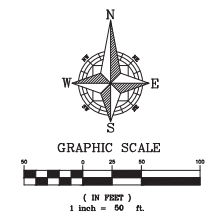
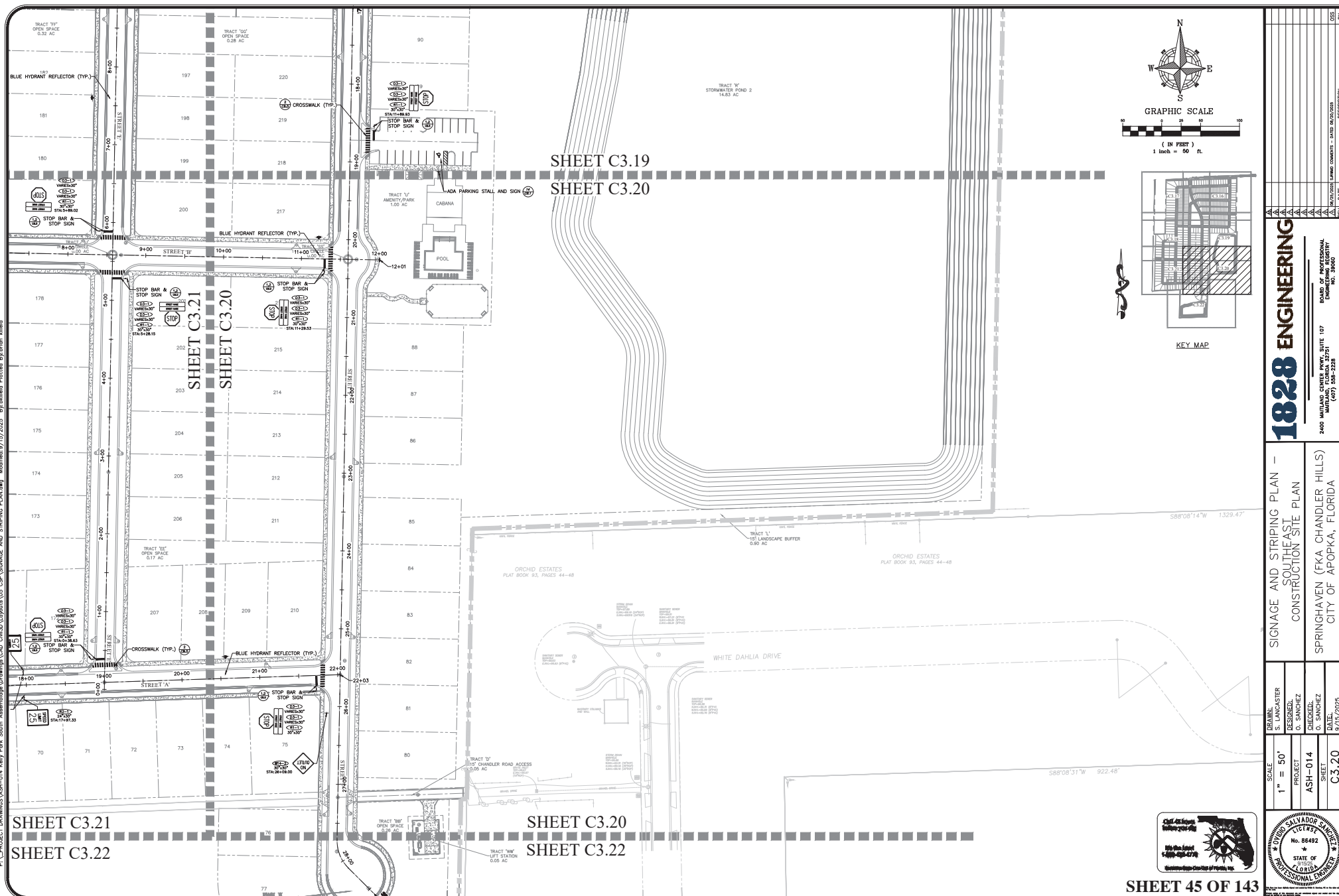
1828 ENGINEERING

SIGNAGE AND STRIPING PLAN -
WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 0.15.1000
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SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C318

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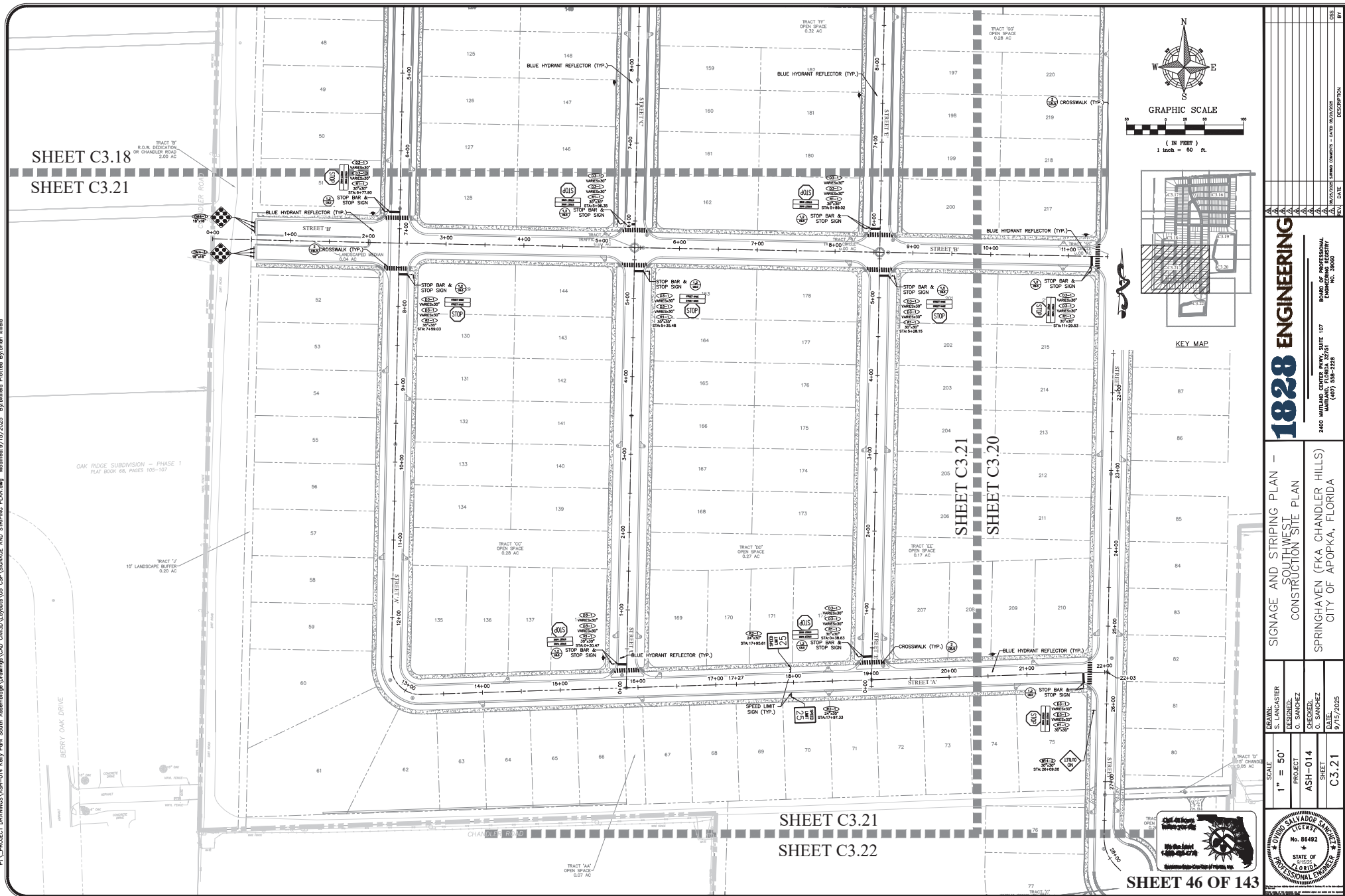
SHEET C3.21
SHEET C3.22

SHEET C3.20
SHEET C3.22

SHEET 45 OF 143

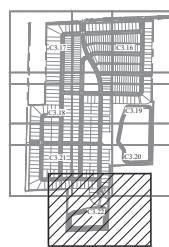
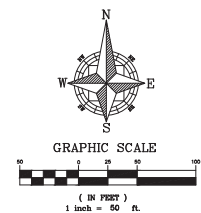
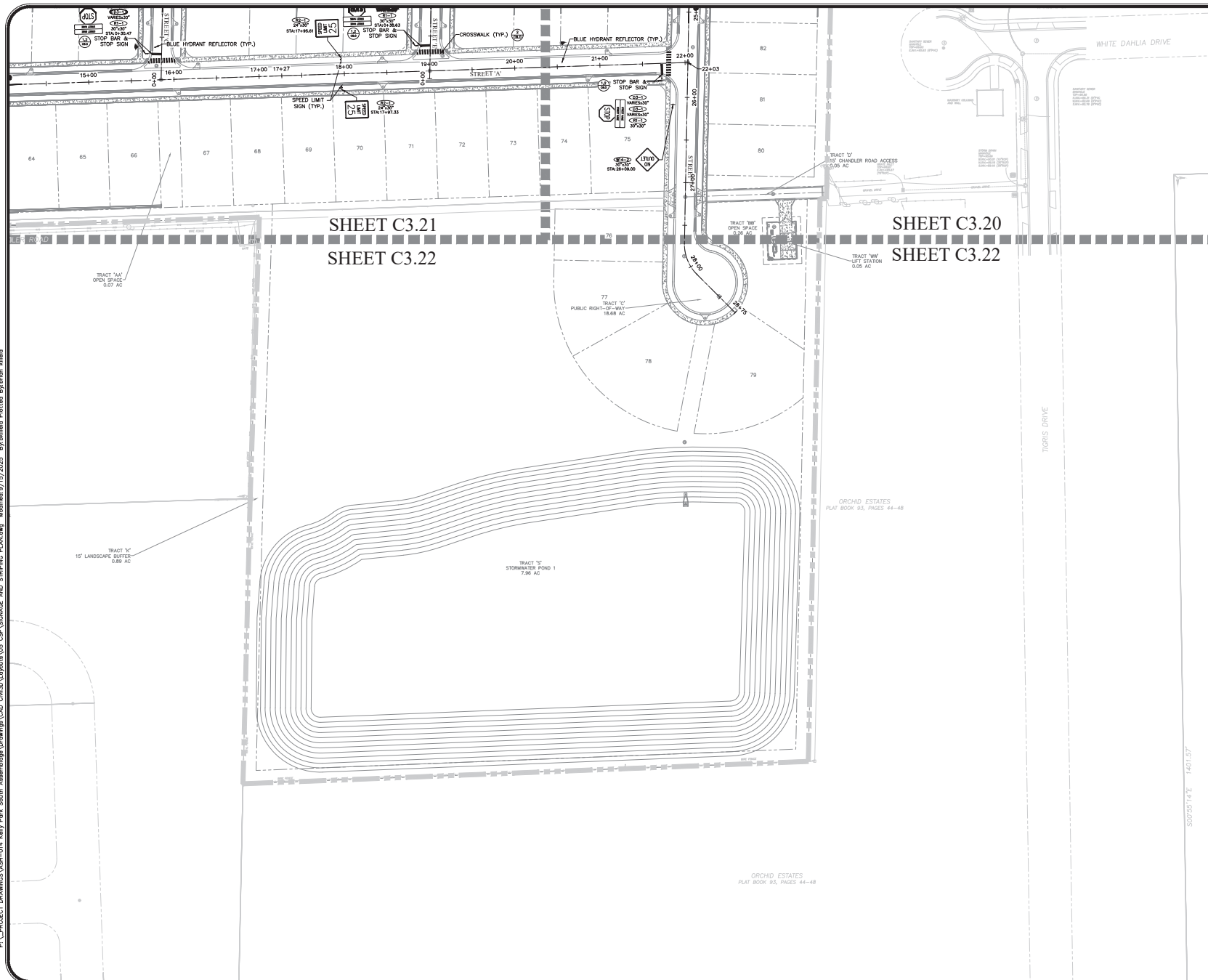
1828 ENGINEERING		SIGNAGE AND STRIPING PLAN - SOUTHEAST CONSTRUCTION SITE PLAN	
2400 MATLAND CENTER HWY, SUITE 107 MATLAND CENTER, FLORIDA 33411 (407) 558-3228		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
SCALE 1" = 50'	PROJECT ASH-014	DRAWN BY S. LANCASTER	SHEET C3.20
DESIGNED BY O. SANCHEZ		CHECKED BY O. SANCHEZ	DATE 9/15/2023
Professional Engineer Seal: OTHIN SALVADOR E. MENDOZA, No. 86492, STATE OF FLORIDA			

P:\PROJECT DRAWINGS\ASH-014 Key Plan South Assemblage\Drawings\CAD CHAS30\LAYOUT\A\A\A\ASSEMBLY AND STRIPING PLAN.dwg Modified 9/15/2023 By: James P. Miller



1828 ENGINEERING		SIGNAGE AND STRIPING PLAN - SOUTHWEST CONSTRUCTION SITE PLAN	
2400 MATLAND CENTER HWY, SUITE 107 MARIETTA, GA 30067 (404) 588-3333		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	
DRAWN: S. LANCASTER	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 9/15/2023
SCALE: 1" = 50'	PROJECT: ASH-014	SHEET: C3.21	

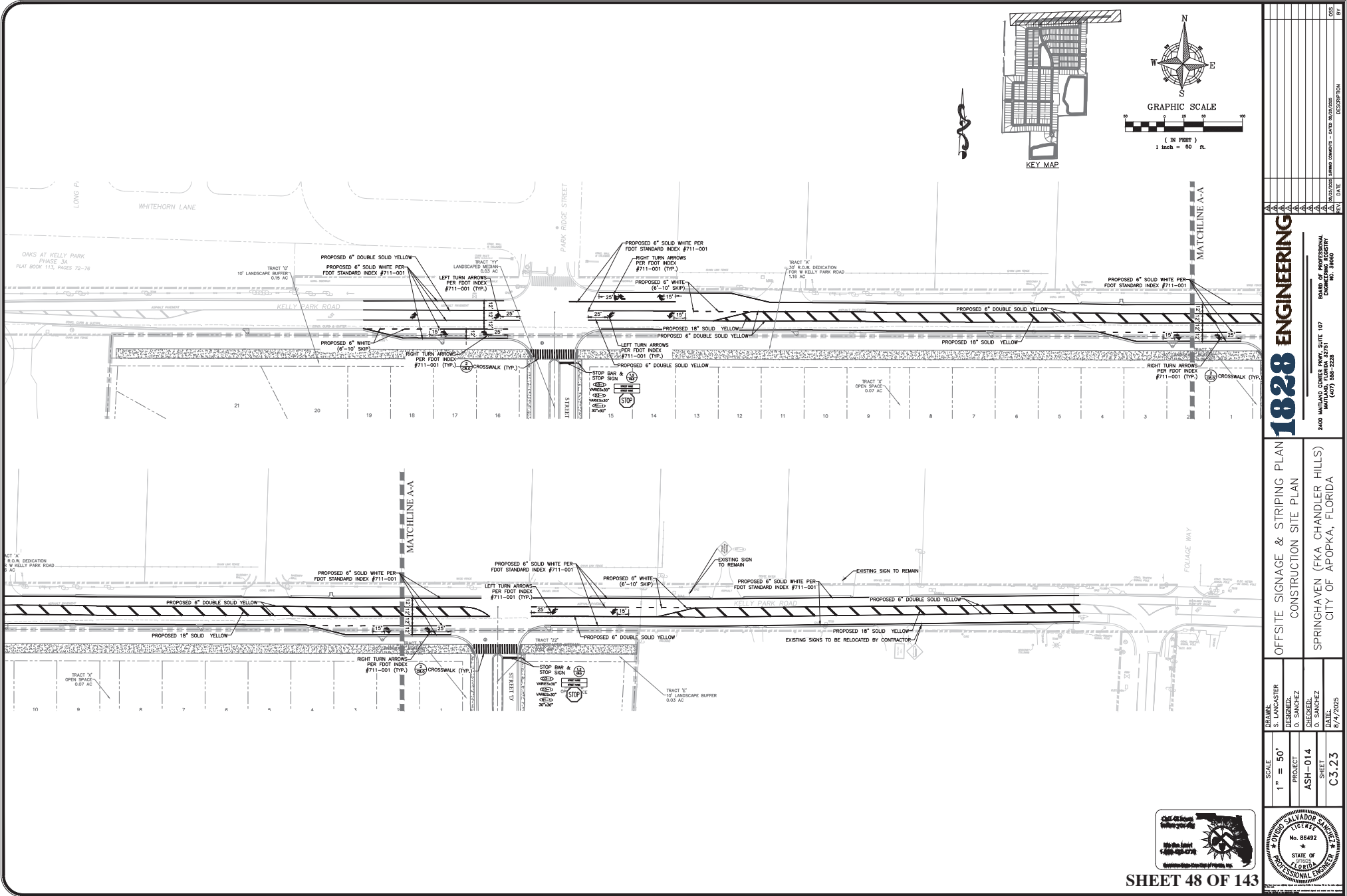
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SHEET 47 OF 143

		SCALE 1" = 50'	DRAWN S. LANCASTER	SIGNAGE AND STRIPING PLAN – SOUTH CONSTRUCTION SITE PLAN		1828 ENGINEERING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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SHEET 48 OF 143

FDEP UTILITY CONSTRUCTION NOTES

- [illegible]

FEDER UTILITY SEPARATION REQUIREMENTS

- [illegible]

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

[illegible]

(1) *Ward main* shows where shunt wires enter other pipes; the minimum separation is 12 inches.
 (2) *Shunt wire* shows where shunt wires enter other pipes; the minimum separation is 12 inches.
 (3) *Mechanical street regulated under Part III* of Chapter C-2-303, F.A.C.
 (4) *Street lighting* shows where street lighting enters other pipes; the minimum separation is 12 inches.
 (5) *Tie-in* for gravity sanitary sewer shows the location of the water main tie-in at least 6 inches above the top of the gravity sanitary sewer.
 (6) *Sanitary sewer* shows where sanitary sewers enter other pipes; the minimum separation is 12 inches.
 (7) *Balanced water meter regulated under Part III* of Chapter C-2-303, F.A.C.

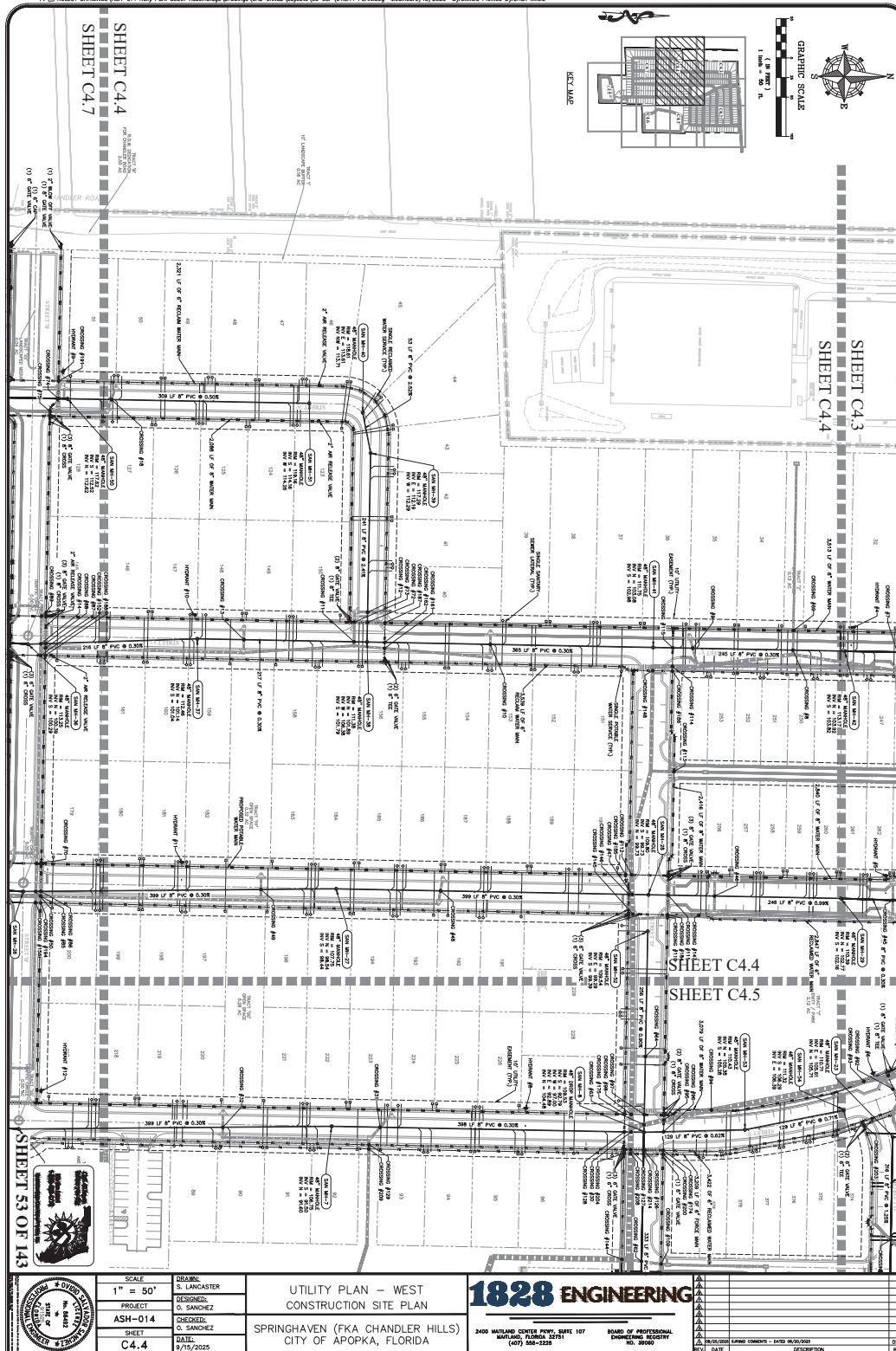
SHEET 49 OF 143

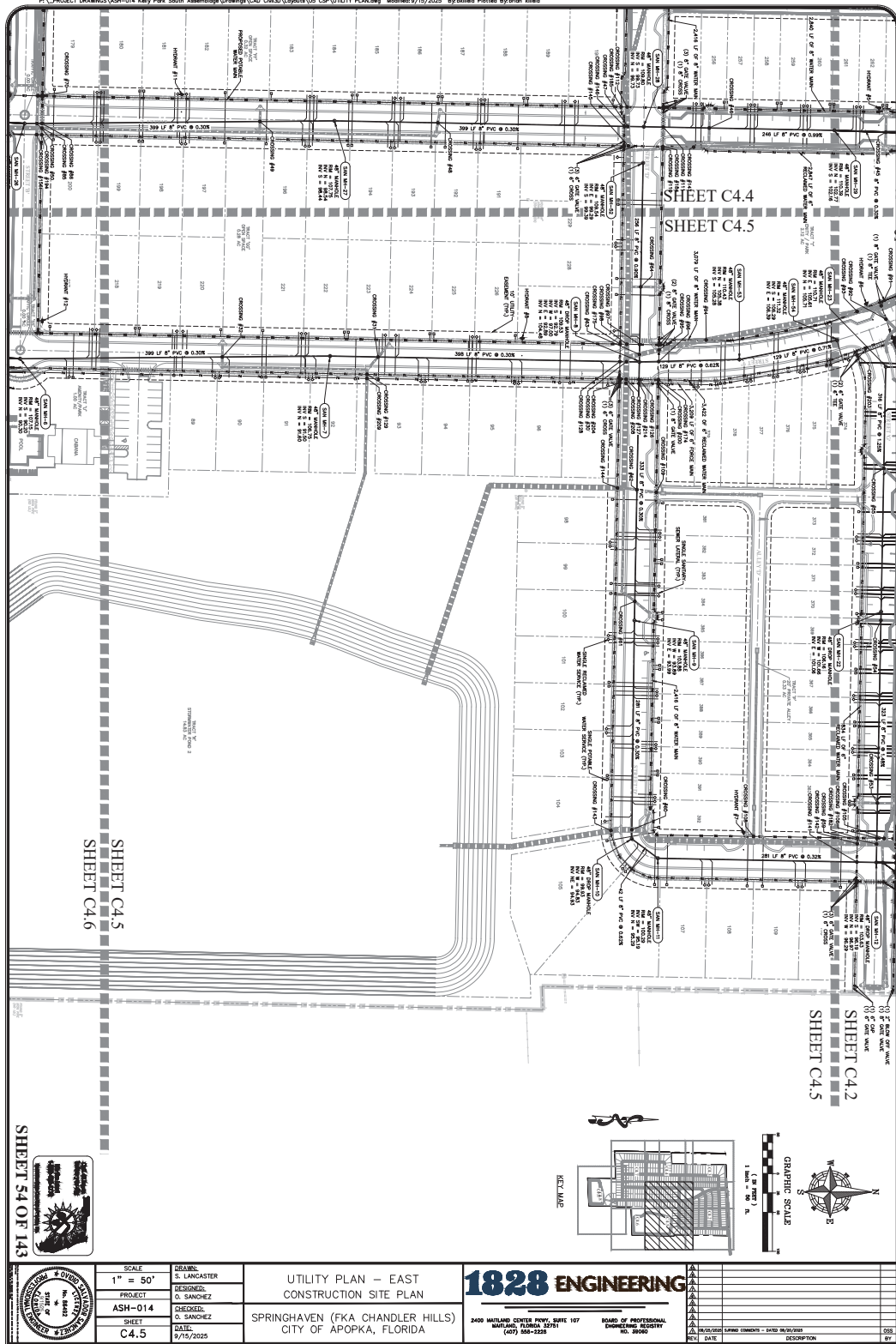


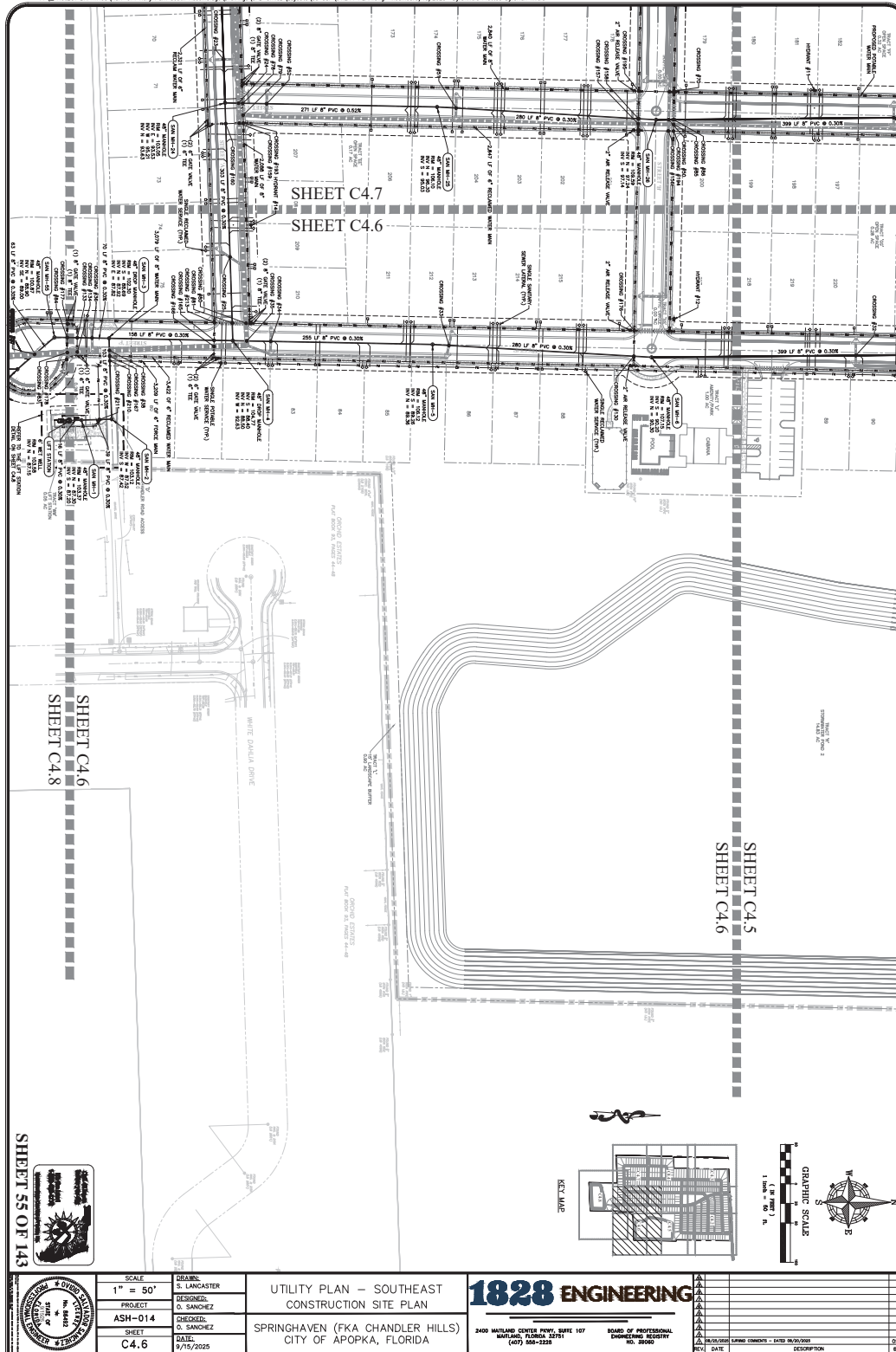
SCALE	DRAWN:
N.T.S.	S. LANCASTER
PROJECT	DESIGNED:
ASH-014	O. SANCHEZ
SHEET	CHECKED:
C4.0	O. SANCHEZ
	DATE:
	8/25/2025

UTILITY NOTES
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA







	SCALE	1" = 50'	DESIGNER	S. LANCASTER	1828 ENGINEERING 2400 WATLAND CENTER DRIVE, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 20900	PROJECT NO. _____ SHEET NO. _____ DATE _____ DESCRIPTION _____
	PROJECT	ASH-014	DESIGNED	D. SANCHEZ		
	SHEET	C4.6	CHECKED	D. SANCHEZ		
	DATE		9/15/2025			

UTILITY PLAN - SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

GRAPHIC SCALE

1" = 50'

1" = 100'

1" = 200'

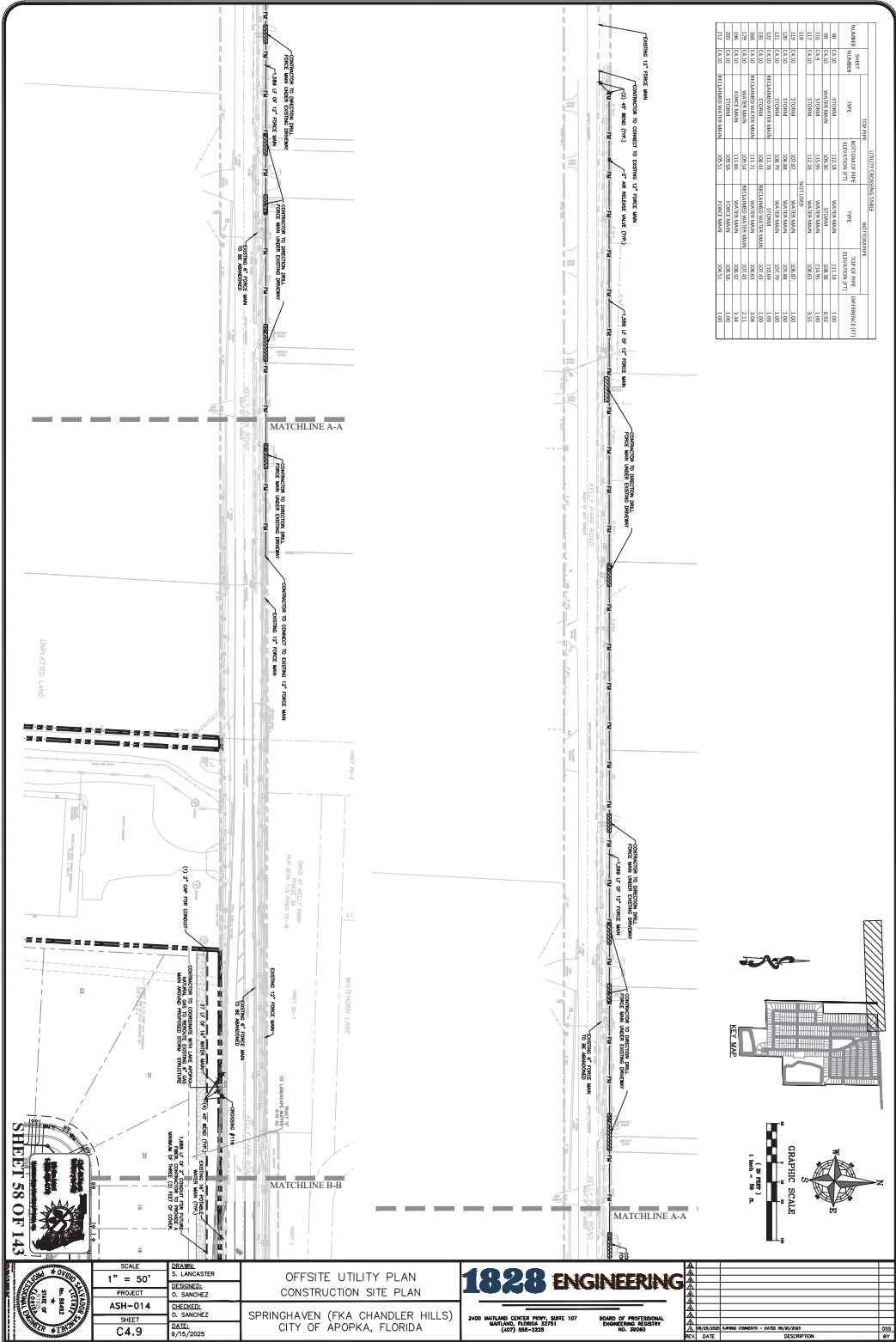
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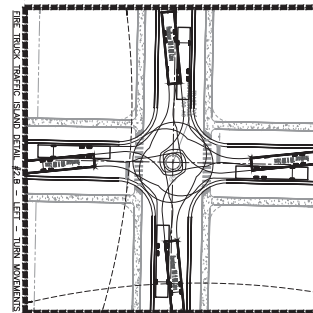
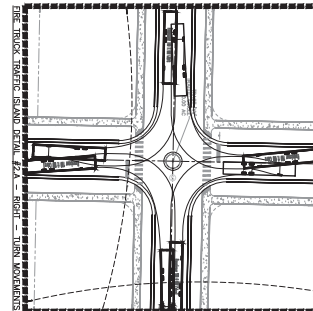
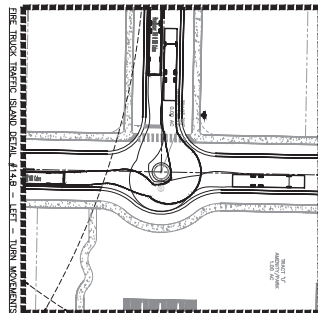
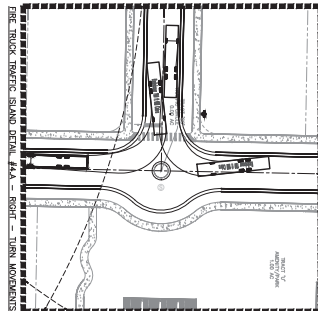
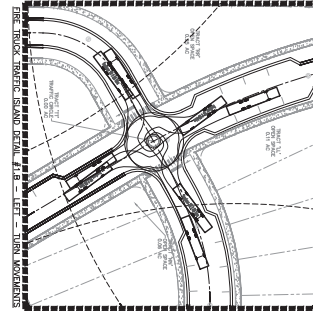
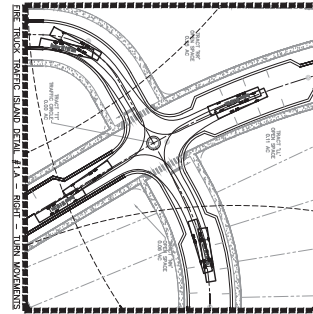
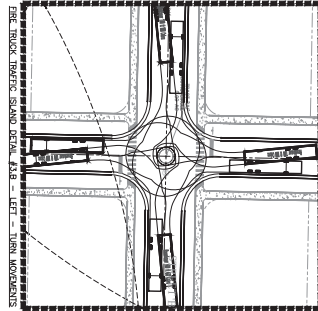
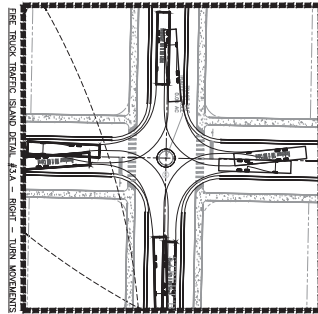
1" = 800'

1" = 1600'

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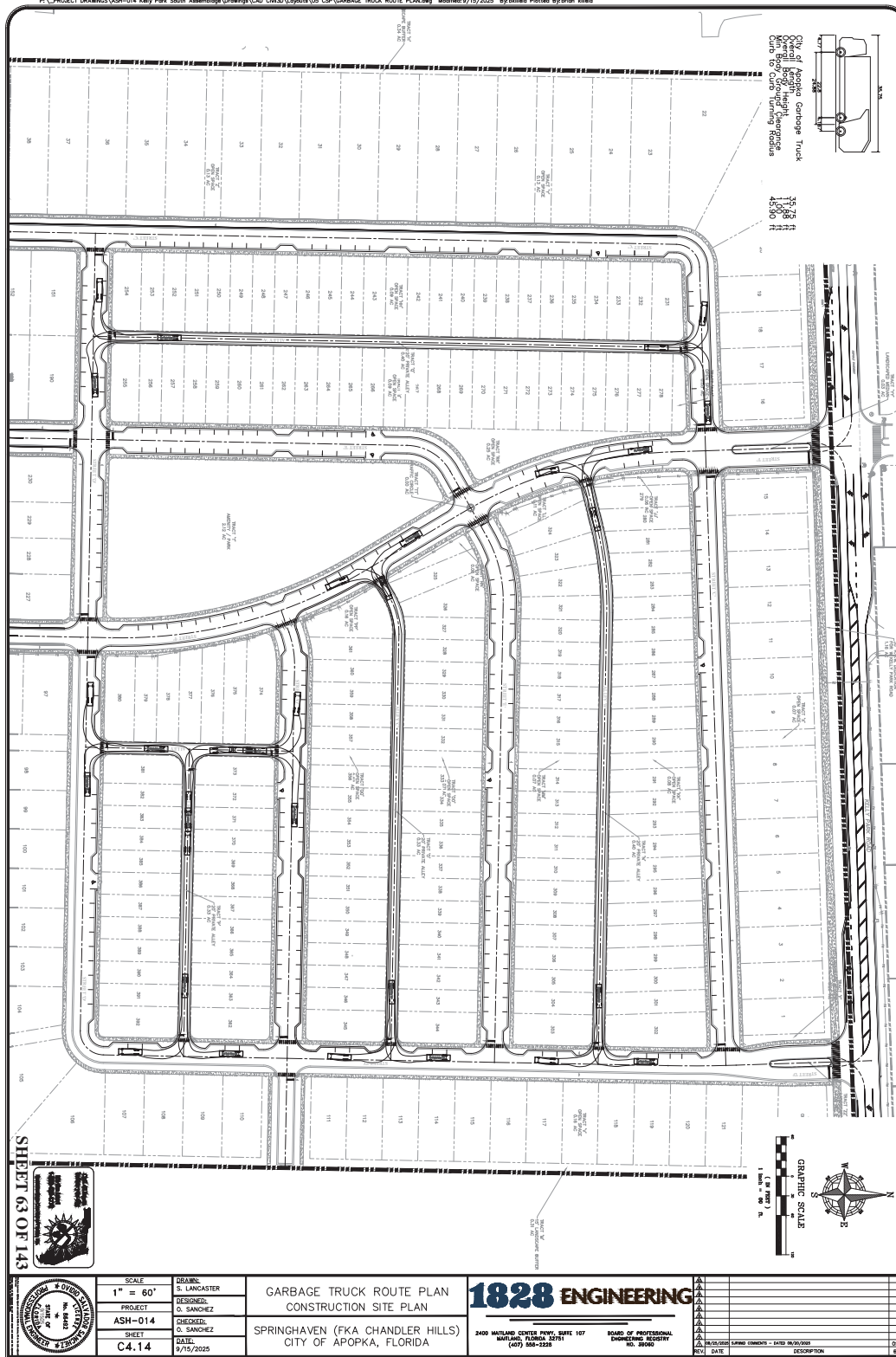


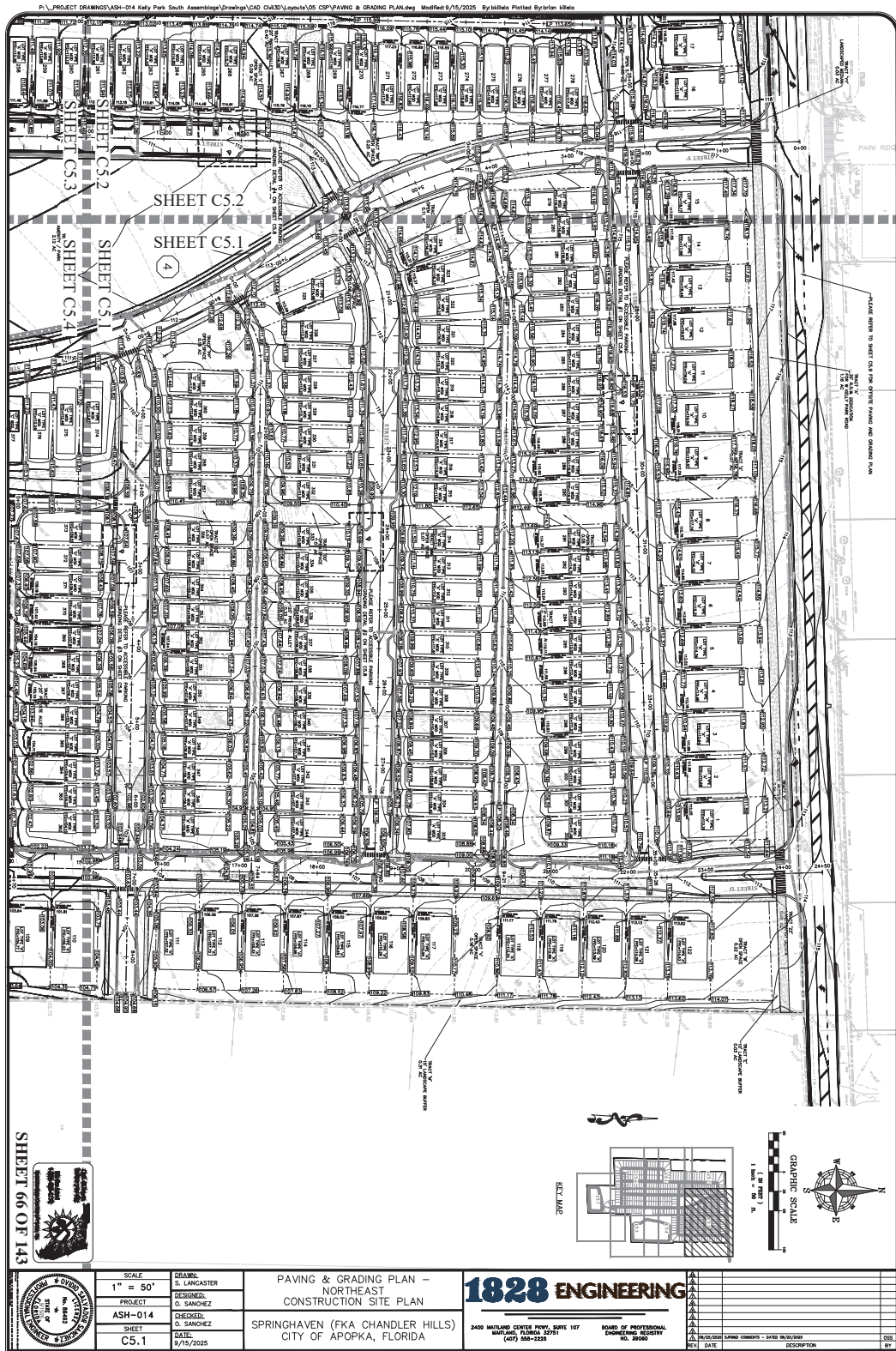


SHEET 62 OF 143



	SCALE	VARIES	DESIGN	S. LANCASTER
	PROJECT	ASH-014	DESIGNED	O. SANCHEZ
	CHECKED	O. SANCHEZ	DATE	9/15/2025
	SHEET	C4.13		
FIRE TRUCK ROUTE DETAILS CONSTRUCTION SITE PLAN SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA				
1828 ENGINEERING 2400 WATLAND CENTER DRIVE, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2525 BOARD OF PROFESSIONAL ENGINEERS - REGISTRY NO. 20900				
REVISIONS NO. DATE DESCRIPTION 001 BY				





SHEET 66 OF 143



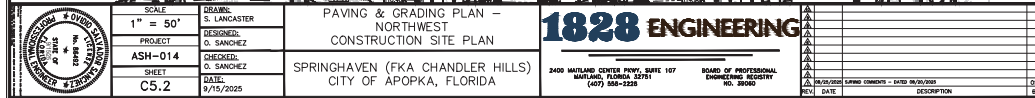
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C5.1
DATE	9/15/2025

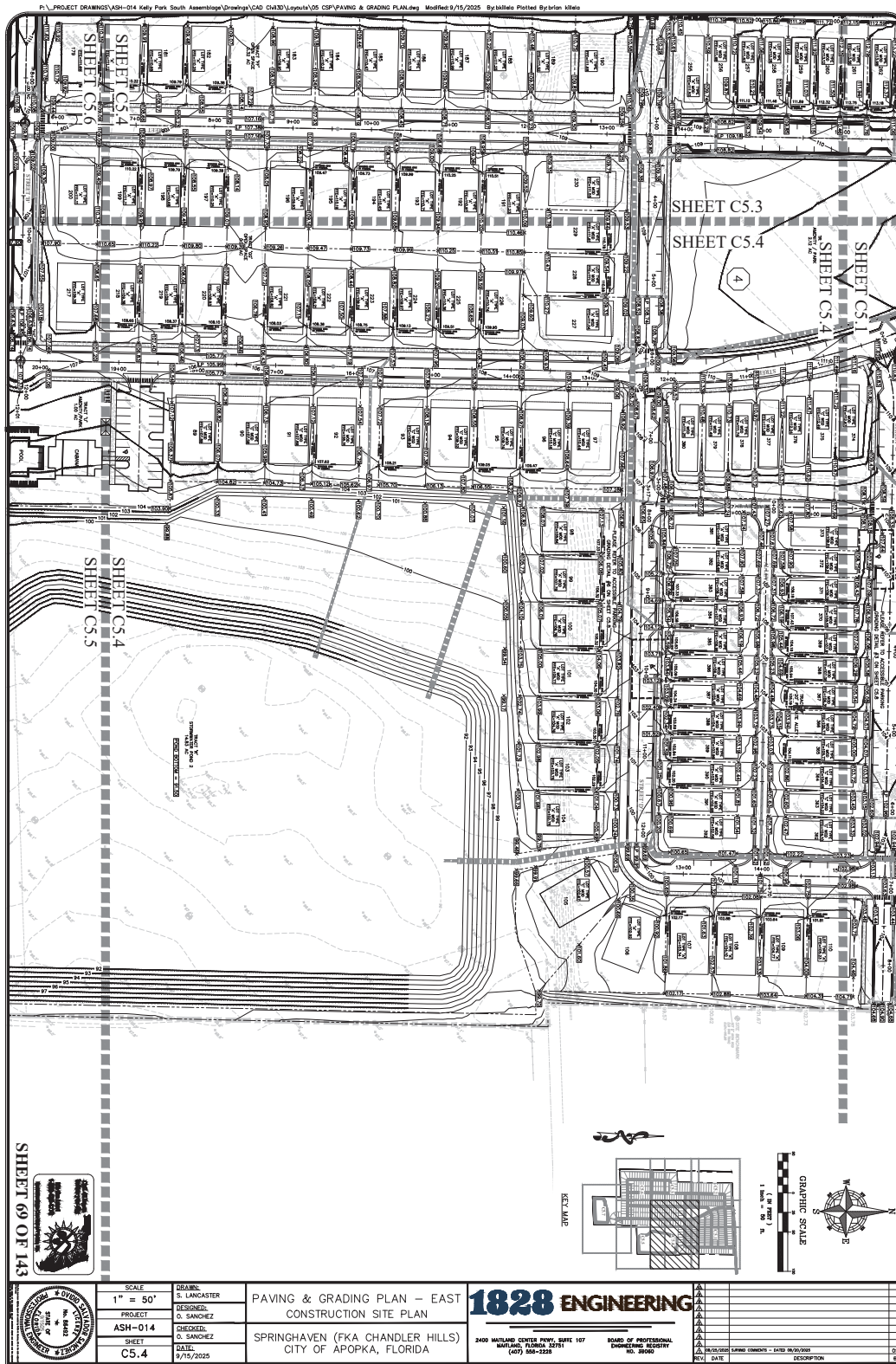
PAVING & GRADING PLAN -
NORTHEAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-3328

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 20900

NO.	DATE	DESCRIPTION
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SHEET 69 OF 143

SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C5.4

**PAVING & GRADING PLAN - EAST
CONSTRUCTION SITE PLAN**

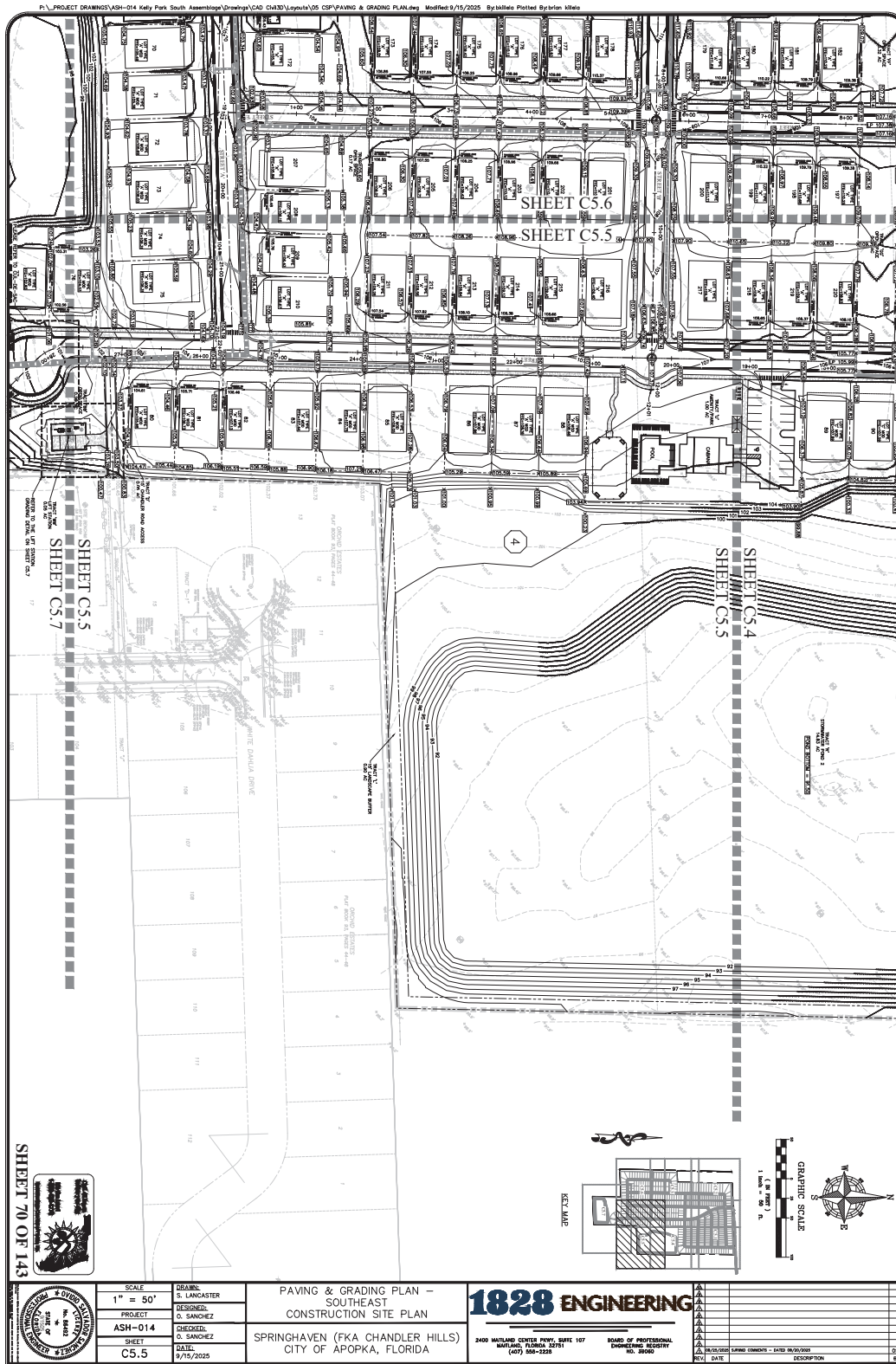
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 WATLAND CENTER DRIVE, SUITE 107
MAYLAND, FLORIDA 32051
(407) 555-2225

BOARD OF PROFESSIONAL
ENGINEERS - DISTRICT
NO. 20000

DATE	DESCRIPTION



SHEET 70 OF 143



SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C5.5

DESIGNED	S. LANCASTER
CHECKED	O. SANCHEZ
DATE	9/15/2025

PAVING & GRADING PLAN -
SOUTHEAST
CONSTRUCTION SITE PLAN

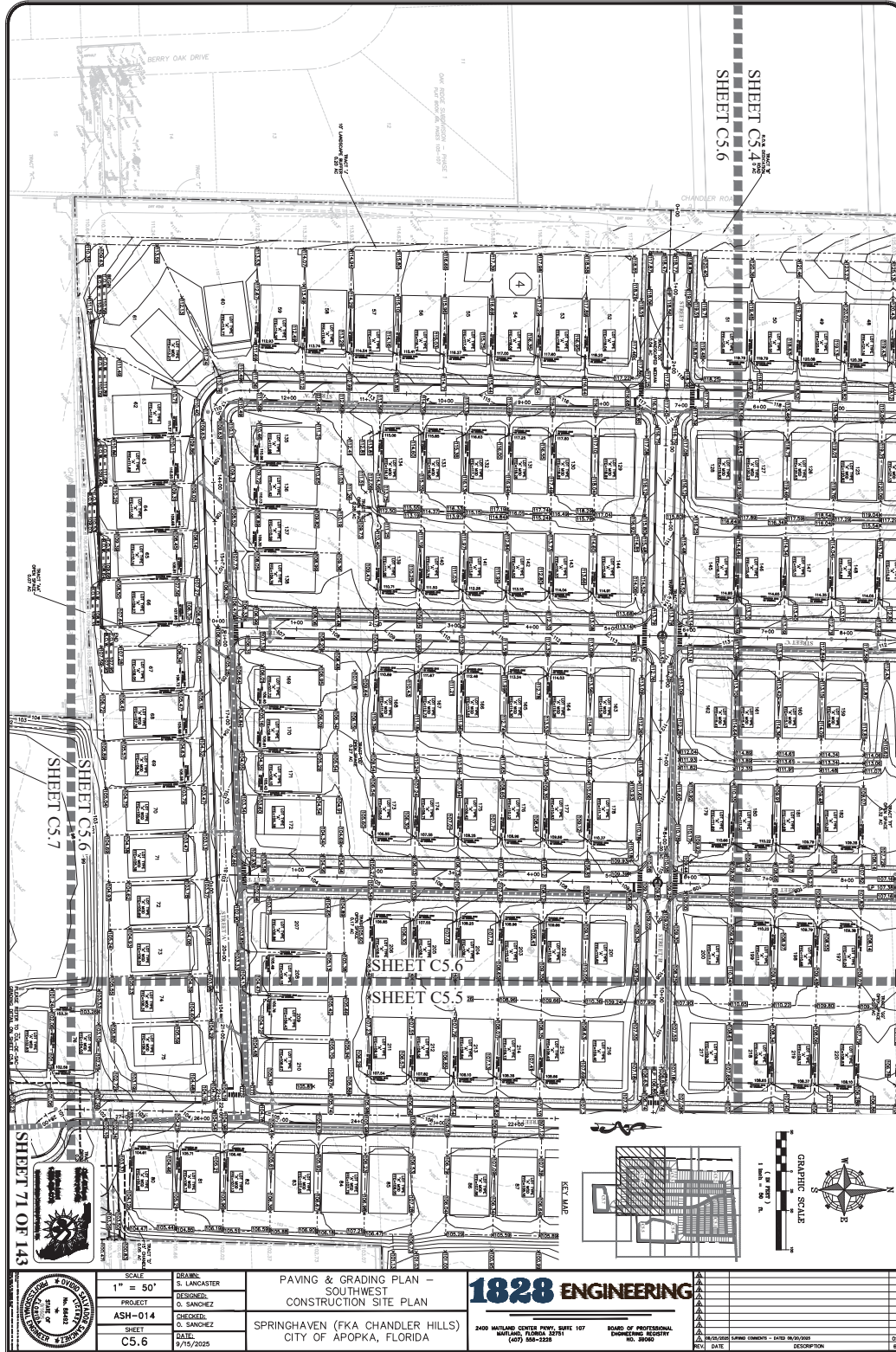
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 WATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 20060

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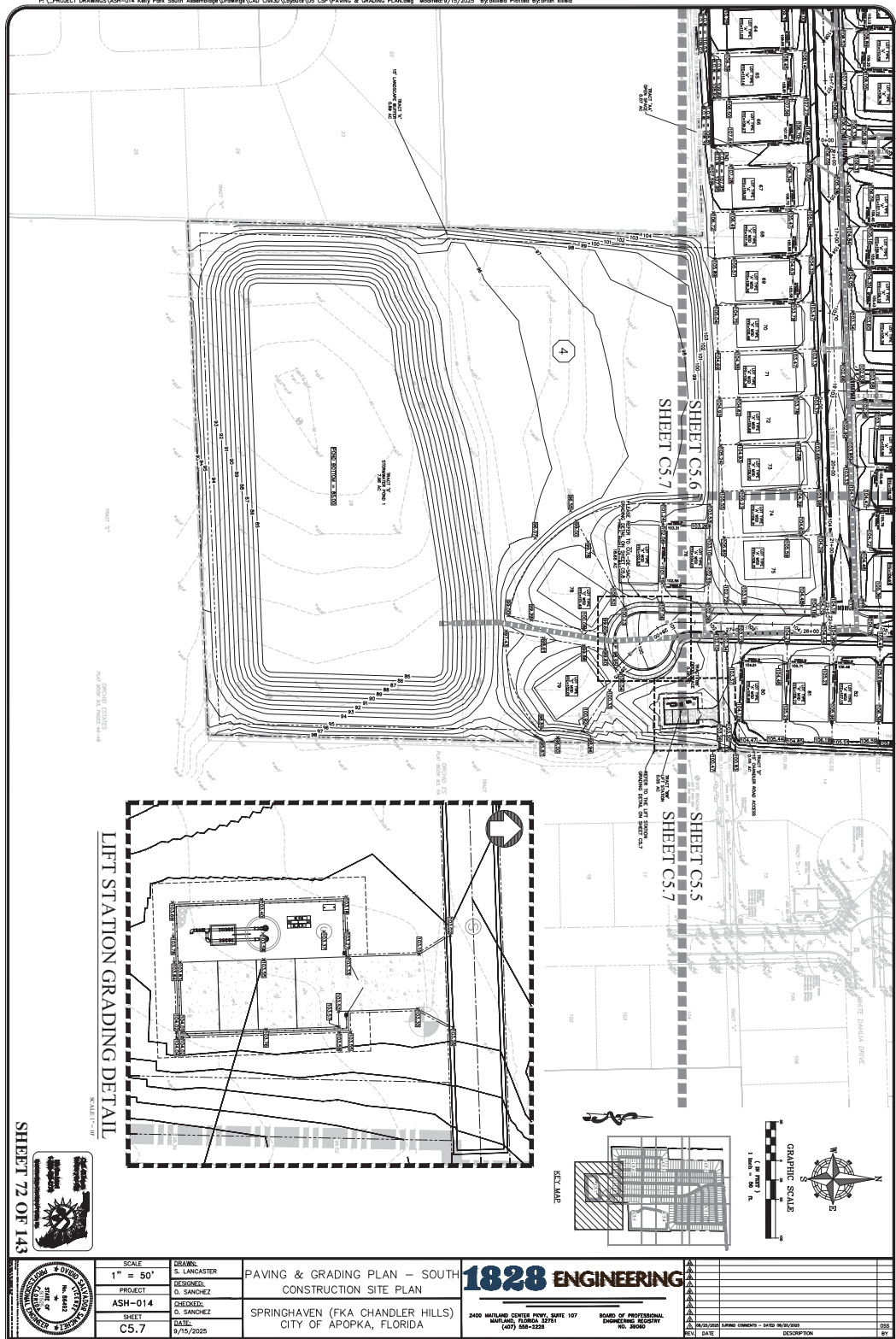
SCALE	1" = 50'
DESIGNER	S. LANCASTER
PROJECT	ASH-014
CHECKED	O. SANCHEZ
SHEET	C5.6
DATE	9/16/2025

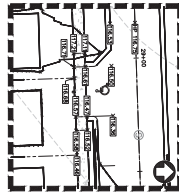
PAVING & GRADING PLAN -
SOUTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WI 53217
(414) 555-1225

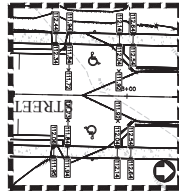
BOARD OF PROFESSIONAL
ENGINEERS - CIVIL
NO. 20060

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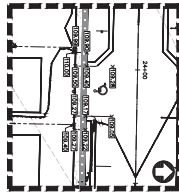




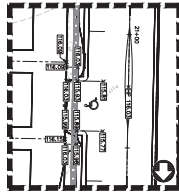
ACCESSIBLE PARKING
GRADING DETAIL #1
SCALE: 1" = 20'



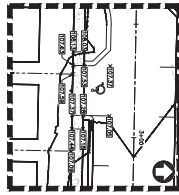
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GRADING DETAIL #4
SCALE: 1" = 20'



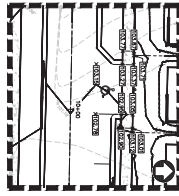
ACCESSIBLE PARKING
GRADING DETAIL #2
SCALE: 1" = 20'



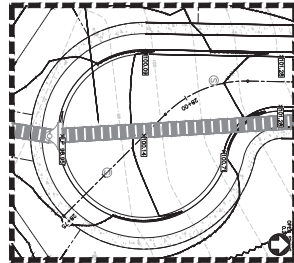
ACCESSIBLE PARKING
GRADING DETAIL #5
SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #3
SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #6
SCALE: 1" = 20'

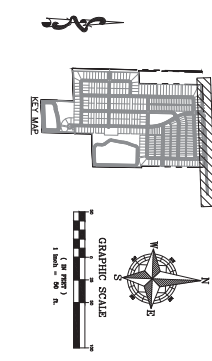
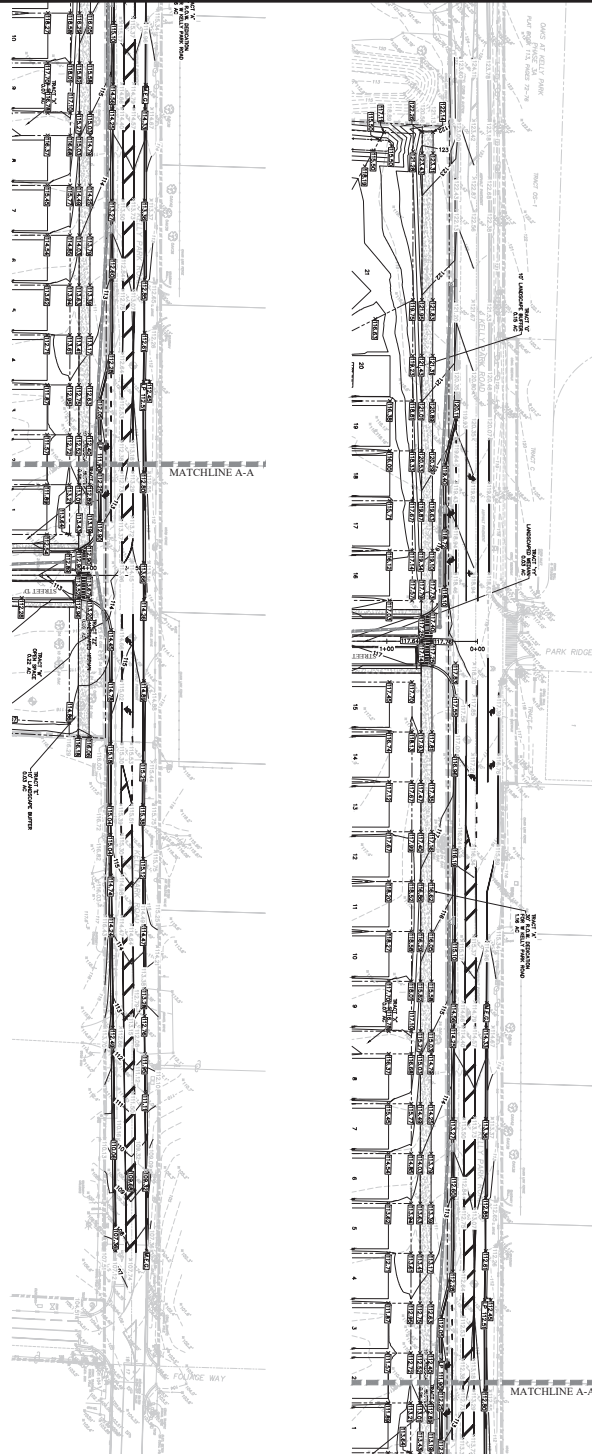


CUL-DE-SAC GRADING DETAIL
SCALE: 1" = 20'

SHEET 73 OF 143

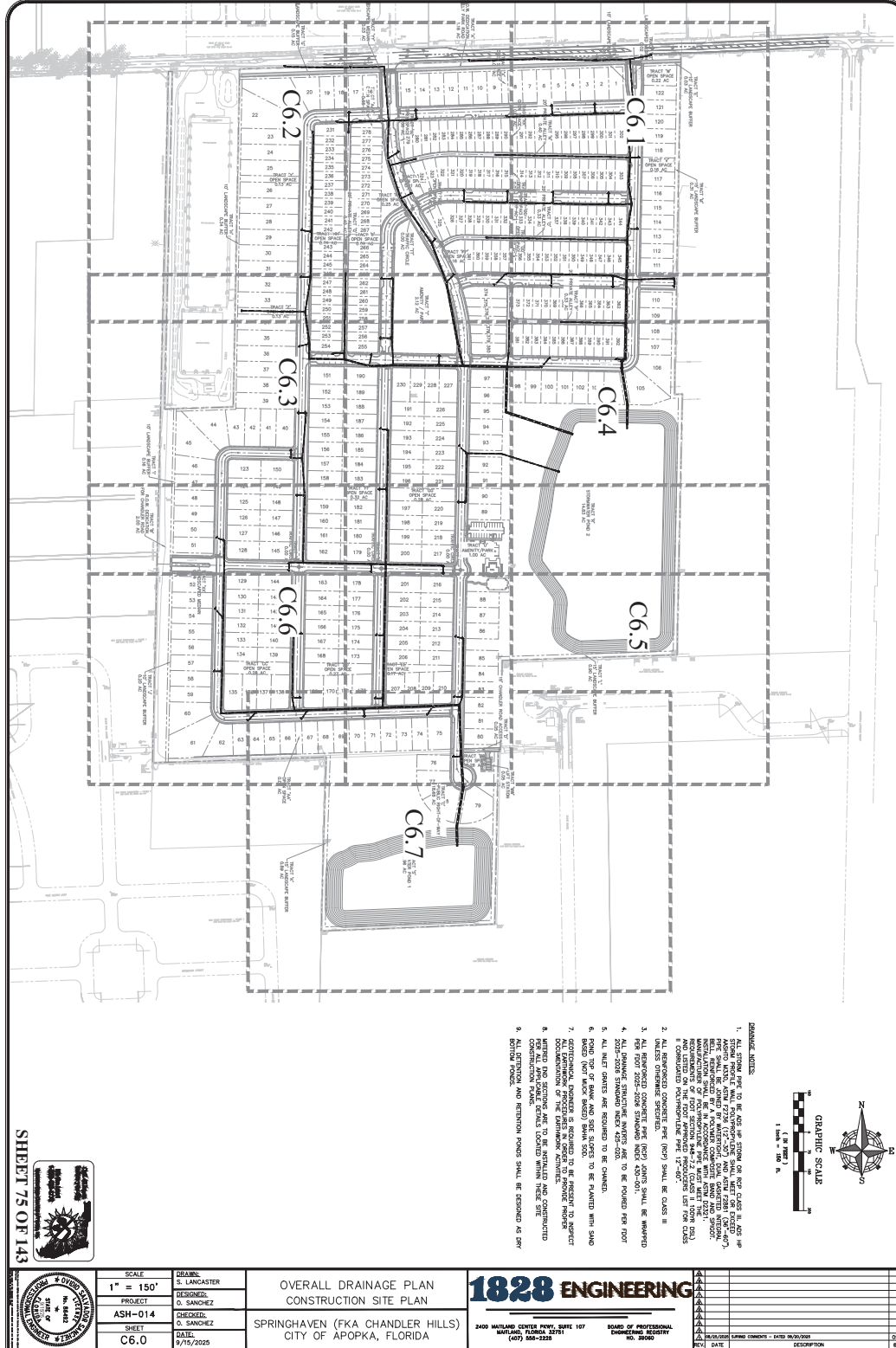


	SCALE	DRAWN	GRADING DETAILS CONSTRUCTION SITE PLAN	1828 ENGINEERING 2400 WATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 20500	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	DESCRIPTION																
	NO.	REVISION				DATE	DESCRIPTION																		
N.T.S.	S. LANCASTER																								
PROJECT	O. SANCHEZ																								
ASH-014	O. SANCHEZ																								
SHEET	C5.8	DATE	9/15/2025																						



SHEET 74 OF 143

	SCALE	1" = 50'	
	PROJECT	ASH-014	
	SHEET	C5.9	
	DATE	9/15/2025	
DRAWN: S. LANCASTER		1828 ENGINEERING 2400 WATLAND CENTER PKWY, SUITE 107 MILLINGTON, TN 37057 (615) 558-3325	BOARD OF PROFESSIONAL ENGINEERS - CIVIL NO. 20900
DESIGNED: O. SANCHEZ			
CHECKED: O. SANCHEZ			
DATE: 9/15/2025			
OFFSITE PAVING & GRADING PLAN CONSTRUCTION SITE PLAN			
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			
INCHES		DATE	DESCRIPTION
BY		BY	



SHEET 75 OF 143



SCALE	1" = 150'
PROJECT	ASH-014
SHEET	C6.0
DATE	9/16/2025

DESIGNED	S. LANCASTER
CHECKED	O. SANCHEZ
DATE	9/16/2025

OVERALL DRAINAGE PLAN
CONSTRUCTION SITE PLAN

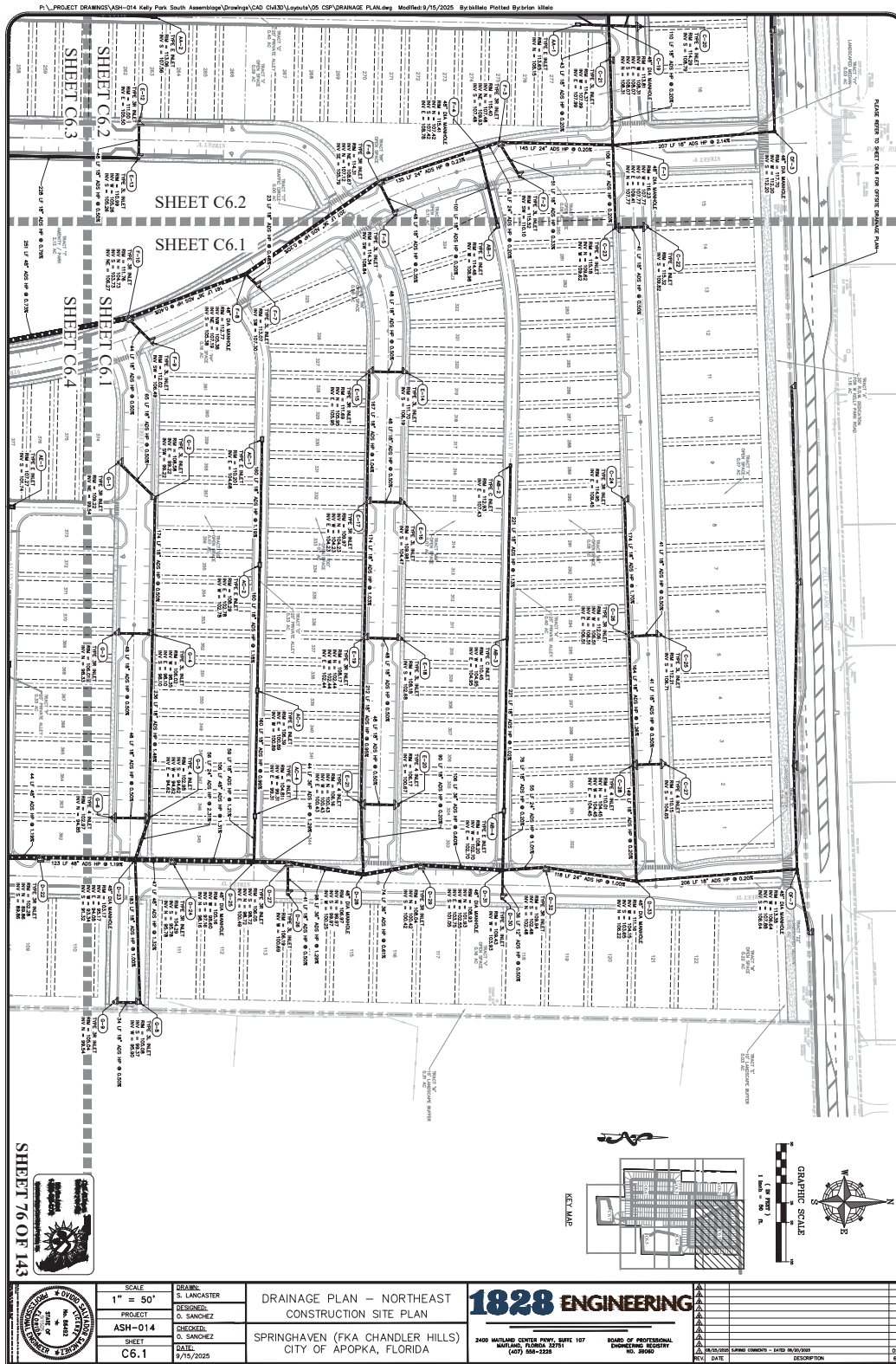
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

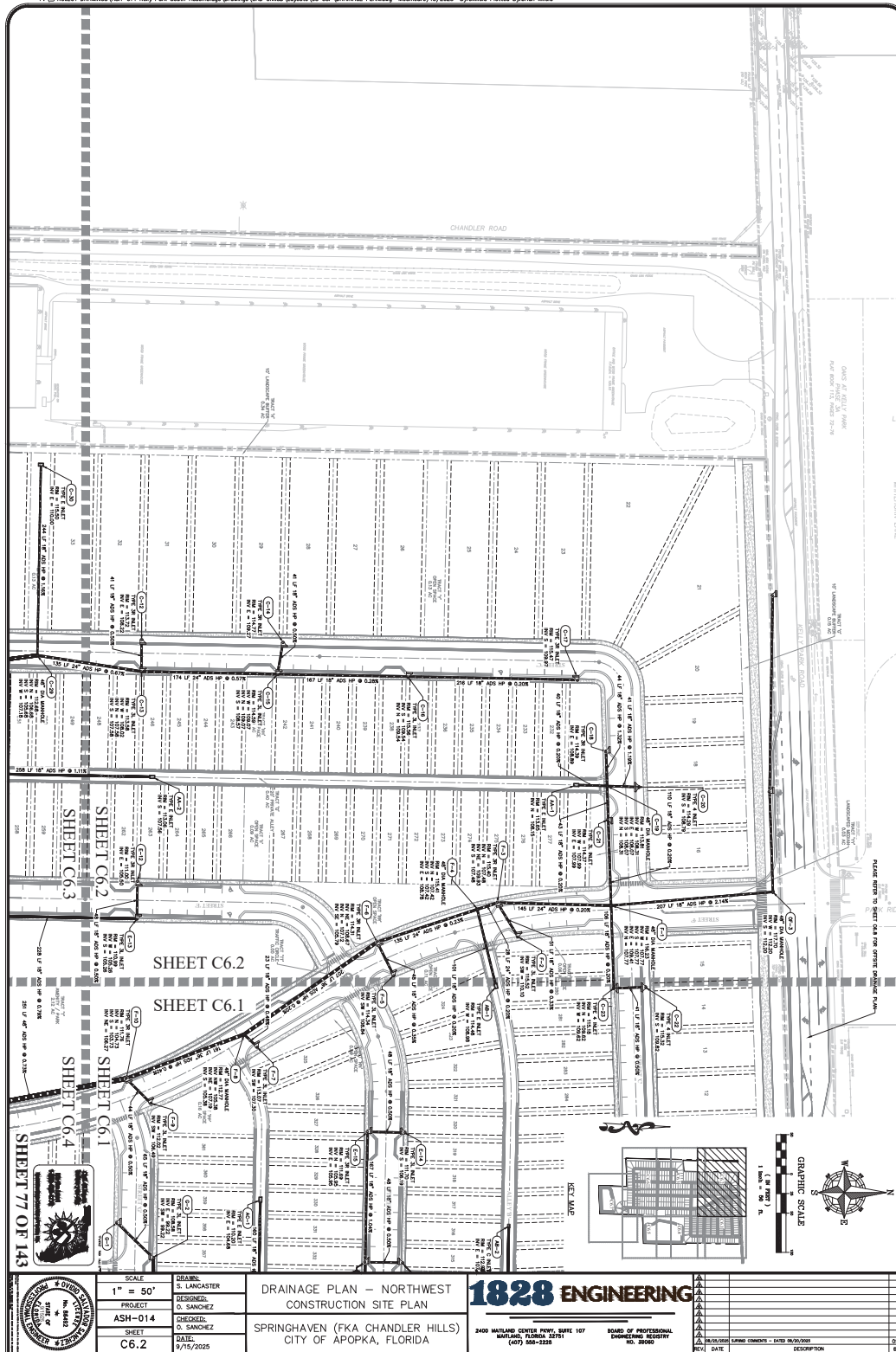
2400 WATLAND CENTER PKWY, SUITE 107
MILLER HILLS, FLORIDA 32185
(407) 868-2225

BOARD OF PROFESSIONAL ENGINEERS
NO. 20060

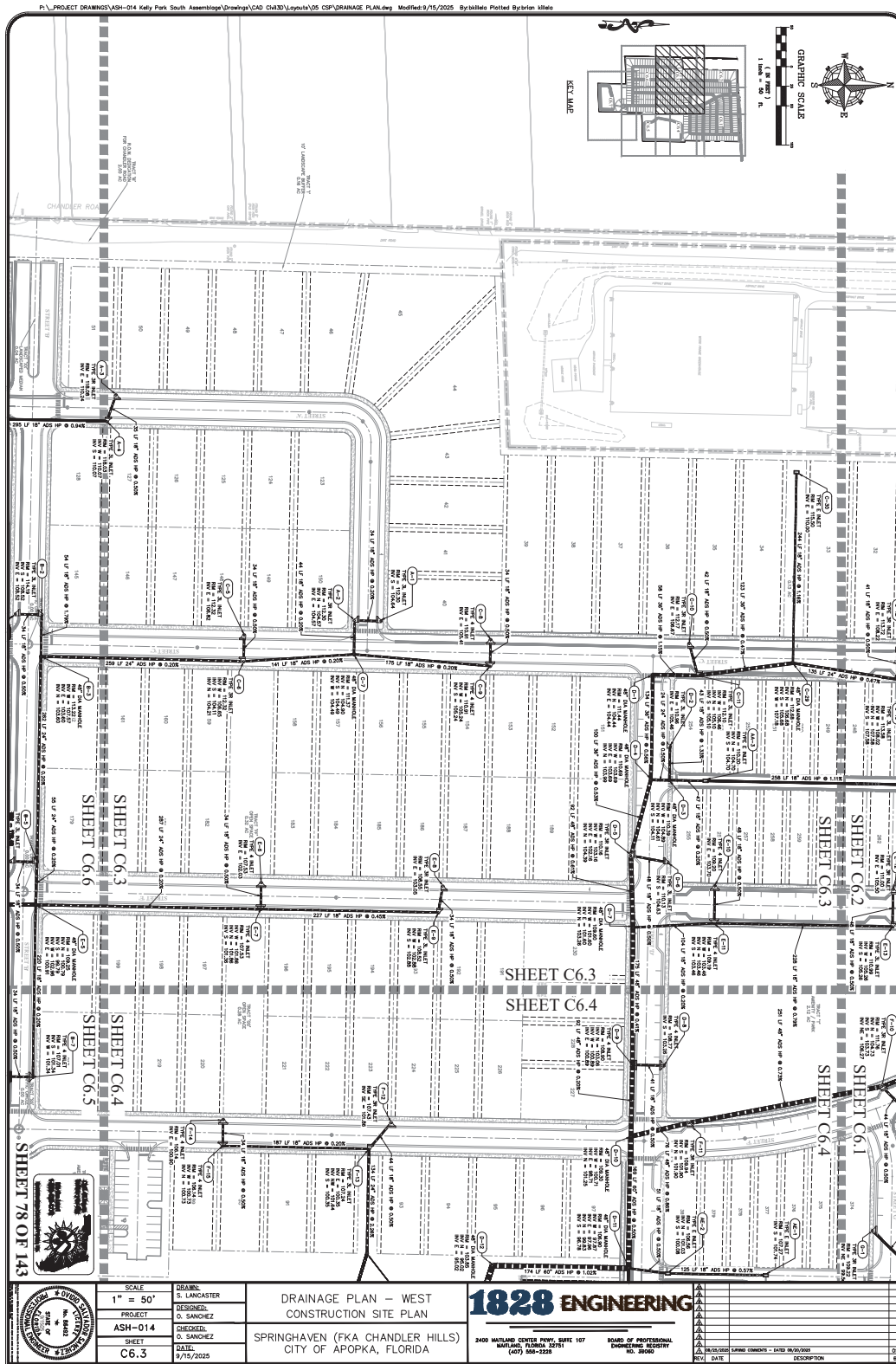
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1	ISSUED FOR PERMIT	9/16/2025	ISSUED FOR PERMIT



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	PROJECT	ASH-014
	SHEET	C6.1
	DATE	9/15/2025
	DRAWN: S. LANCASTER DESIGNED: C. SANCHEZ CHECKED: C. SANCHEZ DATE: 9/15/2025	
DRAINAGE PLAN - NORTHEAST CONSTRUCTION SITE PLAN SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		
1828 ENGINEERING 2400 WATLAND CENTER DRIVE, SUITE 107 MILLER, FLORIDA 32187 (407) 558-2228		
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 20060		
DATE: DESCRIPTION:		



	SCALE	1" = 50'
	DESIGNED	S. LANCASTER
	PROJECT	ASH-014
	CHECKED	D. SANCHEZ
DATE		9/16/2025
SHEET		C6.2
SHEET 77 OF 143		
DRAWING TITLE		DRAINAGE PLAN - NORTHWEST CONSTRUCTION SITE PLAN
PROJECT LOCATION		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
ENGINEER		1828 ENGINEERING
2400 WATLAND CENTER DRIVE, SUITE 107		
MILLERSBURG, MISSOURI 64051-2228		
BOARD OF PROFESSIONAL ENGINEERS - MISSOURI		NO. 00000
DATE		9/16/2025
DESCRIPTION		



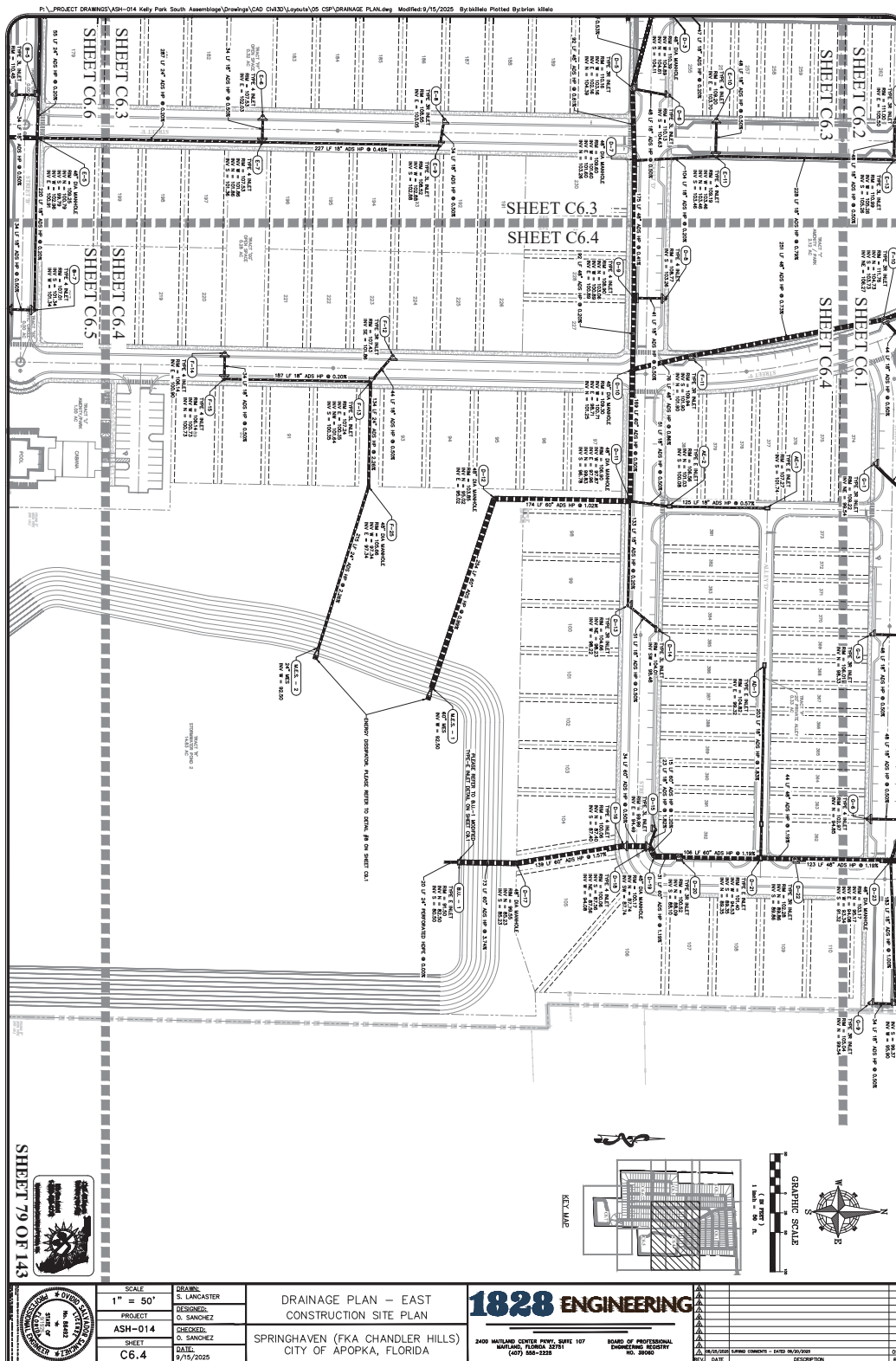
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	PROJECT	ASH-014
	SHEET	C6.3
	DATE	9/15/2025

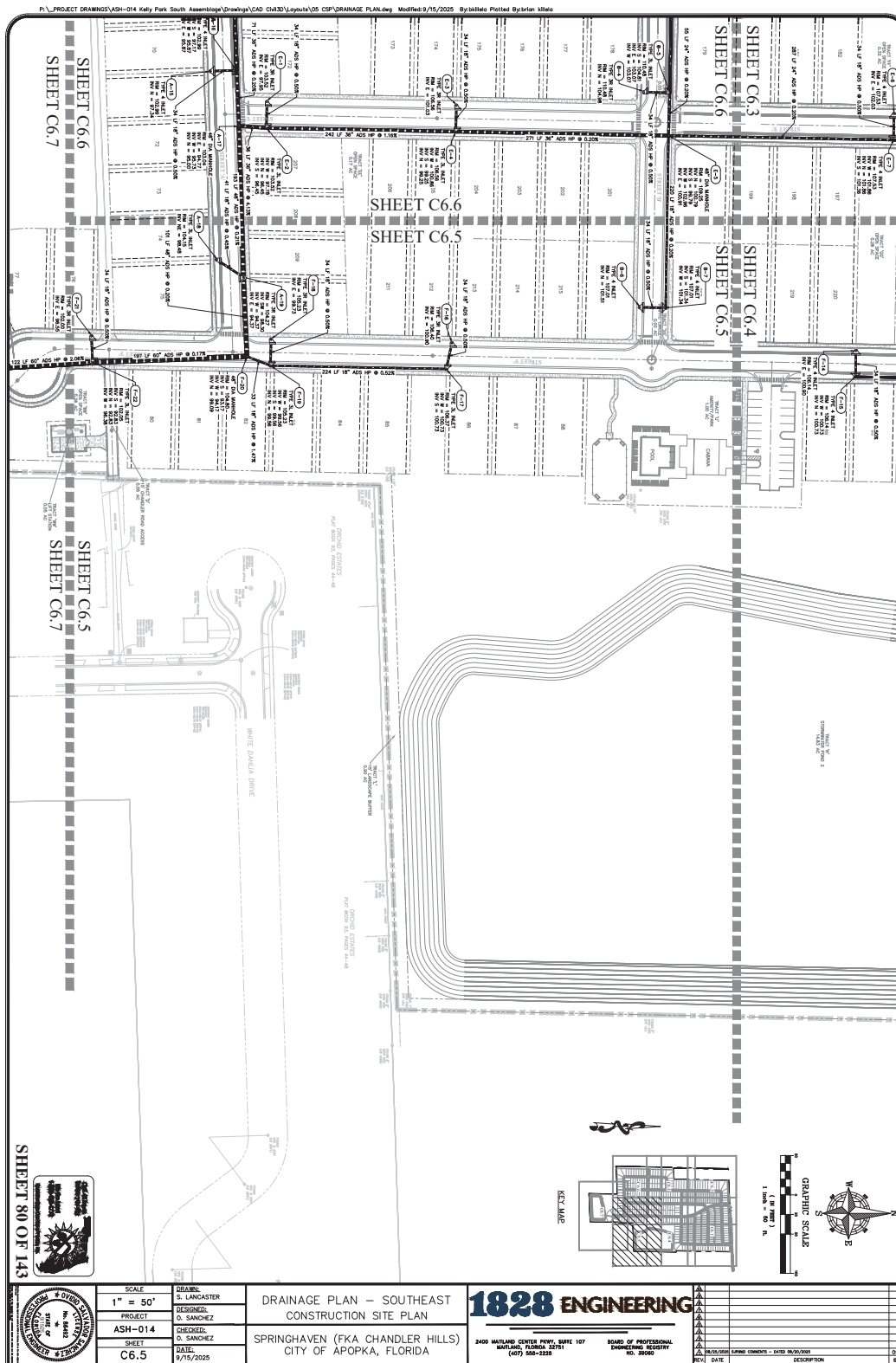
DRAINAGE PLAN - WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

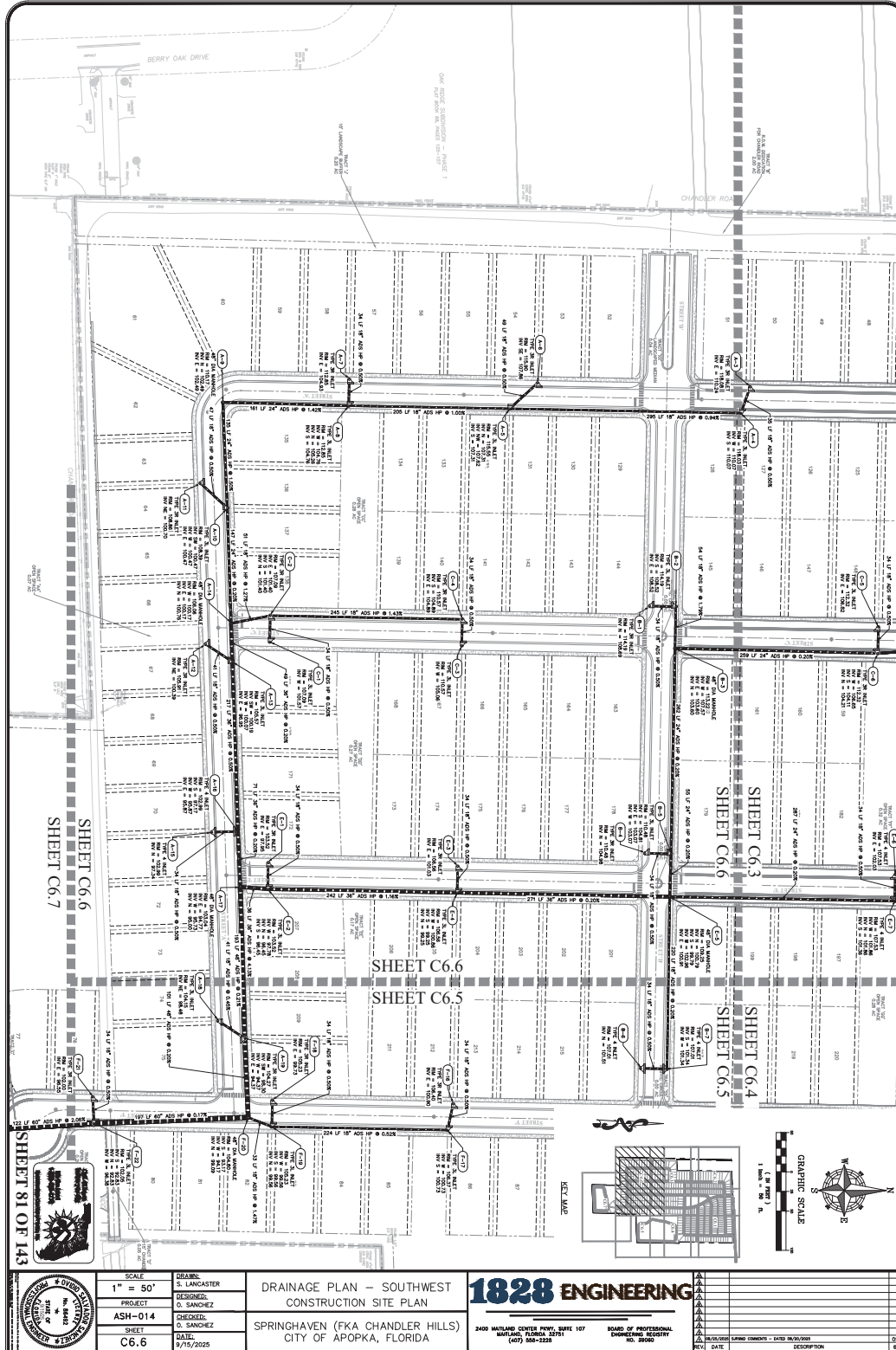
1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WISCONSIN 53217
(414) 558-2228

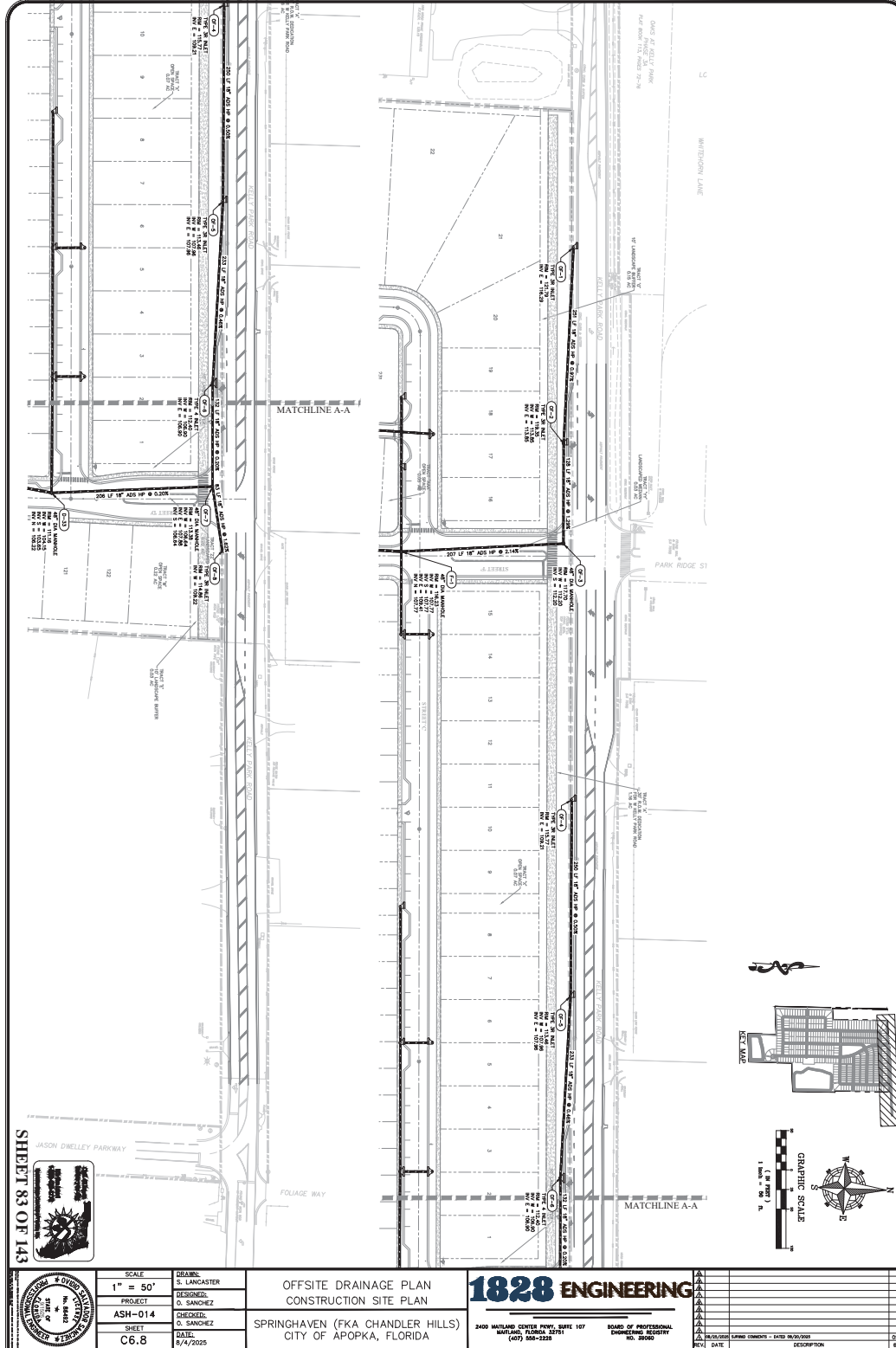
BOARD OF PROFESSIONAL
ENGINEERS
NO. 20060

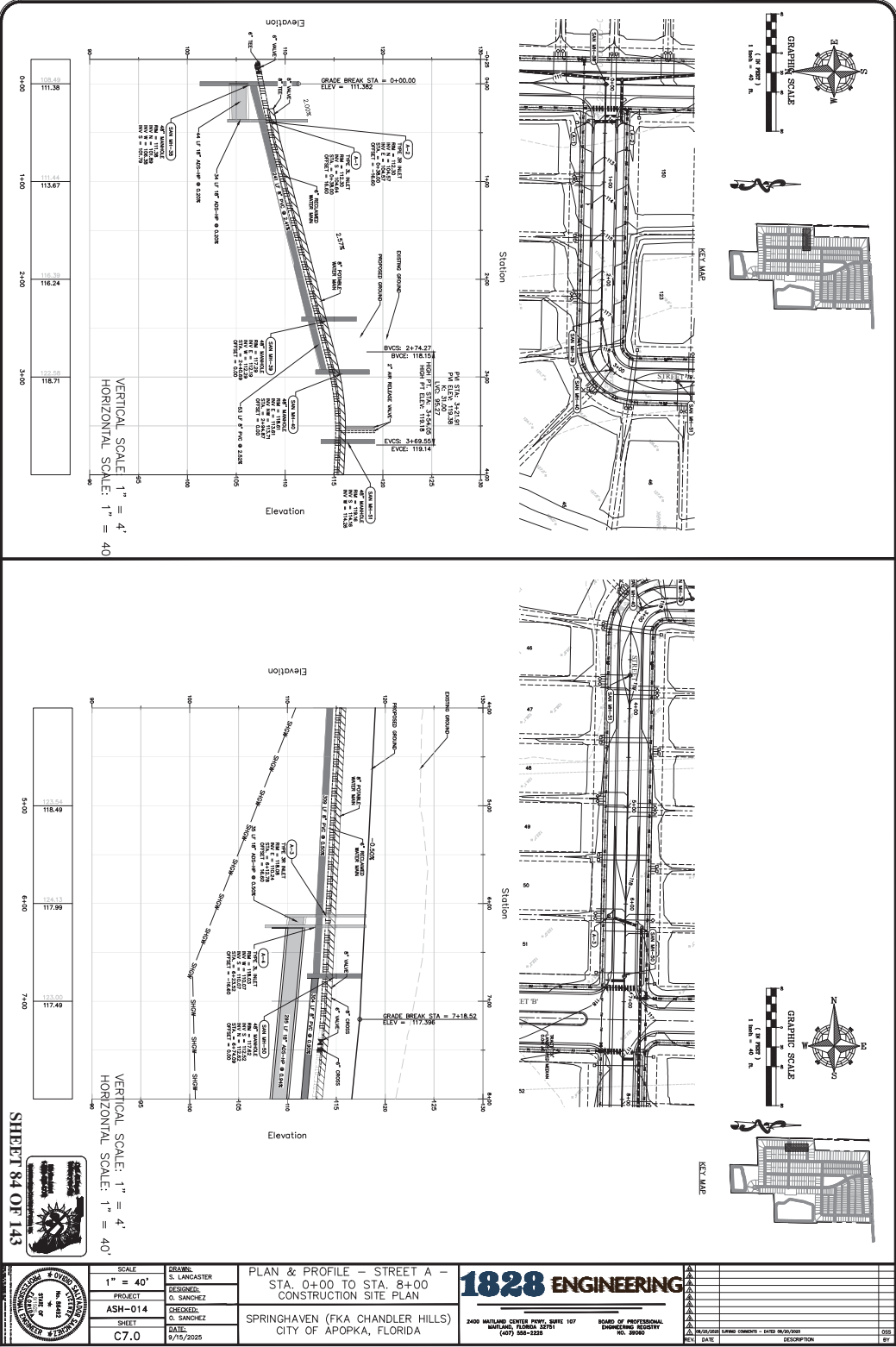
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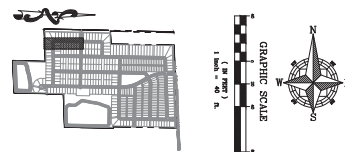








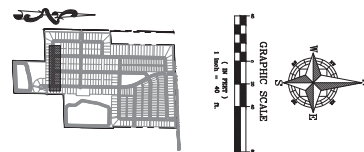


**1828 ENGINEERING**

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

SHEET 85 OF 143



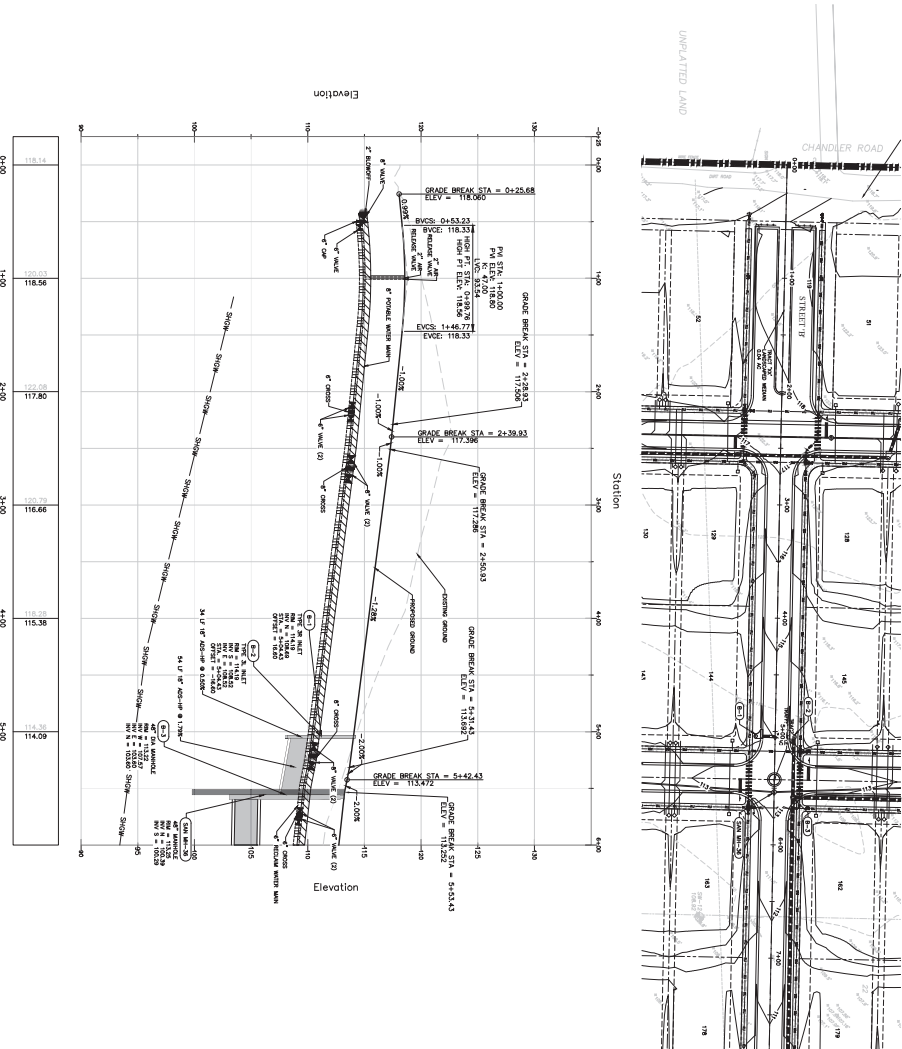


PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

-
- The logo of the National Association of Broadcasters (NAB) is located in the bottom right corner. It features a stylized sunburst or starburst design with the letters 'NAB' prominently displayed in the center.

SHEET 86 OF 143

Page 89 of 124



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 87 OF 143



SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.3
DATE	9/15/2025

DESIGNED	S. LANCASTER
CHECKED	D. SANCHEZ
DATE	9/15/2025

PLAN & PROFILE - STREET B -
STA. 0+00 TO STA. 5+00
CONSTRUCTION SITE PLAN

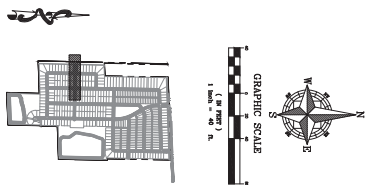
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WI 53221
(414) 555-2228

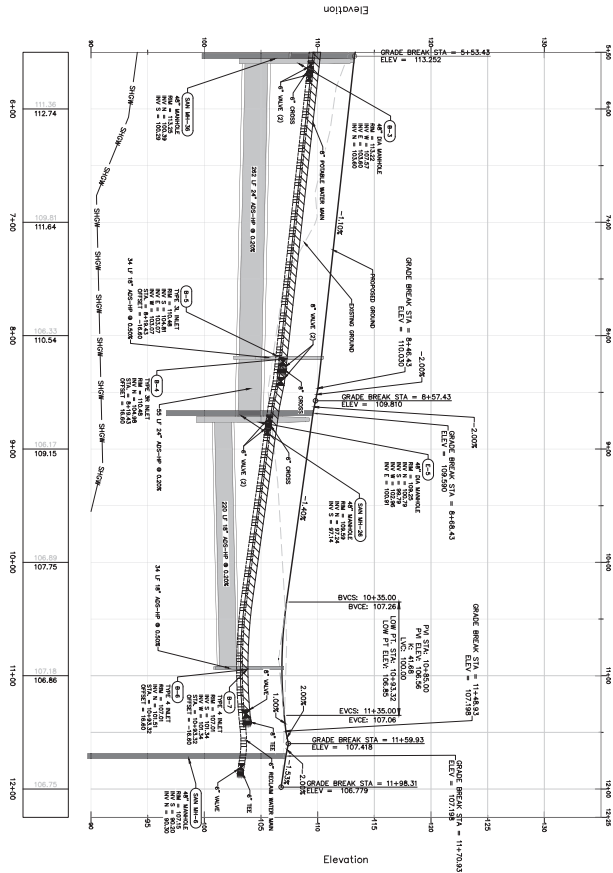
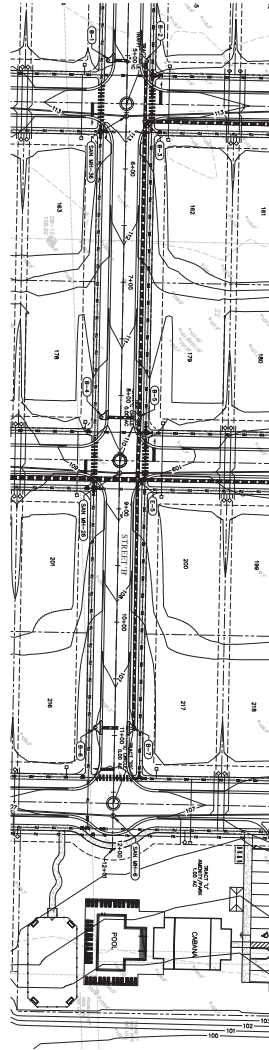
BOARD OF PROFESSIONAL
ENGINEERS - STATE OF FLORIDA
NO. 20900

NO.	DATE	DESCRIPTION
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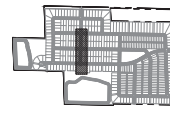


PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER MAINS, AND 60-DEGREE GRADE TRENCHES AND DITCHES, SHALL BE MAINTAINED.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.



KEY MAP



PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, AND OR-OUT GROUND TREATMENT AND DISPOSAL SYSTEMS.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
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- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 88 OF 143

1" = 40'

ASH-014

C7.4

DATE: 9/15/2025

DESIGNED: C. SANCHEZ

CHECKED: C. SANCHEZ

PROJECT: S. LANCASTER

CLIENT: CITY OF APOPKA, FLORIDA

PLAN & PROFILE - STREET B - STA: 6+00 TO STA: 12+00 CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

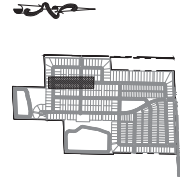
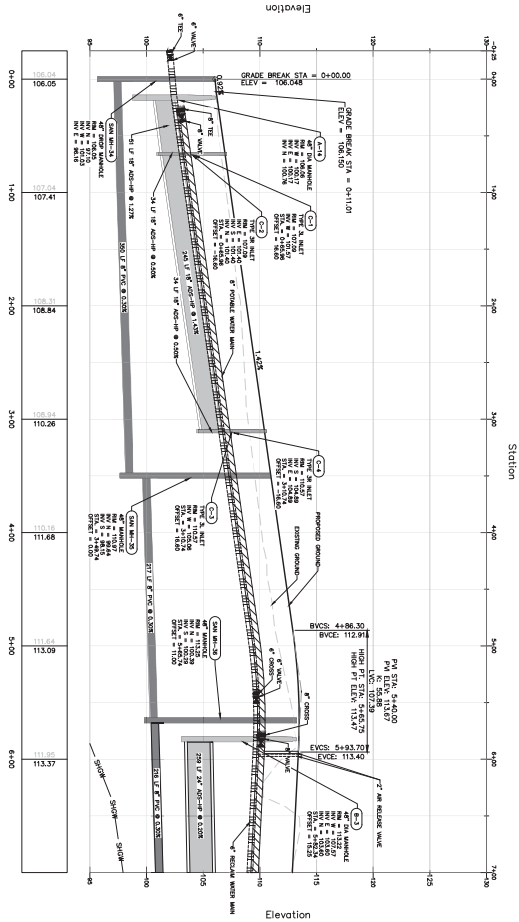
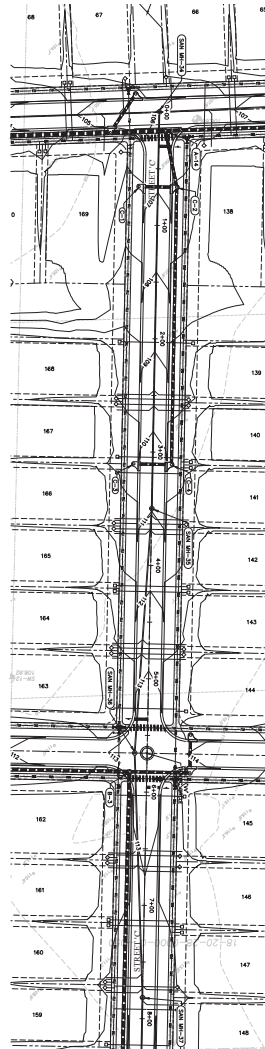
1828 ENGINEERING

2400 WATLAND CENTER HWY, SUITE 107, APOPKA, FL 32006

TEL: 407-555-2225

BOARD OF PROFESSIONAL ENGINEERS - CIVIL DIVISION

NO.	DATE	DESCRIPTION
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KEY MAP

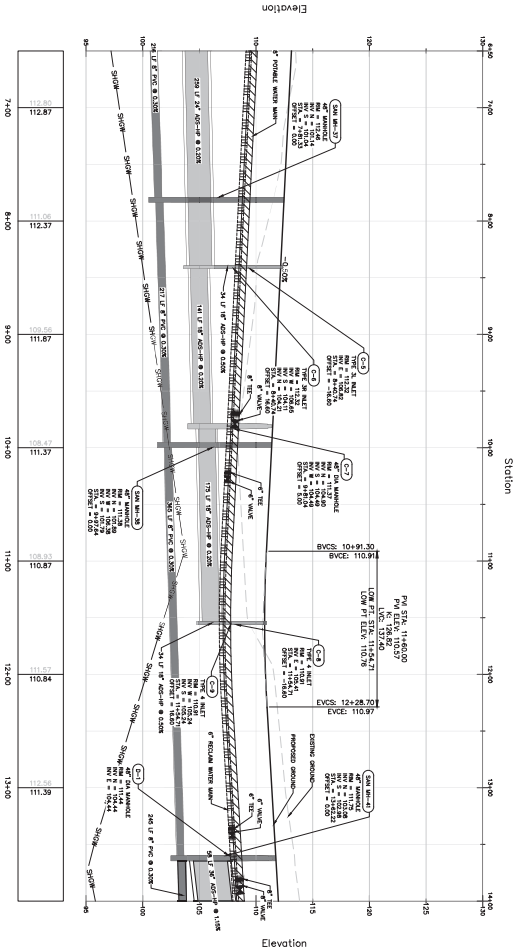
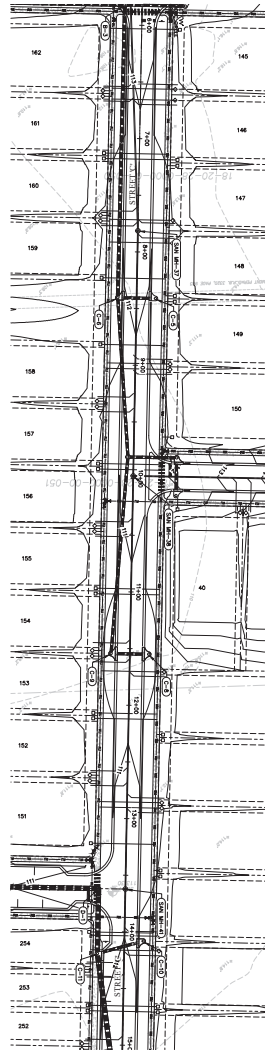
PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER MAINS SHALL BE 10 FEET. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER MAINS SHALL BE 10 FEET. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER MAINS SHALL BE 10 FEET.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 89 OF 143

	SCALE	1" = 40'	DESIGNED	S. LANCASTER
	PROJECT	ASH-014	CHECKED	D. SANCHEZ
	SHEET	C7.5	DATE	9/15/2025
	PLAN & PROFILE - STREET C - STA. 0+00.00 TO STA. 7+40.00 CONSTRUCTION SITE PLAN			
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			1828 ENGINEERING	
2400 WATLAND CENTER HWY. SUITE 107 APOPKA, FL 32006 (407) 555-2225			BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS NO. 20060	
INCHES			DATE	



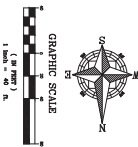
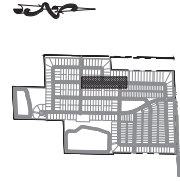
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 90 OF 143



- PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314**
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, 18" OR 24" DEPEND ON THE TYPE OF MATERIAL, JOINTS, AND OTHER FACTORS.
 - (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.

KEY MAP

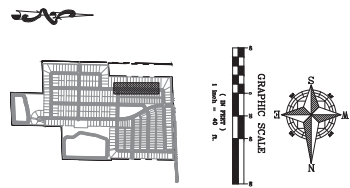
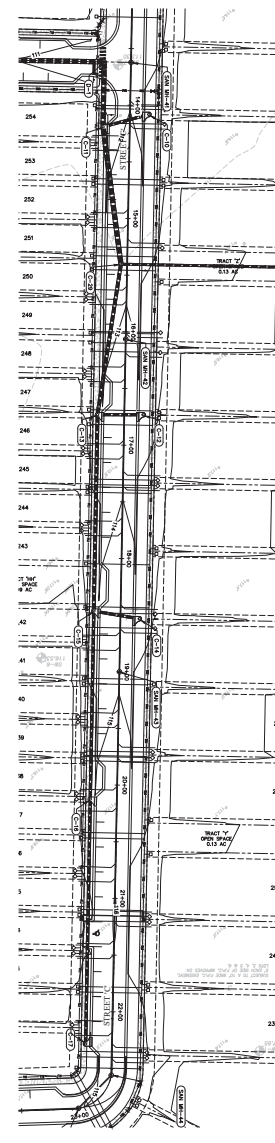
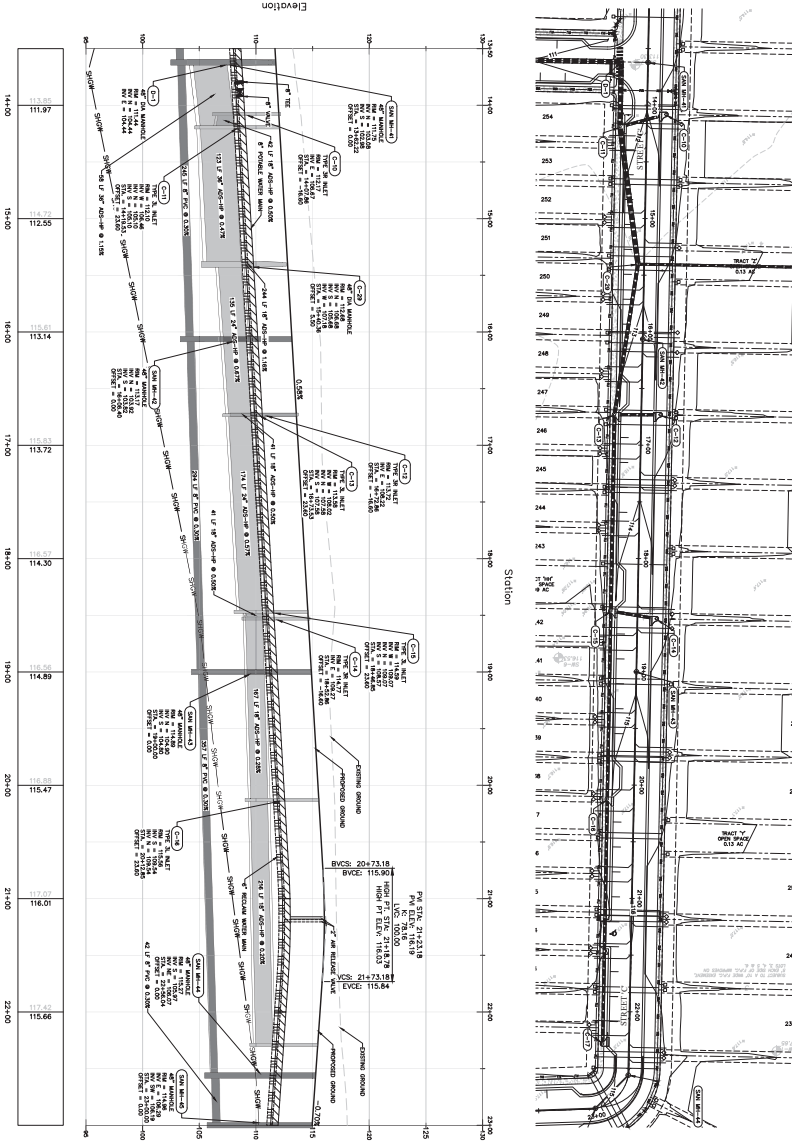


PLAN & PROFILE - STREET C -
STA 74+00 TO STA 144+00
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER HWY, SUITE 107
MILWAUKEE, WI 53217
(414) 555-2228
BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
NO. 20000

SCALE	1" = 40'
PROJECT	ASH-014
CHECKED	C. SANCHEZ
DATE	9/15/2025

NO.	DATE	DESCRIPTION
001	9/15/2025	ISSUED FOR PERMIT
002	9/15/2025	ISSUED FOR CONSTRUCTION
003	9/15/2025	ISSUED FOR RECORD



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-255.114

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WASTE PIPES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED SANITARY WASTE PIPES SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES. IF THE RELOCATED WATER MAINS ARE Laid IN THE SAME TRENCH AS THE EXISTING OR PROPOSED SANITARY WASTE PIPES, THE WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY WASTE PIPES.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 91 OF 143



SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.7
DATE	9/15/2025

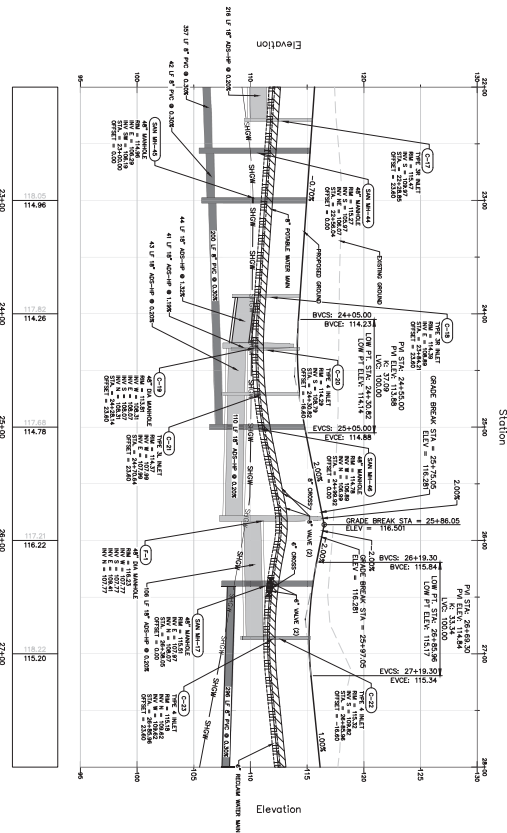
DESIGNED	D. SANCHEZ
CHECKED	D. SANCHEZ
DATE	9/15/2025

1828 ENGINEERING

2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WISCONSIN 53217
(414) 555-2228

BOARD OF PROFESSIONAL ENGINEERS
NO. 20000

NO.	DATE	DESCRIPTION
001		
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SHEET 92 OF 143

[illegible]

SHEET 92 OF 143

PLAN & PROFILE - STREET C -
STA. 22+00 TO STA. 28+00
CONSTRUCTION SITE PLAN

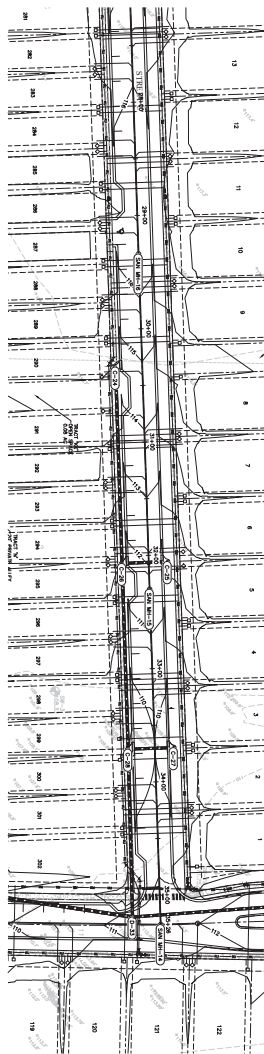
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

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10			
11	05/25/2005	SWING COMMENTS - DATED 05/20/2005	0
12	DATE	DESCRIPTION	#



SHEET 93 OF 143



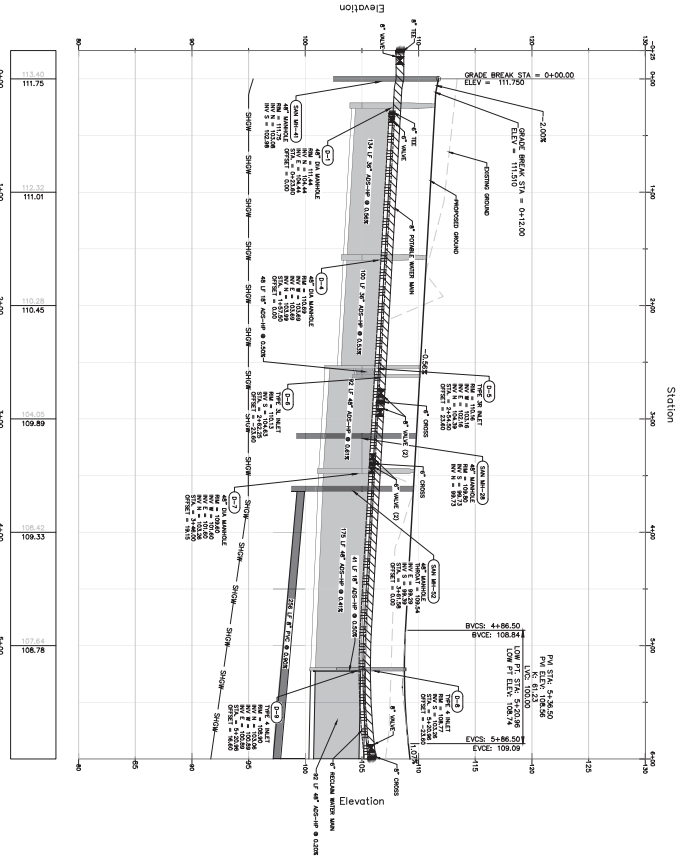
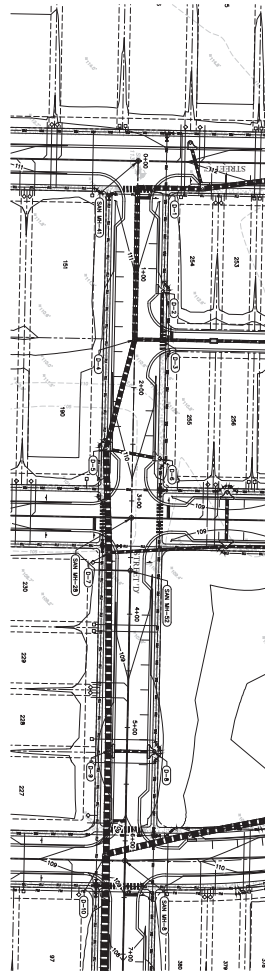
PLAN & PROFILE - STREET C - STA. 28+00 TO STA. 35+26 CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS, CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 59040

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08/02/2005	SAVING COMMENTS -- DATED 08/02/2005		Q
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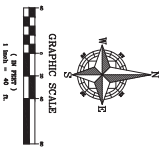
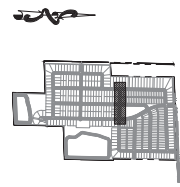
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 94 OF 143

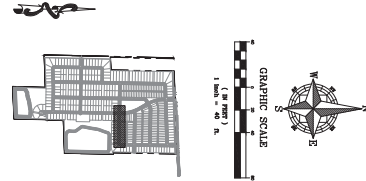


1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, AND ON-SITE SEWER TREATMENT AND DISPOSAL SYSTEMS.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
4. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
5. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
6. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
7. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
8. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
9. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
10. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.

KEY MAP



	SCALE	1" = 40'	
	PROJECT	ASH-014	
	SHEET	C7.10	
	DATE	9/15/2025	
DESIGNED	D. SANCHEZ	PROJECT	ASH-014
CHECKED	D. SANCHEZ	DATE	9/15/2025
PLAN & PROFILE - STREET D - STA. 0+00 TO STA. 4+00 CONSTRUCTION SITE PLAN			
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			
1828 ENGINEERING			
2400 WATLAND CENTER PKWY., SUITE 107 MILWAUKEE, WI 53217 (414) 555-2225			
BOARD OF PROFESSIONAL ENGINEERS - CIVIL DIVISION NO. 10000			
DATE: 9/15/2025			

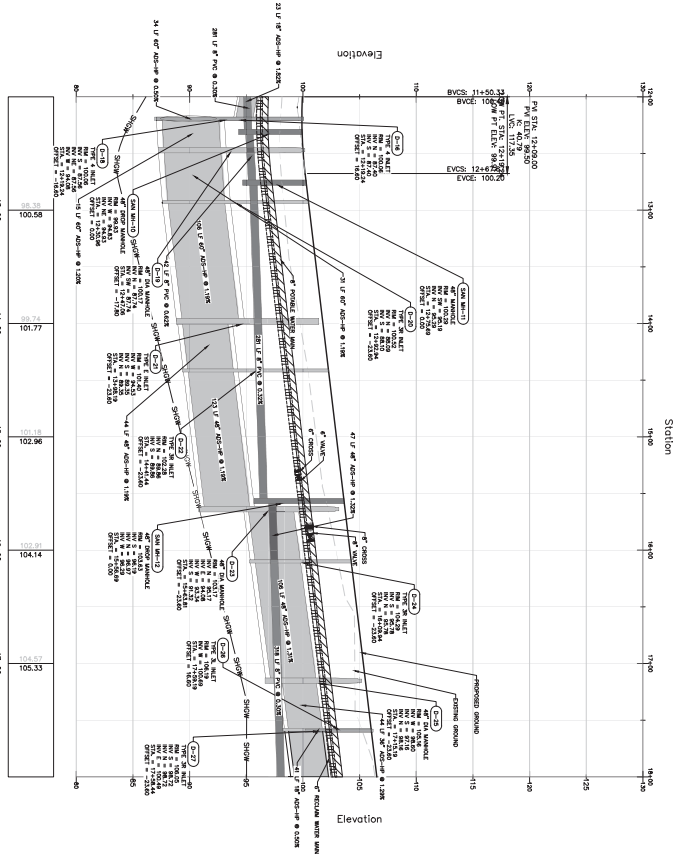
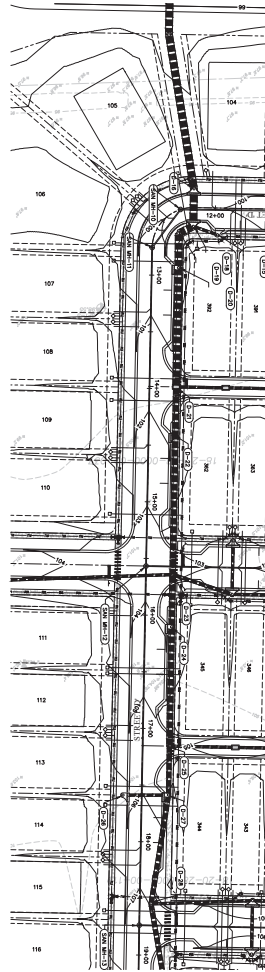
**1828 ENGINEERING**

	08/25/2025	SURVIVO COMMENTS - DATED 08/20/2025

SHEET 95 OF 143

PLAN & PROFILE - STREET D - STA. 6+00 TO STA. 12+00 CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

[illegible]



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 96 OF 143

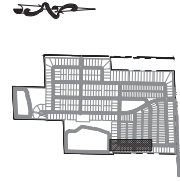


SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.12

DESIGNED	S. LANCASTER
CHECKED	D. SANCHEZ
DATE	9/15/2025

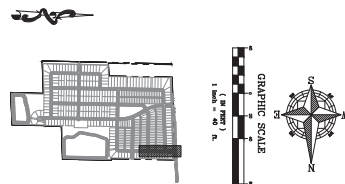
PLAN & PROFILE - STREET D - STA. 129+00 TO STA. 136+00
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WI 53219
(414) 555-2228
BOARD OF PROFESSIONAL ENGINEERS - CIVIL
NO. 18060



PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

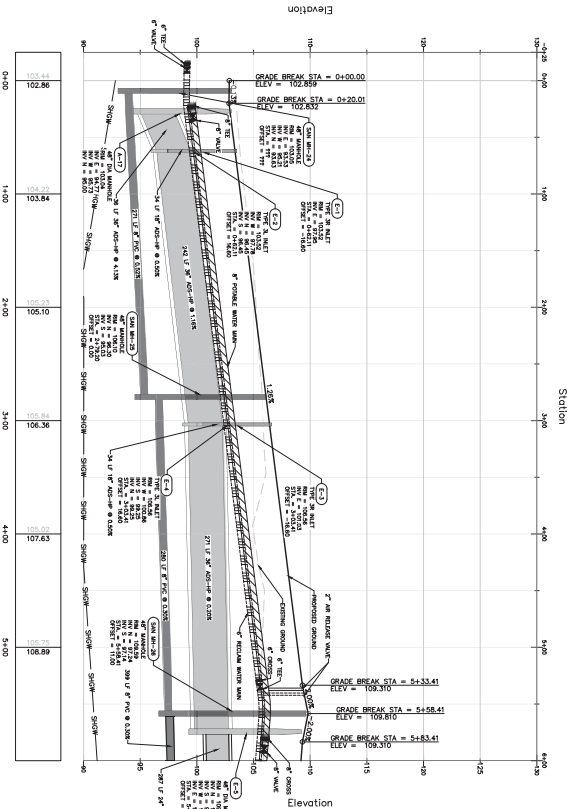
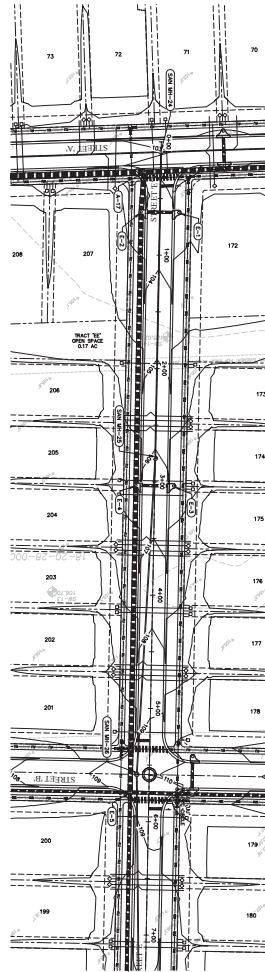
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, 18" OR GREATER, SHALL BE MAINTAINED AT ALL TIMES. EXCEPT WHERE SHOWN OTHERWISE, ALL 18" OR GREATER SEPARATION SHALL BE MAINTAINED AT ALL TIMES.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN. RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.

**1828 ENGINEERING**

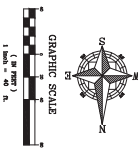
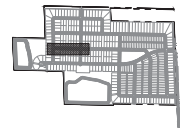
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

SHEET 97 OF 143

	SCALE	DRAWN:
	1" = 40'	S. LANCASTER
	PROJECT	DESIGNED:
	ASH-014	O. SANCHEZ
	SHEET	CHECKED:
	C7.13	O. SANCHEZ
	DATE:	
	9/15/2025	



KEY MAP



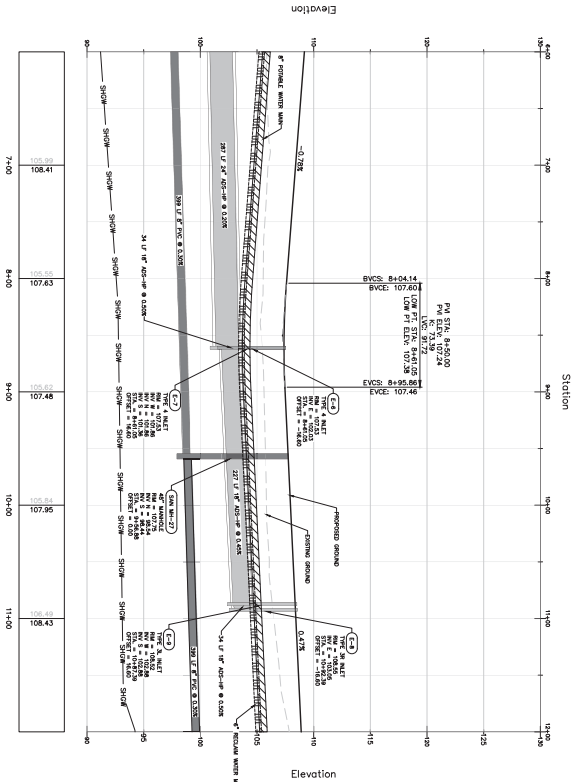
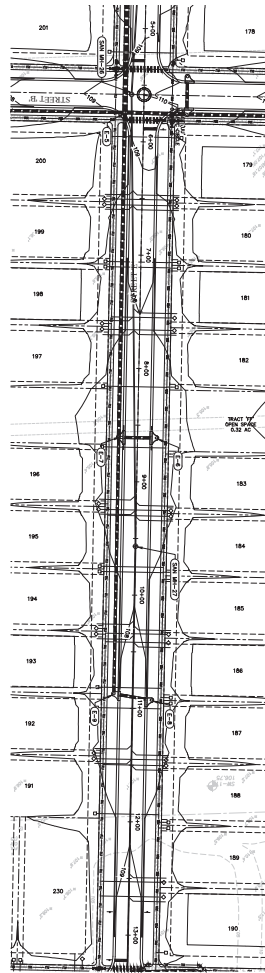
PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, AND OR-SIDE CEMENT TRENCHES AND TRENCH SYSTEMS.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.
- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN.

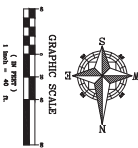
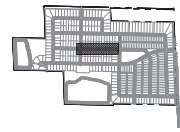
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 98 OF 143

	SCALE	1" = 40'	DESIGN	S. LANCASTER	1828 ENGINEERING 2400 WATLAND CENTER PKWY, SUITE 107 MILWAUKEE, WI 53217 (414) 555-2228	BOARD OF PROFESSIONAL ENGINEERS - CIVIL DISTRICT NO. 20000
	PROJECT	ASH-014	DESIGNED	D. SANCHEZ		
	SHEET	C7.14	CHECKED	D. SANCHEZ		
	DATE	9/15/2025				
PLAN & PROFILE - STREET E - STA. 0+00 TO STA. 6+00 CONSTRUCTION SITE PLAN			SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			



KEY MAP



PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, 12" OR 18" CEMENT CONCRETE, METAL, OR PLASTIC, SHALL BE MAINTAINED.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 99 OF 143

	SCALE	1" = 40'
	PROJECT	ASH-014
	CHECKED	C. SANCHEZ
	DATE	9/15/2025
DRAWN: S. LANCASTER		
DESIGNED: C. SANCHEZ		
PROJECT: SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		
PLAN & PROFILE - STREET E - STA: 6+00 TO STA: 12+00 CONSTRUCTION SITE PLAN		
1828 ENGINEERING		
2400 WATLAND CENTER HWY., SUITE 107, APOPKA, FL 32017 (407) 555-2225		
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS		
DATE: 9/15/2025		
DESCRIPTION: 091		

**1828 ENGINEERING**

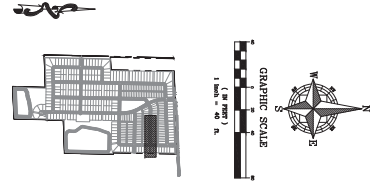
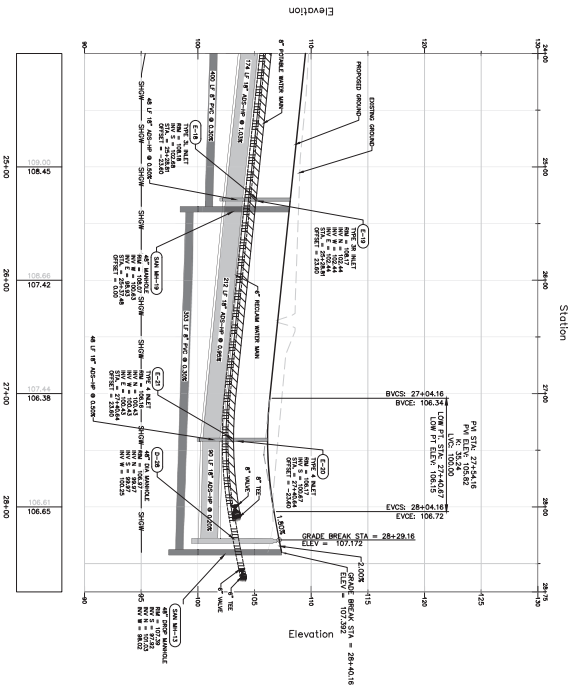
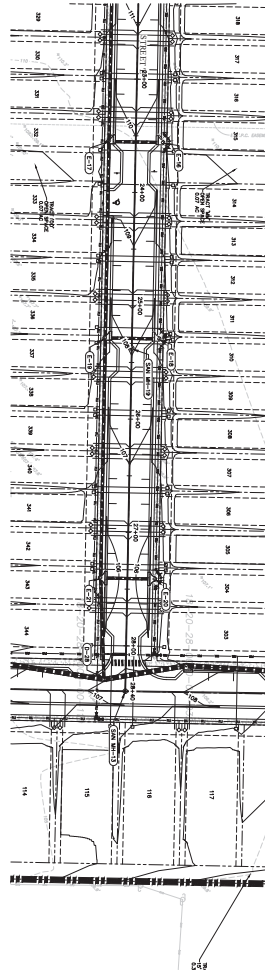
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39080

SCALE	DRAWN:
1" = 40'	S. LANCASTER
PROJECT	DESIGNED:
ASH-014	O. SANCHEZ
SHEET	CHECKED:
C7.17	O. SANCHEZ
	DATE:
	2-25-2009

SHEET 101 OF 143



SHEET 101 OF 143



PRESSURE PIPE NOTES PER F.A.C. RULE 67-25.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, AND OR-SITE CEMENT TREATMENT AND DISPOSAL SYSTEMS.
- (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.
- (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN. EXISTING WATER MAINS SHALL BE REMOVED TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING WATER MAIN.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

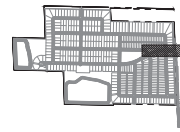
SHEET 102 OF 143

SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.18
DATE	9/15/2025

PLAN & PROFILE - STREET E -
STA. 24+00 TO STA. 28+40
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER PKWY, SUITE 107
MILWAUKEE, WI 53217
(414) 555-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY
NO. 20060

NO.	DATE	DESCRIPTION
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A graphic scale bar is shown with markings for 0, 1, 2, 3, 4, and 5 miles. Below the scale, it states "1 inch = 50 mi." To the right of the scale is a compass rose with the cardinal directions labeled: N (North), E (East), S (South), and W (West).

[illegible]

SHEET 103 OF 143



	SCALE	DRAWN:
	1" = 40'	S. LANCASTER
	PROJECT	DESIGNED:
	ASH-014	O. SANCHEZ
	SHEET	CHECKED:
	C7.19	O. SANCHEZ
	DATE:	
	9/15/2025	

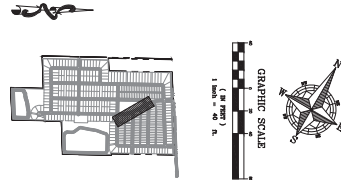
PLAN & PROFILE - STREET F - STA. 0+00 TO STA. 6+00 CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MAYLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
MD. 29060

06/25/2025	SURVING COMMENTS - DATED 06/20/2025			OSS	
REV.	DATE	DESCRIPTION		BY	



2400 MATLAND CENTER PKWY, SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

(5) NEW RELLOCATED, UNDERGROUND WATER MAINS SHALL BE Laid TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONNECTING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 82-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO DEPTH OF AT LEAST SIX FEET AND PROTECTIVE SURROUNDING SHALL BE AS SPECIFIED BY THE ENGINEER.

PROVIDE, HORIZONTAL, DISTANCE OF AT LEAST SIX FEET, AND PREVENTION, TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN, AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONNECTING RECLAIMED WATER, NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., THE

MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED

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

(g) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRANTY- OR VACUUM-TYPE SANITARY SEWER OR WATER PIPELINES.

STORM SEWER SHALL BE Laid SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RETAINED WATER SHALL BE Laid SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES -

(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE (1) FEET OF WATER MAIN MUST BE PROTECTED BY ANOTHER WATER MAIN. THE PROTECTING WATER MAIN MUST BE LOCATED ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

MOVE THE FULL LENGTH OF EACH MAIN PIPE SHALL BE CONTAINED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE

SANITARYSEWS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES SHALL BE MARKED WITH THE FOLLOWING INFORMATION:

CONVERTING RECYCLED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

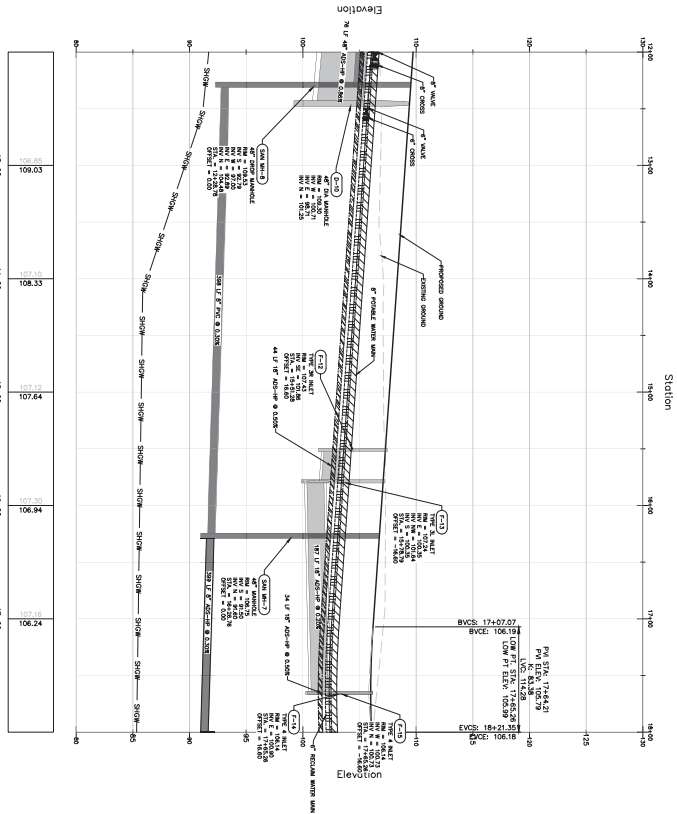
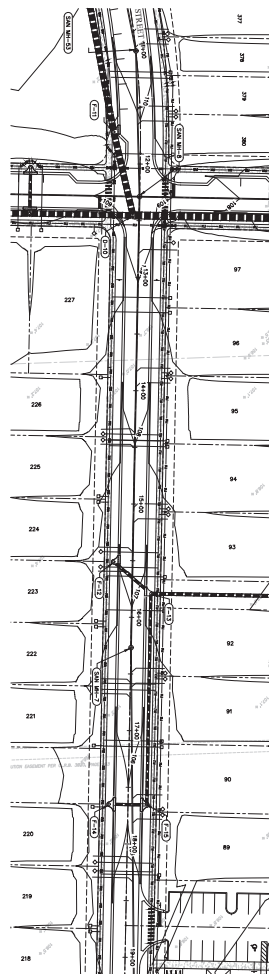
SCALE: 1" = 4'

GRAPHIC SCALE: 1" = 40'

 NORTH

GRAPHIC SCALE: 1" = 40'

SHEET 104 OF 104



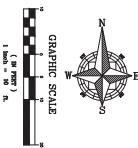
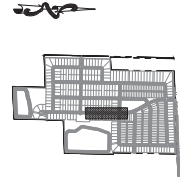
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 105 OF 143



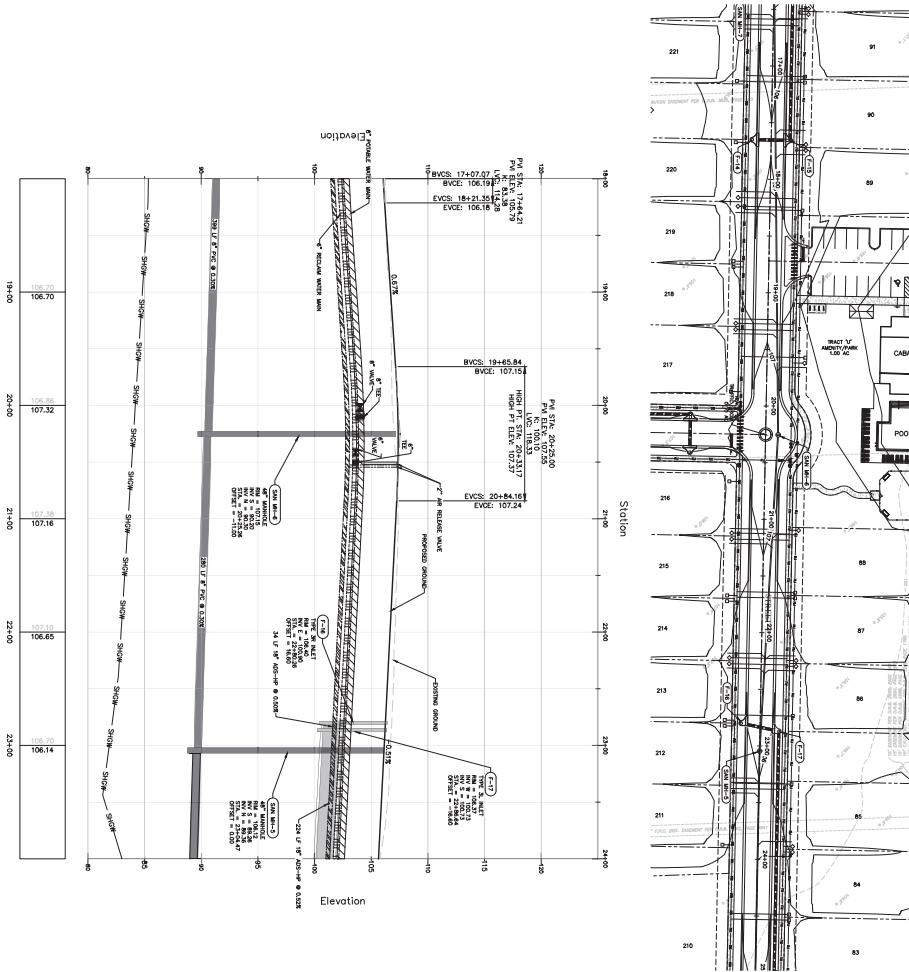
- PRESSURE PIPE NOTES PER F.A.C. RULE 62-25.314**
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER PIPES, AND ON-SITE CEMETERY TRENCHES AND DRIPAL SYSTEMS.
 - (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
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 - (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.
 - (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR RELOCATED WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN.

KEY MAP



1828 ENGINEERING		2400 WATLAND CENTER FERRY, SUITE 107 MILWAUKEE, WISCONSIN 53211 (414) 555-2225		BOARD OF PROFESSIONAL ENGINEERS ENGINEERING REGISTRATION BOARD NO. 20000	
SCALE: 1" = 40'		DRAWN: S. LANCASTER		PROJECT: ASH-014	
SHEET: C7.21		CHECKED: D. SANCHEZ		DATE: 9/15/2025	
PLAN & PROFILE - STREET F - STA. 12+00 TO STA. 18+00 CONSTRUCTION SITE PLAN		SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			

NO.	DATE	DESCRIPTION
001	09/15/2025	PRELIMINARY LAYOUT COMMENTS - DATED 09/15/2025



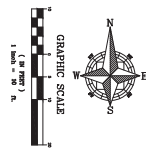
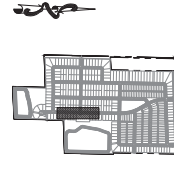
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 106 OF 143



- LEGEND**
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY WATER MAINS SHALL BE 12'.
 - (2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (5) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (6) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (7) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (8) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (9) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.
 - (10) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE Laid TO THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY WATER MAIN SHALL BE Laid TO THE INSIDE OF THE WATER MAIN.

KEY MAP

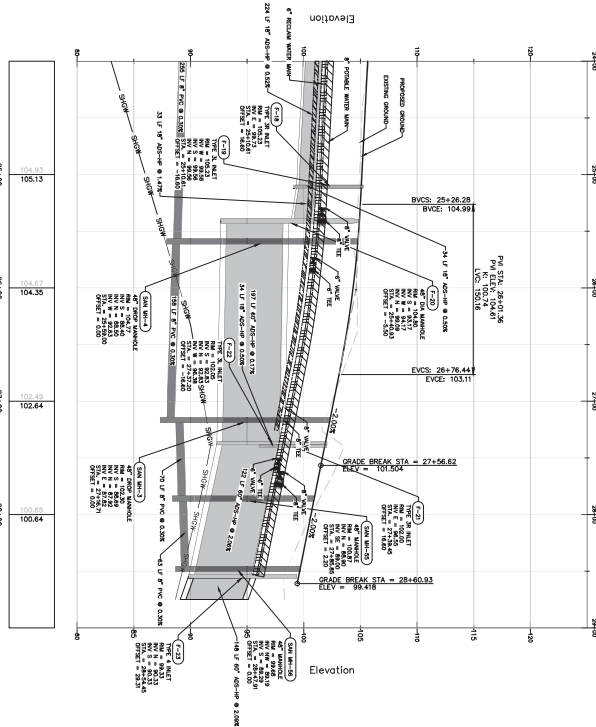
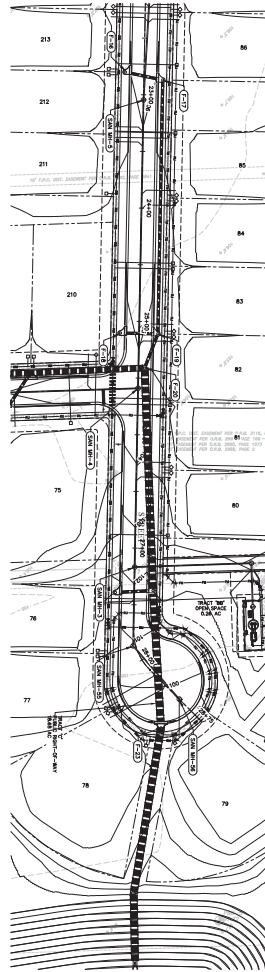


PLAN & PROFILE - STREET F -
STA. 18+00 TO STA. 24+00
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER HWY., SUITE 107
MILWAUKEE, WI 53211
(414) 555-2225

BOARD OF PROFESSIONAL ENGINEERS - REGISTRY NO. 20000

NO.	DATE	DESCRIPTION
1	9/15/2025	DESIGNED
2	9/15/2025	CHECKED
3	9/15/2025	DATE



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 107 OF 143

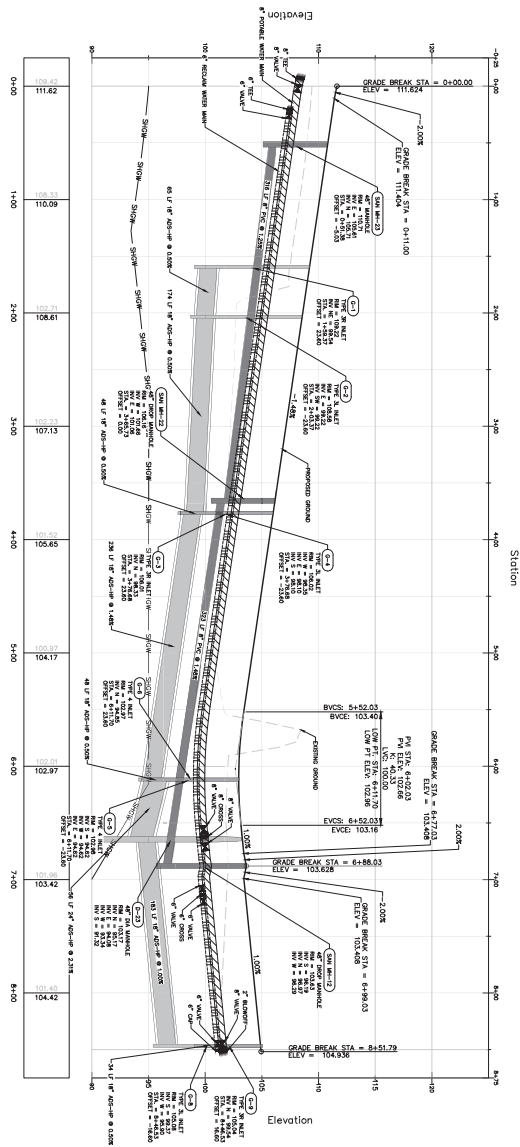


SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.23
DATE	9/15/2025

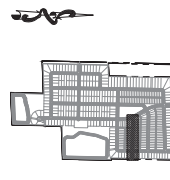
PLAN & PROFILE - STREET F -
STA: 24+00 TO STA: 28+75
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER FERRY, SUITE 107
MILWAUKEE, WI 53217
(414) 558-2228
BOARD OF PROFESSIONAL ENGINEERS - CIVIL
NO. 20060

DATE	9/15/2025
DESCRIPTION	



SHEET 108 OF 143

[illegible]

KEYWORDS

PLAN & PROFILE - STREET G -
STA. 0+00 TO STA. 8+56
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

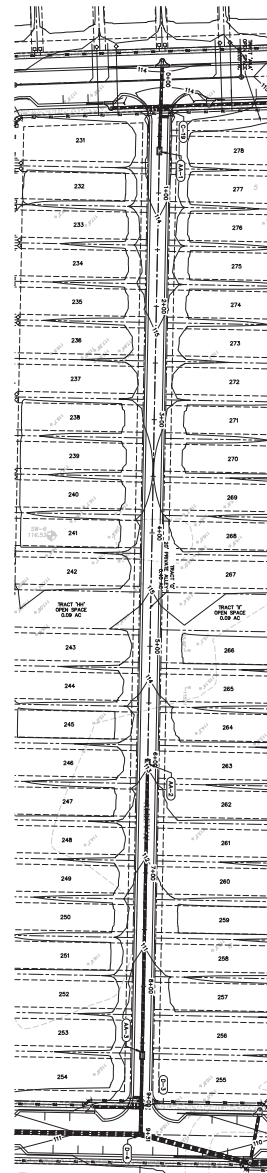
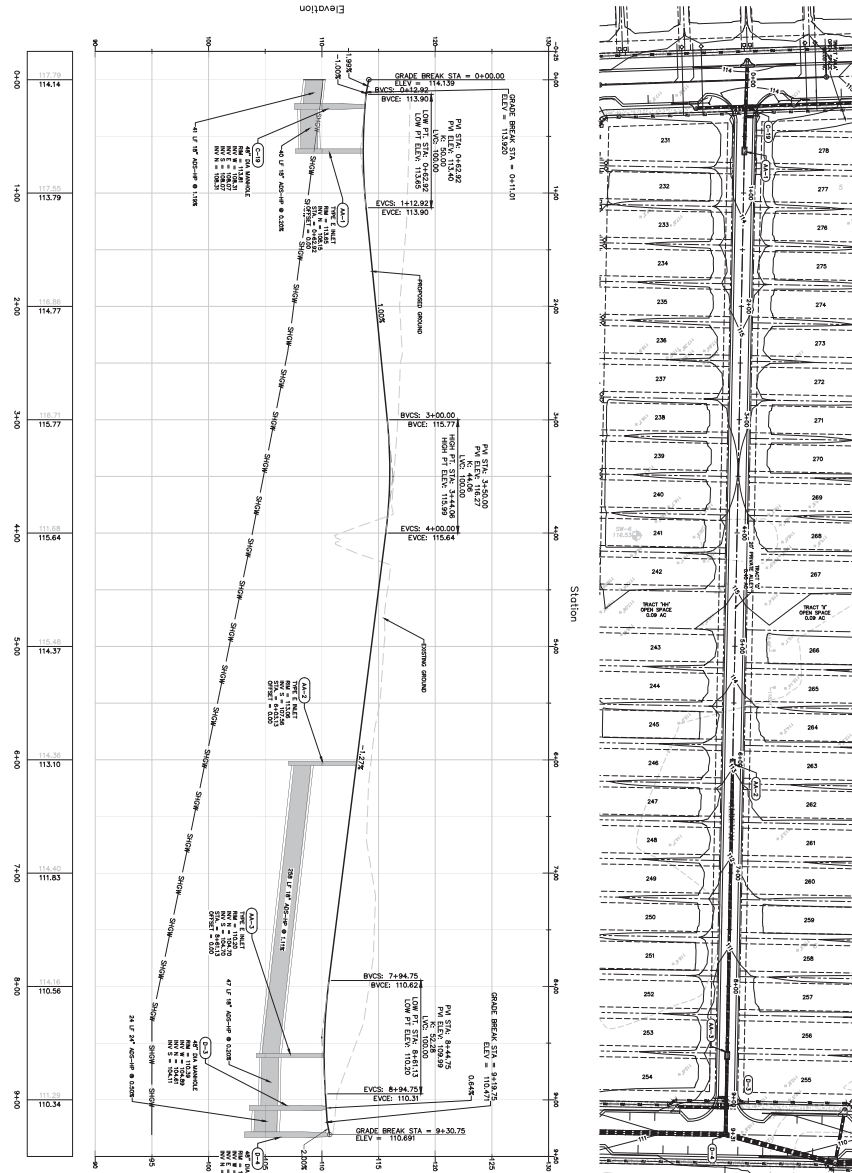
1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39080

08/25/2025	SURVING COMMENTS -- DATED 08/20/2025
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08/25/2025	SURVING COMMENTS -- DATED 08/20/2025
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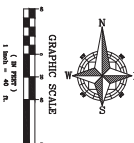
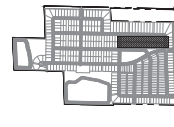
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 109 OF 143



PROVIDE THE NOTES FOR E.A. SCALE 02-50-14
1. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
2. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
3. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
4. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
5. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
6. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
7. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
8. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
9. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.
10. THE NOTES FOR E.A. SCALE 02-50-14 ARE TO BE USED IN CONJUNCTION WITH THE NOTES FOR E.A. SCALE 02-50-14.

KEY MAP

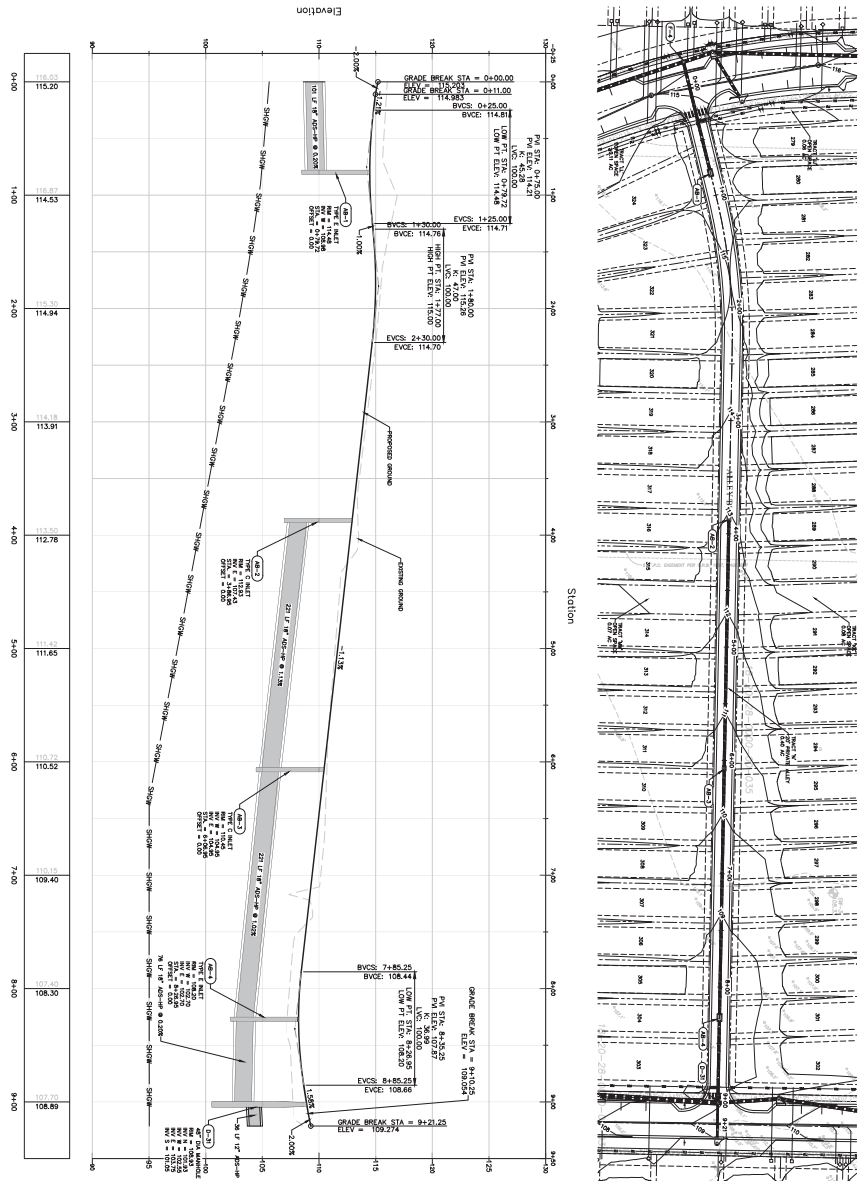


SCALE	1" = 40'
PROJECT	ASH-014
CHECKED	D. SANCHEZ
DATE	9/2/2025

PLAN & PROFILE - ALLEY A -
STA. 0+00 TO STA. 9+31
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER HWY., SUITE 107
MILLERSBURG, MISSISSIPPI 39566
(601) 555-2225

PROJECT	ASH-014
DATE	9/2/2025
DESCRIPTION	CONSTRUCTION SITE PLAN



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 110 OF 143

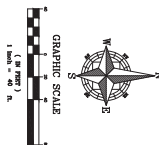


SCALE	1" = 40'
PROJECT	ASH-014
CHECKED	C. SANCHEZ
DATE	9/2/2025

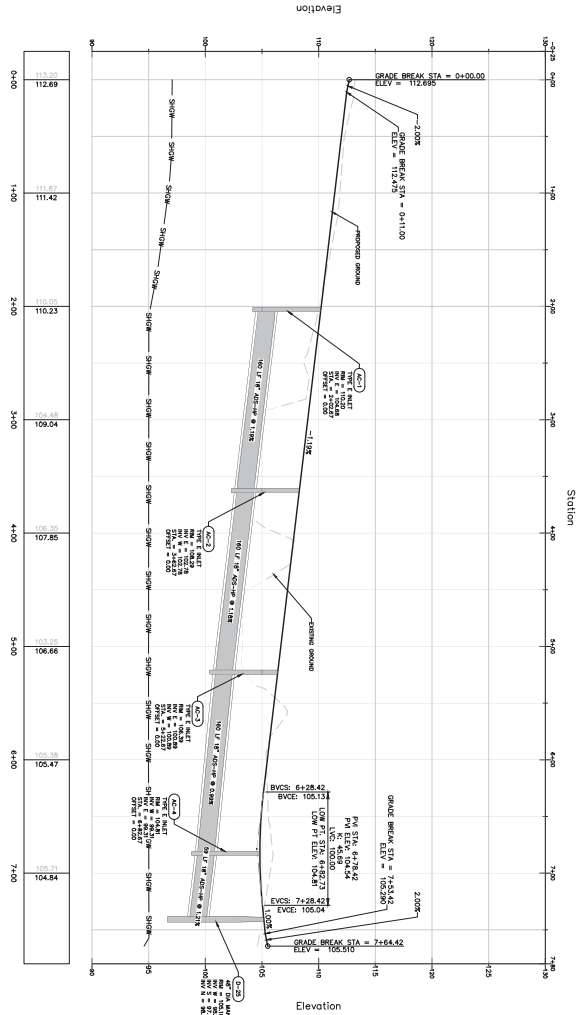
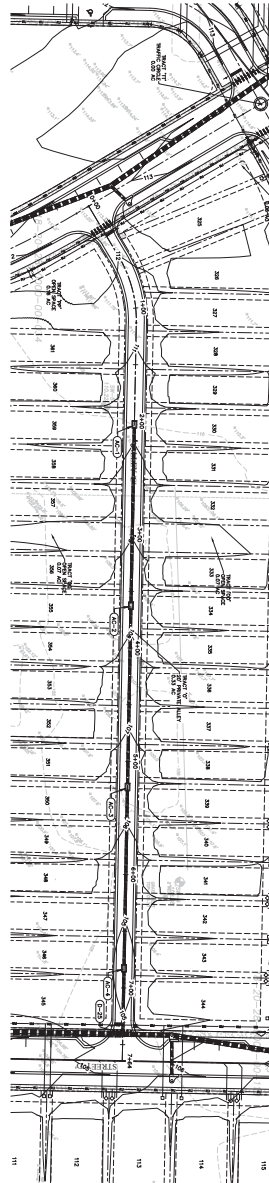
PLAN & PROFILE - ALLEY B -
STA. 0+00 TO STA. 9+42
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER DRIVE, SUITE 107
MILWAUKEE, WISCONSIN 53212
(414) 555-2225

KEY MAP



NO.	DATE	DESCRIPTION
1	9/2/2025	ISSUED FOR PERMIT
2	9/15/2025	REVISED
3	9/15/2025	REVISED
4	9/15/2025	REVISED
5	9/15/2025	REVISED
6	9/15/2025	REVISED
7	9/15/2025	REVISED
8	9/15/2025	REVISED
9	9/15/2025	REVISED
10	9/15/2025	REVISED



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 111 OF 143



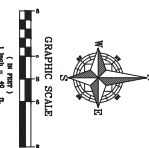
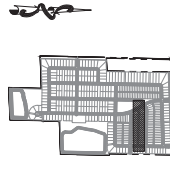
DESIGNED: S. LANCASTER
PROJECT: ASH-014
CHECKED: S. LANCASTER
DATE: 9/2/2025

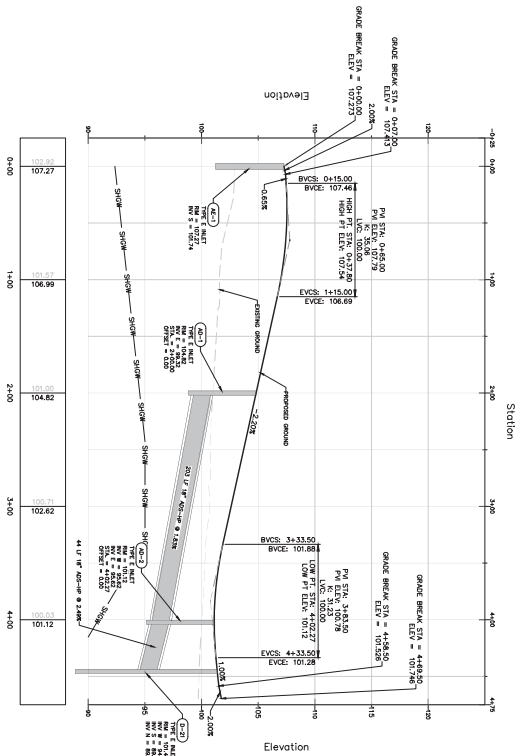
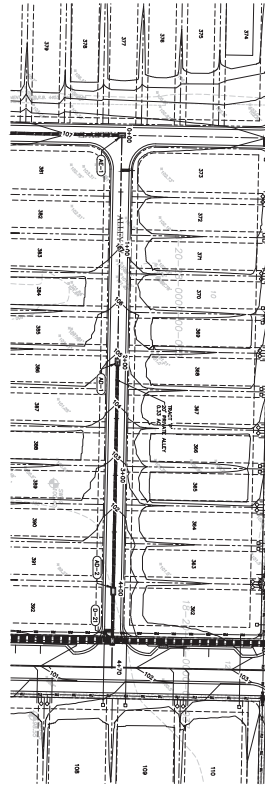
PLAN & PROFILE - ALLEY C -
STA. 0+00 TO STA. 7+64
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

1828 ENGINEERING
2400 WATLAND CENTER DRIVE, SUITE 107
MILWAUKEE, WISCONSIN 53217
(414) 555-2225

BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
NO. 20000



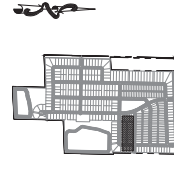


VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

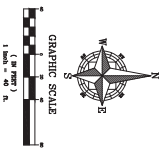
SHEET 112 OF 143



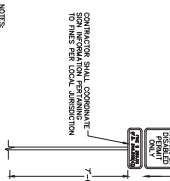
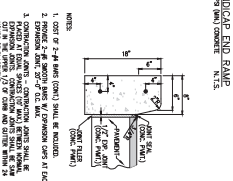
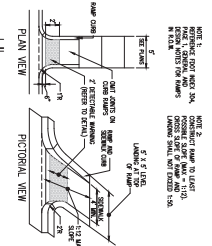
DESIGNED PER: NOTES PER F.A.C. RULE 6A-26.314
BY: 1828 ENGINEERING, INC. (1828E) 1828E
PROJECT: SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
SHEET: C7.28
DATE: 9/2/2025



KEY MAP



	SCALE	1" = 40'	
	PROJECT	ASH-014	
	SHEET	C7.28	
	DATE	9/2/2025	
DESIGNED	S. LANCASTER	PLAN & PROFILE - ALLEY D - STA. 0+00 TO STA. 4+70 CONSTRUCTION SITE PLAN	
CHECKED	D. SANCHEZ		
DATE	9/2/2025		
1828 ENGINEERING		2400 WATLAND CENTER DRIVE, SUITE 107 MILLINGTON, TN 37132 (615) 555-2225	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 20060
INCHES		DATE	DESCRIPTION



9 TYPE "D" CURB
(3,500 Pcs (MIN)) N.T.S.

OF SIGN SHALL HAVE A REFLECT
D WITH BLACK OPAQUE LEGEND
REQUIRED FOR EACH PARKING SP

NOTES:

1. ALL LETTERS ARE "I" SERIES "X" PER AUTO.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTIVE
3. BOTTOM PORTION OF SIGN SHALL HAVE A RED
4. ONE (1) SIGN IS REQUIRED FOR EACH PHASE.

7'

4'

2'

ROAD AHEAD

SIGNAL AHEAD

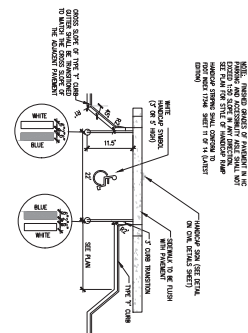
DISALED
SIGNAL
ONLY

15' STANDARD PARALLEL PARKING STRIP.

* ALL STRIPS TO BE REINFORCED.

N.T.S.

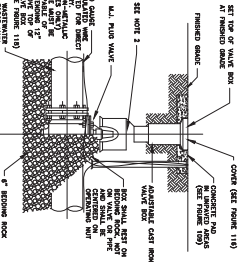
15 STANDARD PARALLEL PARKING STRIPING.



16 **HANDICAP PARALLEL PARKING STRIPING**
• ALL STRIPING TO BE THERMOPLASTIC N.T.S.

[illegible]

FIG. 104



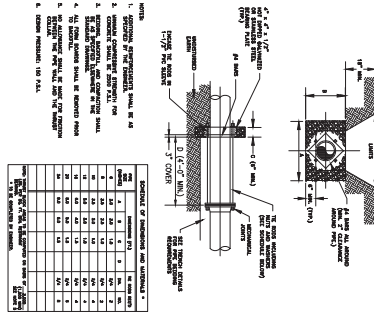
APOLKA
NEERING DIVISION
JANUARY 2014

[illegible]

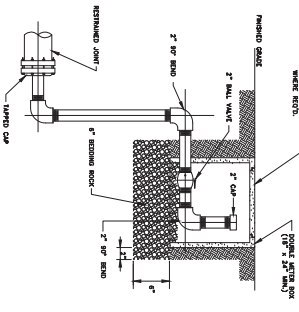
OF APOKA
ENGINEERING DIVISION

JANUARY 2014

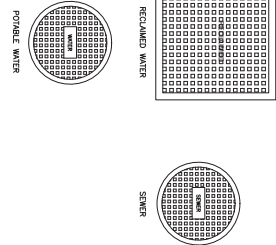
FIG.



JANUARY



APOPKA ERING DIVISION	JANUARY 2014	FIG
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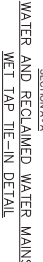
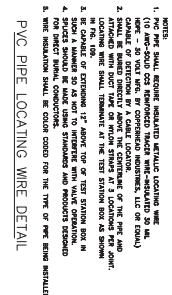


OF APOPKA
ENGINEERING DIVISION

JANUARY 2014

FIG.

CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

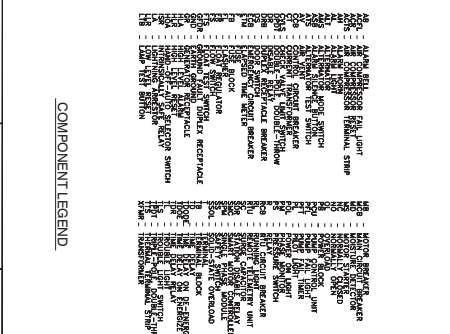
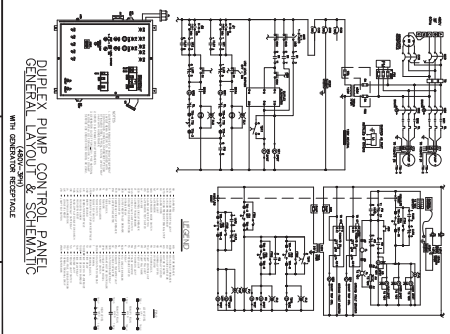
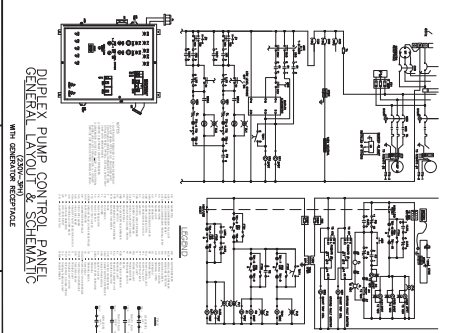
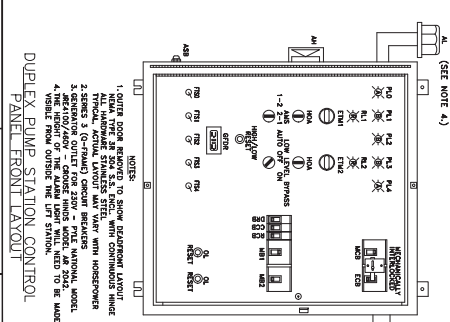
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CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS), CITY OF APOPKA, FLORIDA

2400 MATLAND CENTER PKWY, SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39080

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COMPONENT LEGEND

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 303

CITY OF APOPKA,
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 305 A

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 305 C

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 306

828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

▲		
▲		
▲		
▲	08/25/2025	SAVING COMMENTS - DATED 08/20/2025

055

[illegible]

DRAWN:
S. LANCASTER
DESIGNED:
O. SANCHEZ
CHECKED:
O. SANCHEZ
DATE:
0.15.2005

CITY OF APOPKA LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

SCALE
N.T.S.
PROJECT
ASH-014
SHEET
C11.1

SHEET 121 OF 143

