



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 29, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

SPECIAL EXCEPTION

1. **SPX- 25-5 85 and 135 Hermit Smith Road - Special Exception (SPX), 1st Submittal**
Owner(s): Marilyn S. Boughan Trust
Applicant(s): Lowdes - Jonathan P. Huels, Esq.
Location: 95 and 135 Hermit Smith Road
Proposed Use: Industrial
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-25-28 Invitation Cove - Construction Site Plan (CSP), 2nd Submittal**
Owner(s): A&R Meridian Apopka
Applicant(s): Cycorp Engineering, Inc. Kim Fischer
Location: 730 Monroe Avenue
Proposed Use: Residential Townhomes
Project Manager: Amer Hamza
2. **CSP-25-41, Keene Road Retail (Lake Carter Exchange) - Construction Site Plan (CSP), 1st Submittal**
Owner(s): LCE13, LLC
Applicant(s): Tannath Design, Inc. - Bryan Potts
Location: 1700 West Keene Road
Proposed Use: Retail/Office
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager
3. **CSP-25-29 Wingspan/ABC Kelly Park Village Revision - Construction Site Plan (CSP), 2nd Submittal**
Owner(s): KPI Partnership, LLC
Applicant(s): Poulos and Bennett, LLC - Jeffrey M. Trimble
Location: Northwest corner of West Kelly Park Road and Plymouth Sorrento Road
Proposed Use: Residential Multi-Family
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
4. **CSP-25-30 Wingspan ABC/Kelly Park Commercial Parcel A - Construction Site Plan (CSP), 2nd Submittal**
Owner(s): KPI Partnership, LLC
Applicant(s): Poulos and Bennett, LLC - Jeffrey M. Trimble
Location: 3103 West Kelly Park Road
Proposed Use: Single building with commercial and retail uses
Project Manager: Jean Sanchez

5. **CSP-25-31 Wingspan ABC Kelly Park Commercial Parcel B - Construction Site Plan (CSP), 2nd Submittal**

Owner(s): KPI Partnership, LLC

Applicant(s): Poulos and Bennett, LLC.

Location: 3103 West Kelly Park Road

Proposed Use: Single building with medical office use

Project Manager: Jean Sanchez

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.

REFERENCED TITLE COMMITMENT:

AS TO COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 56427.00.
COMMITMENT NO. LFL15631, DATED 03/05/2025 AT 08:00 AM.

LEGAL DESCRIPTION: (REVISED FROM REFERENCED TITLE COMMITMENT)

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 200 FEET OF THE NORTH 660 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/2 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY AND EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST TOGETHER WITH ALL IMPROVEMENTS THEREON.

ALSO LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND BEING DESCRIBED IN DEED BOOK 7035, PAGE 3455, ORANGE COUNTY, FLORIDA RECORDS.

ALSO LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND BEING DESCRIBED IN INSTRUMENT NUMBER 2023067499, ORANGE COUNTY, FLORIDA RECORDS.

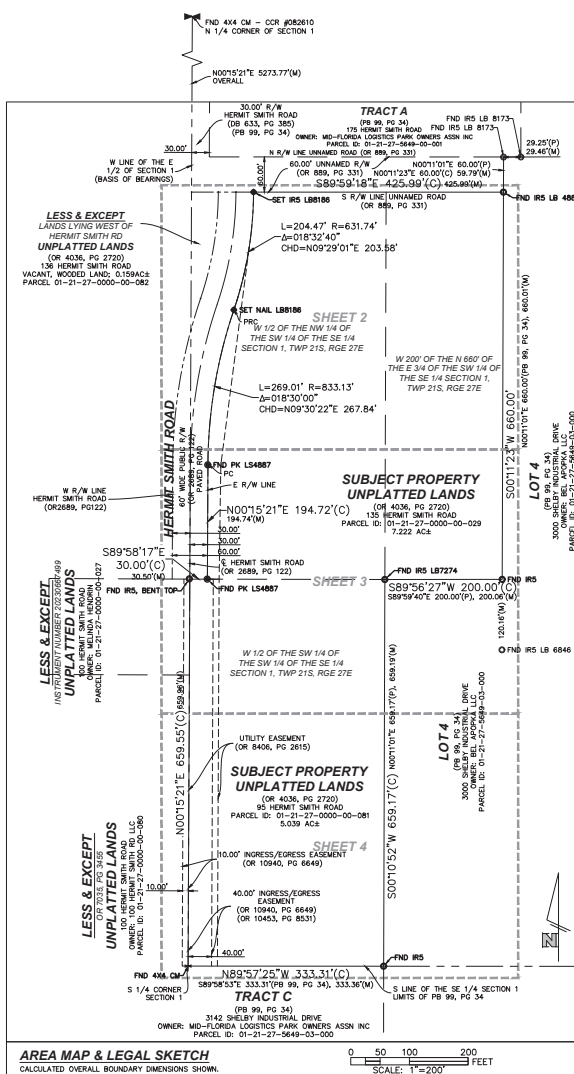
LESS AND EXCEPT: THAT PORTION OF THE ABOVE-DESCRIBED TRACT LYING WITHIN THE RIGHT-OF-WAY OF HERMIT SMITH ROAD, AS WELL AS THAT PORTION OF THE ABOVE-DESCRIBED TRACT LYING WEST OF HERMIT SMITH ROAD IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST.

SCHEDULE B-II ITEMS

AS TO REFERENCED TITLE COMMITMENT	DESCRIPTION	NOTES
1	DEFECTS, LENS, ENCUMBRANCES, ADVERSE CLAIMS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE COVERED BY THIS COMMITMENT.	NSR; NP
2	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	NSR; NP
3	EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.	NSR; NP
4	ENCUMBRANCES, OVERPAYS, LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE SUBJECT PROPERTY.	NOTSH
5	ANY LENS OR RIGHT TO A LENS OR MATERIAL LENS TO FORTH OR HEREINAFTER.	NSR; NP
6	FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NSR; NP
7	TAXES OR SPECIAL ASSESSMENTS, WHICH ARE NOT SHOWN AS EXISTING LENS BY THE PUBLIC RECORDS.	NSR; NP
8	ALL ASSESSMENTS, TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOW A LENS OR PAYABLE OR WHICH MAY BECOME DUE AND PAYABLE, INCLUDING, BUT NOT LIMITED TO WATER BILLS AND SANITARY BILLS.	NSR; NP
9	ALL TAXES FOR 2025 AND SUBSEQUENT YEARS, WHICH ARE A LENS NOT YET DUE AND PAYABLE.	NSR; NP
10	ADDITIONAL TAXES, INTEREST AND PENALTIES WHICH MAY BE ASSESSED FOR PRIOR TAX YEARS BY VIRTUE OF ADJUSTMENT, RE-APPRAISAL, RE-ASSESSMENT, APPEAL OR OTHER AMENDMENT TO THE TAX RECORDS.	NSR; NP
11	ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF SUBJECT PROPERTY DESCRIBED HEREIN, OR ATTACHED PLAT, IF ANY, THE CORNER, AREA, DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE SUBJECT PROPERTY.	NOTSH
12	RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER EXTENDING THROUGH THE SUBJECT PROPERTY WITHOUT OBSTRUCTION.	NSR; NP
13	MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO KALIN, COAL, LIGNITE, OIL, GAS, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO WHETHER OR NOT LISTED HEREIN. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.	NSR; NP
14	AGREEMENT BETWEEN SAN GEE LAND COMPANY, LTD. AND FRANCIS LEROY STUTZMAN, RECORDED DECEMBER 12, 1975, IN DEED BOOK 2697, PAGE 183, ORANGE COUNTY, FLORIDA RECORDS.	DNA; NP
15	ROAD IMPROVEMENT AGREEMENT BETWEEN DONALD L. STUTZMAN & FRANCIS L. STURZMAN AND BOARD OF COMMISSIONERS OF ORANGE COUNTY, FLORIDA, RECORDED APRIL 01, 1976, IN DEED BOOK 2689, PAGE 122, ORANGE COUNTY, FLORIDA RECORDS.	APAS
16	DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, RECORDED JUNE 20, 1989, IN DEED BOOK 4050, PAGE 2196, ORANGE COUNTY, FLORIDA RECORDS.	DNA; NP
17	DECLARATION AND RESERVATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT, BY MARILYN S. BOUGHAN, AS TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER, 1988, KNOWN AS TRUST NUMBER B-101, RECORDED AUGUST 05, 2003, IN DEED BOOK 7035, PAGE 3449, ORANGE COUNTY, FLORIDA RECORDS. RE-RECORDED DECLARATION AND RESERVATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT, RECORDED SEPTEMBER 10, 2007, IN DEED BOOK 8426, PAGE 2024, ORANGE COUNTY, FLORIDA RECORDS. CORRECTIVE DECLARATION AND RESERVATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT, RECORDED OCTOBER 05, 2012, IN DEED BOOK 10453, PAGE 8531, ORANGE COUNTY, FLORIDA RECORDS.	APAS
18	UTILITY EASEMENT TO CITY OF APOPKA, RECORDED JANUARY 05, 2006, IN DEED BOOK 8406, PAGE 2615, ORANGE COUNTY, FLORIDA RECORDS.	APAS
19	DECLARATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT BY MARILYN S. BOUGHAN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER, 1988, KNOWN AS TRUST NUMBER B-101 AND RAYMOND APOKA LAND MANAGEMENT, LLC AND EAGLES LANDING AT O'CONNEL, LLC FKA EAGLES LANDING AT O'CONNEL, INC., RECORDED JUNE 24, 2015, IN DEED BOOK 10940, PAGE 8649, ORANGE COUNTY, FLORIDA RECORDS.	APAS
20	ABBREVIATIONS LEGEND	
21	NON-SURVEY RELATED	
22	AFFECTS PROPERTY AS SHOWN	
23	NO PAYABLE DATA OR OTHERWISE PLOTTED	
24	DOES NOT AFFECT SUBJECT PROPERTY	
25	NONE, OTHER THAN SUBJECT HEREON	

SURVEYOR'S NOTES:

- BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983, WITH THE WEST LINE OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST HAVING AN OBSERVED BEARING OF N0015°21'E. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK USED: ORANGE COUNTY BENCHMARK "J175001", ELEV.=120.946' (NAVD83).
- ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
- ONLY PERMANENT ABOVE GROUND IMPROVEMENTS LOCATED BY THIS FIRM. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE PAINTED MARKINGS VISIBLE IN THE FIELD AT THE TIME OF SURVEY. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED WITHOUT PHYSICAL EXCAVATION. NO GUARANTEE IS MADE AS TO THE CORRECTNESS OR COMPLETENESS OF UNDERGROUND FEATURES SHOWN, ALWAYS CALL 811 BEFORE DIGGING.
- NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, LANDFILL, RECENT EARTHWORK CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED ON PREMISES AT THE TIME OF FIELDWORK OTHER THAN SHOWN HEREON.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WAS OBSERVED AT THE TIME OF FIELDWORK.
- NO TITLE SEARCH WAS PERFORMED BY THIS FIRM. NO GUARANTEE IS MADE AS TO COMPLETENESS OF TITLE SEARCH PROVIDED BY OTHERS. PROPERTY MAY BE SUBJECT TO EASEMENTS RESTRICTIONS, RESERVATIONS AND RIGHT OF WAY RECORDS IF AN INCOMPLETE SEARCH WAS PROVIDED.
- SUBJECT PROPERTY SHOWN ON THIS SURVEY IS ONE AND THE SAME AS THAT DESCRIBED IN THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON. REFERENCED TITLE COMMITMENT INCLUDES LANDS "AND EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4" WHICH ARE NOT PRESUMED TO BE INCLUDED IN SUBJECT PROPERTY.
- SUBJECT PROPERTY IS CONTIGUOUS, WITH NO GAPS OR GORES DISCOVERED DURING THE COURSE OF THIS SURVEY.
- ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED, UNLESS NOTED OTHERWISE.
- PROPERTY IS ACCESED DIRECTLY BY WAY OF THE PUBLIC RIGHT OF WAY OF HERMIT SMITH ROAD, AS SHOWN.
- ACCURACY OF SURVEY CONTROL, VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LEVEL (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 61J-1.001.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.
- NO ZONING REPORT LETTER WAS SUPPLIED TO THIS FIRM. ZONING INFORMATION MAY BE ADDED TO SURVEY ONCE IT IS RECEIVED.
- TREE IDENTIFICATION SHOWN HEREON ARE TO BEST OF FIELD SURVEYOR'S ABILITY, AND SHOULD BE FIELD VERIFIED BY AN APPROPRIATELY LICENSED PROFESSIONAL, WHERE NECESSARY.
- FEMA NATIONAL FLOOD HAZARD BOUNDARIES SHOWN ON THIS SURVEY ARE DERIVED FROM GIS INFORMATION, BASED ON PLOT OF GIS INFORMATION. BUILDING APPEARS TO BE ENTIRELY WITHIN ZONE 2X, AS SHOWN.
- LEGAL DESCRIPTION SHOWN PER REFERENCED TITLE COMMITMENT.



AREA MAP & LEGAL SKETCH
CALCULATED OVERALL BOUNDARY DIMENSIONS SHOWN.

LAND TABULATIONS:

PROPERTY AREA:
TOTAL 12.261 ACRE
PARCEL 01-21-27-0000-00-029: 7.222 ACRE
PARCEL 01-21-27-0000-00-081: 5.039 ACRE

BUILDING AREA: 9002 SF±

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE "X"
PANEL # 120950 0125H
EFFECTIVE 09/24/2021
COMMUNITY # 120180- CITY OF APOKA

ADDITIONAL INFORMATION

PARCEL NUMBER 01-21-27-0000-00-029
STREET ADDRESS 135 HERMIT SMITH ROAD
APOKA, FL 32703

PARCEL NUMBER 01-21-27-0000-00-081
STREET ADDRESS 95 HERMIT SMITH ROAD
APOKA, FL 32703

ABBREVIATIONS LEGEND

PCC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IP = IRON PIPE
IR4 = 1/2" IRON ROD (#4 REBAR)
IR5 = 5/8" IRON ROD (#5 REBAR)
CM = CONCRETE MONUMENT
PK = PARKER-KALON NAIL
MAG = MAGNETIC NAIL
FND = FOUND
O/S = OFFSET
TYP = TYPICAL
PRM = PERMANENT REFERENCE MONUMENT
PCN = PERMANENT CONTROL POINT
BM = BENCHMARK
F/E = FINISHED FLOOR ELEVATION
SF = SQUARE FEET
AC = ACRES
FNC = FENCE
CLF = CHAIN LINK FENCE
EOW = EDGE OF WATER
UE = UTILITY EASEMENT
CATV OR TV = CABLE TELEVISION
ATT = AMERICAN TELEPHONE AND TELEGRAPH
FPLD = FLORIDA POWER AND LIGHT COMPANY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
CBS = CONCRETE BLOCK CONSTRUCTION
S/T = SEPTIC TANK
D/F = DRAINFIELD
WUP = WASTE WATER POLE
O/H = OVERHEAD WIRE(S)
MH = MANHOLE
CB = CATCH BASIN
F/H OR HYDRA-FIRE HYDRANT
WM = WATER METER
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
R/W = RIGHT OF WAY
C/A OR C = CENTERLINE
P/A OR P = PROPERTY LINE
CP = PLAT DATA
LP = LEGAL DESCRIPTION DATA
FIC = FIDUCIAL POINT
(M) = MEASURED DATA
(C) = CALCULATED DATA
(FOOT) = F.D.O.T. R/W MAP DATA
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS
L = LENGTH
CHD = CENTRAL ANGLE
CBG = CHORD BEARING
NR = NON-RADIAL
PC = POINT OF TANGENCY
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
STA = STATION
FB = FIELD BOOK
PLB = PLAT BOOK
PSM = PROFESSIONAL SURVEYOR RECORDS BOOK
PSM = PAGE
PSM = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
ADA = AMERICANS WITH DISABILITIES ACT
F.I.N.D. = FLORIDA INLAND NAVIGATIONAL DISTRICT
GIS = GEOGRAPHIC INFORMATION SYSTEM

SYMBOLS LEGEND

— = METAL UTILITY POLE
— = WOOD UTILITY POLE
— = CONC UTILITY POLE
— = LIGHT POLE
— = GUY WIRE ANCHOR
— = FIRE DEPARTMENT CONNECTION
— = FIRE HYDRANT
— = WATER VALVE
— = WATER METER
— = RECLAIMED WATER VALVE
— = BACKFLOW PREVENTER VALVE
— = DOUBLE DETECTOR CHECK VALVE
— = WIRE PULL BOX
— = SEWER VALVE
— = SEWER MANHOLE
— = DRAINAGE MANHOLE
— = DISABLED PARKING
— = TRAFFIC DIRECTION
— = SPOT ELEVATION
— = TRAFFIC SIGNAL BOX
— = OVERHEAD WIRES
— = BURIED ELECTRIC
— = TELEPHONE
— = FIBER OPTIC
— = GAS
— = SANITARY SEWER
— = STORM SEWER
— = WATER
— = UNKNOWN

TREE ABBREVIATIONS

— = DIAMETER AT
— = BREAST HEIGHT (INCHES)
OP = CABBAGE PALM
OAK = OAK TREE
FIC = STRANDLER FIG
FI = FIJUS
CL = GUINBO LIMBO
MAGN = MAGNOLIA
CY = CYPRESS
UNK = UNKNOWN TREE
— = COMMON TREE TYPES
— = SPECIMEN TREE
— = PINE TREE
— = CABBAGE PALM
— = OTHER PALM
— = TREE CLUSTER

SURVEYOR'S CERTIFICATION:

- TO: BRIDGE ASSET MANAGEMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.
- RENDON ABSTRACT, INC.
- PROPERTY INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEY LAND TITLE SURVEYS, JOINTLY ADOPTED BY THE FLORIDA SURVEYING BOARD AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, JOINTLY 16, 17, 18, 19 OF TABLE A THEREOF.
THE SURVEY WAS COMPLETED ON 03/27/2025.
DATE OF PLAT OR MAP: 05/09/2025.

WILLIAM J. WRIGHT, PH.D., PSM
LICENSE NO. 6968, STATE OF FLORIDA
ELECTRONIC VERSION SIGNED AND SEALED BY WILLIAM J. WRIGHT, P.S.M.,
ON DATE SHOWN, USING AN S&A+ AUTHENTICATION CODE.
THE S&A+ AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
PAPER COPIES NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.



NO.	DATE	REVISION	BY
1	03/27/2025	ISSUED FOR PERMITS	WJW
2	05/09/2025	ISSUED FOR PERMITS	WJW
3	05/09/2025	ISSUED FOR PERMITS	WJW
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97	05/09/2025	ISSUED FOR PERMITS	WJW
98	05/09/2025	ISSUED FOR PERMITS	WJW
99	05/09/2025	ISSUED FOR PERMITS	WJW
100	05/09/2025	ISSUED FOR PERMITS	WJW

ALTA/SURVEY LAND TITLE SURVEY

PROJECT: BRIDGE ASSET MANAGEMENT LLC

ORANGE COUNTY, FLORIDA

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Website: www.dynamicinc.com

WrightPSM, LLC

PROFESSIONAL SURVEYING AND MAPPING

OFFICE: 2025 S.W. 10TH AVE., SUITE 200, BOCA RATON, FL 33433

PHONE: (561) 998-1888

www.wrightpsm.com

CERTIFICATE OF AUTHORIZATION NO. L.B.1816

WRIGHTPSM JOB NO. 25-0143

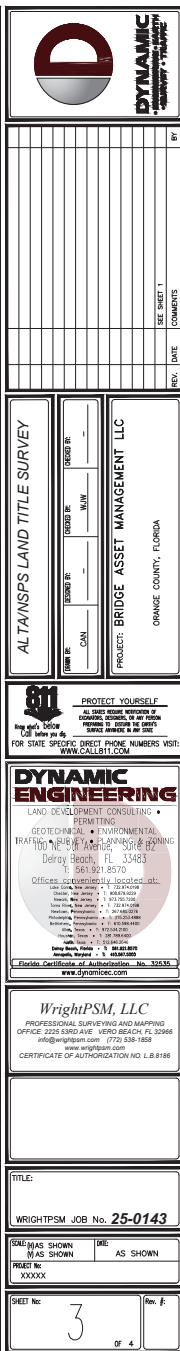
TITLE:

DATE: 05/09/2025

PROJECT: XXXXX

SHEET NO: 1

OF 4



CONSTRUCTION SITE PLANS

FOR

INVITATION COVE

PROJECT CONTACTS

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

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

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

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

UTILITY CONTACTS

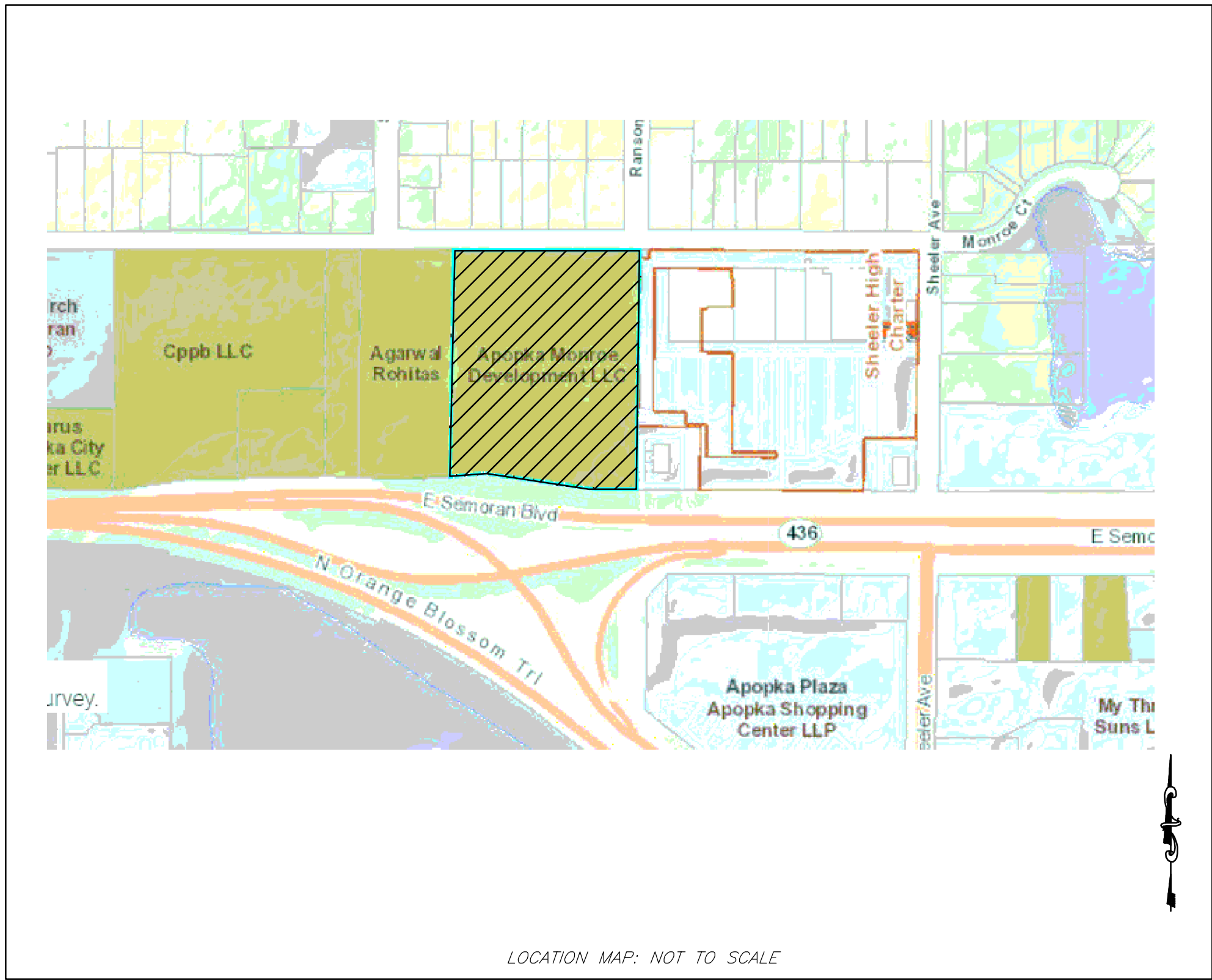
WATER:
CITY OF APOPKA
407-703-1731

SEWER
CITY OF APOPKA
407-703-1731

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

CITY OF APOPKA



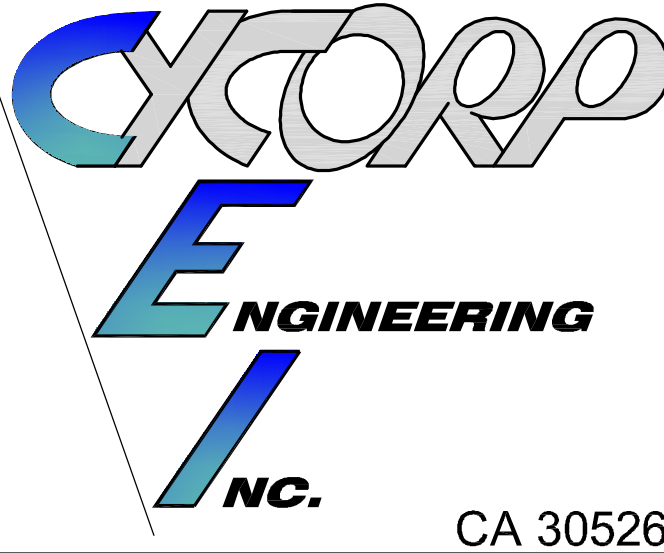
LOCATION MAP: NOT TO SCALE

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

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- L1 LANDSCAPE PLAN
- S1 SURVEY
- E1 PHOTOMETRIC PLAN

LEGAL DESCRIPTION:
SEE SURVEY



**CIVIL ENGINEERS
LAND PLANNERS**

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

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

REVISIONS			
Description	Date	By	
1. TURN LANE	7/16/23	KF	
2. REMOVAL OF TURN LANE	9/15/25		
TITLE CHANGE			

COVER SHEET

Date:
JUNE 2025

Scale:
NTS

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND SEALED
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AND/OR TIME STAMP SHOWN USING
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KIM FISCHER
9/15/2025
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BY A REGISTERED ENGINEER

Sheet Number:

1

GENERAL NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS

2) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.

4) LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.

5) THE CONTRACTOR MUST NOTIFY CITY/COUNTY PRIOR TO COMMENCEMENT.
- 6) DIMENSIONS, LOCATIONS, AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER APPURTANENT FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FEATURES THAT COULD AFFECT THE CONTRACTORS CONSTRUCTION.

7) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BYTHE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

8) ALL SITE WORK AND BUILDING CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT MUST CARRY PART & COMPLETE WORKLIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE WITH A MINIMUM OF \$500,000.00.

9) CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770. AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES.THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

10) ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- 11) CONTRACTOR SHALL SUBMIT SHOP DRAWING'S TO ENGINEER OF RECORD FOR APPROVAL FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS. FAILURE OF THE CONTRACTOR TO OBTAIN APPROVED SHOP DRAWINGS FROM ENGINEER OF RECORDPRIOR TO PROCUREMENT OF SAME COULD RESULT IN THE REMOVAL AND REPLACEMENT OF SAID ITEMS AT THE CONTRACTORS EXPENSE.

12) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING ENGINEER OF RECORD, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- 13) CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.

14) ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

15) ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO COUNTY/CITY AND ENGINEER OF RECORD HAVE BEEN BEEN OBTAINED. ANY WASHOUTS, REGRADING, AND EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR,UNTIL THE SYSTEM IS APPROVED
- 16) RECLAIMED IRRIGATION PIPING SHALL BE LAVENDER IN COLOR

17) THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ONSITE.

18) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

19) CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.

UTILITY NOTES

- 1) ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.330, F.A.C. OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.

3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.

4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(1)(B), F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

7) ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.

8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARDS RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.

9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

TESTING:

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

DISINFECTING:

FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA

STANDARD C651, "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.

EROSION CONTROL NOTES

EROSION CONTROL PLAN

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

A. SURFACE PROTECTION

1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.

2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PRO-TECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWVETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.

B. RUN-OFF CONTROL

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

C. SEDIMENT TRAPPING

1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.

2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCT-URE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.

3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.

4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETA-TIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.

D. SOIL MOISTURE

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

E. RESPONSIBILITY

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

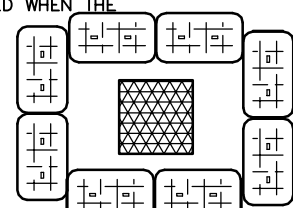
PLAN VIEW

STORMWATER INLET

PLAN

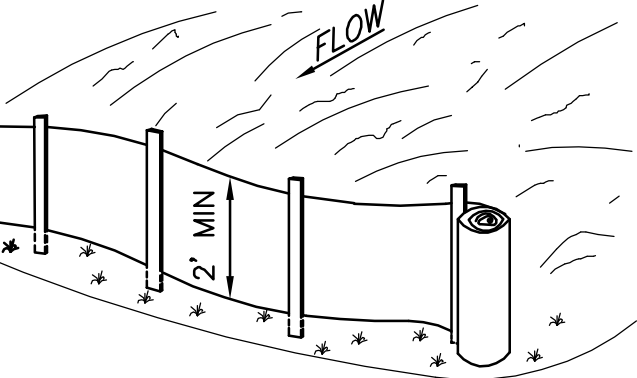
DOWNSLOPE

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE



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

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



PREASSEMBLED SILT FENCE

2"x2" WOOD STAKES
2 PER BALE

WIRE OR NYLON BOUND BALES

EXISTING GRADE

2' (MIN.)

BALES BUTTED TIGHTLY TOGETHER

ELEVATION

SYNTHETIC STRAWBALE SILT BARRIER

EROSION CONTROL DETAIL

STORMWATER INLET

PLAN

DOWNSLOPE

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE

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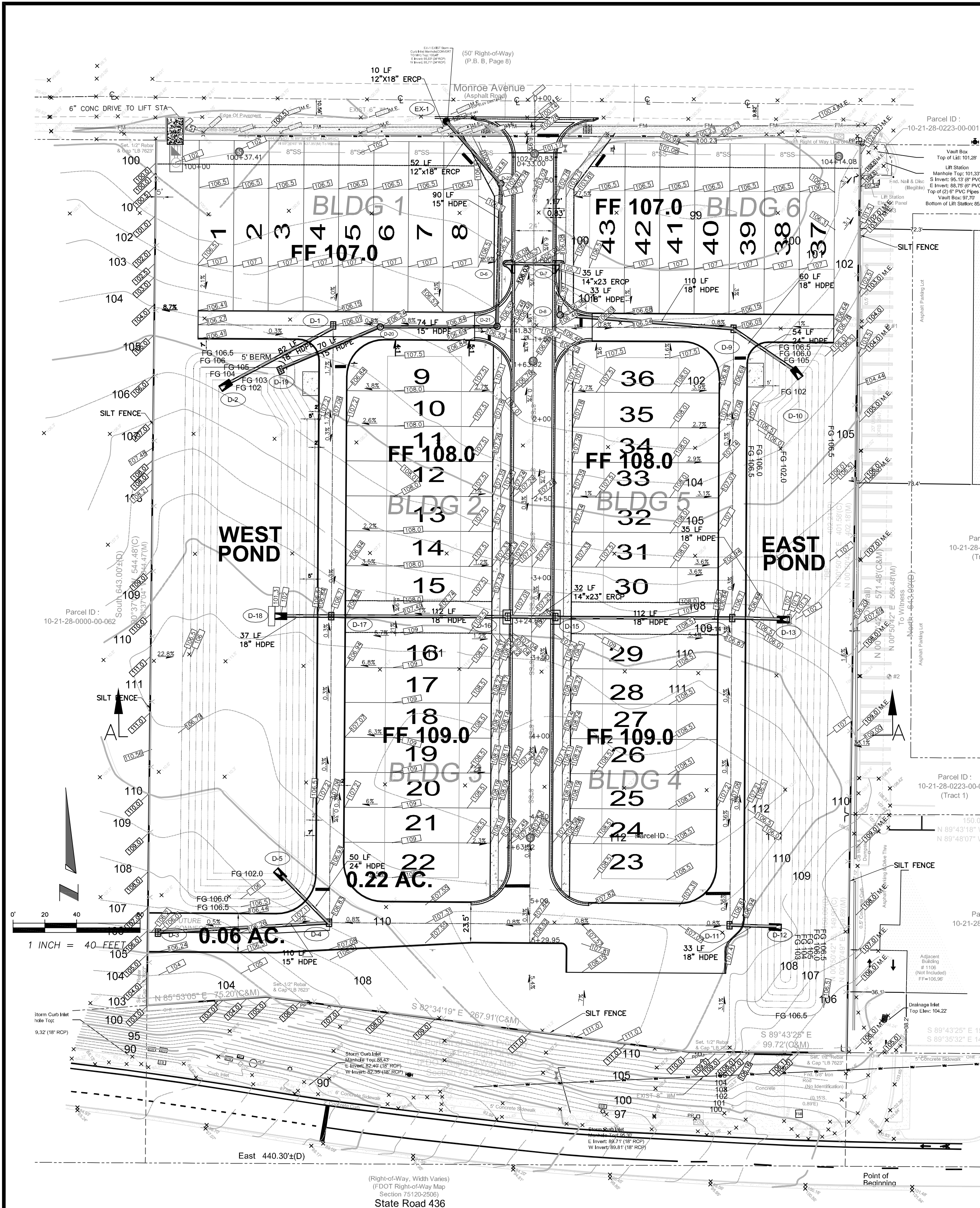
DOWNSLOPE

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE

PLAN

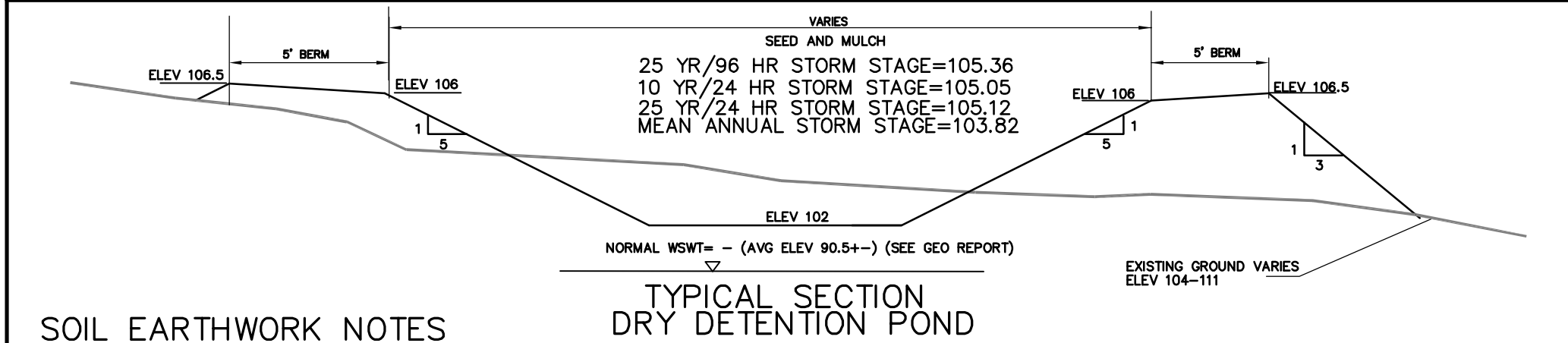
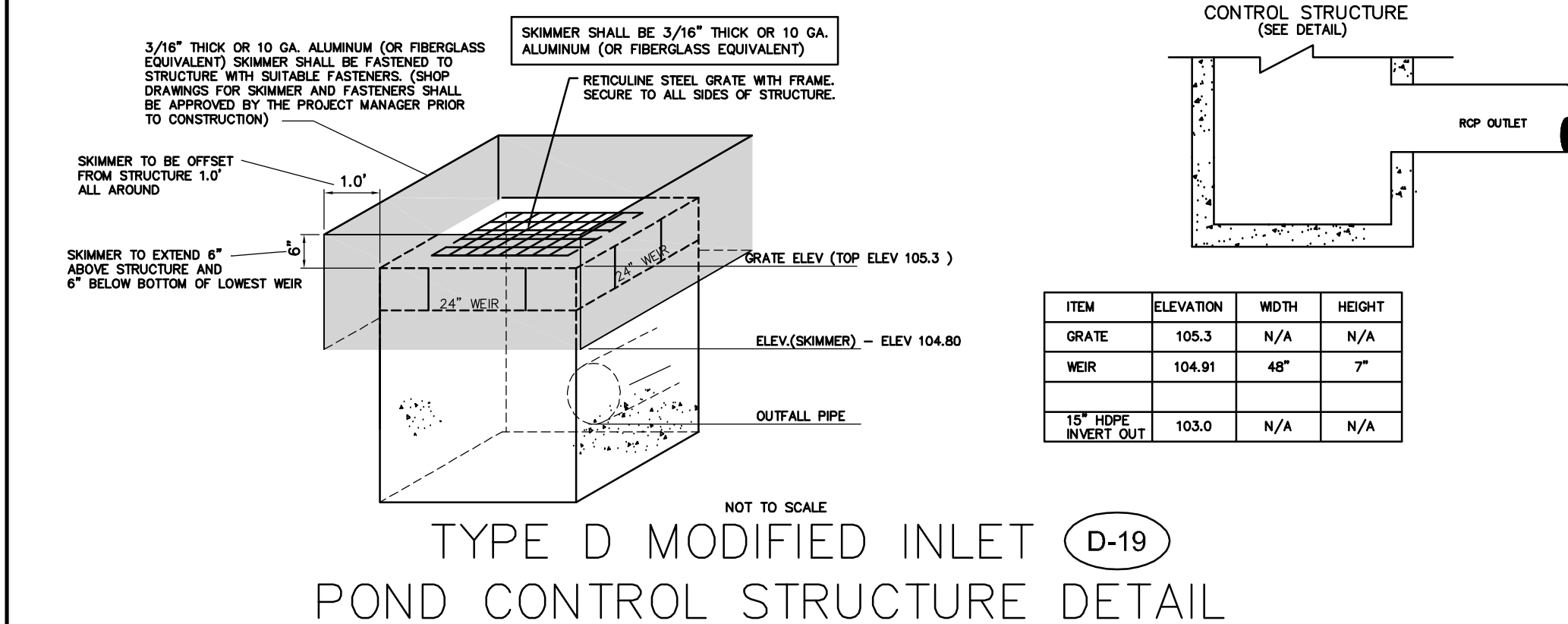
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ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE



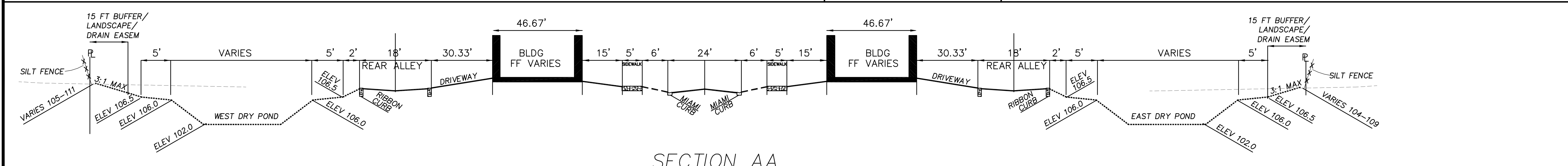
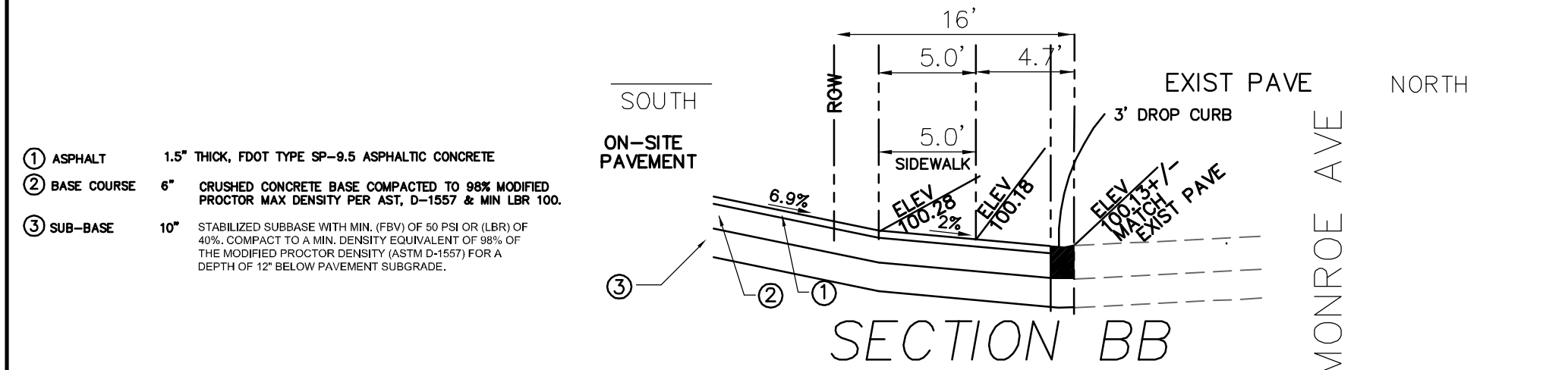
DRAINAGE STRUCTURES

- D-1 FDOT TYPE "C" INLET
GRATE EL.=106.01
INV OUT=102.5
- D-2 CONC MES
INV 102.0
- D-3 FDOT TYPE "C" INLET
GRATE EL.=106.00
INV OUT=102.5
- D-4 FDOT TYPE "C" INLET
GRATE EL.=106.83
INV IN/OUT=102.2
- D-5 CONC MES
INV 102.0
- D-6 FDOT P1 INLET
INDEX 425-020
EOP ELEV 105.70
INV OUT =102.47
- D-7 FDOT P1 INLET
INDEX 425-020
EOP ELEV 105.70
INV IN =102.40
INV OUT =102.40
- D-8 FDOT P7 STORM MH
TOP EL.=106.34
INV IN =102.34
INV OUT =102.34
- D-9 FDOT TYPE "C" INLET
GRATE EL.=106.01
INV INV=102.12
INV OUT=102.12
- D-10 CONC MES
INV 102.0
- D-11 FDOT TYPE "C" INLET
GRATE EL.=106.80
INV OUT=102.2
- D-12 CONC MES
INV 102.0
- D-13 CONC MES
INV 101.3 (SUMP)
- D-14 FDOT TYPE "C" INLET
GRATE EL.=106.70
INV INV=101.30
INV OUT=101.30
- D-15 FDOT TYPE "C" INLET
GRATE EL.=107.01
INV INV=101.30
INV OUT=101.30
- D-16 FDOT TYPE "C" INLET
GRATE EL.=107.01
INV INV=101.30
INV OUT=101.30
- D-17 FDOT TYPE "C" INLET
GRATE EL.=106.70
INV INV=101.30
INV OUT=101.30
- D-18 CONC MES
INV 101.3 (SUMP)
- D-19 FDOT TYPE "D" INLET
(MODIFIED
CONTROL STRUCTURE)
FDOT P7 STORM MH
TOP EL.=106.24
INV IN =102.50
INV OUT =102.50
- D-20 FDOT P7 STORM MH
TOP EL.=106.55
INV IN =102.00
INV OUT =102.00
- D-21 FDOT P7 STORM MH
TOP EL.=103.28
INV IN =98.65
INV OUT =98.65
- D-22 FDOT P7 STORM MH
TOP EL.=103.28
INV IN =98.65
INV OUT =98.65
- D-23 STRUCTURE
ELIMINATED
- EX-1 EXISTING STORM MH
TOP ELEV=100.48
PROPOSED INV IN
(FROM D-22)=95.8
EXIST INV E 95.63(24"RCP)
EXIST INV W 95.71(24"RCP)
(CONTRACTOR SHALL
FIELD VERIFY EXISTING
STRUCTURE ELEVATIONS
INVERTS & PHYSICAL
DIMENSIONS FOR
PROPOSED PIPE
ACCESSIBILITY)



- ### SOIL EARTHWORK NOTES
- THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 90 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.
 - THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.
 - THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.
 - THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.
 - FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.

- ### DRAINAGE NOTES
- ALL PROPOSED ELEVATIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - THE ACTUAL LOCATION OF THESE STRUCTURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES IN THE LOCATION OF THESE STRUCTURES, THE ENGINEER OF RECORD MUST BE NOTIFIED.
 - THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
 - ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS.
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
 - EROSION CONTROL SHALL BE IN CONFORMANCE WITH FDOT DESIGN STANDARDS INDEX # 100 SERIES. (HAY BALES SHALL NOT BE USED IN FDOT ROW)



CA# 30526

**CIVIL ENGINEERS
LAND PLANNERS**

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

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

REVISIONS		
Description	Date	By
1 PER CITY COMMENTS	3/1/25	KF
2 PER CITY COMMENTS	9/15/25	KF
3		
4		

GRADING
& DRAINAGE
PLAN

Date: JAN 2025

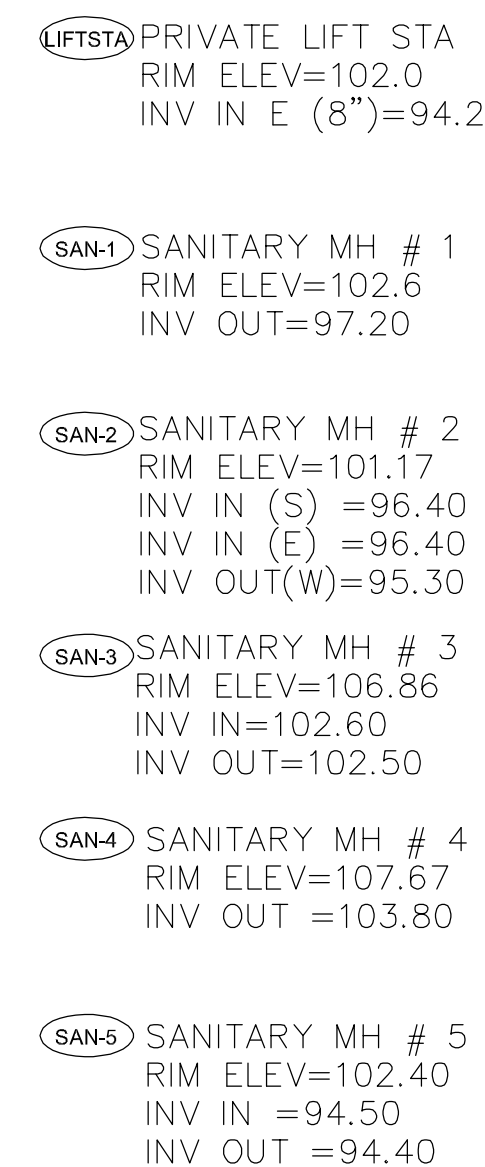
Scale: 1" = 40'

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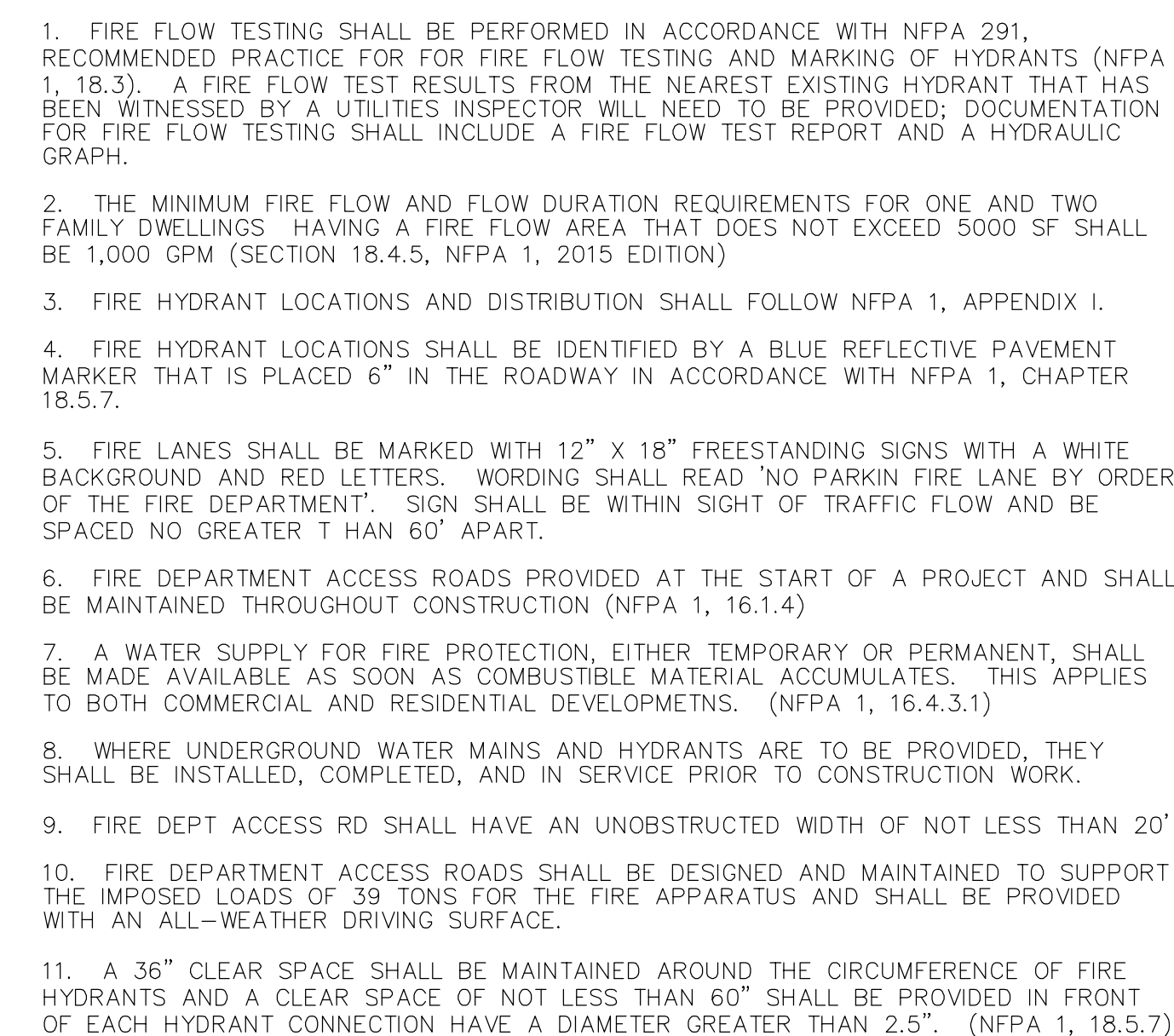
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9/13/2025
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Sheet Number: 4

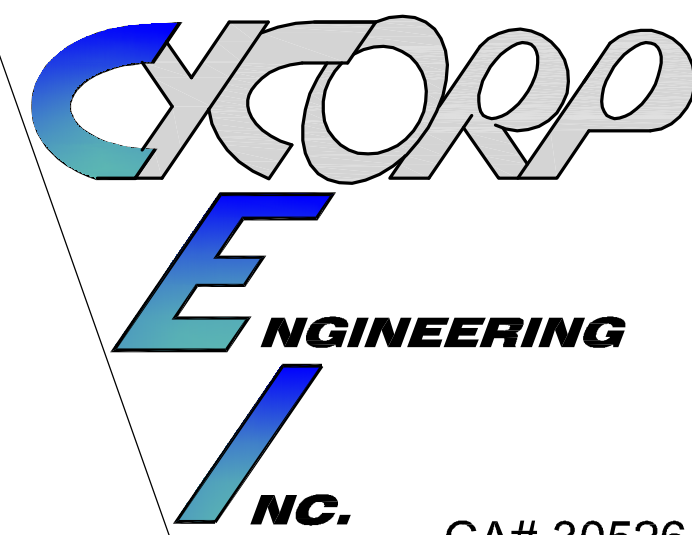


TOWNHOMES W/ 13R FIRE SUPPRESSION SYSTEM
TYPE V CONSTRUCTION



1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS MUST BE LOCATED WITH 25' FEET OF AN APARTMENT.
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE LIFE SAFETY.
5. A BIDIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM WILL BE REQUIRED UPON CONSTRUCTION.
6. 13R FIRE SYSTEM WILL BE REQUIRED.





CIVIL ENGINEERS LAND PLANNERS

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A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

FIRE TRUCK
CIRCULATION
PLAN - A

Date:

JAN 2025

Scale:

$$1'' = 40$$

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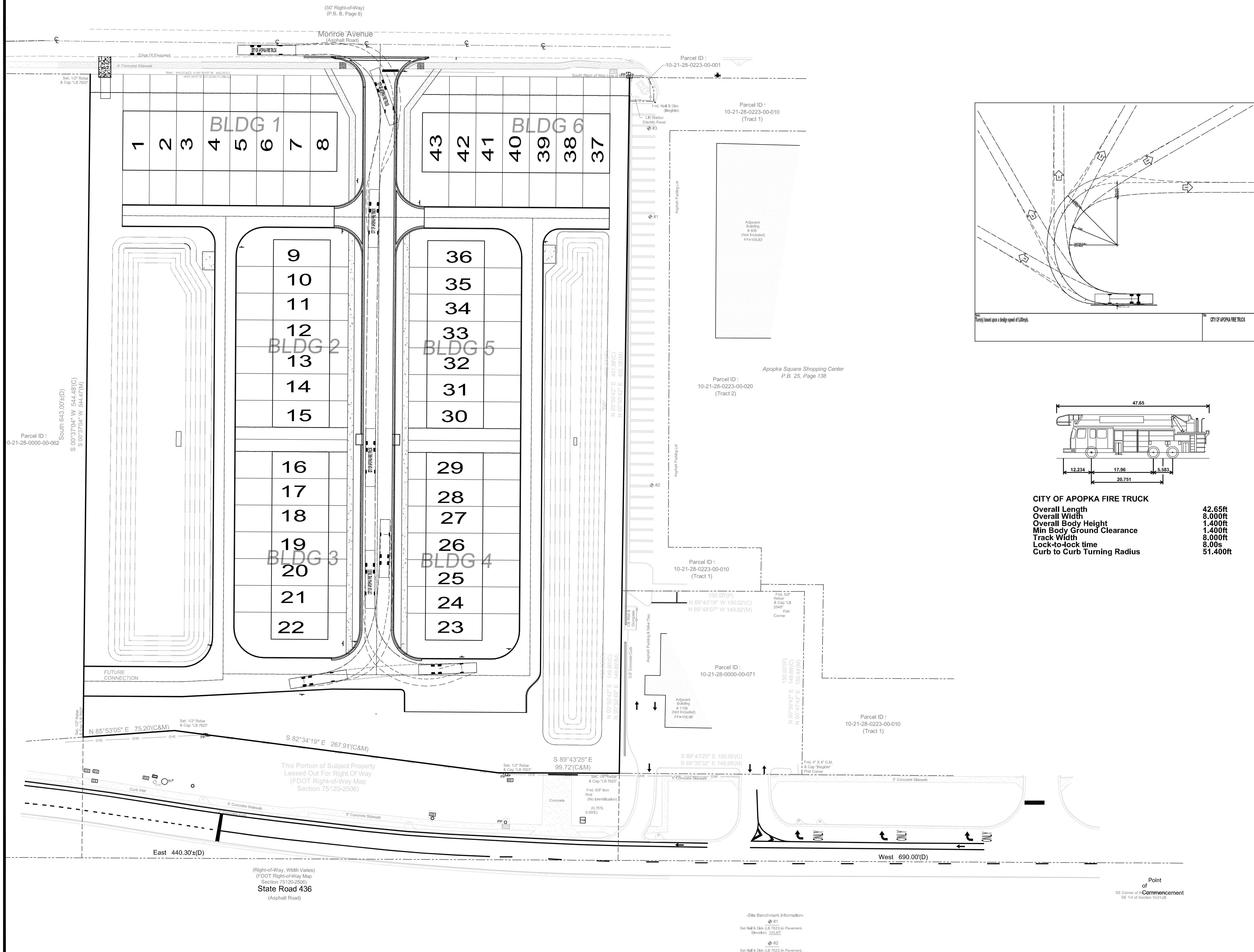
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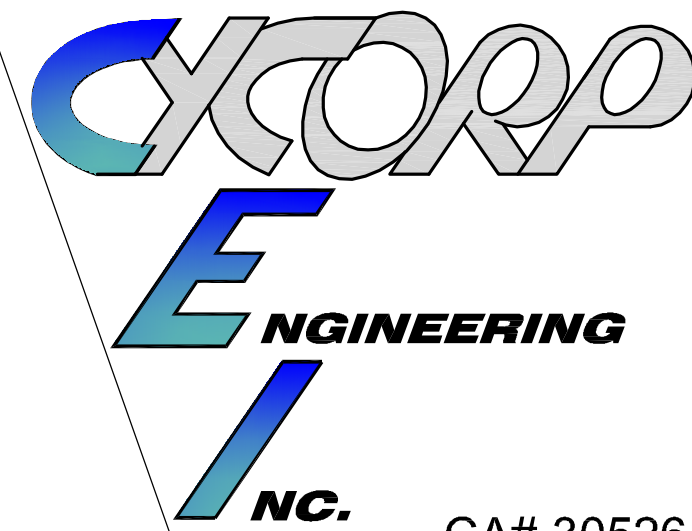
NOT FOR CONSTRUCTION

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6A

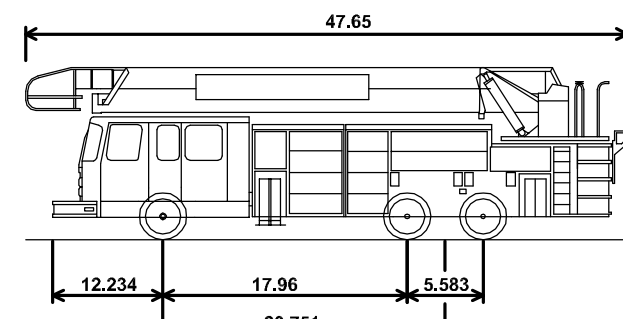




CIVIL ENGINEERS LAND PLANNERS

KIM@CYCORPENGINEERS.COM

INVITATION
COVE

[illegible]

CITY OF APOPKA FIRE TRUCK	
Overall Length	42.65ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	8.00s
Curb to Curb Turning Radius	51.400ft

FIRE TRUCK
CIRCULATION
PLAN - B

Date: JAN 2025

Scale:
1" = 40'

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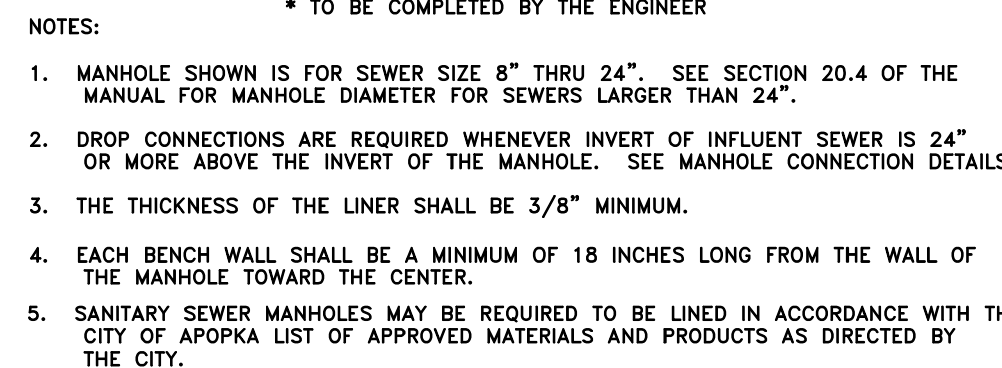
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NOT FOR CONSTRUCTION

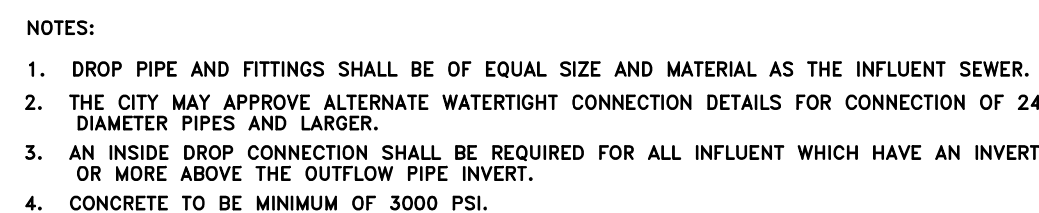
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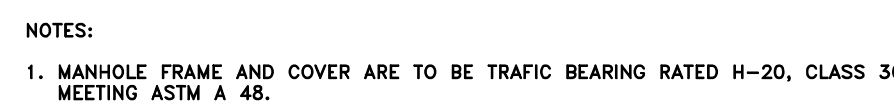
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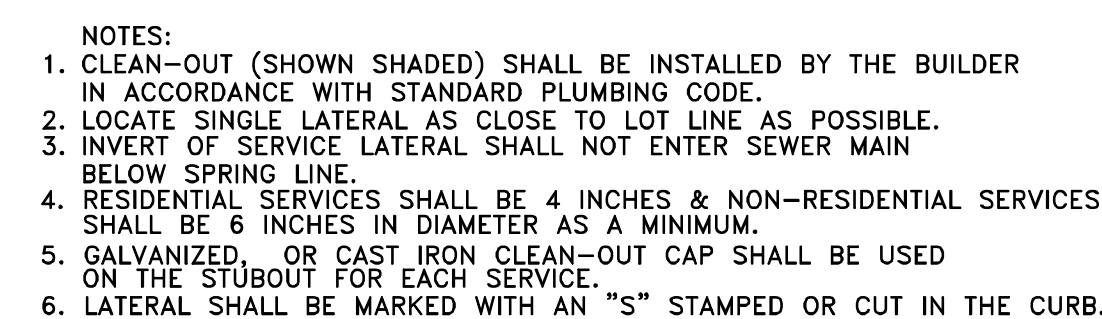
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200
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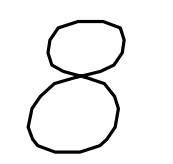
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201
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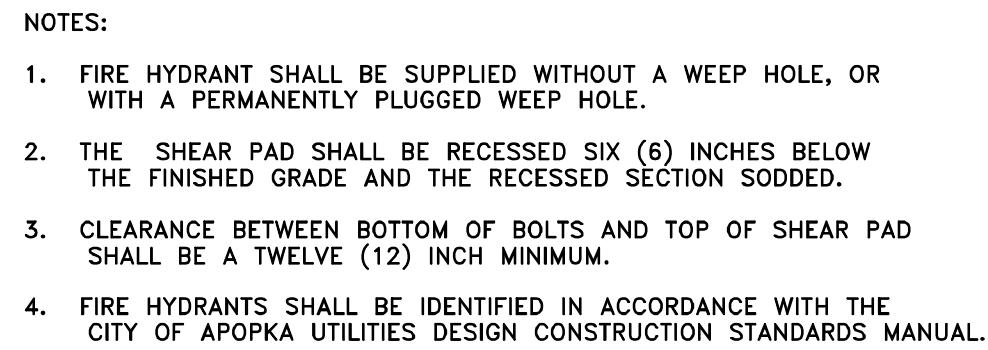


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202
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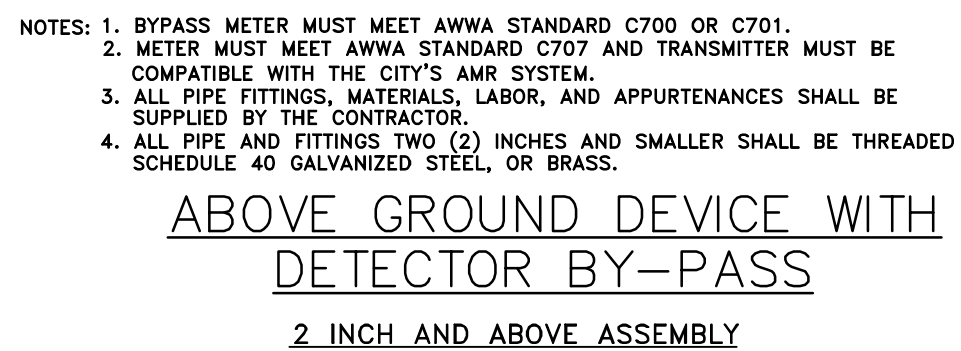


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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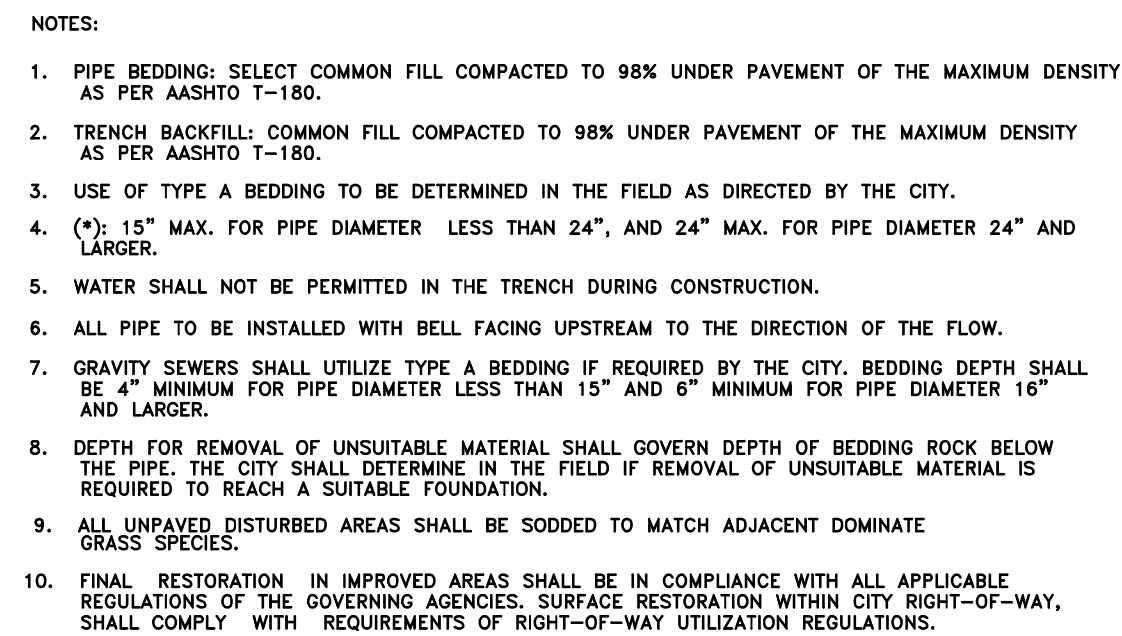
CITY OF APOPKA | JANUARY 2014 | FIG. 500 E

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

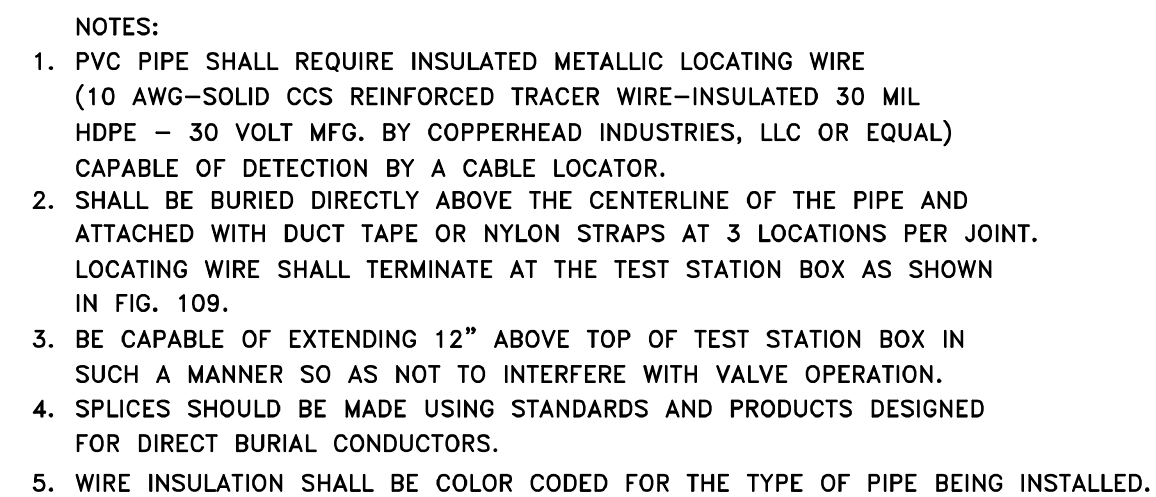
NOTES:

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

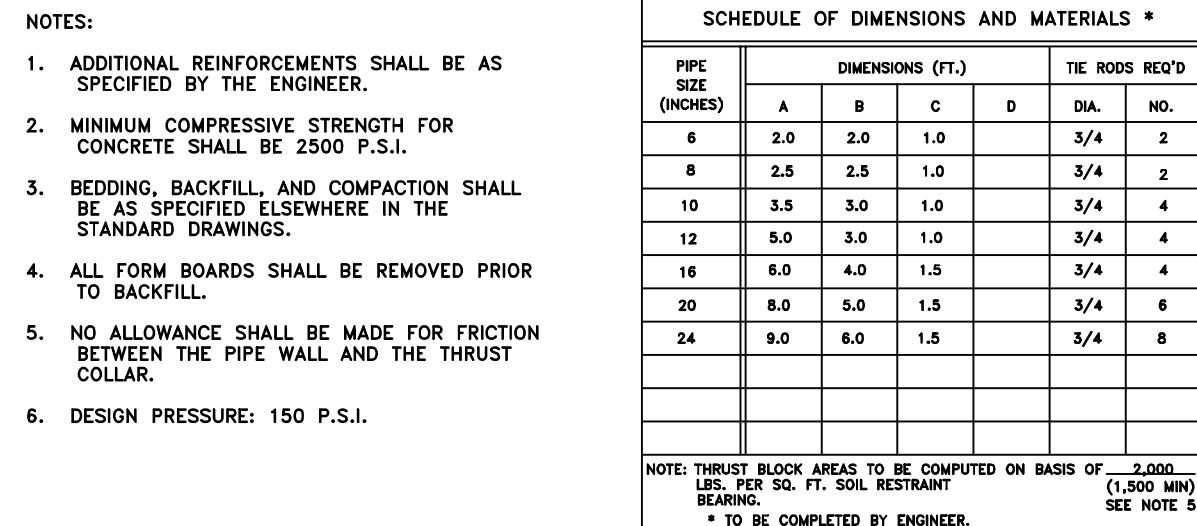
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105
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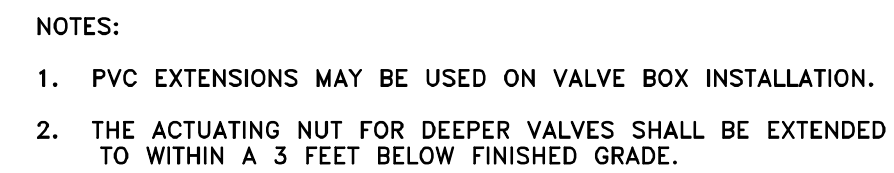
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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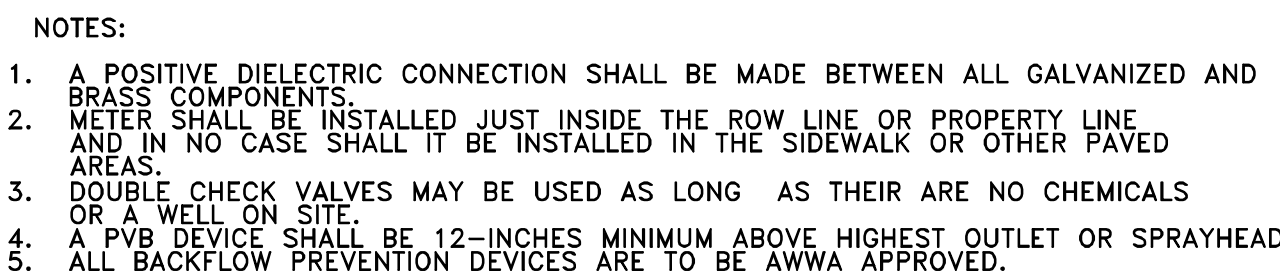


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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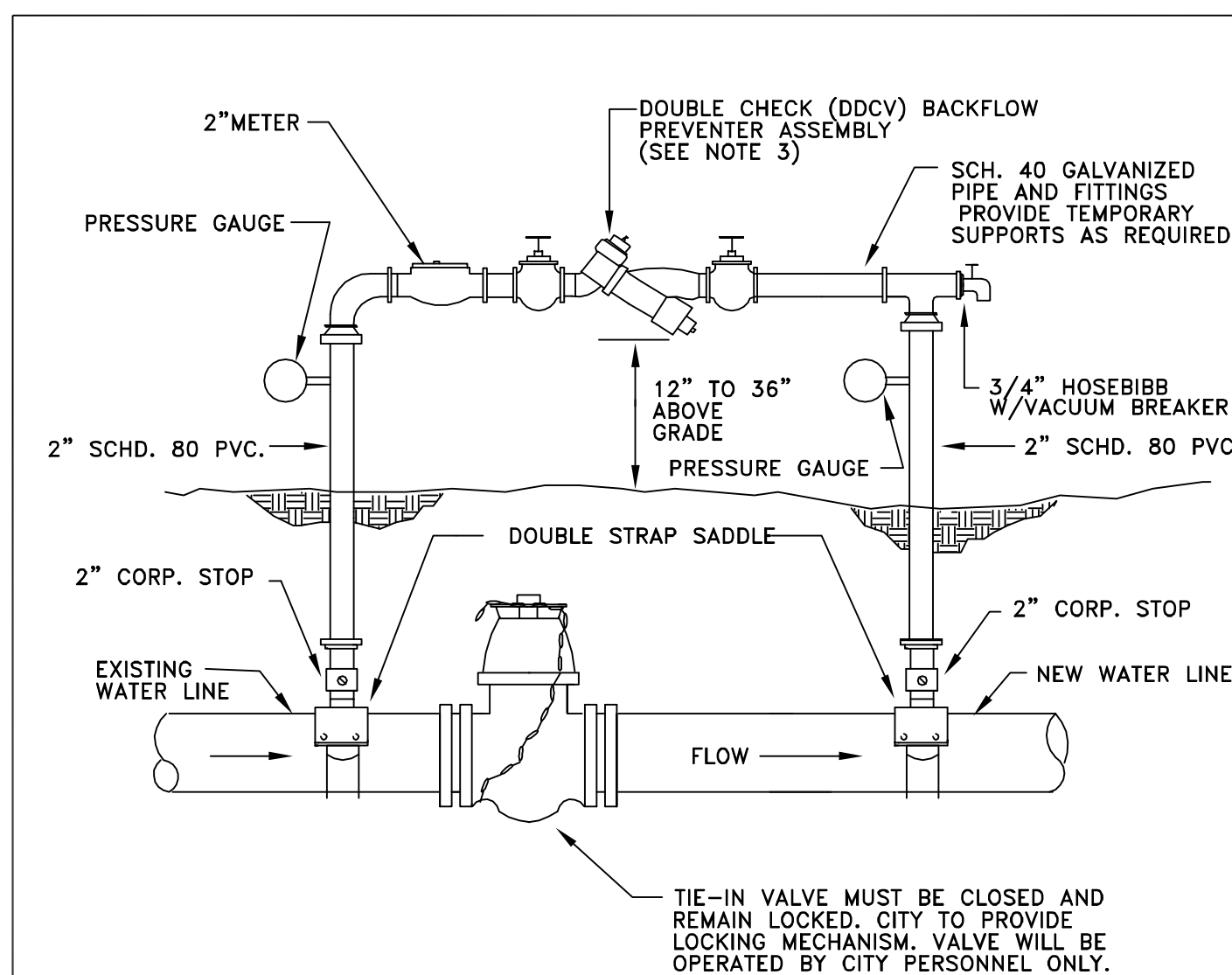


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. A minimum 10 psi pressure is required for public bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is received. Thrust blocking and/or anchors shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping shall be on the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve. The following procedures shall be followed:
 - A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and to provide flowing water for bacteriological sampling of the new main as required by the FDEP permit.
 - * Flushing shall not be attempted during peak demand hours of the existing water mains.
 - * All downstream valves in the system must be open prior to opening the tie-in valve.
 - * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
 - * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
- C. The tie-in valve shall be locked closed by the City personnel until flushing begins.
- D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
- E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.

4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall be closed and locked until the new water system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

CITY OF APOPKA JANUARY 2014 FIG. 504 C



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

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

**CIVIL ENGINEERS
LAND PLANNERS**

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

A AND R

730 MONROE AVE
APOPKA, FL

[illegible]

Date: JUNE 2025

Scale: NTS

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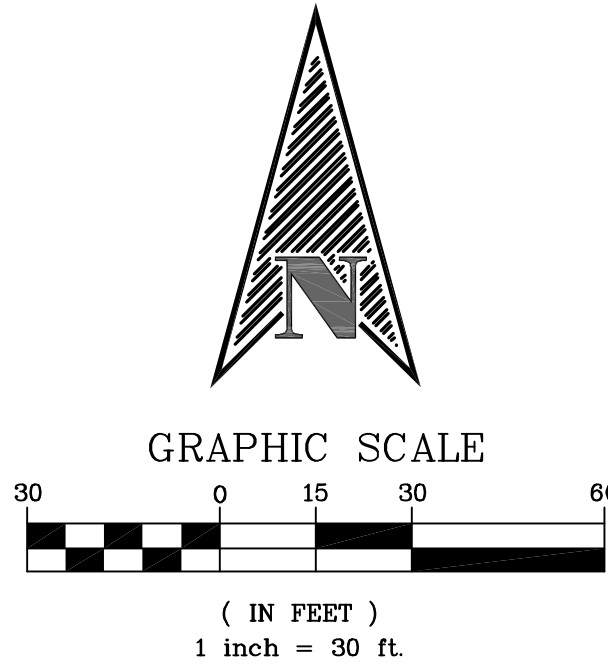
Page 20 of 140

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

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

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

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



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

MONROE TOWNHOMES APOPKA
730 MONROE AVE.
APOPKA, FLORIDA

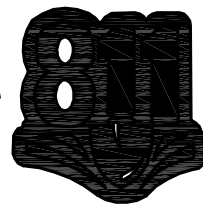
REVISIONS:		
No.	Date	Item
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Seal:
DATE: 2025-03-24

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

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

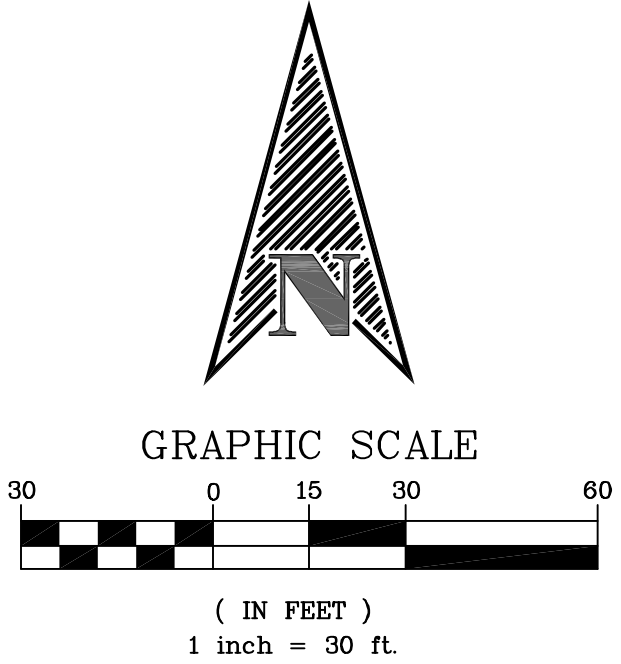
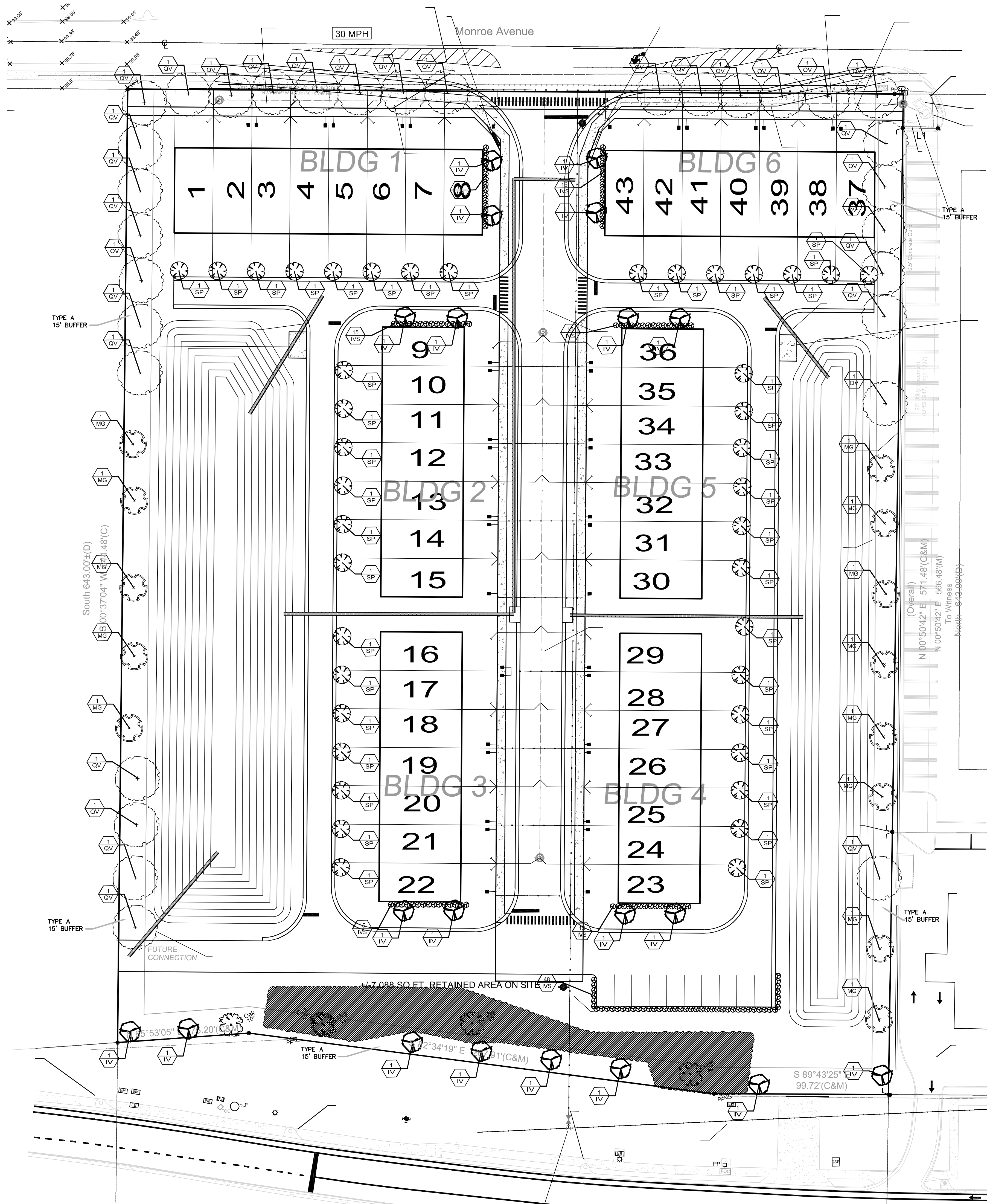
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OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



L-1

TREE REMOVAL PLAN

SHEET 1 OF 5



NOTE: ALL DISTURBED AREAS TO RECEIVE SOLID SOD

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432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

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730 MONROE AVE.

APOPKA, FLORIDA

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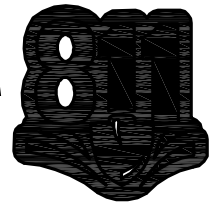
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Seal:
DATE: 2025-03-24

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

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

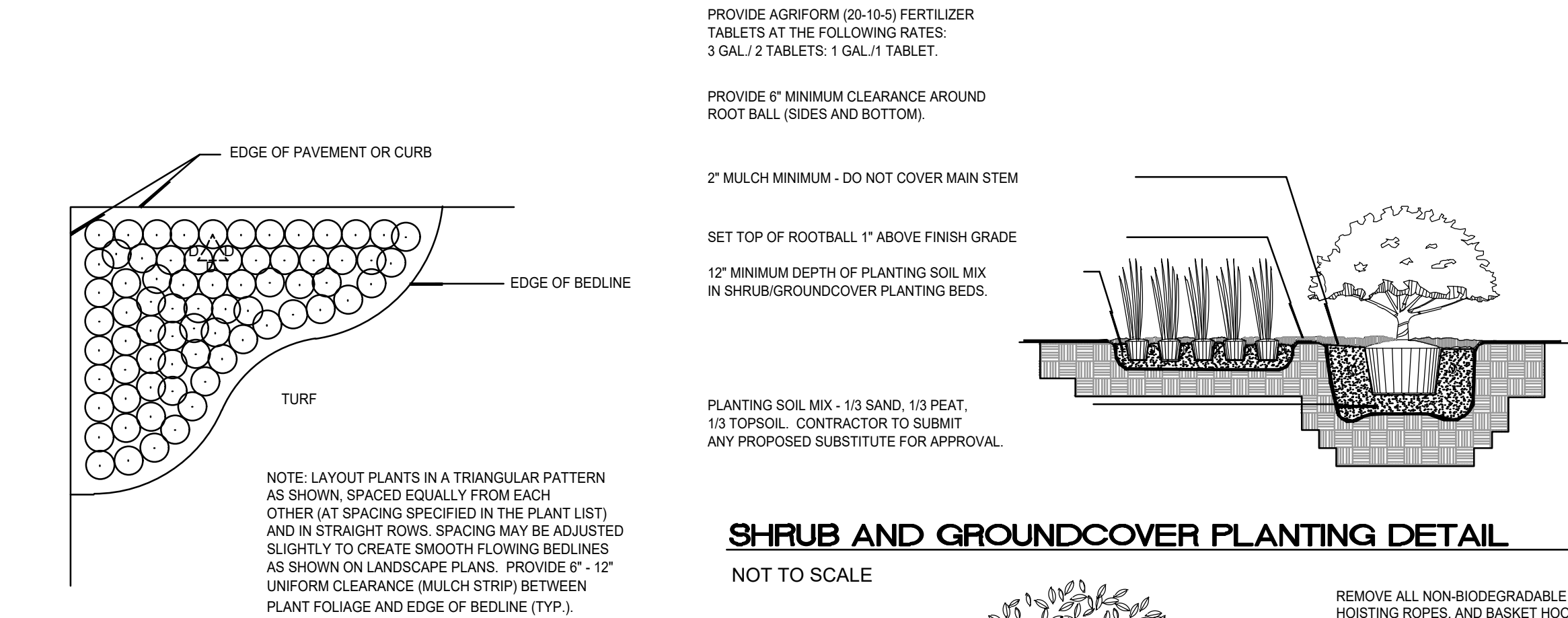
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L-2

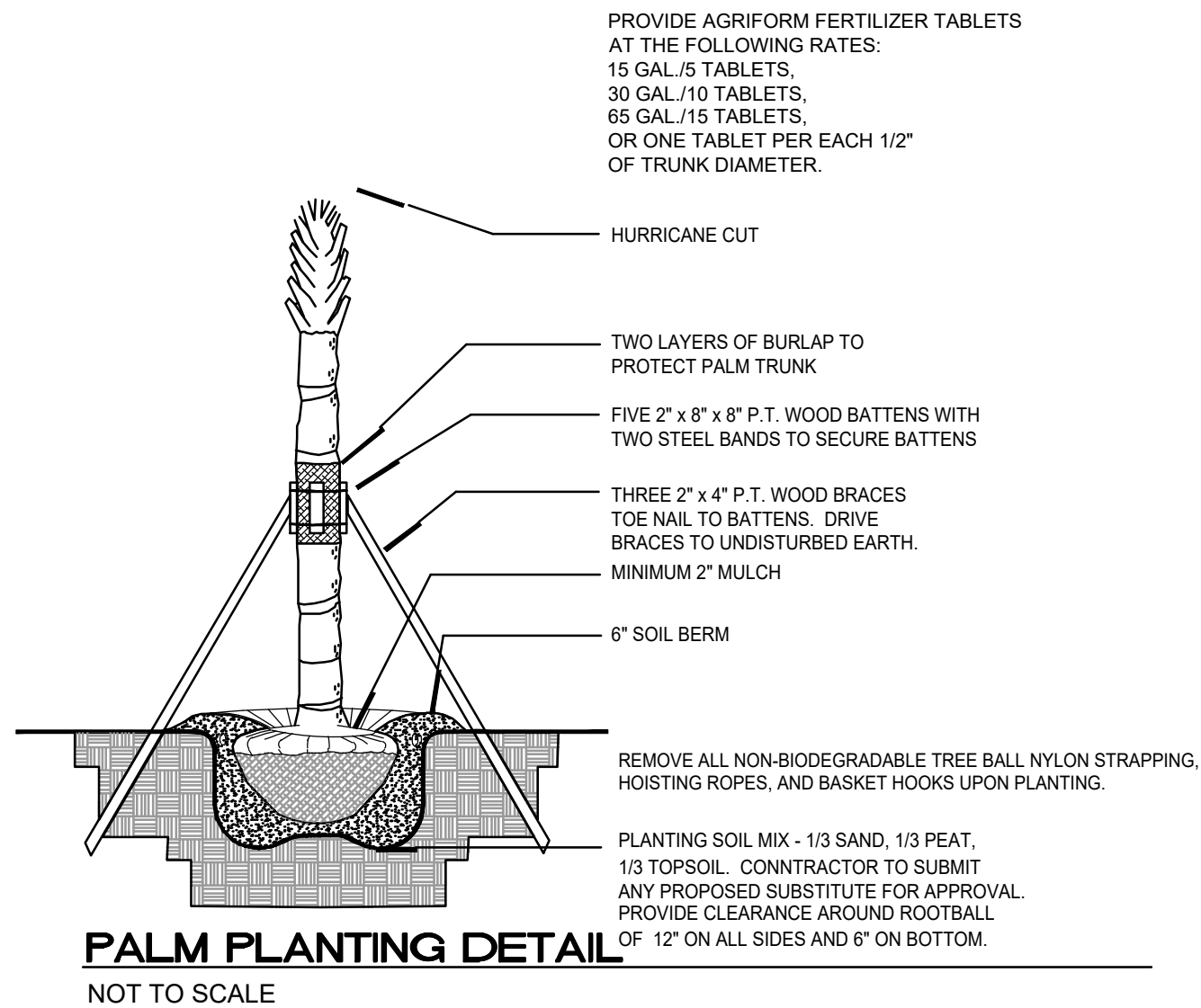
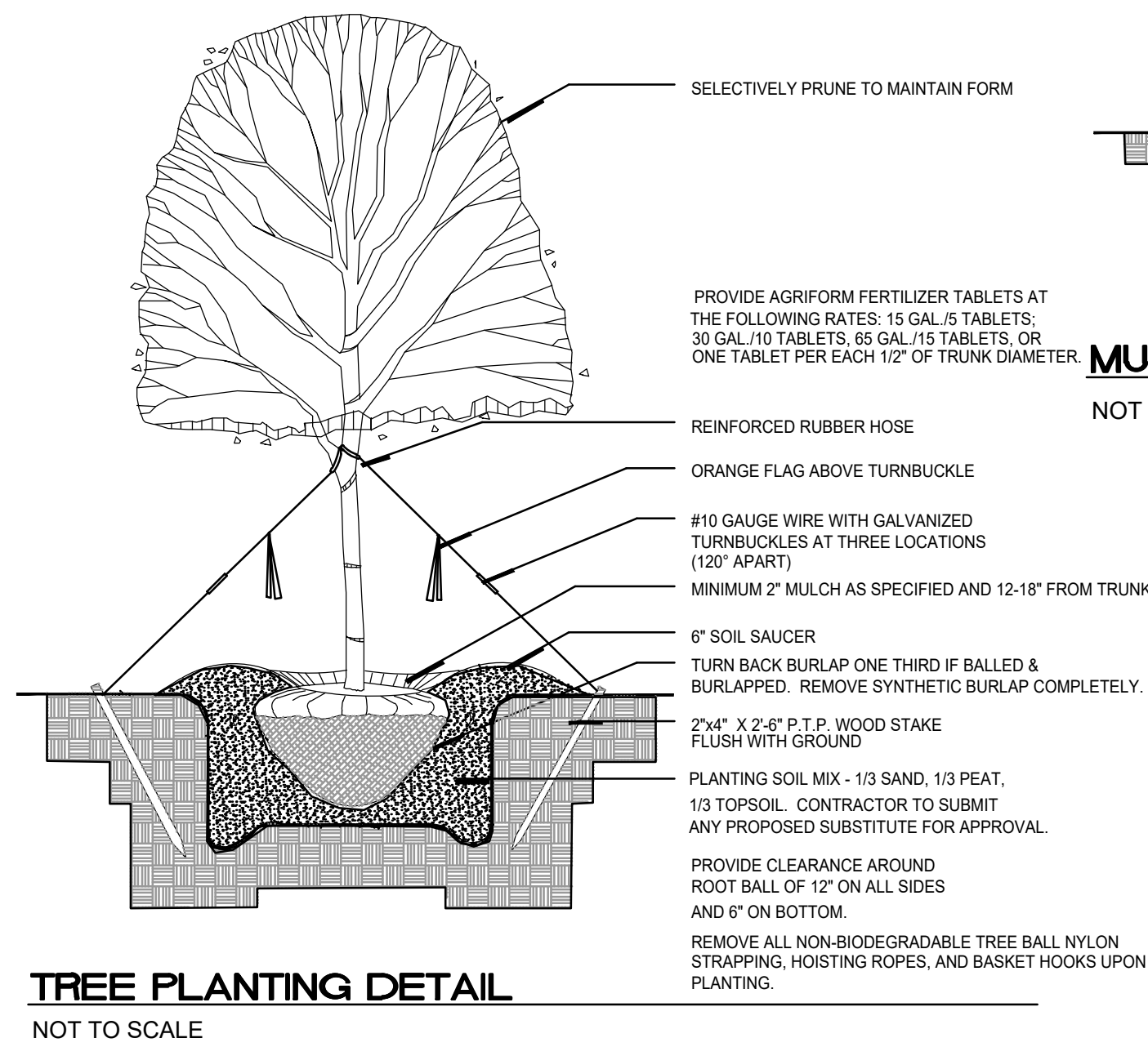
LANDSCAPE PLAN

SHEET 2 OF 5



SHRUB/GROUND COVER SPACING DETAIL

NOT TO SCALE

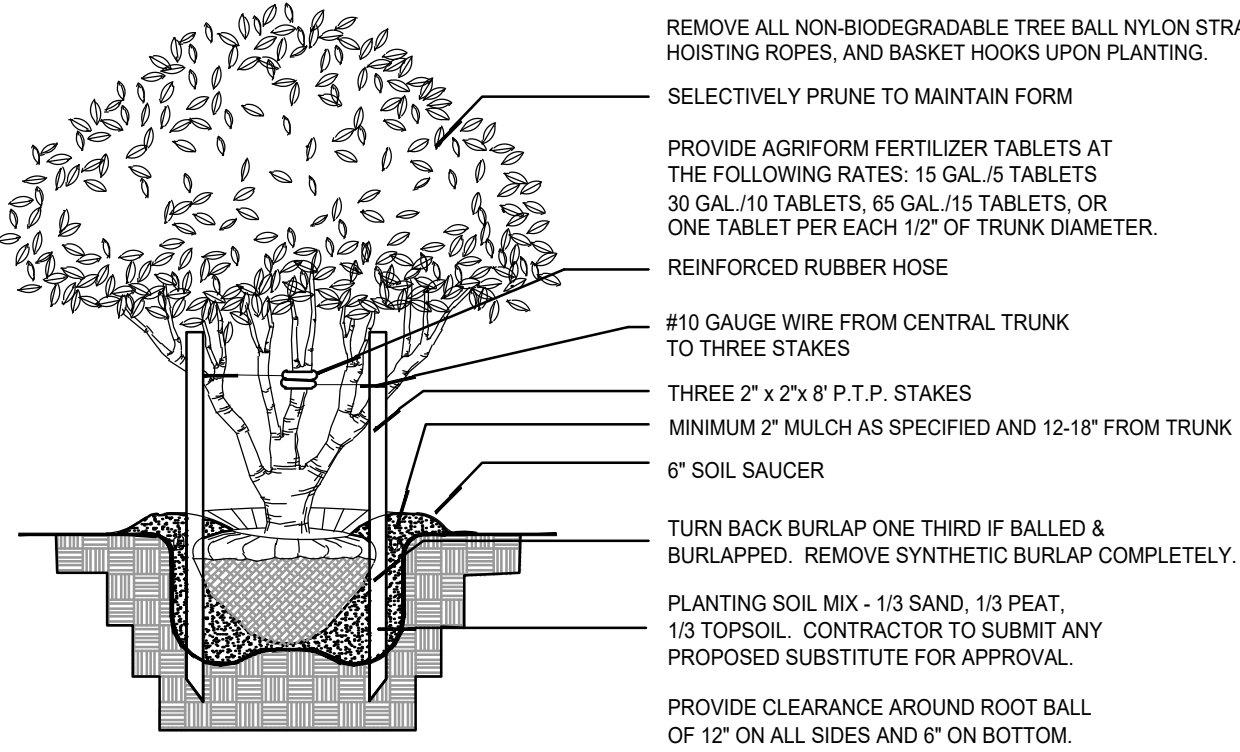


LANDSCAPE PLANTING NOTES:

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

LANDSCAPE CONTRACTOR NOTES:

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



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

CITY OF APOPKA LANDSCAPE NOTES:

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

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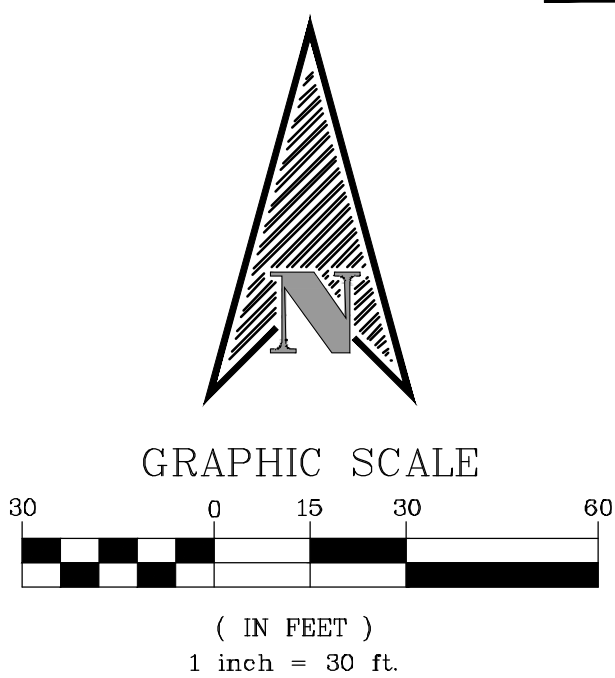
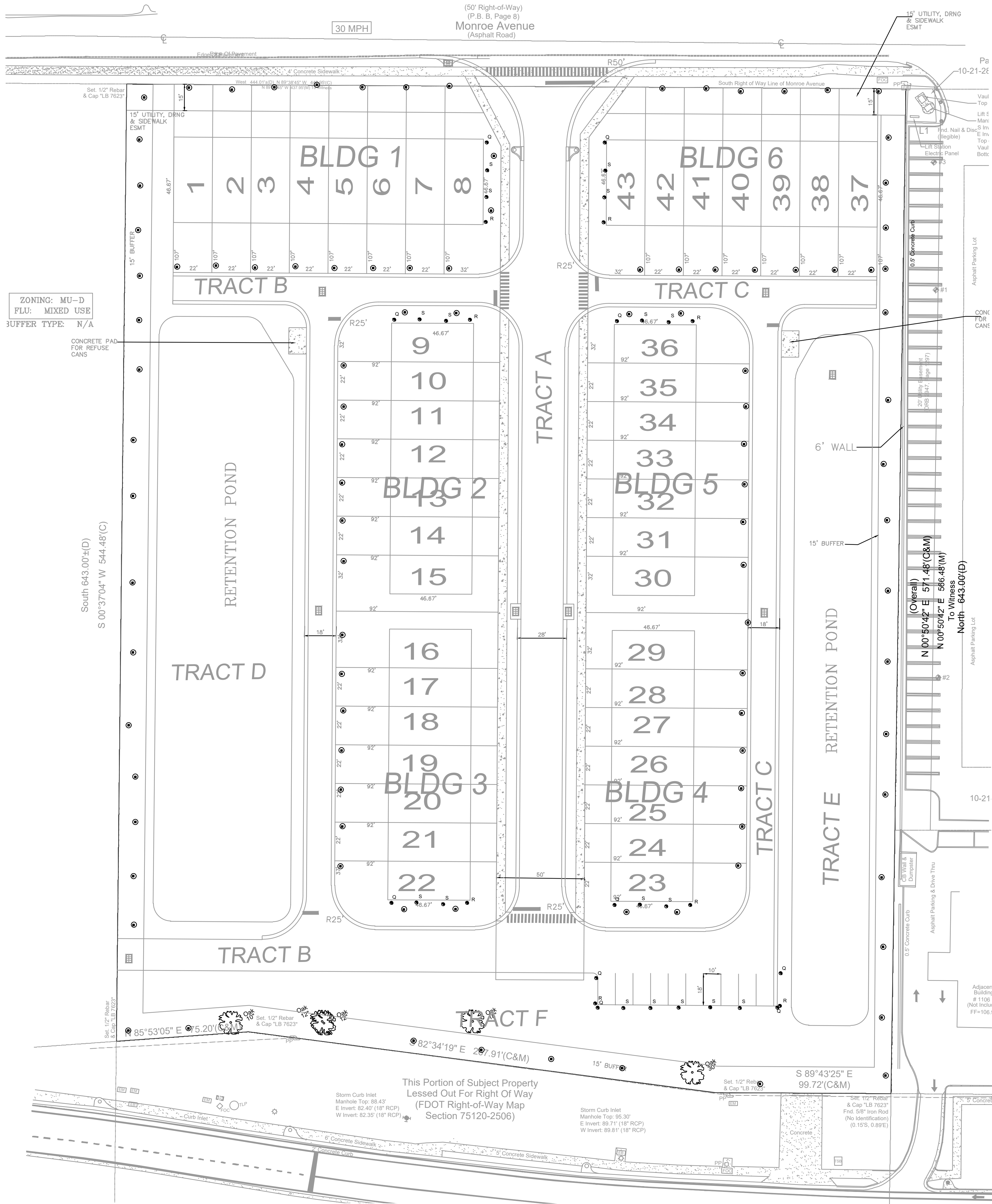
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L-3

LANDSCAPE DETAILS

SHEET 3 OF 5



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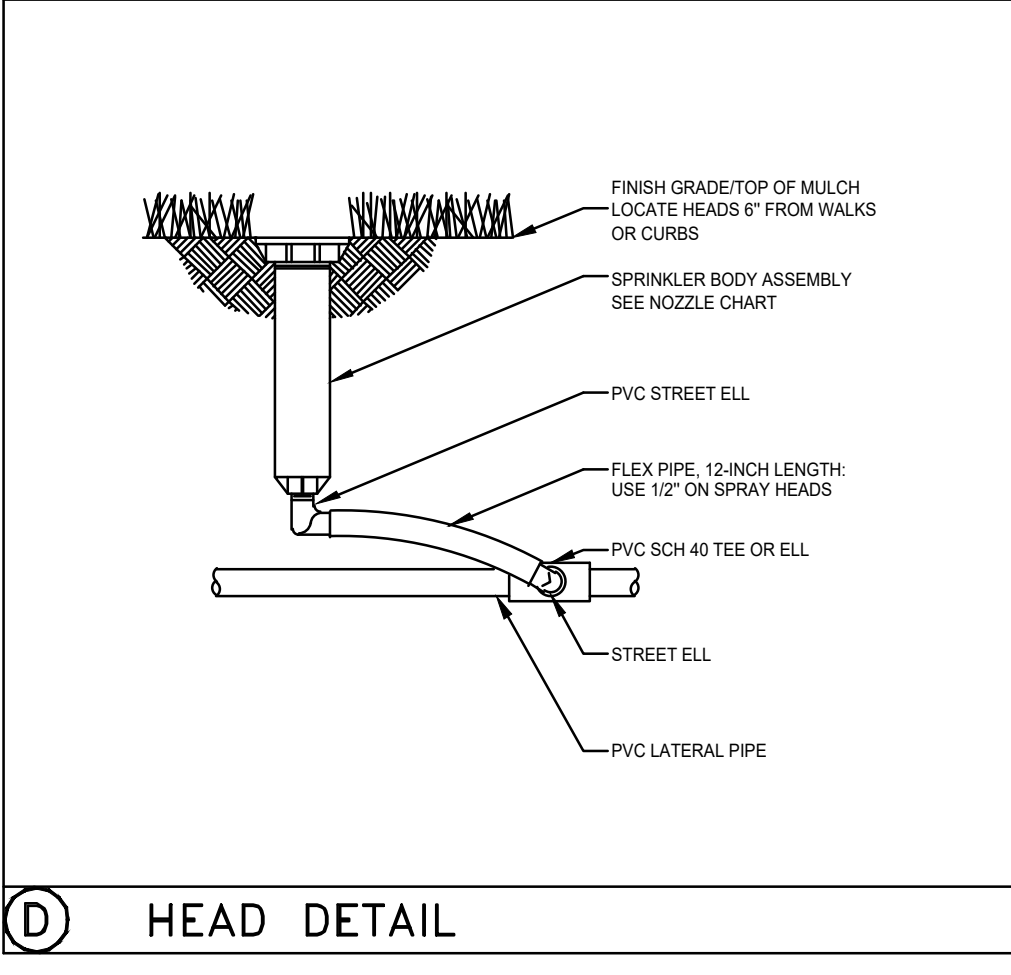
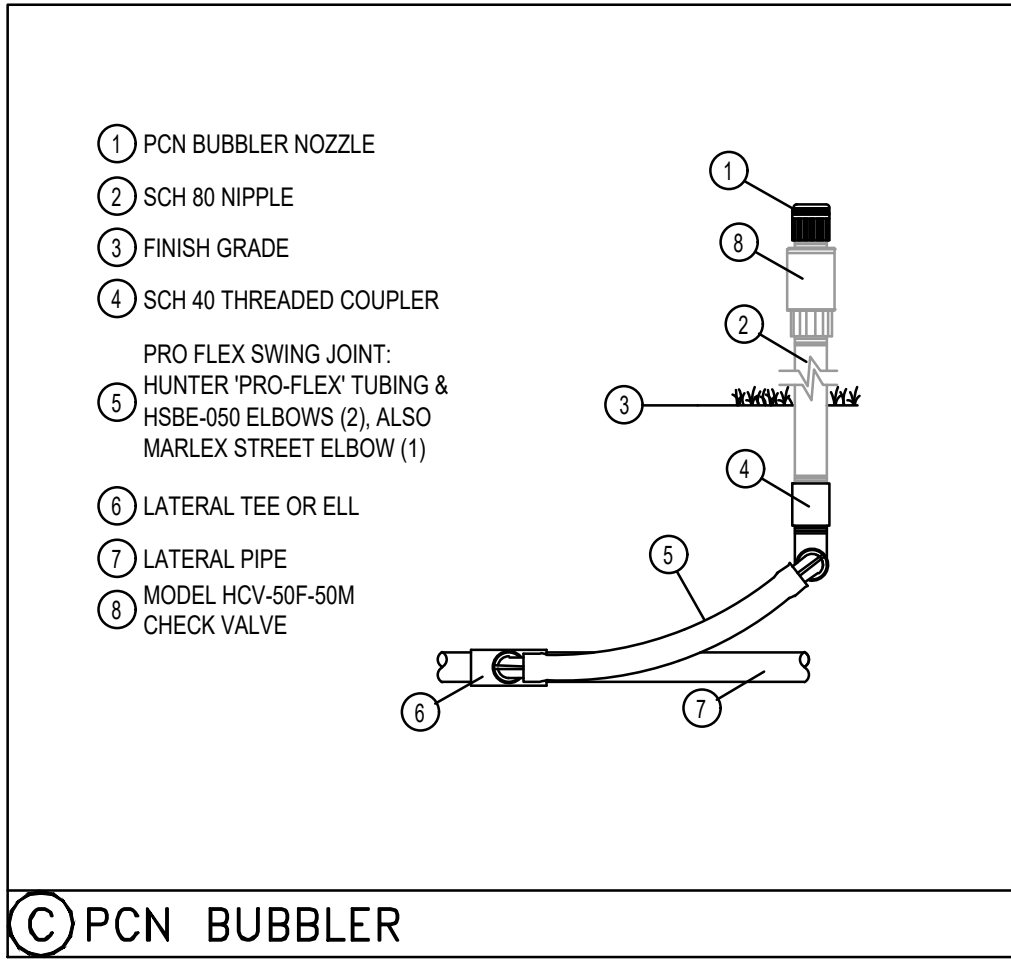
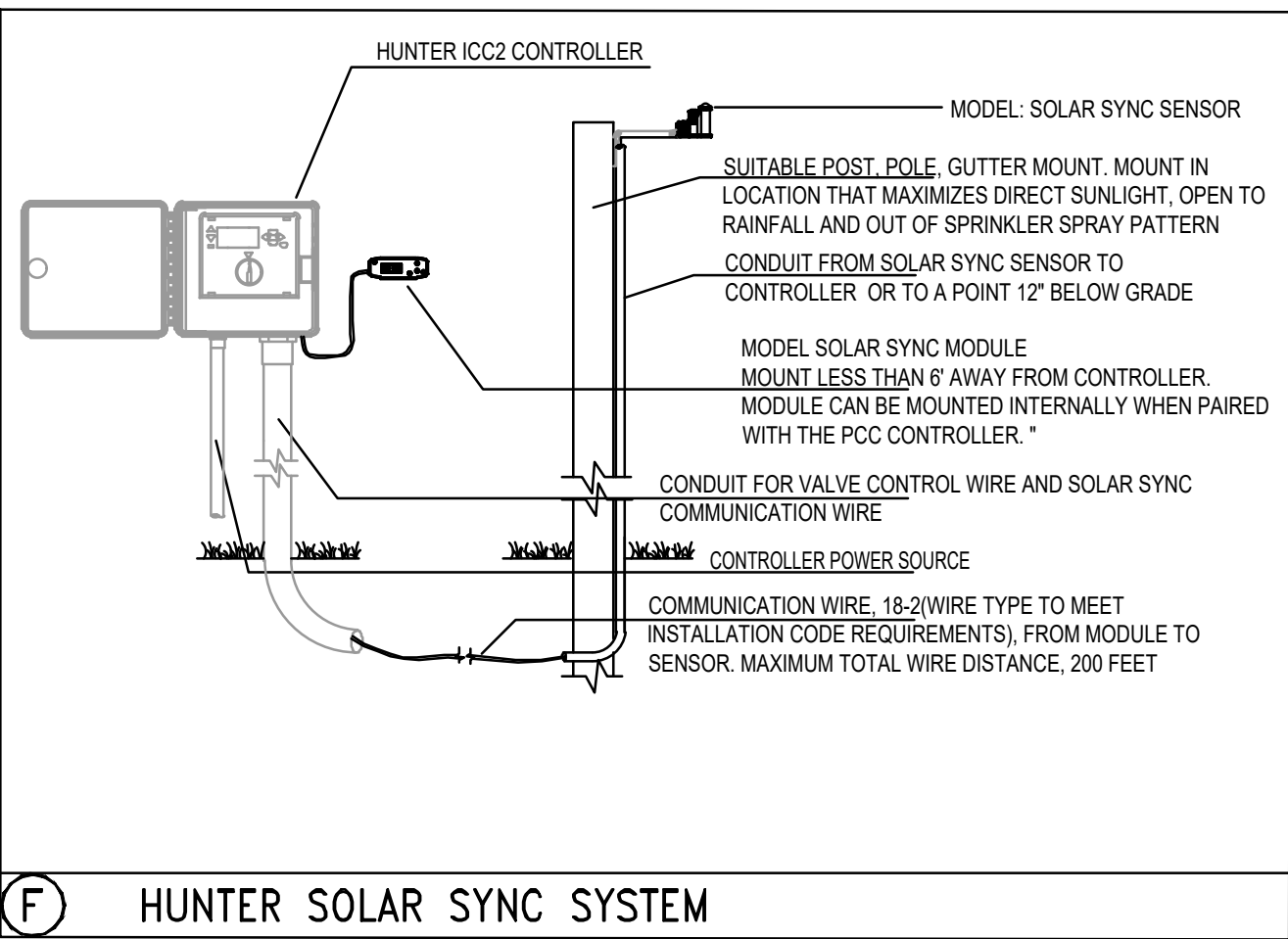
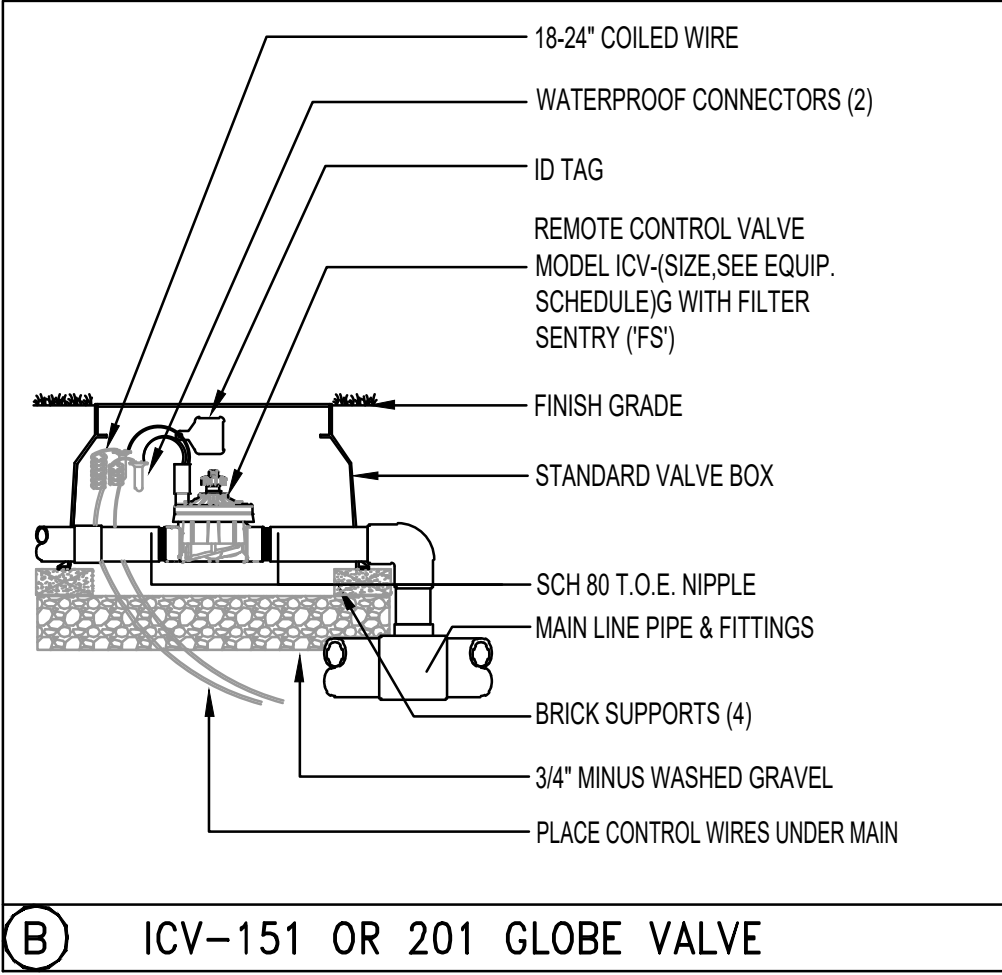
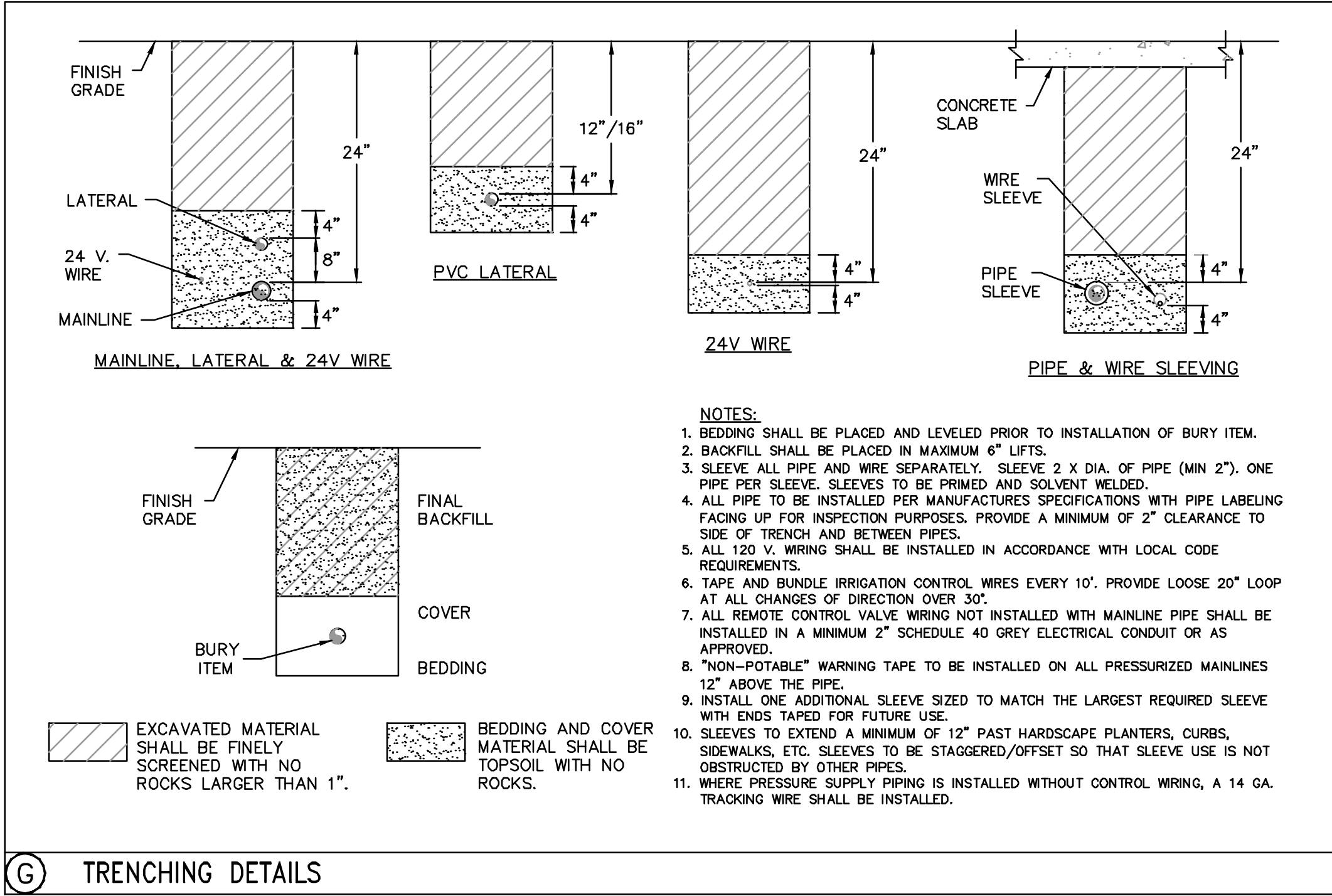
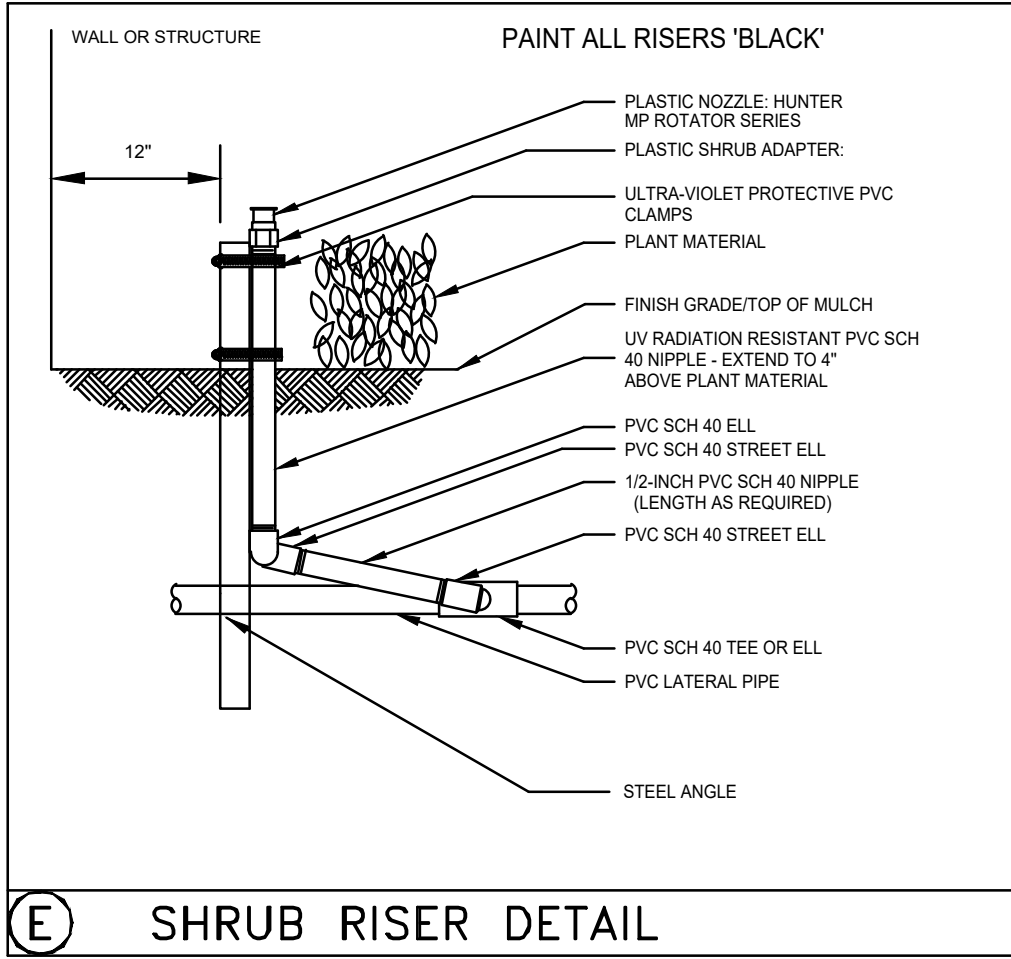
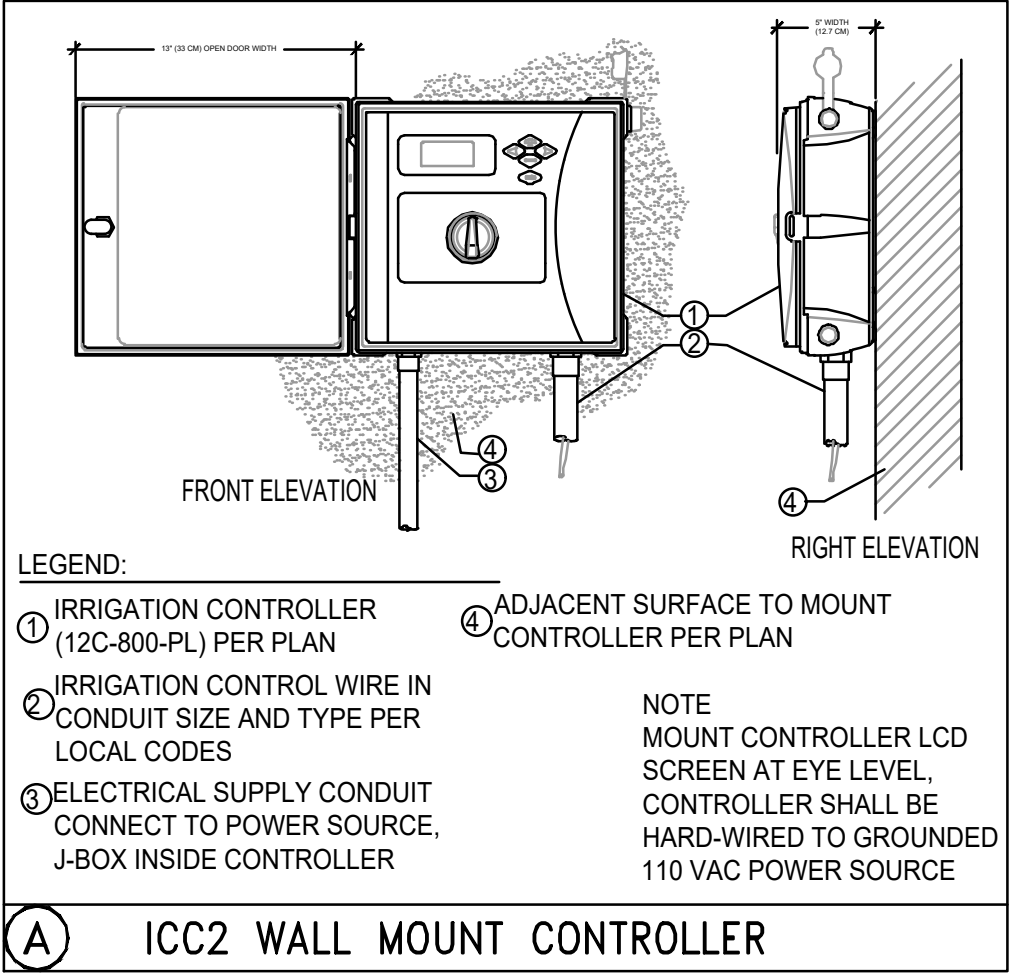
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L-4

IRRIGATION PLAN

SHEET 4 OF 5

IRRIGATION DETAILS



IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL RISERS SHALL BE PAINTED BLACK.
- ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

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

SPRAY NOZZLE CHART

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

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

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L-5

IRRIGATION DETAILS

SHEET 5 OF 5

Boundary & Topographic Survey

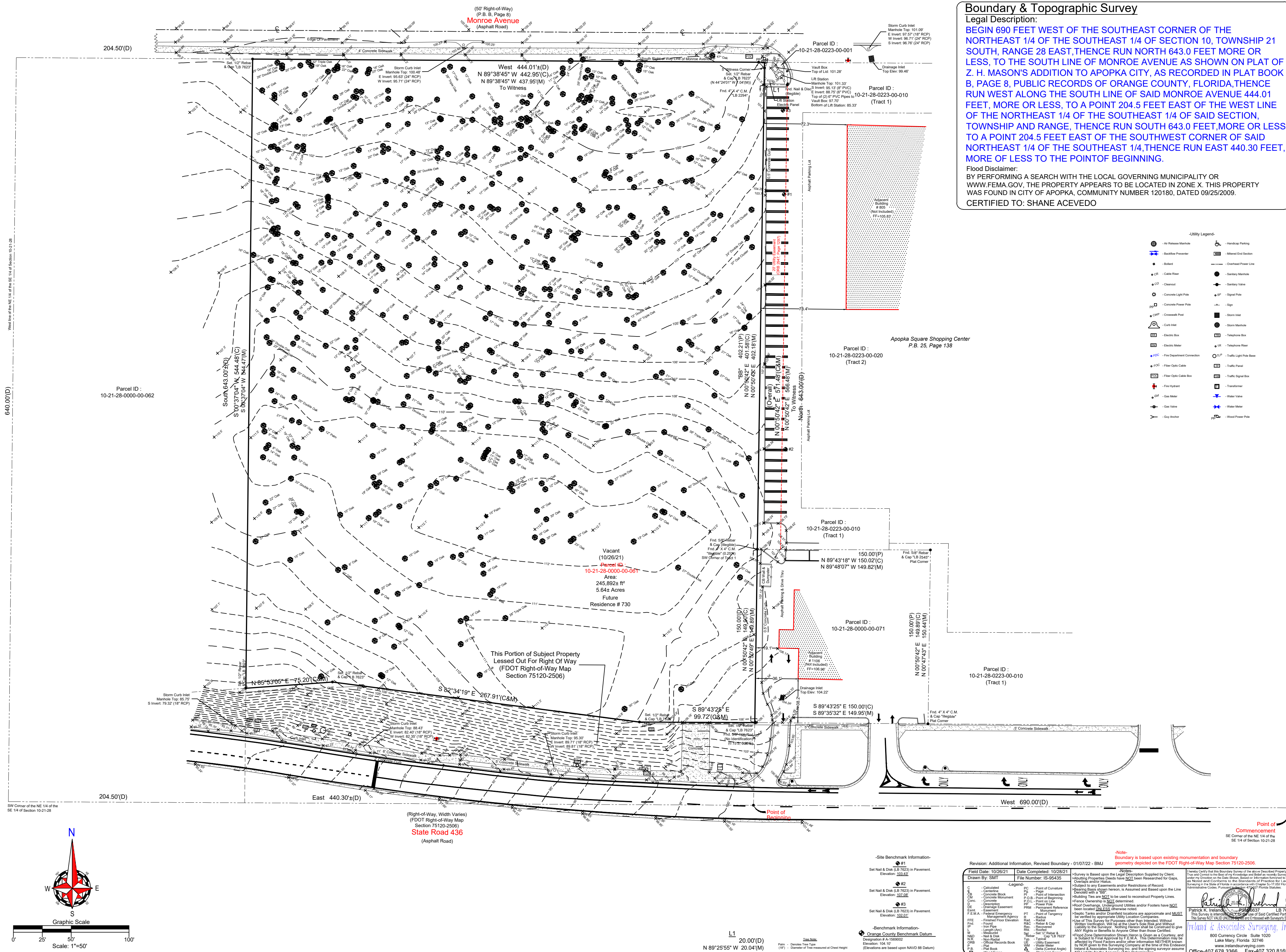
Legal Description:

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

Flood Disclaimer:

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

CERTIFIED TO: SHANE ACEVEDO



SITE DATA

PROPERTY LOCATION: 1700 W KEENE RD
 PARCEL ID: 28-043-000-000-000
 LOCAL MUNICIPALITY: CITY OF APOPKA
 FUTURE LAND USE: COMMERCIAL
 ZONING: CC
 PROPOSED USE: MIXED OFFICE
 TOTAL OVERALL PARCEL AREA: 18.80 AC
 TOTAL PROJECT AREA: 7.47 AC
 IMPERVIOUS SURFACE RATIO: 244,043 / 325,390 = 75%
 PROPOSED PARK: 194
 MIN. OPEN SPACE: 20%
 PROPOSED OPEN SPACE: 35.0%
 OPEN SPACE SET ASIDES: 77,111 / 325,390 = 23.7%
 TOTAL PROJECT AREA: 7.47 AC (325,390 SF)
 SET ASIDE AREA REQUIRED: 24,480 SF
 PAVED: 7,188 SF
 POND AREA: 39,395 SF
 BUFFERS: 17,114 SF
 TOTAL: 88,117 SF

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF APOPKA AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.

FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 10860C0385 D, DATED JULY 3, 2002, LAKE COUNTY, FLORIDA.

WETLANDS

THERE ARE WETLANDS LOCATED ON THE SOUTH SIDE OF PROJECT SITE.
 LAKE: 1.90 ACRES NO IMPACT
 WETLAND: 6.09 ACRES NO IMPACT

VEGETATION

THE SITE IS CURRENTLY A WOODED FIELD.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
3. ALL RADI ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.

5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ASSUANCE OF CERTIFICATION OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY BURNING LOCATIONS FORTY-FOUR (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1400-432470, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BIDDING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DEFERRED AREAS WITHIN THE FOOT RIGHT OF WAY SHALL BE GRADED AND SLOTTED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE FOOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFY SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.

BUILDING SETBACKS

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

LANDSCAPE BUFFERS

FRONT (SOUTH) 10'
 SIDE (EAST) 7'
 SIDE (WEST) 5'
 REAR (NORTH) 5'

BUILDING HEIGHT

MAXIMUM 35'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
40	CANDLER	SAND	A0
45	PLACID AND MYNKA	SAND	A
45	TAYLOR	SAND	A

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED JANUARY 26, 2010

PARKING REQUIRED: 61,928 SQ. FT. X (1 SPACE PER 200 SQ. FT.) 310 SPACES

RETAIL: 18 SPACES

BICYCLE PARKING: 10 SPACES

TOTAL PARKING REQUIRED: 310 SPACES

PARKING PROVIDED: 303 SPACES

STANDARD PARKING SPACES: 303 SPACES

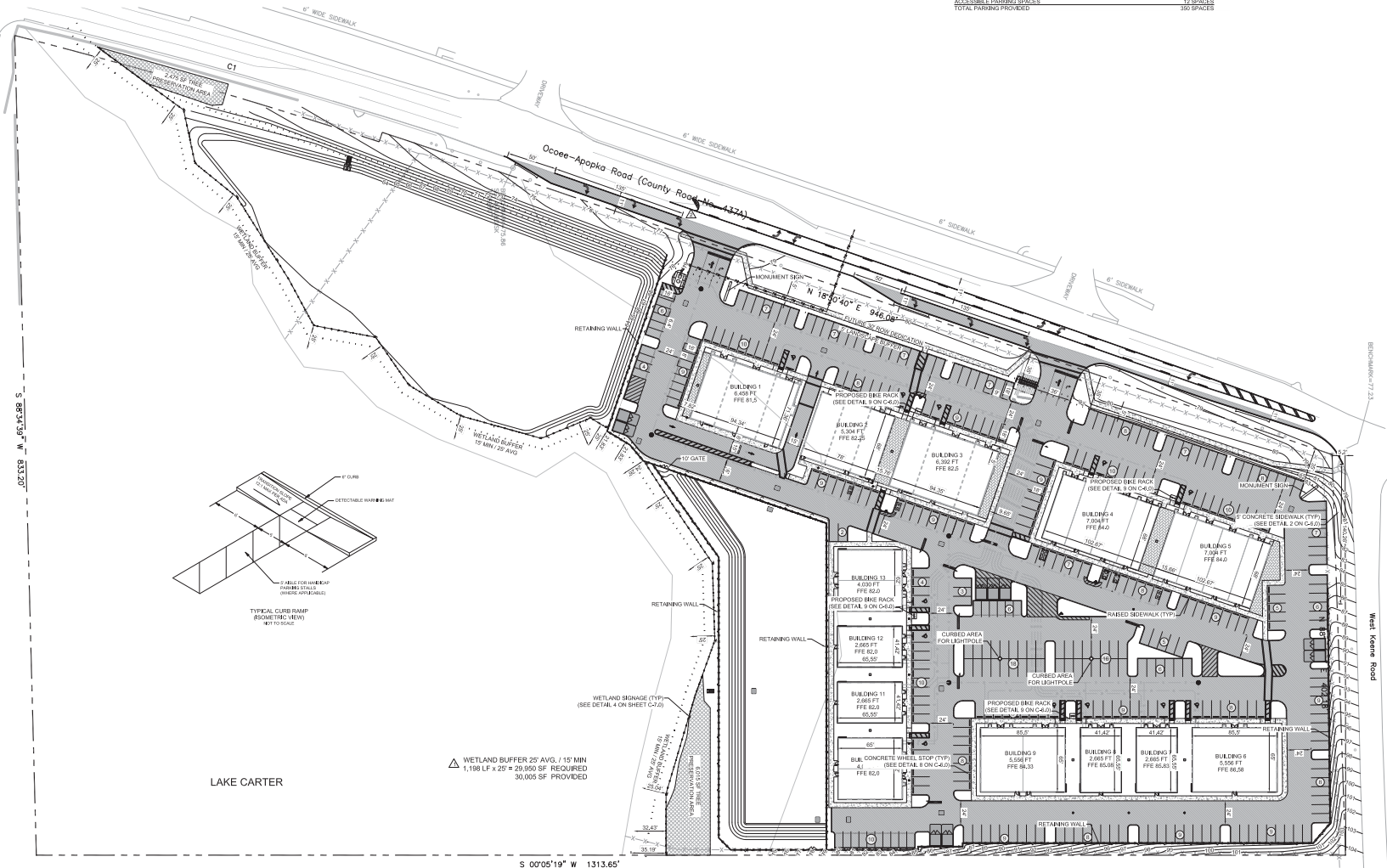
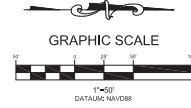
COMPACT PARKING SPACES: 12 SPACES

ACCESSIBLE PARKING SPACES: 12 SPACES

TOTAL PARKING PROVIDED: 303 SPACES

USES:

FINAL USES FOR EACH BUILDING HAVE NOT BEEN DETERMINED. USES ALLOWED WILL BE RETAIL, COMMERCIAL, OFFICE, & MEDICAL OFFICE.



DATE	02/24/25
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-2.0	
SHEET NO.	

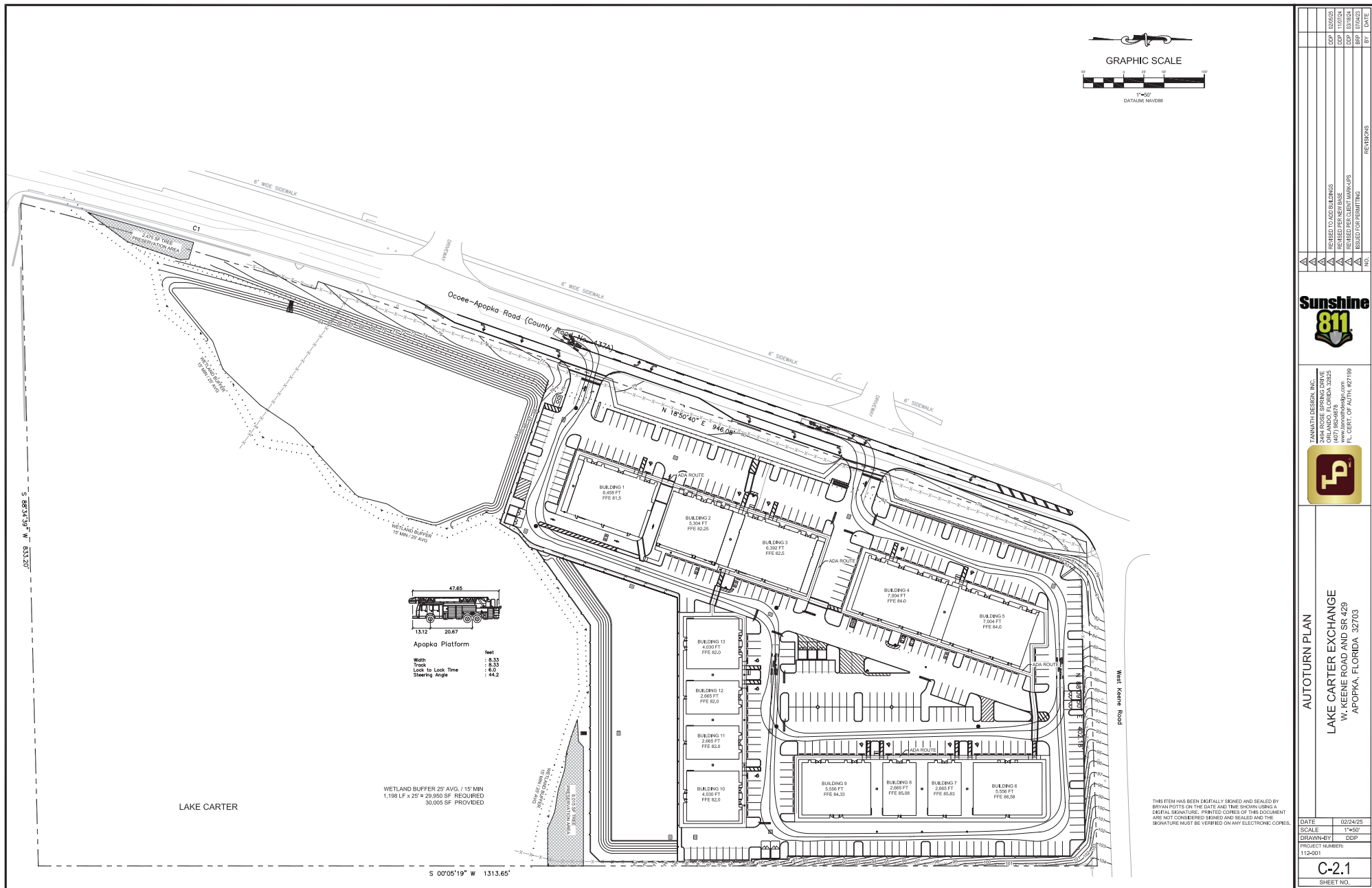
Sunshine 811

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SITE PLAN

LAKE CARTER EXCHANGE
 W. KEENE ROAD AND SR 429
 APOPKA, FLORIDA 32703

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PROJECT NUMBER	112-001
SHEET NO.	C-2.1

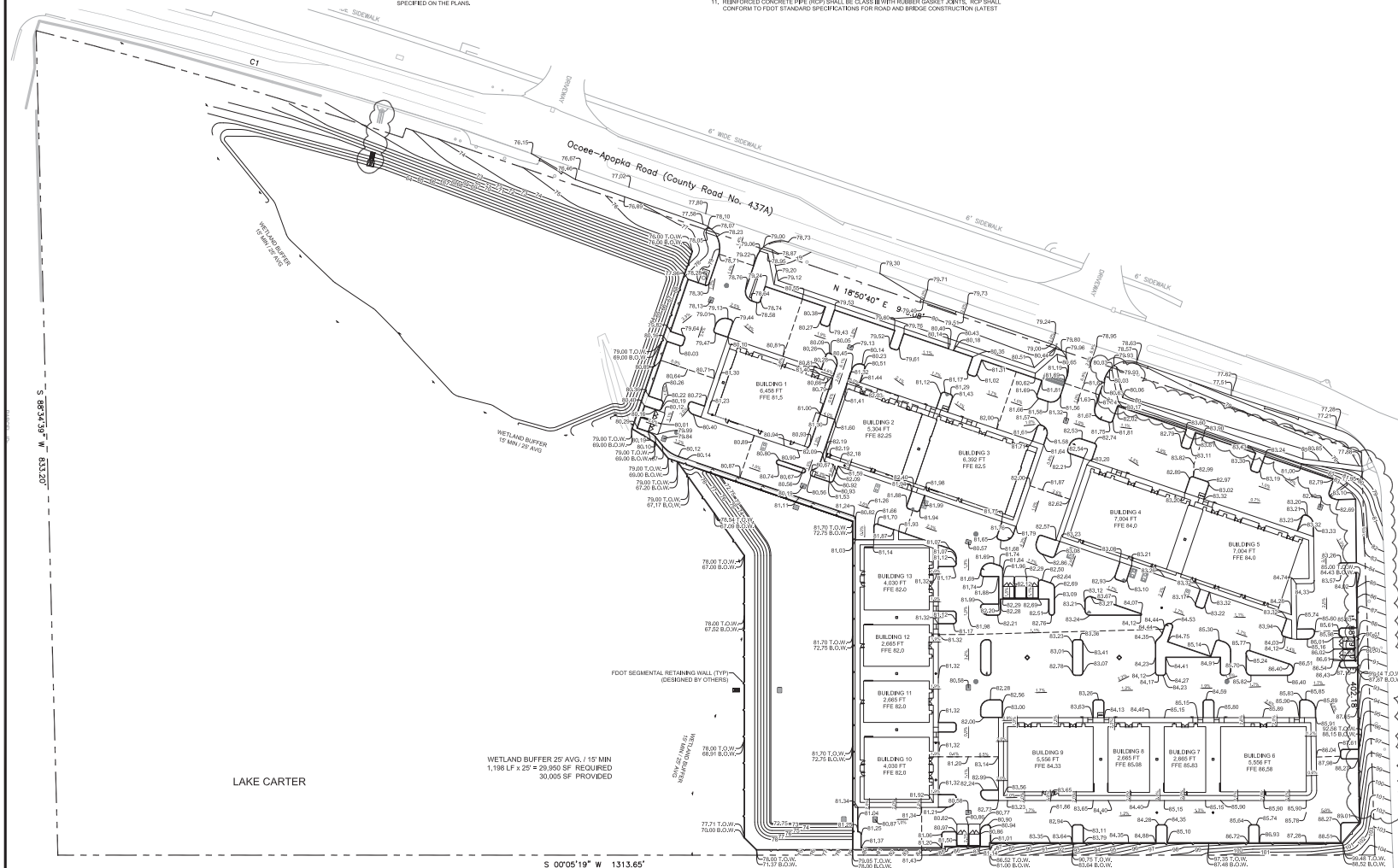
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EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.

12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND BRIDGE CONSTRUCTION LATEST EDITION.
13. ALL PIPE CALL OUTS ARE REQUIRED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ON CANYON AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. ALL OFF-CUT AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES. ONLY SOO OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-022.



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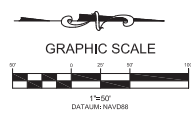
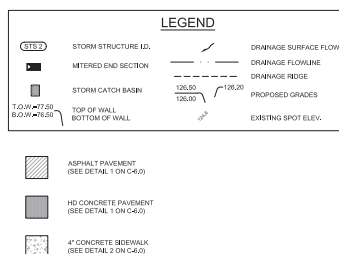
[illegible]

PAVING AND DRAINAGE NOTES

- THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS US-12-12. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
- THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES, THERE BE NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPACT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
- PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MAT. PLANT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DRAINAGE REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSITED OF OFF-SITE, ALL OF WHICH WILL AFFECT THE PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT AN EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.C.T. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS Laid OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
- ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
- ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (INORGANIC) FILL, STOCKPILE AND ORGANIC (MUCK) STOCKPILE IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
- FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PASSING AND PILING TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTORS PAY REQUEST SUBMITTAL.
- GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

- REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 11. RUBBER GASKETS SHALL CONFORM TO SECTION 102.
- ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
- ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
- ALL OFF-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
- NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOIL OR SOFT WOOD SHRUBS MAY BE PLANTED UNDER UTILITY LINES.
- ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-402.
- DISTURBED AREAS TO BE SOCCED WITH BAHIA SOG, WITH THE EXCEPTION OF THE POND BOTTOM AND THE COMPENSATING STORAGE AREA.



NO.	REVISIONS	BY	DATE
1	CONSTRUCTION SET		
2	REVISION TO ADD BUILDINGS		
3	REVISION TO ADD BUILDINGS		
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PAVING AND DRAINAGE PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE: 02/24/25
SCALE: 1"=50'
DRAWN BY: DDP
PROJECT NUMBER: 112-001
C-3.1
SHEET NO.

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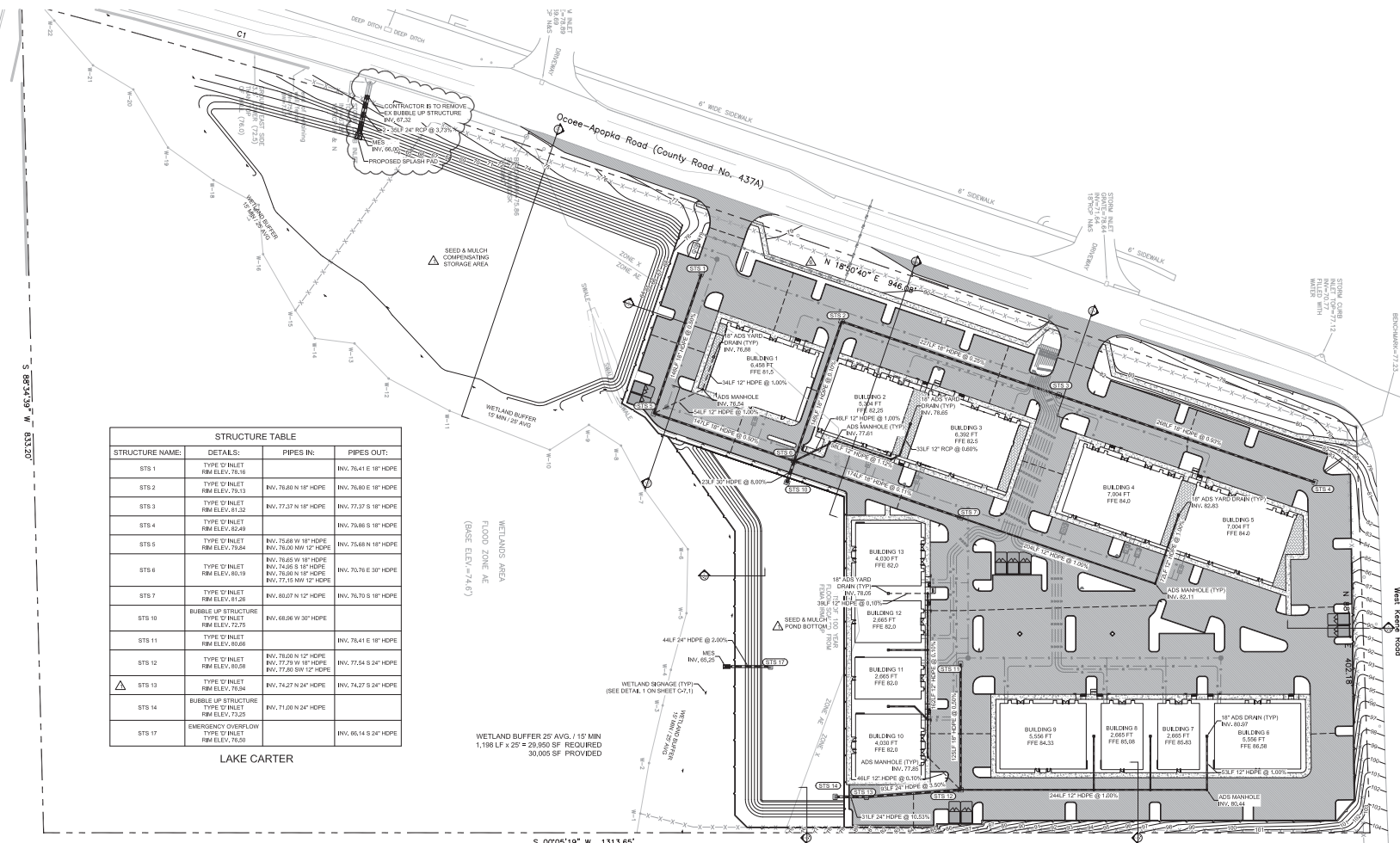
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE 12" INLET RM ELEV. 75.19	INV. 75.20 N 12" HOPE	INV. 75.41 E 18" HOPE
STS 2	TYPE 12" INLET RM ELEV. 75.13	INV. 75.20 N 12" HOPE	INV. 75.40 E 18" HOPE
STS 3	TYPE 12" INLET RM ELEV. 81.32	INV. 77.37 N 12" HOPE	INV. 77.37 S 18" HOPE
STS 4	TYPE 12" INLET RM ELEV. 82.49	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 5	TYPE 12" INLET RM ELEV. 79.24	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 6	TYPE 12" INLET RM ELEV. 80.19	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 7	TYPE 12" INLET RM ELEV. 81.26	INV. 80.27 N 12" HOPE	INV. 76.70 S 18" HOPE
STS 8	TYPE 12" INLET RM ELEV. 81.26	INV. 80.27 N 12" HOPE	INV. 76.70 S 18" HOPE
STS 9	BUBBLE UP STRUCTURE TYPE 12" INLET RM ELEV. 72.75	INV. 68.26 W 30" HOPE	
STS 10	TYPE 12" INLET RM ELEV. 80.26	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 11	TYPE 12" INLET RM ELEV. 80.26	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 12	TYPE 12" INLET RM ELEV. 80.26	INV. 75.68 W 18" HOPE	INV. 75.68 N 18" HOPE
STS 13	TYPE 12" INLET RM ELEV. 76.24	INV. 74.27 N 24" HOPE	INV. 74.27 S 24" HOPE
STS 14	BUBBLE UP STRUCTURE TYPE 12" INLET RM ELEV. 72.25	INV. 71.20 N 24" HOPE	
STS 15	EMERGENCY OVERFLOW TYPE 12" INLET RM ELEV. 76.20	INV. 65.14 S 24" HOPE	

LAKE CARTER

WETLANDS AREA
FLOOD ZONE AE
(BASE ELEV. 74.67)

WETLAND BUFFER 25' AVG. / 15' MIN
1,190 LF x 25' = 29,500 SF REQUIRED
30,005 SF PROVIDED

S 00°05'19" W 1313.65'



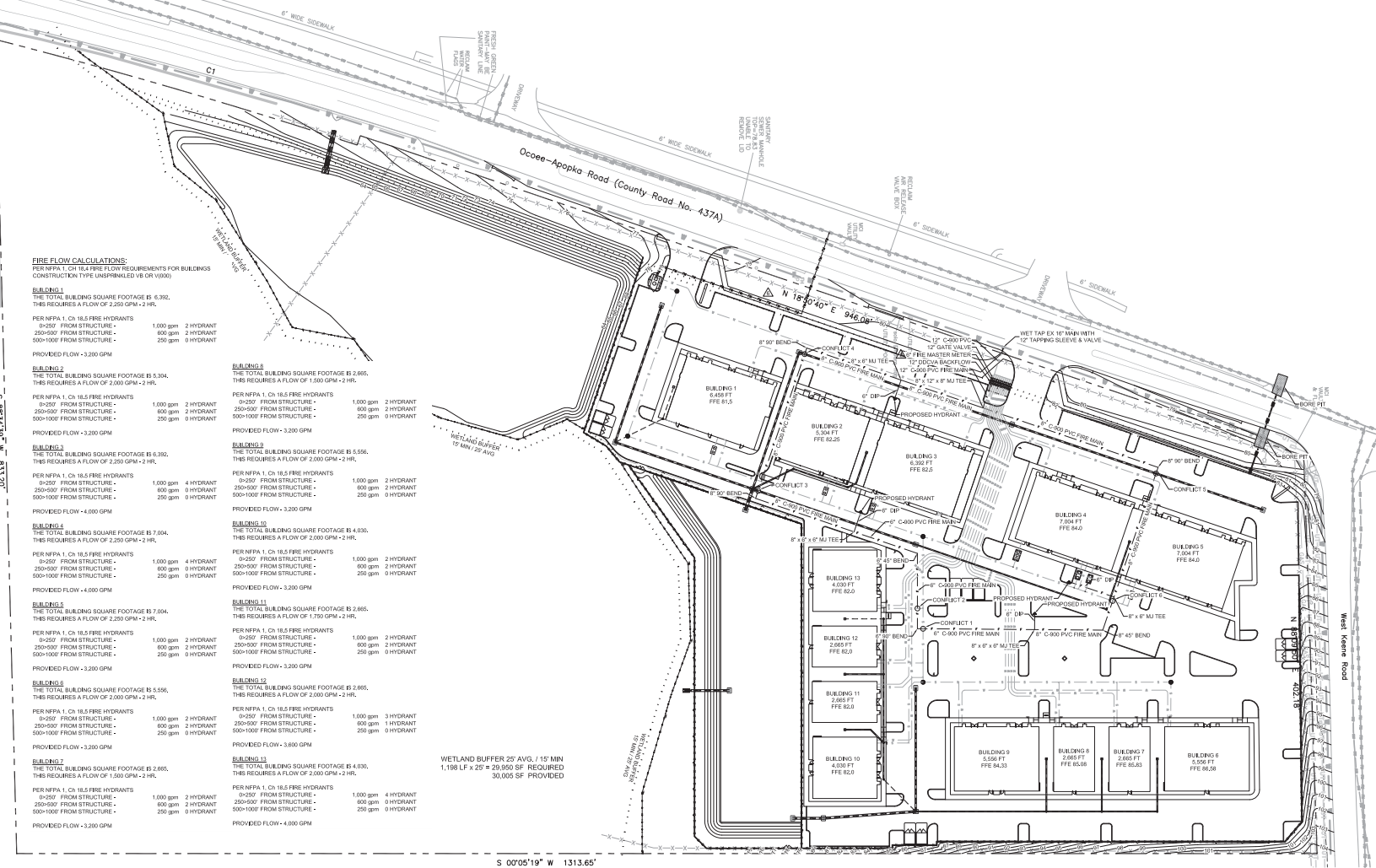
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION, AND AT ALL AREAS OF CONFLICT.

7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WORK OR SEWER MAINS IF THE CONTRACTOR FAILS TO SUBMIT (OR PROVIDE) EVIDENCE OF THE NECESSARY PERMITS OR INSURANCE COVERAGE REQUIRED BY THE CITY OF FORT LAUDERDALE OR TO COMPLY TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE A VISIT ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DESIGN.
9. THE CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MAINTAINED WITH BOTH HORIZONTAL & VERTICAL ADJUST INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM WATER MAINS TO THE PROPERTY LINE.
10. SITE UTILITY WORK SHALL TERMINATE 7 FEET FROM BUILDINGS LINES OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FPOB HAS BEEN CLEARED SYSTEM FOR USE AND A CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE FLUING, FILLING & TESTING OF THE NEW MAINS.
13. THE CONTRACTOR SHALL IDENTIFY ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM ACCORDING TO THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER OF RECORD, FPOB PRIOR TO PLACING IN SERVICE. IF THE CONTRACTORS RESPONSIBILITY FOR THE FPOB IS NOT COMPLETED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FPOB FOR THE JOB SITE AT THIS INSPECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY LOWA ENGINEERING SAFETY STANDARDS INCLUDING THE FLORIDA TRENCH SAFETY ACT GOAL: ZERO FLORIDA, ANY MATERIAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT LAUDERDALE SPECIFICATIONS.

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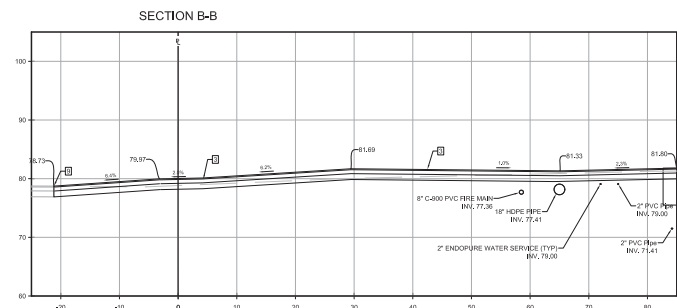
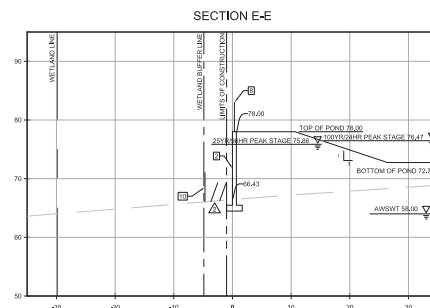
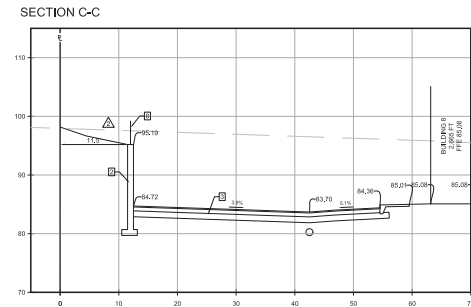
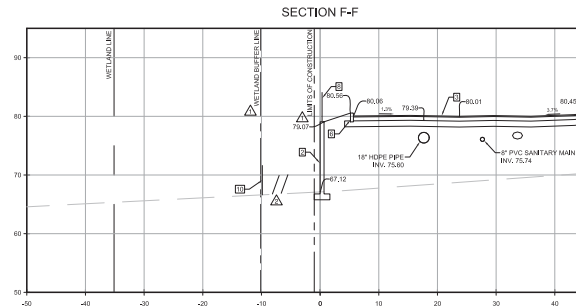
SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST TEN FEET, AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM TYPE SANITARY SEWER; AT LEAST SIX (6) FEET FROM ANY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL" SYSTEM.

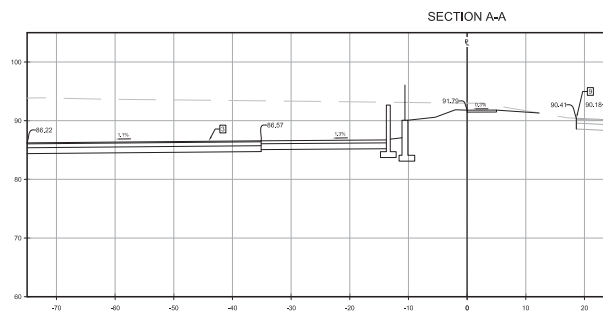
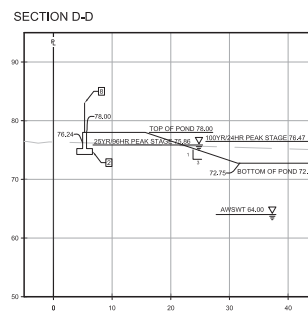
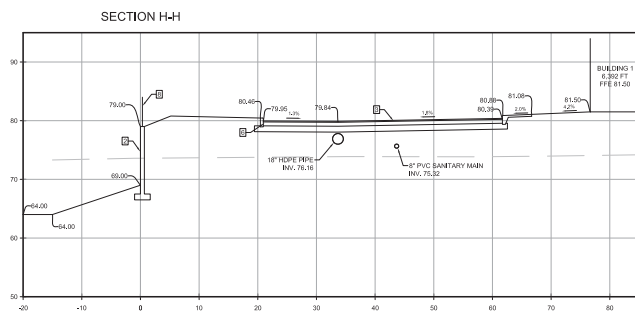


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SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-4.1	
SHEET NO.	



- SECTION NOTE LEGEND
- 1 SAW CUT AND REMOVE EXISTING SHOULDER OR CURB
 - 2 RETAINING WALL TO BE DESIGNED UNDER SEPARATE PERMIT
 - 3 ASPHALT PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 4 6\"/>
 - 5 4\"/>
 - 6 TYPE 1\"/>
 - 7 PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 8 48\"/>
 - 9 MEET EXISTING GRADE
 - 10 PROPOSED WETLAND FENCE



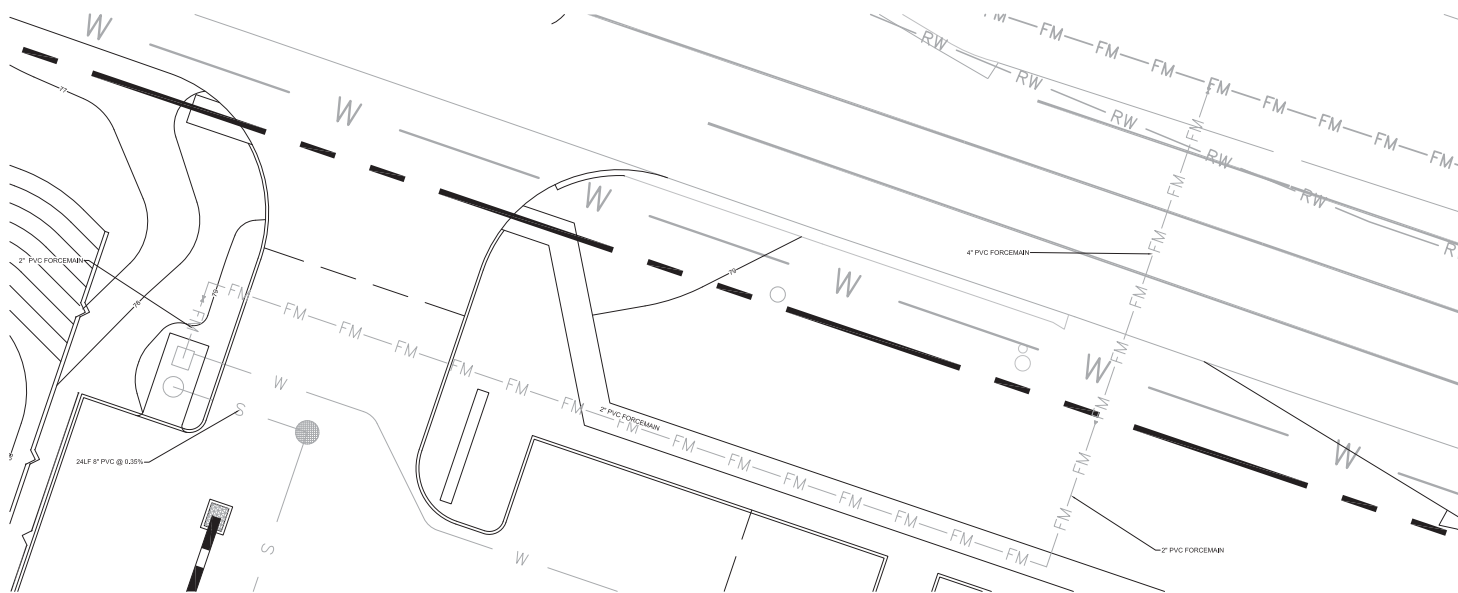
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SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-5.0	
SHEET NO.	

SITE CROSS SECTIONS	
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W. KEENE ROAD AND SR 429	
APOPKA, FLORIDA 32703	

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2	ISSUED FOR EXAMINATION		08/23/23
3	ISSUED FOR EXAMINATION		08/23/23
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9	ISSUED FOR EXAMINATION		08/23/23
10	ISSUED FOR EXAMINATION		08/23/23



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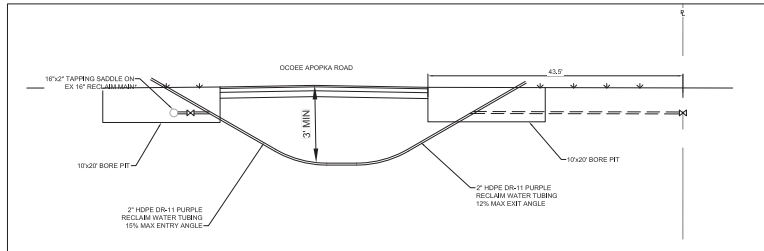
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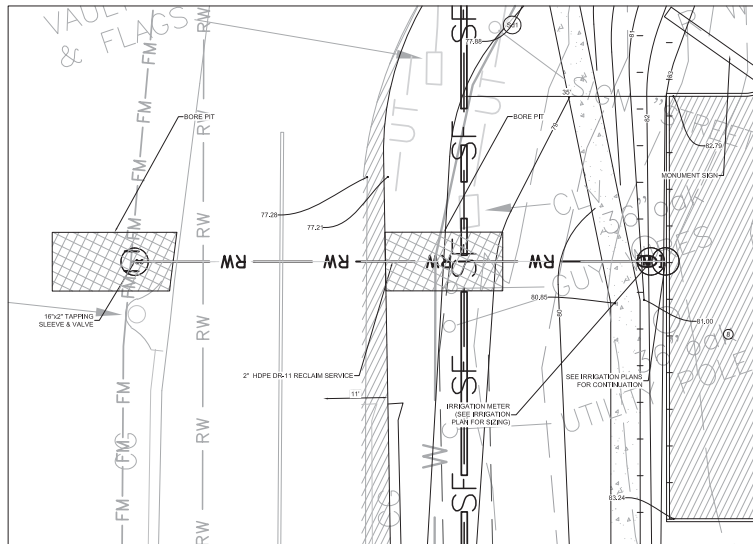
FORCEMAIN PLAN & PROFILE

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

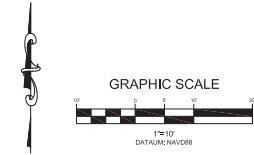
DATE	01/09/24
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-5.2	
SHEET NO.	



PROFILE



PLAN



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DATE	07/01/25
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
SHEET NO.	C-5.3
REVISIONS	
NO.	
ISSUED FOR	RESUBMITTING
BY	
DATE	07/01/25



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RECLAIM SERVICE BORE PROFILE

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APOPKA, FLORIDA 32703

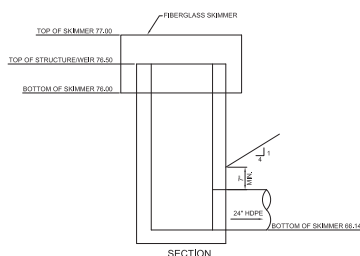
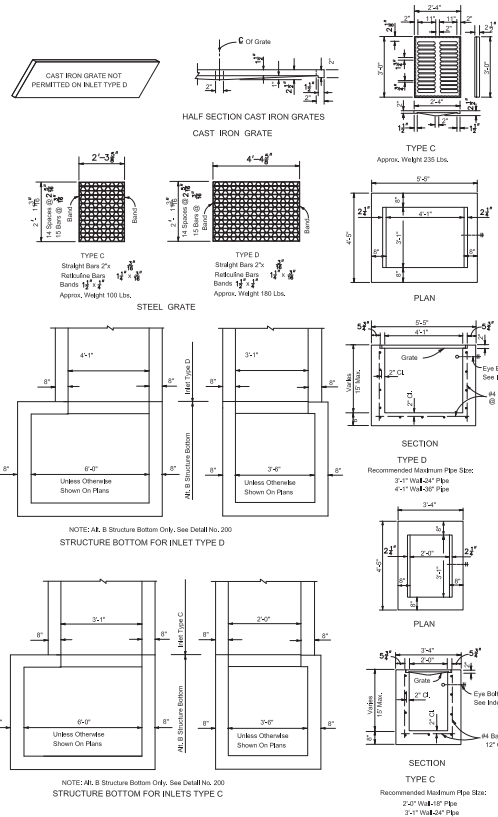
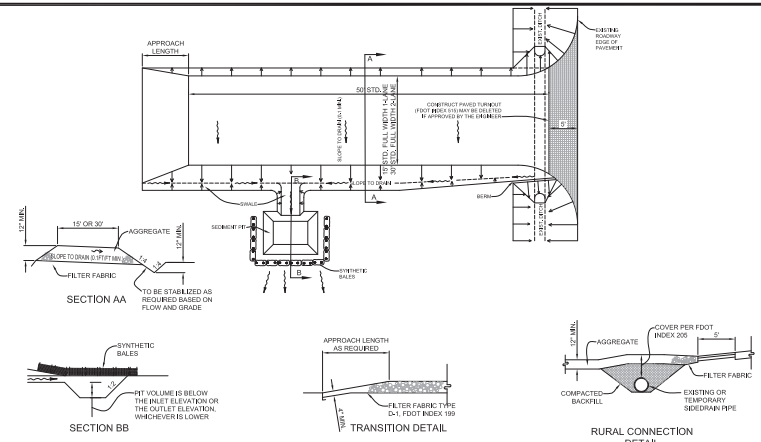


Diagram of a rectangular monument with dimensions and text. The monument is 12' wide and 8' high. The text on the monument reads: "CONSERVATION AREA", "NO DUMPING, LAND CLEARING", "OR OTHER DISTURBANCE", "TO SOILS OR VEGETATION", "PERMITTED BEYOND", "THIS POINT". The monument is set back 2' from the left and right boundaries and 4' from the top and bottom boundaries. The total width of the area is 16' and the total height is 12'.

- NOTES:**
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
 2. BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 CORREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
 3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
 4. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
 5. POST SHALL BE 2"X8" OD STEEL PIPE, HOT DIP GALVANIZED PER ASTM A-123.
 6. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
 7. SIGNS SHALL BE PLACED LANDWARD OF THE WETLAND LINE AT MIN. 50' ON CENTER BY THE CONTRACTOR.



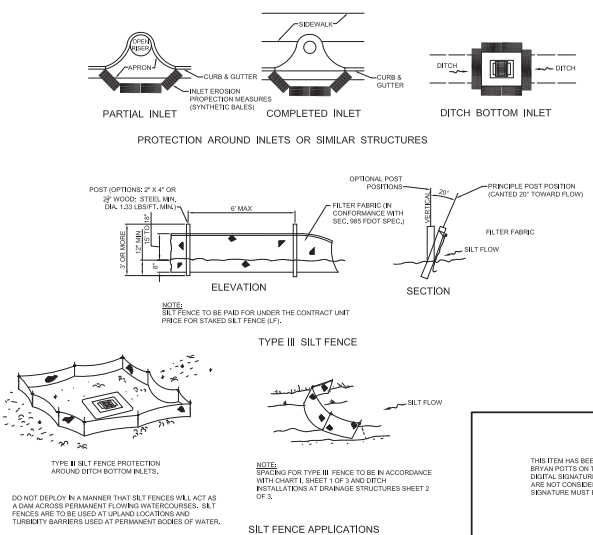
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GENERAL NOTES

- [illegible]

2	CONSTRUCTION ENTRANCE DETAILS
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- THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN POTTS ON THE DATE AND TIME SHOWN USING A
DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAINAGE DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

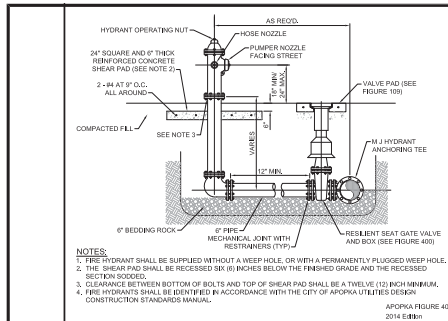
DATE	07/27/23
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-7.0	
SHEET NO.	

▲						
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▲						
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▲						
▲	REVISED PER COMMENTS				DDP	02/23/24
▲	REVISED PER COMMENTS				DDP	01/30/24
▲	ISSUED FOR PERMITTING				BRP	08/05/23
NO.					BY	DATE
					REVISIONS	

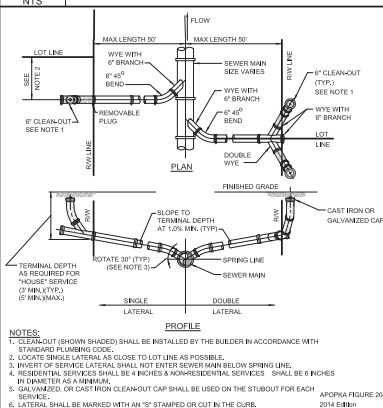


TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

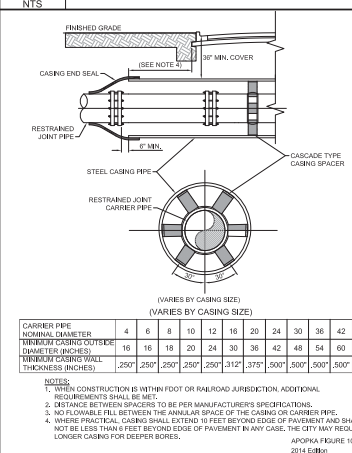




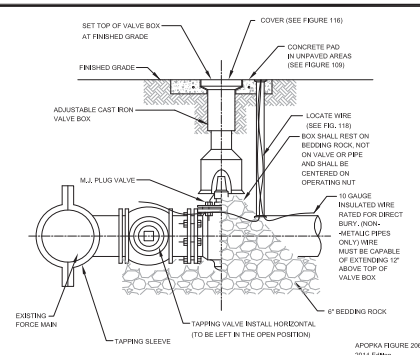
14 FIRE HYDRANT ASSEMBLY



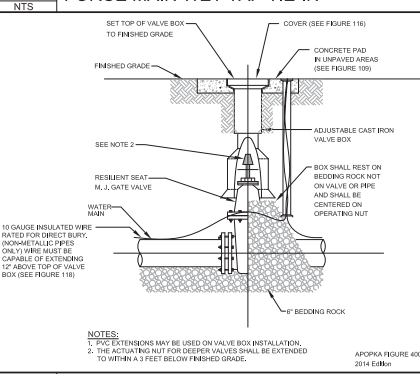
13 SERVICE LATERAL



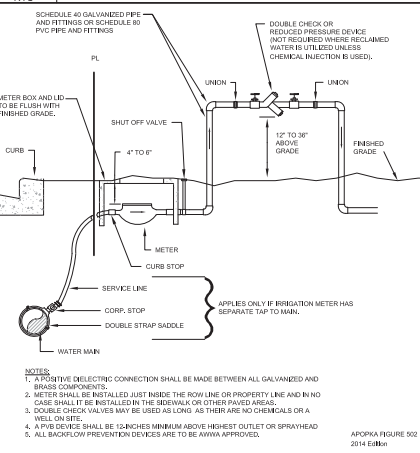
12 BORING AND JACKING DETAIL



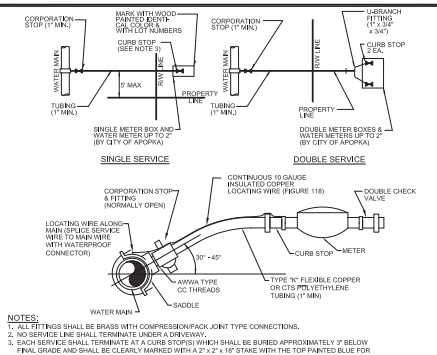
11 FORCE MAIN WET TAP TIE-IN



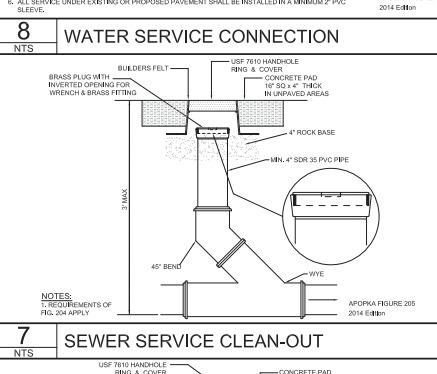
10 GATE VALVE AND BOX



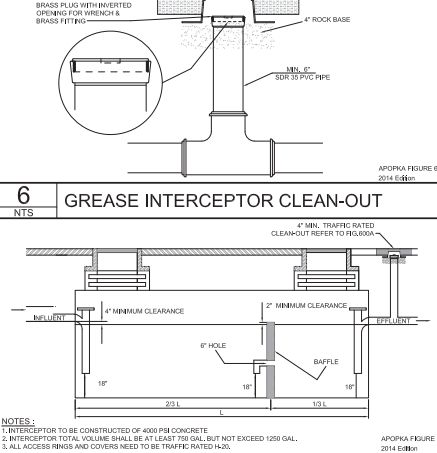
9 IRR. METER & DBL CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER



8 WATER SERVICE CONNECTION



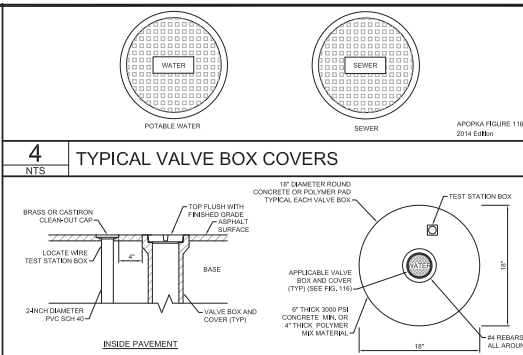
7 SEWER SERVICE CLEAN-OUT



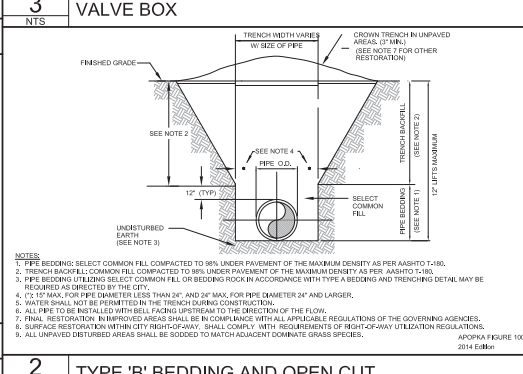
6 GREASE INTERCEPTOR CLEAN-OUT



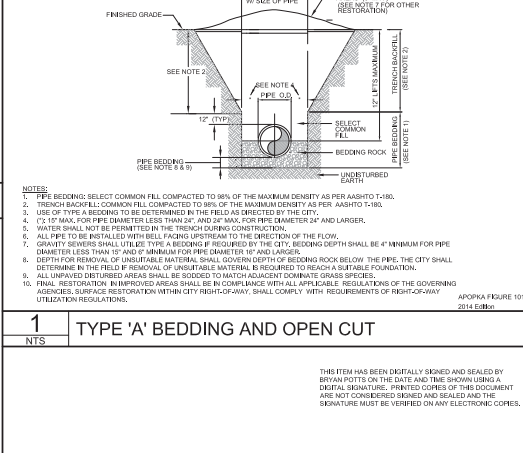
5 GREASE INTERCEPTOR



4 TYPICAL VALVE BOX COVERS



3 VALVE BOX



2 TYPE 'B' BEDDING AND OPEN CUT



1 TYPE 'A' BEDDING AND OPEN CUT

REVISIONS

NO.	DATE	BY	REVISIONS
1	07/27/23	DGP	ISSUED FOR RESULTING

UTILITY DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE 07/27/23
SCALE NTS
DRAWN-BY DGP
PROJECT NUMBER 112-001
SHEET NO. C-8.0

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: Submersible grinder pumps shall be Manufacturer HOMA - Model RC50312.
The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system.
The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping.

CONTROL PANEL: SPECIFICATION

The enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ waterproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. RILEY & COMPANY GUARD PRO III MONITORING SYSTEM
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

NOTES:
1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

PRIVATE SANITARY SEWER PUMP STATION
FACILITY OWNED BY:
NAME:
PHONE NUMBER:
FACILITY MAINTAINED BY:
NAME:
PHONE NUMBER:
STATION NUMBER:

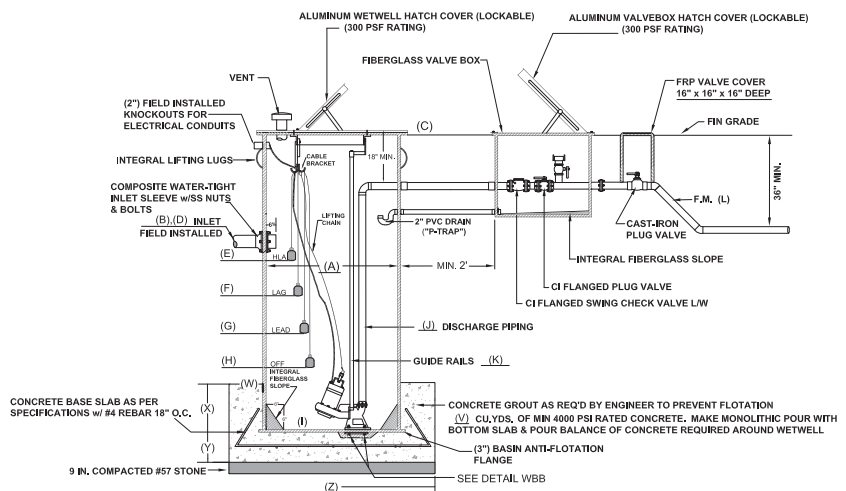
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

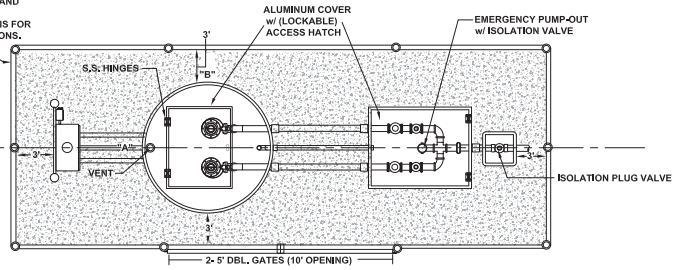
NO SUBSTITUTIONS - NO ALTERNATES

THIS ITEM HAS BEEN ORIGINALLY DRAWN AND SEALED BY BRYAN FORTIS ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED ORDERED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRICAL COPIES.

DATE: 01/03/2024
SCALE: NTS
DRAWN-BY: DDP
PROJECT NUMBER: 107-001
C-9.0
SHEET NO.



CONTRACTOR TO INSTALL 6' TALL COMMERCIAL GRADE - CHAINLINK FENCING, WEED BARRIER, AND 6" OF #57 STONE INSIDE FENCE AND AROUND LIFT STATION. SEE CONSTRUCTION PLANS FOR OVERALL FENCE DIMENSIONS.



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A" OR "B"

WETWELL:

Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.

Hydrostatic Pressure 62.4 lbs. Per Sq Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per Sq Ft.
Pipe Stiffness As specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

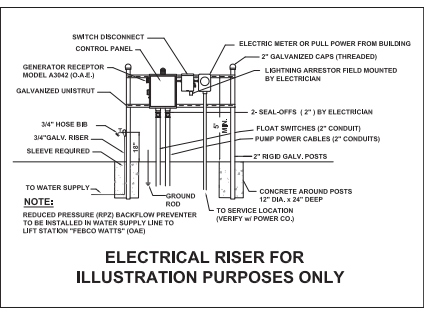
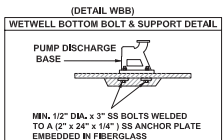
The cover shall be constructed of 1/2 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

Table with 3 columns: Station Design Condition, Station Elevations and Dimensions, Station Manufacturing Materials. Includes data for pump capacity, diameters, materials, and hatch openings.



12/06/23 SR

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

Construction Site Plans for ABC/Wingspan Kelly Park

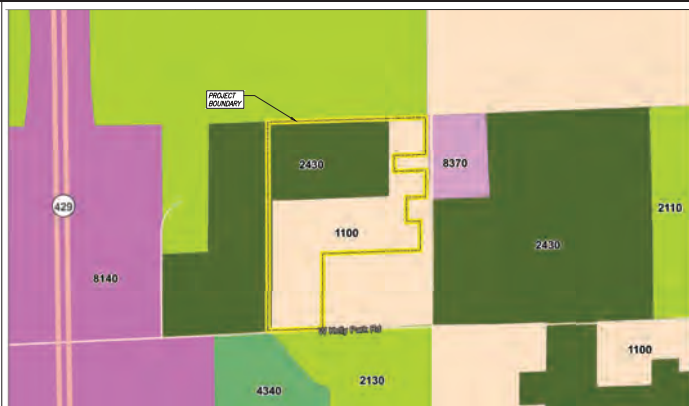


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FEMA Flood Classification	
Zone	Zone Description
X	Area of minimal flood hazard, determined to be outside the 500 year flood plain

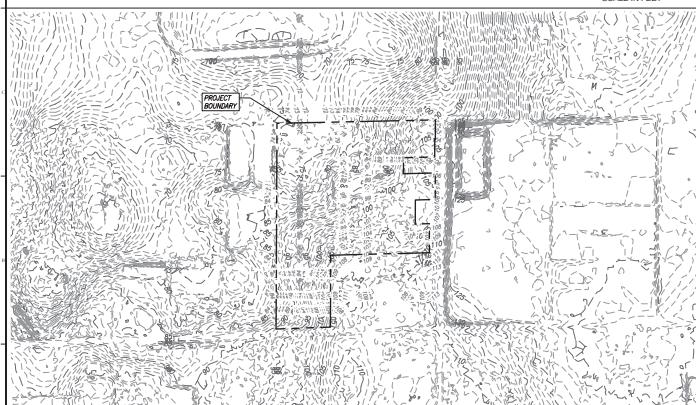
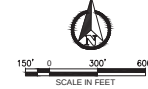
FLOODPLAIN MAP (1"=300')
SOURCE: FEMA 2009



FLUCCS Classification	
FLUCCS #	FLUCCS Name
1100	Residential Low Density
2400	Nurseries and Vineyards

Source: SPWMD 2011 - FLUCCS DOT 1999

FLUCCS PLAN (1"=300')

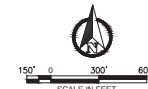


TOPOGRAPHY MAP (1"=300')
TOPOGRAPHY SOURCE: USGS Topo Quad



Soil Classification		
Soil #	Soil Name	Health Group
4	Canfield Fine Sand 0-5% Slopes	A
5	Canfield Fine Sand 5-12% Slopes	A
6	Canfield Appleton Fine Sand 5-12% Slopes	A

AERIAL AND SOILS MAP (1"=300')
SOURCE: WEB SOIL SURVEY (USDA.GOV)



Consultant:

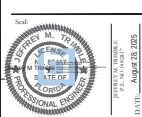
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Project Name:
WINGSPAN/ABC KELLY PARK VILLAGE

Submitted To:
APOPKA, FL

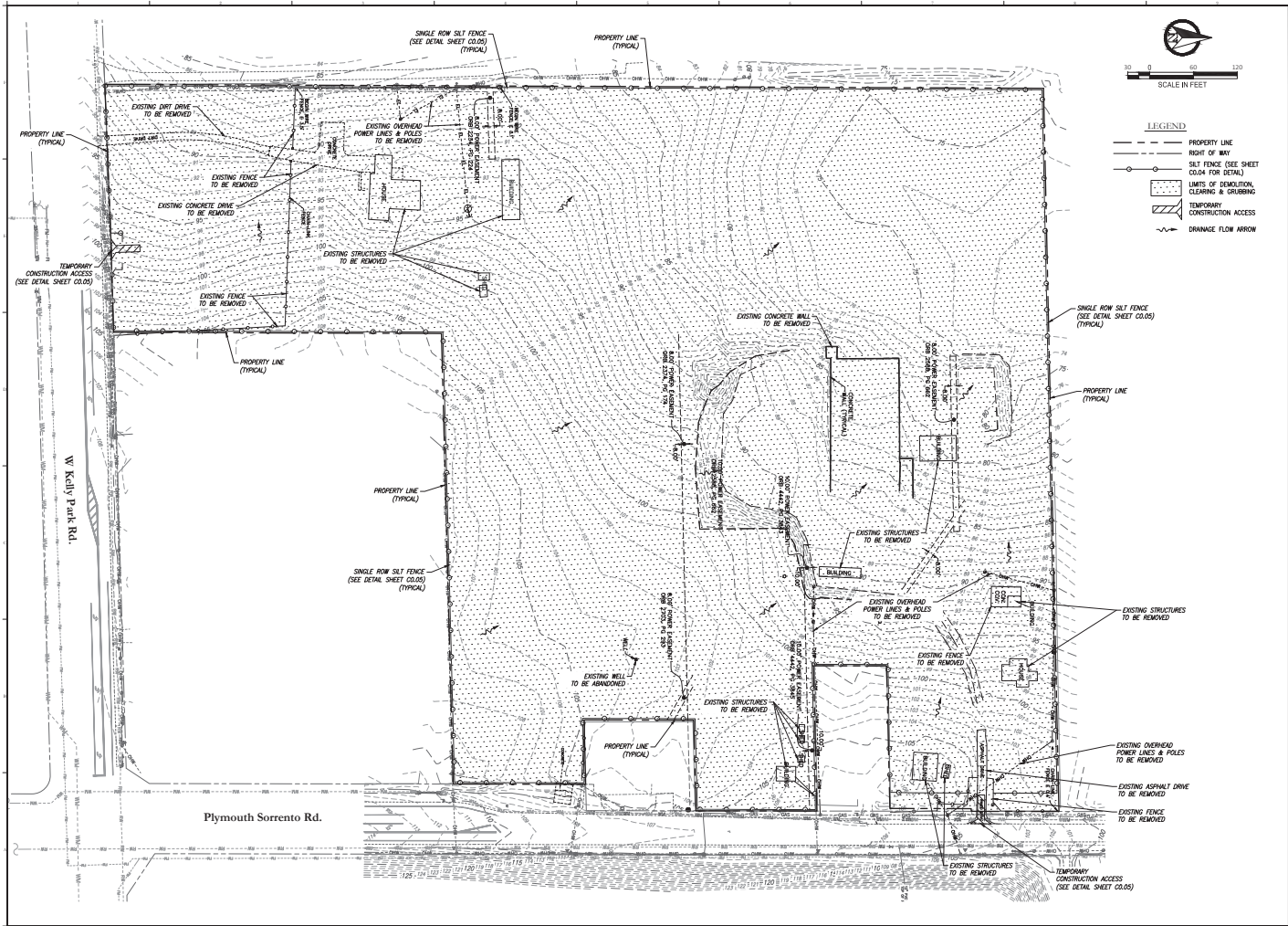
Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.:
C0.03



Posidon & Bennett, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel: 407-427-2700 www.posidonandbennett.com
Eng. Div. No. 25507

25 AUGUST 2014 1:10 PM WINGS/ABC KELLY PARK MULTIMEDIA/CD/PLAN/004.DWG 131-136-00P



Consultant:

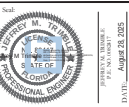
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82	WINGS/ABC	WINGS/ABC
83	WINGS/ABC	WINGS/ABC
84	WINGS/ABC	WINGS/ABC
85	WINGS/ABC	WINGS/ABC
86	WINGS/ABC	WINGS/ABC
87	WINGS/ABC	WINGS/ABC
88	WINGS/ABC	WINGS/ABC
89	WINGS/ABC	WINGS/ABC
90	WINGS/ABC	WINGS/ABC
91	WINGS/ABC	WINGS/ABC
92	WINGS/ABC	WINGS/ABC
93	WINGS/ABC	WINGS/ABC
94	WINGS/ABC	WINGS/ABC
95	WINGS/ABC	WINGS/ABC
96	WINGS/ABC	WINGS/ABC
97	WINGS/ABC	WINGS/ABC
98	WINGS/ABC	WINGS/ABC
99	WINGS/ABC	WINGS/ABC
100	WINGS/ABC	WINGS/ABC

Project Name:
**WINGS/ABC
KELLY PARK
VILLAGE**

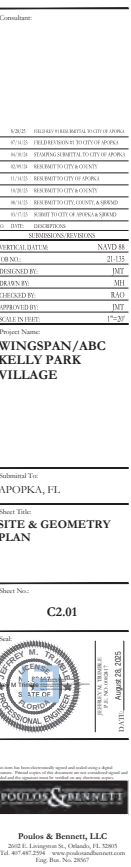
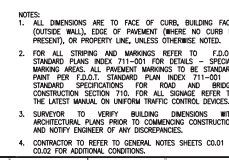
Submitted To:
APOPKA, FL

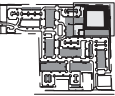
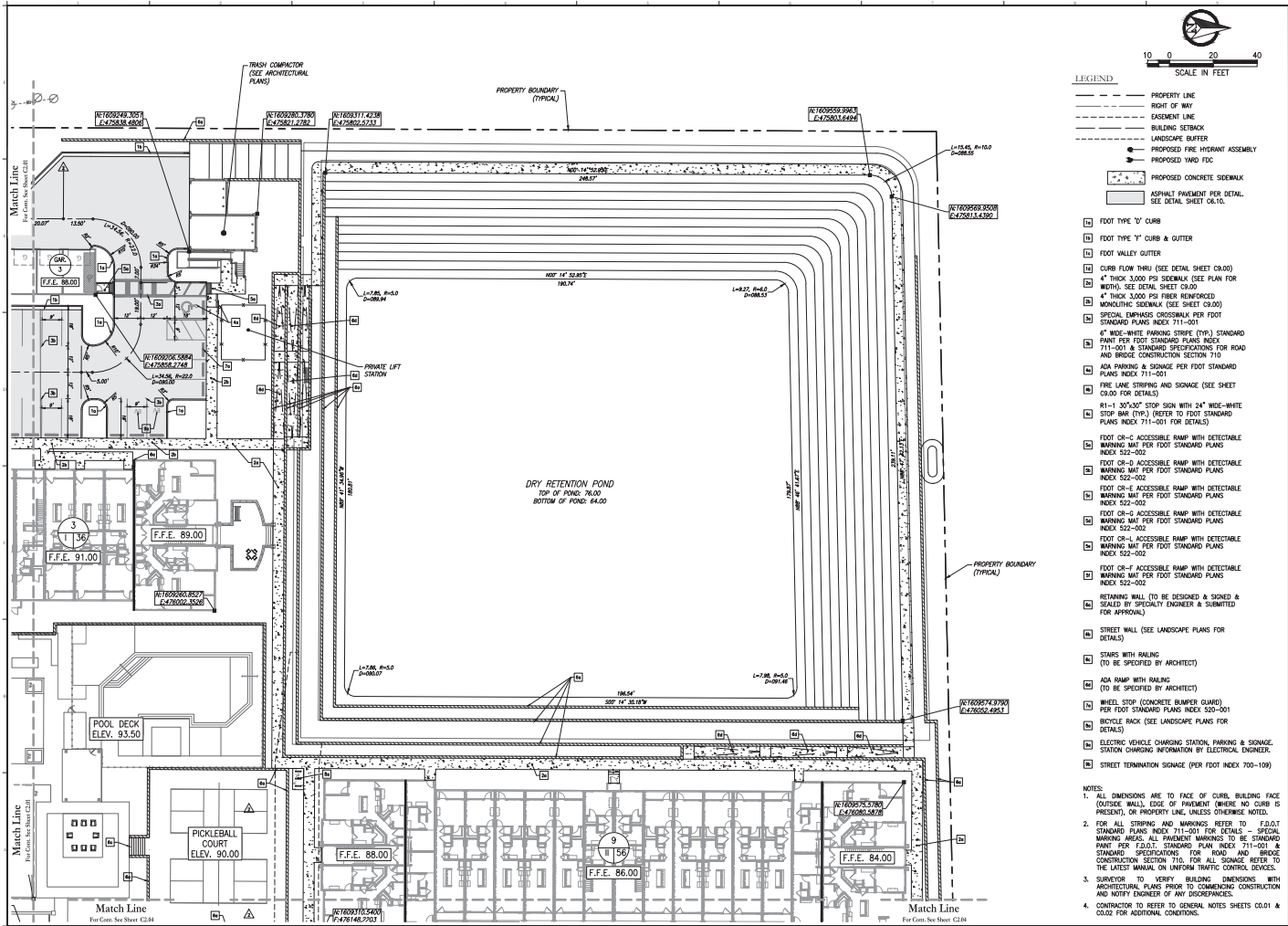
Sheet Title:
**EROSION CONTROL &
DEMOLITION PLAN**

Sheet No.:
C0.04



Poulos & Bennett, LLC
2007 E. Livingston St., Orlando, FL 32803
Tel. 407-407-2700 www.poulosandbennett.com
Eng. Div. No. 25507





Legend

- PROPERTY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED TOWN FDC
- PROPOSED CONCRETE SIDEWALK
- ASPHALT PAVEMENT PER DETAIL, SEE DETAIL SHEET C01.0

- (1) FOOT TYPE 'Y' CURB
- (2) FOOT TYPE 'Y' CURB & GUTTER
- (3) CURB FLOW THRU (SEE DETAIL SHEET C01.0)
- (4) 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR DETAILS, SEE DETAIL SHEET C01.0)
- (5) 4" THICK 3,000 PSI FIBER REINFORCED SIDEWALK (SEE SHEET C01.0)
- (6) SPECIAL EMPHASIS SIDEWALK PER FOOT STANDARD PLANS INDEX 711-001
- (7) 6" WIDE-WHITE PARKING STRIPS (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- (8) ADA PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001
- (9) FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C01.0 FOR DETAILS)
- (10) #1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- (11) FOOT CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- (12) FOOT CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- (13) FOOT CR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- (14) FOOT CR-F ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- (15) FOOT CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- (16) RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- (17) STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- (18) STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- (19) ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- (20) WHEEL STOP (CONCRETE BUMPER GUARD) PER FOOT STANDARD PLANS INDEX 520-001
- (21) BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- (22) ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE, STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.
- (23) STREET TERMINATION SIGNAGE (PER FOOT INDEX 700-109)

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS, ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE, REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C01.1 & C02.2 FOR ADDITIONAL CONDITIONS.

Project Name:
WINGSPAN/ABC KELLY PARK VILLAGE

Submitted To:
APOPKA, FL

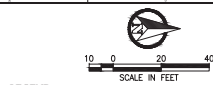
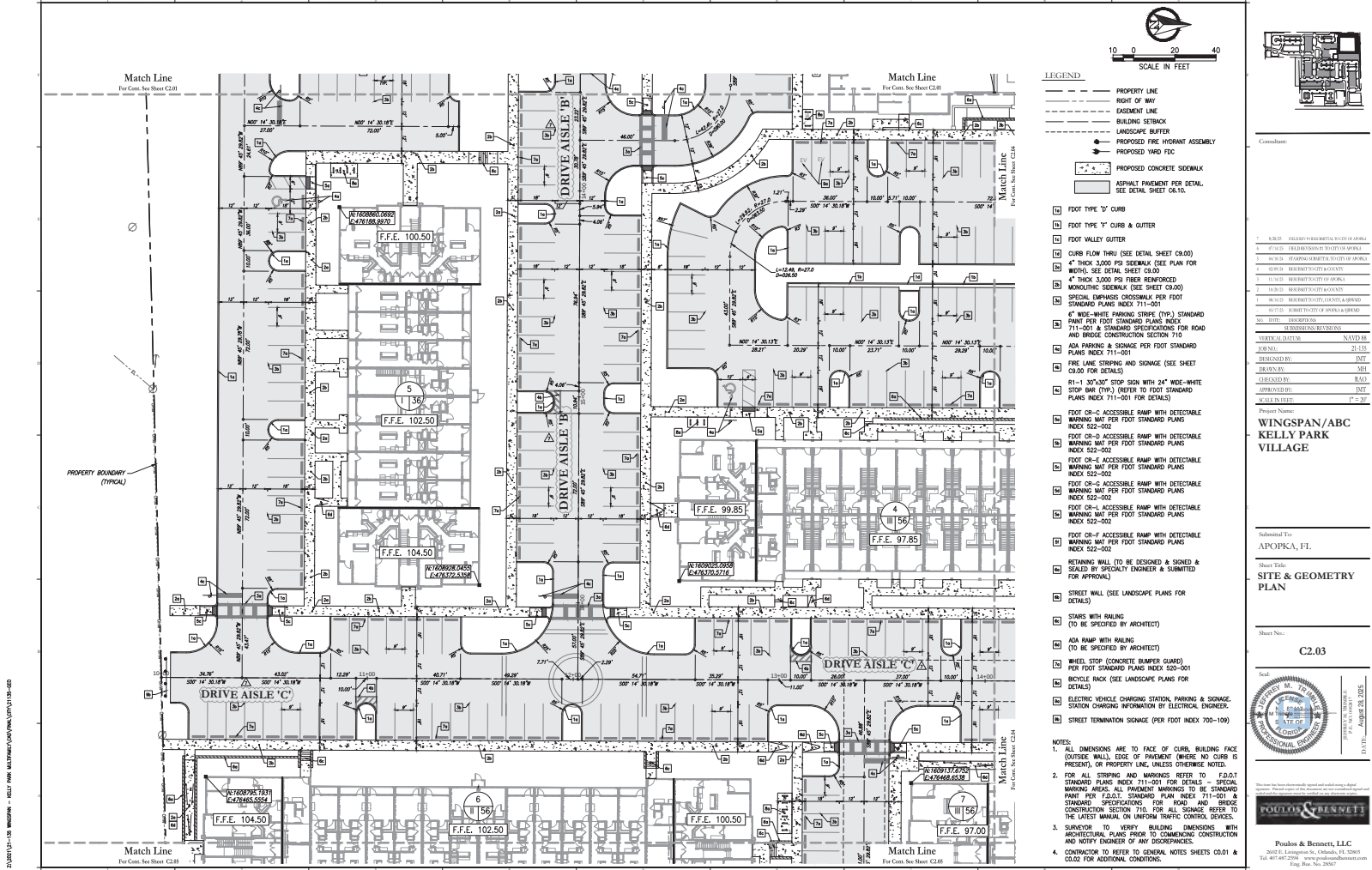
Sheet Title:
SITE & GEOMETRY PLAN

Sheet No.:
C2.02



Prepared by:
POULSON & BENNETT

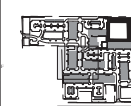
Poulson & Bennett, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2700 www.poulsonandbennett.com
Eng. Div. No. 25587



- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT LINE
 - BUILDING SETBACK
 - LANDSCAPE BUFFER
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED YARD FDC
 - PROPOSED CONCRETE SIDEWALK
 - ASPHALT PAVEMENT PER DETAIL

- 1. FOOT TYPE 'Y' CURB
- 2. FOOT TYPE 'Y' CURB & GUTTER
- 3. FOOT VALLEY GUTTER
- 4. CURB FLOW THRU (SEE DETAIL SHEET C9.00)
- 5. 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR DETAILS, SEE DETAIL SHEET C9.00)
- 6. 4" THICK 3,000 PSI FIBER REINFORCED MONOLITHIC SIDEWALK (SEE SHEET C9.00)
- 7. SPECIAL EMPLOYED CROSSWALK FOR FOOT STANDARD PLANS INDEX 711-001
- 8. 6" WIDE-WHITE PARKING STRIP (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 9. ADA PARKING & STORAGE PER FOOT STANDARD PLANS INDEX 711-001
- 10. FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C9.00 FOR DETAILS)
- 11. 30'x30' STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 12. FOOT CR-1 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 13. FOOT CR-2 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 14. FOOT CR-3 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 15. FOOT CR-4 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 16. FOOT CR-5 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 17. FOOT CR-6 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 18. FOOT CR-7 ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 19. RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- 20. STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 21. STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 22. ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 23. WHEEL STOP (CONCRETE BUMPER GUARD) PER FOOT STANDARD PLANS INDEX 520-001
- 24. BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 25. ELECTRIC VEHICLE CHARGING STATION, PARKING & STORAGE, STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.
- 26. STREET TERMINATION SIGNAGE (PER FOOT INDEX 700-109)

- NOTES:**
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 - SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 & C0.02 FOR ADDITIONAL CONDITIONS.



Consultant:

WINSKY & ASSOCIATES, INC.	ARCHITECT
WINSKY & ASSOCIATES, INC.	ENGINEER
WINSKY & ASSOCIATES, INC.	LANDSCAPE ARCHITECT
WINSKY & ASSOCIATES, INC.	PLANNING
WINSKY & ASSOCIATES, INC.	ENVIRONMENTAL
WINSKY & ASSOCIATES, INC.	TRAVEL PLANNING
WINSKY & ASSOCIATES, INC.	UTILITY ENGINEERING
WINSKY & ASSOCIATES, INC.	WATER RESOURCES
WINSKY & ASSOCIATES, INC.	WIND ENGINEERING
WINSKY & ASSOCIATES, INC.	WIND TUNNEL
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WINSKY & ASSOCIATES, INC.	WIND MODELING
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WINSKY & ASSOCIATES, INC.	WIND VIBRATION
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WINSKY & ASSOCIATES, INC.	WIND PERIOD
WINSKY & ASSOCIATES, INC.	WIND RETURN PERIOD
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WINSKY & ASSOCIATES, INC.	WIND ZONE
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WINSKY & ASSOCIATES, INC.	WIND ATLAS
WINSKY & ASSOCIATES, INC.	WIND CODE
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WINSKY & ASSOCIATES, INC.	WIND SPECIFICATION
WINSKY & ASSOCIATES, INC.	WIND REQUIREMENT
WINSKY & ASSOCIATES, INC.	WIND PROVISION
WINSKY & ASSOCIATES, INC.	WIND REGULATION
WINSKY & ASSOCIATES, INC.	WIND ORDINANCE
WINSKY & ASSOCIATES, INC.	WIND ACT
WINSKY & ASSOCIATES, INC.	WIND LAW
WINSKY & ASSOCIATES, INC.	WIND DECREE
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WINSKY & ASSOCIATES, INC.	WIND DECREE
WINSKY & ASSOCIATES, INC.	WIND EDICT

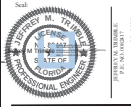
WINSKY/ABC KELLY PARK VILLAGE

Submitted To: APOPKA, FL

Sheet Title: SITE & GEOMETRY PLAN

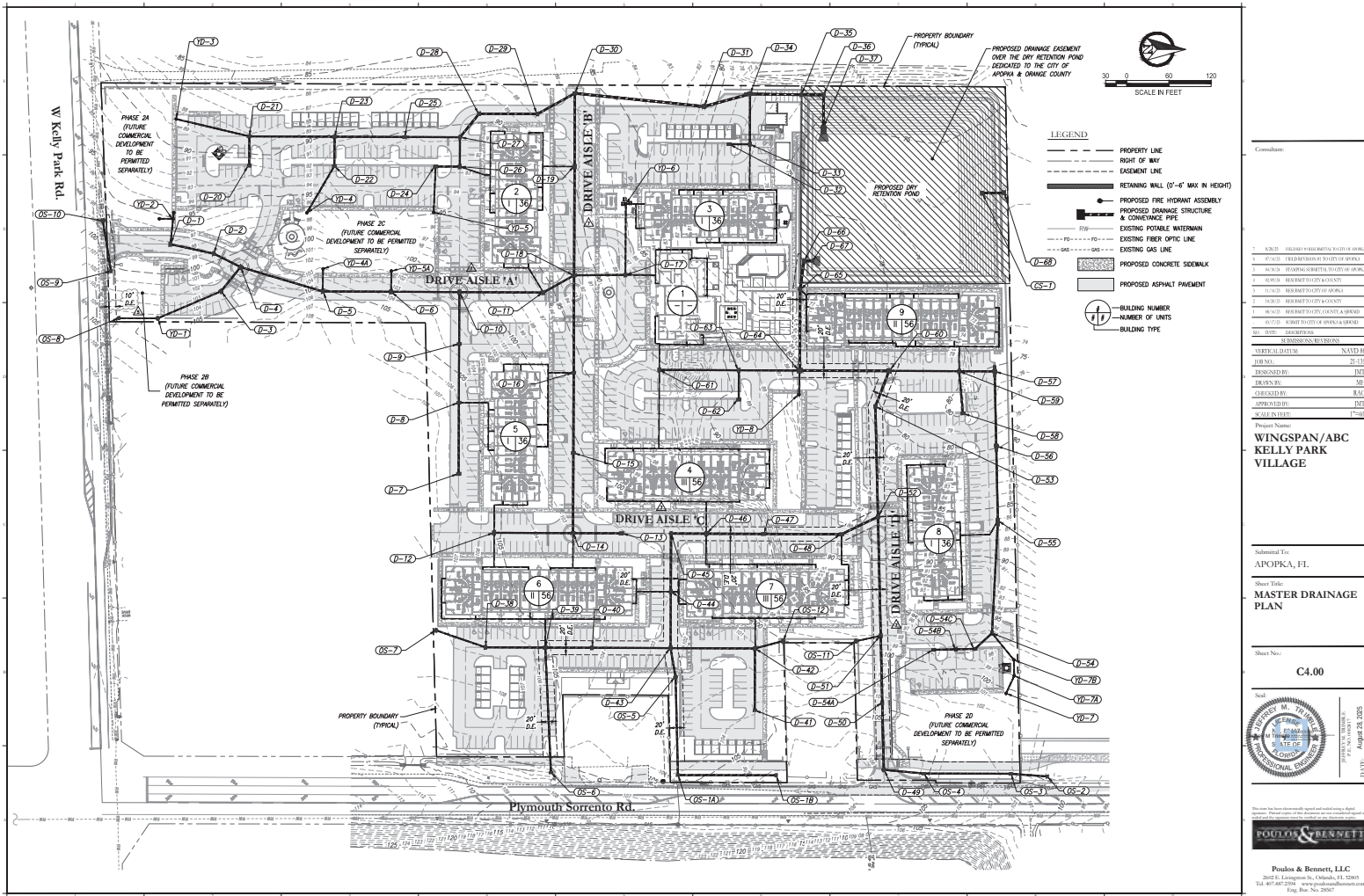
Sheet No.: C2.03

Scale: 1" = 20'



Posdon & Bennett, LLC
2001 E. Livingston St., Orlando, FL 32801
Tel. 407-487-2700 www.posdonandbennett.com
Eng. No. 25587

25 AUGUST 2014 - 1:00 PM WINGS - KELLY PARK MULTIPHASE DEVELOPMENT (SHEET 31 OF 135-400)



2/1/2021 12:11:10 PM 6025996 - 0217 1000 MULTIRISK/CAN/PAN/UT/31-135-40P

Storm Structure Table					
Structure Number	Structure Type	Top Elev.	Inlets	Notching	Easting
CS-1	"I" D.B.L.	75.30	88.50 - 24" (N)	1609057.3310	475934.0740
D-1	"I" D.B.L.	99.45	92.25 - 12" (W) 92.25 - 18" (S)	1609403.5756	476007.5629
D-2	STORM M.H.	99.83	92.06 - 18" (S) 92.06 - 18" (NE)	1609465.1369	476020.9009
D-3	"I" D.B.L.	100.80	95.75 - 15" (SE) 95.75 - 18" (NW)	1609475.4623	476074.5203
D-4	"I" D.B.L.	100.27	91.83 - 18" (SW) 92.75 - 18" (SE) 91.93 - 18" (N)	1609503.3364	476040.0237
D-5	"I" D.B.L.	100.77	91.57 - 18" (S) 91.57 - 12" (W) 91.57 - 18" (N)	1609620.1442	476074.8614
D-6	"I" D.B.L.	98.73	91.28 - 18" (S) 91.28 - 12" (W) 91.28 - 18" (N)	1608717.2099	476075.1419
D-7	"I" D.B.L.	102.31	97.80 - 18" (W)	1609813.2889	476334.0311
D-8	"I" D.B.L.	100.21	96.70 - 18" (S) 96.00 - 8" (N)	1609813.6122	476232.8861
D-9	"I" D.B.L.	98.47	91.42 - 18" (S) 91.42 - 18" (N)	1609813.9757	476149.4709
D-10	"I" D.B.L.	96.45	89.75 - 18" (S) 90.10 - 18" (S) 89.75 - 18" (N)	1609814.2534	476075.6223
D-11	"I" D.B.L.	94.72	87.50 - 18" (S) 88.50 - 8" (N)	1609833.6033	476076.2132
D-12	"I" D.B.L.	103.25	87.50 - 18" (SW) 88.00 - 8" (N)	1609863.6437	476417.7620
D-13	"I" D.B.L.	98.20	91.71 - 18" (S)	1609044.6441	476418.5256
D-14	"I" D.B.L.	99.75	90.00 - 8" (S) 91.63 - 18" (S) 89.83 - 18" (N)	1609975.8926	476418.2354
D-15	"I" D.B.L.	98.23	88.47 - 24" (S) 88.47 - 24" (W)	1609876.3333	476304.2907
D-16	"I" D.B.L.	96.29	92.50 - 8" (S) 91.72 - 24" (S) 87.72 - 24" (W)	1609876.8140	476190.3460
D-17	"I" D.B.L.	92.03	87.50 - 12" (N) 87.50 - 18" (S)	1609050.4015	476051.2451
D-18	"I" D.B.L.	94.04	86.75 - 18" (NE) 86.75 - 24" (S) 86.75 - 18" (N)	1609877.3988	476051.7251
D-19	"I" D.B.L.	91.08	83.06 - 24" (S) 81.41 - 8" (S) 83.06 - 24" (W)	1609878.0507	475987.2099
D-20	"I" D.B.L.	94.20	86.85 - 18" (W)	1609515.6385	475995.9662
D-21	"I" D.B.L.	92.27	85.00 - 18" (S) 85.00 - 15" (S)	1609515.8147	475854.2166
D-22	"I" D.B.L.	94.27	85.00 - 18" (NE) 85.00 - 18" (N)	1609636.5971	475896.4765
D-23	"I" D.B.L.	91.80	84.44 - 18" (S) 84.44 - 18" (S) 84.44 - 18" (N)	1609636.9660	475854.7277
D-24	"I" D.B.L.	93.76	89.14 - 12" (S) 89.14 - 18" (N)	1609780.5287	475897.0836

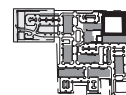
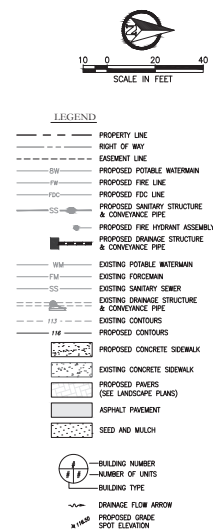
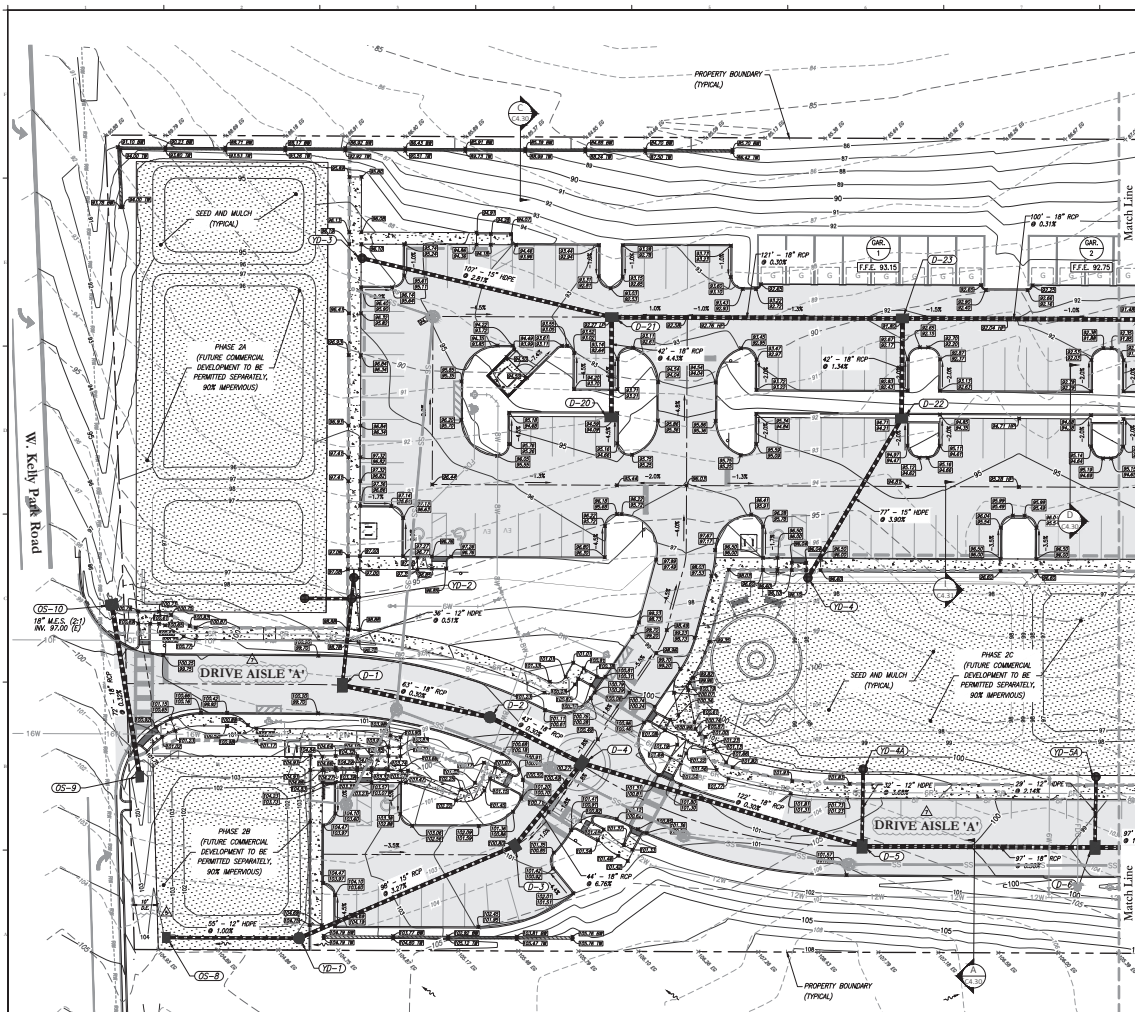
Storm Structure Table					
Structure Number	Structure Type	Top Elev.	Inlets	Notching	Easting
D-25	"I" D.B.L.	91.48	84.13 - 18" (S) 84.13 - 18" (N)	1608736.5637	475955.1479
D-26	"I" D.B.L.	92.97	88.47 - 18" (S) 88.47 - 8" (N)	1609814.9851	475997.2289
D-27	STORM M.H.	92.34	83.90 - 18" (S) 87.84 - 18" (E) 83.90 - 24" (NW)	1609815.1612	475955.4794
D-28	"I" D.B.L.	91.61	83.81 - 24" (SE) 83.81 - 24" (N)	1609842.3405	475922.0938
D-29	"I" D.B.L.	89.80	83.64 - 24" (S) 83.64 - 24" (NW)	1609825.3687	475922.4441
D-30	"I" D.B.L.	87.17	79.25 - 24" (S) 79.25 - 30" (N)	1609976.4902	475793.0349
D-31	"I" C.L.	86.99	79.10 - 30" (S) 79.10 - 30" (N)	1609162.3195	475811.6936
D-32	"I" D.B.L.	88.41	83.50 - 18" (N)	1609197.6910	475965.3435
D-33	"I" D.B.L.	87.41	82.50 - 18" (S) 82.50 - 18" (N)	1609227.1910	475965.4679
D-34	"I" C.L.	85.38	78.80 - 30" (S) 79.90 - 18" (S) 76.00 - 30" (N)	1609227.4927	475793.9684
D-35	STORM M.H.	78.00	72.50 - 30" (S) 71.50 - 30" (N)	1609306.4987	475795.0446
D-36	STORM M.H.	77.00	71.50 - 30" (S) 66.00 - 30" (S)	1609332.0129	475795.2139
D-38	"I" D.B.L.	102.14	97.60 - 15" (S) 97.60 - 18" (N)	1609851.4521	476050.5948
D-39	"I" D.B.L.	100.59	95.90 - 18" (S) 95.90 - 18" (S) 95.90 - 8" (W)	1609836.4513	476050.9534
D-40	"I" D.B.L.	99.26	94.76 - 18" (S) 94.76 - 18" (N)	1609002.8200	476081.2334
D-41	"I" D.B.L.	97.75	93.25 - 18" (W)	1609234.0810	476070.0195
D-42	"I" D.B.L.	93.90	89.00 - 15" (N) 89.00 - 8" (W) 89.00 - 18" (S)	1609234.4514	476082.2106
D-43	"I" D.B.L.	96.00	88.50 - 18" (N) 91.50 - 18" (S) 90.00 - 18" (S) 87.00 - 18" (N)	1609114.4525	476081.7043
D-44	"I" D.B.L.	96.12	86.75 - 18" (S) 92.45 - 8" (S) 90.50 - 8" (N)	1609114.7913	476051.3904
D-45	STORM M.H.	96.61	86.44 - 24" (S) 86.44 - 24" (N)	1609115.1396	476418.8230
D-46	"I" D.B.L.	95.48	90.50 - 8" (S) 86.25 - 24" (S) 86.25 - 24" (N)	1609185.2376	476419.0344
D-47	"I" D.B.L.	93.65	85.62 - 24" (S) 85.62 - 24" (N)	1609246.7771	476419.3784
D-48	"I" D.B.L.	91.15	83.50 - 24" (S) 83.50 - 24" (NW)	1609357.4968	476419.8405
D-49	STORM M.H.	105.23	94.38 - 18" (N) 94.38 - 24" (W)	1609417.6238	476754.6600
D-50	"I" D.B.L.	101.62	89.19 - 24" (S) 89.19 - 24" (W)	1609415.4120	476059.3676

Storm Structure Table					
Structure Number	Structure Type	Top Elev.	Inlets	Notching	Easting
D-51	"I" D.B.L.	96.16	84.00 - 12" (S) 84.00 - 24" (S) 84.00 - 24" (W)	1609413.2003	476564.1151
D-52	"I" D.B.L.	89.83	81.31 - 24" (SE) 81.31 - 24" (S) 83.50 - 8" (N) 81.31 - 24" (W)	1609409.2715	476394.8828
D-53	"I" D.B.L.	86.25	77.66 - 24" (E) 77.66 - 24" (W)	1609405.6314	476238.0895
D-54	"I" D.B.L.	93.09	87.25 - 12" (NE) 87.52 - 18" (SE) 87.25 - 18" (N)	1609571.3794	476560.4335
D-54A	"I" D.B.L.	97.21	92.70 - 18" (N)	1609488.2868	476584.1278
D-54B	"I" D.B.L.	95.34	90.80 - 18" (S) 84.48 - 8" (SE) 87.62 - 18" (NW)	1609520.1764	476583.3875
D-54C	"I" D.B.L.	97.31	87.62 - 18" (S) 87.62 - 18" (NW)	1609547.2164	476582.7598
D-55	"I" C.L.	88.98	83.50 - 18" (E) 84.48 - 8" (SE) 83.50 - 18" (N)	1609579.7174	476400.3191
D-56	"I" C.L.	85.96	81.00 - 18" (E) 81.00 - 18" (W)	1609577.4573	476294.3465
D-57	"I" C.L.	83.02	77.50 - 18" (E) 77.50 - 18" (N)	1609575.1972	476188.3738
D-58	"I" D.B.L.	86.02	81.00 - 18" (W)	1609530.0242	476248.1228
D-59	"I" D.B.L.	83.40	77.31 - 18" (N) 75.84 - 24" (E) 79.50 - 8" (W) 76.00 - 18" (S)	1609524.5654	476188.0391
D-60	"I" D.B.L.	84.53	75.84 - 24" (E) 75.84 - 30" (S)	1609425.0373	476187.6192
D-61	"I" D.B.L.	93.15	88.50 - 8" (E) 88.00 - 8" (W)	1609098.4452	476186.2414
D-62	"I" D.B.L.	92.10	87.00 - 18" (W)	1609211.3681	476228.4731
D-63	"I" D.B.L.	89.62	85.00 - 18" (E) 85.00 - 18" (N) 85.00 - 18" (W)	1609211.5423	476186.7186
D-64	"I" D.B.L.	86.93	82.00 - 12" (E) 82.00 - 18" (S) 75.00 - 30" (N)	1609296.0843	476187.0837
D-65	STORM M.H.	87.73	81.00 - 8" (NE) 74.83 - 30" (E) 73.30 - 30" (W)	1609298.5705	476071.8293
D-66	STORM M.H.	77.25	71.75 - 30" (E) 65.50 - 30" (N)	1609304.1953	476031.3556
D-68	"I" D.B.L.	73.50	68.00 - 24" (S)	1609588.5330	475934.3085
OS-1A	"I" D.B.L.	105.35	98.00 - 18" (N)	1609124.9779	476762.2303
OS-1B	"I" D.B.L.	105.00	98.50 - 18" (S)	1609264.5497	476762.4790
OS-2	"I" D.B.L.	99.96	95.09 - 18" (S)	1609649.8956	476764.2038
OS-3	"I" D.B.L.	100.44	94.94 - 18" (N) 94.94 - 18" (S)	1609598.1237	476760.3019
OS-4	"I" D.B.L.	103.43	94.57 - 18" (N) 94.57 - 18" (S)	1609474.3943	476760.0193

Storm Structure Table					
Structure Number	Structure Type	Top Elev.	Inlets	Notching	Easting
OS-5	YARD DRAIN	97.85	92.85 - 18" (S) 92.85 - 18" (W)	1609121.6109	476822.8618
OS-6	"I" D.B.L.	105.25	99.00 - 18" (N)	1609844.5309	476765.5089
OS-7	YARD DRAIN	107.00	101.00 - 15" (N)	1609781.2671	476556.4732
OS-8	"I" D.B.L.	104.00	99.50 - 12" (N)	1608330.1961	476112.6529
OS-9	"I" D.B.L.	101.24	97.23 - 18" (W)	1609319.1984	476045.7301
OS-11	YARD DRAIN	98.94	91.25 - 12" (N)	1609377.8730	476571.9038
OS-12	YARD DRAIN	100.43	91.00 - 15" (S)	1609274.4020	476571.6225
YD-1	YARD DRAIN	103.50	98.95 - 12" (S) 98.95 - 15" (NW)	1608385.5783	476112.9499
YD-2	YARD DRAIN	98.03	92.44 - 12" (S) 92.44 - 12" (W) 92.44 - 12" (S)	1608407.4391	475971.4675
YD-3	YARD DRAIN	96.19	88.00 - 15" (N)	1609411.8095	475929.6357
YD-4	YARD DRAIN	96.00	88.00 - 15" (NW)	1609597.2676	475962.8464
YD-4A	YARD DRAIN	97.21	92.75 - 12" (S)	1609620.5769	476042.5464
YD-5	YARD DRAIN	97.00	90.50 - 12" (W)	1608777.7534	475962.3226
YD-5A	YARD DRAIN	96.65	91.91 - 12" (S)	1608717.6066	476045.6987
YD-6	YARD DRAIN	92.00	88.00 - 8" (N) 88.00 - 12" (S)	1609050.8436	475950.1726
YD-7	YARD DRAIN	99.92	93.00 - 12" (NW)	1609591.4538	476466.0094
YD-7A	YARD DRAIN	98.44	90.51 - 12" (S) 90.51 - 12" (W)	1609602.9537	476621.0580
YD-7B	YARD DRAIN	98.22	89.72 - 12" (S) 89.72 - 12" (SW)	1609602.4277	476698.4013
YD-8	YARD DRAIN	87.85	83.47 - 12" (W)	1609296.9919	476221.4065

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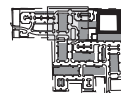
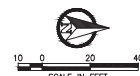
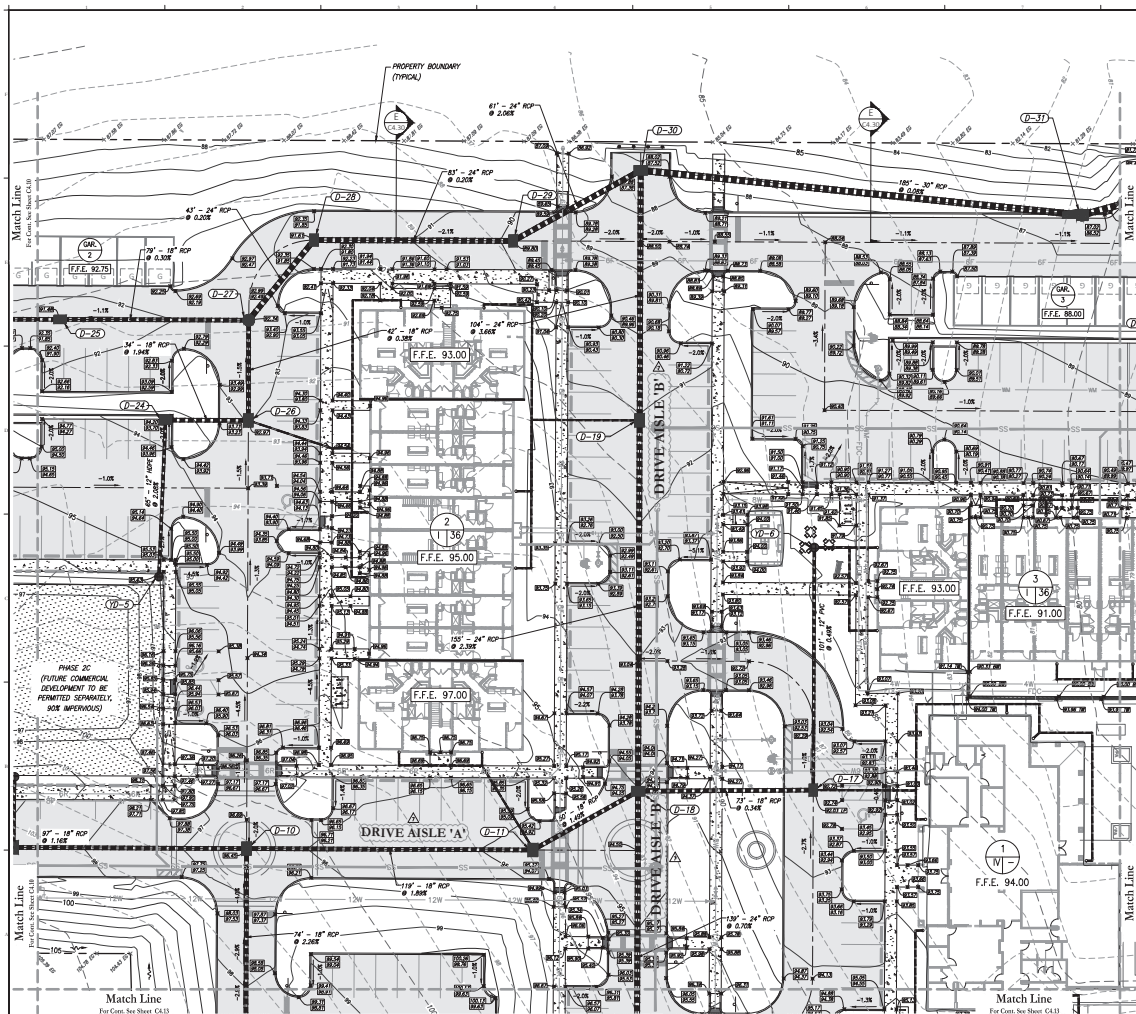
Submittal To:
APOPKA, FL.

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**



Seal: 

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



- LEGEND**
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| — | PROPERTY LINE |
| — | ROOT OF WAY |
| — | EXISTING LINE |
| — | EXISTING LINE |
| — | EXISTING LINE |
| — | PROPOSED POTABLE WATERMAIN |
| — | PROPOSED FIVE LINE |
| — | PROPOSED FOC LINE |
| — | PROPOSED SANITARY STRUCTURE & CONCOURSE PIPE |
| — | PROPOSED FIVE HYDRANT ASSEMBLY |
| — | PROPOSED DRAINAGE STRUCTURE & CONCOURSE PIPE |
| — | EXISTING POTABLE WATERMAIN |
| — | EXISTING FORECRAIN |
| — | EXISTING SANITARY SEWER |
| — | EXISTING DRAINAGE STRUCTURE & CONCOURSE PIPE |
| — | EXISTING CONTOURS |
| — | PROPOSED CONTOURS |
| — | PROPOSED CONCRETE SIDEWALK |
| — | EXISTING CONCRETE SIDEWALK |
| — | PROPOSED PAVERS (SEE LANDSCAPE PLANS) |
| — | ASPHALT PAVEMENT |
| — | SEED AND MULCH |
| — | BUILDING NUMBER |
| — | NUMBER OF UNITS |
| — | BUILDING TYPE |
| — | DRAINAGE FLOW ARROW |
| — | PROPOSED GRADE |
| — | SPOT ELEVATION |

- NOTE:
1. ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
 2. ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
 3. LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
 4. ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
 5. CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.

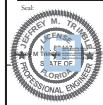
Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

Sheet No.:

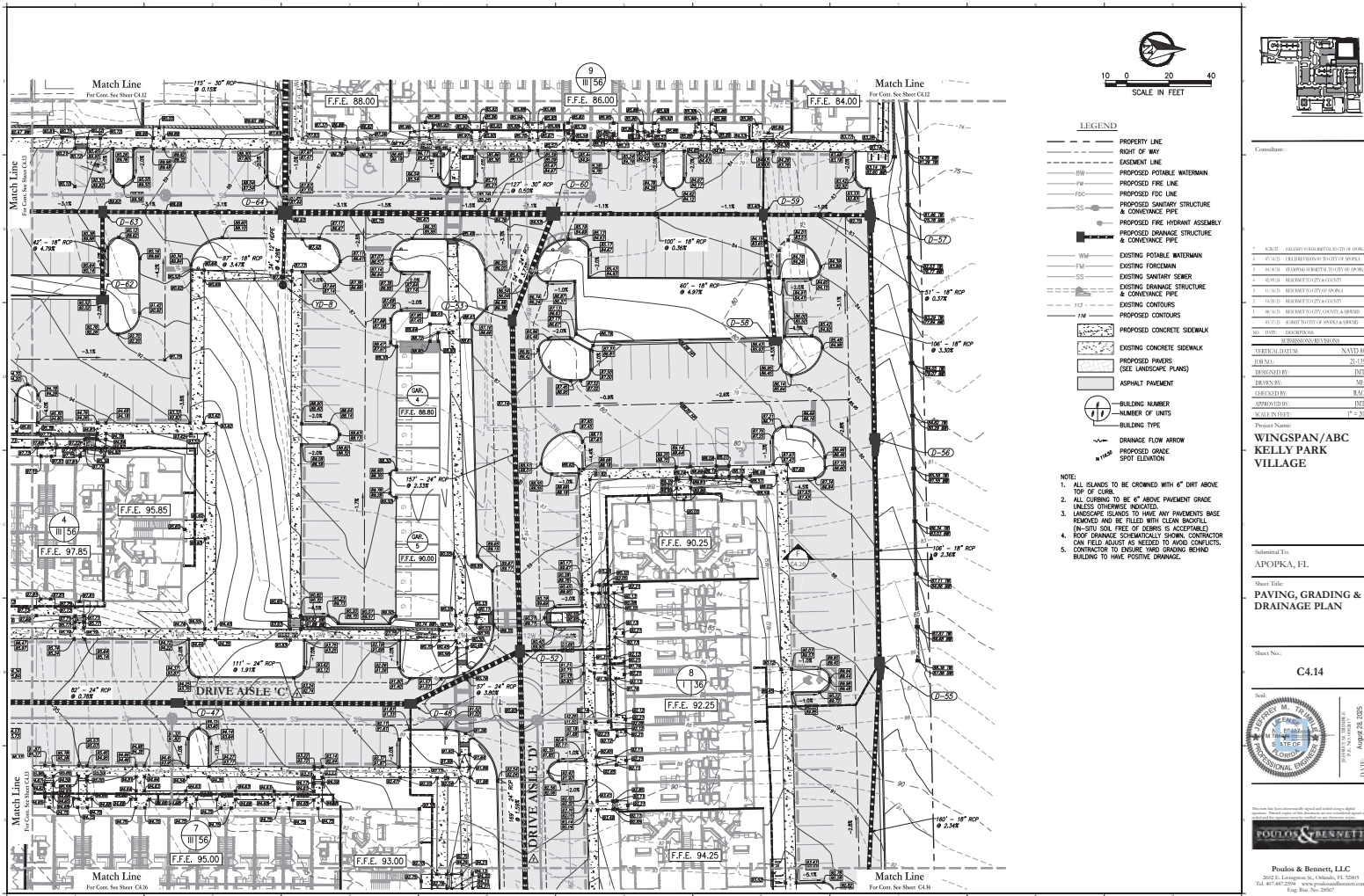
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POULOS & BENNETT

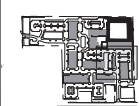
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Est. Reg. No. 28567



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTENT LINE
- PROPOSED POTABLE WATERMAIN
- PROPOSED FIRE LINE
- PROPOSED FDC LINE
- PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- EXISTING POTABLE WATERMAIN
- EXISTING FIREMAIN
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
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- PROPOSED CONTOURS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PAVEMENT (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE
- DRAINAGE FLOW ARROW
- SPOT ELEVATION

- NOTE:**
1. ALL ISLANDS TO BE ORDAINED WITH 6" DIRT ABOVE TOP OF CURB.
 2. ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
 3. LANDSCAPE ISLANDS TO HAVE ANY PAVEMENT BASE REMOVED AND BE FILLED WITH CLEAN BASSFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
 4. ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
 5. CONTRACTOR TO ENSURE PROPER GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.



Consultant:

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Project Name:
WINGSPAN/ABC KELLYPARK VILLAGE

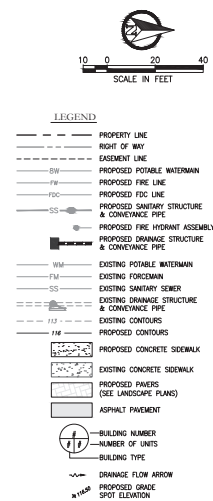
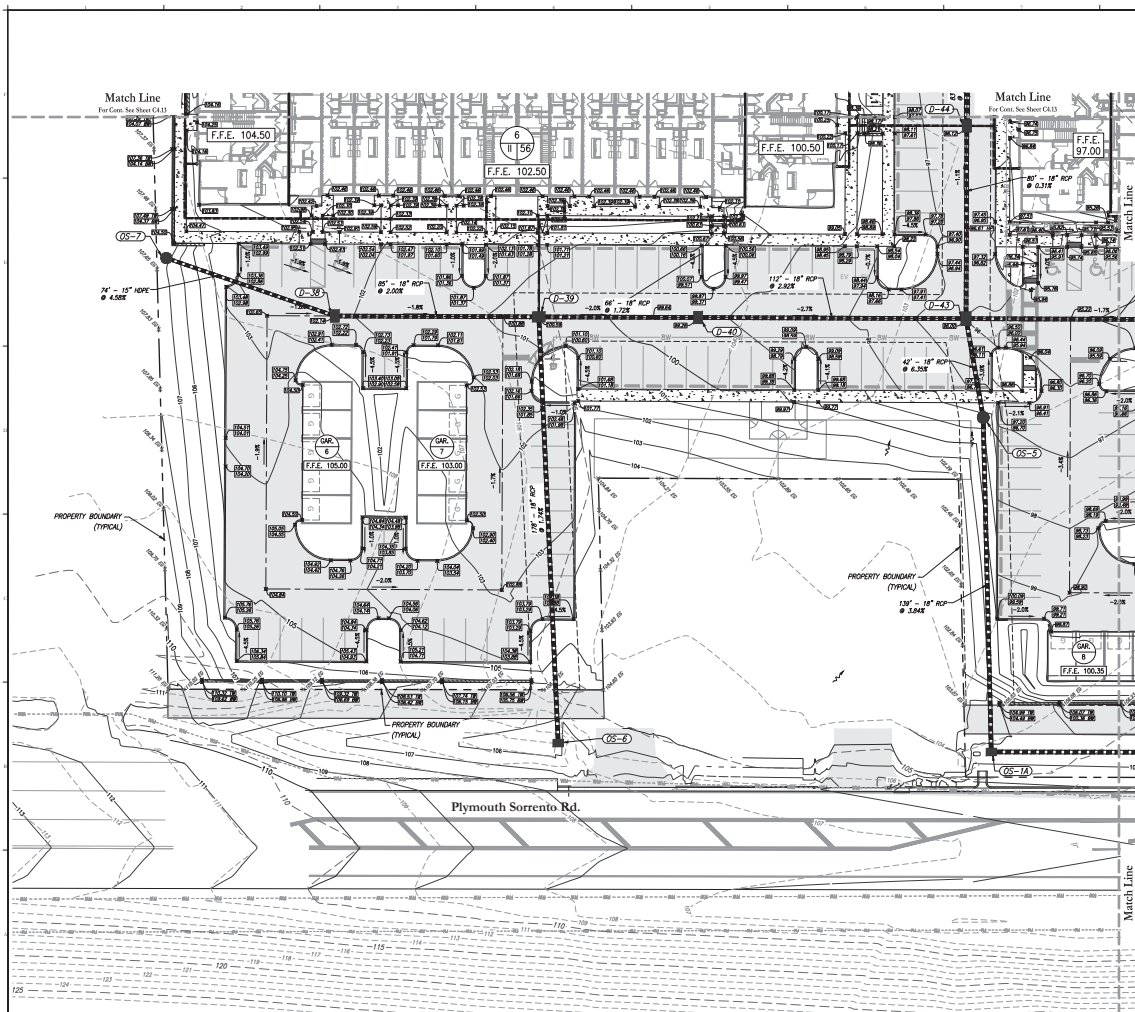
Submitted To:
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Sheet Title:
PAVING, GRADING & DRAINAGE PLAN

Sheet No.:
C4.14



Poulos & Bennett, LLC
2005 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2700 www.poulosandbennett.com
Eng. Div. No. 25507



7	8/26/25	RESUBMIT TO CITY OF AMO.
6	8/7/25	FIELD REVISIONS BY CITY OF AMO.
5	8/6/25	REWORKING SUBMITTAL CITY OF AMO.
4	8/25/24	RESUBMIT TO CITY & COUNTY
3	11/24/23	RESUBMIT TO CITY OF AMO.
2	1/18/23	RESUBMIT TO CITY & COUNTY
1	9/6/22	RESUBMIT TO CITY, COUNTY, & SCHOOL
	8/7/22	REBID TO CITY OF AMERICA & SCHOOL
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SUBMISSIONS REVISIONS		
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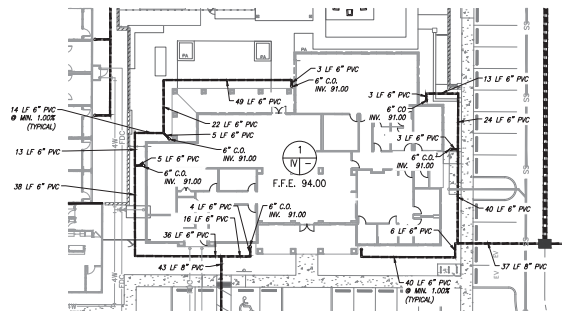
WINGSPAN/ABC
KELLY PARK
VILLAGE

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2994 www.poulosandbennett.com
Eng. Reg. No. 28567



BUILDING 1 ROOF DRAIN SITE PLAN

Consultant:

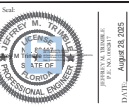
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Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

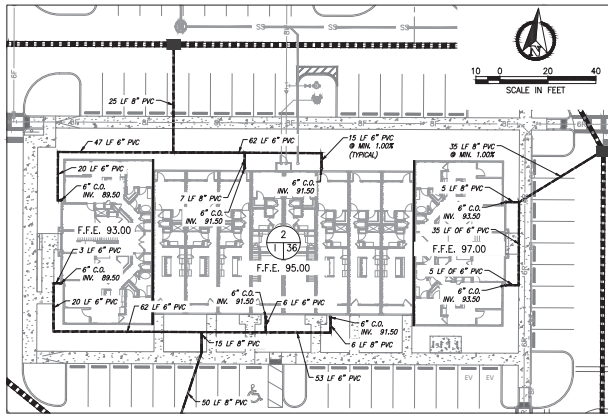
Submitted To:
APOPKA, FL

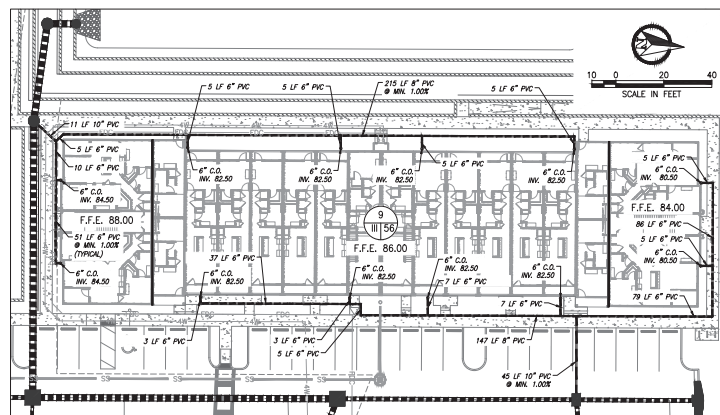
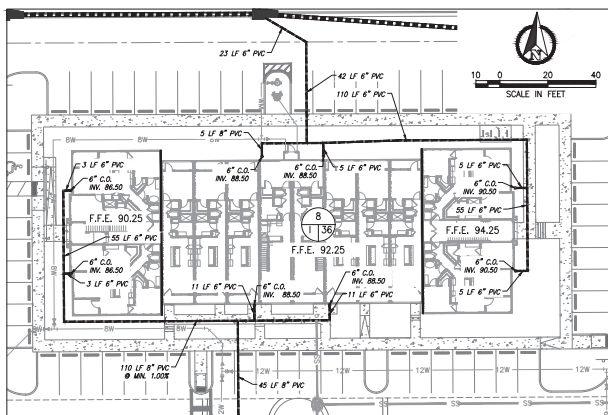
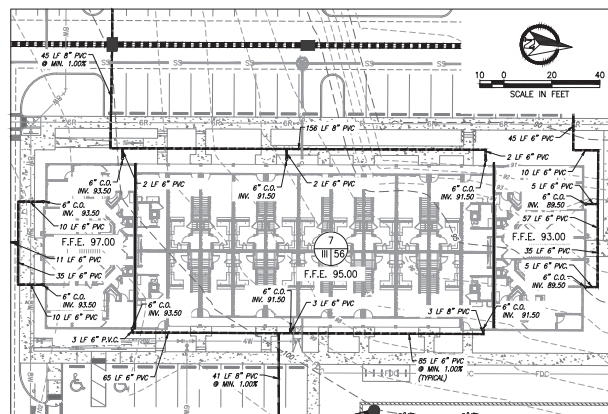
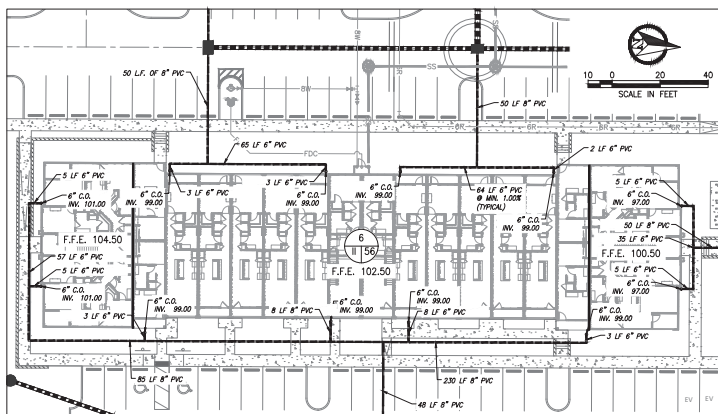
Sheet Title:
**ROOF DRAIN SITE
PLAN**

Sheet No.:
C4.20



Posidon & Bennett, LLC
2001 E. Livingston St., Orlando, FL 32803
Tel: 407-672-2700 www.posidonandbennett.com
Eng. Div. No. 25507

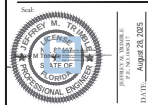


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Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL.

Sheet Title:
**ROOF DRAIN SITE
PLAN**

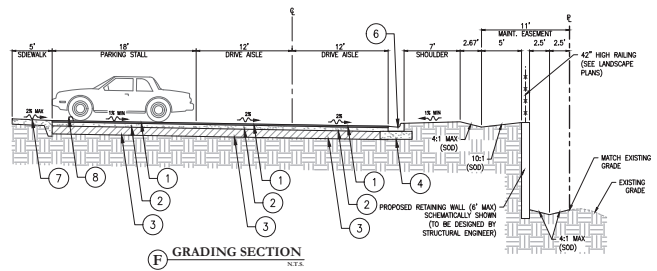
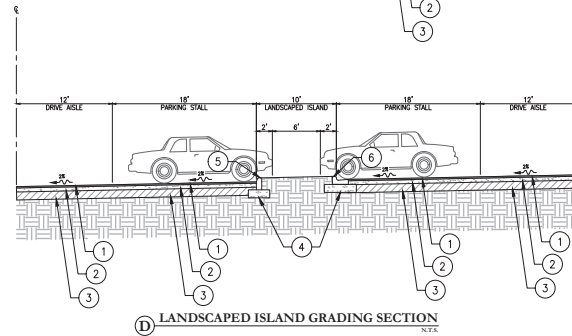
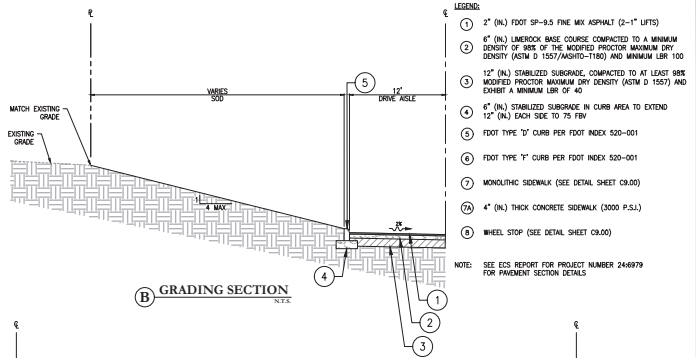
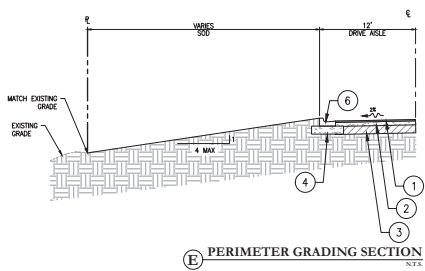
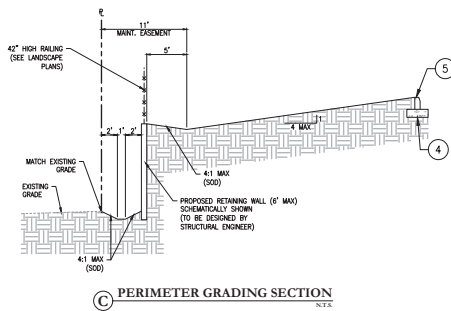
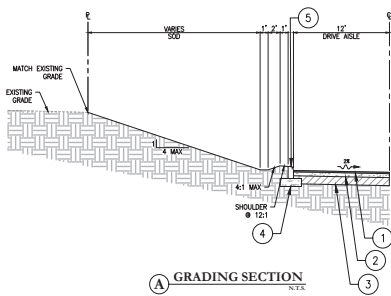
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POULOS & BENNETT

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

25 AUGUST 2021 1:10 PM WINGSPIR - KELLY PARK MULTIPURPOSE CENTER/PAVING/STREET/150-000003



- LEGEND:
- ① 2" (N) FOOT SP-9.5 FINE MIX ASPHALT (2-1" LIFTS)
 - ② 6" (N) LIME/ROCK BASE COURSE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557/AASHTO T99) AND MINIMUM LIME 100
 - ③ 12" (N) STABILIZED SUBGRADE, COMPACTED TO AT LEAST 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) AND EXHIBIT A MINIMUM LIME OF 40
 - ④ 6" (N) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (N) EACH SIDE TO 75 FFW
 - ⑤ FOOT TYPE 1" CURB PER FOOT INDEX 520-001
 - ⑥ FOOT TYPE 1" CURB PER FOOT INDEX 520-001
 - ⑦ MONOLITHIC SIDEWALK (SEE DETAIL SHEET CR.00)
 - ⑧ 4" (N) THICK CONCRETE SIDEWALK (3000 P.S.I.)
 - ⑨ WHEEL STOP (SEE DETAIL SHEET CR.00)

NOTE: SEE EDS REPORT FOR PROJECT NUMBER 246979 FOR PAVEMENT SECTION DETAILS

Consultant:

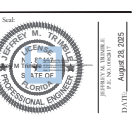
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15	WINGSPIR - KELLY PARK MULTIPURPOSE CENTER/PAVING/STREET/150-000003
16	WINGSPIR - KELLY PARK MULTIPURPOSE CENTER/PAVING/STREET/150-000003
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Project Name:
WINGSPIR/ABC KELLY PARK VILLAGE

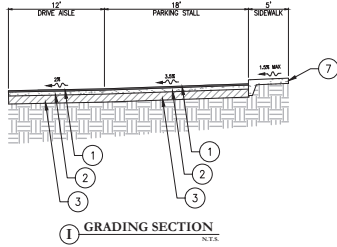
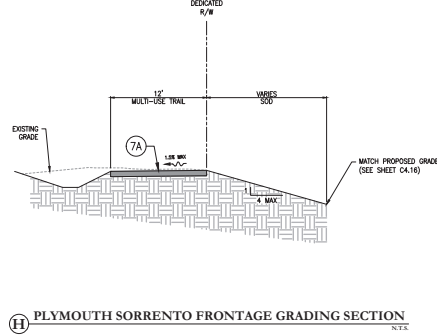
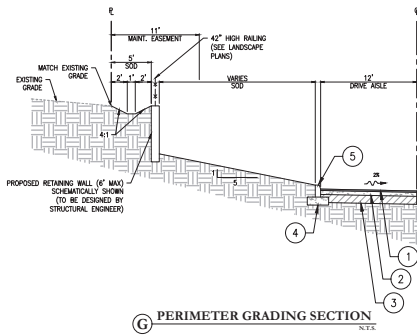
Submitted To:
APOPKA, FL

Sheet Title:
GRADING SECTIONS & DETAILS

Sheet No.:
C4.30



Poulos & Bennett, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel: 407-687-2700 www.poulosandbennett.com
Eng. Div. No. 25507



- LEGEND:**
- ① 2" (N) FOOT SP-9.5 FINE MIX ASPHALT (2-1" LIFTS)
 - ② 6" (N) LIME/POSS BASE COURSE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557/AASHTO-T99) AND MINIMUM LIME 100
 - ③ 12" (N) STABILIZED SUBGRADE, COMPACTED TO AT LEAST 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) AND EXHIBIT A MINIMUM LIME OF 40
 - ④ 6" (N) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" EACH SIDE TO 75 FFW
 - ⑤ FOOT TYPE 1" CURB PER FOOT INDEX 520-001
 - ⑥ FOOT TYPE 1" CURB PER FOOT INDEX 520-001
 - ⑦ MONOLITHIC SIDEWALK (SEE DETAIL SHEET CR.00)
 - 7A 12" WIDE ASPHALT MULTI-USE TRAIL (SEE SHEET CR.00)
 - ⑧ WHEEL STOP (SEE DETAIL SHEET CR.00)

NOTE: SEE EDS REPORT FOR PROJECT NUMBER 246979 FOR PAVEMENT SECTION DETAILS

Consultant:

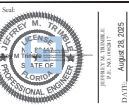
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3	6/16/20	APPROVED BY: POULOS & BENNETT, LLC
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22	6/16/20	DESIGNED BY: POULOS & BENNETT, LLC
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29	6/16/20	CHECKED BY: POULOS & BENNETT, LLC
30	6/16/20	APPROVED BY: POULOS & BENNETT, LLC

Project Name:
WINGSPAN/ABC KELLY PARK VILLAGE

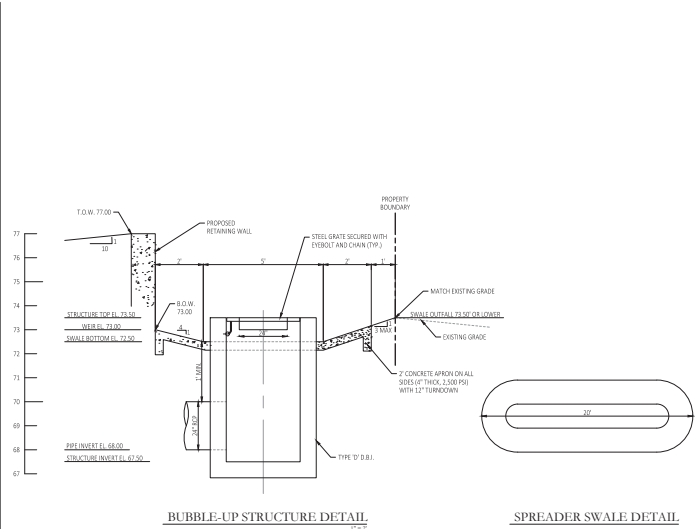
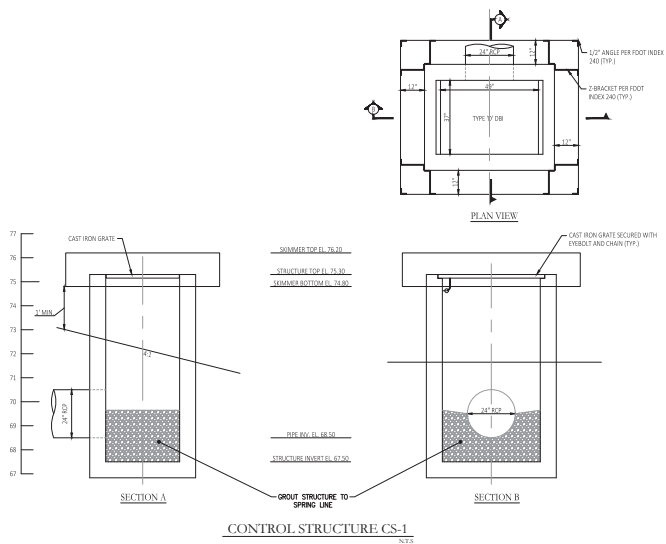
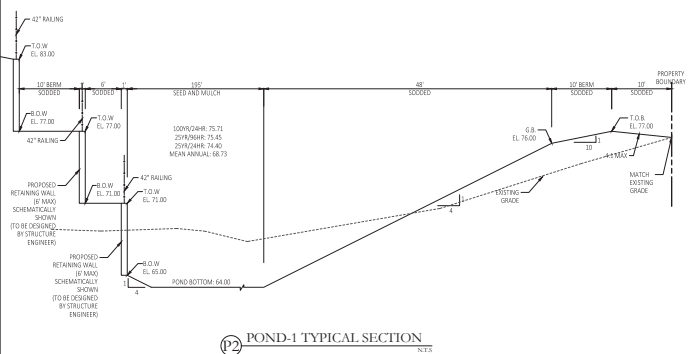
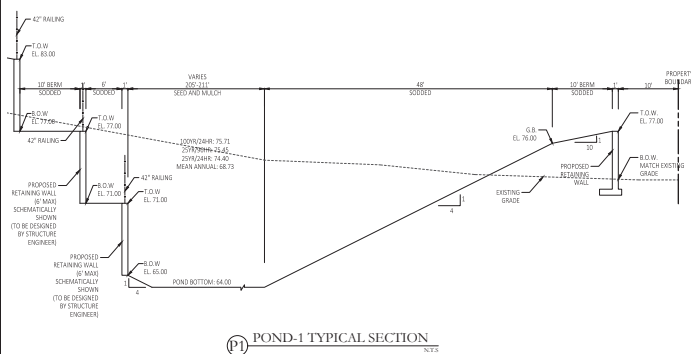
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APOPKA, FL

Sheet Title:
GRADING SECTIONS & DETAILS

Sheet No.:
C4.31



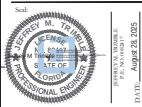
POULOS & BENNETT, LLC
2005 E. Livingston St., Orlando, FL 32803
Tel: 407-672-2700 www.poulosandbennett.com
Eng. Div. No. 25507

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Submittal To:
APOPKA, FL.

Sheet Title:
**POND SECTIONS &
DRAINAGE
STRUCTURE DETAILS**

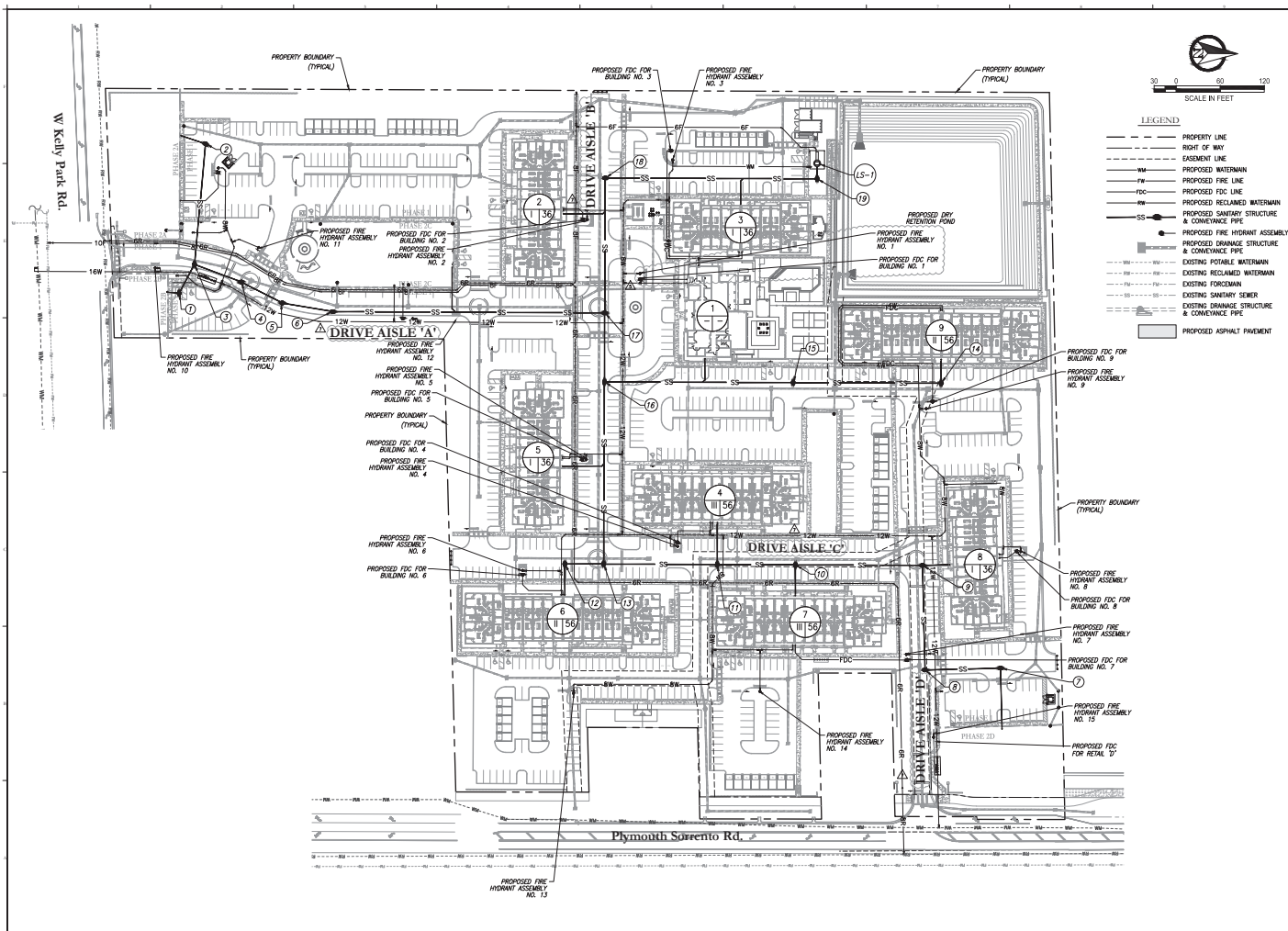
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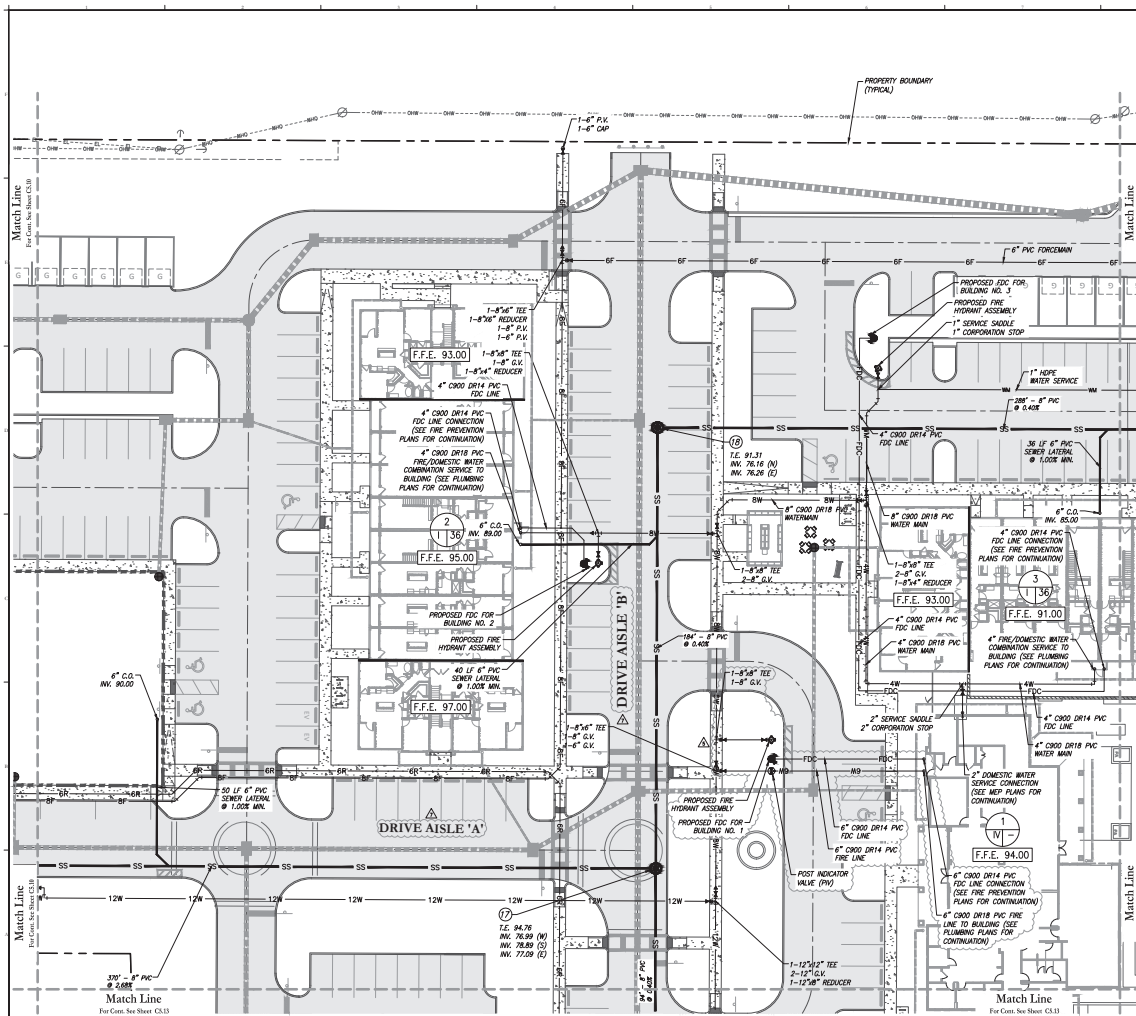
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POULOS & BENNETT

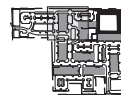
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2294 • www.poulosandbennett.com
Eng. Bus. No. 28567



25 AUGUST 2023 11:58 AM WINGS/ABC KELLY PARK MULTIMEDIA/CS/PLAN/CS/11/1100-0000



- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING LINE
 - PROPOSED WATERMAIN
 - PROPOSED FIRE LINE
 - PROPOSED FDC LINE
 - PROPOSED RECLAIMED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
 - EXISTING POTABLE WATERMAIN
 - EXISTING RECLAIMED WATERMAIN
 - EXISTING FIREMAIN
 - EXISTING SANITARY SEWER
 - EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
 - PROPOSED ASPHALT PAVEMENT



Continued:

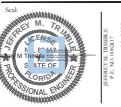
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Project Name:
WINGS/ABC KELLY PARK VILLAGE

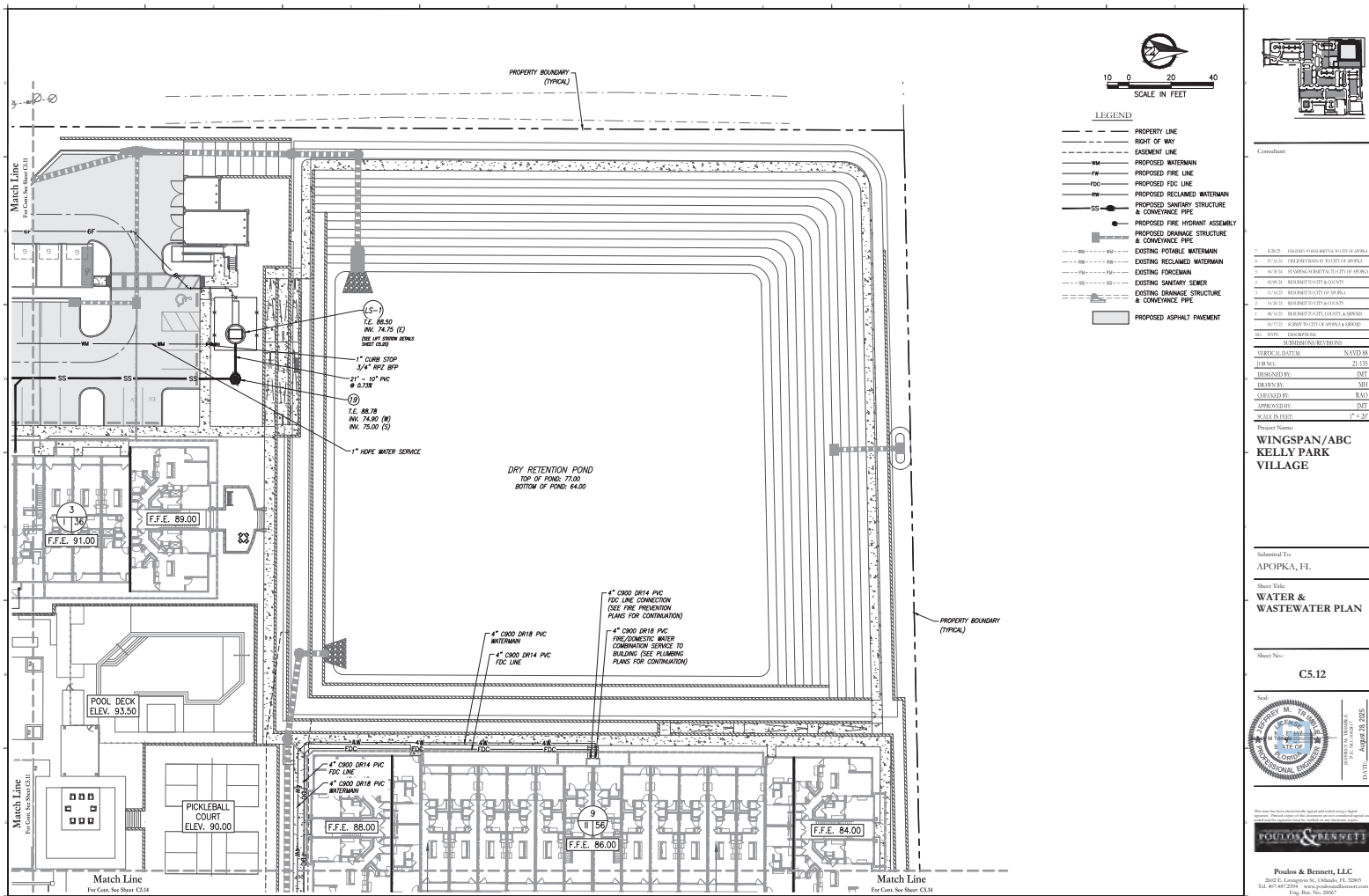
Submitted To:
APOPKA, FL

Sheet Title:
WATER & WASTEWATER PLAN

Sheet No.:
C5.11



Poulos & Bennett, LLC
2005 E. Livingston St., Orlando, FL 32803
Tel. 407-672-2700 www.poulosandbennett.com
Eng. No. 12585



Consultant:

01/25	FIELD BY RESIDENTIAL TO CITY OF APOKA	
01/25	FIELD RETURN BY CITY OF APOKA	
01/25	STAMPING SUBMITTAL TO CITY OF APOKA	
02/24	RESIDENT TO CITY & COUNTY	
01/25	RESIDENT TO CITY OF APOKA	
01/25	RESIDENT TO CITY & COUNTY	
01/25	RESIDENT TO CITY & COUNTY	
01/25	STREET TO CITY OF APOKA & SPOKANE	
01/25	STREET TO CITY OF APOKA & SPOKANE	
SUBMISSIONS/REVISIONS		
VERTICAL DATE	NAVID 88	
08:00	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
HECKED BY:	RJO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

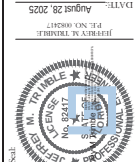
WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

Sheet Title: **WATER & WASTEWATER PLAN**

Sheet No.:

C5.14



to have been electronically signed and substantiated a day later.

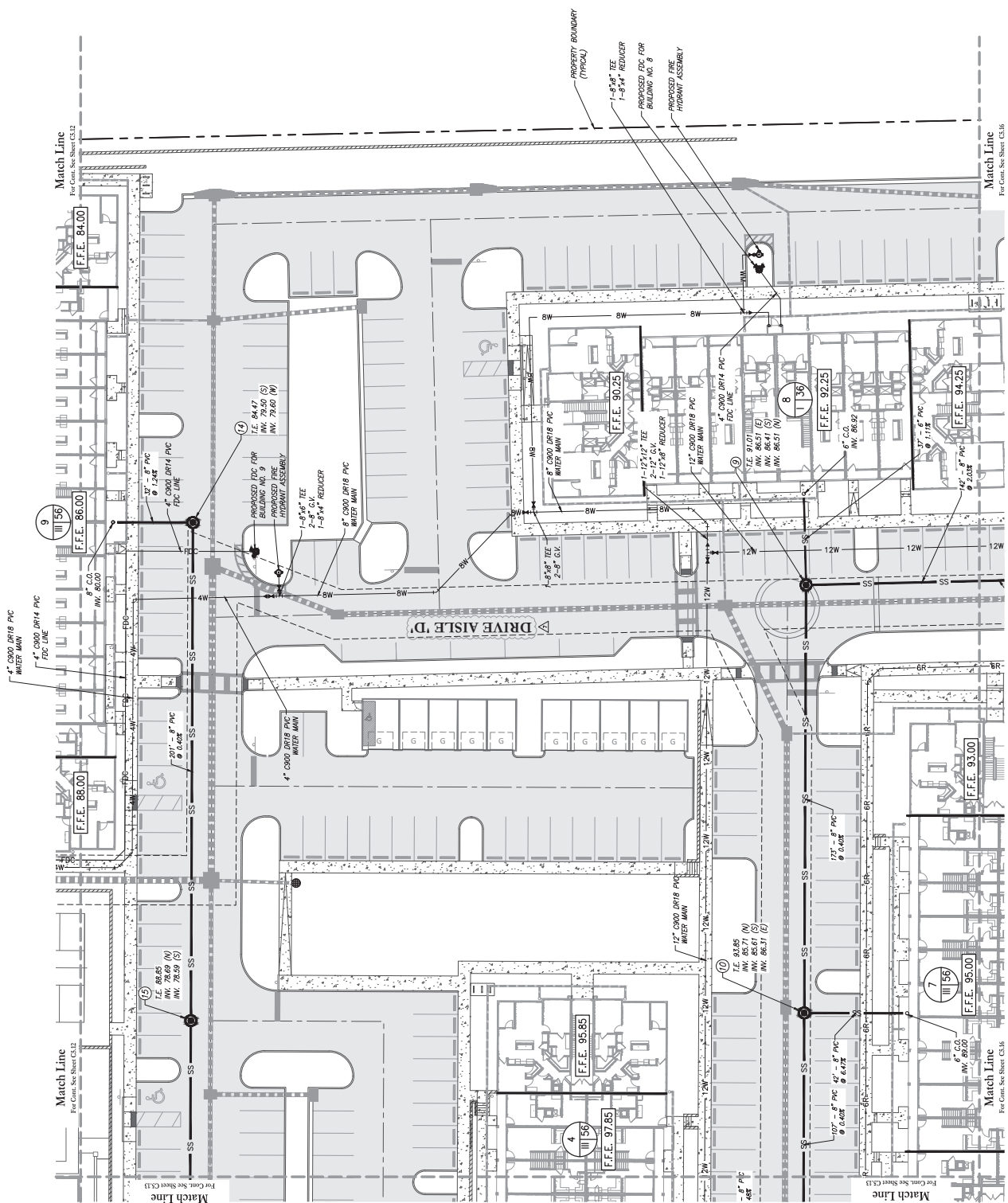
POULOS & BENNETT

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



LEGEND

- [illegible]





A vertical scale bar labeled "SCALE IN FEET" is positioned to the right of the map. The scale has markings at 10, 20, and 40 feet, with the bar extending slightly above the 40-foot mark.

LEGEND

- | | |
|----------|--|
| — | PROPERTY LINE |
| — | RIGHT OF WAY |
| — | EASEMENT LINE |
| — | PROPOSED WATERMAN |
| — RM — | PROPOSED FIRE LINE |
| — FDC — | PROPOSED FDC LINE |
| — | PROPOSED RECLAIMED WATERMAN |
| — SS — | PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE (ASSEMBLY) |
| — | PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE |
| — RM — | EXISTING POTABLE WATERMAN |
| — FM — | EXISTING RECLAIMED WATERMAN |
| — | EXISTING FOREDRAM |
| — | EXISTING SANITARY SENDER |
| — | EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE |
| [Symbol] | PROPOSED ASPHALT PAVEMENT |

- | | | | |
|-----------------------|--------------|--|---------|
| 7 | 4/24/25 | FIELD #18 IN RESUBMIT TO CITY OF APOKA | |
| 6 | 07/14/25 | INTERVIEW IN RESUBMIT TO CITY OF APOKA | |
| 5 | 06/19/24 | STAMPING IN RESUBMIT TO CITY OF APOKA | |
| 4 | 02/29/24 | RESUBMIT TO CITY & COUNTY | |
| 3 | 11/14/23 | RESUBMIT TO CITY OF APOKA | |
| 2 | 10/30/23 | RESUBMIT TO CITY & COUNTY | |
| 1 | 08/16/23 | RESUBMIT TO CITY, COUNTY & SPOKED | |
| | 05/17/23 | SUBMIT TO CITY OF APOKA, SPOKED | |
| NO. | DATE | DESCRIPTION | |
| SUBMISSIONS/REVISIONS | | | |
| VERTICAL DATUM | | | NAVD 83 |
| JOB NO. | DESIGNED BY: | 21-135 | |
| DRAWN BY: | MH | | |
| CHECKED BY: | RAG | | |
| APPROVED BY: | JMT | | |

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

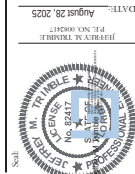
Submittal To:
APOPKA, FL

Sheet Title:

WATER & WASTEWATER PLAN

Sheet No.:

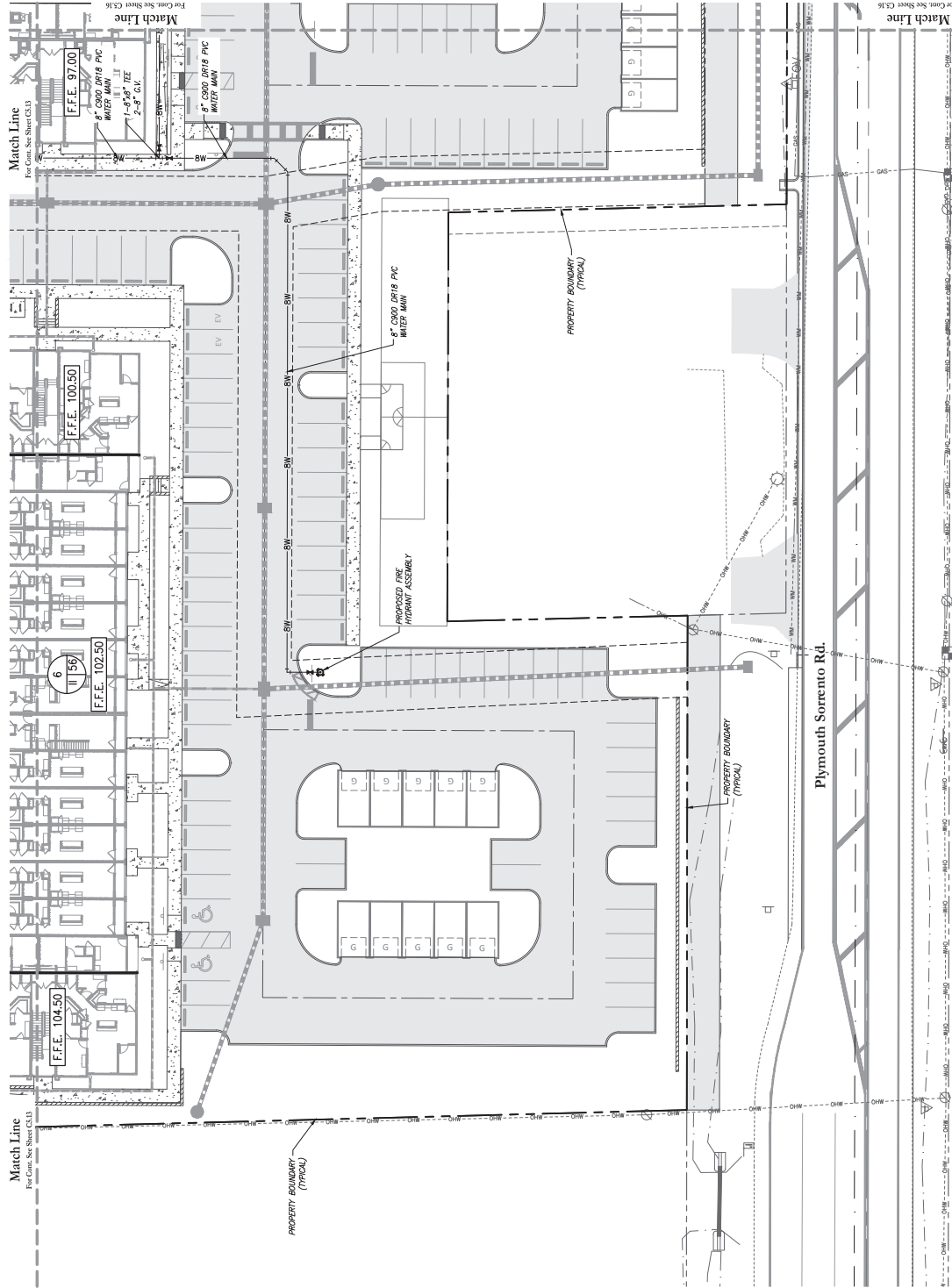
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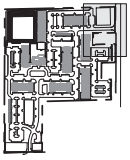


This item has been determined to be a good and satisfying addition.

POULOS & BENNETT

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





LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- PROPOSED WATERMAN
- PROPOSED FIRE LINE
- PROPOSED FDC LINE
- PROPOSED RECLAIMED WATERMAN
- PROPOSED SANITARY STRUCTURE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONFORMANCE PPE
- EXISTING POTABLE WATERMAN
- EXISTING RECLAIMED WATERMAN
- EXISTING FORCEMAIN
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONFORMANCE PPE
- PROPOSED ASPHALT PAVEMENT

1.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
2.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
3.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
4.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
5.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
6.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
7.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
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11.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
12.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
13.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
14.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
15.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
16.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
17.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
18.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
19.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA
20.	OWNER	REPRESENTATIVE OF THE CITY OF APOLKA

WINGSPAN/ABC
KELLY PARK
VILLAGE

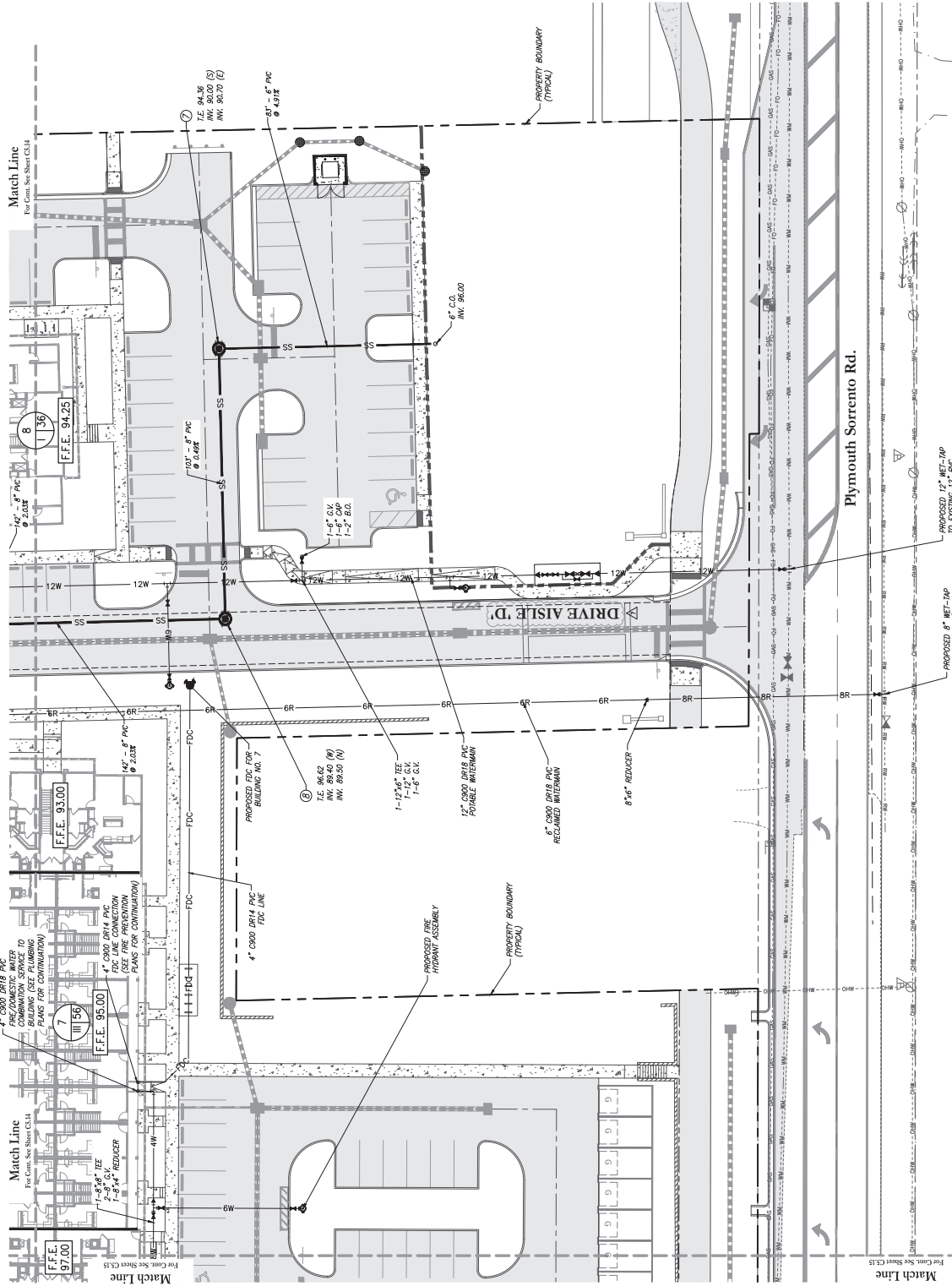
Submitted To:
APOPKA, FL

Sheet Title:
WATER &
WASTEWATER PLAN

Sheet No:
C5.16



POULOS & BENNETT
Poulos & Bennett, LLC
3902 E. Livingston St., Orlando, FL 32803
Tel: 407.651.1100
Fax: 407.651.1101
E-mail: info@poulosandbennett.com
Lic. No. 28607



PROPOSED 12" MET-TAP
TO EXISTING 12" PVC
POTABLE WATERMAN
(SEE SANITARY CONNECTION
DETAILS)

PROPOSED 8" MET-TAP
TO EXISTING 8" PVC
RECLAIMED WATERMAN
(SEE SANITARY CONNECTION
DETAILS)

Match Line
For Cont. See Sheet C5.14

Match Line
For Cont. See Sheet C5.15

Match Line
For Cont. See Sheet C5.15

RILEY & Company, Inc. (H-20 LP)

W/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS
RILEY & COMPANY - GUARD PRO II MONITORING SYSTEM

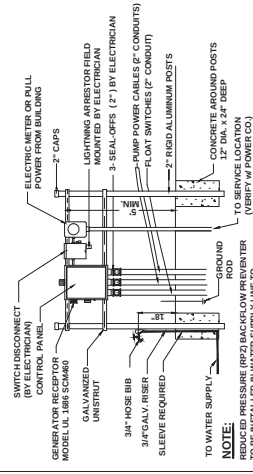
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	349 GPM	TOP OF WETWELL	88.50
PRIMARY TDH	113.5'	INLET INVERT	74.75
SECONDARY PUMP CAPACITY	585 GPM	HIGH-LEVEL-ALARM (HLA)	74.75
SECONDARY TDH	55.9' TDH	4" PUMP ON (LAG)	74.25
PUMP MANUFACTURER	HOMA	PUMP ON (LEAD)	73.75
PUMP MODEL #	RCCOXY2	PUMPS OFF (OFF)	71.35
R.P.M.	3450		66.67
HORSEPOWER	23	BOTTOM OF WETWELL	96"
IMPELLER DIAMETER	7.08"	WETWELL DIAMETER	75.00
ELECTRICAL VOLTS / PHASE	230V/3		
FULL LOAD AMPS PER PUMP	25.50		
PUMP DISCHARGE SIZE	4"		
SOLIDS HANDLING	3"		

NOTES:

1. Water service with hose bibb and reduced pressure backflow preventer
2. The pump motor shall be a TEFC (Totally Enclosed Fan-Cooled) motor.
3. The pump motor shall be a TEFC (Totally Enclosed Fan-Cooled) motor.
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6. The pump motor shall be a TEFC (Totally Enclosed Fan-Cooled) motor.

*ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. THE CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
4. THE CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
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6. THE CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT



ELECTRICAL RISER POSES ONLY

103-14-16

SCOPE: Supply one complete H-20 LP Pre-Fab Lift Station, per design.
Pumps shall be capable of pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.

Sanford, FL 32773 (Ph: 407-265-9963)

NO SUBSTITUTIONS - NO ALTERNATES

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. RILEY & COMPANY, INC. and must be installed in accordance with the R-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3 YEAR WARRANTY)

The non-clog pumps must be a 4" discharge with a 3" solids handling

motor. The pump motor shall be a TEFC (Totally Enclosed Fan-Cooled) motor.

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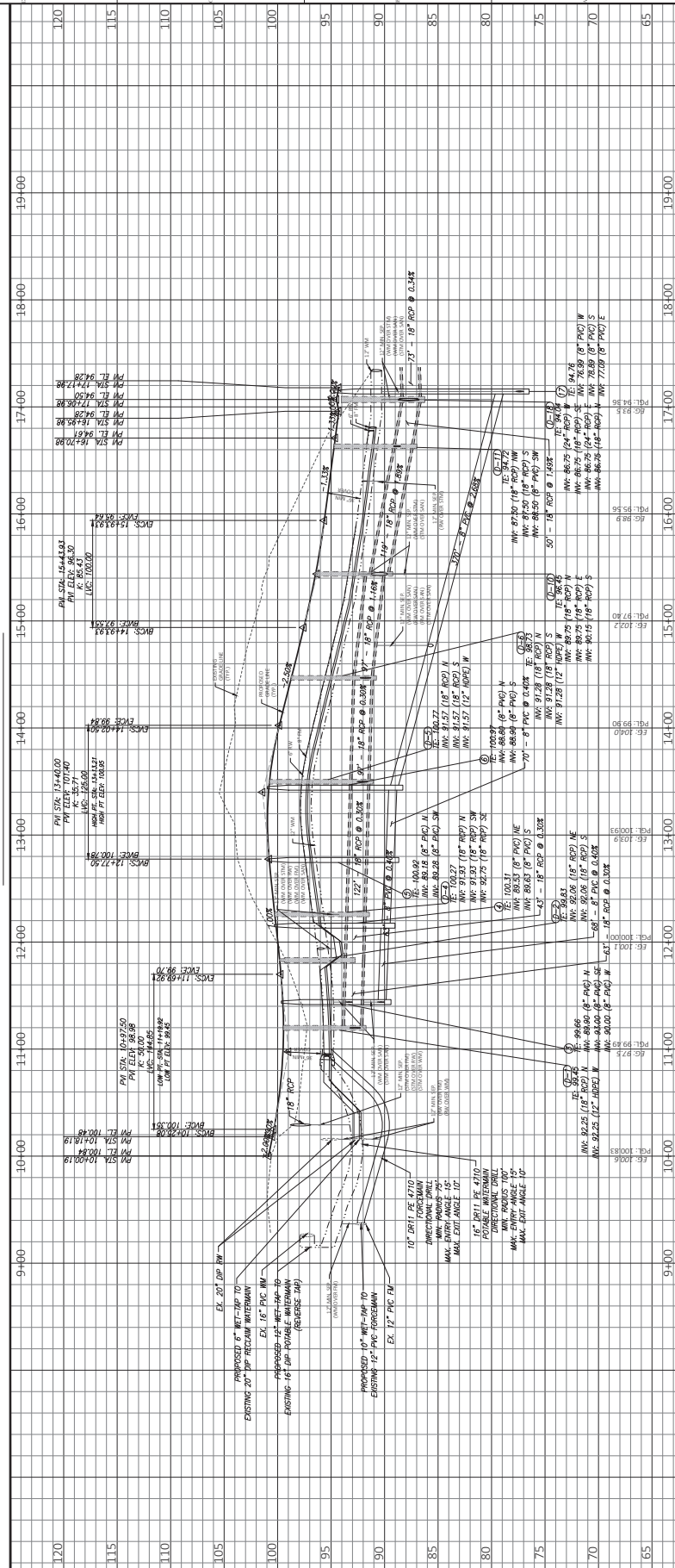


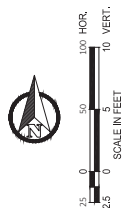
Project Name: **WINGSPAN/ABC
KELLY PARK
VILLAGE**

Sheet Title:
PLAN & PROFILE
DRIVE AISLE 'A'

C6.00

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2504 www.poulosandbennett.com





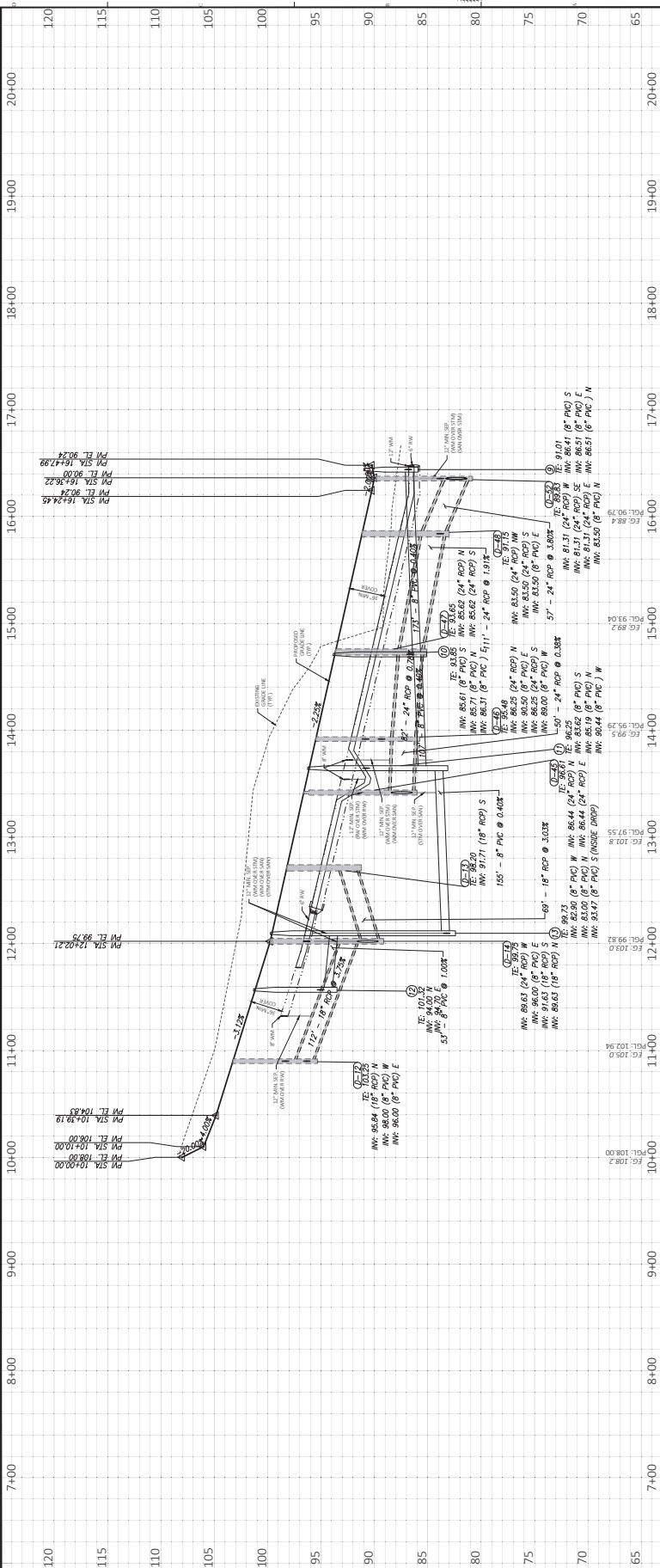
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9	6/14/23	STANDARD RESIDENT TO CITY OF JOPKA
10	4/29/24	RESIDENT TO CITY & COUNTY
11	11/14/23	RESIDENT TO CITY OF JOPKA
12	10/24/23	RESIDENT TO CITY & COUNTY
13	8/14/23	RESIDENT TO CITY & COUNTY & JOPKA
14	6/17/23	RESIDENT TO CITY OF JOPKA & JOPKA
15	6/17/23	RESIDENT TO CITY OF JOPKA & JOPKA
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VERTICAL DATA		
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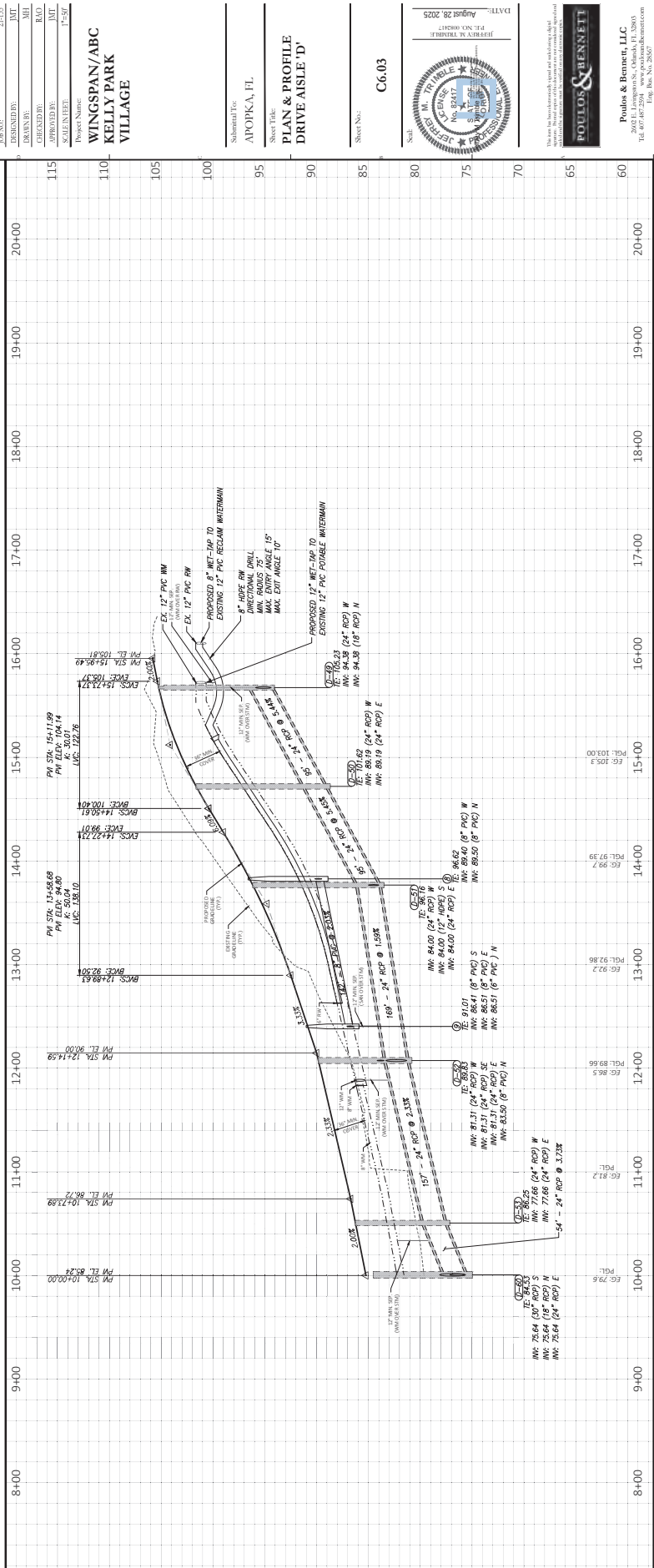
Seal:

This firm has been collectively signed and substantiated a digital signature. Virtual copies of this document are not considered signed and acknowledged. The signature must be verified using the correct copy.

POULOS & BENNETT

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





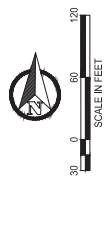
Submittal To:
APOPKA, FL.

Sheet Title:
**PLAN & PROFILE
DRIVE AISLE 'D'**

This site has been electronically signed and sealing using a digital signature and digital seal. A signature is a handwritten equivalent and a seal is a handwritten equivalent. Both the signature and seal are created using a digital signature and seal.

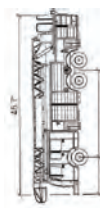
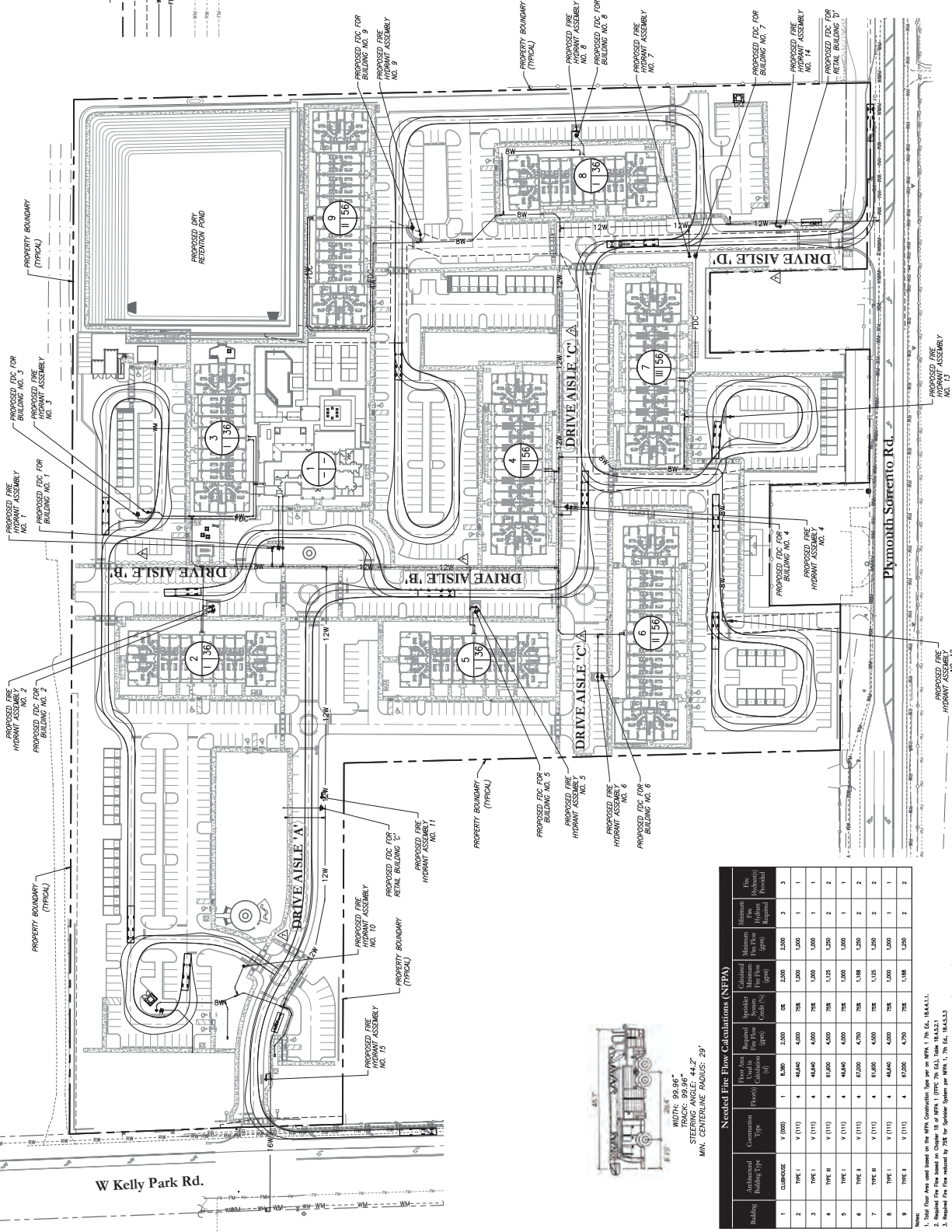
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Lic. No. 28567



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- PROPOSED WATERMAN
- PROPOSED FDC LINE
- FDC
- EXISTING POTABLE WATERMAN
- EXISTING RECLAIMED WATERMAN
- EXISTING FORCEMAIN



WIDTH: 99' 96"
TRACKS: 99' 96"
STEERING ANGLE: 44.2°
MIN. CENTERLINE RADII: 29'

Needed Fire Flow Calculations (NFPA)

Building	Architectural Building Type	Construction Type	Fire Flow Required (gpm)	Fire Flow Available (gpm)	Fire Flow Required (gpm)	Fire Flow Available (gpm)
1	CLUBHOUSE	V (100)	4,800	2,500	0%	2,500
2	TYPE I	V (111)	4,600	4,000	70%	1,000
3	TYPE I	V (111)	4,600	4,000	70%	1,000
4	TYPE I	V (111)	4,600	4,000	70%	1,000
5	TYPE I	V (111)	4,600	4,000	70%	1,000
6	TYPE I	V (111)	4,600	4,000	70%	1,000
7	TYPE I	V (111)	4,600	4,000	70%	1,000
8	TYPE I	V (111)	4,600	4,000	70%	1,000
9	TYPE I	V (111)	4,600	4,000	70%	1,000

Notes:
1. Total fire flow based on the NFPA calculation for an area of 10,000 sq. ft. (10,000 sq. ft. x 0.5 = 5,000 sq. ft.).
2. Fire flow based on the NFPA calculation for an area of 10,000 sq. ft. (10,000 sq. ft. x 0.5 = 5,000 sq. ft.).
3. Required fire flow based on the NFPA calculation for an area of 10,000 sq. ft. (10,000 sq. ft. x 0.5 = 5,000 sq. ft.).
4. The fire flow based on the NFPA calculation for an area of 10,000 sq. ft. (10,000 sq. ft. x 0.5 = 5,000 sq. ft.).
5. Required fire flow based on the NFPA calculation for an area of 10,000 sq. ft. (10,000 sq. ft. x 0.5 = 5,000 sq. ft.).
6. During construction, when construction is brought on to the site, water flow will be a stable temporary or permanent supply of water available to the fire department and the fire department will be able to provide the fire flow required for the fire.

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Project Name: **WINGSPAN/ABC KELLY PARK VILLAGE**

Submitted To: **APOPKA, FL**

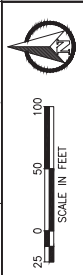
Submitted By: **FIRE PROTECTION PLAN**

Sheet No: **C7.00**

DATE: August 28, 2025
PROJECT NO. 2025-000000
SHEET NO. 000000
SHEET TITLE: FIRE PROTECTION PLAN
SHEET NO. 000000

POULOS & BENNETT
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3002 E. Livingston St., Orlando, FL 32803
Tel: 407.407.1000
Fax: 407.407.1001
Email: info@poulos-bennett.com



- MAINTENANCE OF TRAFFIC DURING CONSTRUCTION PLAN**
1. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TRAFFER SHOULD BE APPROXIMATELY EQUAL IN LENGTH TO THE SPEED LIMIT.
 2. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
 3. VEHICLE OPERATORS SHALL BE REMOVED.
 4. THE CONSTRUCTION ZONE PLAN SHOWN HEREON DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO MAINTAIN ADEQUATE CLEARANCE FOR STEADY TRAFFIC FLOW DURING ASPHALT OVERLAY CONSTRUCTION. ALL REQUIREMENTS FOR TRAFFIC CONTROL, MESSAGE SIGNS, FLAG, FOOT INDOES, AND/OR TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION FOR DISPLAYING LANE CLOSURE INFORMATION.

- GENERAL NOTES**
1. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, AND LAND DEVELOPMENT CODE.
 2. ALL MARKINGS ARE TO BE THERMOPLASTIC.
 3. SEE FOOT INDEX 17445, 17446, AND 17451 FOR ADDITIONAL DETAILS.
 4. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE CONSTRUCTED PER THE LAND DEVELOPMENT CODE AND MUTCD STANDARDS.
 5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY OF APOPKA, FL, FOR ANY REQUIRED PERMITS AND/OR UTILITIES.
 6. ALL MARKINGS TO COMPLY WITH THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, AND THE NEW PAVEMENT MARKINGS AND STRIPING SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
 7. ALL DOUBLE PATTERNS SHALL BE 6" BARS SHALL BE AT 20-FOOT CENTERS WITHIN 200 FEET OF INTERSECTION, 40-FOOT SPACING OTHERWISE.
 8. ALL UTILITY CONSTRUCTION AND MAINTENANCE SHALL BE PERFORMED WITH PROPER SHORING, BARRICADES, AND MAINTENANCE OF TRAFFIC SIGNS IN ACCORDANCE WITH MUTCD, OSHA, LANS AND REGULATIONS, AND FOOT DETAIL.
 9. DETAIL WARNING SIGNS SHALL BE CAST-IN-PLACE WITH THE COLOR OF BRICK RED.
 10. ALL EXISTING TREES SHALL BE REMOVED WITHIN THE RIGHT-OF-WAY FOR THE LIMITS OF THE PROPERTY.
 11. EXISTING STRIPING TO BE GROUND OR PAINTED PER FOOT INDEX 711-001.

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WINGSPIRIT/ABC
KELLY PARK
VILLAGE

Submitted To:
APOPKA, FL

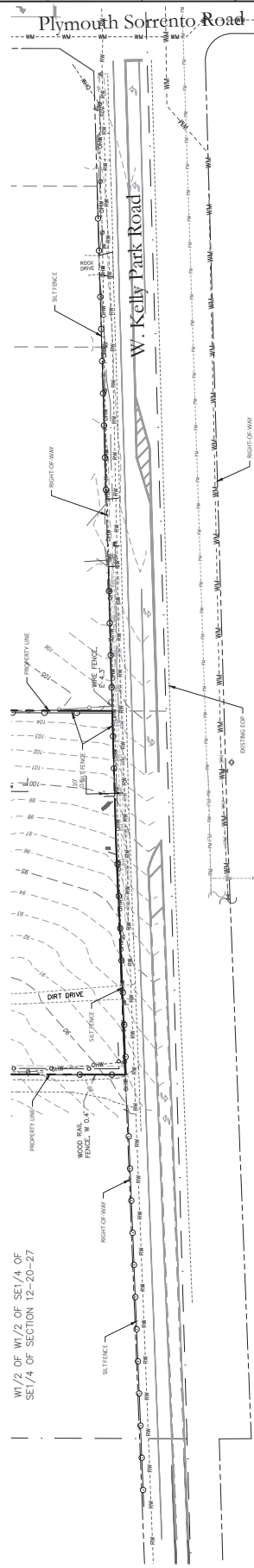
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OFFSITE
IMPROVEMENT
PLAN
W. KELLY PARK RD.

Sheet No.:

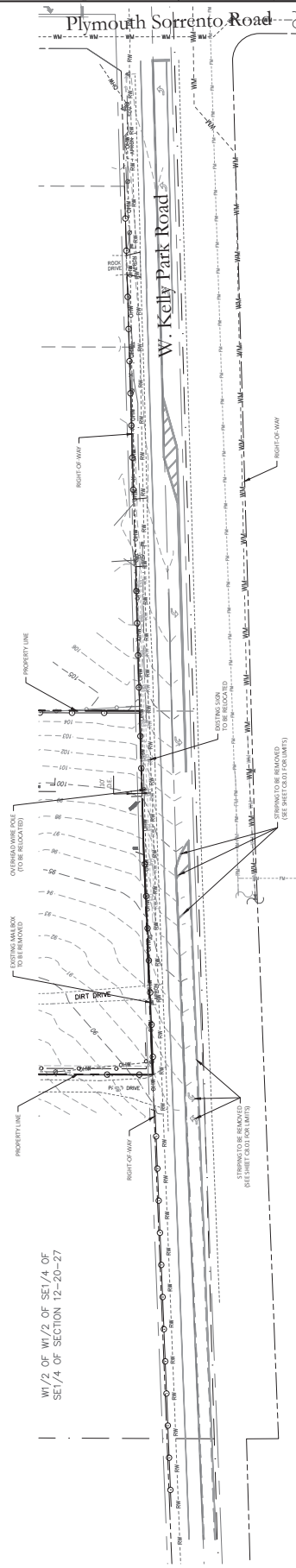
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POULOS & BENNETT
Poulos & Bennett, LLC
3902 E. Progress St., Orlando, FL 32805
Tel: 407.650.0000
Fax: 407.650.0000
E-mail: info@poulosandbennett.com



WEST KELLY PARK RD EROSION CONTROL PLAN



WEST KELLY PARK RD DEMOLITION PLAN

Legend

②	10" LIMEROCK IN 2 LIFT - 98% COMPACTION EACH LIFT, A.A.S.H.T.O. T-180, PRIMED & SANDED
③	12" MIN. TYPE B STABILIZED SUBGRADE MIN. LBR 40. 98%

LIMITS OF PROPOSED CONSULT



MAINTENANCE OF TRAFFIC DURING CONSTRUCTION PLAN

THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.

WARNING LIGHTS SHOULD BE USED TO MARK CHANNELIZING DEVICES AS NEEDED. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED.

THE CONSTRUCTION ZONE PLAN SHOWN HEREON DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF PART VI, MUTCD.

CHANNELIZING DEVICES SHALL BE USED TO SEPARATE LANE FOR STEADY TRAFFIC FLOW DURING ASPHALT OVERLAY

CONTRACTOR SHALL INSTALL PORTABLE CHANGEGABLE (VARIABLE) MESSAGE SIGNS (PCMS, FDOT INDEX 6740) ONE WEEK PRIOR TO CONSTRUCTION FOR DISPLAYING LANE CLOSURE INFORMATION.

GENERAL NOTES

- [illegible]

3. DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
	VERTICAL DATUM	NAVD 88
	DRAWN BY:	MHI
	CHECKED BY:	RAO
	APPROVED BY:	JMT
	SCALE IN FEET:	1"=50'

Project Name: **WINGSPAN/ABC
KELLY PARK
VILLAGE**

АПОПКА, ЕЛ.

Sheet Title:
**OFFSITE
IMPROVEMENT
PLAN**
W. KELLY PARK RD.

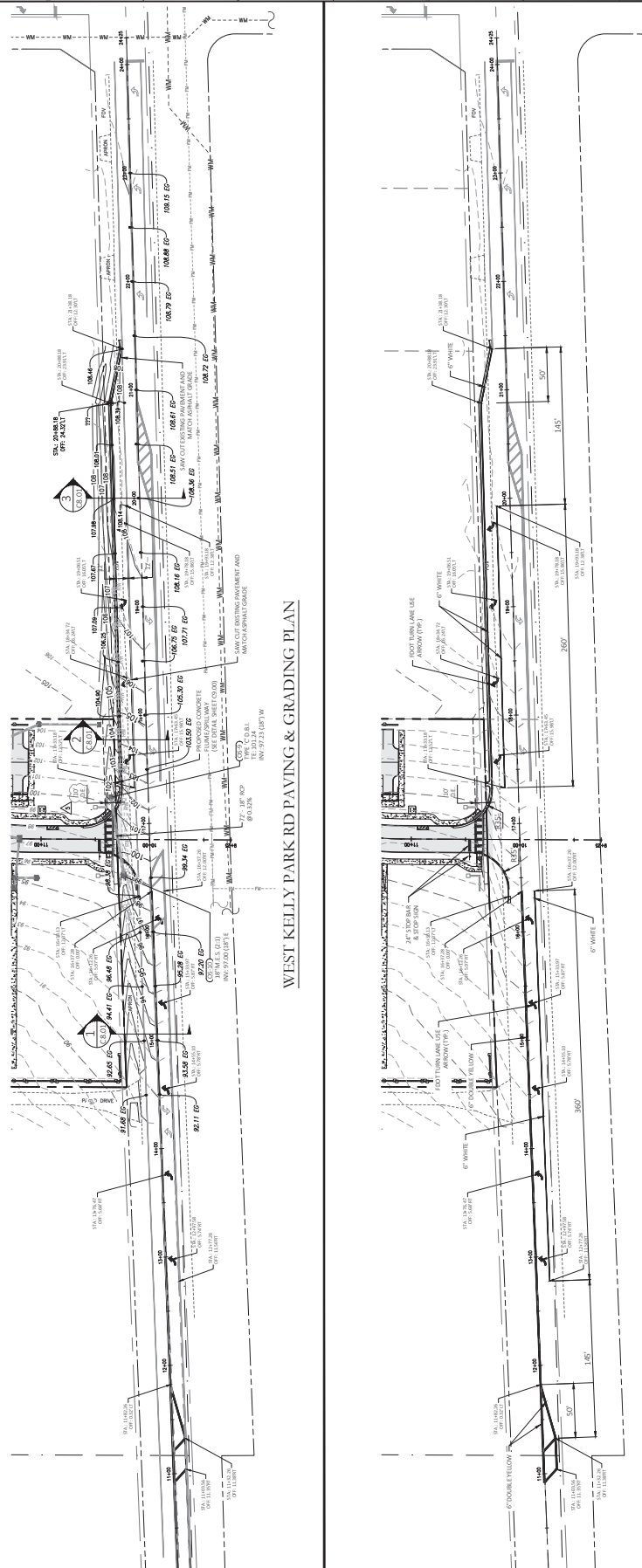
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WEST KELLY PARK RD PAVING & GRADING PLAN

WEST KELLY PARK RD SIGNAGE & STRIPING PLAN



GENERAL NOTES

- [illegible]

Consultant:

[illegible]

WINGSPAN/ABC
KELLY PARK
VILLAGE

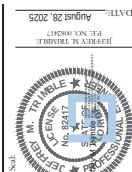
Submittal To:
APOPKA, FL

Sheet 'Tinker'

OFFSITE
IMPROVEMENT
PLAN
PLYMOUTH
SORRENTO RD.

Sheet No. 2

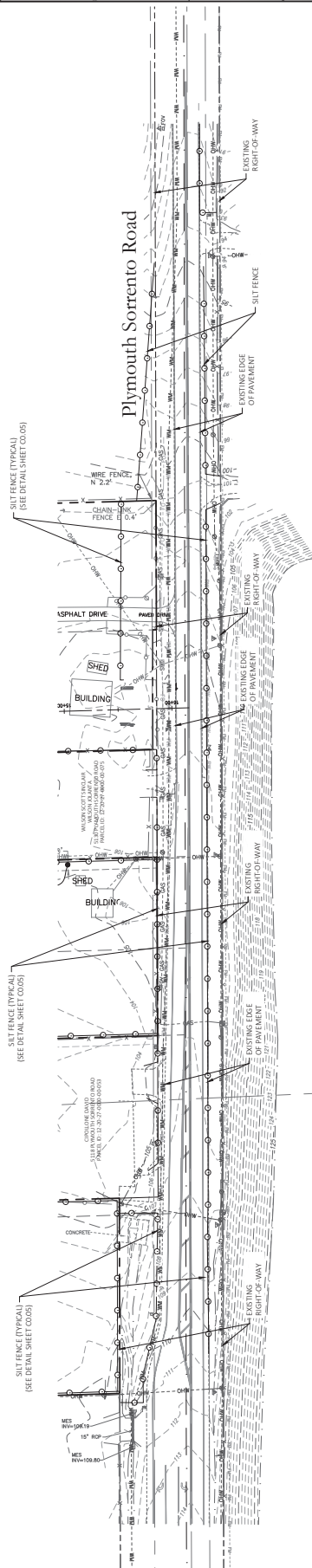
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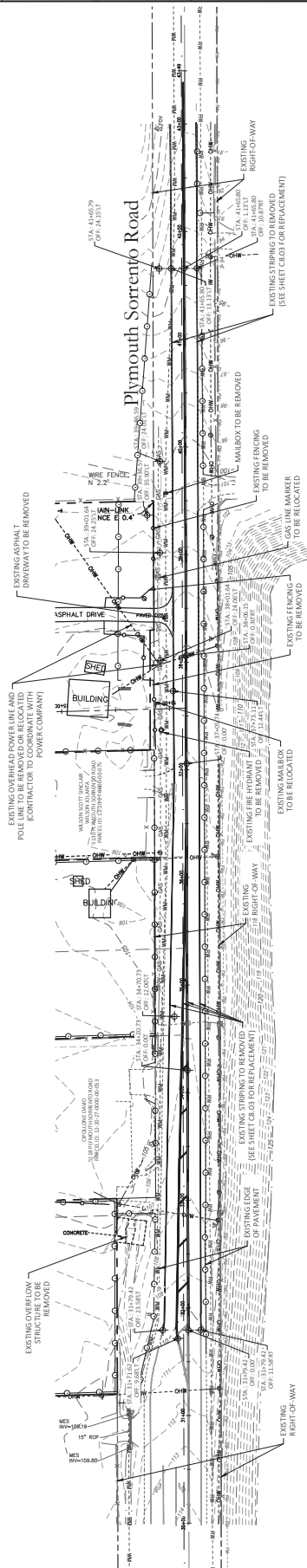
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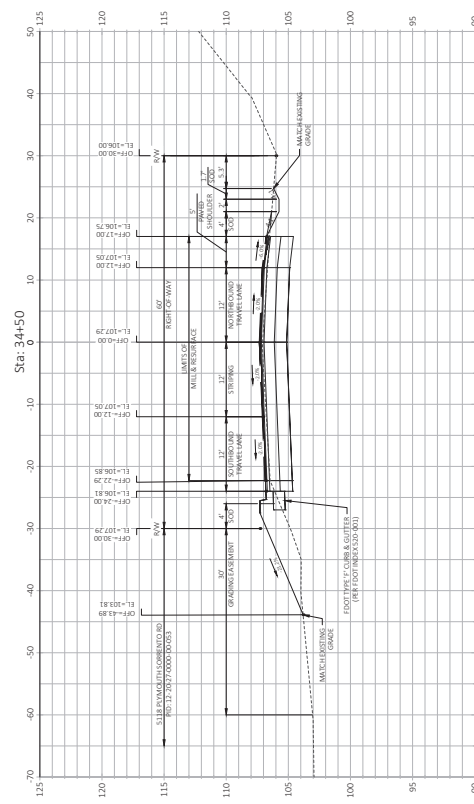
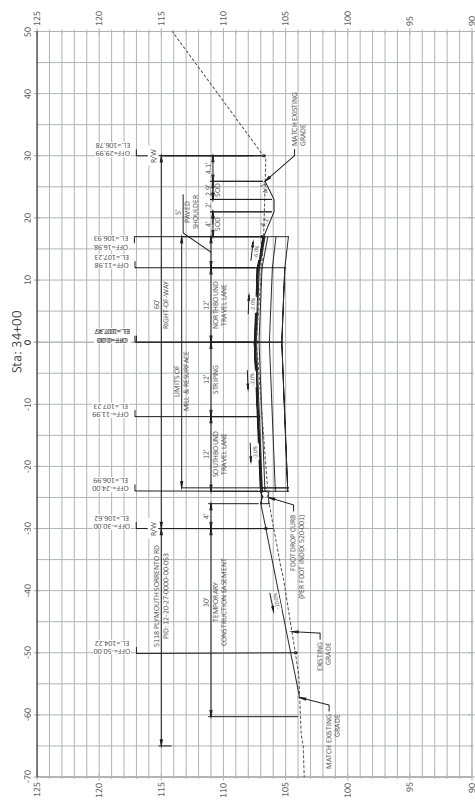
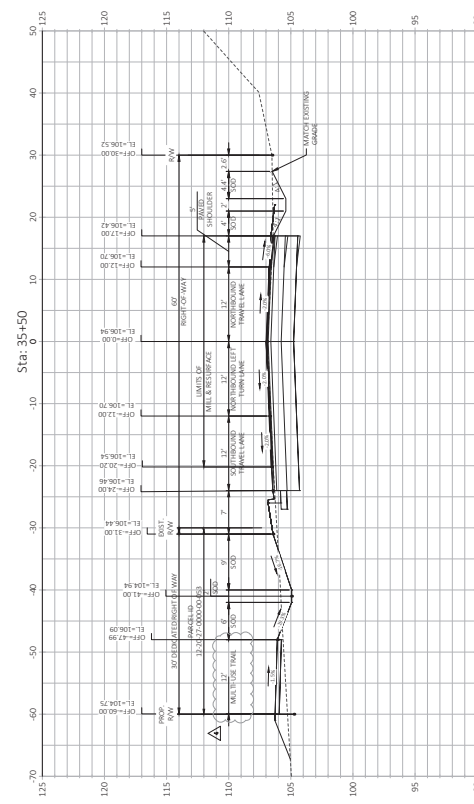
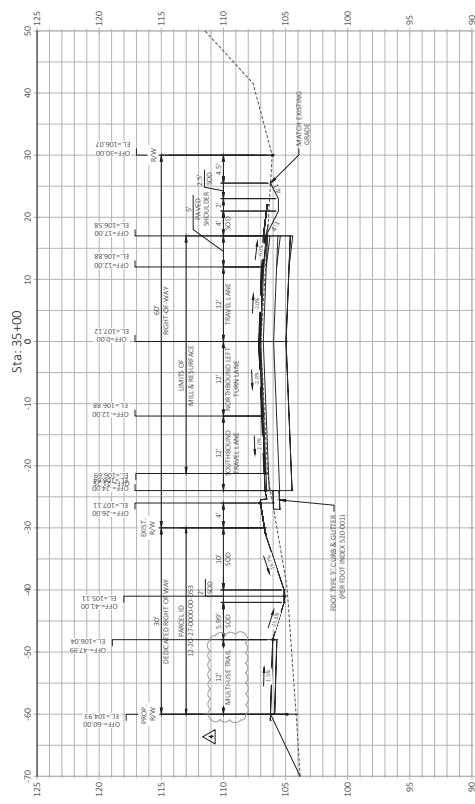
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PLYMOUTH SORRENTO RD EROSION CONTROL PLAN



PLYMOUTH SORRENTO RD DEMOLITION PLAN

[illegible]

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APOPKA, FL

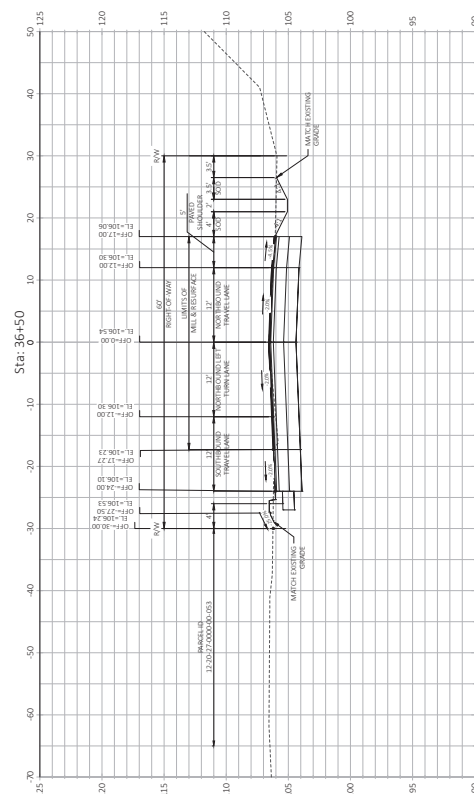
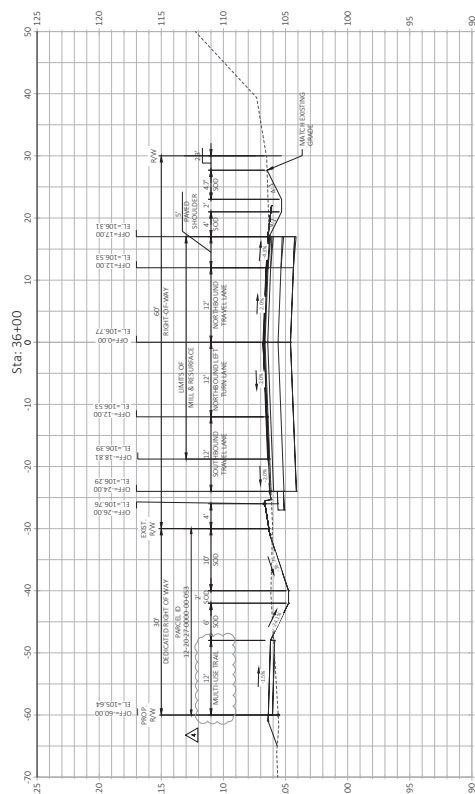
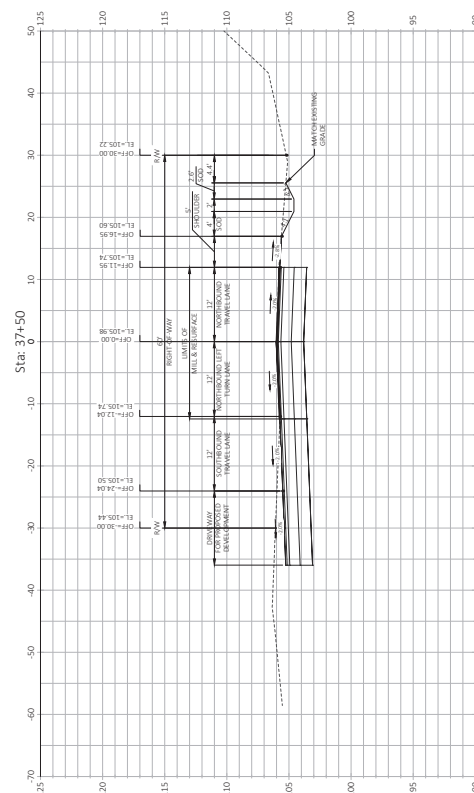
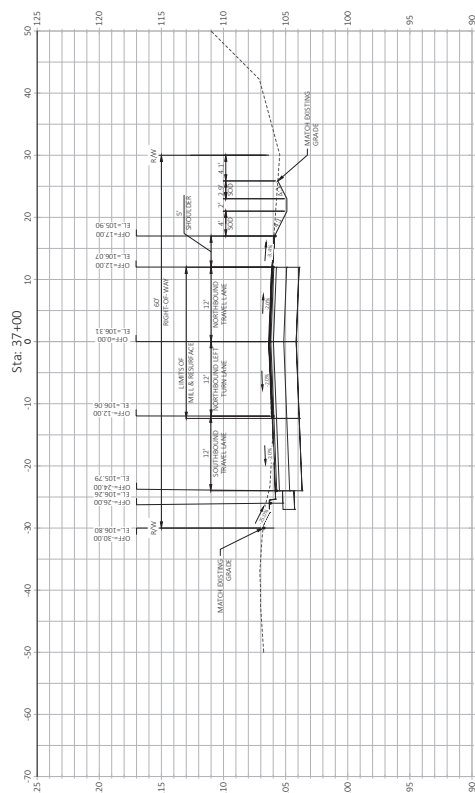
Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

Sheet No.:
C9 05

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Consultant:

NO.	DATE	DESCRIPTION	SUBMISSIONS/REVISIONS
7	8/26/25	FIELD BY A RESIDENTIAL SOCIETY OF APOKA	
6	07/14/23	FIELD REVISIONS BY TO CITY OF APOKA	
5	04/10/24	STAMPING SUBMITTAL TO CITY OF APOKA	
4	02/09/24	RESUBMIT TO CITY & COUNTY	
3	11/14/23	RESUBMIT TO CITY OF APOKA	
2	10/01/23	RESUBMIT TO CITY & COUNTY	
1	08/14/23	RESUBMIT TO CITY, COUNTY, & BOARD	
-	03/17/23	SUBMIT TO CITY OF APOKA & SECOND	

VERTICAL DATUM	NAVD 88
JOB NO:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	1"=10'

Project Name: **WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, ET.

Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

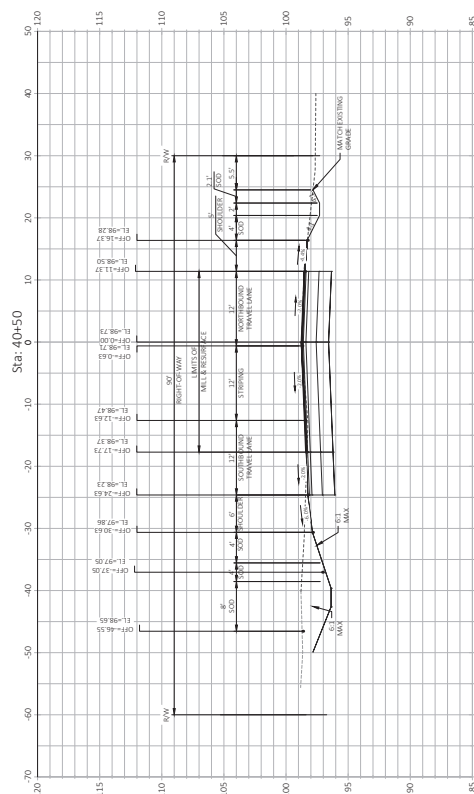
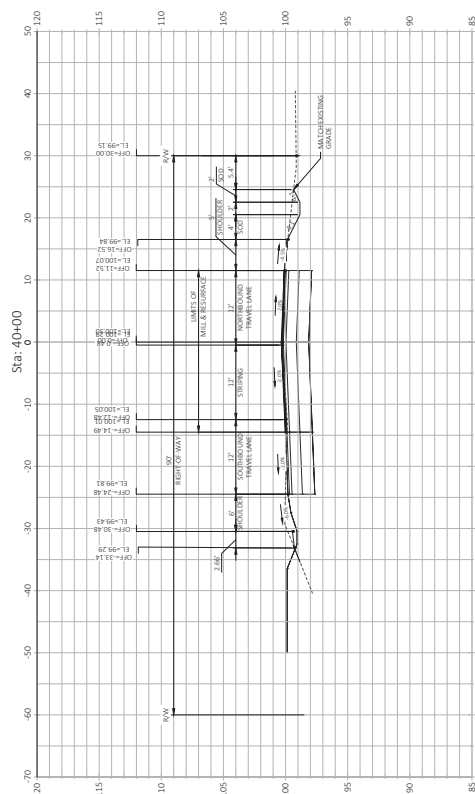
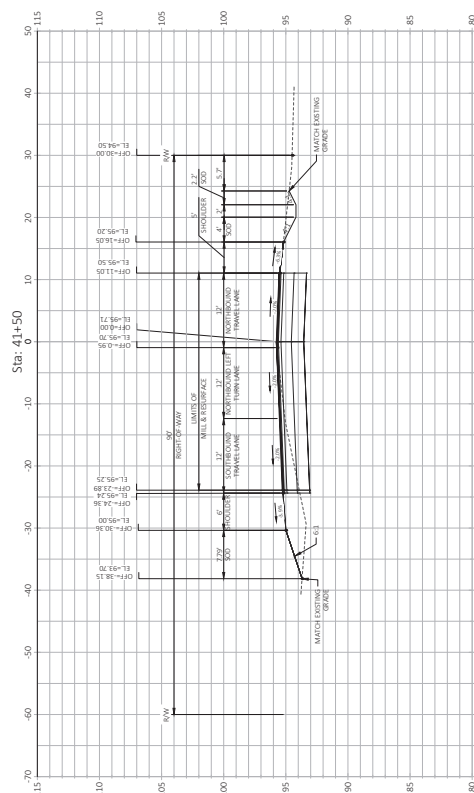
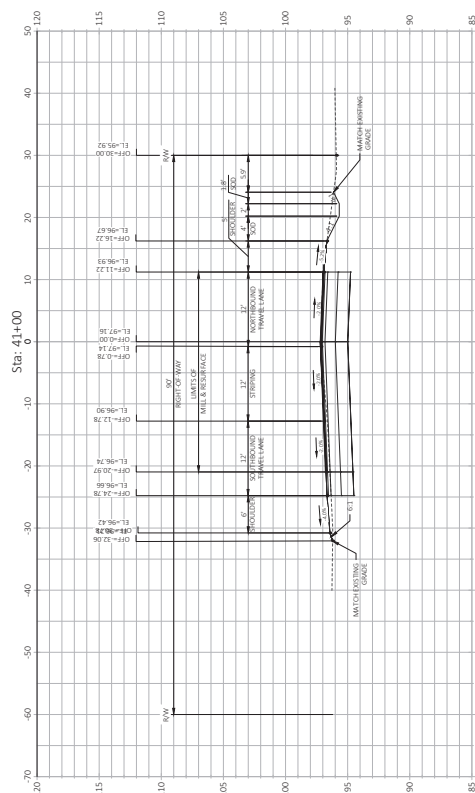
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- | NO. | DATE | DESCRIPTION | SUBMISSIONS/REVISIONS |
|-----|----------|---|-----------------------|
| 7 | 8/26/25 | FIELD BY A RESIDENTIAL SOCIETY OF APOKA | |
| 6 | 07/14/23 | FIELD REVISIONS BY TO CITY OF APOKA | |
| 5 | 04/10/24 | STAMPING SUBMITTAL TO CITY OF APOKA | |
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| 1 | 08/14/23 | RESUBMIT TO CITY, COUNTY, & BOARD | |
| - | 03/17/23 | SUBMIT TO CITY OF APOKA & SECOND | |

VERTICAL DATUM	NAVD 88
JOB NO:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	1"=10'

Project Name: **WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
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Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

Sheet No. 2

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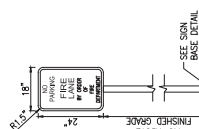
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R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7" HIGH. PER MUTCD

STOP SIGN DETAIL

N.T.S.



1. "NO PARKING FIRE LANE BY ORDER OF DEPARTMENT" SIGN AT MAX. 25' O.C. SIGN TO BE 85"x24" W/RED BACKGROUND. SIGN TO BE POSTED 7' (MIN.) / 8' (MAX.) ABOVE FINISHED GRADE.

FIRE LANE SIGN DETAIL

N.T.S.



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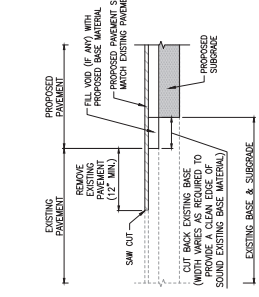
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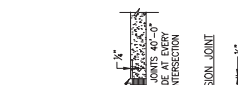
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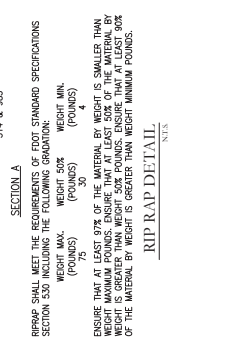
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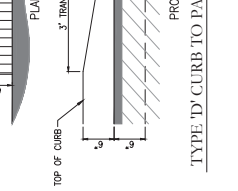
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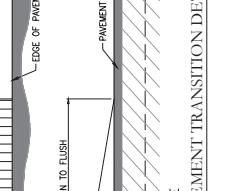
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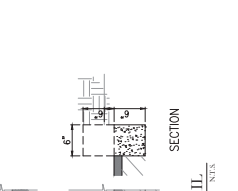
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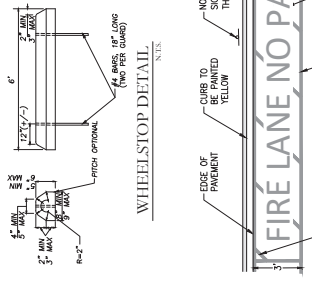
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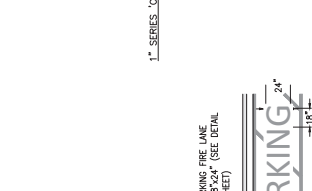
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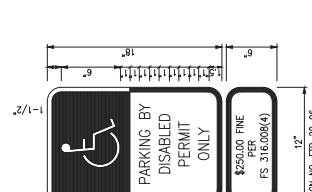
FIRE LANE NO PARKING SIGN DETAIL

N.T.S.



FIRE LANE NO PARKING SIGN DETAIL

N.T.S.



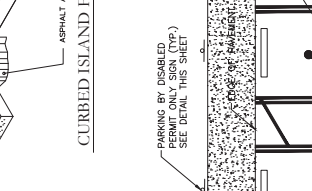
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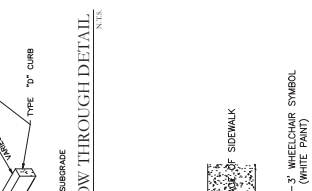
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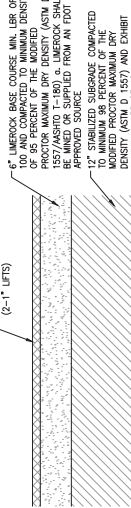
FIRE LANE NO PARKING SIGN DETAIL

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FIRE LANE NO PARKING SIGN DETAIL

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N.T.S.

SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

STANDARD ASPHALT PAVEMENT SECTION

N.T.S.

SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

N.T.S.

SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

CURBED ISLAND FLOW THROUGH DETAIL

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STANDARD ASPHALT PAVEMENT SECTION

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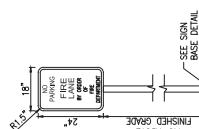
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R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7" HIGH. PER MUTCD

STOP SIGN DETAIL

N.T.S.



1. "NO PARKING FIRE LANE BY ORDER OF DEPARTMENT" SIGN AT MAX. 25' O.C. SIGN TO BE 85"x24" W/RED BACKGROUND. SIGN TO BE POSTED 7' (MIN.) / 8' (MAX.) ABOVE FINISHED GRADE.

FIRE LANE SIGN DETAIL

N.T.S.



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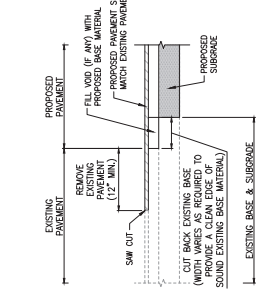
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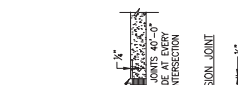
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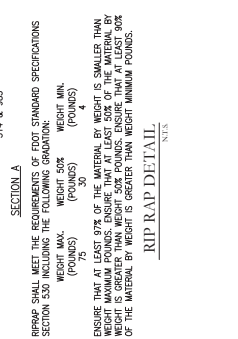
PAVEMENT ABUTMENT DETAIL

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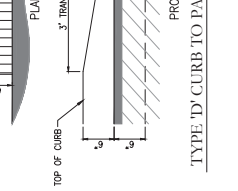
RIP RAP DETAIL

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MONOLITHIC SIDEWALK DETAIL

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STANDARD ASPHALT PAVEMENT SECTION

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

CURBED ISLAND FLOW THROUGH DETAIL

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

STANDARD ASPHALT PAVEMENT SECTION

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

CURBED ISLAND FLOW THROUGH DETAIL

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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

STANDARD ASPHALT PAVEMENT SECTION

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TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

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CURBED ISLAND FLOW THROUGH DETAIL

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STANDARD ASPHALT PAVEMENT SECTION

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TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

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CURBED ISLAND FLOW THROUGH DETAIL

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STANDARD ASPHALT PAVEMENT SECTION

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TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL

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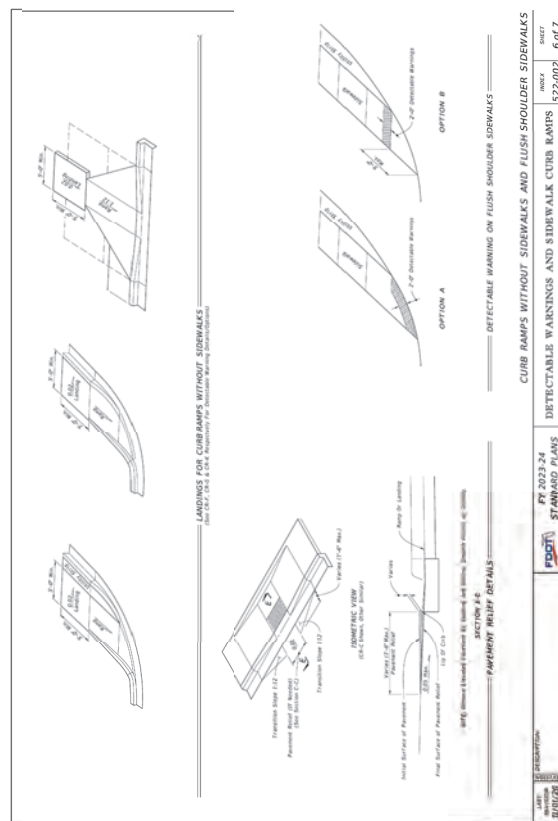
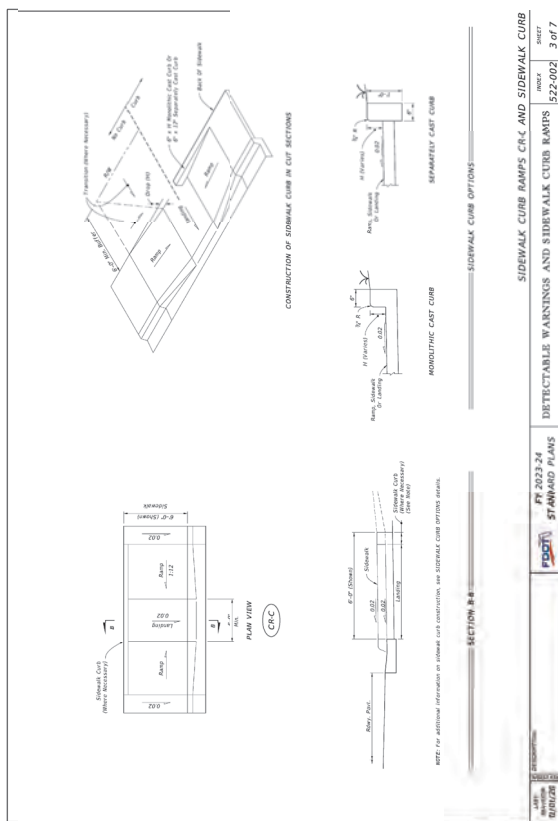
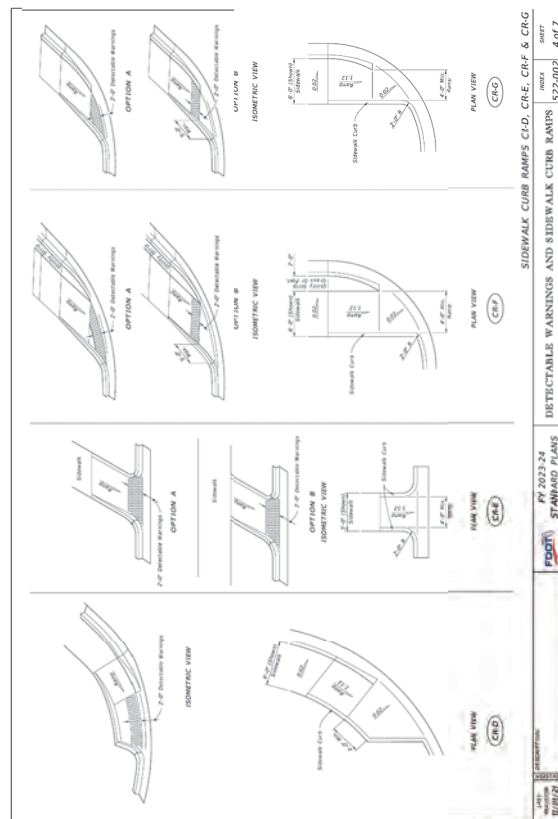
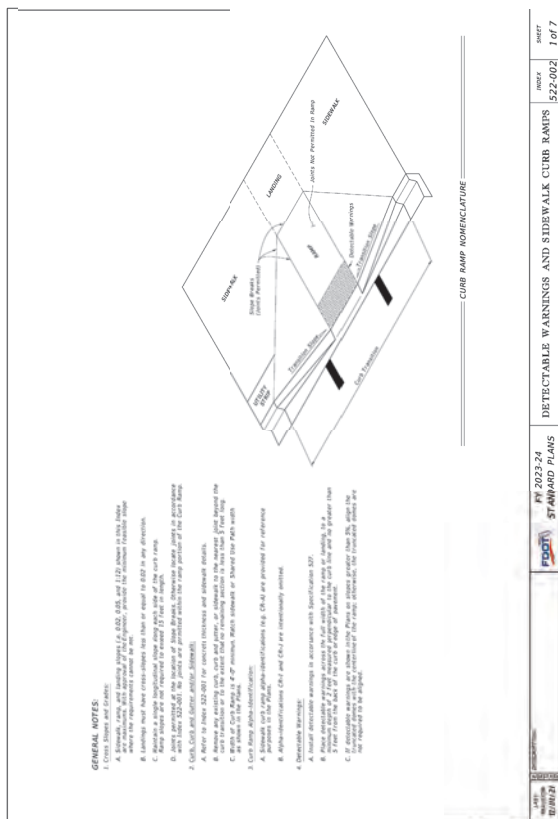
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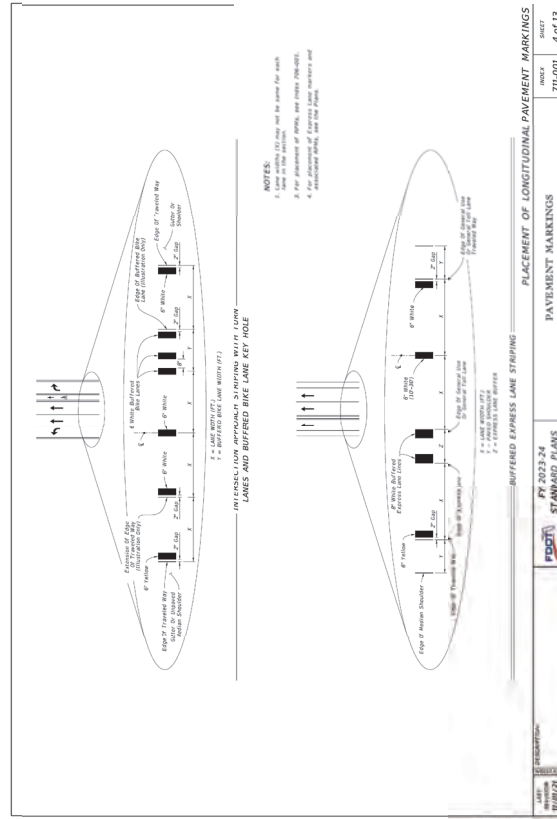
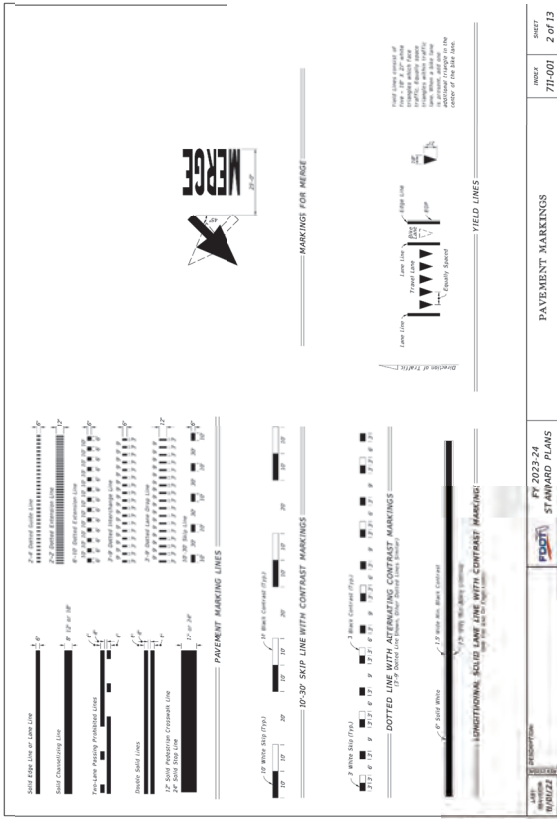
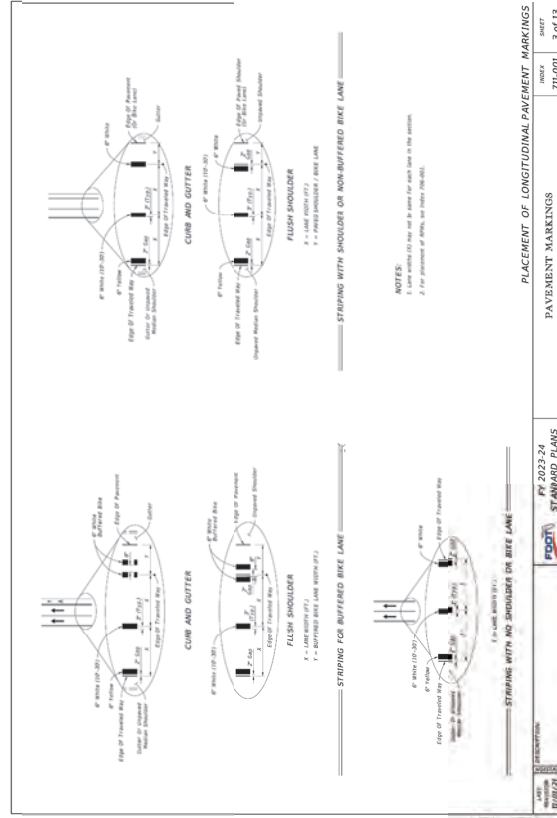
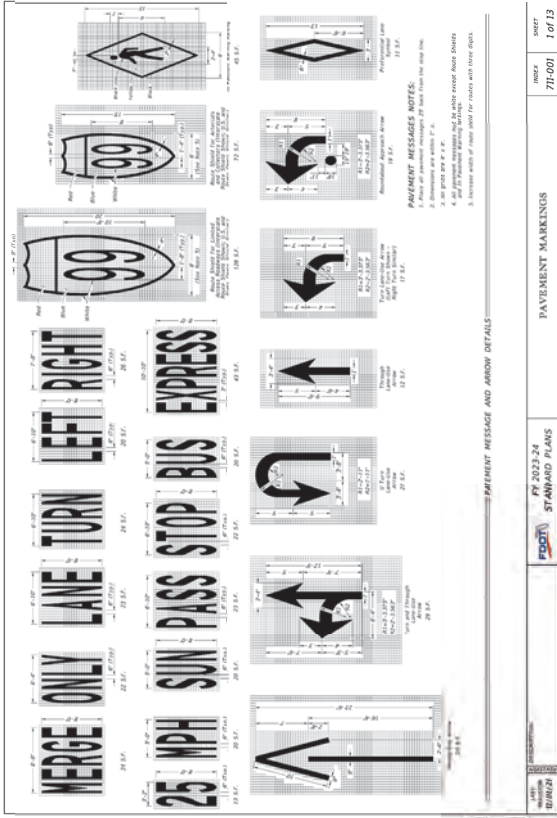
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SEE EGS REPORT FOR PROJECT NUMBER 2458979 FOR PAVEMENT SECTION DETAILS.

STANDARD ASPHALT PAVEMENT SECTION

N.T.S.





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2.	DESIGNER	RELAY OF THE BUREAU OF PUBLIC WORKS
3.	CONTRACTOR	RELAY OF THE BUREAU OF PUBLIC WORKS
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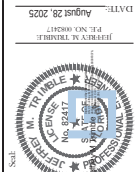
WINGSPAN/ABC
KELLY PARK
VILLAGE

Submitted To:
APOPKA, FL

Sheet Title:
FDDOT STANDARD
DETAILS

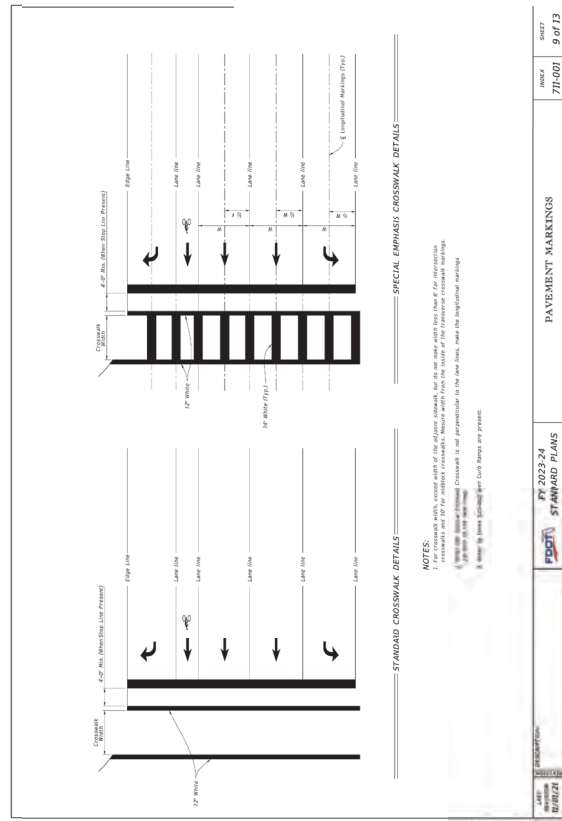
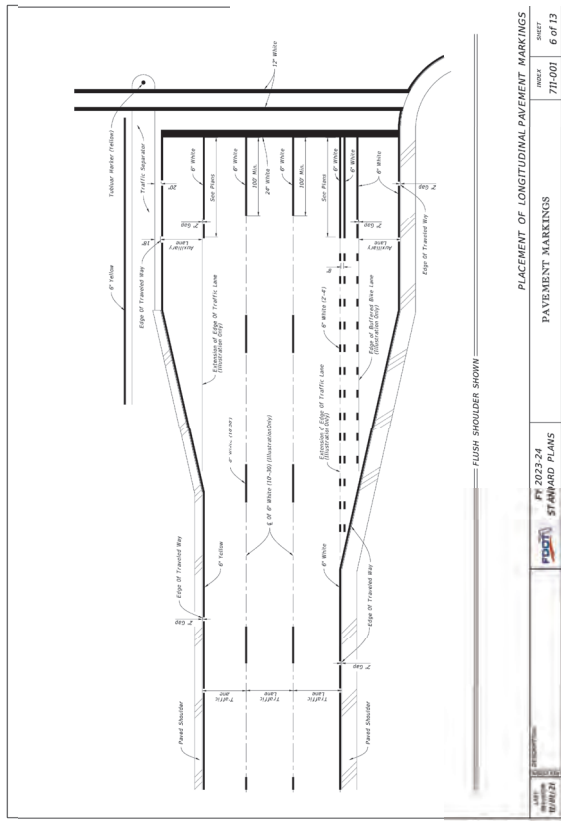
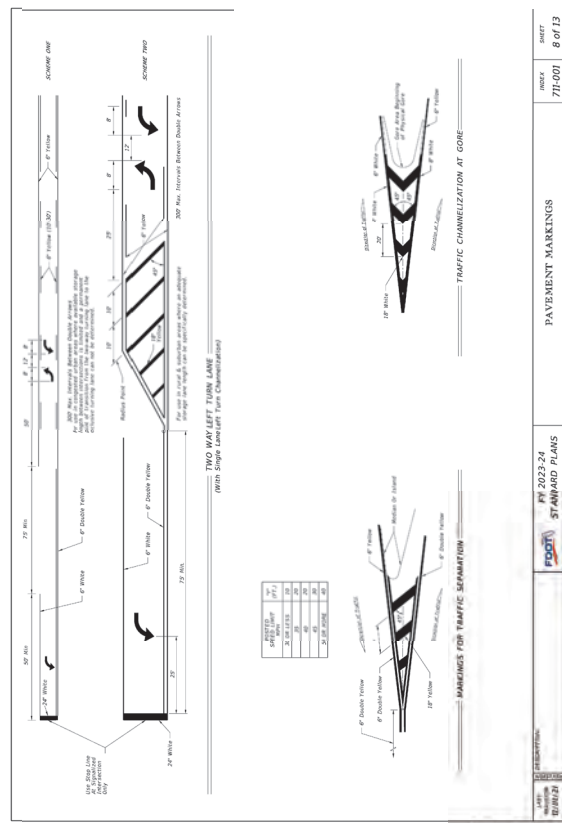
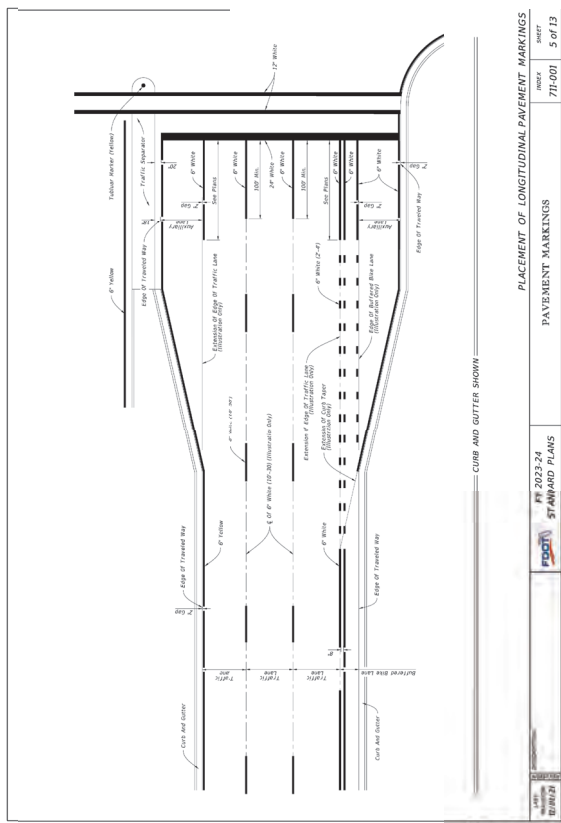
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C9-04



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Fax: 407.401.1112
Email: info@poulos-bennett.com
Web: www.poulos-bennett.com



Consultant:

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| 7 | 8/26/25 | FIELD DIVISION RESUBMITTAL TO CITY OF APOKKA |
| 8 | 9/14/25 | FIELD DIVISION #2 TO CITY OF APOKKA |
| 9 | 9/10/24 | STAMPING RESUBMITTAL TO CITY OF APOKKA |
| 10 | 02/09/24 | RESUBMIT TO CITY & COUNTY |
| 11 | 11/14/23 | RESUBMIT TO CITY OF APOKKA |
| 12 | 10/20/23 | RESUBMIT TO CITY & COUNTY |

NO.	DATE	DESCRIPTION
08/14/23		SUBMIT TO CITY, COUNTY, & SCHOOL
03/17/23		SUBMIT TO CITY OF BROOKLYN & SCHOOL

SUBMISSIONS/REVISIONS

VERTICAL DATUM	NAVD 88
JOB NO:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name: **WINGSPAN/ABC
KELLY PARK
VILLAGE**

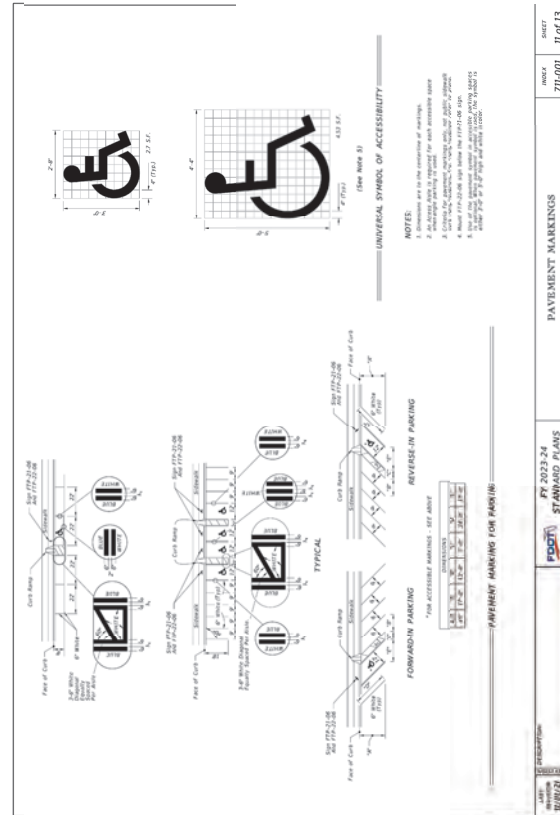
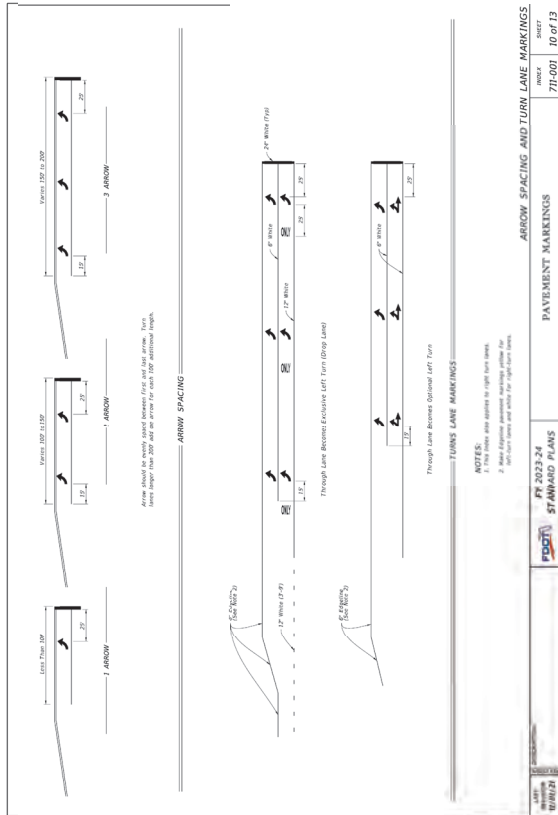
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APOPK A FI

Sheet Title:
FDOT STANDARD
DETAILS

Sheet No.:

C9.05

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2002 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosbennett.com



Consultant:

- | | | |
|----|------------------|---------------------------------------|
| 7 | A/2025 | FIELD BY NEW BIRTHS TO CITY OF JOPLIN |
| 8 | 07/14/25 | FIELD SUBMITTED TO CITY OF JOPLIN |
| 9 | 08/01/24 | STUDYING SUBMITTED TO CITY OF JOPLIN |
| 10 | 02/29/24 | RESUBMIT TO CITY OF JOPLIN |
| 11 | 11/14/23 | RESUBMIT TO CITY OF JOPLIN |
| 12 | 08/20/21 | RESUBMIT TO CITY & COUNTY |
| 13 | 08/24/21 | RESUBMIT TO CITY OF JOPLIN & SPOKED |
| 14 | 03/17/21 | RESUBMIT TO CITY OF JOPLIN & SPOKED |
| 15 | NO DATE | REVISIONS |
| 16 | NO DATE | SUBMISSIONS/REVISIONS |
| 17 | VERTICAL DATUM | NAVD 88 |
| 18 | JOB NO: | 21-145 |
| 19 | DESIGNED BY: | JMT |
| 20 | DRAWN BY: | MH |
| 21 | CHECKED BY: | RJO |
| 22 | APPROVED BY: | JMT |
| 23 | STATUS IN FIELD: | N/A |

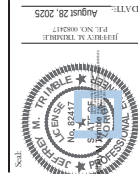
Project name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No. 2

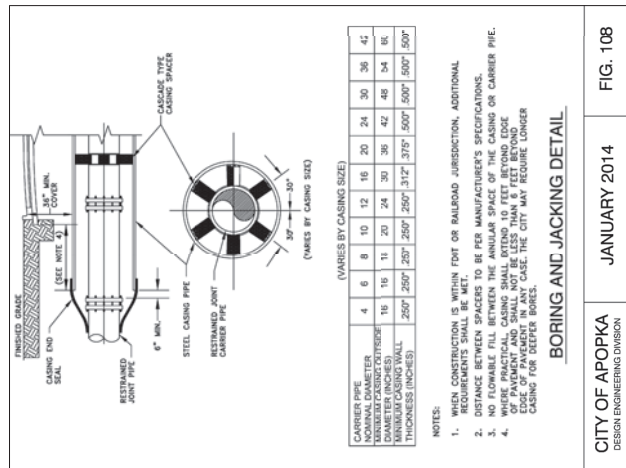
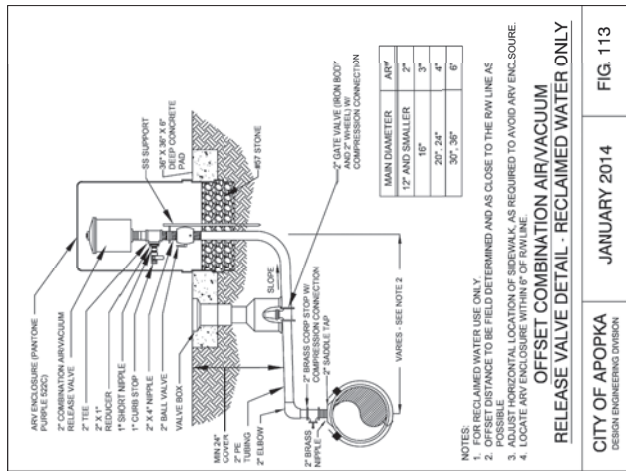
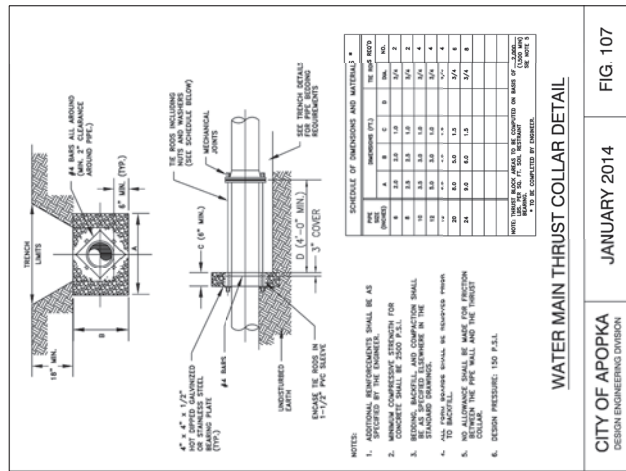
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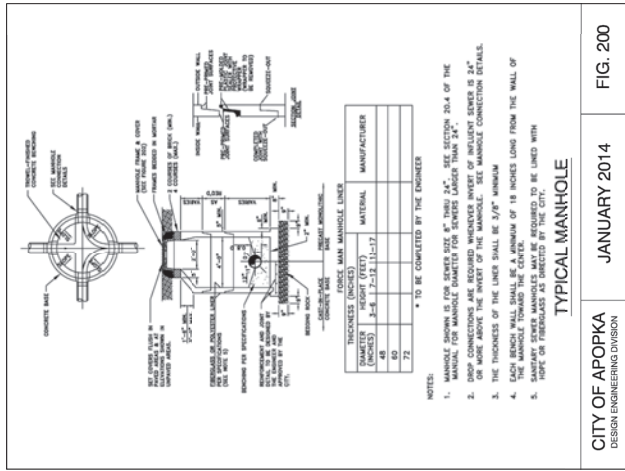
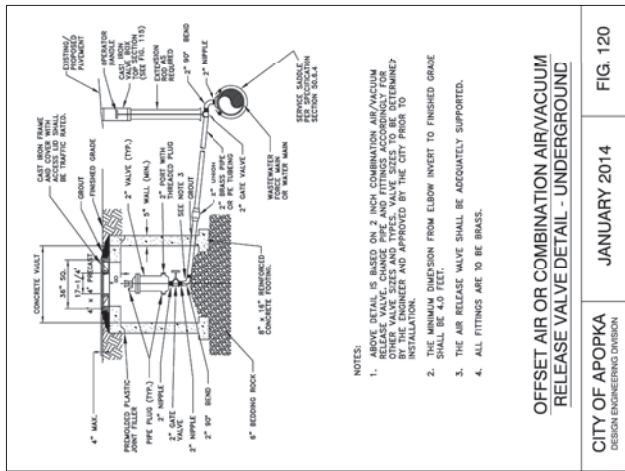
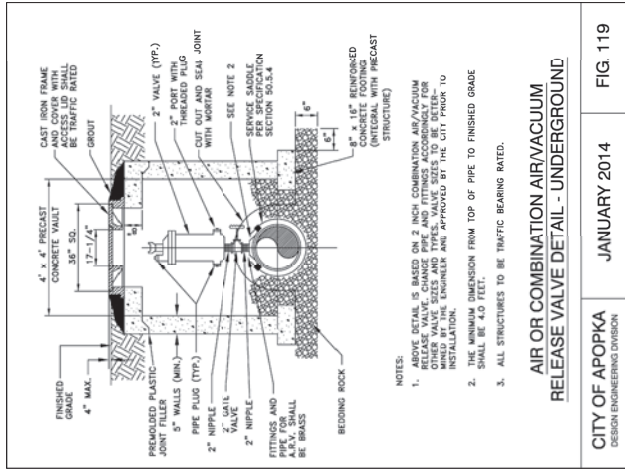
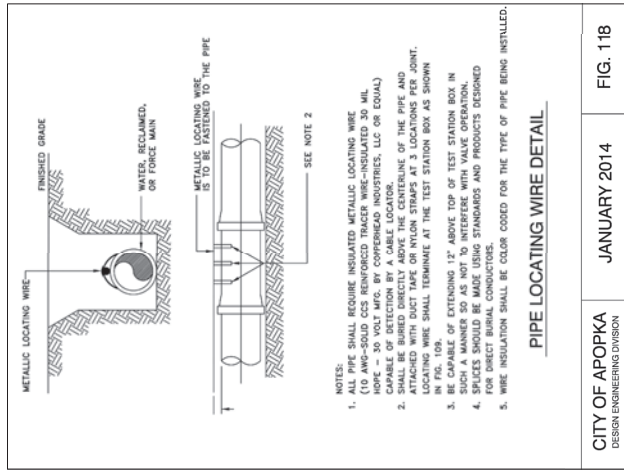
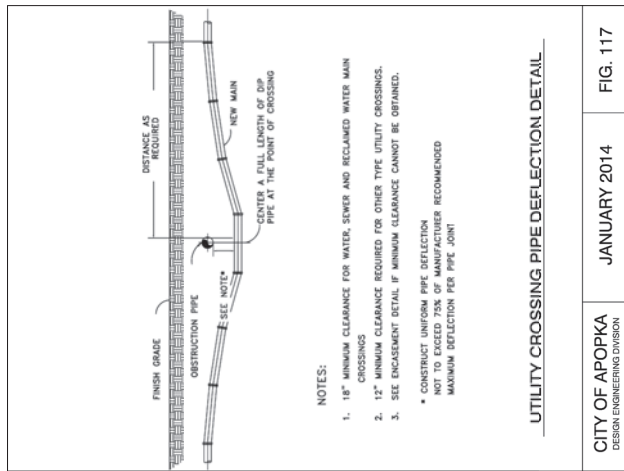
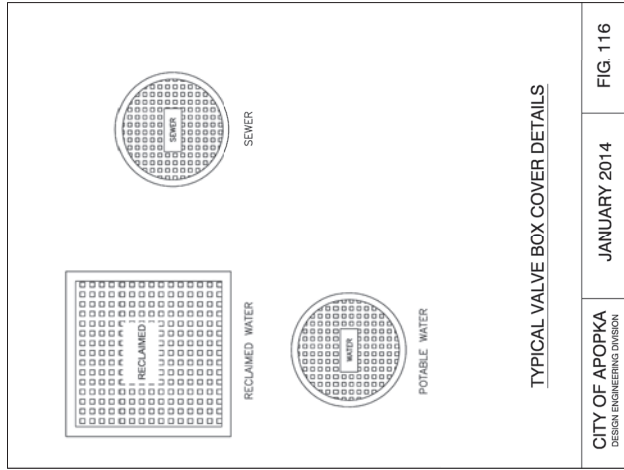


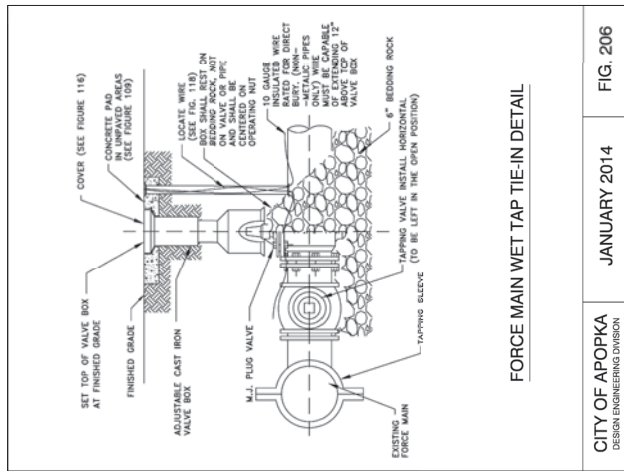
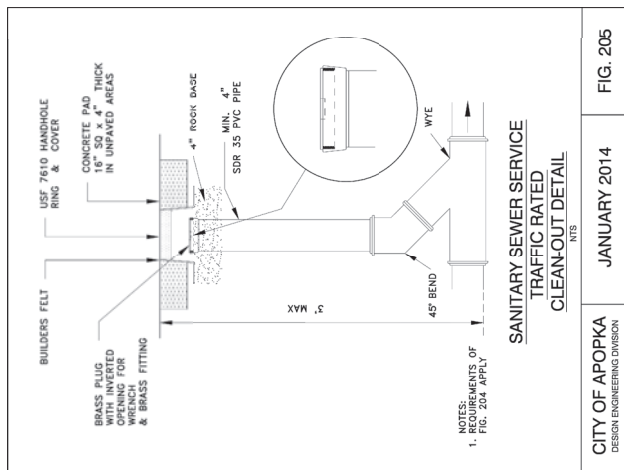
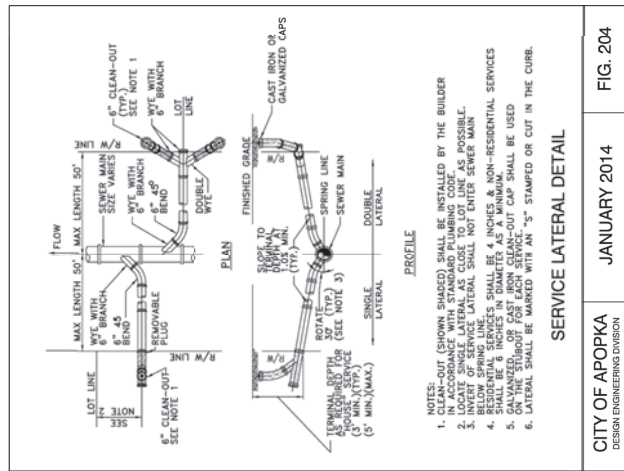
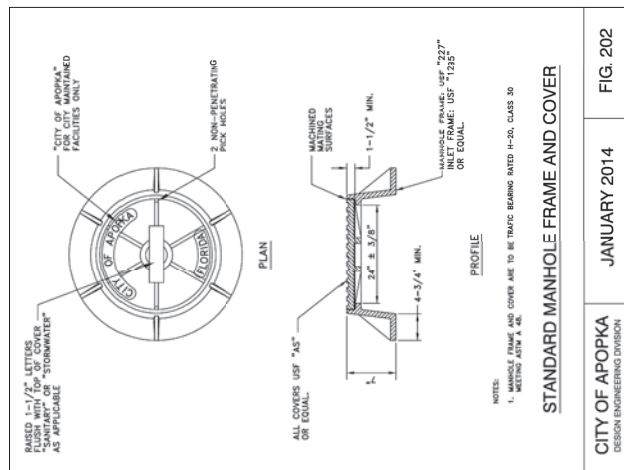
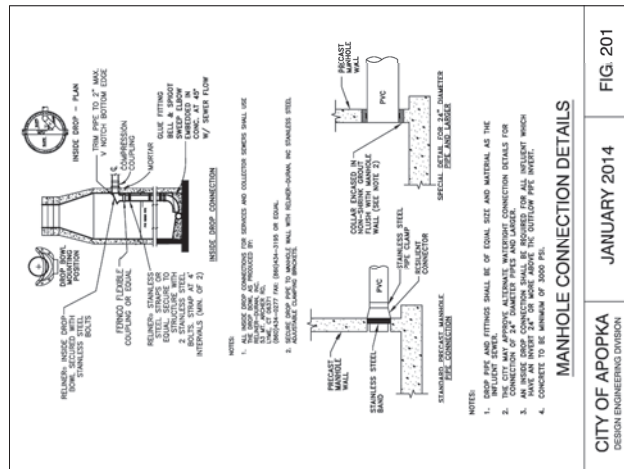
This item has been electronically signed and substantiating a digital signature. Several types of this document are not considered signed and sealed and the signature must be verified on an electronic device.

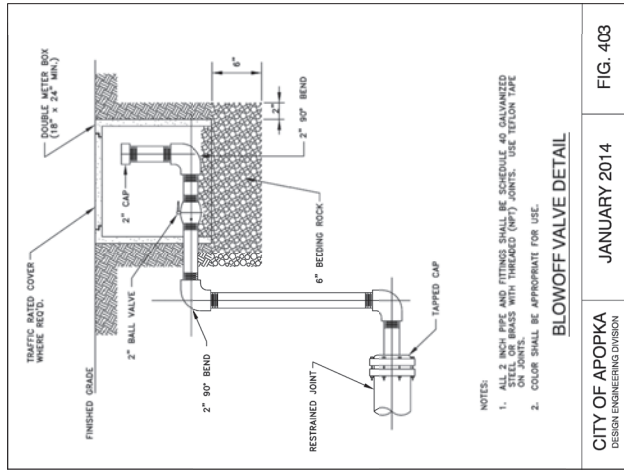
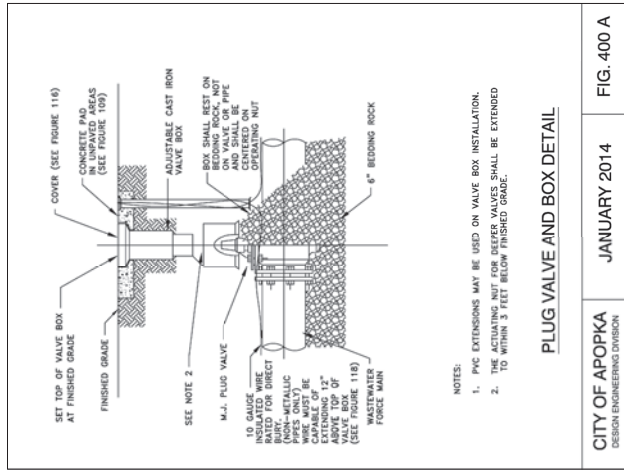
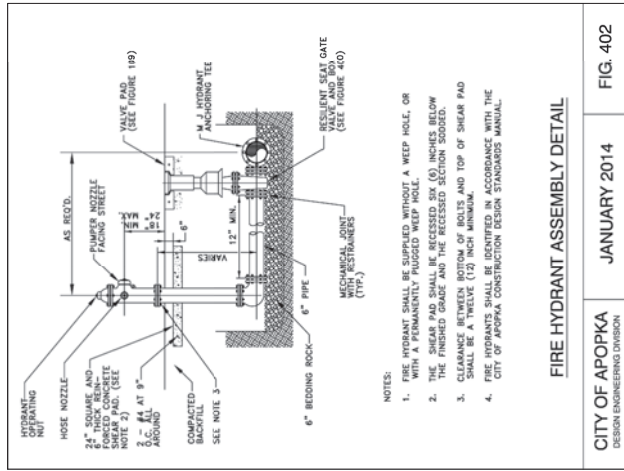
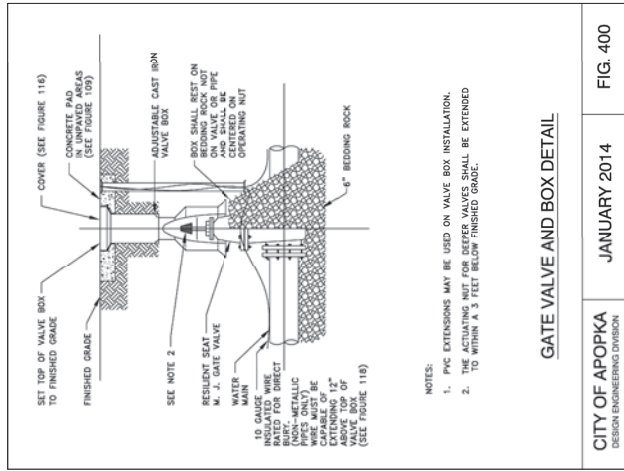
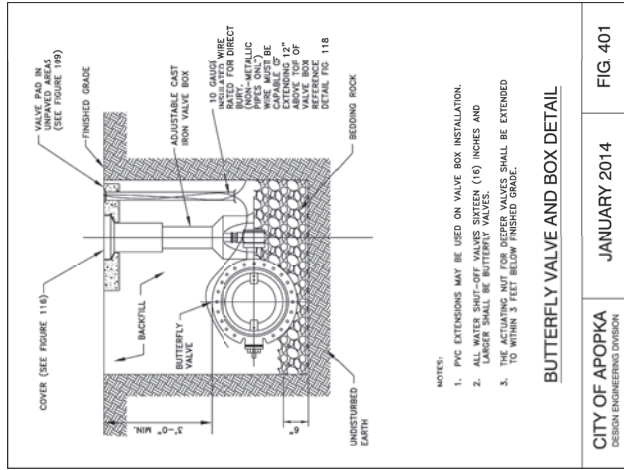
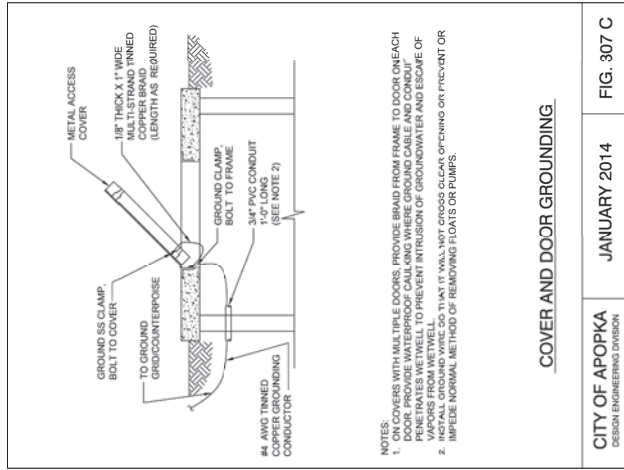
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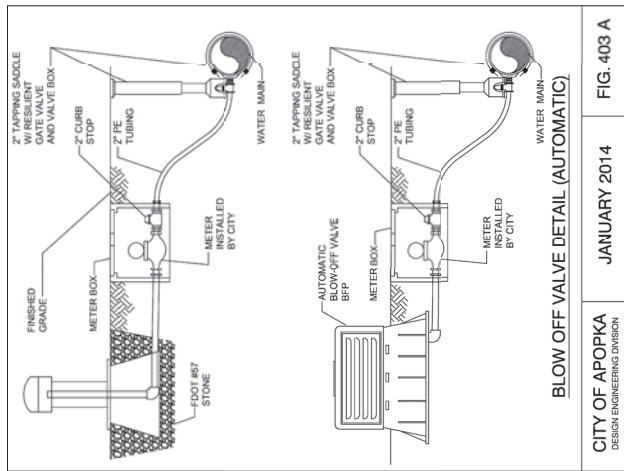
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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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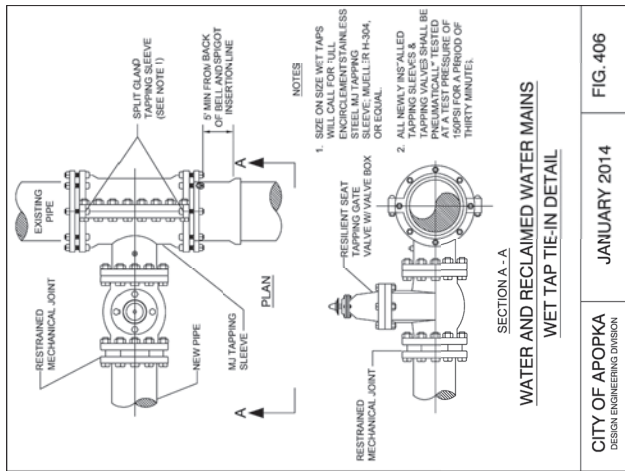




CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

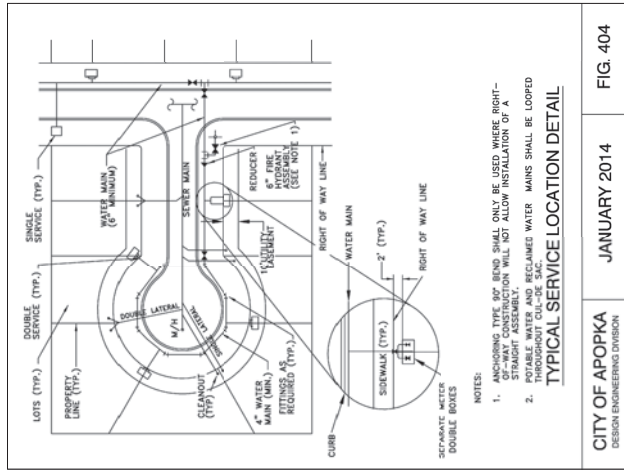
FIG. 403 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

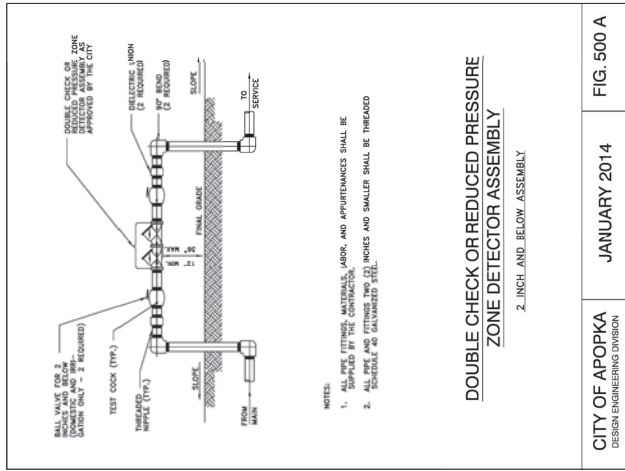
FIG. 406



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

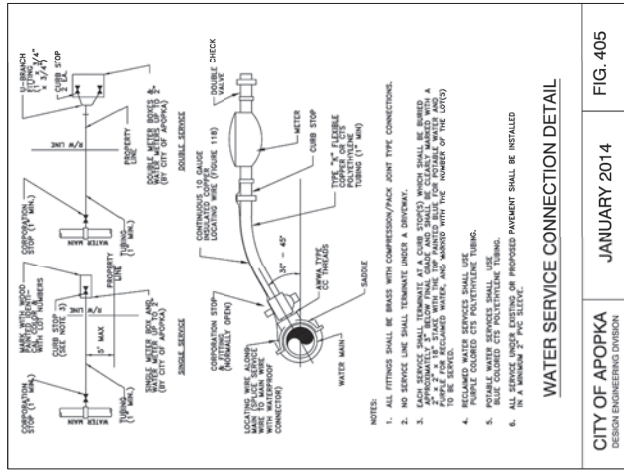
FIG. 404



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

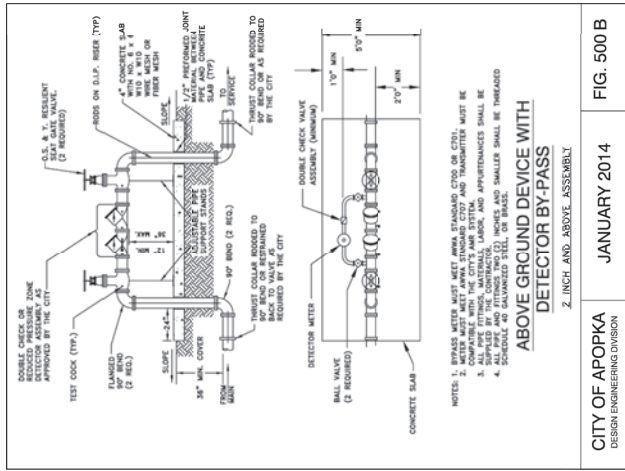
FIG. 500 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

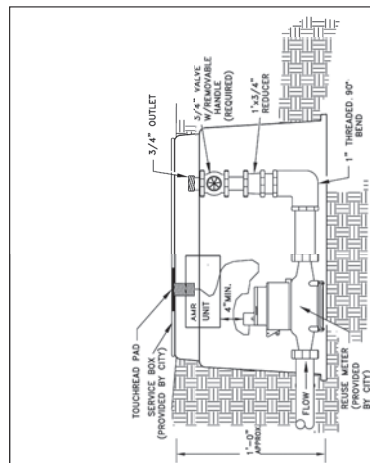
FIG. 405



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

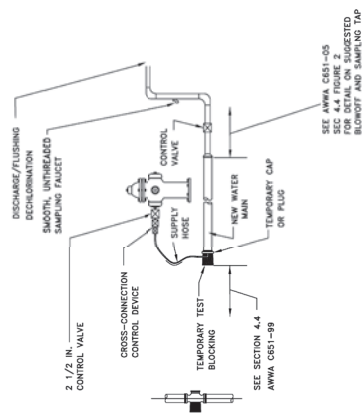
JANUARY 2014

FIG. 500 B



RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

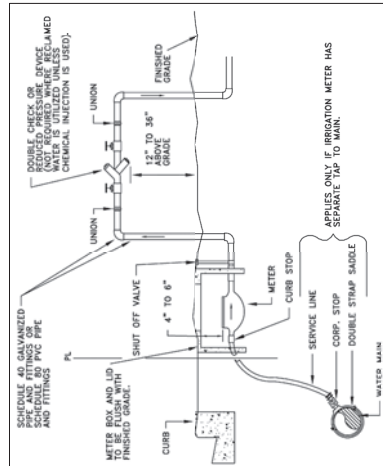
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506
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NOTE:
1. SEE FIGURE 501C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B
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- NOTES:
1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND UNPAINTED STEEL SURFACES.
 2. ALL WATERSHEDS SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE.
 3. ALL DRAINAGE SHALL BE INSTALLED IN THE SUBGRADE OR OTHER PAVED SURFACE.
 4. IN NO CASE SHALL IT BE INSTALLED IN THE SUBGRADE OR OTHER PAVED SURFACE.
 5. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THERE ARE NO CHEMICALS OR A WAX ON THE SEAT.
 6. ALL PIPING SHALL BE 12 INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD.

**IRRIGATION METER AND DOUBLE CHECK VALVE OR
REDUCED PRESSURE BACKFLOW PREVENTER**

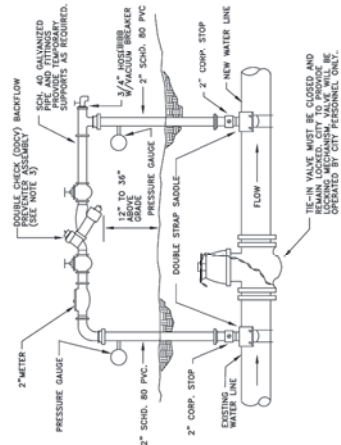
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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NECESSARY UNDER CONNECTION NOTE:

- [illegible]

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

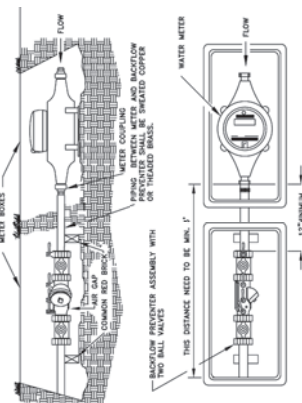
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C
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- NOTE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
 2. SEE FIGURE 504C FOR PROCEDURES.
 3. DDDV IS MINIMUM PROTECTION REQUIRED. A 10%Z DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

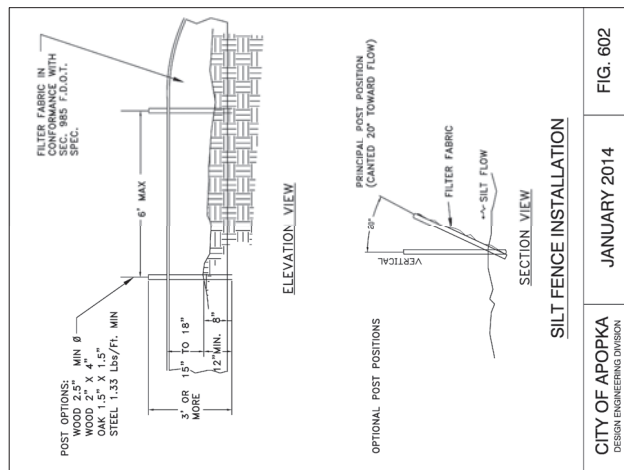
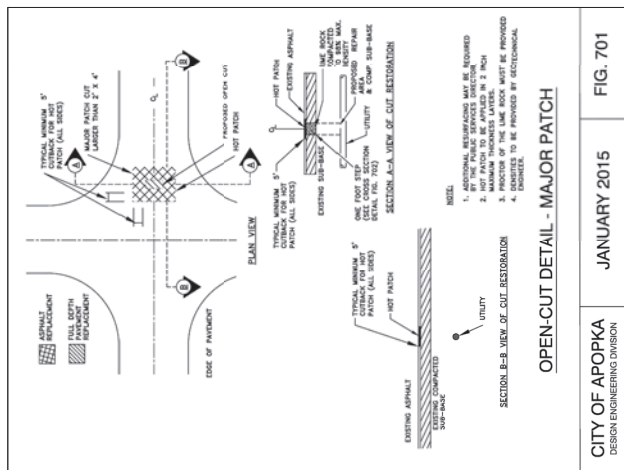
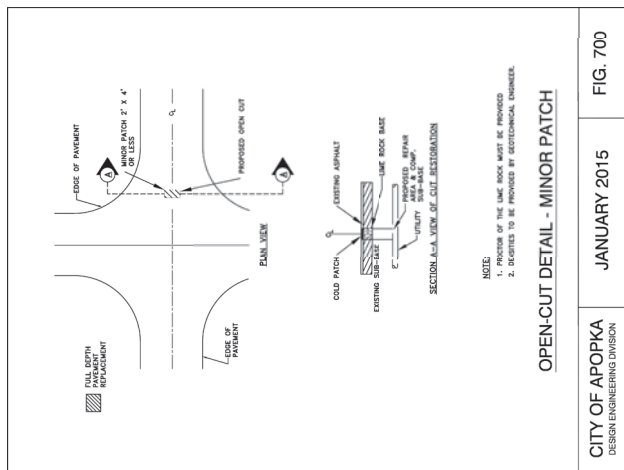
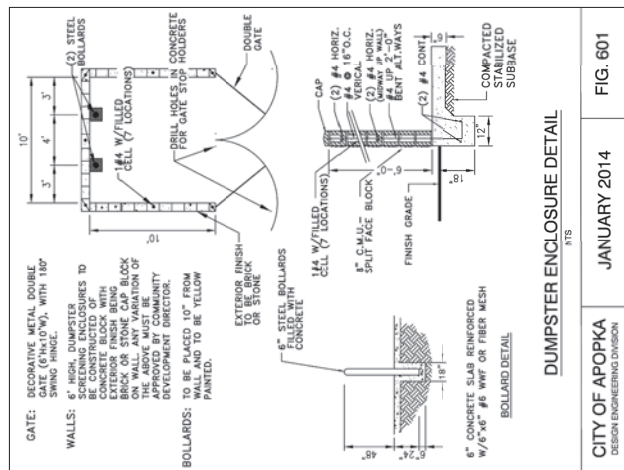
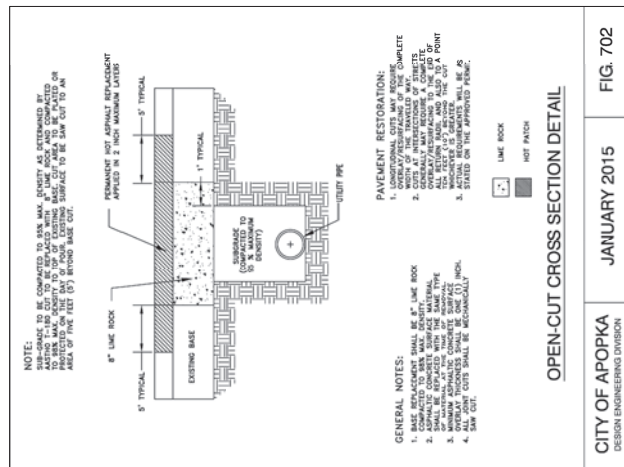
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A
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1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS

POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505
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Page 116 of 140

WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

Sheet Title:
**EROSION CONTROL
PLAN**

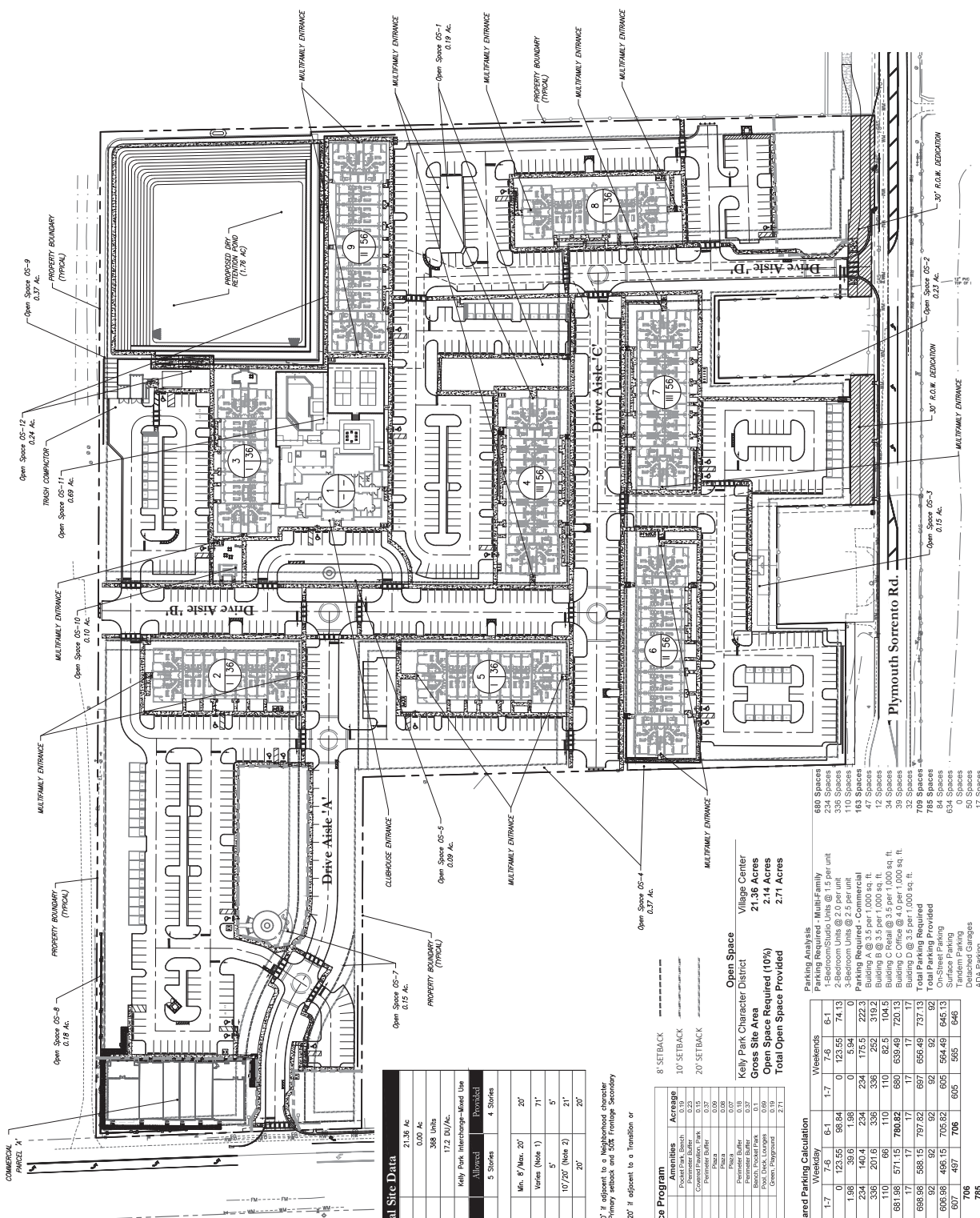
Scale: _____

JEFFREY M. TRIMBLE
PROFESSIONAL ENGINEER
FLORIDA
No. 8241
License
To Practice
Professional Engineering

DATE: September 11, 2025
P.E. NO. 0082417

This website contains legally signed and dated documents. The legal validity of the documents is not affected by the fact that the documents are not signed by the parties in person. The legal validity of the documents is not affected by the fact that the documents are not signed by the parties in person.

Key Map



General Site Data		
Project Site Area	21.35 Ac.	
Total Acreage	0.00 Ac.	
Proposed Dwelling Units	385 Units	
Density	17.2 DU/Ac.	
Zoning	Kelly Park Inheritance-Mixed Use	
Building Data	Allowed	Provided
Max. Building Height	5 Stories	4 Stories
Building Setbacks		
Front/Drive Aisle Side	Min. 8' Max. 20'	20'
Side	Varies (Note 1)	71'
Side - Interior	5'	5'
Rear	10'/20' (Note 2)	21'
Building Separation	20'	20'

Notes:
1. Minimum side setback is 0', or 20' if adjacent to a Neighborhood character zone.
2. Minimum rear setback is 10', or 20' if adjacent to a Transition or Neighborhood character zone.

Open Space Program		
Open Space	Amenities	Acreage
OS-1	Project Park, Bench	0.10
OS-2	Project Park, Bench	0.10
OS-3	Project Park, Bench	0.10
OS-4	Project Park, Bench	0.10
OS-5	Project Park, Bench	0.10
OS-6	Project Park, Bench	0.10
OS-7	Project Park, Bench	0.10
OS-8	Project Park, Bench	0.10
OS-9	Project Park, Bench	0.10
OS-10	Project Park, Bench	0.10
OS-11	Project Park, Bench	0.10
OS-12	Project Park, Bench	0.10
Total		2.71

Shared Parking Calculation		
Hours	Weekdays	Weekends
Commercial	1.7	7.6
Office	1.98	39.6
1-Bedroom/Studio Units	234	140.4
2-Bedroom Units	336	201.6
3-Bedroom Units	110	66
Total	681.98	571.15
Required ADA	17	17
Parking Required Including ADA	698.98	588.15
Required Shared Parking	698.98	588.15
Parking Provided	705	785

Parking Analysis		
Parking Required	Multi-Family	Commercial
2-Bedroom Unit @ 2.5 per unit	840 Spaces	234 Spaces
3-Bedroom Unit @ 2.5 per unit	280 Spaces	110 Spaces
Parking Required - Commercial	162 Spaces	162 Spaces
Building A @ 3.5 per 1,000 sq. ft.	12 Spaces	12 Spaces
Building B @ 3.5 per 1,000 sq. ft.	12 Spaces	12 Spaces
Building C @ 3.5 per 1,000 sq. ft.	34 Spaces	34 Spaces
Building D @ 3.5 per 1,000 sq. ft.	39 Spaces	39 Spaces
Building E @ 3.5 per 1,000 sq. ft.	32 Spaces	32 Spaces
Building F @ 3.5 per 1,000 sq. ft.	32 Spaces	32 Spaces
Building G @ 3.5 per 1,000 sq. ft.	78 Spaces	78 Spaces
On-Street Parking	634 Spaces	634 Spaces
Surface Parking	0 Spaces	0 Spaces
Random Parking	57 Spaces	57 Spaces
ADA Parking	17 Spaces	17 Spaces

Kelly Park Character District
Gross Site Area 21.35 Acres
Open Space Required (10%) 2.14 Acres
Total Open Space Provided 2.71 Acres

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WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

Submitted To:
APOLKA, FL

Sheet Title:
MASTER SITE PLAN &
SITE DATA

Sheet No.:
C1.00

DATE: September 11, 2025

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1"=50'

PROJECT NAME:
WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

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APOLKA, FL

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Sheet No.:
C1.00

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KELLY PARK
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APPROVED BY: [Signature]
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PROJECT NAME:
WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

POULOS & BENNETT
Poulou & Bennett, LLC
2601 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301
Tel: 954.467.2500
www.poulousandbennett.com

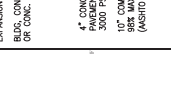
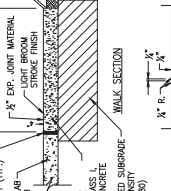
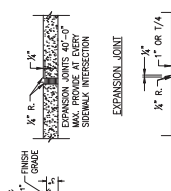
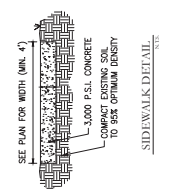
Key Map



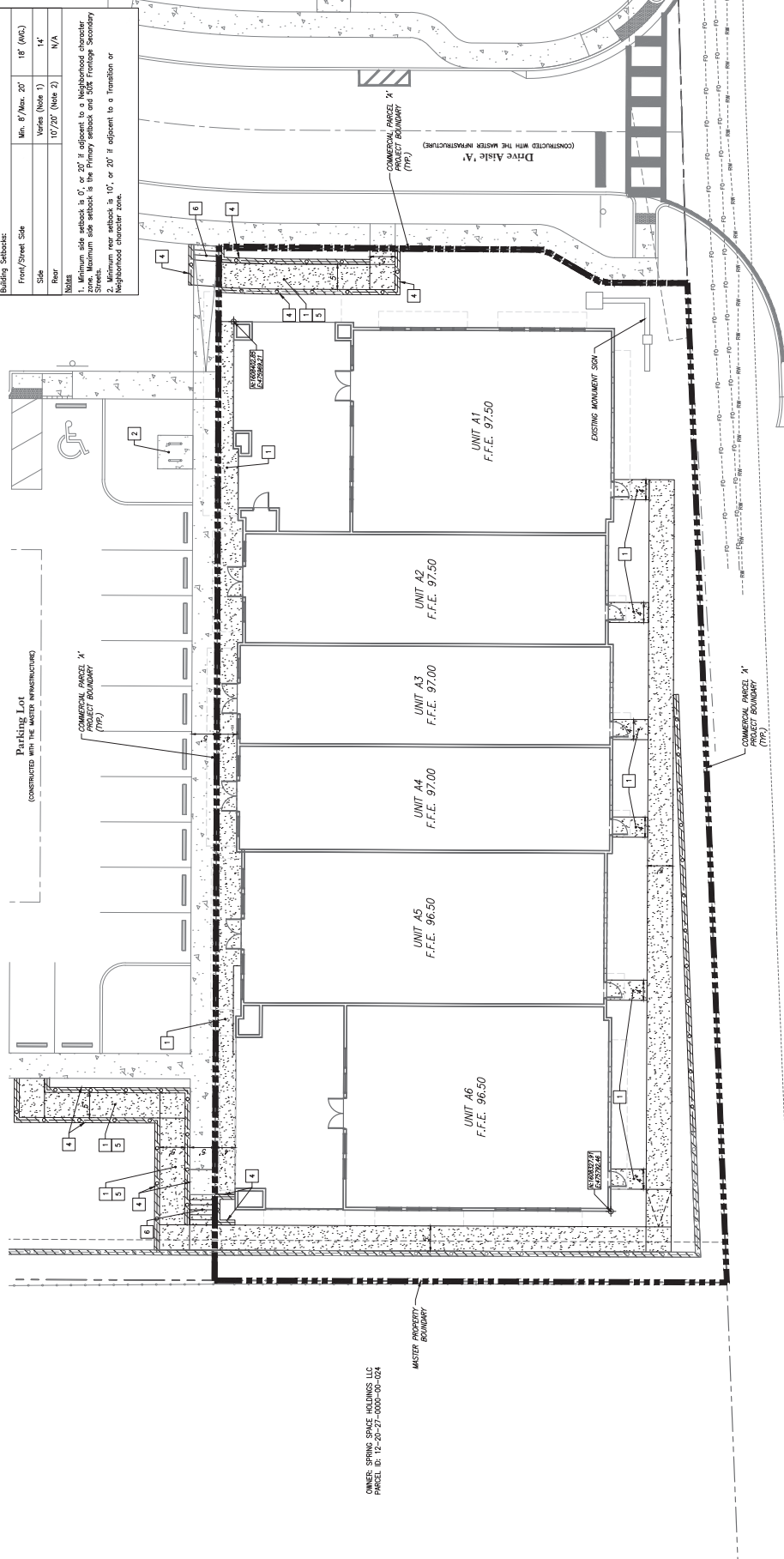
- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL, EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 2. FOR ALL STRIPING AND MARKINGS REFER TO - F.O.D. STANDARD PLANS INDEX 711-201 FOR STANDARD STRIPING AND MARKINGS. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROPRIATE FLA. RULES PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 4. CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 - C0.03 FOR ADDITIONAL CONDITIONS.

SITE PLAN LEGEND

- 1. 4" RAIN LIAISON SYSTEM (SEE PLAN FOR WIDTH, SEE DETAIL 1.1.1 FOR DETAILS)
- 2. BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 3. RETAINING WALL (TO BE DESIGNED, SIGNED & SUBMITTED FOR APPROVAL BY OWNER & ARCHITECT & OWNER)
- 4. ADA RAMP WITH HANDRAIL
- 5. STAIRS WITH RAILING (STRUCTURAL DESIGN & RAILING TO BE SPECIFIED BY ARCHITECT & OWNER)



General Site Data			
Project Site Area	0.45 Ac		
Zoning	Kelly Park Interchange-Mixed Use		
Building Data	Allowed	Provided	
Max. Building Height	5 Stories	1 Story	
Building Subcode			
Front/Street Side	Min. 5' Max. 20'	18' (Min.)	
Side	Varies (Note 1)	14'	
Rear	10'/20' (Note 2)	N/A	
Setback			
1. Minimum side setback is 0', or 20' if adjacent to a Neighborhood character Street.			
2. Minimum rear setback is 10', or 20' if adjacent to a Transition or Neighborhood character zone.			



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WINGS/SPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

Submitted To:
APOPKA, FL

Sheet Title:
SITE & GEOMETRY
PLAN

Sheet No.:
C2.00



POULOU & BENNETT, INC.
Professional Engineer
12578
September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
12578
September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
12578
September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
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September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
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September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
12578
September 11, 2025

POULOU & BENNETT, INC.
Professional Engineer
12578
September 11, 2025

3/12/2005	RESUBMIT TO CITY OF SPENGLA
2/14/2005	RESUBMIT TO CITY OF SPENGLA
0. DATE	DESCRIPTION
SUBMISSIONS REVIEWERS	
VERTICAL DATUM:	NAVD 88
JOB NO:	21-158
DESIGNED BY:	JWW
DRAWN BY:	JWW
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 10'
Project Name:	

WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL A

Submitted To:
APOPKA, FL

Sheet Title:
**GRADING &
DRAINAGE PLAN**

Sheet No.: _____

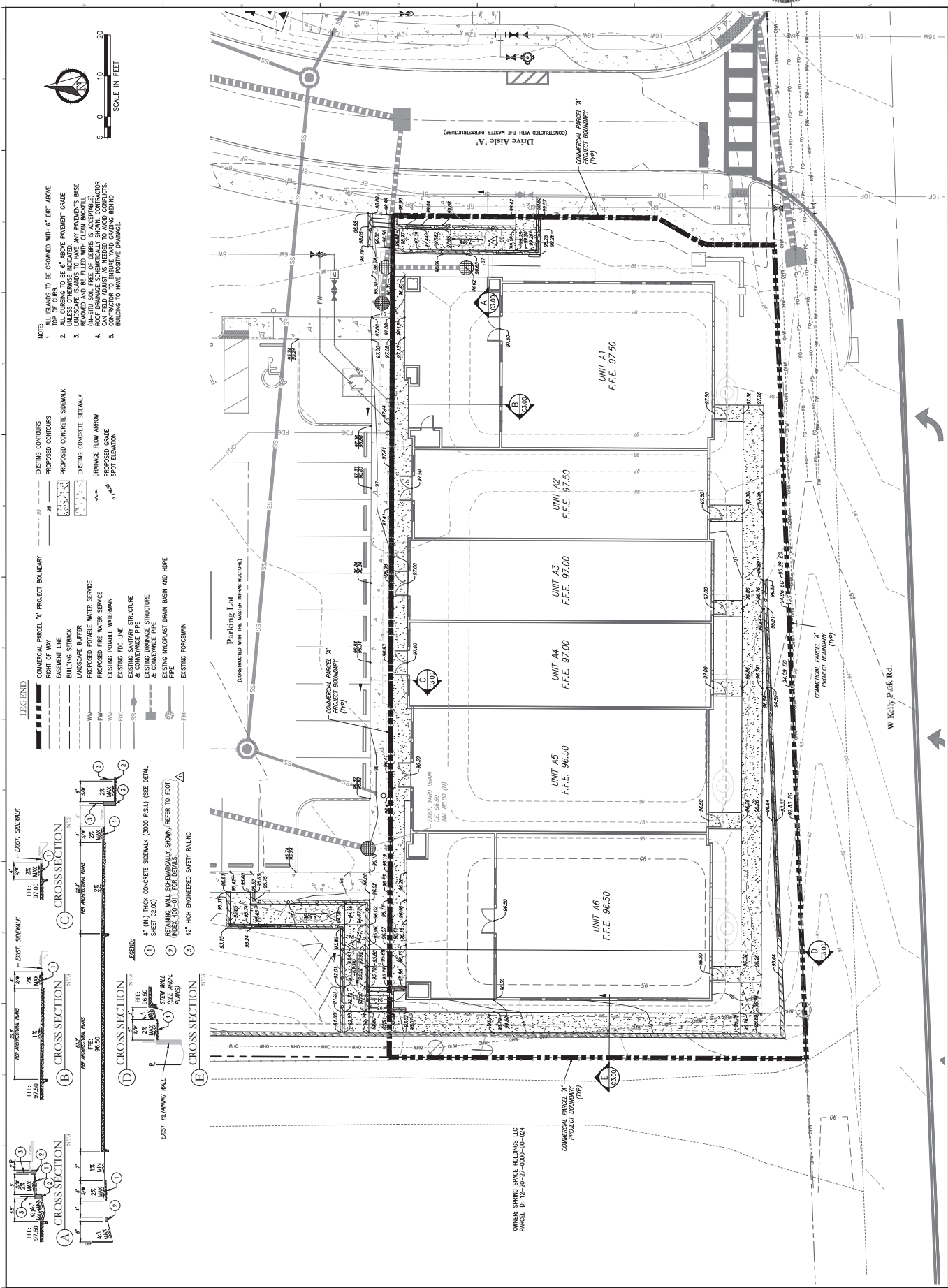
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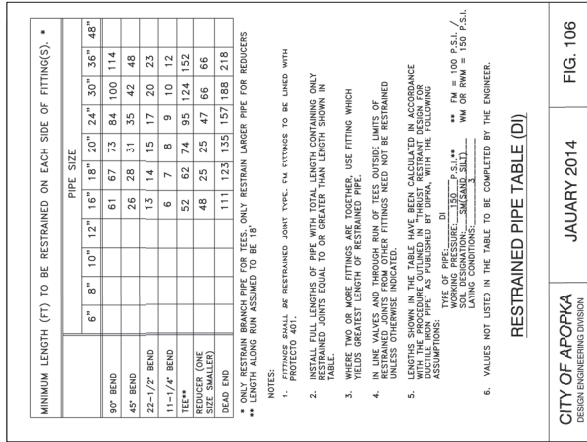
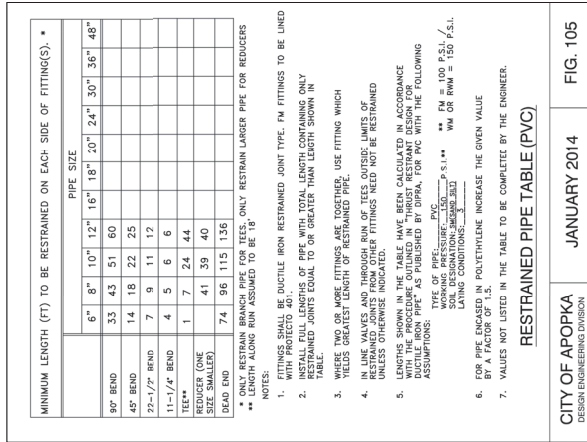
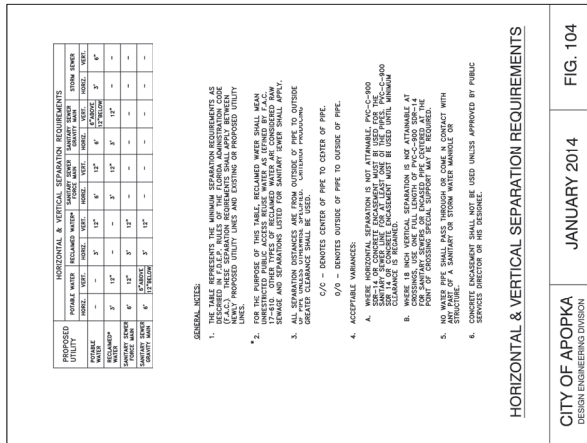
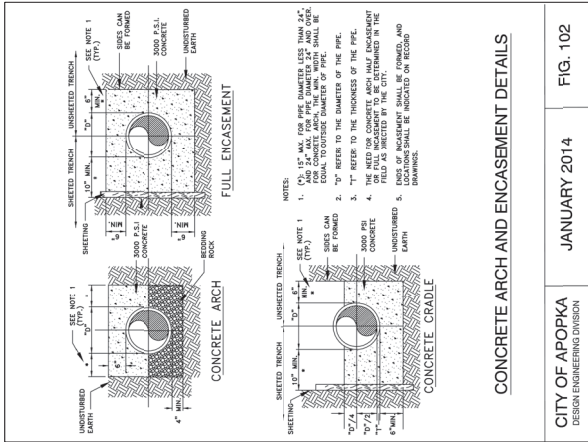
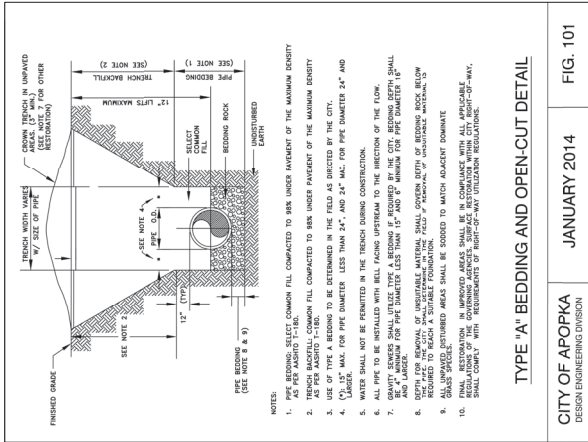
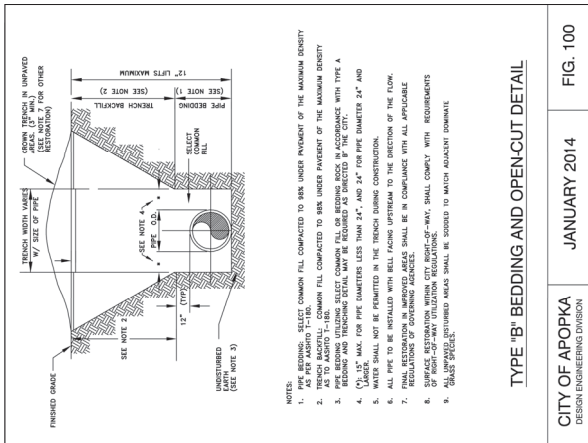


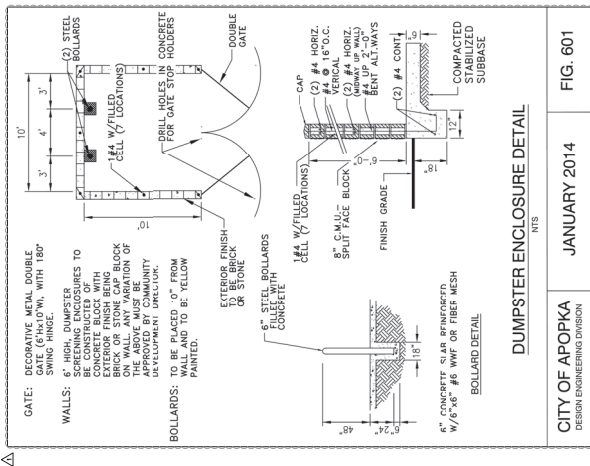
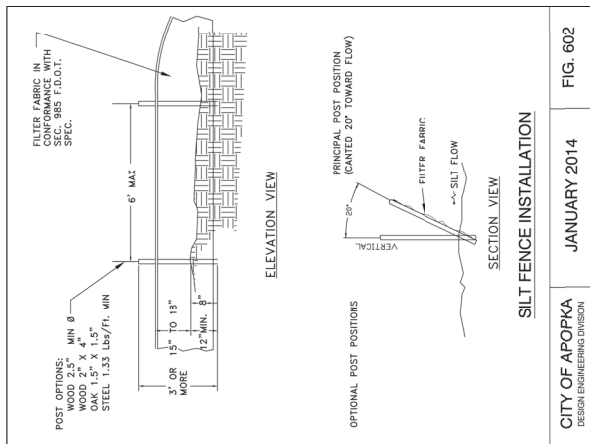
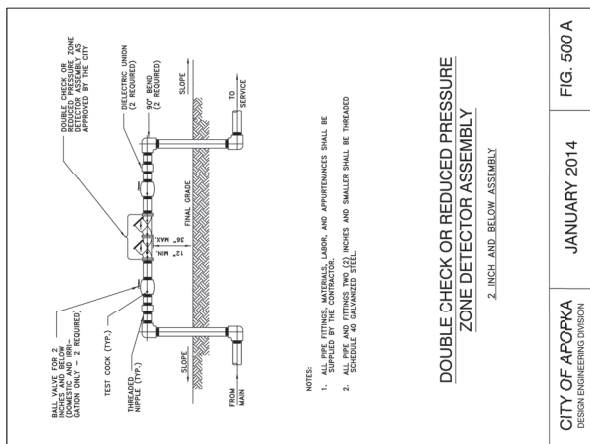
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Submittal To:
APOPKA, FL

Sheet Title:
CITY OF APOPKA
STANDARD DETAILS

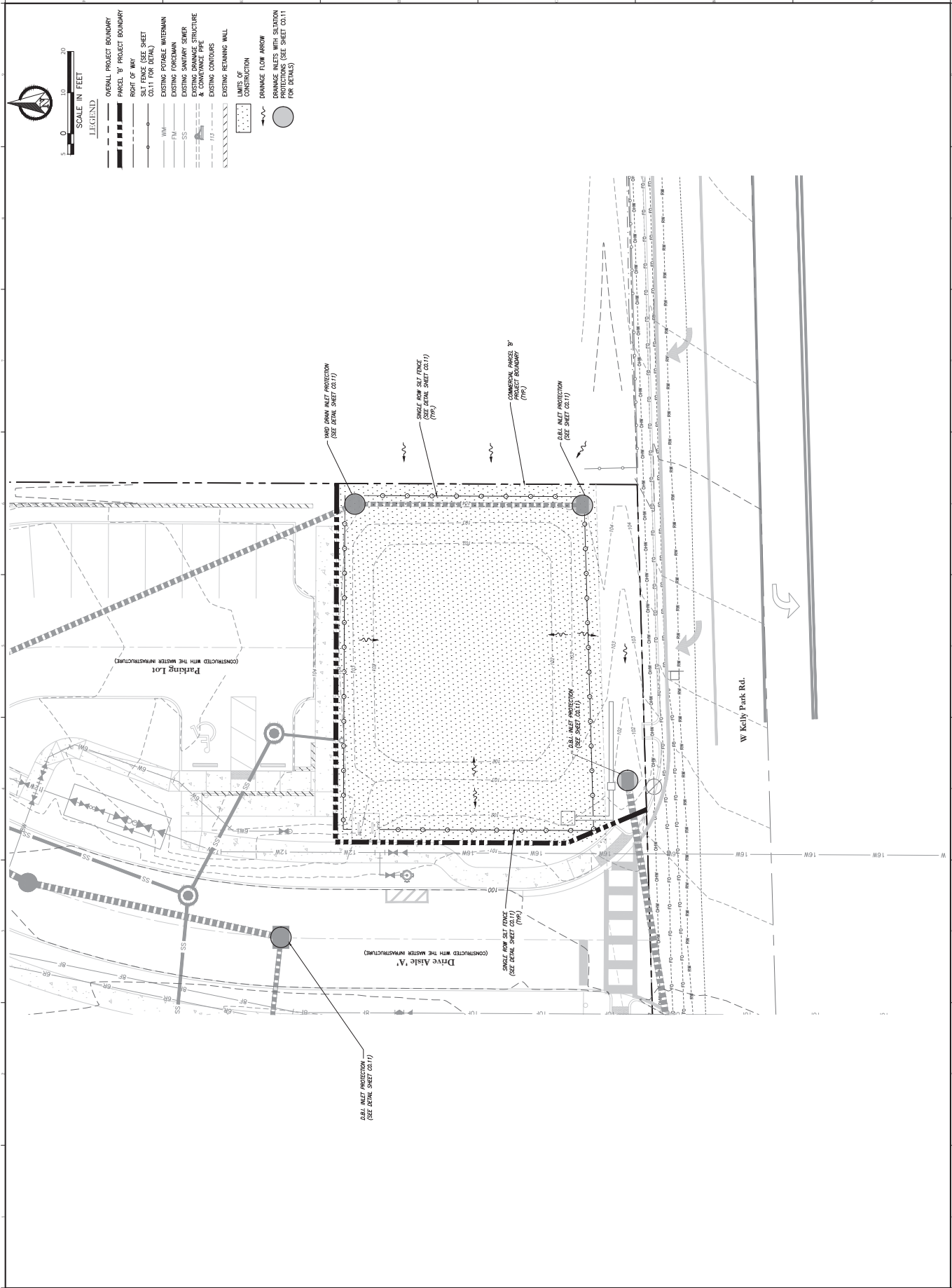
Sheet No.:

C513



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Key Map



SCALE IN FEET
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LEGEND

- OVERALL PROJECT BOUNDARY
- PROJECT B BOUNDARY
- RIGHT OF WAY
- EXISTING UTILITY (SEE SHEET C0.11 FOR DETAILS)
- EXISTING PORTABLE WATERMAIN
- EXISTING FOREWATER
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONFORMANCE PIPE
- EXISTING CONTOURS
- EXISTING RETAINING WALL
- LIMITS OF CONSTRUCTION
- DRAINAGE FLOW ARROW
- DRAINAGE INLETS WITH SLOTTED PROTECTIONS (SEE SHEET C0.11 FOR DETAILS)

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Project Name:
WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL B

Submitted To:
APOLKA, FL

Sheet Title:
EROSION CONTROL
PLAN

Sheet No.:
C0.10

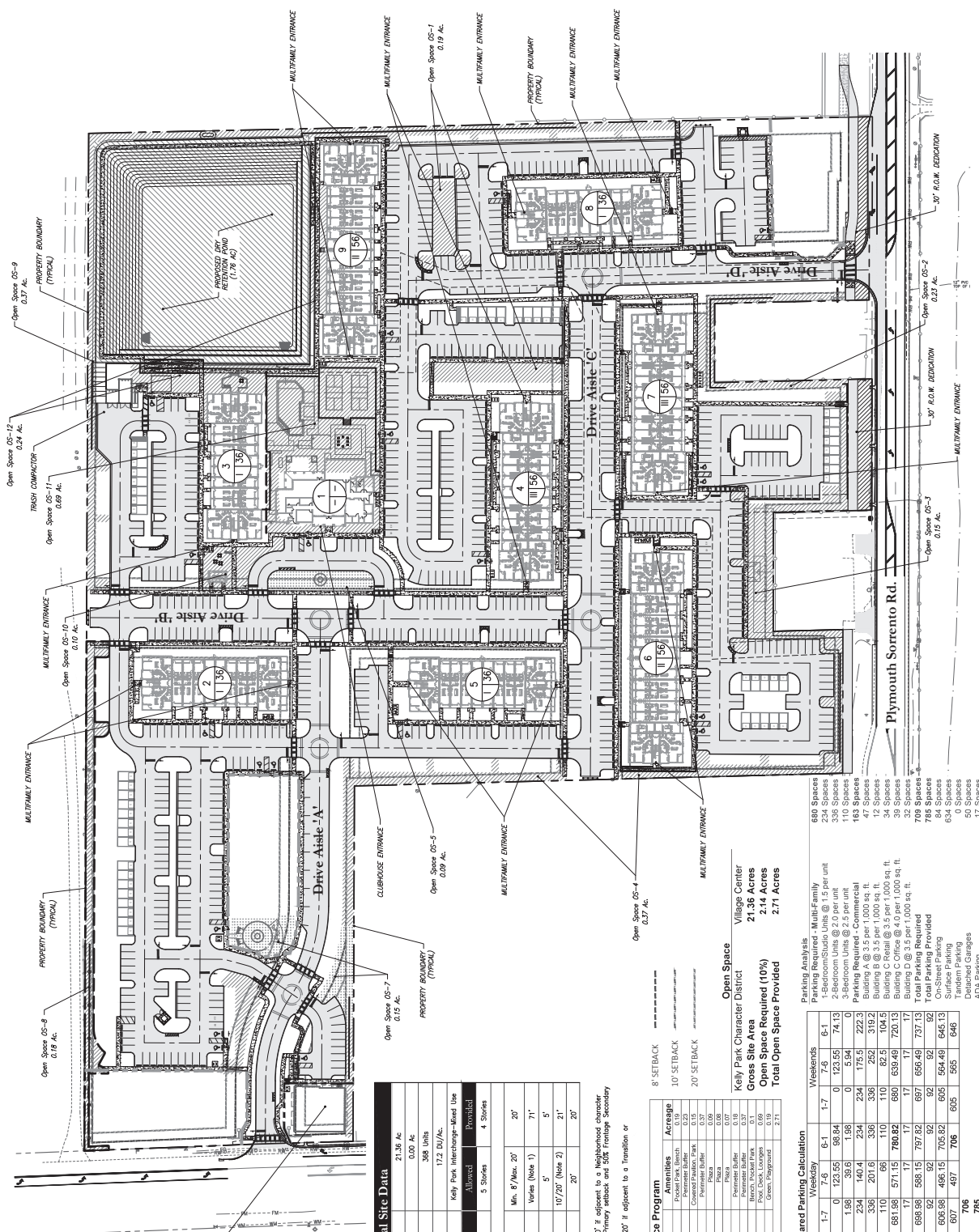
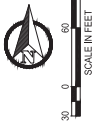


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Exp. 09/11/2025

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Exp. 09/11/2025

Key Map



General Site Data

Project Site Area	21.35 Ac.
Total Interiors	385 Units
Proposed Dwelling Units	172 DU/Ac.
Density	Kelly Park Inheritance-Mixed Use
Zoning	5 Stories
Max. Building Height	4 Stories
Building Setbacks	Min. 8' Max. 20'
Front/Drive Aisle Side	Varies (Note 1)
Side - Interior	5'
Rear	10'/20' (Note 2)
Building Separation	20'

Notes:
1. Minimum side setback is 0', or 20' if adjacent to a Neighborhood character zone.
2. Minimum rear setback is 10', or 20' if adjacent to a Transition or Neighborhood character zone.

Open Space Program		Acreage
Open Space 1	Point Park, Branch	0.10
Open Space 2	Point Park, Branch	0.10
Open Space 3	Point Park, Branch	0.10
Open Space 4	Point Park, Branch	0.10
Open Space 5	Point Park, Branch	0.10
Open Space 6	Point Park, Branch	0.10
Open Space 7	Point Park, Branch	0.10
Open Space 8	Point Park, Branch	0.10
Open Space 9	Point Park, Branch	0.10
Open Space 10	Point Park, Branch	0.10
Open Space 11	Point Park, Branch	0.10
Open Space 12	Point Park, Branch	0.10
Total		2.71

Shared Parking Calculation

Hours	1-7	7-8	8-1	1-7	7-8	8-1
Commercial	0	123.55	98.84	0	123.55	74.13
Office	1.98	39.6	1.98	0	5.94	0
1-Bedroom/Studio Units	234	140.4	234	234	175.5	222.3
2-Bedroom Units	336	201.6	336	336	252	310.2
3-Bedroom Units	110	66	110	110	82.5	104.5
Total	681.98	571.15	780.82	680	539.49	720.13
Required ADA	17	17	17	17	17	17
Parking Required Including ADA	688.98	588.15	797.82	687	556.48	737.13
Required Shared Parking	638.98	498.15	705.82	636	504.48	694.13
Parking Provided	705	467	706	695	564	646
Parking Required	785					

Open Space
Kelly Park Character District
Gross Site Area
21.35 Acres
Open Space Required (10%)
2.14 Acres
Total Open Space Provided
2.71 Acres

Parking Analysis	Multi-Family	Multi-Family	Multi-Family
Parking Required - Unit @ 2.5 per unit	234 Spaces	234 Spaces	234 Spaces
2-Bedroom Unit @ 2.5 per unit	336 Spaces	336 Spaces	336 Spaces
3-Bedroom Unit @ 2.5 per unit	110 Spaces	110 Spaces	110 Spaces
Parking Required - Commercial	163 Spaces	163 Spaces	163 Spaces
Building A @ 3.5 per 1,000 sq. ft.	12 Spaces	12 Spaces	12 Spaces
Building B @ 3.5 per 1,000 sq. ft.	12 Spaces	12 Spaces	12 Spaces
Building C @ 3.5 per 1,000 sq. ft.	34 Spaces	34 Spaces	34 Spaces
Building D @ 3.5 per 1,000 sq. ft.	39 Spaces	39 Spaces	39 Spaces
Building E @ 3.5 per 1,000 sq. ft.	32 Spaces	32 Spaces	32 Spaces
Building F @ 3.5 per 1,000 sq. ft.	32 Spaces	32 Spaces	32 Spaces
Building G @ 3.5 per 1,000 sq. ft.	784 Spaces	784 Spaces	784 Spaces
On-Street Parking	634 Spaces	634 Spaces	634 Spaces
Surface Parking	0 Spaces	0 Spaces	0 Spaces
Random Parking	57 Spaces	57 Spaces	57 Spaces
ADA Parking	17 Spaces	17 Spaces	17 Spaces

WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL B

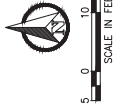
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APOLKA, FL

Sheet Title:
MASTER SITE PLAN &
SITE DATA

Sheet No.:
C1.00

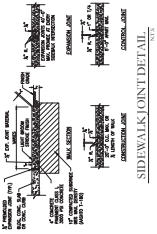


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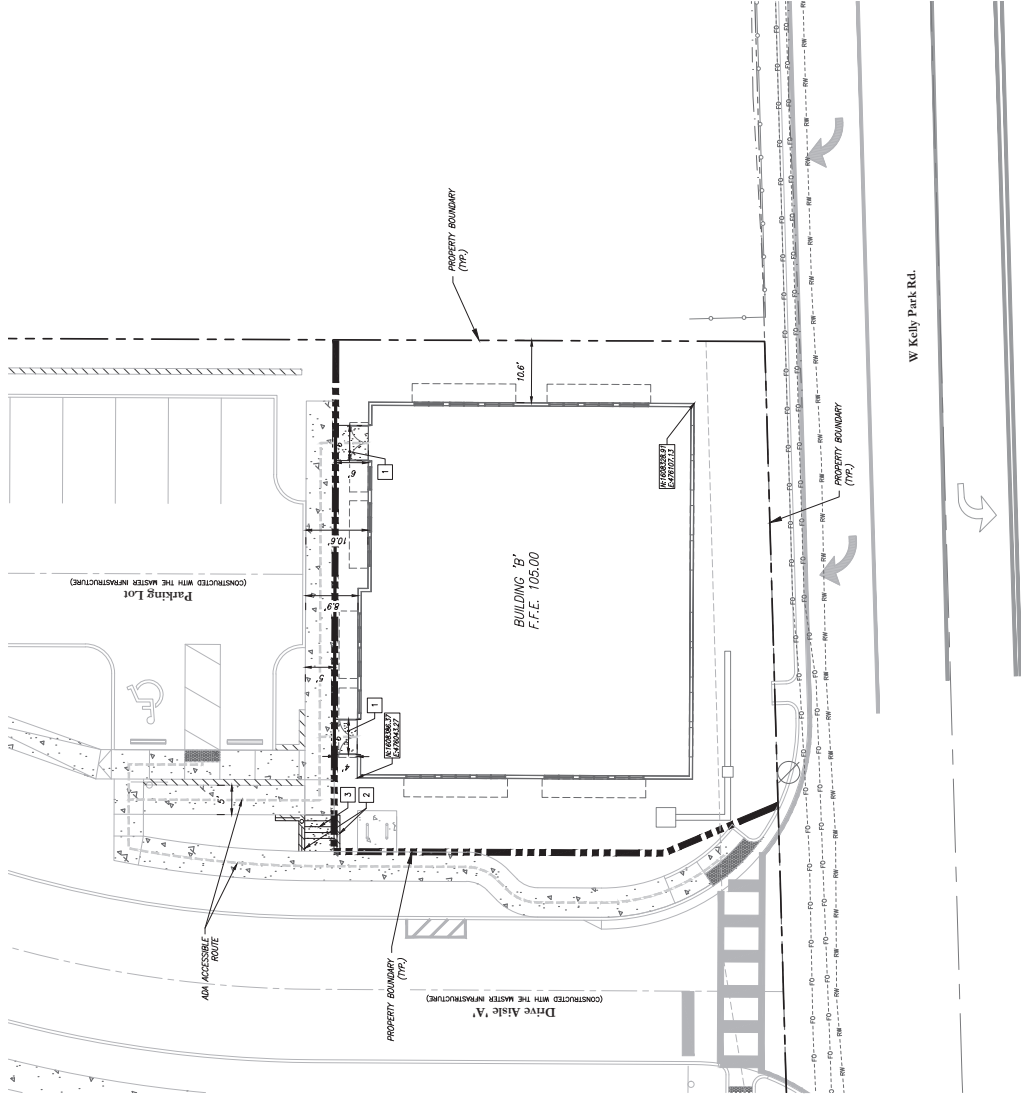
- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 2. FOR ALL STRIPING AND MARKINGS REFER TO - F.O.O.T STANDARD PLANS INDEX 711-001 FOR STANDARD STRIPING AND MARKINGS. FOR STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROPRIATE PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 4. CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 - C0.03 FOR ADDITIONAL CONDITIONS.

- SITE PLAN LEGEND
- 1. 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR WIDTH). SEE DETAIL THIS SHEET.
 - 2. RETAINING WALL
 - 3. STARS WITH RAILING (STRUCTURAL DESIGN BY ARCHITECT & OWNER)
 - 4. PROPOSED CONCRETE SIDEWALK
 - 5. EXISTING OFFSIDE CONCRETE SIDEWALK PER MASTER DEVELOPER



SIDEWALK JOINT DETAIL

SIDEWALK DETAIL



General Site Data			
Project Site Area	0.15 Ac		
Zoning	Kelly Park Interchange-Med Use	Allowed	Permitted
Building Data			
Max. Building Height	5 Stories		
Building Setbacks:			
Front/Street Side	Min. 5' Max. 20'	13' (AVC)	
Side	Varies (Note 1)	10.4'	
Rear	10'/20' (Note 2)	N/A	

Notes:
1. Minimum side setback is 0' or 20' if adjacent to a Neighborhood character zone. Minimum side setback is the Primary setback and 50% Frontage Secondary Street.
2. Minimum rear setback is 10' or 20' if adjacent to a Transition or Neighborhood character zone.

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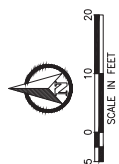
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Sheet Title:
SITE & GEOMETRY
PLAN

Sheet No.:
C2.00



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Eng. No. 10, 2025



Consultant

Q. DATE	DESCRIPTION
9/12/2005	SUBMIT TO CITY OF APOKA
7/14/2005	SUBMIT TO CITY OF APOKA

SUBMISSIONS/REVISIONS	
VERTICAL DATE:	NAVD 88
JOB NO:	21-135B

DESIGNED BY:	JWW
DRAWN BY:	JWW
CHECKED BY:	JMT
SCALE/CUTS: EAS	JMT

SCALE IN FEET: $1'' = 10'$

Project Name: WINICRANT / ABC

WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL B

Submittal To:
APOPKA, FL

Sheet Title: **UTILITY PLAN**

Sheet No.:

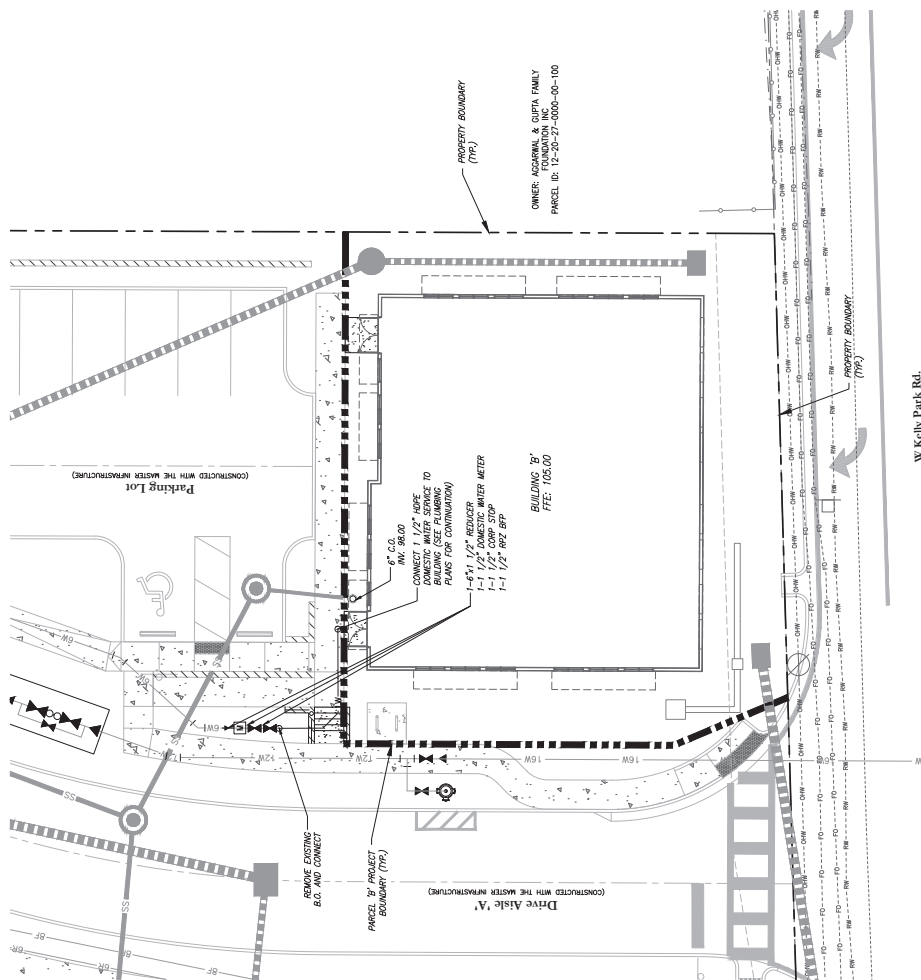
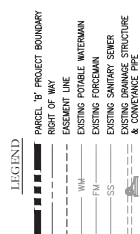
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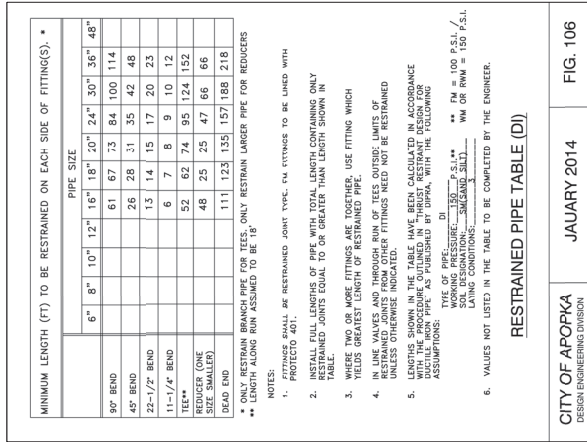
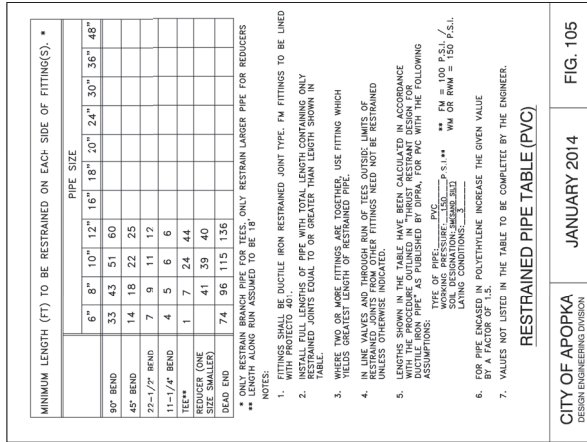
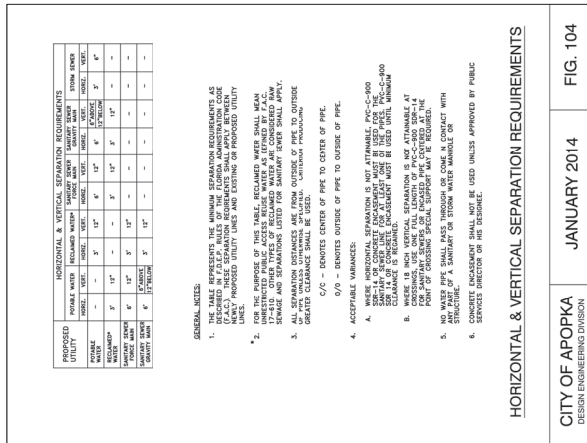
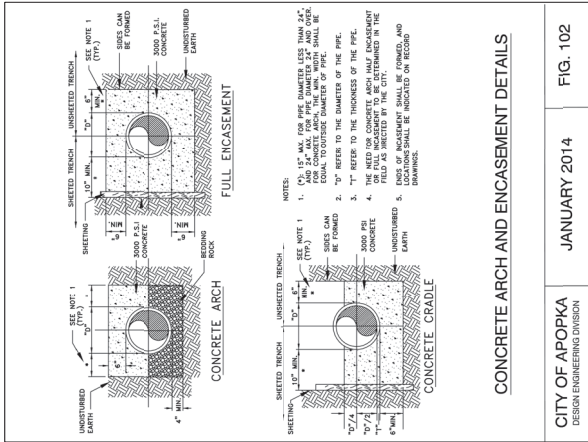
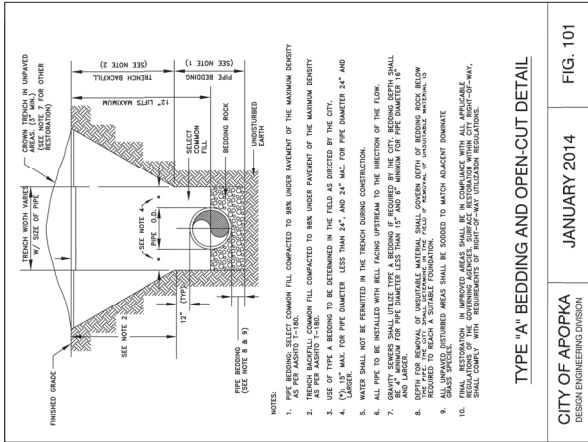
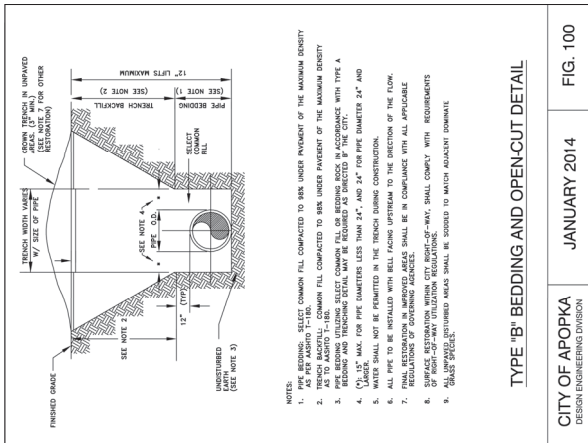
It is worth noting that even though the signal was not visible using a digital oscilloscope, several copies of the waveform are not considered signal and did not affect the significance of the results on any electronic system.

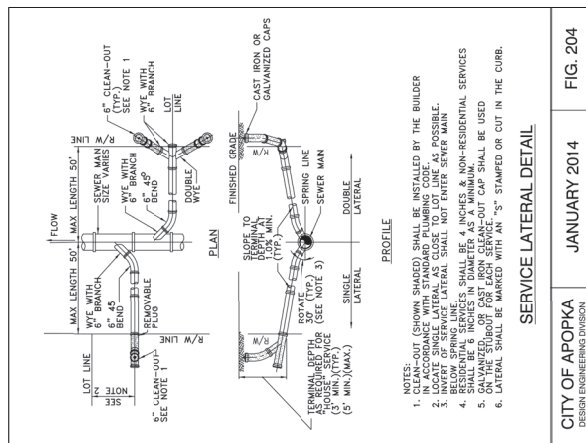
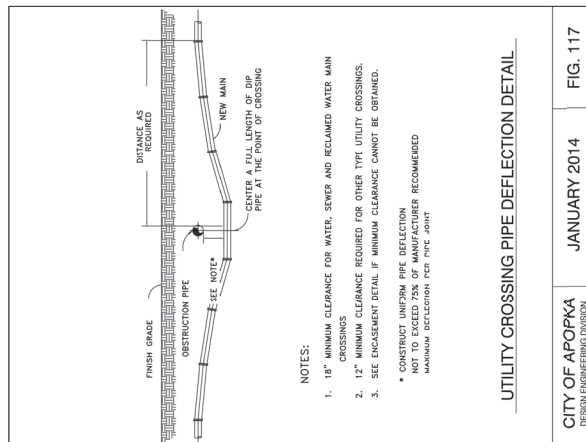
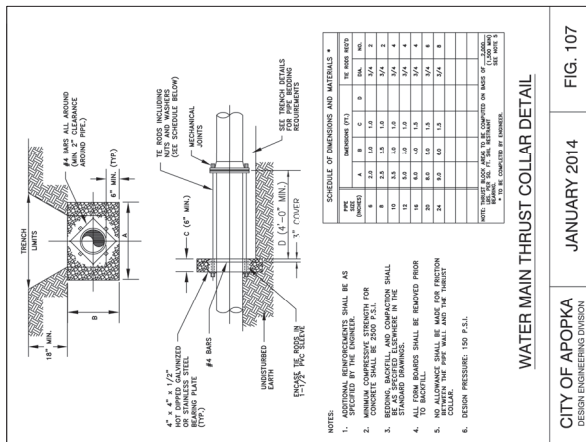
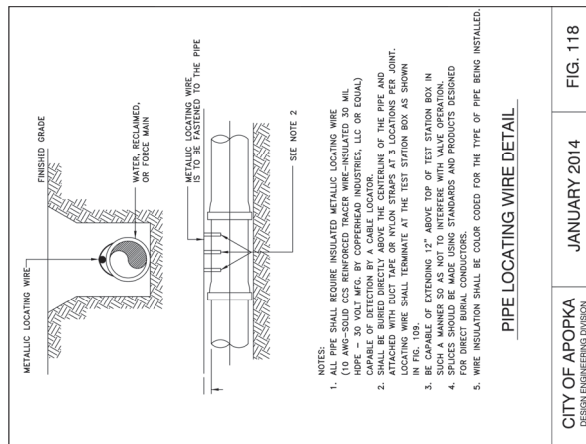
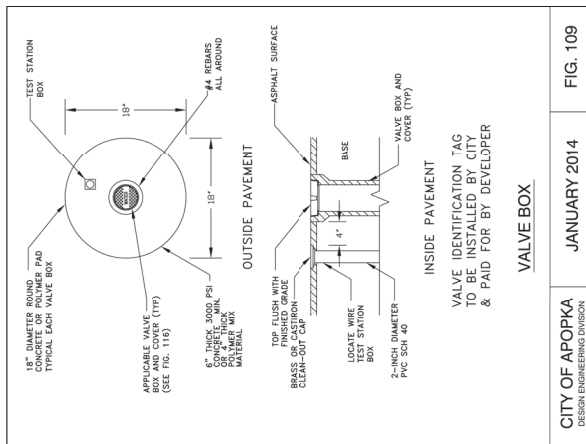
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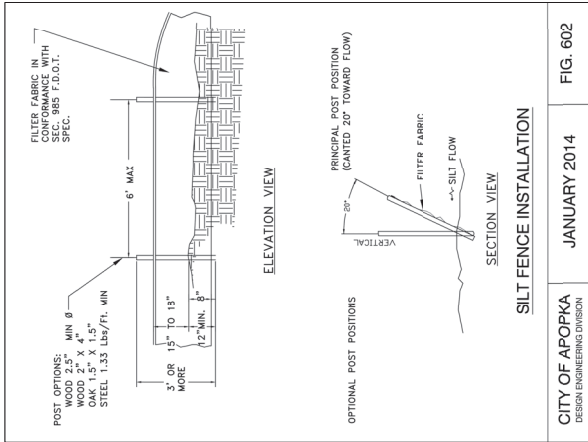
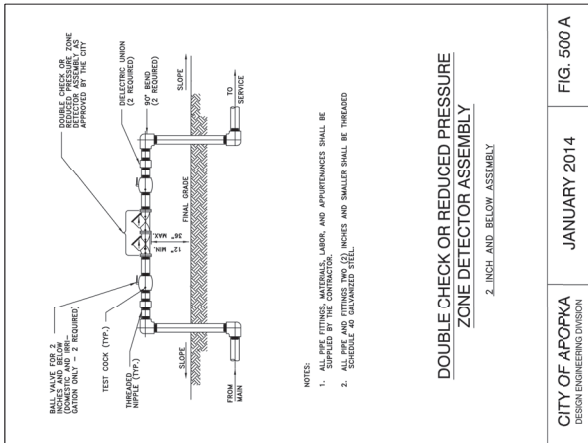
Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
E-mail: info@poulosandbennett.com



W Kelly Park Rd.







CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 A

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 602

1	7/11/2013	REVISION: CITY OF APOPKA
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Project Name:
WINGSPAN/ABC
KELLY PARK
VILLAGE
COMMERCIAL
PARCEL B

Submitted To:
APOPKA, FL

Sheet Title:
CITY OF APOPKA
STANDARD DETAILS

Sheet No.:
C5.13



Drawn by: [Name]
Checked by: [Name]
Reviewed by: [Name]

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