

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

November 19, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. **Reyes Fitness Professionals - 12Ks of Christmas - Northwest Recreation Complex - Ampitheatre - 3710 Jason Dwelley Parkway - December 20, 2025, 7:00 AM - 11:00 AM**

REZONING

1. **RZ-25-5 Lester Road Subdivision Rezoning (RZ), 1st Submittal**
Owner(s): Christopher Williams and Katrina Barrett
Applicant(s): Thomas Faber
Location: 550 West Lester Road
Proposed Use: Residential - Single Family
Project Manager: Amer Hamza
2. **PD-25-2 Ondich North - Planned Development Agreement (PD), 1st Submittal**
Owner(s): HMF LLC., PM-S-1 REO LLC, Charles P and Kim L Stallings, Euell E Stallings and Crystal D Stallings
Applicant(s): Pulte Home Company, LLC - Aaron Struckmeyer, P.E.
Location: Northwest corner of Ondich Road and SR 453/SR 429
Proposed Use: Residential Single family subdivision
Project Manager: Jean Sanchez

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-25-9 Saddlebrook Meadows Subdivision - Major Development Plan (MDP), 1st Submittal**
Owner(s): Christopher Crosby Johnson, Albert McKimmie and Susan Incatasciato
Applicant(s): G L Summitt Engineering, Inc. - Geoffrey L. Summitt
Location: 3585 and 3603 Golden Gem Road
Proposed Use: Residential
Project Manager: Bobby Howell
2. **MDP-24-4 Floridian Town Center Hotel - Major Development Plan (MDP), 2nd Submittal**
Owner(s): Florence Hotel Company LLC
Applicant(s): Gray Robinson, P.A. - Jason W. Searl
Location: West of Hermit Smith Road, north of Southfork Drive and east of Western Beltway 429
Proposed Use: Hotel
Project Manager: Bobby Howell

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. **CSP-25-13 Lisa Lane Subdivision - Construction Site Plan (CSP), 3rd Submittal**
Owner(s): SFL Partners - Albert Iglesias
Applicant(s): SFL Partners LLC
Location: 860 East Lisa Lane

Proposed Use: Residential
Project Manager: Amer Hamza

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.



NWRC

DRC: 11/19

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Reyes Fitness Professionals
Name of Applicant	Andrew J. Reyes
Mailing Address	1070 Montgomery Road #2286

City	Altamonte Springs		
State	Florida		
Zip Code	32712		
Email	theoakcommunityinfo@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	82-4767154		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Apopka BTR_25-26.pdf		
Name of the Event	12Ks of Christmas		
Date(s) of the Event	12/20/2025		
Hours of the Event	7AM-11AM		
Location of the Event	Northwest Recreation Complex- Loading dock at ampitheatre		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	50		
Briefly describe the event and all activities that will occur during the event:	Fitness Event		
Event Category	Organized Run/Walk		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	No		
Do you intend to have food trucks at your event?	No		
Will there be merchandising vending at your event?	Yes		
How many vendors?	2		
Will they need electric?	No		

Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10x10

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 12/20/2025

Start Time 7:00 AM (EST)

End Time 8:00 AM (EST)

Event Dates

Date 12/20/2025

Start Time 8:00 AM (EST)

End Time 10:00 AM (EST)

Take Down/Load Out

Date 12/20/2025

Start Time 10:00 AM (EST)

End Time 11:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Date Submitted 11/06/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!



The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or

self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.

- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Sponsoring Organization Name The Oak



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT	
Insurance Canopy		NAME:	
North Chesterfield	VA 23234	PHONE (A/C, No, Ext): (844) 520-6993	FAX (A/C, No):
		E-MAIL ADDRESS: info@insurancecanopy.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Accelerant Specialty Insurance Company	
		NAIC # 16890	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		S0220GL00000200-CPT184581	02/20/2025	02/20/2026	EACH OCCURRENCE \$ 2,000,000
	☒ COMMERCIAL GENERAL LIABILITY	☒				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	☒ CLAIMS-MADE ☐ OCCUR					MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ INCLUDED
						GENERAL AGGREGATE \$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PRODUCTS - COMPIOP AGG \$ 3,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC					ANIMAL BAILER \$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO					BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB	☐ OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	☐ CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	☐ Y/N				WC STATU-TORY LIMITS \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH)	☐ N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

It is understood and agreed that the Certificate Holder is named as Additional Insured per attached CG 20 26 (Ed. 04 13) - Additional Insured - Designated Person or Organization subject to all policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

City of Apopka
120 East Main Street
Apopka, FL 32712

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2014/01)
INS025 (201401)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):

City of Apopka

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. SECTION II - WHO IS AN INSURED** is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

CITY OF APOPKA

120 E Main Street

Apopka, FL 32703

Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID: BTR-121

Effective Date: October 1, 2025

BTR Type(s): (08H3) - Personal Trainer

Issued Date: September 2, 2025

Expiration Date: September 30, 2026

Business Name: Reyes Fitness Professionals LLC DBA The Oak

Business Location: 633 Mount Stirling Ave APOPKA, FL 32712

Business Registration Number(s): L18000031480 G23000026050

Planning and Zoning Conditions:

Notes:

No clients to visit the residence

This receipt indicates payment of the business tax as required by Chapter 66 of the City Code. This receipt does not indicate verification of zoning compliance or actual operation of the stated business at this address.

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000031480

Entity Name: REYES FITNESS PROFESSIONALS LLC

Current Principal Place of Business:

633 MT STIRLING AVE
APOPKA, FL 32712

Current Mailing Address:

1070 MONTGOMERY RD
#2286
ALTAMONTE SPRINGS, FL 32714 US

FEI Number: 82-4767154

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REYES, ANDREW J
1070 MONTGOMERY RD
#2286
ALTAMONTE SPRINGS, FL 32714 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AP
Name REYES, KENDRA N
Address 1070 MONTGOMERY RD
#2286
City-State-Zip: ALTAMONTE SPRINGS FL 32714

Title MGR
Name REYES, ANDREW J
Address 1070 MONTGOMERY RD
#2286
City-State-Zip: ALTAMONTE SPRINGS FL 32714

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANDREW J. REYES

MGR

02/05/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



**This instrument prepared by
and after recording return to:**

Shutts & Bowen LLP
Attn: Elesa R. Sowell, Esq.
300 S. Orange Ave., Suite 1600
Orlando, FL 32801

SPACE ABOVE THIS LINE FOR RECORDING DATA

PLANNED DEVELOPMENT AGREEMENT (Ondich North)

THIS PLANNED DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into as of the Effective Date (as defined below) by and among PM S-1 REO LLC, a Delaware limited liability company (“**PM**”), whose address is 400 North Ashley Drive, Suite 700, Tampa, Florida 33602, HMF LLC, a Florida limited liability company (“**HMF**” and together with PM, collectively, “**Owner**”), whose address is 888 S.E. Third Avenue, Suite 501, Ft. Lauderdale, Florida 33163, PULTE HOME COMPANY, LLC, a Michigan limited liability company (“**Developer**”), whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, and the CITY OF APOPKA, FLORIDA, a Florida municipal corporation (“**City**”), whose address is 120 East Main Street, Apopka, Florida, 32703. Owner, Developer and City are sometimes together referred to herein as the “**Parties**”, and separately as a “**Party**”, as the context requires.

RECITALS

A. Owner is the fee simple owner of that certain real property, currently bearing Orange County Tax Parcel Identification Numbers 02-20-27-0000-00010, 01-20-27-0000-00053, 02-20-27-0000-00011, 01-20-27-0000-00034, 01-20-27-0000-00007, and a portion of 02-20-27-0000-00020 and located in incorporated City of Apopka, Orange County, Florida, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”).

B. Developer is the contract purchaser of the Property for the purpose of developing the Property in accordance with that certain Planned Development / Major Development Plan for Ondich North (the “**Master Plan**”) prepared by 1828 Engineering, LLC.

C. Developer desires to develop the Property as a residential development consisting of 196 single family residential units, together with roadways, open spaces and other amenities as more specifically set forth in the Master Plan (the “**Development Improvements**”), which may be referred to herein collectively as the “**Project**”.

D. The City requires that Developer develop the Property in accordance with the City’s Comprehensive Land Use Plan (“**Comprehensive Plan**”), its Land Development Code (“**LDC**”), and the terms and conditions of this Agreement.

E. Developer submitted its application to change the zoning classification of the Property to Planned Development (PD) pursuant to the Master Plan.

F. Pursuant to Section 3.7.2.F.2 of the LDC, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the Master Plan, provision of public facilities in the Project, environmental protection of the Property, community benefits and amenities in the Project, and other provisions determined by the City to be relevant and necessary to the development of the Property.

G. The Parties desire to enter into this Agreement to facilitate development of the Property in accordance with the Master Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the Master Plan, and set forth the agreements and conditions that shall be applicable throughout the Project.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Project pursuant to the Master Plan, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, internal and dedicated pedestrian trails, and the preservation of natural habitat.

I. The Master Plan is consistent with and meets the intent of the PD zoning classification and complies with all requirements of the LDC.

J. The Project is approved for development pursuant to the Master Plan, a copy of which is contained in **Exhibit "B"** attached hereto and incorporated herein by this reference, subject to the terms and conditions set forth in this Agreement.

K. City is authorized by home-rule powers to enter into agreements regarding the development and redevelopment of property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

2. **Project Specifications.** The Project consists of the following:

- (a) Gross Acreage: 196.83
- (b) Net Developable Acreage: 196.83
- (c) Gross Residential Density (Max Allowed): Up to 1.0 dwelling unit / acre
- (d) Proposed Net Residential Density: 0.99 dwelling units / acre

- (e) Proposed Number of Dwelling Units: 196
- (f) Phasing: The Project may be developed in two (2) phases.
- (g) Open Space (Minimum): 50% of Net Developable Acreage (98.42 acres)

3. **Private Right of Way.** Rights-of-way internal to the Project (Tract A) will be private and will be owned and maintained by the homeowners association (the “HOA”). Rights-of-way internal to the Project are to be constructed in accordance with City’s standards. The Project is permitted to be gated. The installation of access gates at the entrances of the Project is permitted. Any access gates shall be owned and maintained by the HOA.

4. **Utilities.**

(a) A lift station tract (Tract U) shall be dedicated to the City at final plat and shall be maintained by the City.

(b) Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the on-site potable water, reclaimed water, and wastewater facilities shall be granted to the City prior to the issuance of final certificate of occupancy.

(c) Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(d) Natural gas services, if offered by Developer, shall be provided by Lake Apopka Natural Gas. Easements necessary for the construction, installation, and maintenance of the on-site natural gas facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(e) Cable television / telecommunications services shall be provided by Spectrum. Easements necessary for the construction, installation, and maintenance of the on-site cable television / telecommunications facilities shall be granted to the provider prior to the issuance of final certificate of occupancy.

(f) Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the on-site fire protection facilities shall be granted to the City prior to the issuance of final certificate of occupancy.

(g) Solid waste / trash collection services shall be provided by the City.

5. **Stormwater.** Stormwater ponds (Tract B, Tract C, Tract D, Tract E, Tract F, Tract G and Tract H) shall be owned and maintained by the HOA. City shall have the right, but not the obligation, to perform maintenance on the stormwater ponds if the HOA fails to properly maintain the same. Easement rights to access the stormwater ponds for such maintenance shall be granted to the City prior to the issuance of final certificate of occupancy.

6. **Recreation / Open Space / Buffer Tracts.**

(a) The amenity tract (Tract V) shall be owned and maintained by the HOA.

(b) The open space tracts (Tract P, Tract Q, Tract R, Tract S, Tract T, and Tract U) shall be owned and maintained by the HOA.

(c) The tree preservation tracts (Tract X, Tract Y, Tract Z, Tract AA, Tract BB, Tract CC, Tract DD, Tract EE and Tract FF) shall be owned and maintained by the HOA.

(d) The 50' landscape buffer tracts (Tract I, Tract J and Tract K) and the 25' landscape buffer tracts (Tract L, Tract M, Tract N and Tract O) shall be owned and maintained by the HOA.

7. **Community Benefits and Amenities.**

(a) Required open space shall be a minimum of 50% of the Net Developable Acreage in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004. The Master Plan contemplates Open Space of 123.28 acres, which is 62.63% of Net Developable Acreage in the Project, which exceeds the requirements of the JPA and the LDC.

(b) Required Project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

(c) The following amenities will be provided within the Project:

(i) Pool cabana with restrooms

(ii) Resort-style swimming pool

(iii) Recreation Lawns

(iv) Covered mailbox kiosk

(v) Multi-purpose trail system

8. **Environmental Protection / Natural Preservation.** As set forth in the Master Plan, the Project contains 81.83 acres of Tree Preservation, which is 42% of Net Developable Acreage in the Project, and incorporates these Tree Preservation areas into the design of Open Space.

9. **Development of Project.** Except as otherwise set forth herein as the responsibility of City, Developer shall design, permit, and construct, at its own cost and expense, all Development Improvements related to the Project.

(a) **Improved Architectural Design.** The Development Improvements shall comply with the City of Apopka Design Guidelines (the “**Design Guidelines**”), unless otherwise stated herein or in the Master Plan, to provide sufficient architectural diversity to avoid monotony and provide visual interest.

(b) **Construction Plans.** The Development Improvements shall be constructed in accordance with the construction plans approved by City through its standard Construction Site Plan review process.

(c) **Impact Fees.** At the time of issuance of any building permits for the Project, Developer shall pay to City all applicable City impact fees in amounts which are in effect at the time of building permit issuance. Impact fees payable may be paid in cash or with such impact fee credits, if any, which then may be available to the Developer regardless of whether such impact fee credits are awarded pursuant to this Agreement or otherwise.

10. **Consistency with City’s Comprehensive Plan.** City hereby finds that this Agreement is consistent with the City’s Comprehensive Plan and other City governing documents, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City’s powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City’s police powers. For avoidance of doubt, this is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220-163.3243, *Florida Statutes*.

11. **Minor (aka “Insubstantial”) Amendments and Adjustments.** The Parties agree that a Project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Project. Such “**Minor Adjustments**” are those which do not materially affect or modify the Project and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved Master Plan or approved Final Development Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with approval of City Administrator or his designee (“**City Designee**”). If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, shall not be unreasonably withheld, conditioned, or delayed, and shall be binding upon City and Developer.

12. **Obligation to Adhere to Requirements of Law.** Developer agrees that it will comply with all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by any Party, except as otherwise expressly provided herein. Failure of this Agreement to address a particular permit, condition, term, or restriction shall

not relieve any Party of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

13. **Covenants and Terms.** The terms, the conditions and covenants set forth herein shall be construed as covenants running with title to the Property. This Agreement shall be binding upon and inure to the benefit of Owner and its assigns and successors in interest. City hereby agrees that this Agreement will be assigned to Developer upon Developer's acquisition of the Property. For purposes of clarity, to the extent Developer does not acquire the Property, Developer shall not be responsible for any obligations hereunder.

14. **Further Documentation.** Each Party agrees that at any time following a request therefor by another Party, each Party shall execute and deliver to the requesting Party such further documents and instruments reasonably necessary to confirm and/or effectuate the obligations of any Party hereunder and the consummation of the transactions contemplated hereby.

15. **Amendments.** This Agreement may not be amended, unless evidenced in writing, executed by all Parties hereto, and recorded in the Public Records of Orange County, Florida.

16. **Indemnification.** Developer shall indemnify and hold harmless City and its elected and appointed officials, employees and agents from and against any and all suits, claims, damages, losses, liabilities, and reasonable costs and expenses whatsoever (including attorneys' fees), which City may incur (or which may be claimed against City by any person whomsoever) by reasons of or in connection with the design or construction of the Development Improvements and public infrastructure. Nothing herein shall require Developer to indemnify City or its agents for their own negligence. This paragraph shall survive expiration or earlier termination of this Agreement.

17. **Default.** Failure by any Party to perform any of its obligations hereunder shall constitute a default, entitling any non-defaulting Party to pursue, subject to the limitations provided by Section 34, such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief. Prior to any Party filing an action as a result of a default under this Agreement, a non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein. Notwithstanding the foregoing, if Developer determines, in Developer's sole discretion and prior to commencing development of the Project, that market conditions or other factors have made proceeding with the Project inadvisable, then, in that instance, Developer shall be free to terminate this Agreement without penalty or claim of damages by City by providing written notice of termination to City no less than thirty (30) days prior to the effective date of termination.

18. **Attorneys' Fees.** In the event of default, the prevailing Party shall have the right to recover all reasonable attorneys' fees and court costs incurred as a result thereof, in addition to all other remedies provided herein.

19. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated,

or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.

20. **No Liability or Monetary Remedy.** Each Party hereby acknowledges and agrees that no Party shall be liable for direct, indirect, special, punitive or consequential damages and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.

21. **Force Majeure.** Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, pandemics, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance.

22. **Notice.** Any notice required or allowed to be delivered hereunder shall be in writing and shall be: (a) hand delivered to the official hereinafter designated, effective upon such delivery; (b) deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, effective upon receipt of such notice; or (c) deposited with a nationally recognized overnight courier service (*e.g.*, Federal Express, United Parcel Service, Purolator, Airborne, Express Mail, etc.), effective one (1) business day after such deposit; addressed to a Party at the address specified below, or at such other address as from time to time may be provided by written notice:

City: City Administrator
120 E. Main St.
Apopka, FL 32703

with a copy to: City Attorney
120 E. Main St.
Apopka, FL 32703

Owner: PM S-1 REO, LLC et al.
Attn: Adam Cohen
400 North Ashley Drive, Suite 700
Tampa, Florida 33602

with a copy to: Hill, Ward & Henderson
Attn: Jerilyn H. Reed, Esq.
101 East Kennedy Blvd, Suite 3700
Tampa, Florida 33602

Developer: Pulte Home Company, LLC
Attn: Aaron Struckmeyer, Director-Land Planning and
Entitlements

4901 Vineland Road, Suite 500
Orlando, FL 32811

with a copy to:

Shutts & Bowen LLP
Attn: Elesa R. Sowell, Esq.
300 S. Orange Ave., Suite 1600
Orlando, FL 32801

23. **Severability.** Invalidation of any word, clause, sentence, or section contained herein due to illegality, unconstitutionality, or for any other reason and as determined by a court of competent jurisdiction shall not act to cause this entire Agreement to be found to be invalid, illegal, or unconstitutional, and this Agreement shall be read without such invalid, illegal, or unconstitutional word, clause, sentence, or section.

24. **Recording in Public Records.** This Agreement, executed by all Parties, shall be recorded in the Public Records of Orange County, Florida. The City Clerk of City shall insure that proper recording of this Agreement is accomplished promptly after the execution of this Agreement by the Parties.

25. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which shall together constitute on and the same instrument.

26. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements with respect thereto.

27. **No Third-Party Beneficiaries.** The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

28. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between the Parties. Developer cannot create any obligation or responsibility on behalf of City or bind City in any manner except as otherwise expressly set forth herein. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that the other Parties hereto are not acting as a fiduciary for or an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein. Developer and Owner further represents and acknowledges that no one was paid a fee, commission, gift, or other consideration by Developer or Owner as an inducement to entering into this Agreement.

29. **Controlling Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted.

30. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.

31. **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee, or agent of City in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of City hereunder.

32. **No General Obligation.** In no event shall any obligation of City under this Agreement be or constitute a general obligation or indebtedness of City or a pledge of the ad valorem taxing power of City, within the meaning of the Constitution of the State of Florida or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither Developer nor any other party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of City or any other governmental entity or taxation in any form on any real or personal property to pay City's obligations or undertakings hereunder.

33. **Agency.** The Parties, and their agents, contractors, or subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of each other.

34. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, *Florida Statutes*.

35. **City's Police Power and Regulatory Powers.** City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

36. **Interpretation.** The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and neither Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties. Each Party hereto hereby acknowledges that it was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or another as a result of such Party's participation in the drafting of this Agreement.

37. **References.** Whenever any reference is made in this Agreement to any article, section, paragraph, etc. of this Agreement (or of any other document or instrument), unless otherwise expressly provided, such reference shall be deemed to include all parts and portions of the article, section, paragraph, etc. to which such reference is made, including without limitation all subarticles, subsections, subparagraphs, sentences, and/or clauses thereof, if any.

38. **Time of the Essence.** Time is of the essence of this Agreement. Unless otherwise expressly specified in this Agreement: (i) in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included, and the last day of the period so computed is to be included, unless such last

day is a Saturday, Sunday, or holiday, in which event the period shall run and extend until the next day which is neither a Saturday, Sunday, or holiday; (ii) if any specified/fixed date or deadline set forth in this Agreement falls on a Saturday, Sunday, or holiday, then such date or deadline shall roll and extend to next day which is neither a Saturday, Sunday, or holiday; and (iii) the last day of any time period described in this Agreement, and the time for performance on any other date or deadline set forth in this Agreement, shall be deemed to end/be at 6:00 p.m. local time in Orange County, Florida. As used in this Agreement, “**holiday**” shall mean federal holidays as defined in 5 U.S.C. 6103, and “**Business Days**” shall mean and refer to all days other than Saturdays, Sundays, and holidays.

39. **Compliance with Public Records Law.** Pursuant to Section 119.0701, *Florida Statutes*, when Developer provides services to City by constructing public infrastructure or improving City property under the terms of this Agreement, Developer shall comply with the public records laws set forth in Chapter 119, *Florida Statutes*, and any successor statute. Specifically, Developer shall:

(a) Keep and maintain public records that ordinarily and necessarily would be required by City in order to perform the service provided to City;

(b) Provide the public with access to public records on the same terms and conditions that City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or otherwise provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;

(d) Meet all requirements for retaining public records and transfer, at no cost to City, all public records in possession of Developer upon completion, inspection, and issuance of a Certificate of Occupancy for the completed services on City property, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City;

(e) Upon request of City, Developer shall promptly provide City with copies of public records which pertain to this Agreement; and

(f) In the event that Developer receives a request from any person or entity other than City for a document, computerized information, audio or videotape, CD, DVD, or any other record in Developer’s possession pursuant to this Agreement, Developer shall notify City immediately and submit the request to City for direction on how to comply with Florida’s Public Records Law. Developer shall allow City to inspect the requested record to advise Developer if any material therein is exempt or confidential and therefore subject to redaction.

40. **Effective Date.** The “**Effective Date**” of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

41. **Jury Waiver.** EACH PARTY HERETO, AND ITS SUCCESSORS AND/OR ASSIGNS, HEREBY VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND FOREVER WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT AND/OR THE SUBJECT MATTER HEREOF.

[signature pages and exhibits follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“CITY”

CITY OF APOPKA, FLORIDA,
a Florida municipal corporation

By: _____
Bryan Nelson, Mayor

ATTEST:

_____, City Clerk

Approved as to Form:

_____, City Attorney

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 202__, by Bryan Nelson, as Mayor of the City of Apopka, Florida, a Florida municipal corporation, on behalf of the City of Apopka, Florida. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

Development Agreement
Signature Page

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“OWNER”

Signed, sealed, and delivered
in the presence of:

PM S-1 REO LLC, a Delaware limited liability
company

Print Name: _____
Address: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20_____, by _____, as _____ of PM S-1 REO LLC, a Delaware limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“OWNER”

Signed, sealed, and delivered
in the presence of:

HMF LLC, a Florida limited liability company

Print Name: _____

Address: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20_____, by _____, as _____ of HMF LLC, a Florida limited liability company, on behalf of the company. S/He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the Effective Date.

“DEVELOPER”

Signed, sealed, and delivered
in the presence of:

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

Print Name: _____
Address: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20_____, by _____, as _____ of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

**Development Agreement
Signature Page**

EXHIBIT "A"

Legal Description of the Property

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

Parcel 1:

That part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying North of Ondich Road and the North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 27 East, Orange County, Florida.

Less and except that portion as set forth in that certain Order of Taking recorded January 30, 2015 in Official Records Book 10869, page 79, of the Public Records of Orange County, Florida.

Parcel 2:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 27 East, Orange County, Florida.

Together with a non-exclusive easement for unimpeded pedestrian and vehicular access, ingress, and egress as created in that certain Easement Agreement, recorded March 7, 2018 in Instrument No. 20180135614, Public Records of Orange County, Florida.

Parcel 3:

A TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH $88^{\circ}56'20''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2684.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH $88^{\circ}56'20''$ EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 321.24 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (WEKIVA PARKWAY), STATE ROAD 46 CONNECTOR INTERCHANGE, PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP F.P. NUMBER 429-204; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH $15^{\circ}03'37''$ EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 1206.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 22824.00 FEET, A CENTRAL ANGLE OF $00^{\circ}23'21''$, AN ARC LENGTH OF 155.00 FEET, A CHORD LENGTH OF 155.00 FEET AND

Development Agreement Exhibits

A CHORD BEARING OF SOUTH 14°51'56" EAST TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NON-TANGENT TO SAID CURVE, SOUTH 89°08'51" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 688.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2036.77 FEET TO THE NORTHEAST CORNER OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°23'13" WEST, ALONG THE EAST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1283.24 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE RUN SOUTH 89°19'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.21 FEET TO A POINT LYING ON THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°23'13" EAST, ALONG THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1282.15 FEET TO A POINT LYING ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 338.14 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 01°29'49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1311.14 FEET TO THE POINT OF BEGINNING.

Parcel 4:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 27 East, together with non-exclusive easements for ingress and egress over the East 20 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 2, as recorded in Official Records Book 3995, page 3632 and over the East 20 feet of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, as recorded in Official Records Book 5142, page 3281, all of the Public Records of Orange County, Florida.

Parcel 5:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 27 East, Orange County, Florida.

**Development Agreement
Exhibits**

EXHIBIT “B”

Master Plan

[see attached one (1) document totaling four (4) pages]

SADDLEBROOK MEADOWS

KPI Master/Major Development Plan

City of Apopka Florida Parcel I.D. # 24-20-27-0000-00-099; 108

for

K. Hovnanian
Orlando Division,
LLC

by



G L SUMMITT
—ENGINEERING INC—

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH ONE-HALF (LOT "B") OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 640 FEET OF THE NORTH 1960 FEET OF THE WEST 1391.25 FEET OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL 2:
THE SOUTH ONE-HALF (LOT "A") OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 640 FEET OF THE NORTH 1960 FEET OF THE WEST 1391.25 FEET OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY.

STATEMENT OF USE:
THE PROPOSED MDP WILL SUBDIVIDE THE PROPERTY TO ALLOW FOR 55 SINGLE-FAMILY HOMES WITH ASSOCIATED OPEN SPACE AND COMMON AREA ON APPROXIMATELY 20.00 ACRES.

Project Team

OWNER Johnson Christopher Crosby 1952 Township Road 1095 Ashland, OH 44805-0421 P: (407) 703-1731 F: (407) 703-1748	SURVEYOR ASME American Surveying & Mapping, Inc. 221 Circle Dr. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748	Civil Engineer G.L. Summit Engineering, Inc. 3667 Simonton Place Lake Mary, FL 32746 P: (407) 323-0705 F: (407) 992-8650	Landscape Architect Ravensdale Planning & Design, Inc. 3208-C E. Colonial Dr. #294 Orlando, FL 32803 P: (407) 647-1213 F: (407) 703-1748
Developer K. Hovnanian Orlando Division LLC 2301 Lucien Way, Suite 260 Maitland, FL 32751 P: (321) 263-5600 F: (407) 703-1731	Drinking Water City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748	Sanitary Sewer City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748	Reclaim Water City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748

Utilities

Electric Service Florida Power & Light 3250 Bonnet Creek Rd. Orlando, FL 32830 P: (800) 706-8744	Phone Provider AT&T 1227 S. Division Ave. Orlando, FL 32805 P: (407) 551-1100	Cable Provider Spectrum Networks 100 Gordon St. Sanford, FL 32771 P: (321) 805-5081
Garbage Disposal City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748	Drinking Water City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748	Sanitary Sewer City of Apopka 748 E. Cleveland St. Apopka, FL 32703 P: (407) 703-1731 F: (407) 703-1748

Vicinity Map



Drawing Index

No.	Title	Revised
1	Coversheet	08-15-25
2	Symbols & Abbreviations	08-15-25
3-3b	Boundary & Topo Survey	08-15-25
4	Overall Site Plan	08-15-25
5	Open Space Rec. Plan	08-15-25
6	Neighborhood Block Plan	08-15-25
7	Design Standards Plan	08-15-25
8	Key Map Plan	08-15-25
9-10	Detailed Site Plan(s)	08-15-25
11-12	Utility Plan(s)	08-15-25
13	Offsite Utility Plan	08-15-25
14-15	Drainage & Grading Plan(s)	08-15-25
16-17	Landscape Plan(s)	08-15-25
18	Landscape Details	08-15-25
19-20	Truck Turning Plan(s)	08-15-25
21-22	General Details	08-15-25
23	Architectural Elevations	08-15-25



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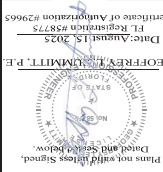
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Saddlebrook Meadows
Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Cover Sheet

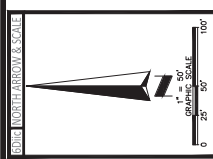


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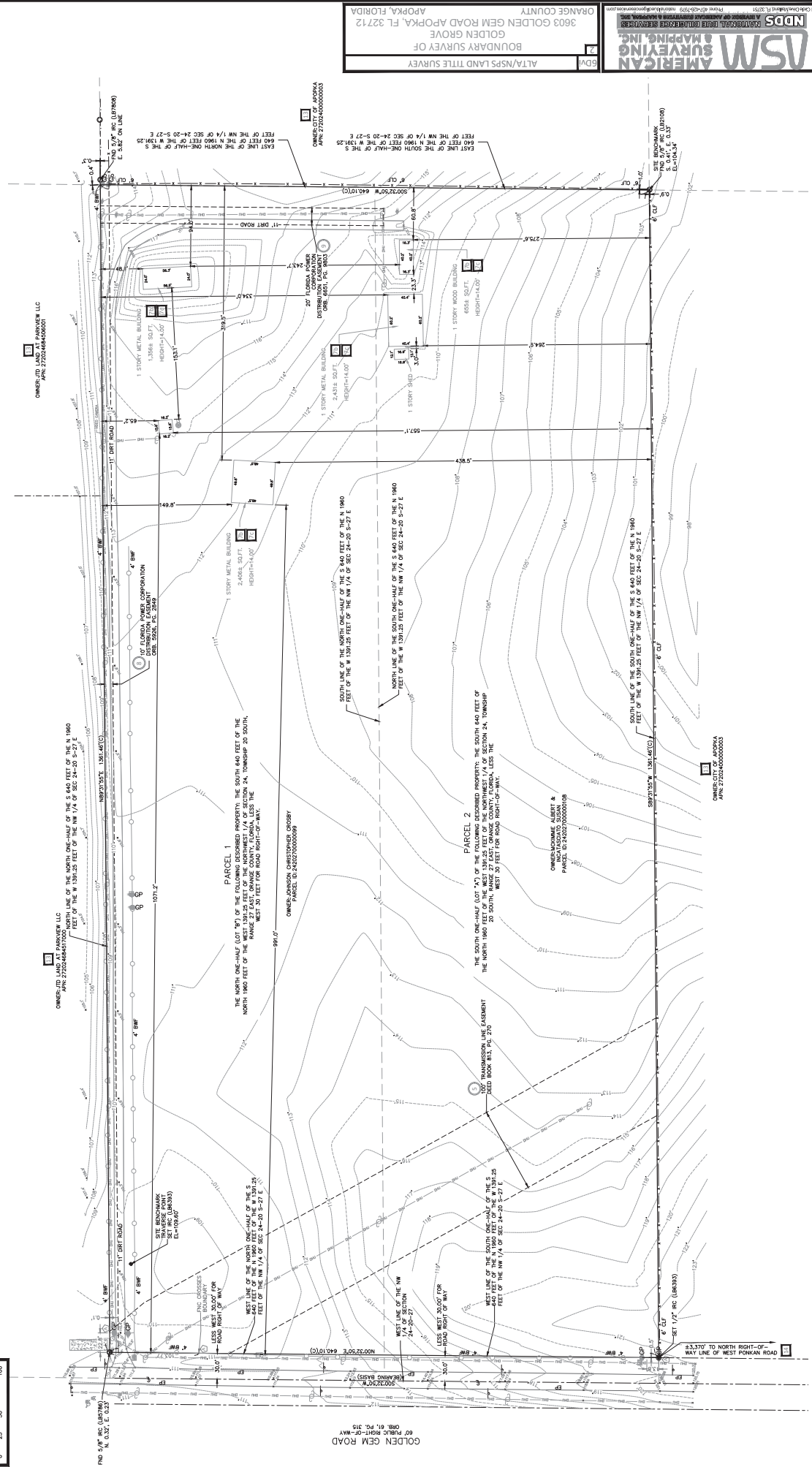
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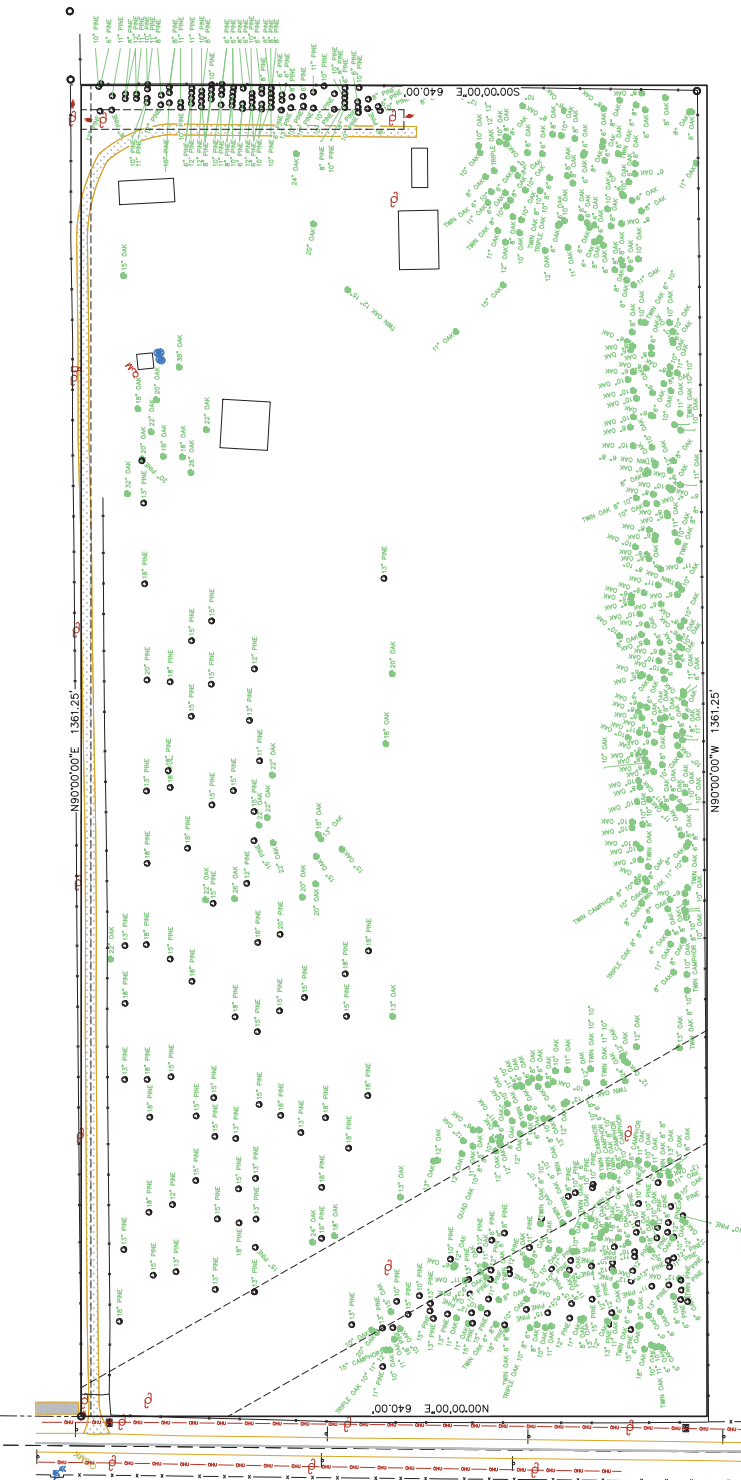
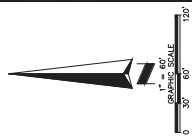


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BOUNDARY SURVEY OF
GOLDEN GEM ROAD
3603 GOLDEN GEM ROAD APOPKA, FL 32712
ORANGE COUNTY
ALTA/MSPS LAND TITLE SURVEY
BDM



CAMPHOR TREE TABLE	
DBH	COUNT
6"	3
8"	4
10"	4
15"	1

PINE TREE TABLE	
DBH	COUNT
6"	24
8"	26
10"	36
11"	22
12"	26
13"	27
15"	34
18"	26
20"	3

OAK TREE TABLE	
DBH	COUNT
6"	102
7"	0
8"	132
10"	99
11"	42
12"	23
13"	10
15"	6
18"	9
20"	7
22"	8
24"	3
26"	2
32"	1
36"	1

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES ARE NOT SHOWN. NO SUB-SURFACE EXCAVATION OR EXPLORATION WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SURVEY. ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES IS SHOWN.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120180 125 H (MAP NO. 1209000125H), WHICH BECAME EFFECTIVE DATE OF 9/24/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION

PARCEL 1: ONE-HALF (LOT "B") OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 640 FEET OF THE NORTH 1960 FEET OF THE WEST 1391.25 FEET OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR A ROAD RIGHT-OF-WAY.

PARCEL 2: ONE-HALF (LOT "A") OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 640 FEET OF THE NORTH 1960 FEET OF THE WEST 1391.25 FEET OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR A ROAD RIGHT-OF-WAY.

SURVEYOR'S NOTES

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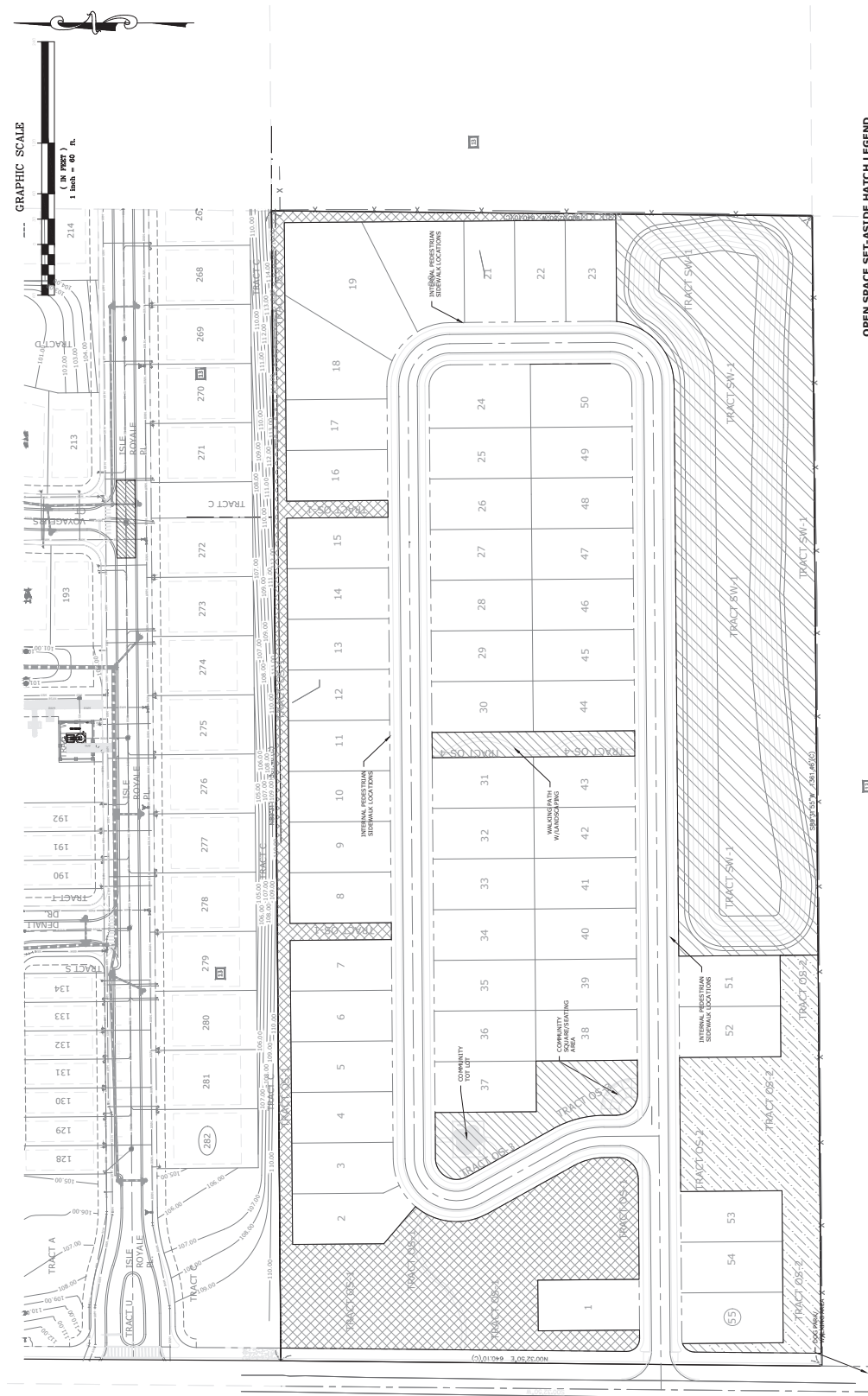
Saddlebrook Meadows
 Subdivision
 City of Apopka, Florida
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Open Space
 Plan

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OPEN SPACE SET-ASIDE HATCH LEGEND

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

Open Space Requirements:
 Land Development Code (Neighborhood 20%)
 20.00 ac. * .20 = 4.00 acres (required)
 Open Space Provided:
 Tract OS-1: 2.08 acres
 Tract OS-2: 0.95 acres
 Tract OS-3: 0.36 acres
 Tract OS-4: 0.17 acres
 Tract SW-1: 3.54 acres
 Total: 7.10 acres (4.00 required)



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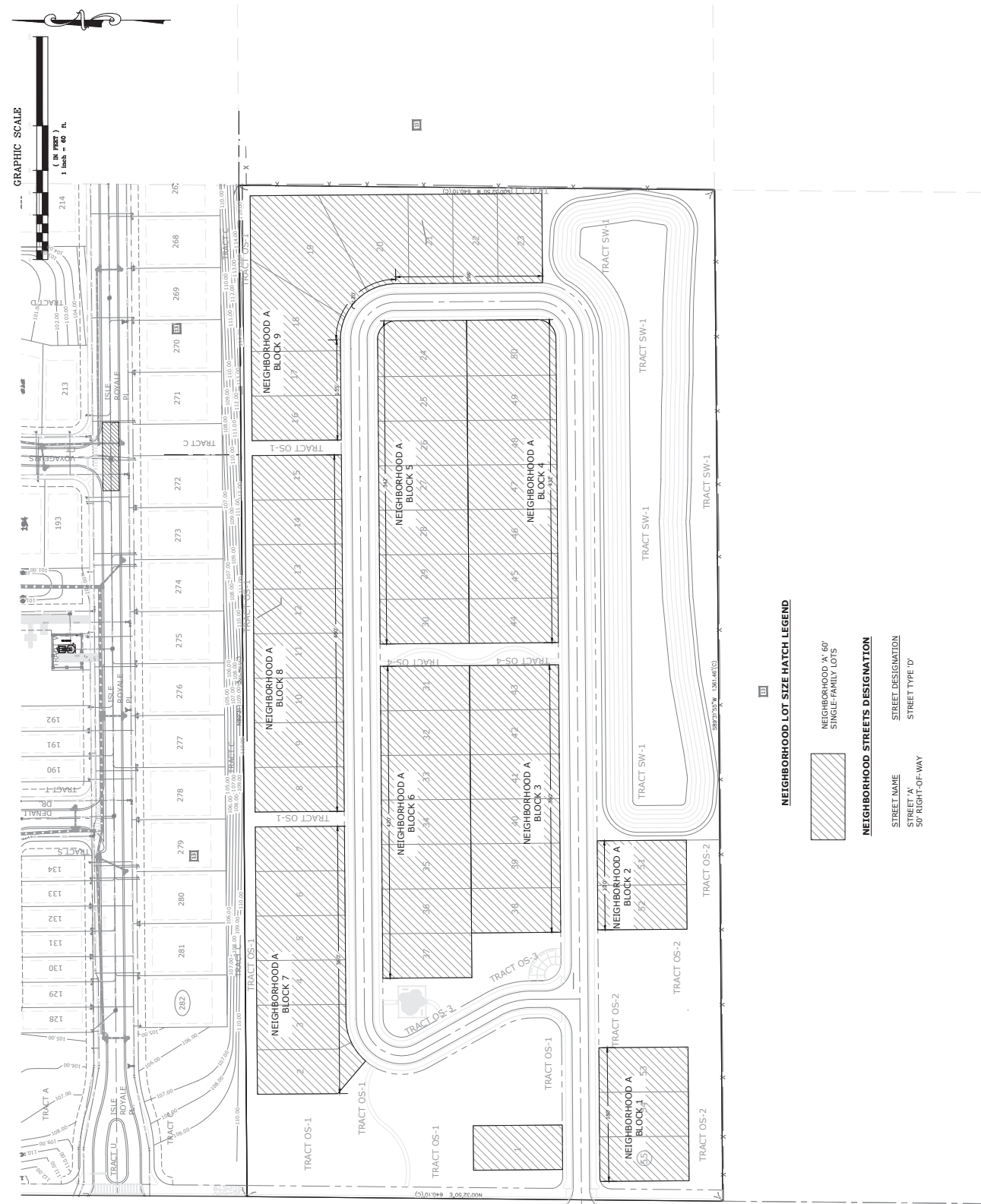
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Neighborhood Block Plan

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 6 OF 23



NEIGHBORHOOD LOT SIZE HATCH LEGEND

- 

NEIGHBORHOOD "A", 60'
 SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

STREET NAME
 STREET DESIGNATION
 STREET "A"
 50' RIGHT-OF-WAY



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**Saddlebrook Meadows
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Design Standards Plan

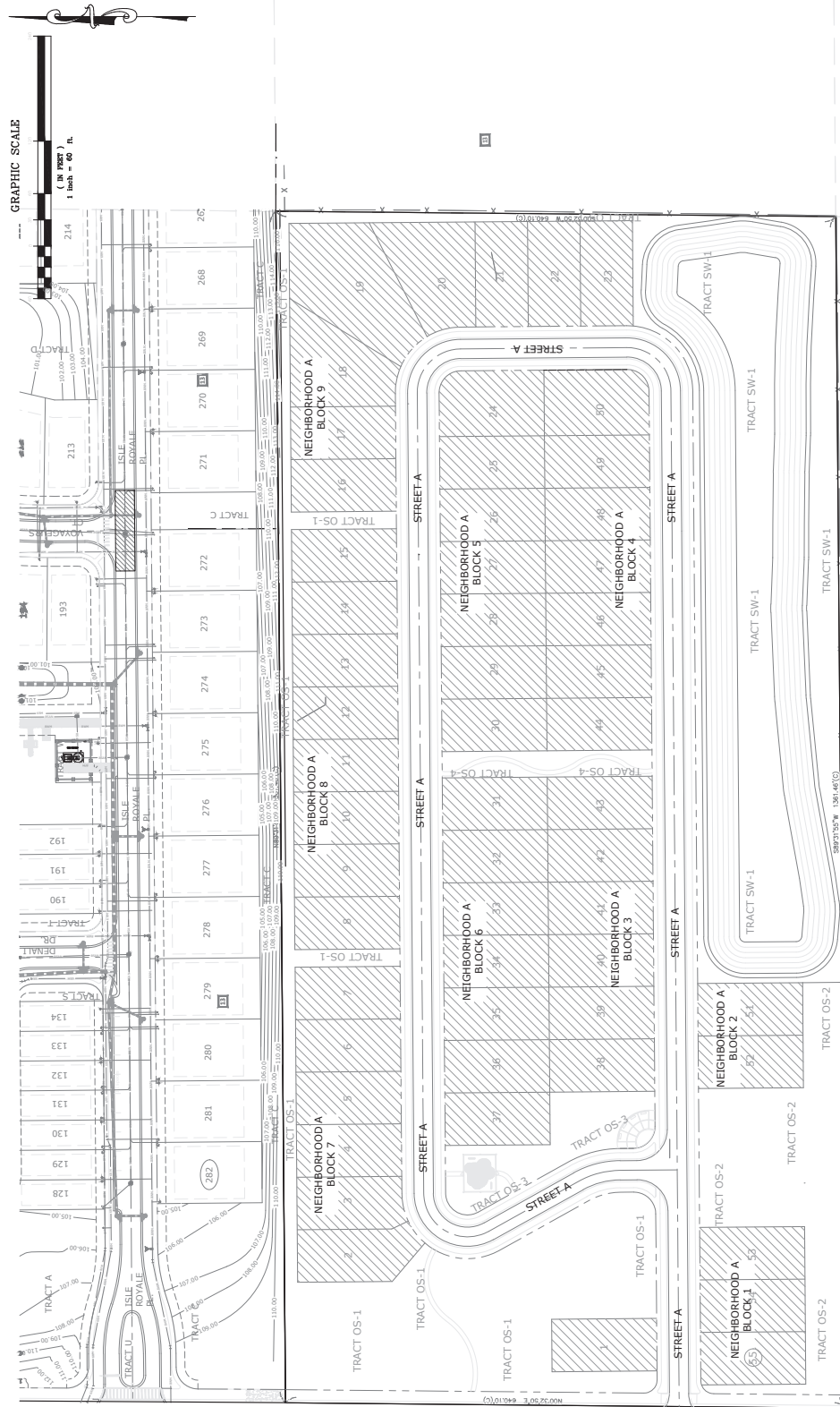
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7 OF 23



Street Address: _____

Building: _____

Architect: _____

Model Home Data: _____

The model home park will be provided along Street A. The model park will consist of 4 homes. A model home is provided after the construction plan approval for all to review with model home permit requests.

NEIGHBORHOOD X-DESIGN DETAILS:	
Minimum Lot Area:	1,650 sq.ft. (Measured/coated space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	60'
Maximum Lot Depth:	70'
Minimum Lot Size:	7,200
Maximum Lot Coverage:	70%
Maximum Impervious Surface %:	70%
Garage Location:	PROM-Front Entry (2-Car)
Setbacks:	
Front:	20' (15' Porch)
Side:	5'
Back Street:	15'
Rear:	20' max.
Access:	Access determined by code
Architectural Design:	Consistent with Section K, of the form-based code



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Key Map

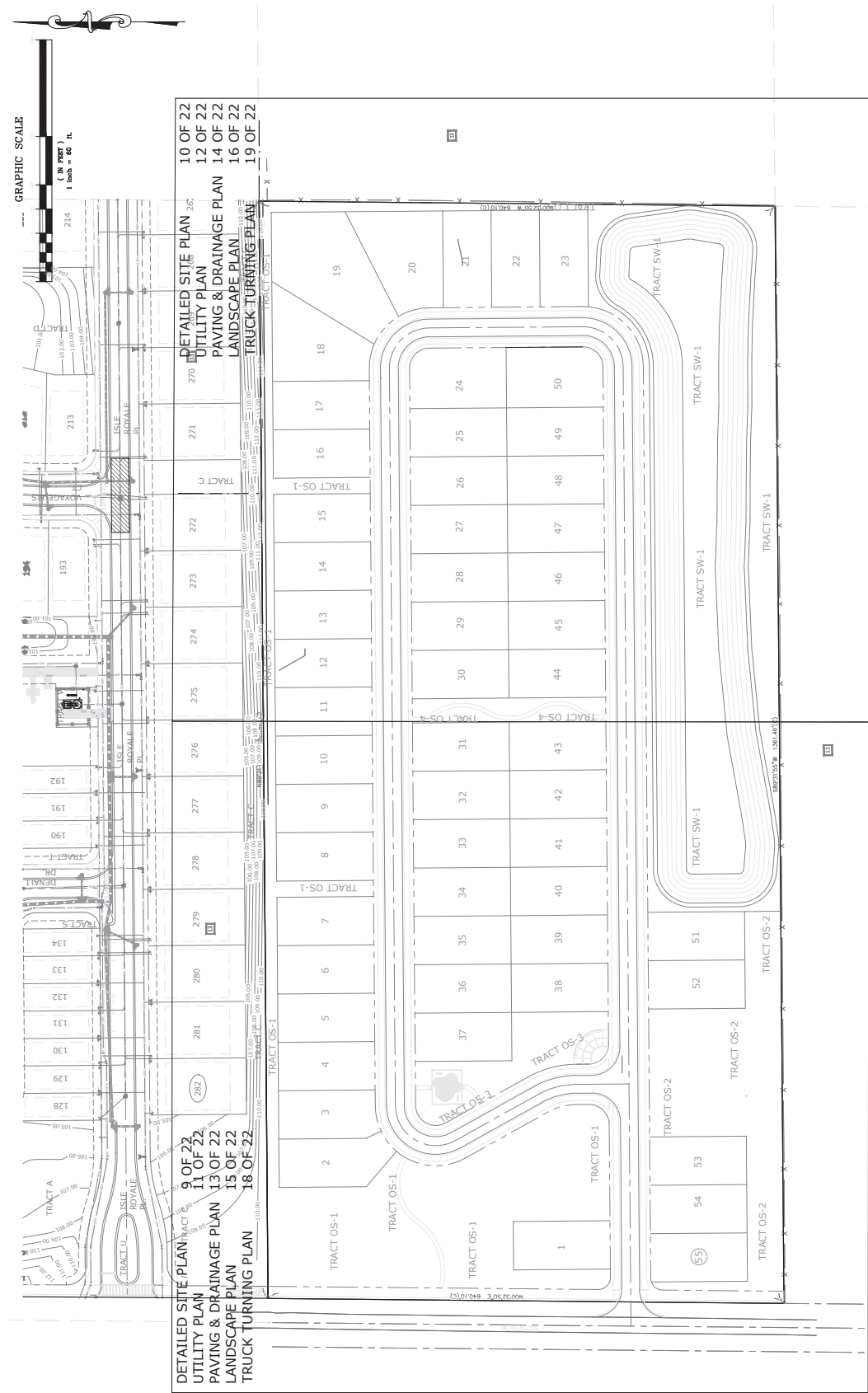
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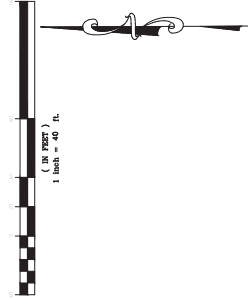
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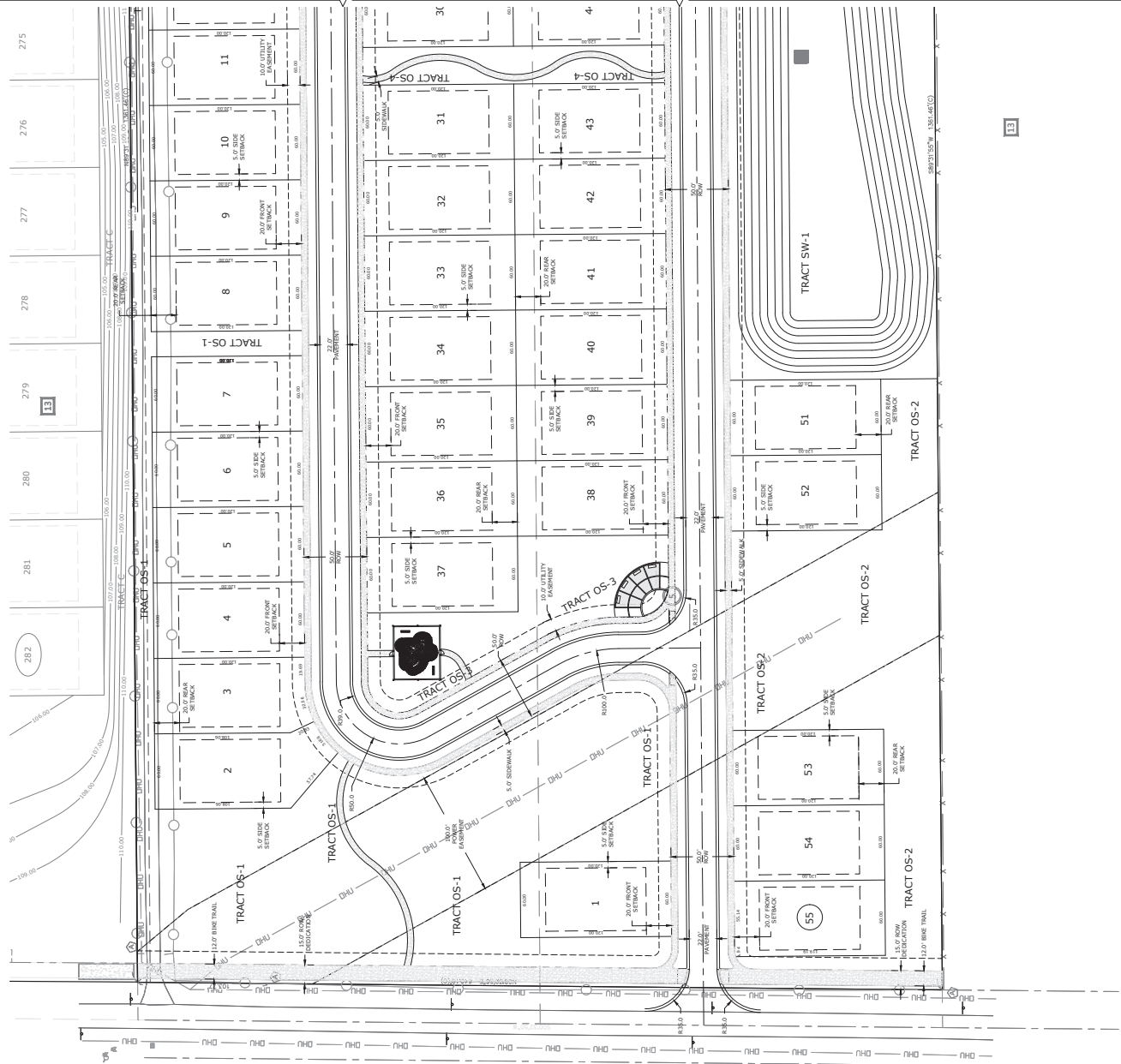
8 OF 23



GRAPHIC SCALE



SEE SHEET 10 OF 23



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Site Plan 1

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Site Plan 2

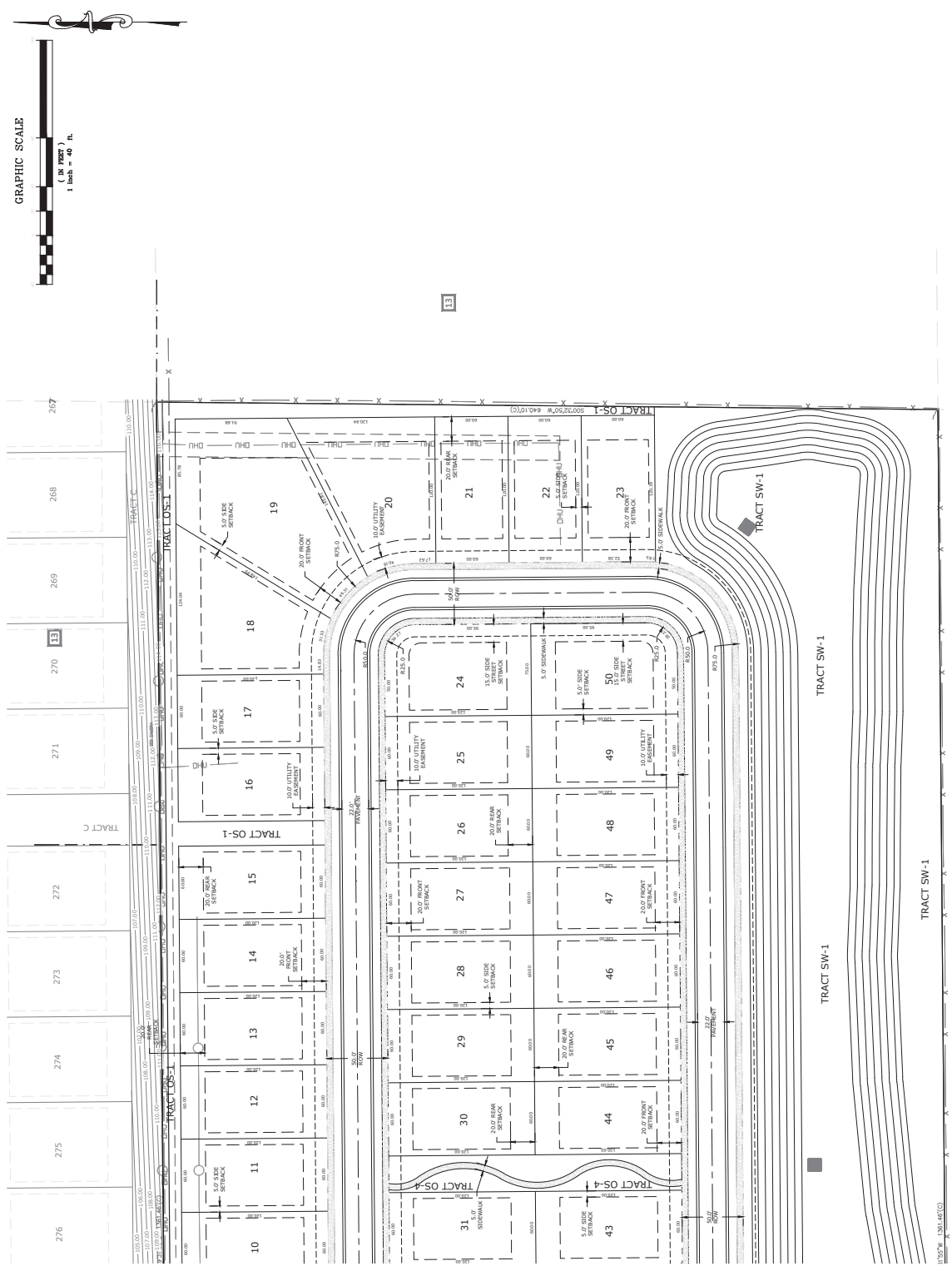
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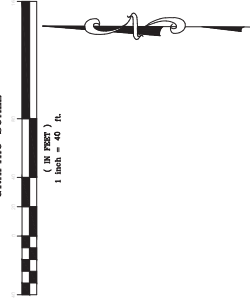
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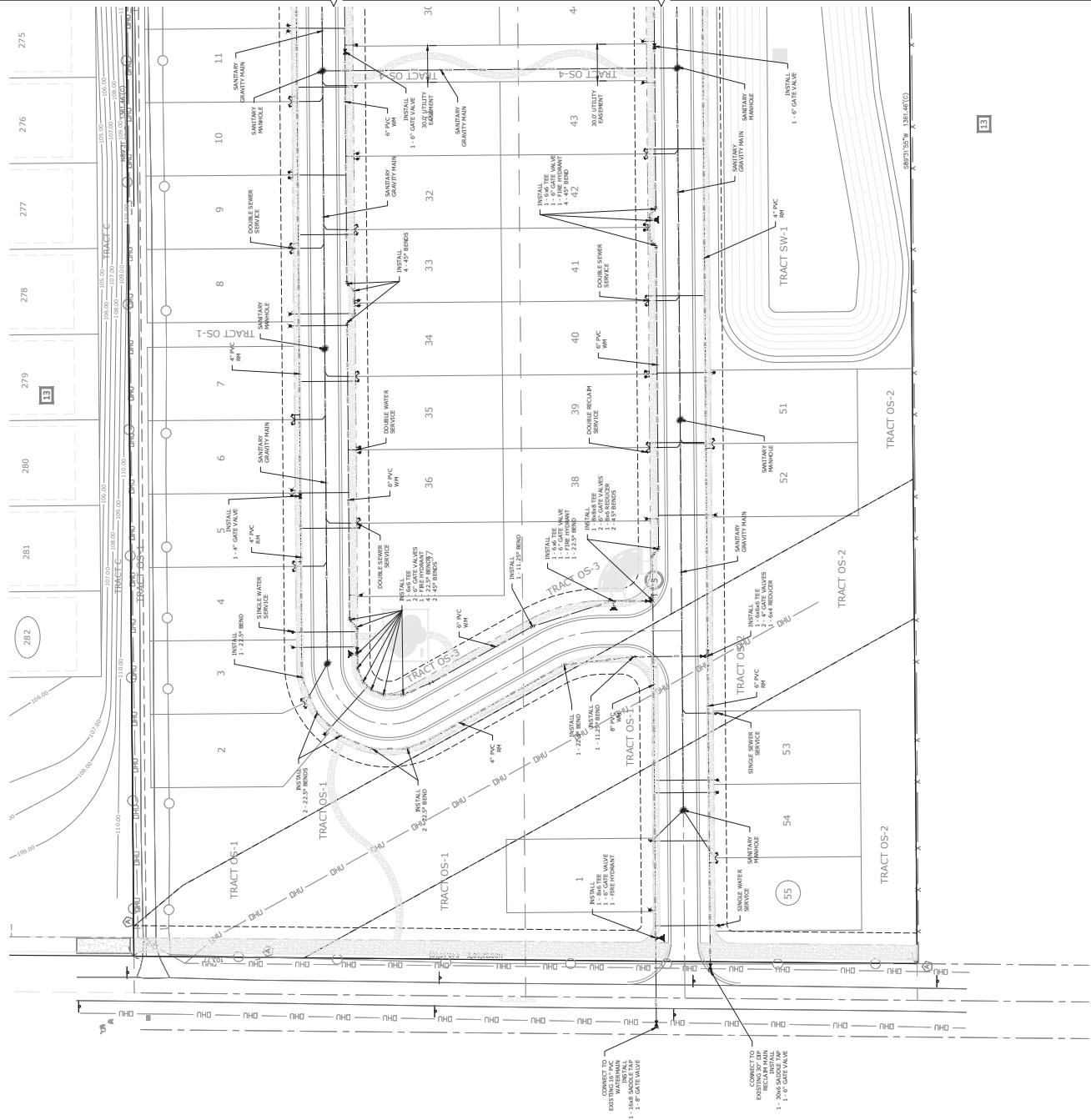
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13

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Utility Plan 1

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**Saddlebrook Meadows
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City of Apopka, Florida

City of Apopka, Florida
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Offsite Utility
Plan

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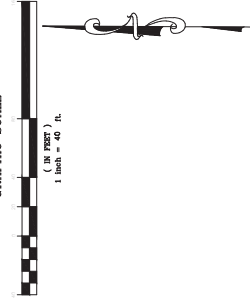
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2	1964-08-15	Sold 50 shares of ABC stock
3	1964-09-01	Bought 200 shares of XYZ stock
4	1964-10-10	Sold 100 shares of XYZ stock
5	1964-11-01	Bought 150 shares of DEF stock
6	1964-12-01	Sold 75 shares of DEF stock
7	1965-01-01	Bought 100 shares of GHI stock
8	1965-02-01	Sold 50 shares of GHI stock
9	1965-03-01	Bought 200 shares of JKL stock
10	1965-04-01	Sold 100 shares of JKL stock

SHEET NUMBER
13 OF 23

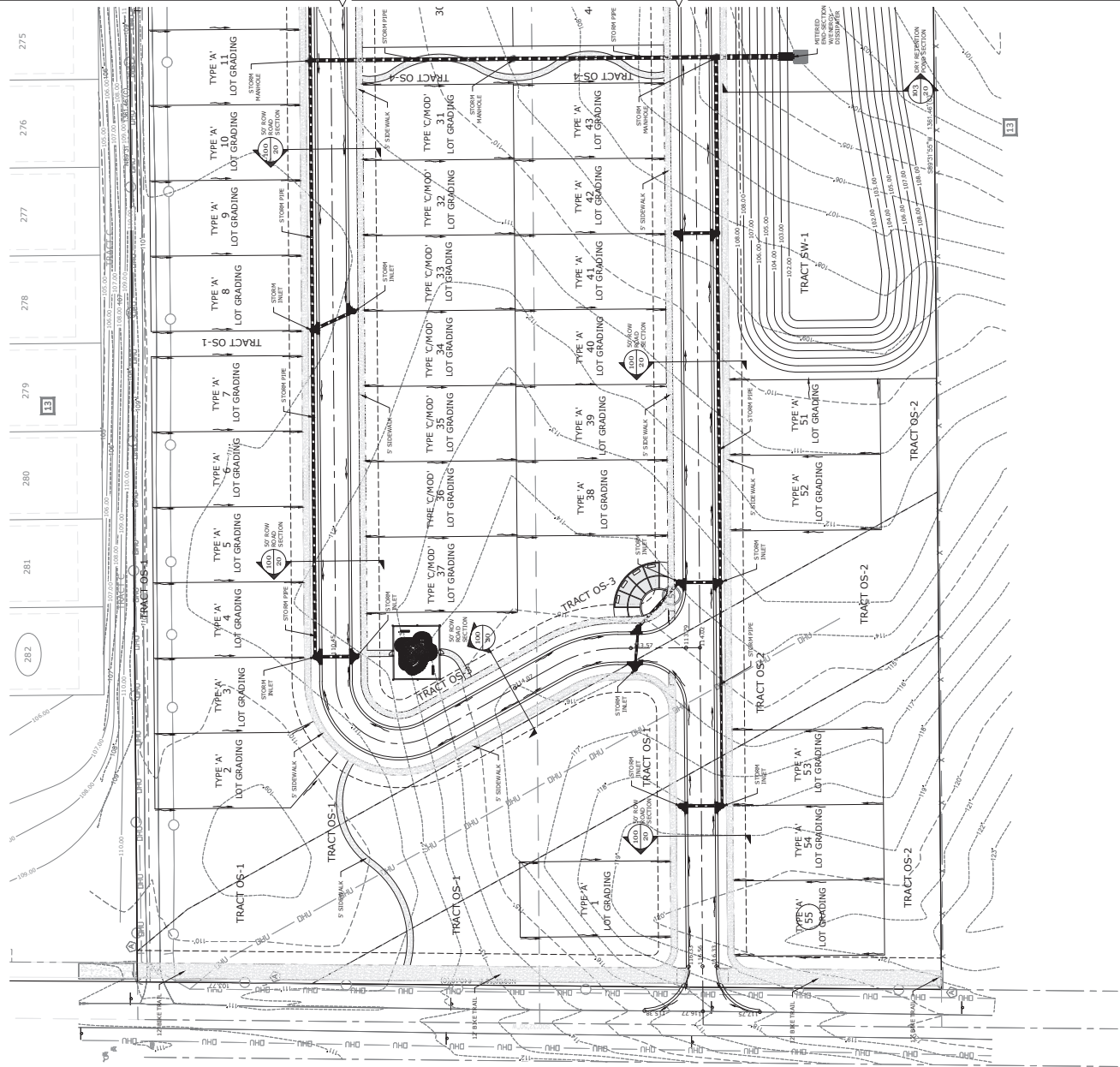


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Grading &
Drainage Plan 1

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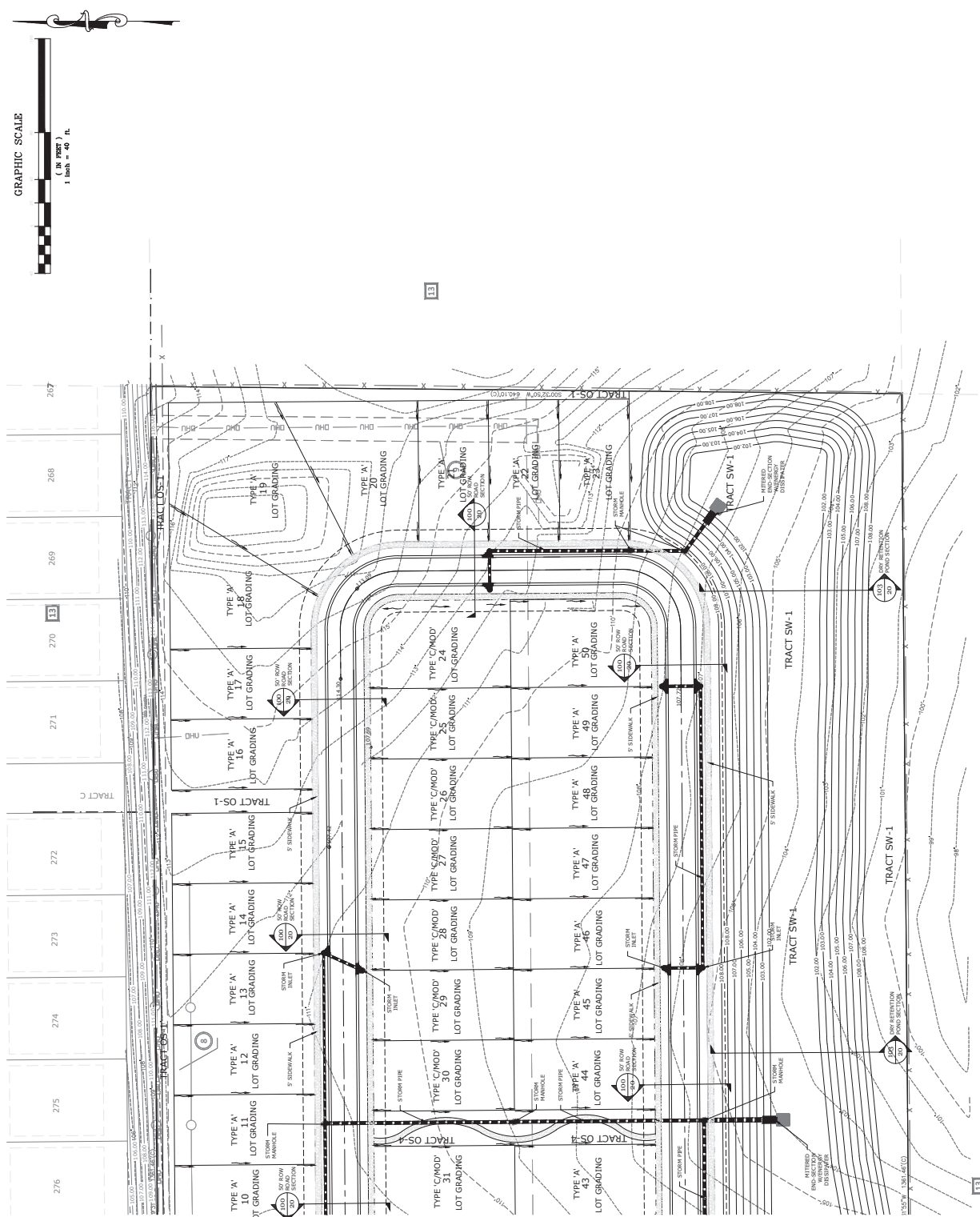
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 15 OF 23



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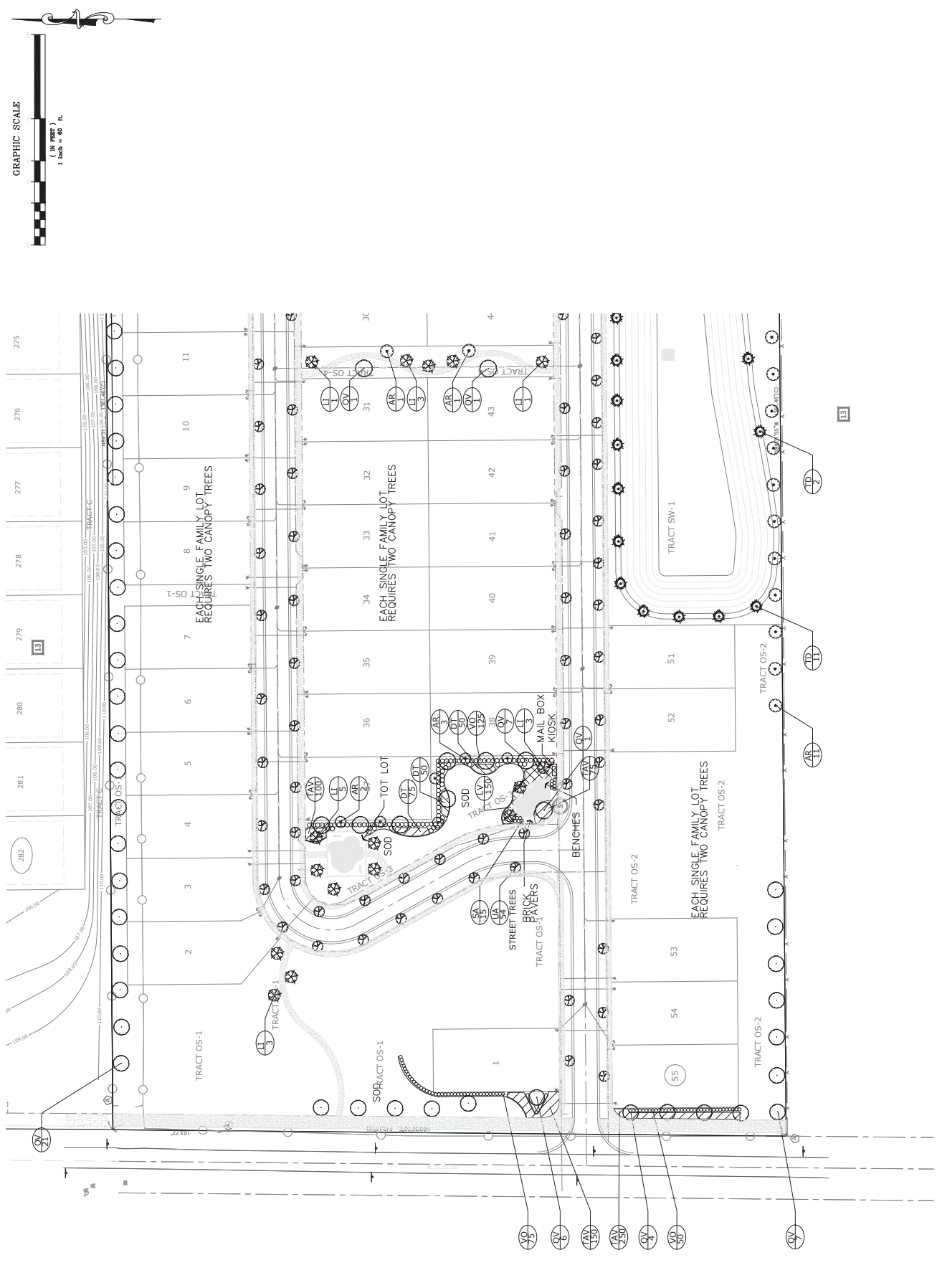
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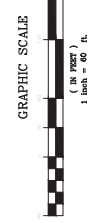
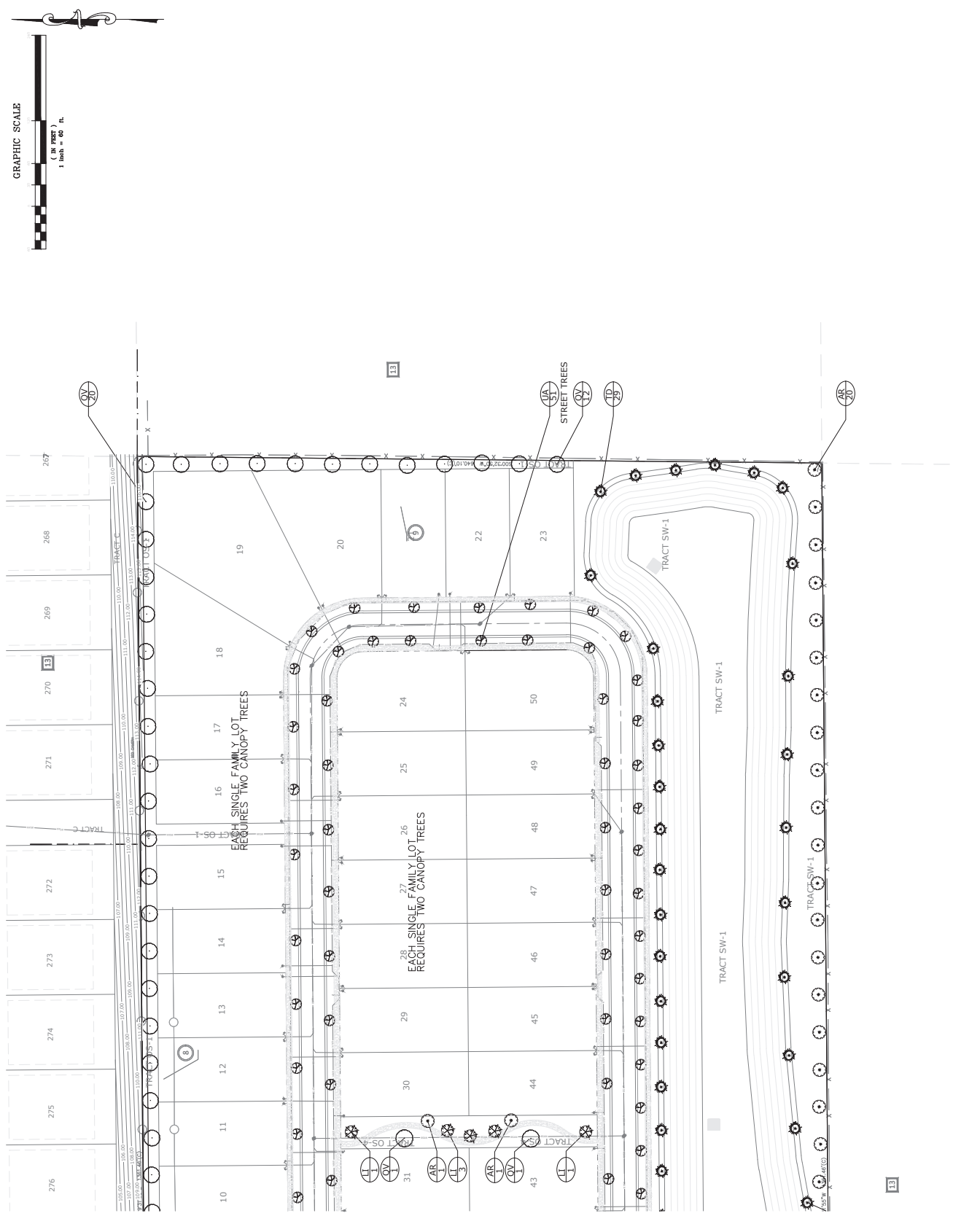
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Plants not valid unless Signed,
 Dated and Sealed below.

GEORFREY L. SUMMITT, P.E.
 Certificate of Authorization #29665
 FL Registration #28775
 Date August 15, 2024

Revisions	
NO.	DESCRIPTION
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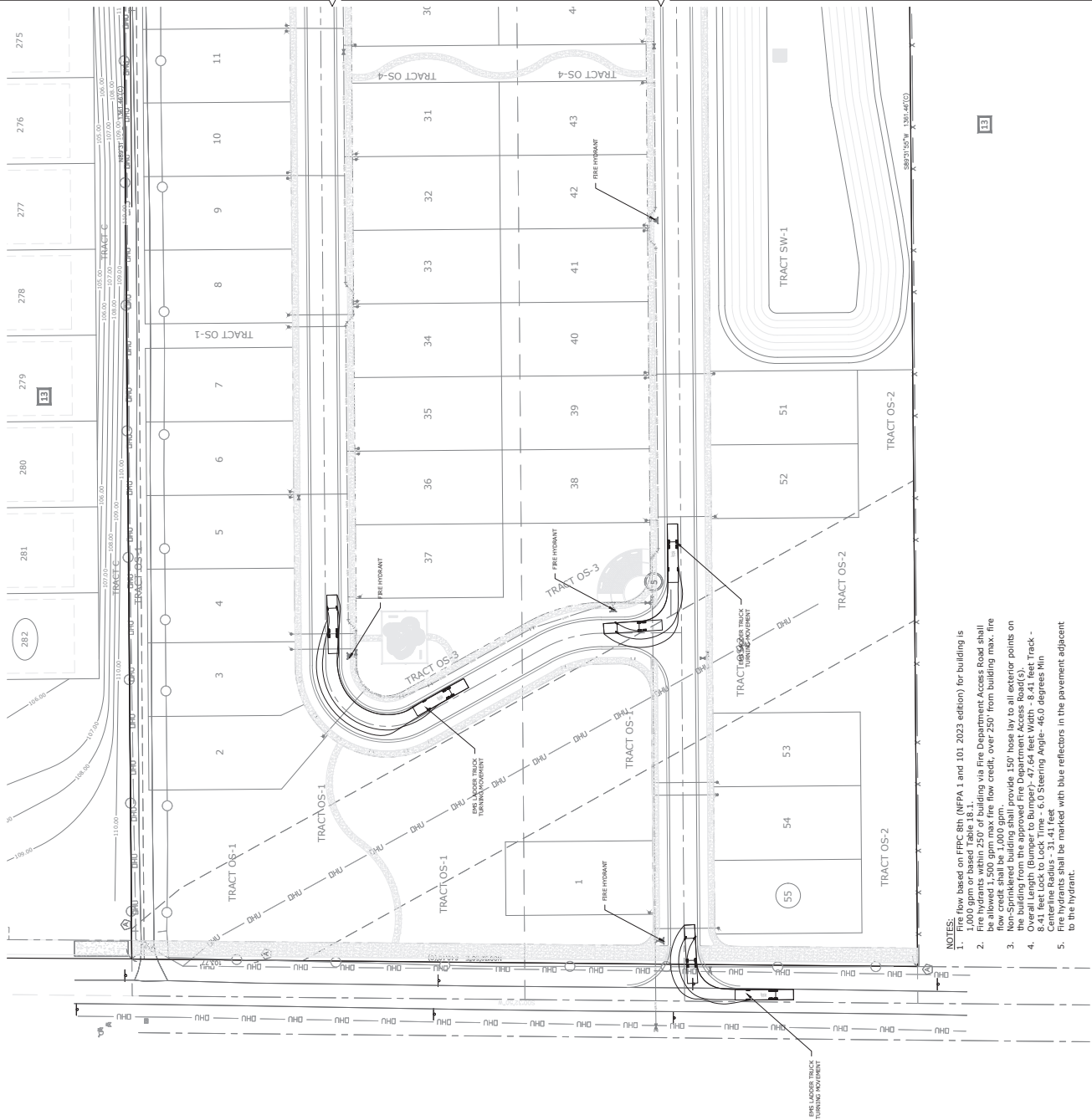
SHEET NUMBER
 17 OF 23



GRAPHIC SCALE



SEE SHEET 12 OF 23



- NOTES:
1. Fire flow based on FPC 8th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
 2. Fire hydrants within 250' of building via Fire Department Access Road shall be marked with a blue reflector in the pavement adjacent to the hydrant. Fire flow credit shall be 1,000 gpm.
 3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
 4. Fire hydrant to be marked with a blue reflector in the pavement adjacent to the hydrant. Fire flow credit shall be 1,000 gpm.
 5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

G.I. SUMMITT
ENGINEERS & ARCHITECTS
OFFICE: Lake Mary
3667 Simonian Place
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PHONE: 407-323-0705
FAX: 407-323-0680
WWW.GISUMMITT.COM

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

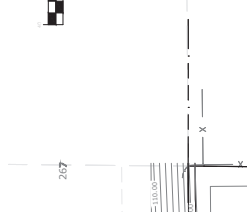
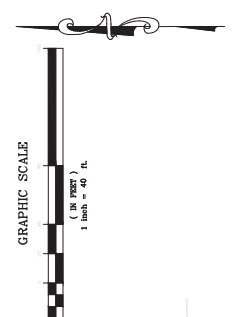
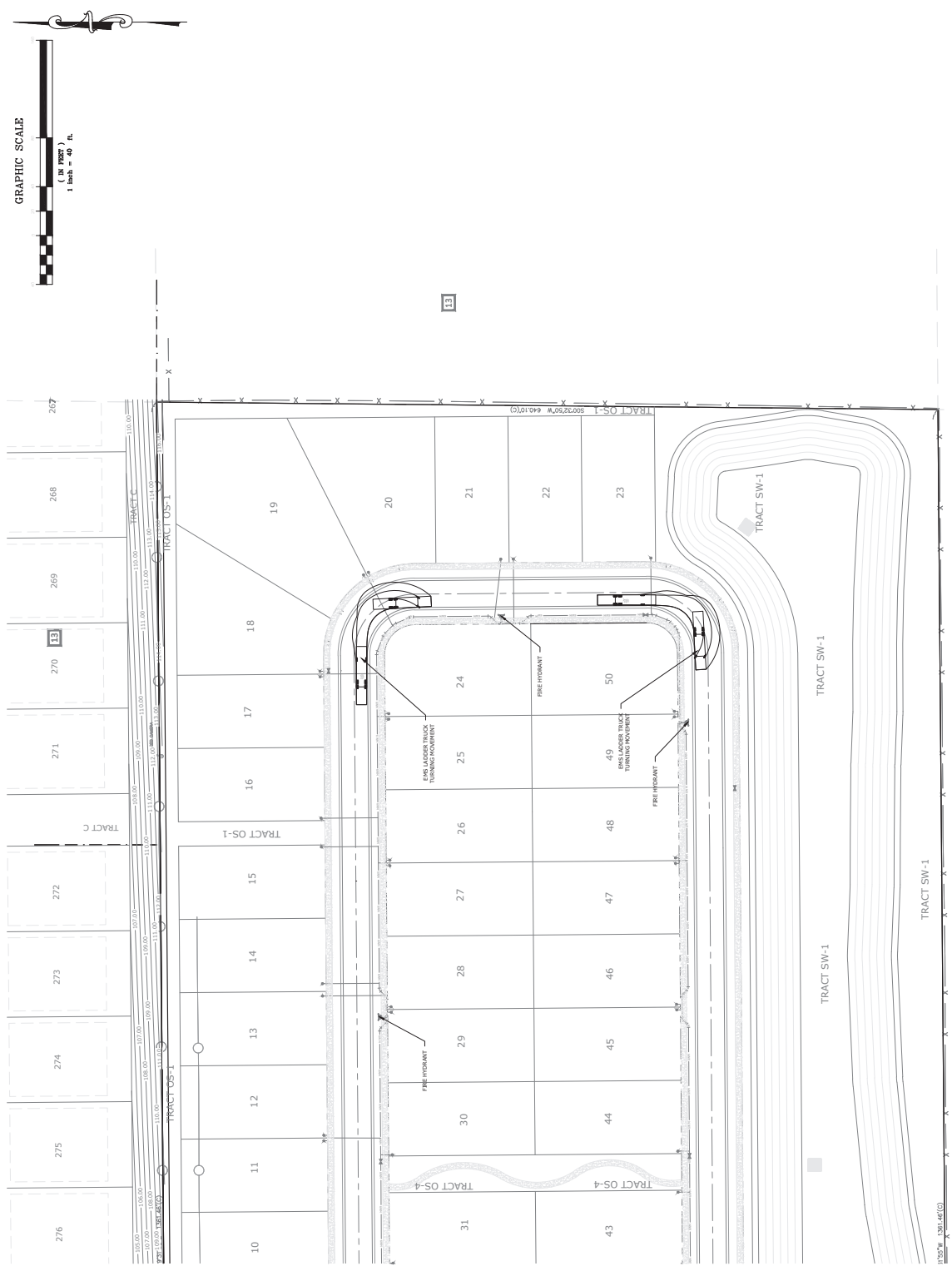
Saddlebrook Meadows
Subdivision
City of Apopka, Florida
KPI Master/Major
Development Plan

Fire Turnaround
Plan 1

Plants not valid unless Signed,
Dated and Sealed below.
GEOFFREY L. SUMMITT, P.E.
Date: August 15, 2024
Certificate of Authorization #29665
FL Registration #58775

Revisions	
NO.	DESCRIPTION
1	1.000 gpm or based Table 18.1.
2	Fire hydrants within 250' of building via Fire Department Access Road shall
3	be marked with a blue reflector in the pavement adjacent to the hydrant. Fire
4	flow credit shall be 1,000 gpm.
5	Non-Sprinklered building shall provide 150' hose lay to all exterior points on
6	the building from the approved Fire Department Access Road(s).
7	Fire hydrant to be marked with a blue reflector in the pavement adjacent to the
8	hydrant. Fire flow credit shall be 1,000 gpm.
9	Fire hydrants shall be marked with blue reflectors in the pavement adjacent
10	to the hydrant.

SHEET NUMBER
19 OF 23



SEE SHEET 11 OF 23



G.I. SUMMITT
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K. Horvath Orlando Division, LLC
 2301 Lucien Way, Suite 2600
 Maitland, FL 32751

Saddlebrook Meadows
 Subdivision
 City of Apopka, Florida
 KPI Master/Major
 Development Plan

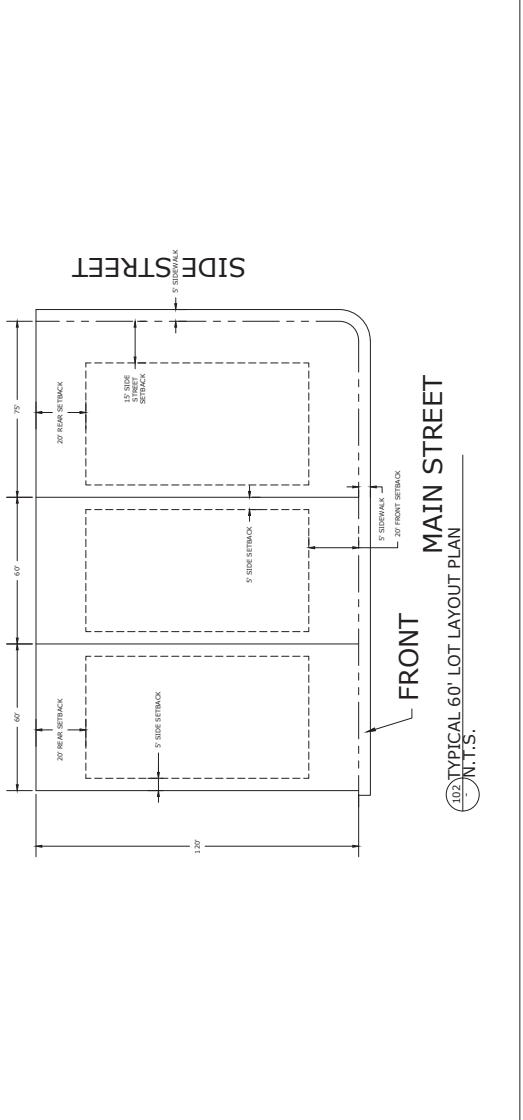
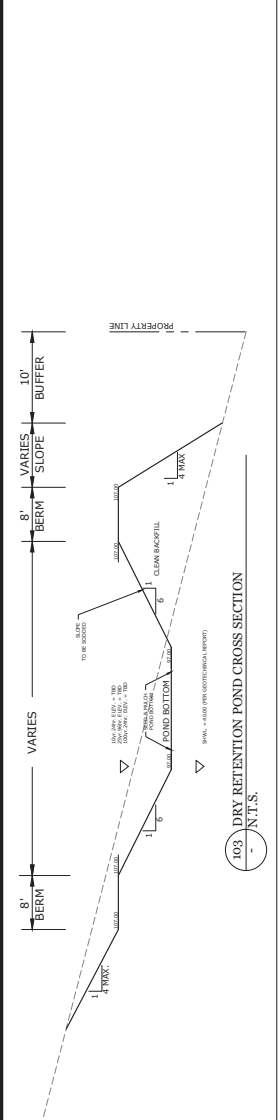
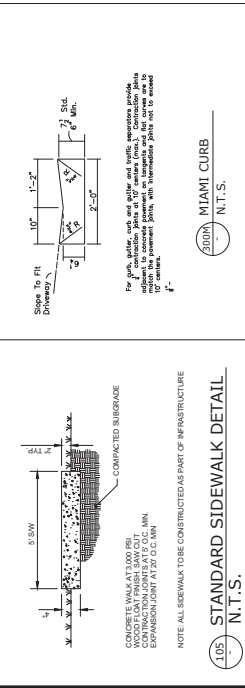
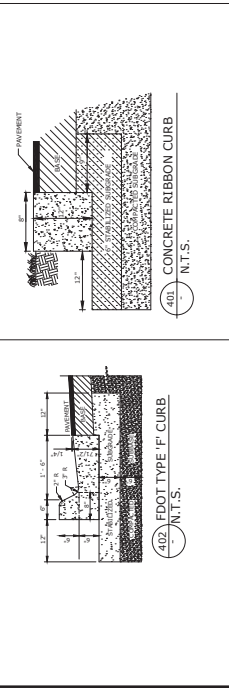
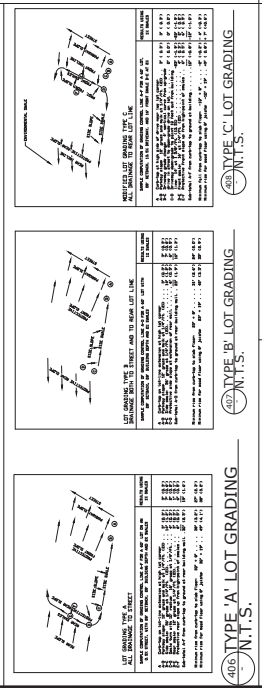
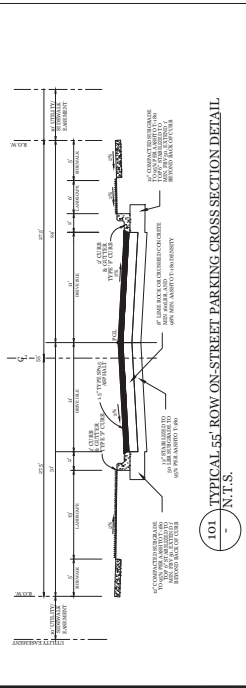
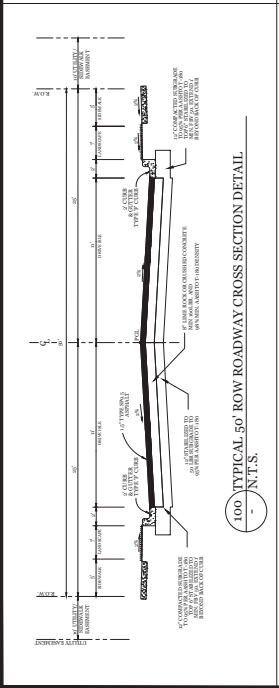
Fire Turnaround
 Plan 2

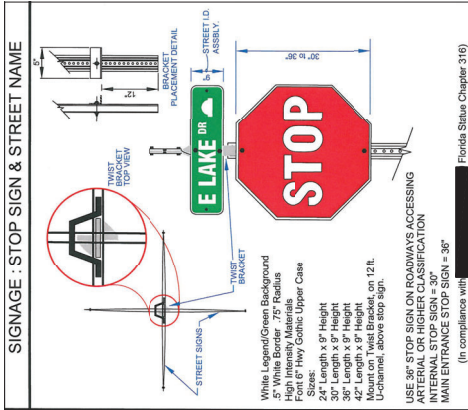
Planned and Sealed below.
 Date: August 15, 2024
 Certificate of Authorization #29665
 GEOFFREY L. SUMMITT, P.E.

Revisions	
NO.	DESCRIPTION
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SHEET NUMBER
 20 OF 23

- NOTES:
1. Fire hydrant based on IFDC 6th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
 2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
 3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
 4. Overall Length (Bumper to Bumper) - 47' 64" feet Width - 8' 41" feet Track - 5' 11" feet Load Capacity - 6,000 lbs. C.O. Steering Angle - 46.0 degrees Min Centerline Radius - 31.41' feet
 5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.





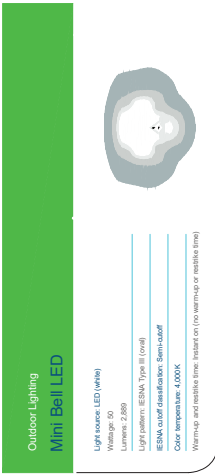
200 - N.T.S.



Mini Bell LED

The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED (light emitting diode)	50 watts
Mounting height	12'
Color	Black
Poles	Optional concrete or Washington concrete
Applications	Neighborhoods Shopping centers Streets



Outdoor Lighting
Mini Bell LED

Light source: LED (white)
Wattage: 50
Lumens: 2,800
Light fixture: ESNA Type III (oval)
ESNA rated manufacturer: Semco-Off
Color temperature: 4000K

Warmup and install time: Instant on (no warmup or install time)

light fixture pattern

Pole available:	Mounting height	Color
Optional concrete	12'	Black, Gray/green
Washington concrete		Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Very free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 49 years of experience	A name you can trust today ... and tomorrow

201 - DUKE ENERGY STREET LIGHT FIXTURE DETAIL

Lot Area Table			
Lot Number	Gross Area (sq ft)	Gross Area (ac)	Lot Value (\$)
1	7,200.00	0.17	60
2	7,903.41	0.18	60
3	7,248.90	0.17	60
4	7,200.00	0.17	60
5	7,200.00	0.17	60
6	7,200.00	0.17	60
7	7,200.00	0.17	60
8	7,200.00	0.17	60
9	7,200.00	0.17	60
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15	7,200.00	0.17	60
16	7,200.00	0.17	60
17	7,200.00	0.17	60
18	10,476.61	0.24	60
19	15,043.24	0.37	60
20	11,081.15	0.25	60
21	7,200.00	0.17	60
22	7,200.00	0.17	60
23	7,200.00	0.17	60
24	8,865.87	0.20	75
25	7,200.00	0.17	60
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45	7,200.00	0.17	60
46	7,200.00	0.17	60
47	7,200.00	0.17	60

202 - LOT DIMENSIONS AND AREA TABLE

- N.T.S.

G.I. SUMMIT
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 3667 Simonian Place
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 fax: 407-323-0650
 www.gisummit.com

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 2301 Lucien Way, Suite 2400
 Maitland, FL 32751

Saddlebrook Meadows
 Subdivision
 City of Apopka, Florida
 KPI Master/Major
 Development Plan

General Details
 2

Plants not voided unless Signed,
 Dated and Sealed below.
 Date: August 15, 2024
 F.I. Registration #38775
 GEOFFREY L. SUMMITT, P.E.

Revisions	
NO.	DATE
1	11/11/2023
2	11/11/2023
3	11/11/2023
4	11/11/2023
5	11/11/2023
6	11/11/2023
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11	11/11/2023
12	11/11/2023

SHEET NUMBER
 22 OF 23

50' MARKET RATE PRODUCT

BELFAST ESP



JC :: COASTAL

GENEVA



JC :: COASTAL

MYKONOS



JC :: COASTAL



KC :: FARMHOUSE



KC :: FARMHOUSE



KC :: FARMHOUSE



LC :: CRAFTSMAN



LC :: CRAFTSMAN



LC :: CRAFTSMAN

EAST GROUP :: ORLANDO

Saddlebrook Meadows

**KHovnanian[®]
Companies**

AS SADDLEBROOK MEADOWS ELEVATIONS
N.T.S.

SHEET NUMBER

23 OF 23



G.L. SUMMITT
ARCHITECTS, INC.
Office: Lake Mary
3667 Simonian Place
Lake Mary, Florida 32746
phone: 407-322-0705
fax: 407-322-0650
www.glsup.com

K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 2600

Maitland, FL 32751

Saddlebrook Meadows
Subdivision
City of Apopka, Florida
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Development Plan

Architectural
Elevations

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Revisions	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
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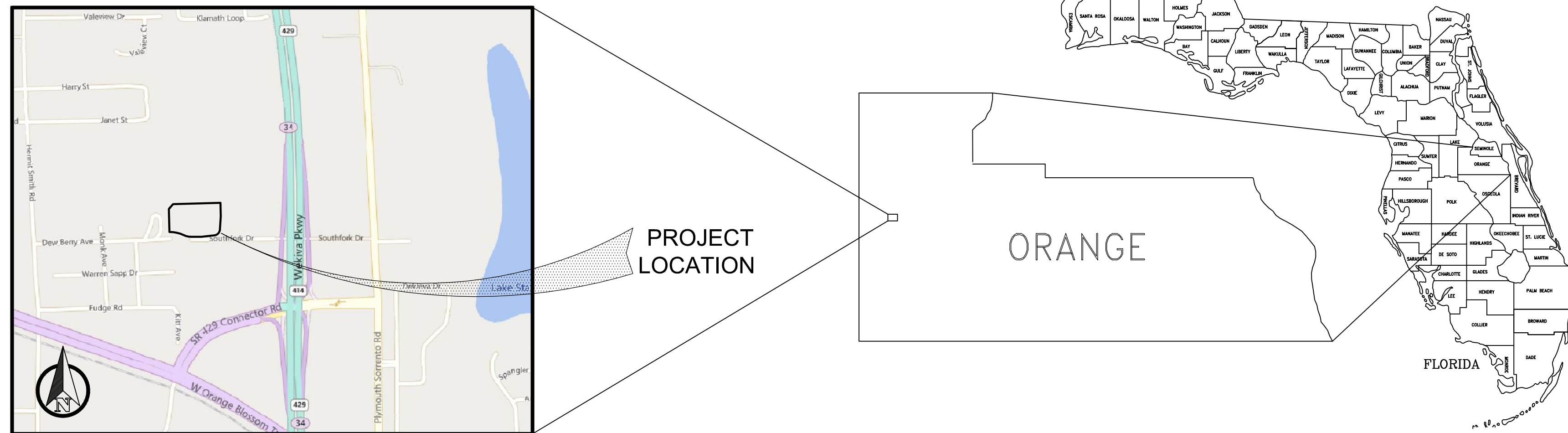
PARCEL ID NUMBER 06-21-28-7172-16-030*, 06-21-28-7172-16-040*, 06-21-28-7172-16-042*
 *UPON FINAL PLAN APPROVAL, PARCEL ID IS SUBJECT TO CHANGE

GENERAL STATEMENT:

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF ± 2.91 AC (126,700 SF) OF VACANT LAND. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±77,081.73 SF, 4-STORY, 46 FEET 6 INCH TALL HOTEL ALONG WITH THE ASSOCIATED PARKING, LANDSCAPING, DRAINAGE AND UTILITIES.

UTILITY PROVIDERS:

WATER, WASTEWATER, RECLAIM	CITY OF APOPKA 748 EAST CLEVELAND STREET APOPKA, FL 32703 PHONE: (407) 703-1713
ELECTRIC	DUKE ENERGY 452 EAST CROWN POINT ROAD WINTER GARDEN, FL 34787 PHONE: (407) 905-3302 FAX: (407) 905-3365
GAS	LAKE APOPKA NATURAL GAS 1320 WINTER GARDEN VINELAND ROAD WINTER GARDEN, FL 34787 PHONE: (407) 656-2734 FAX: (407) 410-0224
TELEPHONE	CENTURYLINK FLORIDA, INC. 33 NORTH MAIN STREET WINTER GARDEN, FL 34787 PHONE: (407) 814-5351 FAX: (407) 814-5320
CABLE TV	BRIGHT HOUSE NETWORKS 65 SOUTH KELLER ROAD ORLANDO, FL 32818 PHONE: (407) 215-5505 FAX: (407) 215-5758



SITE LOCATION MAP

N.T.S.

DIRECTIONS TO PROJECT SITE

FROM SR 429 N: HEAD NORTH ON STATE RTE 429 N, THEN HEAD WEST TOWARD SR 429 CONNECTOR RD, TURN RIGHT ONTO FLORIDIAN TOWN CENTER BLVD, AT THE TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO SOUTHFORK RD, THE DESTINATION WILL BE ON THE RIGHT.

OWNER / DEVELOPER

RICHARD DEMARCO
FLORENCE HOTEL COMPANY, LLC.
100 CHURCH ST. SW, SUITE 400
HUNTSVILLE, AL 35801

SURVEY NOTE:

THESE PRELIMINARY PLANS WERE PREPARED WITHOUT THE BENEFIT OF A SITE SPECIFIC BOUNDARY SURVEY. THE PROPERTY BOUNDARY IS BASED OFF OF ORANGE COUNTY PROPERTY APPRAISER GIS.

TOPOGRAPHY INFORMATION IS BASED OFF OF THE SURVEY BY DONALD W. MCINTOSH ASSOCIATES, INC. DATED 11/10/2020.

FLOOD NOTE:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, FIRM NO. 12095C0125H & 12095C0110H, EFF. 09-24-2021.



Know what's **below**.
Call before you dig.

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
ENGINEERING OF RECORD:
KYLE A. SHASTEEN, P.E.
4450 W. EAU GALLIE BLVD.
SUITE 144
MELBOURNE, FL-32934
PHONE: (321) 255-5434

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
PD	MASTER PLAN
G1.0	GENERAL NOTES
G1.1	GENERAL NOTES
S1.0	AERIAL, SOILS & FLUCCS
C1.0	DEVELOPMENT PLAN
C2.0	PRELIMINARY PAVING, GRADING & UTILITY PLAN
C3.0	FIRE TRUCK MOVEMENT PLAN
C3.1	GARBAGE TRUCK MOVEMENT PLAN
D1.0	DETAILS - COVER
D1.2	DETAILS - LOBBY LEVEL FLOOR PLAN
D1.3	DETAILS - TYP. LEVEL FLOOR PLAN
D1.4	DETAILS - LEVEL 3 FLOOR PLAN
D1.5	DETAILS - LEVEL 4 FLOOR PLAN
D1.6	DETAILS - ROOF PLAN
D1.7	DETAILS - BUILDING ELEVATIONS
D1.8	DETAILS - BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

Bowman

Certificate of Authorization License No. 30462

Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
www.bowman.com

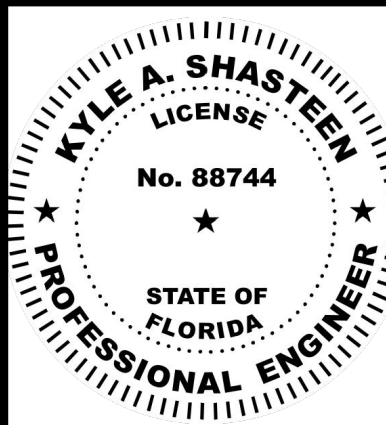
COVER SHEET

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NW 6 OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

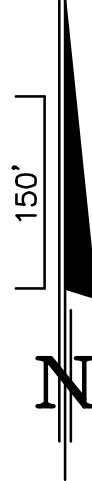
CITY OF APOPKA

ORANGE COUNTY



PLAN STATUS

DATE	DESCRIPTION	
JG DESIGN	JG DRAWN	KAS CHKD
SCALE		AS SHOWN
JOB No.		011589-01-00
DATE		9/22/2025
COVER SHEET		
SHEET No.		C0



1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DATE: _____

CITY OF AOPKA, FLORIDA

Issue Description			
Issue Date		2/16/21	
Project No		18161	
Drawn/ Designed	MAB / MAB	Checked By	JCN
Drawing Title			

PD

DEVELOPMENT NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.
2. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
3. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEM UTILITIES, AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
4. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY. FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
5. ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
6. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE, AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
8. THIS SITE IS LOCATED IN ZONE X (FLOOD HAZARD ZONE), OUTSIDE OF THE 100-YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12095C0125H, REVISED SEPTEMBER 24, 2021 AND COMMUNITY PANEL NO. 12095C0110H, REVISED SEPTEMBER 24, 2021.
9. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, SOIL SURVEY MAPS AND ONSITE SOILS ARE SHOWN ON SHEET S1.0 (AERIAL, SOILS, AND FLUCCS).
10. NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
11. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
12. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(2)1 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069", UNLESS OTHERWISE APPROVED BY THE CITY.
13. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASES FLUSH WITH THE GROUND (NO BOLLARD-MOUNTED LIGHTS). PEDESTRIAN-SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO BUILDINGS AND ALONG THE CONCRETE SHARED PATHS.
14. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL. FOR PARCEL 5, TRASH COMPACTORS ARE PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY A LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
16. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. FIRE STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT AT 2750 W. ORANGE AVE, APOPKA, FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY, BUILDINGS WILL BE PROTECTED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC'S, AND REMOTE MONITORING ALARM SYSTEMS. FIRE PROTECTION SERVICES WILL COMPLY WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
17. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS, OR EQUIPMENT SHALL BE ALLOWED UNLESS SCREENED FROM VIEW.
18. ALL ROOFTOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY.
19. SCHOOLS:
 - WITHIN THE COMMERCIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
20. THE FOLLOWING LIST OF PERMITS (BUT NOT LIMITED TO) ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
 - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
 - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
 - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT
 - NPDES PERMITTING (INCLUDING NOI AND NOT)
21. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED—WITH A COPY FORWARDED TO THE CITY OF APOPKA—FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTION.
22. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

CUMULATIVE DEVELOPMENT PROGRAM								
PARCEL/TRACK	USE	ARE (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN	NOTES
PARCEL 1	COMMERCIAL RETAIL	4.006	0.069	1.72	3.937	98.2	POA	
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.78	6.574	99.2	POA	
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.00	3.119	100.0	POA	
PARCEL 4	MULTI-FAMILY APARTMENTS	30.766	7.840	25.5	22.926	74.5	POA	
PARCEL 5	FLEX SPACE	2.910	2.140	73.57	0.77	26.4	POA	
PARCEL 6	YMCA, COMMERCIAL	3.034	0.000	0.0	3.034	100.0	POA	
PARCEL 7	ASSISTED LIVING FACILITIES	5.854	0.000	0.0	5.854	100.0	POA	
TRACT B	OPEN SPACE	0.100	0.000	0.0	0.1	100.0	POA	
TRACT C1	STORMWATER MANAGEMENT / OPEN SPACE	1.844	0.042	2.3	1.8020	97.7	CITY OWNED/ POA MAINTAINED	
TRACT C2	OPEN SPACE	0.326	0.006	1.8	0.32	98.2	CITY OWNED/ POA MAINTAINED	
TRACT D	STORMWATER MANAGEMENT / OPEN SPACE	1.959	0.000	0.0	1.959	100.0	POA	
TRACT E	STORMWATER MANAGEMENT / OPEN SPACE	1.397	0.000	0.0	1.397	100.0	POA	
TRACT F	OPEN SPACE	2.493	0.000	0.0	2.493	100.0	POA	
TRACT G	STORMWATER MANAGEMENT / OPEN SPACE	3.884	0.000	0.0	3.884	100.0	POA	
TRACT H	STORMWATER MANAGEMENT / OPEN SPACE	2.402	0.000	0.0	2.402	100.0	POA	
TRACT LS	SANITARY LIFT STATION	0.078	0.061	78.2	0.017	21.8	CITY	
FLORIDIAN TOWN CENTER R/W-SOUTHERN PORTION	CITY ROAD RIGHT-OF-WAY	1.445	1.206	83.5	0.239	16.5	CITY	
MAIN ENTRANCE OFF 429 CONNECTOR ROAD	CITY ROAD RIGHT-OF-WAY	0.308	0.204	66.2	0.104	33.8	CITY	
FLORIDIAN TOWN CENTER R/W - NORTHERN PORTION, SOUTHFORK AND KIOWA AVE R/W	CITY ROAD RIGHT-OF-WAY	4.031	1.970	48.9	2.061	51.1	CITY	
WILLIAMS FAMILY COURT R/W	CITY ROAD RIGHT-OF-WAY	0.257	0.157	61.1	0.1	38.9	CITY	
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7	0.366	46.3	CITY	
TOTALS (1)		77.727	14.171	18.2	63.458	81.8		
1. TOTAL LAND BEING DEVELOPED AS PART OF THIS PROJECT, THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA, TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS								
2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT								

September 22, 2025
G11 - GENERAL NOTES
FILE PATH: \\011589 - Doradus Partners\\011589-01-001 (ENG) - Mariott Fairfield TownPlace Suites\\Engineering\\Prelims\\PRELIMINARY DEVELOPMENT PLAN\\011589-01-PDP-001-02-G11-NOTES.dwg

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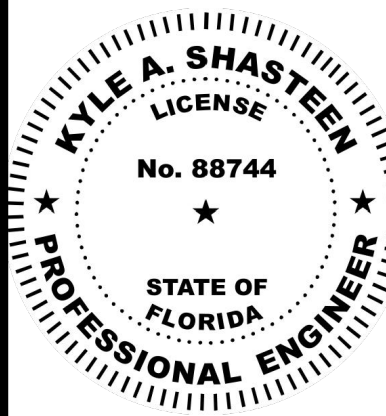
SITE DATA & DEVELOPMENT NOTES

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA

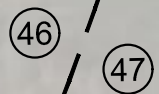
ORANGE COUNTY



PLAN STATUS		
DATE	DESCRIPTION	
JG DESIGN	JG DRAWN	KAS CHKD
SCALE	AS SHOWN	
JOB No.	011589-01-00	
DATE	9/22/2025	
GENERAL NOTES		
G1.1		
SHEET No.		



Know what's **below**.
Call before you dig.



— — — EXISTING SOILS LIMITS, PER USDA NATURAL
RESOURCES CONSERVATION SERVICE MAPS

TRAVARES FINE SAND, 0%-5% SLOPES

TRAVARES-MILLHOPPER FINE SAND,

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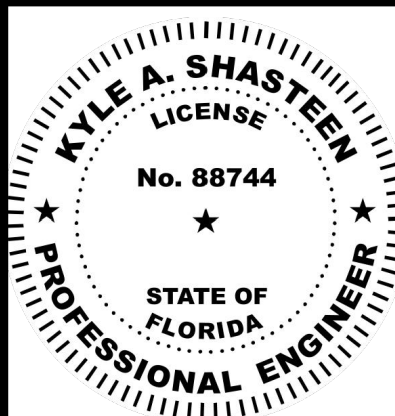
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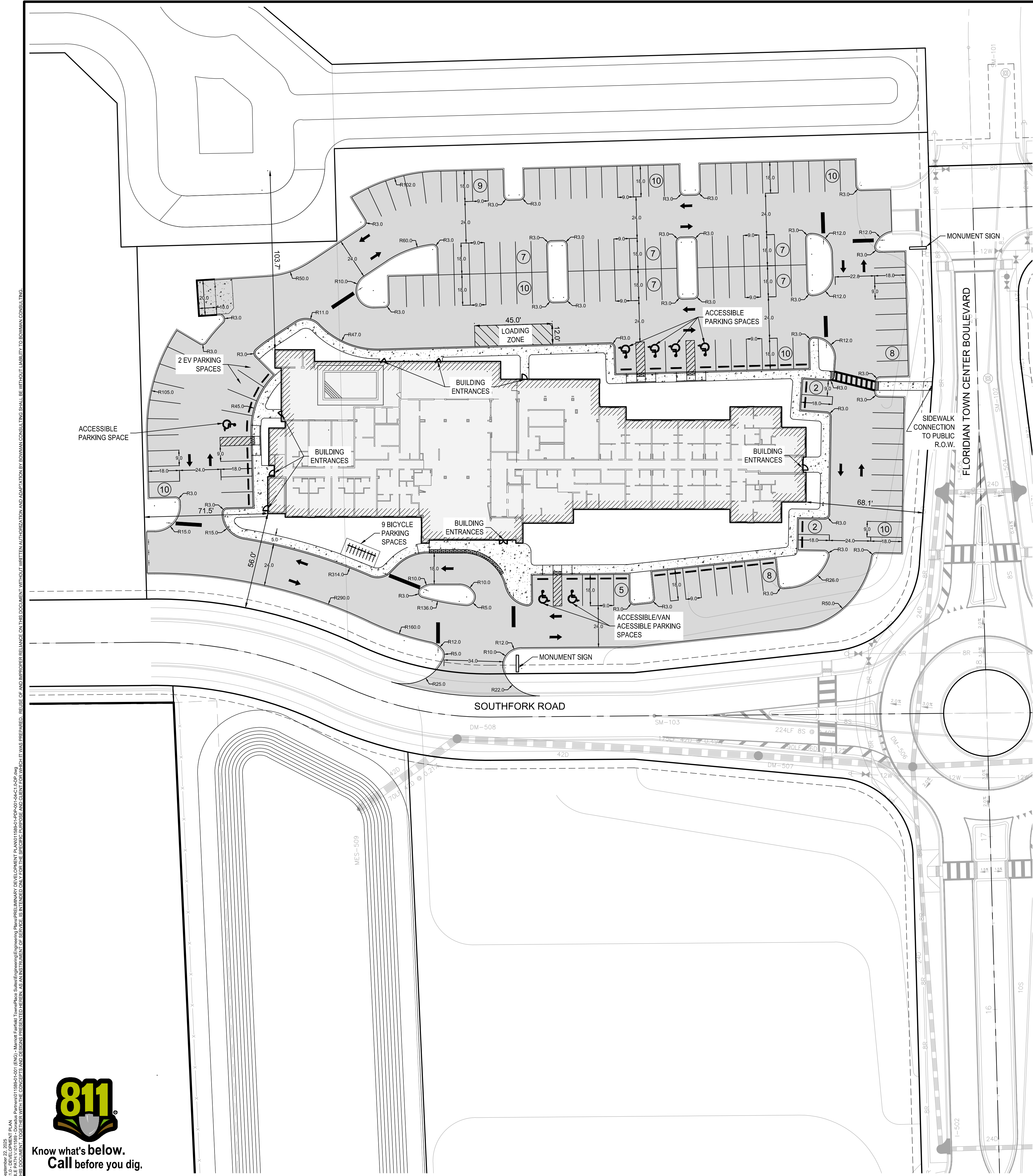
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
AERIAL, SOILS & FLUCCS
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA
ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION	
JG DESIGN	JG DRAWN	KAS CHKD
SCALE		AS SHOWN
JOB No.		011589-01-001
DATE		9/22/2025
AERIAL, SOILS & FLUCCS		
SHEET No.		S1.0

SHEET No. **S1.0**



SITE DATA

THE PROPOSED PROJECT IS A HOTEL COMMERCIAL DEVELOPMENT OF EXISTING ABANDON AGRICULTURAL NURSERIES AND VACANT PROPERTY. IMPROVEMENTS WILL OCCUR IN ONE PHASE CONSISTING OF CONSTRUCTION OF BUILDING, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.

CURRENT LOCAL JURISDICTION: CITY OF APOPKA
CURRENT LAND USE CLASSIFICATION: RURAL
CURRENT ZONING CLASSIFICATION: PLANNED DEVELOPMENT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
FLOOD ZONE CLASSIFICATION: ZONE X
FIRM PANEL NO. : 12095C0125H & 12095C0110H DATED : 9/24/2024

SURROUNDING ZONING:

DIRECTION	PROPERTY USE	LAND USE	ZONING	JURISDICTION
NORTH	RESIDENTIAL	SINGLE FAMILY ESTATE	RSF-1A	CITY OF APOPKA
EAST	SR429	STATE ROAD		FLORIDA DEPARTMENT OF TRANSPORTATION
SOUTH	RESIDENTIAL	MIXED USE-EAST SHORE-GATEWAY	MU-ES-GT	CITY OF APOPKA
WEST	RESIDENTIAL	SINGLE FAMILY	A-1	ORANGE COUNTY

FUTURE LAND USE (FLU) DESIGNATION: COMM AND HDR
EXISTING LAND USE: UNDEVELOPED LAND AND ABANDON NURSERY
PROPOSED LAND USE: COMMERCIAL

BUILDING DATA

BUILDING SETBACKS:

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	8' FEET	56.1 FEET
SIDE (WEST)	0' FEET	71.5 FEET
SIDE (EAST)	20 FEET	68.0 FEET
REAR (NORTH)	10' FEET	103.7 FEET

BUILDING HEIGHT (FINISHED FLOOR TO ROOF): 46' 6"
MAXIMUM BY CODE: 50', 4 STORIES
EXISTING BUILDING: N/A

NO. OF STORIES: 4

BUILDING HEIGHTS HAVE BEEN MEASURED PER FLORIDA BUILDING CODE AS MEAN HEIGHT ABOVE FINISH FLOOR.

PROPOSED PARKING DATA

EXISTING PARKING SPACES: NONE
HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2. REQUIRING A MINIMUM OF X HC SPACES.

REQUIRED PARKING:
HOTEL OR MOTEL: 1/GUEST ROOM + 1/2 EMPLOYEES + 1/200 SF OF RESTAURANT SPACE OR MEETING OR BANQUET AREA
NUMBER OF GUEST ROOMS = 137 SPACES
NUMBER OF EMPLOYEES / 2 = 25 SPACES
SF OF REST/MEET/ BANQUET ROOM / 200 SF = 3 SPACES
NUMBER OF ADA SPACES = 6 SPACES

TOTAL PARKING REQUIRED: 165 SPACES
PROPOSED STANDARD SPACES 9'X18': 130 SPACES
PROPOSED ACCESSIBLE SPACES 12'X18': 7 SPACE
PROPOSED EV SPACES: 0 SPACE
TOTAL PARKING PROVIDED: 137 SPACES

ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUSTED AT TIME OF FINAL ENGINEERING.

PROPOSED BICYCLE PARKING DATA

REQUIRED BICYCLE PARKING:
SHORT TERM = 2 SPACES
LONG TERM = 7 SPACES
TOTAL PARKING REQUIRED: 9 SPACES

PROPOSED BICYCLE PARKING:
SHORT TERM = 2 SPACES
LONG TERM = 7 SPACES
TOTAL PARKING PROPOSED = 9 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
TYPICAL DIMENSIONS: PROPOSED SPACES: 9' X 18'
PROPOSED ONE WAY ENTRANCE DRIVE AISLES: 14'
CITY OF APOPKA ONE WAY REQUIRED DRIVE AISLES: 18'

GENERAL NOTES

- FIVE FOOT WIDE CONCRETE SIDEWALKS ARE REQUIRED ON ALL STREET FRONTAGES. ANY DAMAGED, CRACKED, OR BROKEN SIDEWALKS OR CURBS SHALL BE REPLACED PRIOR TO FINAL COMPLETION.
- THE OWNER IS RESPONSIBLE FOR MEETING ALL PROVISIONS OF ADA AND FLORIDA ACCESSIBILITY CODE.
- FENCING SHALL MEET ALL CITY REQUIREMENTS FOR HEIGHT, TYPE, ETC. CHAIN LINK FENCING SHALL BE VINYL COATED PER CODE.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF APOPKA STANDARDS, SPECIFICATIONS, AND ORDINANCES.
- CITY OF APOPKA WILL INSPECT PRIVATE SITE IMPROVEMENTS ONLY TO THE EXTENT THAT THEY CONNECT TO CITY OWNED/MAINTAINED SYSTEMS (ROADWAYS, DRAINAGE, UTILITIES, ETC.). IT IS THE RESPONSIBILITY OF THE OWNER AND DESIGN ENGINEER TO ENSURE SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS. TO INCLUDE, BUT NOT LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS, OR ON-SITE UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION, AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.

TRANSPORTATION IMPACT TABLE

Hotel Trip Generation						
Land Use	Land Use Code ⁽¹⁾	Intensity	Units	Time Period	Average Rate ⁽²⁾	Development Trips ⁽¹⁾
Proposed:						In Out Total
Hotel	310	137	Rooms	AM ⁽²⁾	0.46	35 28 63
				PM ⁽²⁾	0.59	41 40 81

(1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition
(2) Peak Hour of Adjacent Street

SITE AREA CALCULATIONS

AREA	EXISTING	PROPOSED
TOTAL PROPERTY AREA	±126,700 SF (±2.91 AC)	±126,700 SF (±2.91 AC)
BUILDING	0 SF	±23,990 SF (±0.55 AC)
SIDEWALK / PAVEMENT	0 SF	±69,220 SF (±1.59 AC)
TOTAL IMPERVIOUS	0 SF	±93,210 SF (±2.14 AC)
POND	0 SF	0 SF
OPEN SPACE	±126,700 SF (±2.91 AC)	±33,490 SF (±0.77 AC)
TOTAL PERVIOUS	±126,700 SF (±2.91 AC)	±33,490 SF (±0.77 AC)

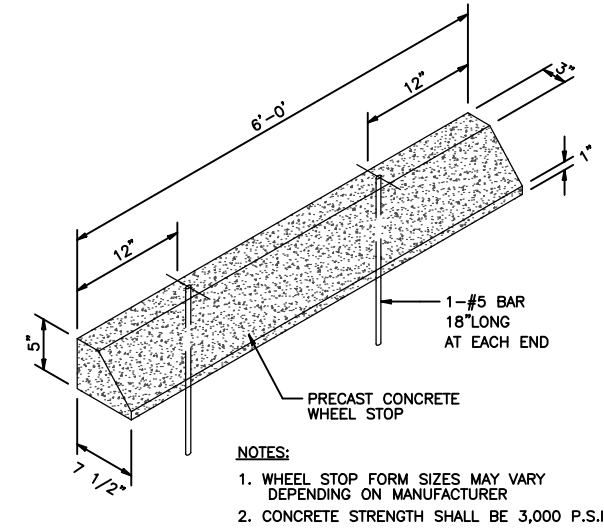
REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN. A TOTAL OF 30% OPEN SPACE IS REQUIRED CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. OPEN SPACE PROVIDED WITHIN PARCEL 5 AREA IS 33,490 SF (0.77 ACRES).

IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 80% FOR PARCEL 5.

MAXIMUM ALLOWED: (2.91 AC * 80%) = 2.33 ACRES

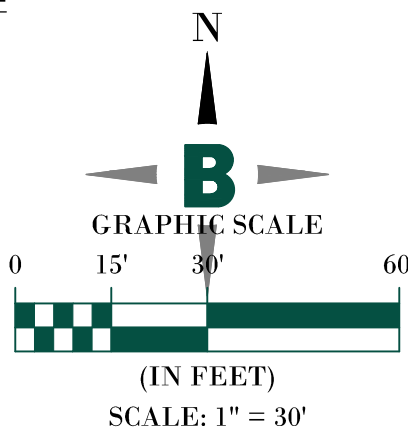
PROPOSED LEGEND

- PROPERTY LINE
- 6' OPAQUE FENCE
- 4' DECORATIVE FENCE
- KNEE WALL
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT



NOTES:
1. WHEEL STOP FORM SIZES MAY VARY DEPENDING ON MANUFACTURER
2. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.

WHEEL STOP DETAIL



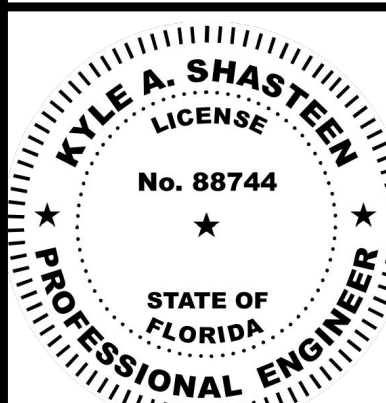
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DEVELOPMENT PLAN
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA
ORANGE COUNTY



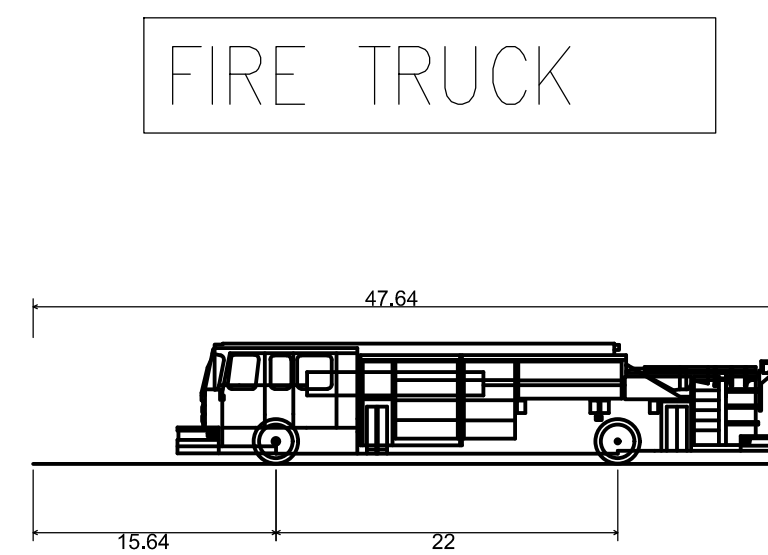
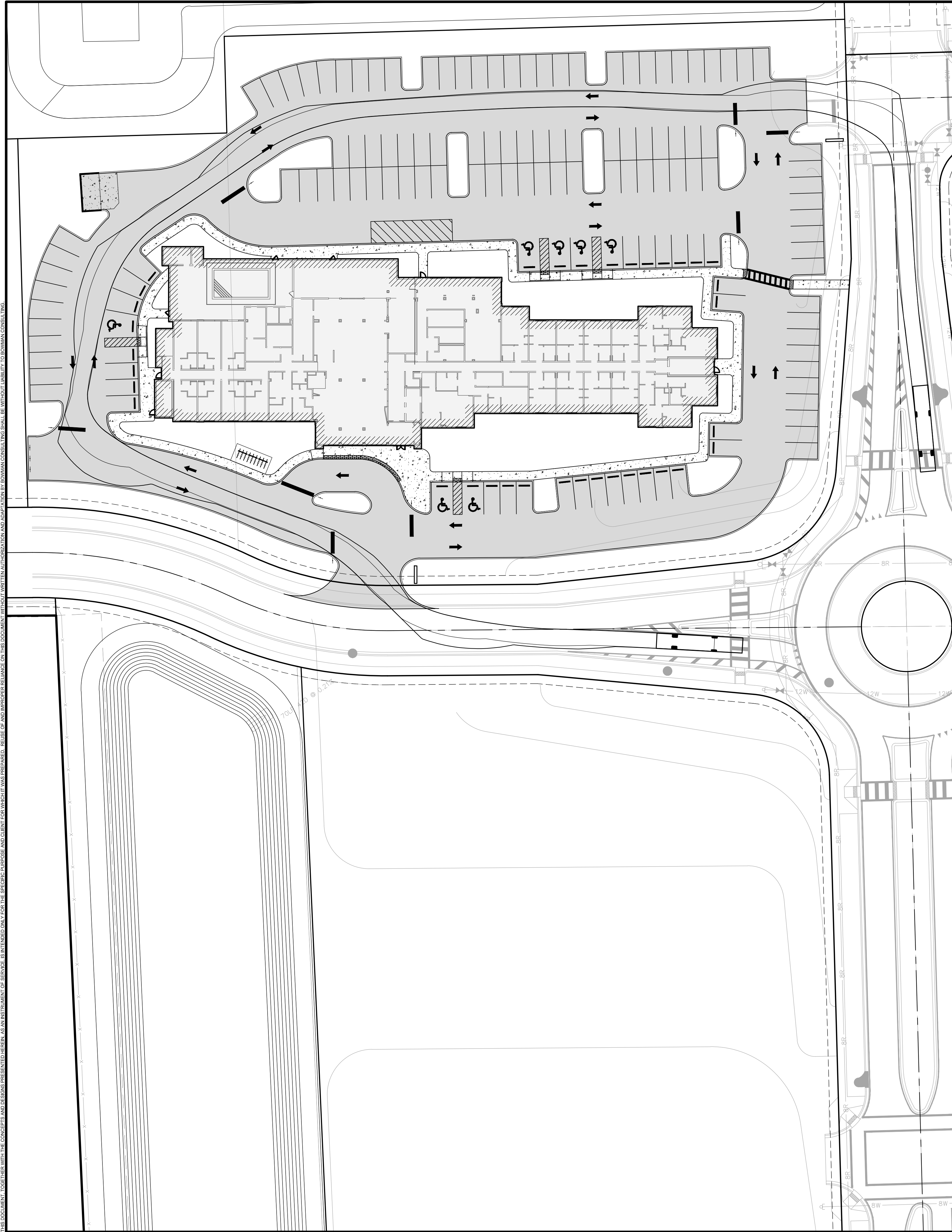
PLAN STATUS

DATE	DESCRIPTION
JG	JG KAS
DESIGN	DRAWN CHKD
SCALE	AS SHOWN
JOB No.	011589-01-001
DATE	9/22/2025
DEVELOPMENT PLAN	
SHEET No.	C1.0



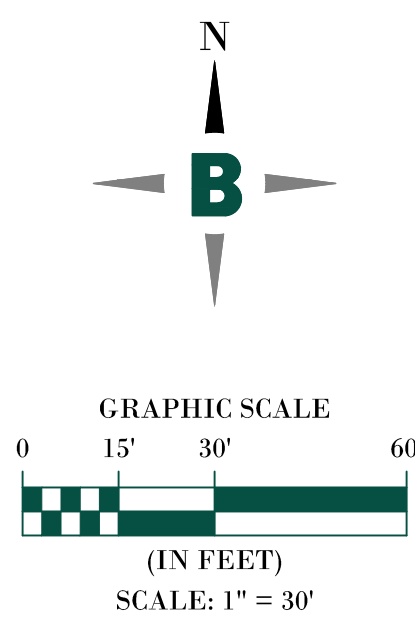
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FILE PATH: Y:\01788 - Dorcas Palmer\011589-01-001 (ENG) - Marriott Suites Towneplace Suites Development Plan\011589-01-001-04-C1-1250.dwg
FILED BY: J. BOWMAN
PROJECT NO.: 011589-01-001
SHEET NO.: C1.0
DATE: 9/22/2025
DRAWN BY: J. BOWMAN
CHECKED BY: J. BOWMAN
APPROVED BY: J. BOWMAN
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APOKA COBRA
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

47.640ft
8.410ft
7.745ft
0.656ft
8.167ft
5.00s
46.00°



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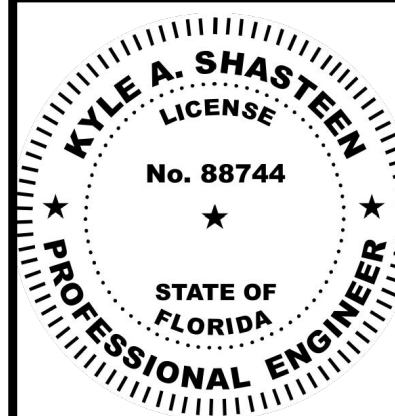
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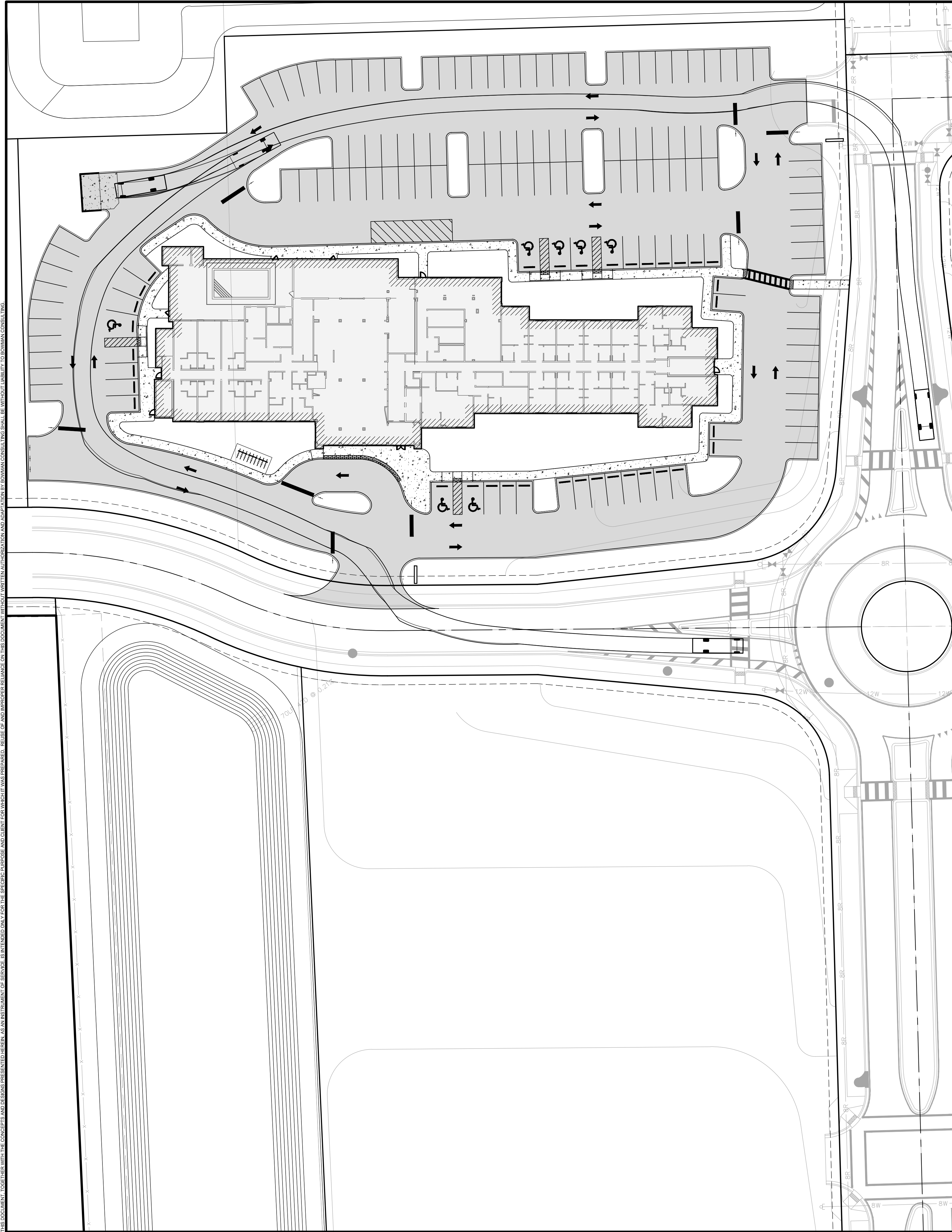
FIRE TRUCK MOVEMENT PLAN

NWC OF STATE ROAD 429 & CONNECTOR RD
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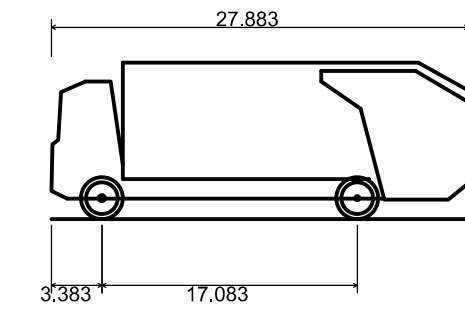
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ORANGE COUNTY

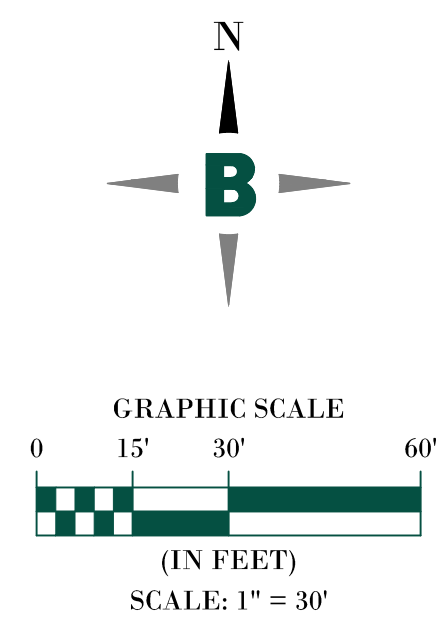
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GARBAGE TRUCK



Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft



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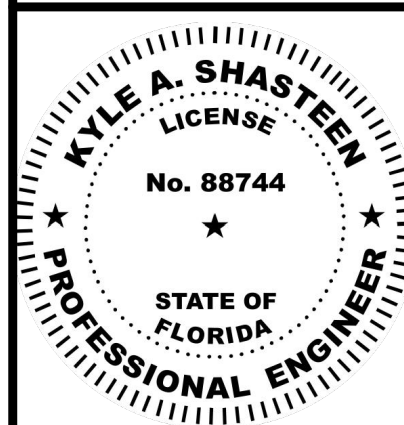
GARBAGE TRUCK MOVEMENT PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA FLORIDA 33712

CITY OF APOPKA

ORANGE COUNTY



PLAN STATUS

DATE		DESCRIPTION	
JG DESIGN	JG DRAWN	KAS CHKD	
SCALE		AS SHOWN	
JOB No.		011589-01-001	
DATE		9/22/2025	
GARBAGE TRUCK MOVEMENT PLAN			
SHEET No.		C3.1	

September 22, 2025
 FILE PATH: \\F:\V0115988 - Double Prince\0115980-001 (EN) - Market Fairfield TownePlace Suites\Engineering\Engineroops Physio\PRELIMINARY DEVELOPMENT PLAN\0115980-001\PPD-001-07-01\DOTL.dwg
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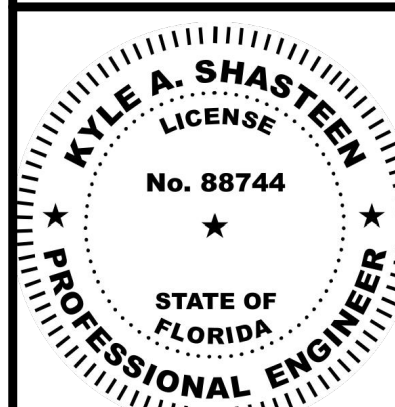
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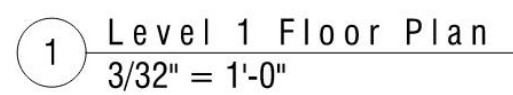
CITY OF APOPKA

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CITY OF APOPKA



PLAN STATUS		
DATE	DESCRIPTION	
JG DESIGN	JG DRAWN	KAS CHKD
SCALE		AS SHOWN
JOB No.		011589-01-00
DATE		9/22/2025
DETAILS - COVER		
SHEET No.		D1.0

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FLOOR PLAN LEGEND

	GRIDLINE - CENTER OF COLUMN/STUD
	GRIDLINE - FACE OF COLUMN/STUD
	WALL PARTITION; SEE AT 01
	ADA ACCESSIBLE ROOM
	HEARING-IMPAIRED ROOM
FE-1	FULLY RECESSED FIRE EXTINGUISHER CABINET
FE-2	SEM RECESSED FIRE EXTINGUISHER CABINET
FE-3	BRACKET MOUNTED FIRE EXTINGUISHER
	RFID CARD READER

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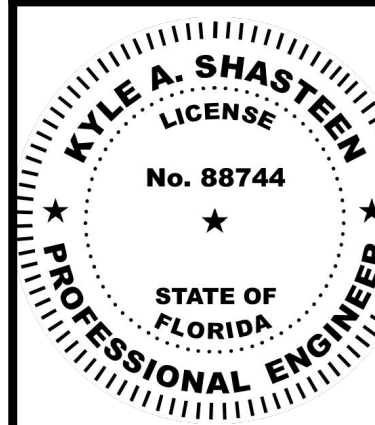
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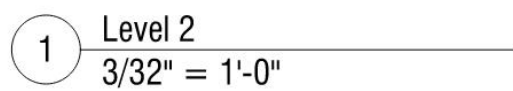
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DETAILS - LOBBY LEVEL FLOOR PLAN
 MARRIOTT FAIRFIELD TOWNEPLACE SUITES
 NWC OF STATE ROAD 429 & CONNECTOR RD
 APOPKA, FLORIDA 33712
 CITY OF APOPKA
 ORANGE COUNTY

CITY OF APODCA



PLAN STATUS		
DATE	DESCRIPTION	
JG	JG	KAS
DESIGN	DRAWN	CHKD
SCALE		AS SHOWN
JOB No.		011589-01-C
DATE		9/22/20
DETAILS - LOBBY LEVEL		
FLOOR PLAN		
		D1.2
SHEET No.		



- A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.
- B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ____ ON CIVIL DRAWING SET.
- C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.
- D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.
- E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING AT 02.

	GRIDLINE - CENTER OF COLUMN/STUD
	GRIDLINE - FACE OF COLUMN/STUD
	WALL PARTITION, SEE A7.01
	ADA ACCESSIBLE ROOM
	HEARING-IMPAIRED ROOM
FE-1	FULLY RECESSED FIRE EXTINGUISHER CABINET
FE-2	SEMI RECESSED FIRE EXTINGUISHER CABINET
FE-3	BRACKET MOUNTED FIRE EXTINGUISHER
	RFID CARD READER

DATE		DESCRIPTION	
JG	JG	KAS	
DESIGN	DRAWN	CHKD	
SCALE		AS SHOWN	
JOB No.		011589-01-001	
DATE		9/22/2025	
DETAILS - TYP. LEVEL FLOOR PLAN			
SHEET No.		D1.3	

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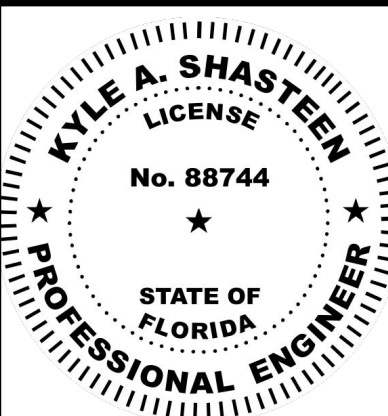
DETAILS - TYP. LEVEL FLOOR PLAN

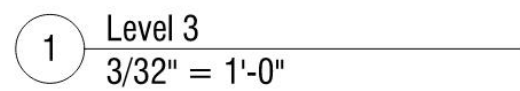
MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

ORANGE COUNTY

CITY OF APOPKA





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FLOOR PLAN GENERAL NOTES

A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF $0'-0"$ IS EQUIVALENT TO ____ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING AT 02.

FLOOR PLAN LEGEND

	GRIDLINE - CENTER OF COLUMN/STRUCT
	GRIDLINE - FACE OF COLUMN/STRUCT
	WALL PARTITION; SEE AT 01
	ADA ACCESSIBLE ROOM
	HEARING-IMPAIRED ROOM
FE-1	FULLY RECESSED FIRE EXTINGUISHER CABINET
FE-2	SEM RECESSED FIRE EXTINGUISHER CABINET
FE-3	BRACKET MOUNTED FIRE EXTINGUISHER
	RFID CARD READER

A circular professional engineer seal for Kyle A. Shasteen. The outer ring contains the text "KYLE A. SHASTEEN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top and "STATE OF FLORIDA" is at the bottom, also separated by two stars. In the center of the seal, the license number "No. 88744" is displayed.

DETAILS - LEVEL 3 FLOOR PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA

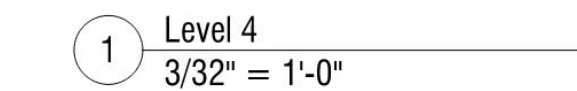
ORANGE COUNTY

Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
www.bowman.com
© 2024 Bowman Consulting Group Ltd

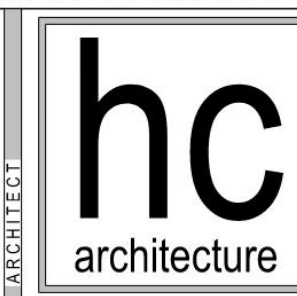
NOT FOR CONSTRUCTION

Bowman

Certificate of Authorization License No. 30462



PROJECT	Logo	Apopka Dual Brand
		Address



HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8868 v
404.685.8878 f
WWW.HCARCH.NET

Certificate of Authorization:	F05000005222
Corporate License No.:	AA26001050
Tom Hogan License No.:	AR101416

			DRAWING TITLE	JOB NO.
TBD	DATE			598
			Level 4 Floor Plan	SHEET NO.
				A2.4

FLOOR PLAN GENERAL NOTES

A. REFER TO ENHANCED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ____ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 4'-0" AFF.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING AT 02.

FLOOR PLAN LEGEND

--- (X) --- GRIDLINE - CENTER OF COLUMN/STUD

--- (X) --- GRIDLINE - FACE OF COLUMN/STUD

--- (X) --- WALL PARTITION; SEE AT 01

 ADA ACCESSIBLE ROOM

 HEARING-IMPAIRED ROOM

FE-1 FULLY RECESSED FIRE EXTINGUISHER CABINET

FE-2 SEMI RECESSED FIRE EXTINGUISHER CABINET

FE-3 BRACKET MOUNTED FIRE EXTINGUISHER

 RFID CARD READER

NOT FOR CONSTRUCTION

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DETAILS - LEVEL 4 FLOOR PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD

CITY OF APOPKA
ORANGE COUNTY

Bowman Consulting Group Ltd

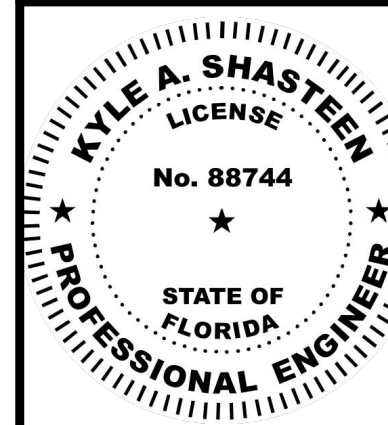
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Suite 144

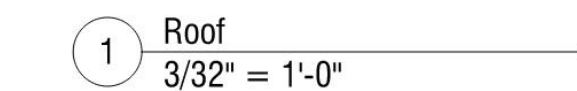
Melbourne, FL 32934

Phone: (321) 255-5434

www.bowman.com



PLAN STATUS		
DATE	DESCRIPTION	
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SCALE		AS SHOWN
JOB No.		011589-01-0
DATE		9/22/2020
DETAILS - LEVEL 4 FLOOR PLAN		
SHEET No.		D1.5

September 22, 2025
018 - DETAILS - ROOF PLAN

ISSUES	TBD	DATE	REVISIONS		JOB NO.	DRAWING TITLE	598	
						Roof Plan		
							SHEET NO.	
							A2.5	

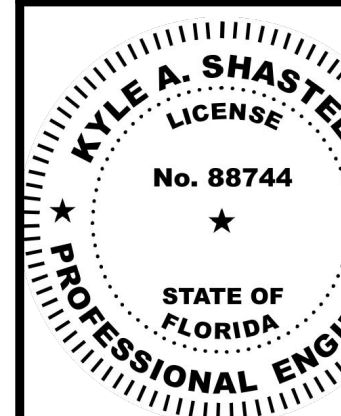
Bowman
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4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
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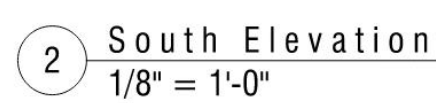
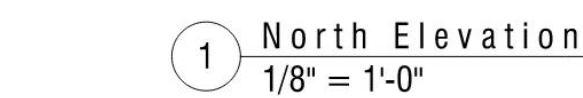
DETAILS - ROOF PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NW 1/4 OF STATE ROAD 428 & CONNECTOR RD
APOPKA, FLORIDA 33712



PLAN STATUS		
DATE	DESCRIPTION	
JG DESIGN	JG DRAWN	K C
SCALE		AS SH
JOB No.		011589
DATE		9/2
DETAILS - ROOF PL		
SHEET No.		D1.0



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Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
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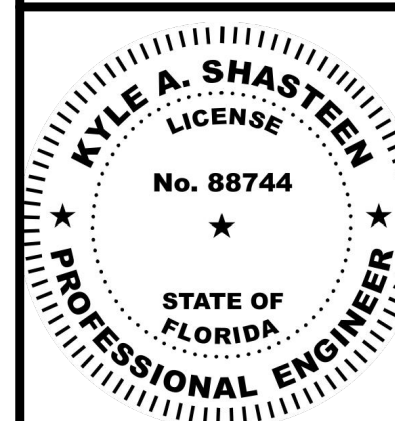
DETAILS - BUILDING ELEVATIONS

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

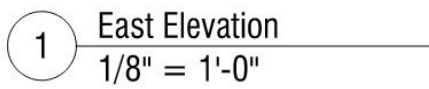
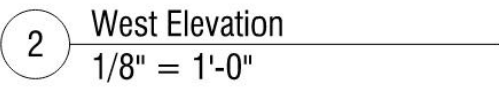
CITY OF APOPKA

ORANGE COUNTY



PLAN STATUS		
DATE	DESCRIPTION	
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SCALE		AS SHOWN
JOB No.		011589-01-00
DATE	9/22/2022	
DETAILS - BUILDING ELEVATIONS		
D1.7		
SHEET No.		

September 22, 2025
018-0ETALLS-BI



PROJECT	Logo	Apopka Dual Brand	ARCHITECT		HOGAN CAMPIS ARCHITECTURE 1425 DUTCH VALLEY PL NE STUDIO B ATLANTA GA 30324 404-895-8888 v 404-885-8878 f WWW.HCARCH.NET
	Address				

ISSUES	TBD	DATE	REVISIONS	DRAWING TITLE Building Elevations - East & West	JOB NO.
					598
					SHEET NO.
					A3.2

Bowman
Certificate of Authorization License No. 30462

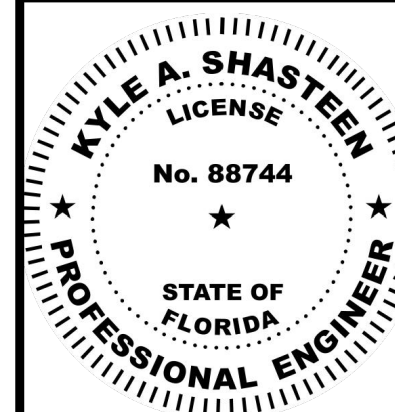
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4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
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DETAILS - BUILDING ELEVATIONS

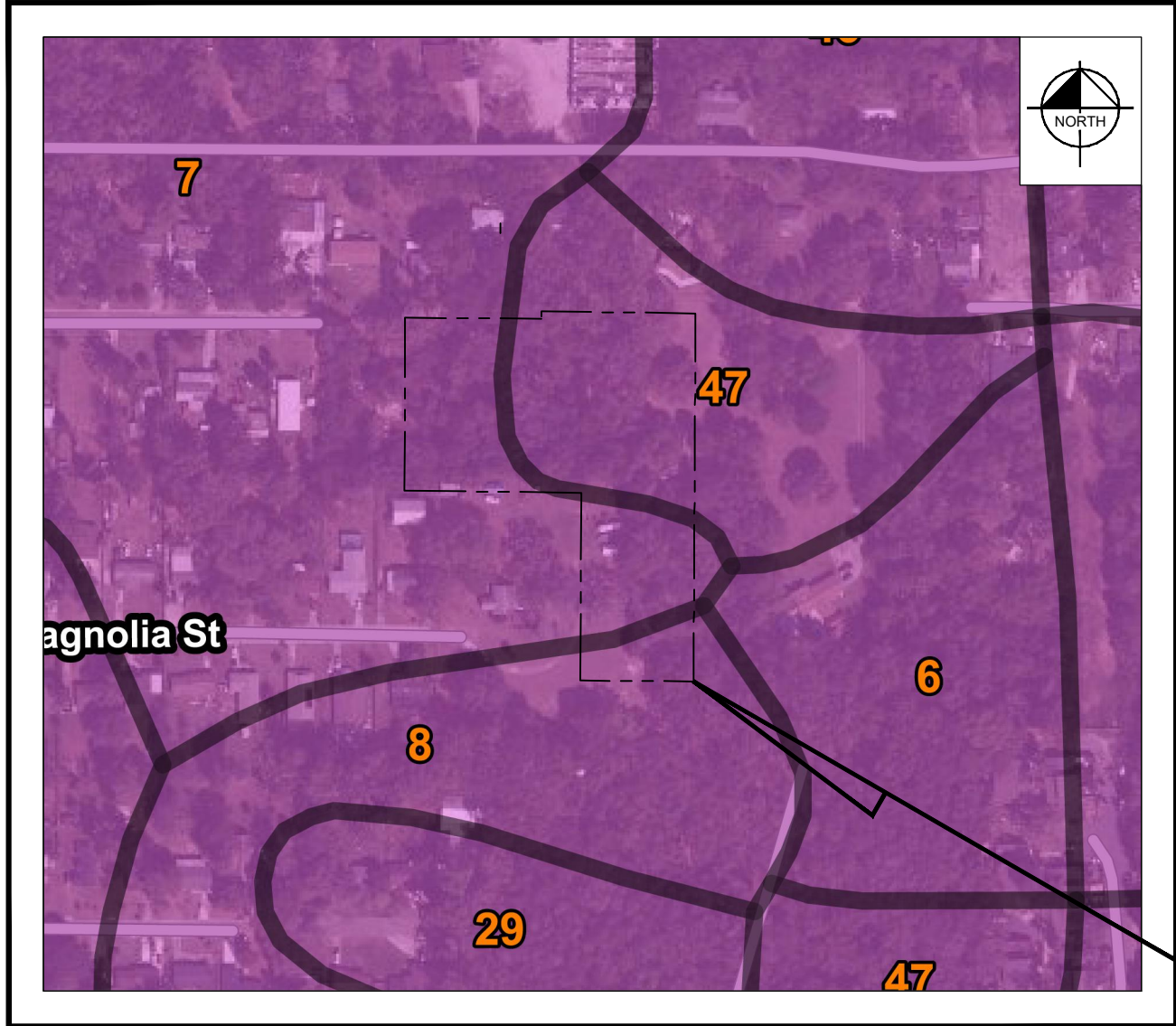
MARRIOTT FAIRFIELD TOWNEPLACE SUITES

INWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712



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DESIGN	DRAWN	CHKD
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DATE	9/22/2022	
DETAILS - BUILDING ELEVATIONS		
D1.8		
SHEET No.		

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SOILS MAP
N.T.S.
6 - CANDLER-APOPKA FINE SANDS
7 - CANDLER-URBAN LAND COMPLEX
8 - CANDLER-URBAN LAND COMPLEX
47 - TAVARES-MILLHOPPER FINE SANDS

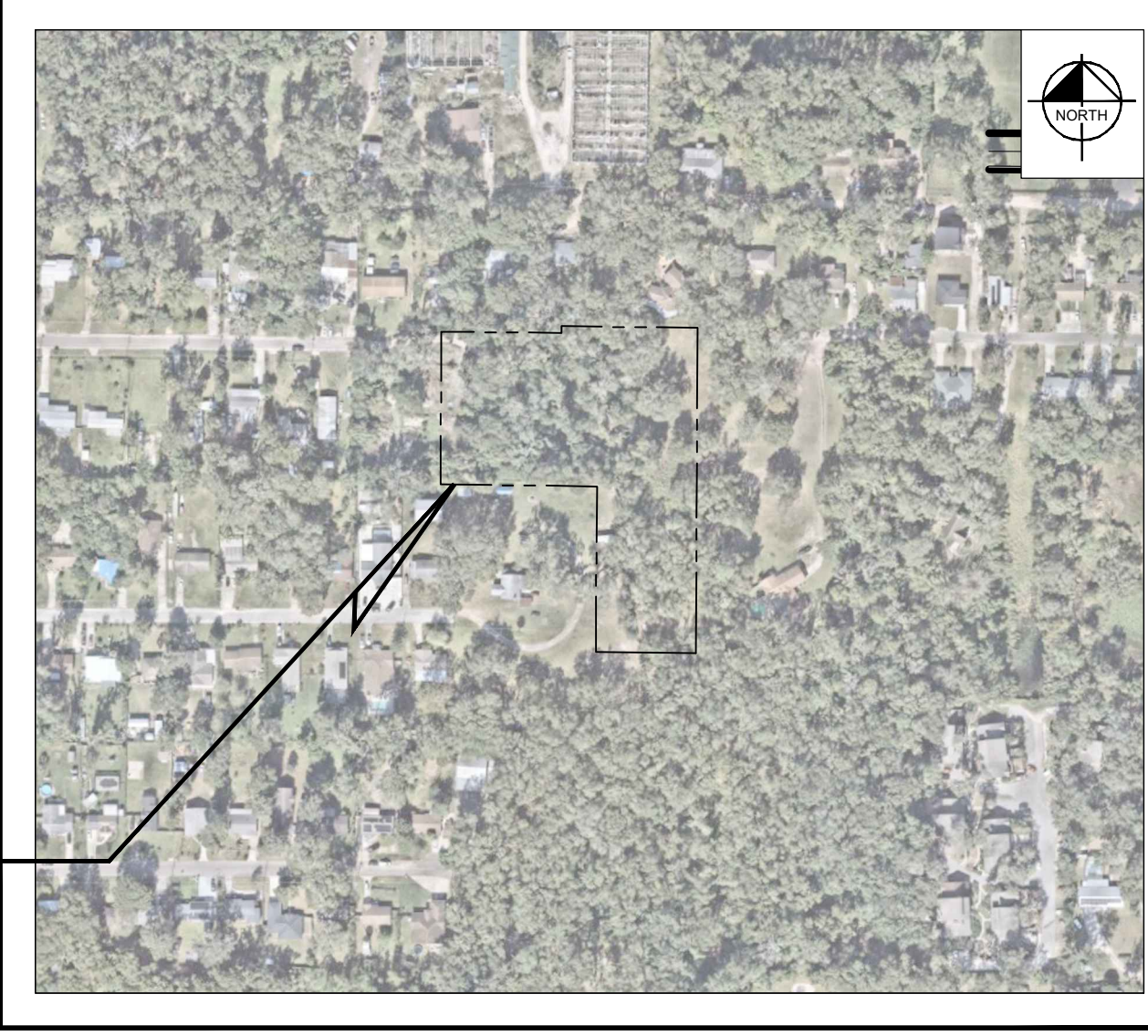
LEGAL DESCRIPTION:

PARCEL 1:
BEGIN 1018.3 FEET EAST AND 200 FEET SOUTH OF NW CORNER OF LOT 9 RUN SOUTH 253 FEET, EAST 423.7 FEET, NORTH 453 FEET WEST, 225 FEET MORE OR LESS SOUTH 200 FEET, WEST 198.7 FEET TO POINT OF BEGINNING, SUBDIVISION OF STEWART HOMESTEAD AS RECORDED IN MISCELLANEOUS BOOK 3, PAGE 398, SECTION 2, TOWNSHIP 21, RANGE 28, ORANGE COUNTY, FLORIDA, TOGETHER WITH THE EASEMENT FOR ROAD PURPOSES OF THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY AS CONTAINED IN WARRANTY DEED FILED IN OFFICIAL RECORDS BOOK 5814, PAGE 2354 AND OFFICIAL RECORDS BOOK 1325, PAGE 778, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
BEGIN 190 FEET SOUTH OF THE NE CORNER OF LOT 8, STEWART HOMESTEAD, MISCELLANEOUS BOOK 3, PAGE 389, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE WEST 329 FEET, THENCE SOUTH 537 FEET, THENCE EAST 329 FEET, THENCE NORTH 537 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
BEGIN 190 FEET SOUTH OF NE CORNER OF LOT 8, STEWART HOMESTEAD, THENCE WEST 329 FEET, THENCE SOUTH 263 FEET, THENCE WEST 165 FEET, SOUTH 274 FEET, EAST 494 FEET, THENCE NORTH 537 FEET TO POINT OF BEGINNING, ALL BEING IN SECTIONS 10 AND TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING:
BEGIN 193 FEET SOUTH OF THE NE CORNER OF LOT 8, STEWART HOMESTEAD, MISCELLANEOUS BOOK 3, PAGE 389, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE WEST 329 FEET, THENCE SOUTH 537 FEET, THENCE EAST 329 FEET, THENCE NORTH 537 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT, THAT PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6381, PAGE 4731, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 188.88 FEET OF THE FOLLOWING DESCRIBED PARCEL 1: BEGIN 1018.3 FEET EAST AND 200 FEET SOUTH OF NW CORNER OF LOT 9 RUN SOUTH 253 FEET, EAST 423.7 FEET, NORTH 453 FEET, WEST 225 FEET MORE OR LESS, SOUTH 200 FEET, WEST 198.7 FEET TO THE POINT OF BEGINNING, SUBDIVISION OF STEWARTS HOMESTEAD AS RECORDED IN MISCELLANEOUS BOOK 3, PAGE 398, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28, ORANGE COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING: EASEMENT FOR ROAD PURPOSES OF THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY, BEGIN 190 FEET SOUTH OF THE NE CORNER OF LOT 8, STEWARTS HOMESTEAD, MISCELLANEOUS BOOK 3, PAGE 389, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE WEST 329 FEET THENCE SOUTH 537 FEET THENCE EAST 329 FEET, THENCE NORTH 537 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THE SOUTH 30 FEET OF THE NORTH 218.88 FEET OF THE EAST 30 FEET FOR THE PURPOSE OF INGRESS/EGRESS.

MINOR DEVELOPMENT PLAN FOR EAST LISA LANE SINGLE FAMILY

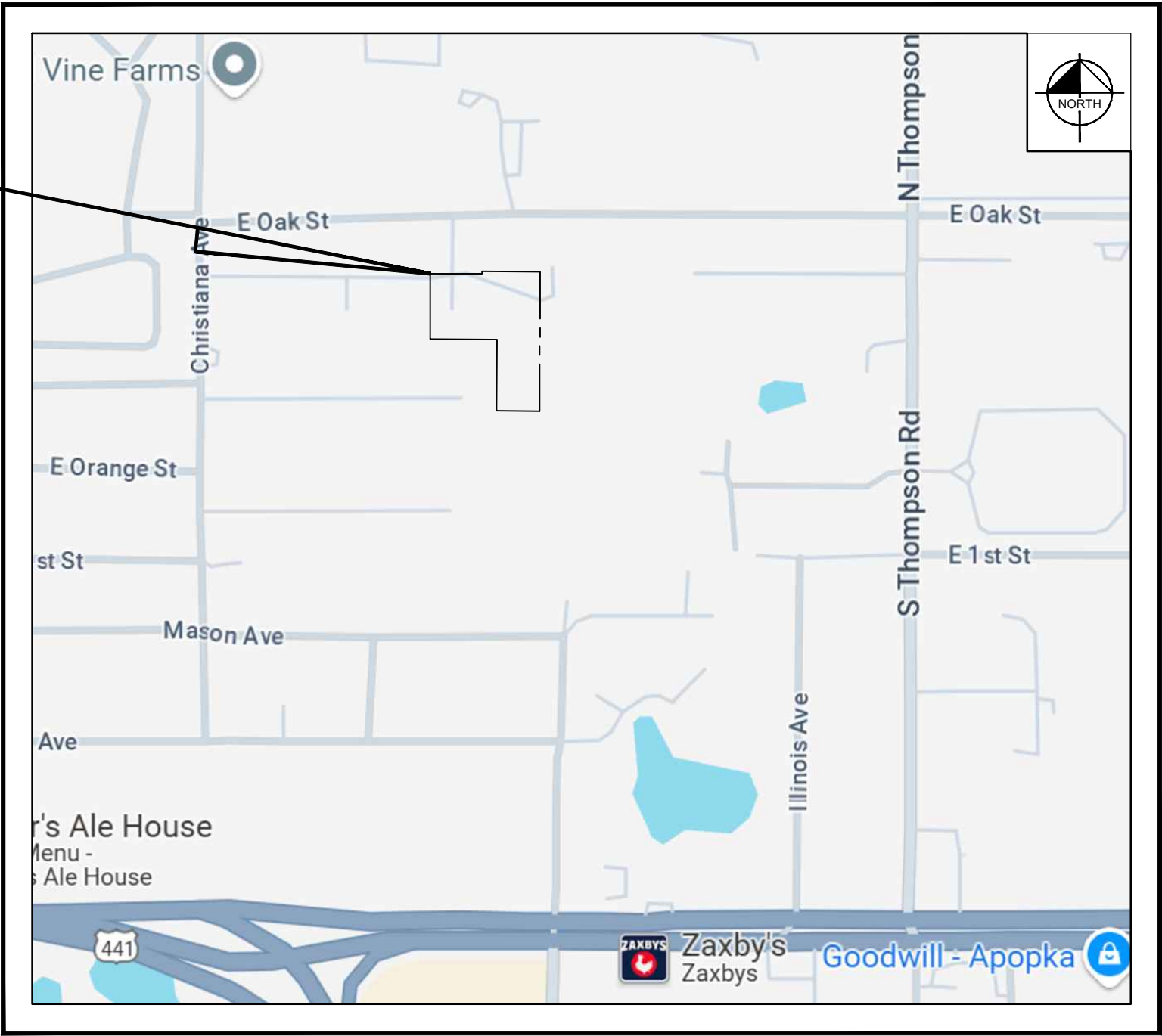
PARCEL #:
02-21-28-8303-00-086
ORANGE COUNTY, FLORIDA
October 16, 2025

SITE



AERIAL PHOTOGRAPH
N.T.S.

SITE



SECTION 11, TOWNSHIP 21, RANGE 28
LOCATION MAP
N.T.S.

PROJECT TEAM

DEVELOPER:

SFL PARTNERS LLC
1597 SW 191 LAND
PEMBROKE PINES, FL 33029
CONTACT: ALBERT IGLESIAS
EMAIL: ALBERT@SFLPARTNERS.COM

SURVEYOR:

DEAL LAND SURVEYING
804 S FRENCH AVENUE
SANFORD, FLORIDA 32771
PHONE: (407) 878-3796
EMAIL: INFO@DEALLANDSURVEYING.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: JOSH ENOT, P.E.
PHONE: 321-754-0413
EMAIL: JOSHUA.ENOT@KIMLEY-HORN.COM

GEOTECHNICAL ENGINEER

KSM ENGINEERING AND TESTING
723 PROGRESS WAY
SANFORD, FL 32771

UTILITY PROVIDERS

WATER/SEWER

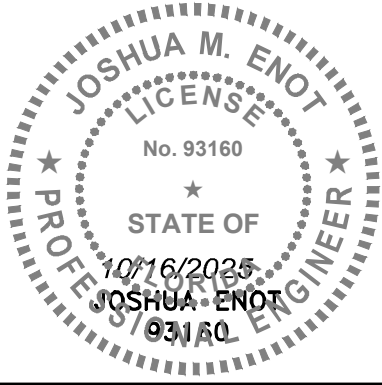
APOPKA UTILITIES
150 E. 5TH ST.
APOPKA, FL 32703

PREPARED BY
Kimley»Horn

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200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	EXISTING CONDITIONS
C4.0	SITE PLAN
C5.0	PAVING, GRADING, AND DRAINAGE PLAN
C5.1	POND SECTIONS
C6.0	UTILITY SHEET
C7.0	PLAN AND PROFILE
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
C9.0	FIRE TRUCK ROUTING
L0.50	TREE MITIGATION PLAN
L0.51	TREE MITIGATION CHART AND SPECIFICATIONS
L1.00	OVERALL LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L4.00	OVERALL PHOTOMETRICS PLAN
L4.50	PHOTOMETRICS DATA SHEETS



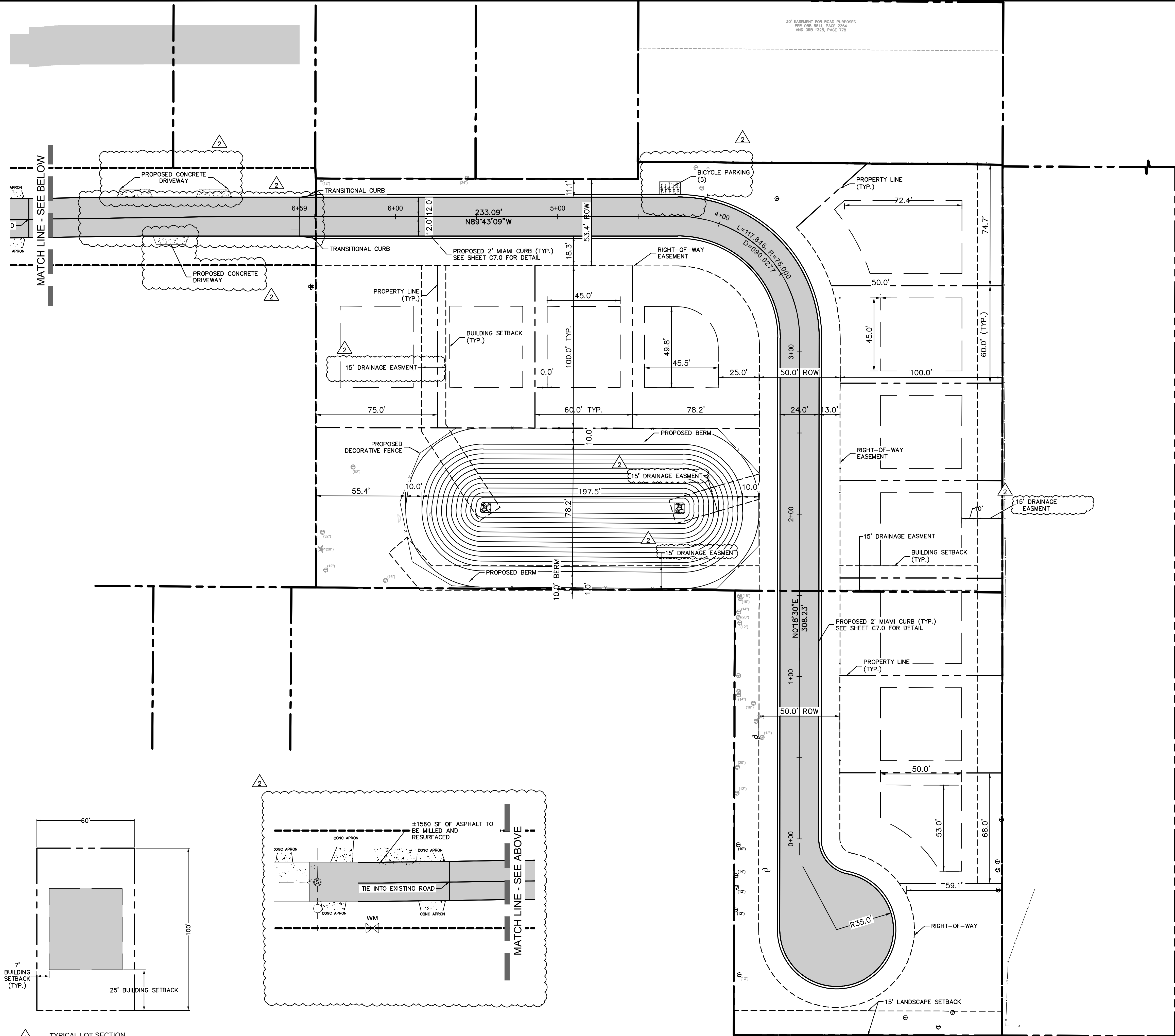
SHEET NUMBER
C0.0

NO.	REVISIONS	DATE	BY

Plotted By: Martinez, Jeremiah Sheet Size: 2496x1000 - LISA Layout: C2.0 October 16, 2025 03:21:16pm K:\roll_civil\2496x1000-est lisa line\CADD\CONST\Tulane\sheetC2.0-SWPPP.dwg
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SHEET NUMBER C2.0	EAST LISA LANE	CITY OF APOPKA	FL	STORMWATER POLLUTION PREVENTION PLAN	KHA PROJECT 249661000	LICENSED PROFESSIONAL STATE OF FLORIDA JOSHUA ENOT PROFESSIONAL ENGINEER EXPIRATION DATE 12/31/2025 FIDELITY+TYLER	 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	1/1 2/1 3/1 4/1 5/1 6/1 7/1 8/1 9/1 10/1 11/1 12/1 13/1 14/1 15/1 16/1 17/1 18/1 19/1 20/1 21/1 22/1 23/1 24/1 25/1 26/1 27/1 28/1 29/1 30/1 31/1 32/1 33/1 34/1 35/1 36/1 37/1 38/1 39/1 40/1 41/1 42/1 43/1 44/1 45/1 46/1 47/1 48/1 49/1 50/1 51/1 52/1 53/1 54/1 55/1 56/1 57/1 58/1 59/1 60/1 61/1 62/1 63/1 64/1 65/1 66/1 67/1 68/1 69/1 70/1 71/1 72/1 73/1 74/1 75/1 76/1 77/1 78/1 79/1 80/1 81/1 82/1 83/1 84/1 85/1 86/1 87/1 88/1 89/1 90/1 91/1 92/1 93/1 94/1 95/1 96/1 97/1 98/1 99/1 100/1 101/1 102/1 103/1 104/1 105/1 106/1 107/1 108/1 109/1 110/1 111/1 112/1 113/1 114/1 115/1 116/1 117/1 118/1 119/1 120/1 121/1 122/1 123/1 124/1 125/1 126/1 127/1 128/1 129/1 130/1 131/1 132/1 133/1 134/1 135/1 136/1 137/1 138/1 139/1 140/1 141/1 142/1 143/1 144/1 145/1 146/1 147/1 148/1 149/1 150/1 151/1 152/1 153/1 154/1 155/1 156/1 157/1 158/1 159/1 160/1 161/1 162/1 163/1 164/1 165/1 166/1 167/1 168/1 169/1 170/1 171/1 172/1 173/1 174/1 175/1 176/1 177/1 178/1 179/1 180/1 181/1 182/1 183/1 184/1 185/1 186/1 187/1 188/1 189/1 190/1 191/1 192/1 193/1 194/1 195/1 196/1 197/1 198/1 199/1 200/1 201/1 202/1 203/1 204/1 205/1 206/1 207/1 208/1 209/1 210/1 211/1 212/1 213/1 214/1 215/1 216/1 217/1 218/1 219/1 220/1 221/1 222/1 223/1 224/1 225/1 226/1 227/1 228/1 229/1 230/1 231/1 232/1 233/1 234/1 235/1 236/1 237/1 238/1 239/1 240/1 241/1 242/1 243/1 244/1 245/1 246/1 247/1 248/1 249/1 250/1 251/1 252/1 253/1 254/1 255/1 256/1 257/1 258/1 259/1 260/1 261/1 262/1 263/1 264/1 265/1 266/1 267/1 268/1 269/1 270/1 271/1 272/1 273/1 274/1 275/1 276/1 277/1 278/1 279/1 280/1 281/1 282/1 283/1 284/1 285/1 286/1 287/1 288/1 289/1 290/1 291/1 292/1 293/1 294/1 295/1 296/1 297/1 298/1 299/1 300/1 301/1 302/1 303/1 304/1 305/1 306/1 307/1 308/1 309/1 310/1 311/1 312/1 313/1 314/1 315/1 316/1 317/1 318/1 319/1 320/1 321/1 322/1 323/1 324/1 325/1 326/1 327/1 328/1 329/1 330/1 331/1 332/1 333/1 334/1 335/1 336/1 337/1 338/1 339/1 340/1 341/1 342/1 343/1 344/1 345/1 346/1 347/1 348/1 349/1 350/1 351/1 352/1 353/1 354/1 355/1 356/1 357/1 358/1 359/1 360/1 361/1 362/1 363/1 364/1 365/1 366/1 367/1 368/1 369/1 370/1 371/1 372/1 373/1 374/1 375/1 376/1 377/1 378/1 379/1 380/1 381/1 382/1 383/1 384/1 385/1 386/1 387/1 388/1 389/1 390/1 391/1 392/1 393/1 394/1 395/1 396/1 397/1 398/1 399/1 400/1 401/1 402/1 403/1 404/1 405/1 406/1 407/1 408/1 409/1 410/1 411/1 412/1 413/1 414/1 415/1 416/1 417/1 418/1 419/1 420/1 421/1 422/1 423/1 424/1 425/1 426/1 427/1 428/1 429/1 430/1 431/1 432/1 433/1 434/1 435/1 436/1 437/1 438/1 439/1 440/1 441/1 442/1 443/1 444/1 445/1 446/1 447/1 448/1 449/1 450/1 451/1 452/1 453/1 454/1 455/1 456/1 457/1 458/1 459/1 460/1 461/1 462/1 463/1 464/1 465/1 466/1 467/1 468/1 469/1 470/1 471/1 472/1 473/1 474/1 475/1 476/1 477/1 478/1 479/1 480/1 481/1 482/1 483/1 484/1 485/1 486/1 487/1 488/1 489/1 490/1 491/1 492/1 493/1 494/1 495/1 496/1 497/1 498/1 499/1 500/1 501/1 502/1 503/1 504/1 505/1 506/1 507/1 508/1 509/1 510/1 511/1 512/1 513/1 514/1 515/1 516/1 517/1 518/1 519/1 520/1 521/1 522/1 523/1 524/1 525/1 526/1 527/1 528/1 529/1 530/1 531/1 532/1 533/1 534/1 535/1 536/1 537/1 538/1 539/1 540/1 541/1 542/1 543/1 544/1 545/1 546/1 547/1 548/1 549/1 550/1 551/1 552/1 553/1 554/1 55
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LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C8.0)

NOTES:

- CONTRACTOR TO USE FIELD NATURAL GRADE ELEVATIONS AS TIE IN GRADES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCY CREATES A SLOPE LESS THAN 1% OR GREATER THAN 3%.

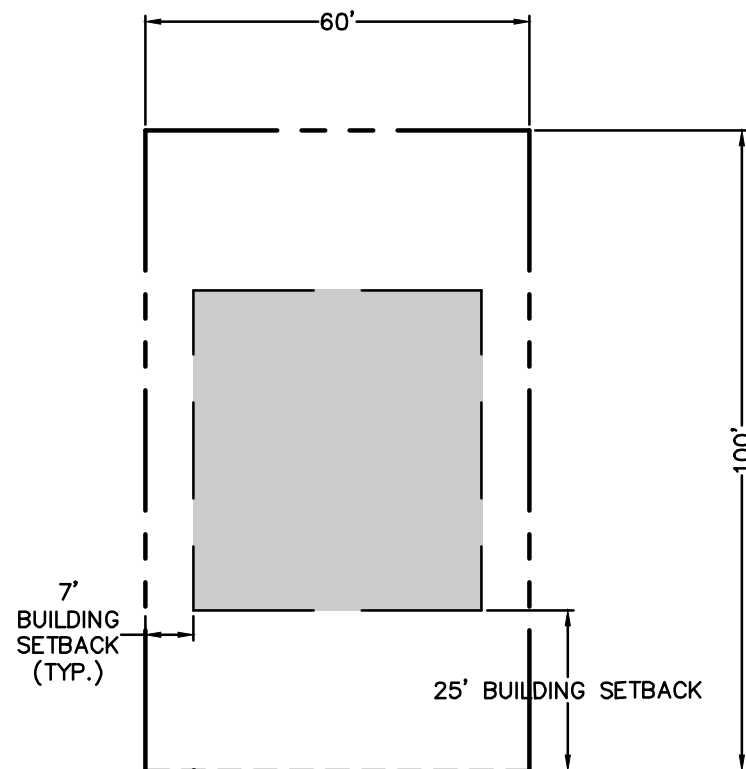
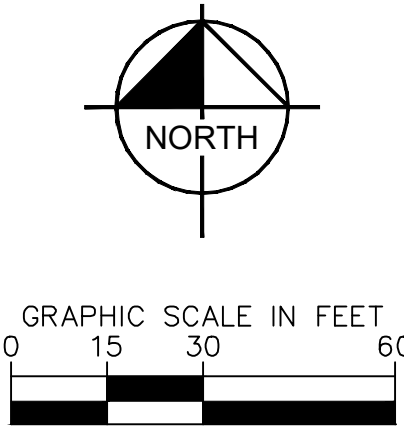
GREEN BUILDING STANDARDS

PROPOSED GREEN BUILDING STANDARDS:

LOCATION: DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND	0.50 PT
ENERGY CONSERVATION: USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50 PT
VEGETATION: PRESERVE 1-5 LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FT OR GREATER IN HEIGHT AND 24 INCHES OR GREATER IN DBH)	0.50 PT
TRANSPORTATION: PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET	1.50 PT
RESILIENCY TO NATURAL HAZARDS: ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	0.5 PT
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 PT
TOTAL	3.75 PT

SITE DATA TABLE

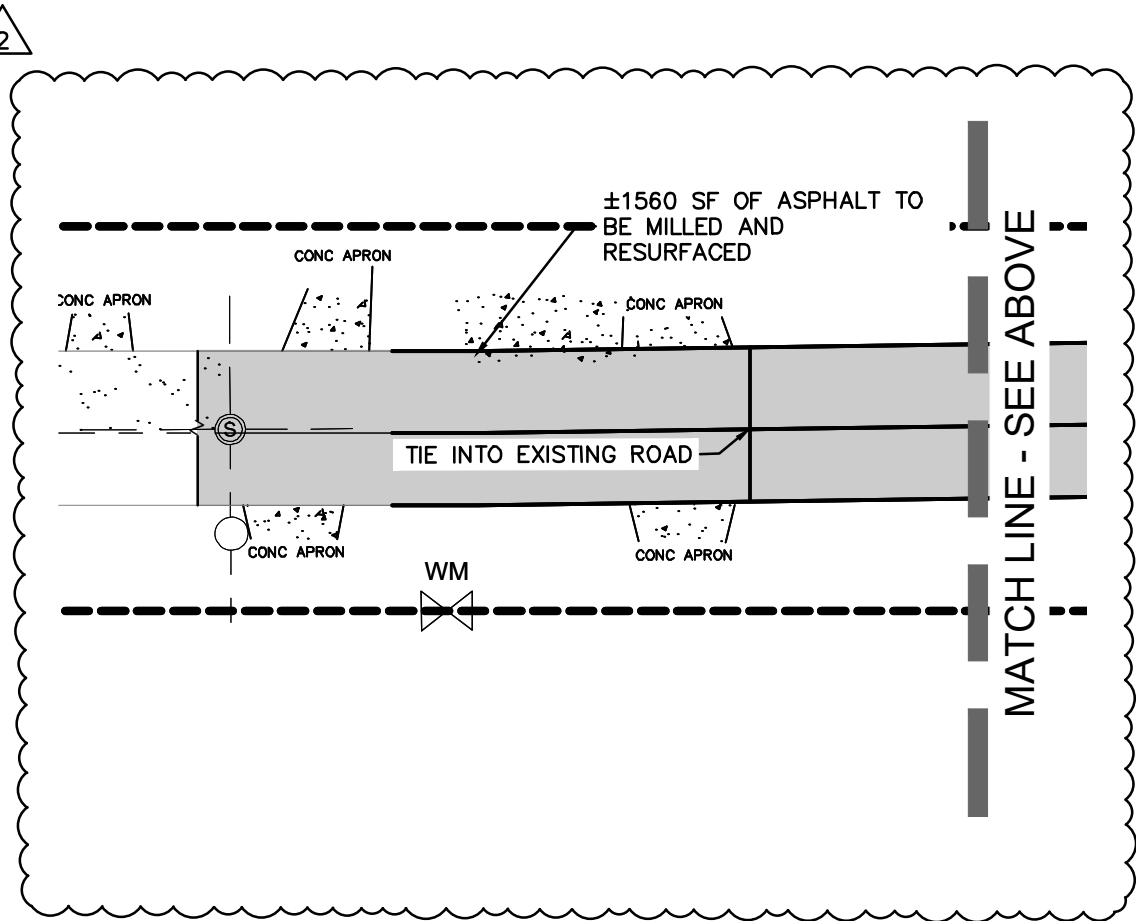
GENERAL SITE DATA	
PARCEL IDENTIFICATION NO.	02-21-28-8308-00-086
ZONING	RESIDENTIAL TWO-FAMILY (RTF)
FUTURE LAND USE	RESIDENTIAL MEDIUM LOW (RML)
TOTAL PROPERTY AREA	3.54 ACRES
STORMWATER DETENTION AREA	0.47 AC / 20,552 SF / 13.3%
ROAD/PAVEMENT AREA	0.56 AC / 24,463 SF / 15.8%
LOT AREA	1.64 AC / 71,378 SF / 46.3%
OPEN SPACE	0.87 AC / 37,897 SF / 24.6%
LOTS	11 TOTAL LOTS
TYPICAL SETBACKS	
FRONT	25'
SIDE	7.5'
BACK	20'
CORNER	25'



TYPICAL LOT SECTION

SINGLE-FAMILY DEVELOPMENT STANDARDS:

- MINIMUM LOT AREA: 6,000 SQ.FT.
- MINIMUM LOT WIDTH AND FRONTAGE: 60'
- MINIMUM LOT DEPTH: 100'
- MINIMUM FLOOR AREA: 1,500 SQ.FT. FOR PRIMARY UNIT



06-17-25
09-26-25

DVS
JDK

UPDATE PER MDP COMMENTS

UPDATE PER DRC COMMENTS

2

2

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
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LICENSED PROFESSIONAL ENGINEER
JOSHUA W. ENO
STATE OF FLORIDA
LICENSE NUMBER: 93166300

DATE: 10/15/2025

KHA PROJECT
249661000

DATE
10/15/2025

SCALE
AS SHOWN

DESIGNED BY
DVS

DRAWN BY
DVS

CHECKED BY
JME

SITE PLAN

EAST LISA LANE

CITY OF APOPKA

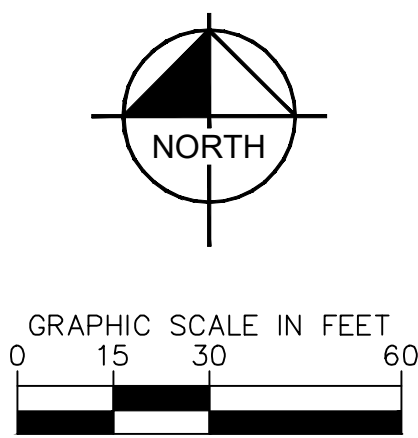
FL

SHEET NUMBER
C4.0

REVISIONS

BY
DATE

Page 79 of 96



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- 12' AGGREGATE BASE OVERBLT ON OUTER PAVEMENT LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW (DIRECTION AND SLOPE)
- PROPOSED SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION

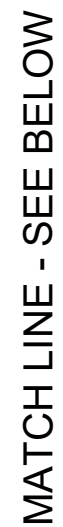
- # NOTES
1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 3. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES, IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL, IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT, IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 4. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
 5. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
 6. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
 7. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE
 8. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
 9. FOR EROSION CONTROL, NOTES REFER TO SHEET C200.
 10. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
 11. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
 12. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 13. ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
 14. VERTICAL DATUM IS NAVD 88.
 15. FILL MATERIAL TO BE BROUGHT ON-SITE MUST MEET TYPE "A" CHARACTERISTICS.
 16. STEEL GRATE TOPS ARE REQUIRED FOR ALL DITCH BOTTOM INLETS AND ARE TO COMPLY WITH FDOT STANDARD PLANS INLET #425-052.

The seal is circular with a double-lined border. The outer ring contains the text "JOSHUA W. ENOT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "STATE OF FLORIDA" in the center, and "FL LICENSE NUMBER 931630" at the bottom. To the right of the seal, the text "EXPIRATION DATE: 10/15/2025" is printed.

EAST LISA LANE

SHEET NUMBER
C5.0

1		UPDATE PER MDP COMMENTS	06-17-25	DVS
2		UPDATE PER DRC COMMENTS	09-26-25	JDK
No.		REVISIONS	DATE	BY



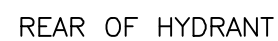
1. MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES SHALL BE 8" (MIN.) UNLESS OTHERWISE NOTED.
2. ALL POTABLE WATER MAINS SHALL BE INSTALLED WITH A 36" (MIN.) COVER WHILE MAINTAINING A 8" (MIN.) SEPARATION ABOVE SEWER LINES AND STORM SEWER PIPE AND 3' (MIN.) HORIZONTAL CLEARANCE FROM DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED.
3. TREES PLANTED (OR UTILITIES LOCATED) NEAR PUBLICLY OWNED OR MAINTAINED PROPOSED OR EXISTING UTILITY LINES, MUST NOT BE WITHIN 7.5' FROM THE CENTERLINE OF THE PROPOSED OR EXISTING UTILITY LINE.
4. REFER TO ADDITIONAL UTILITY NOTES AND DETAILS ON SHEETS C100 AND C101.

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18,2,3,4,2).

2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18,5,10,1).

1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.

2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
3. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NE HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICES FOR FIRE FLOW TESTING, FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. FOUNDATION FIRE FLOW TEST REPORT SHALL INCLUDE A FIRE FLOW A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
6. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1)



FRONT OF HYDRANT

FIRE HYDRANT CLEARANCE DETAIL

 $\triangle_2$

per NFPA 1 Uniform Fire Code Handbook, 2021 Edition

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings Not Exceeding 5000 ft² (464.5 m²).

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (464.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

Potable Water Demand Determination

(per Orange County Utilities Standards and Construction Specifications Manual - 2021 Edition)

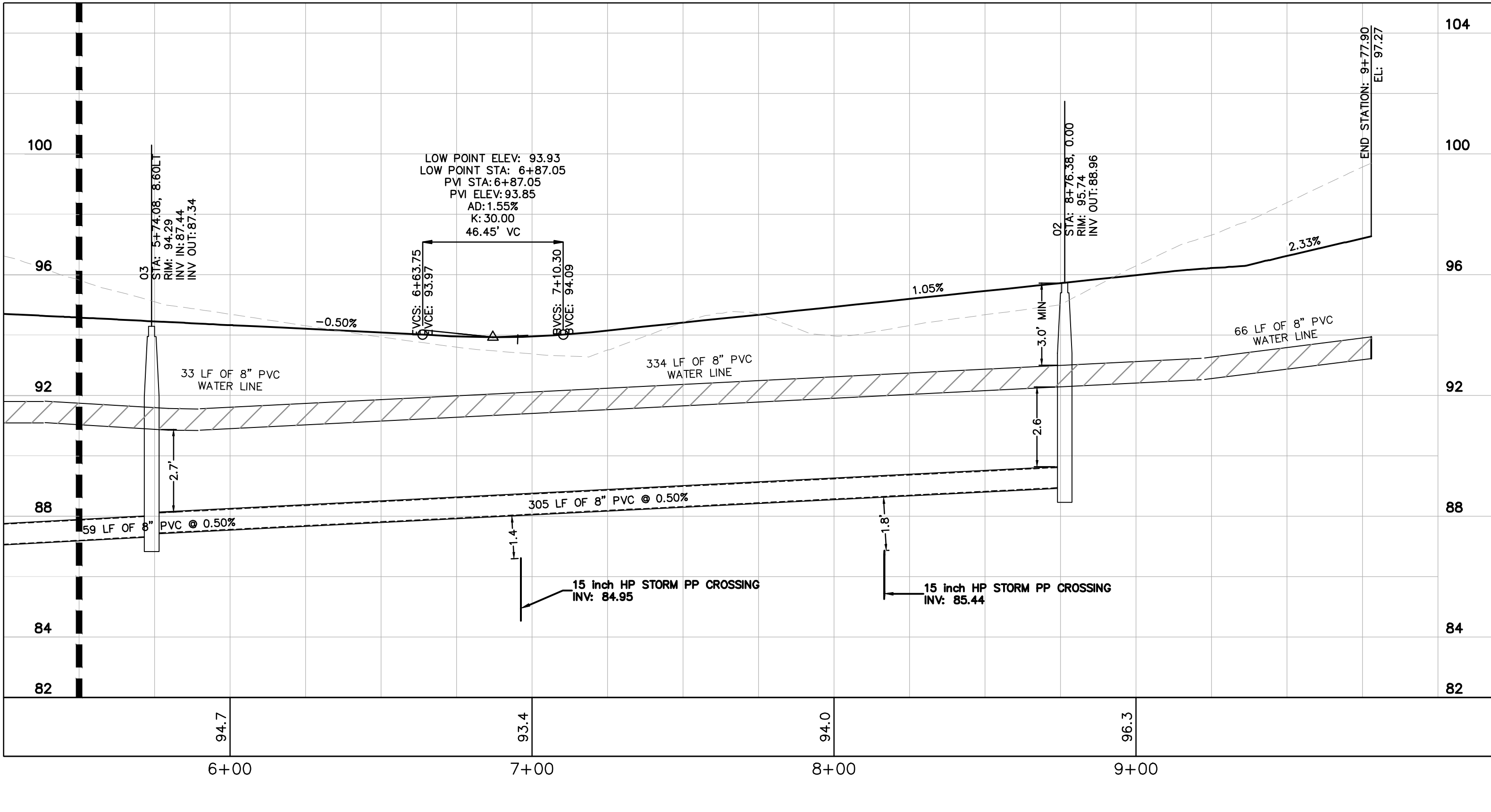
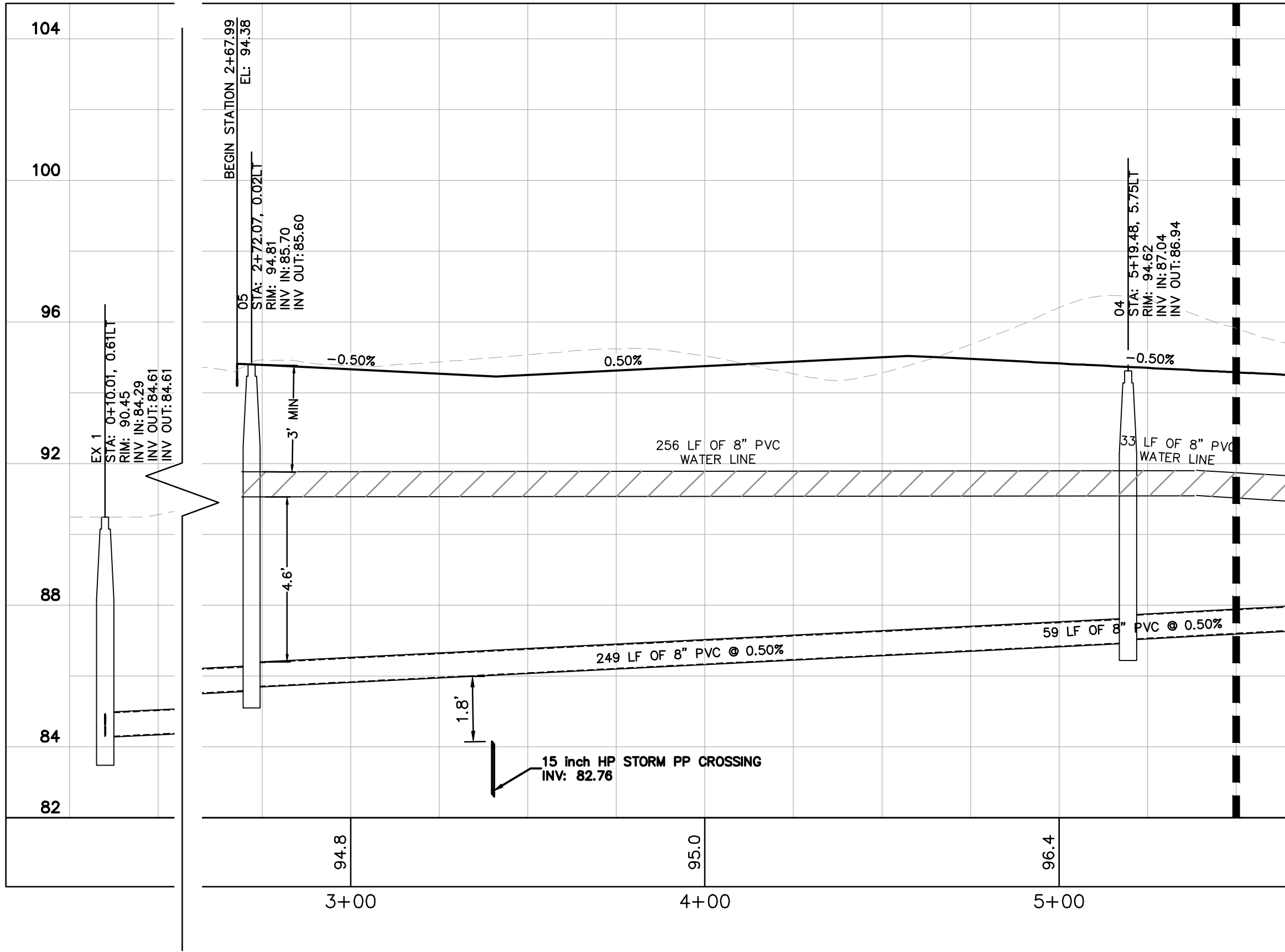
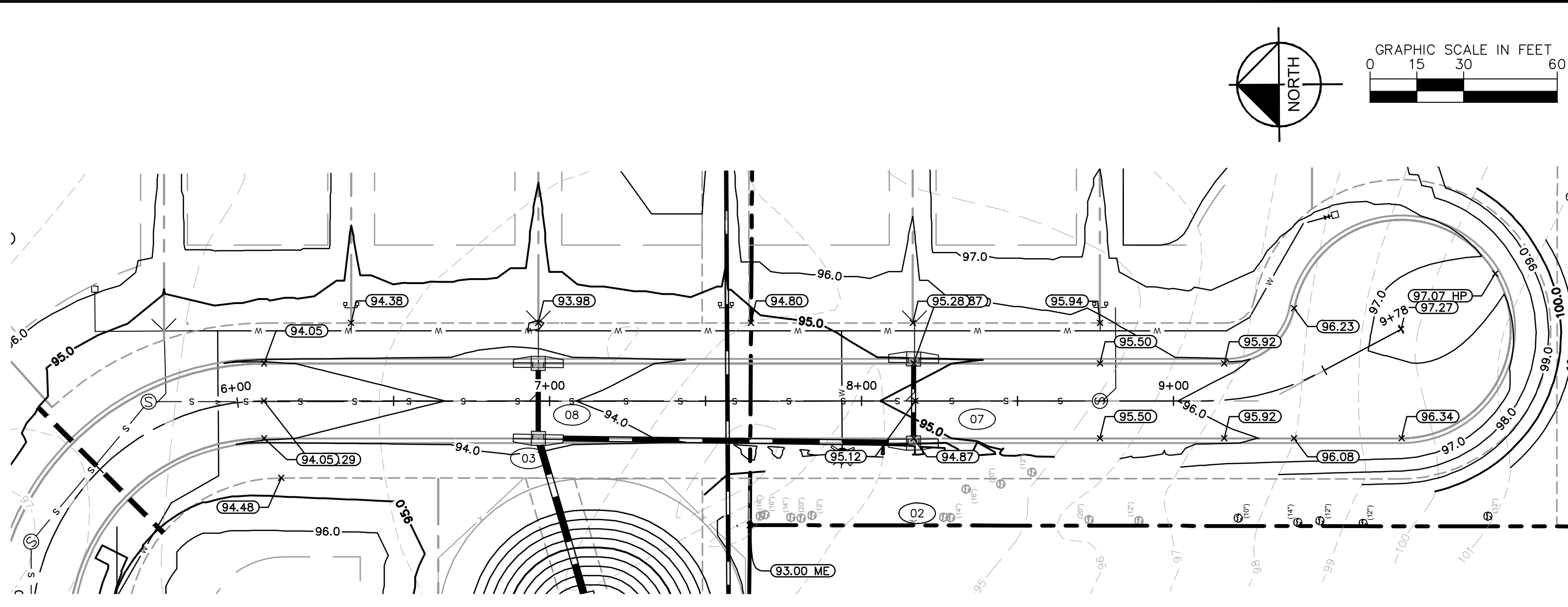
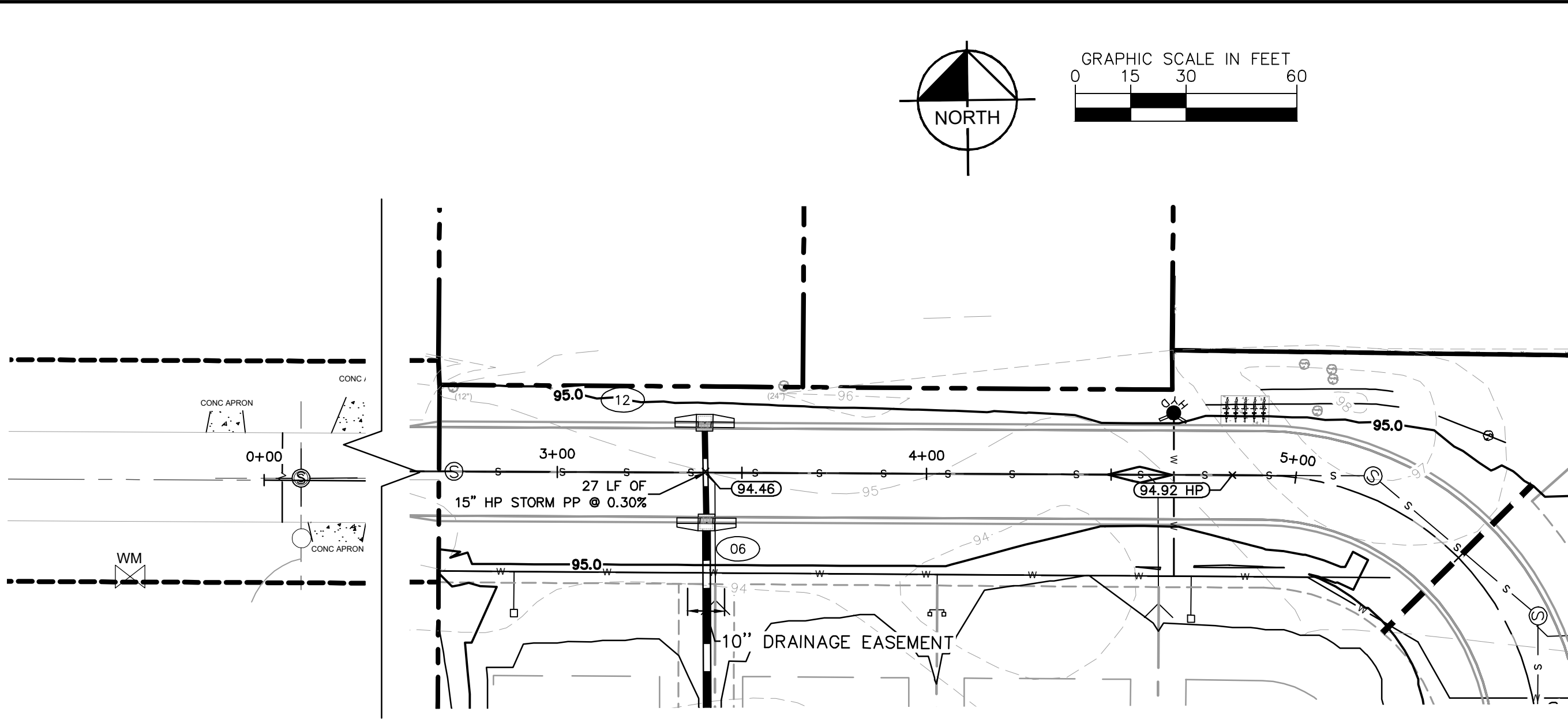
ERC is 350 gallons per day
Average Daily Flow (ADF)
Max Daily Flow (MDF) = ADF x 2
Peak Hour Flow (PHF) = ADF x 4

Sanitary Sewer Demand Determination

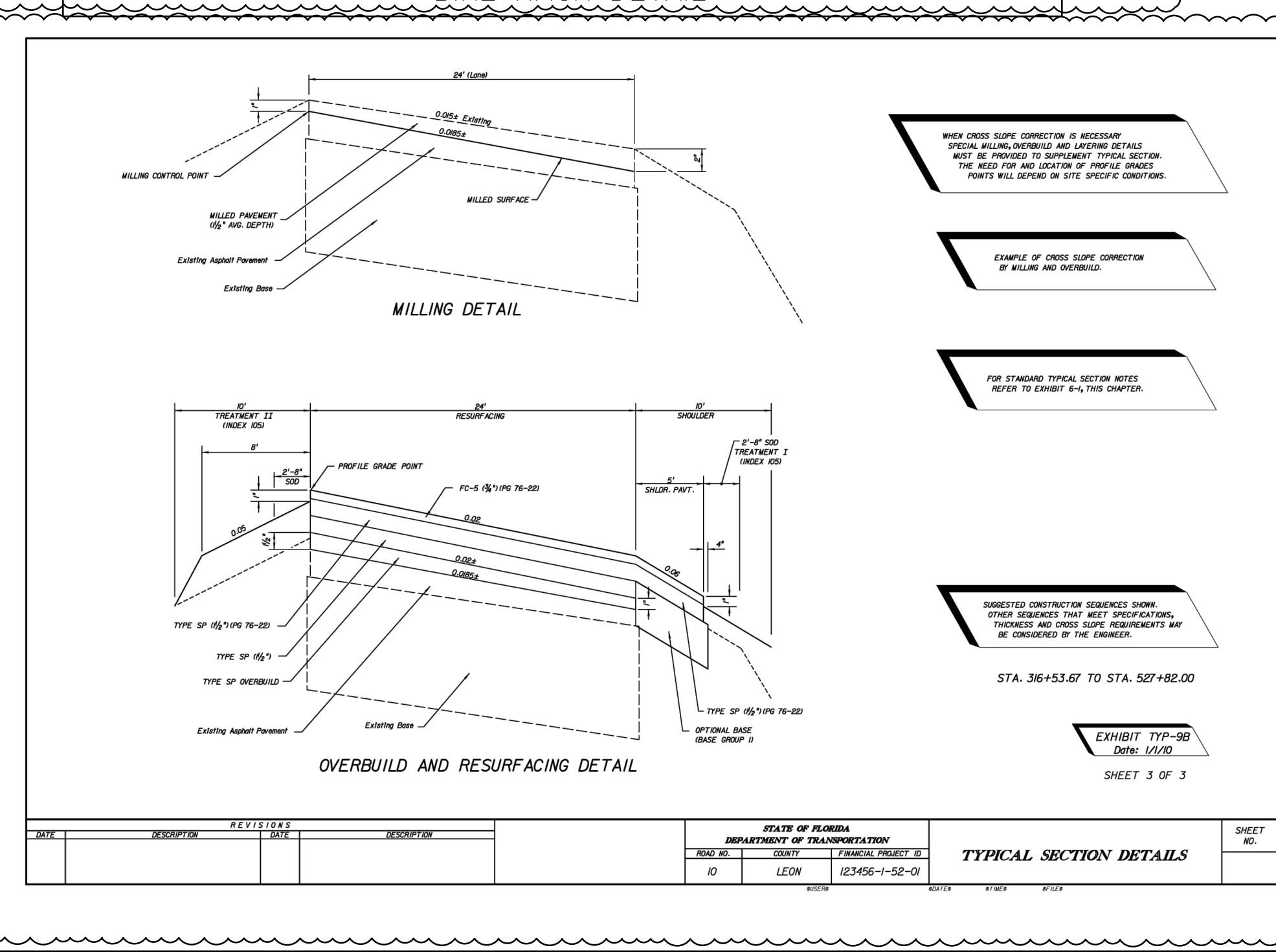
(per Orange County Utilities Standards and Construction Specifications Manual - 2021 Edition)

ERC is 300 gallons per day
Average Daily Flow (ADF)
Peak Hour Flow (PHF) = ADF x 4

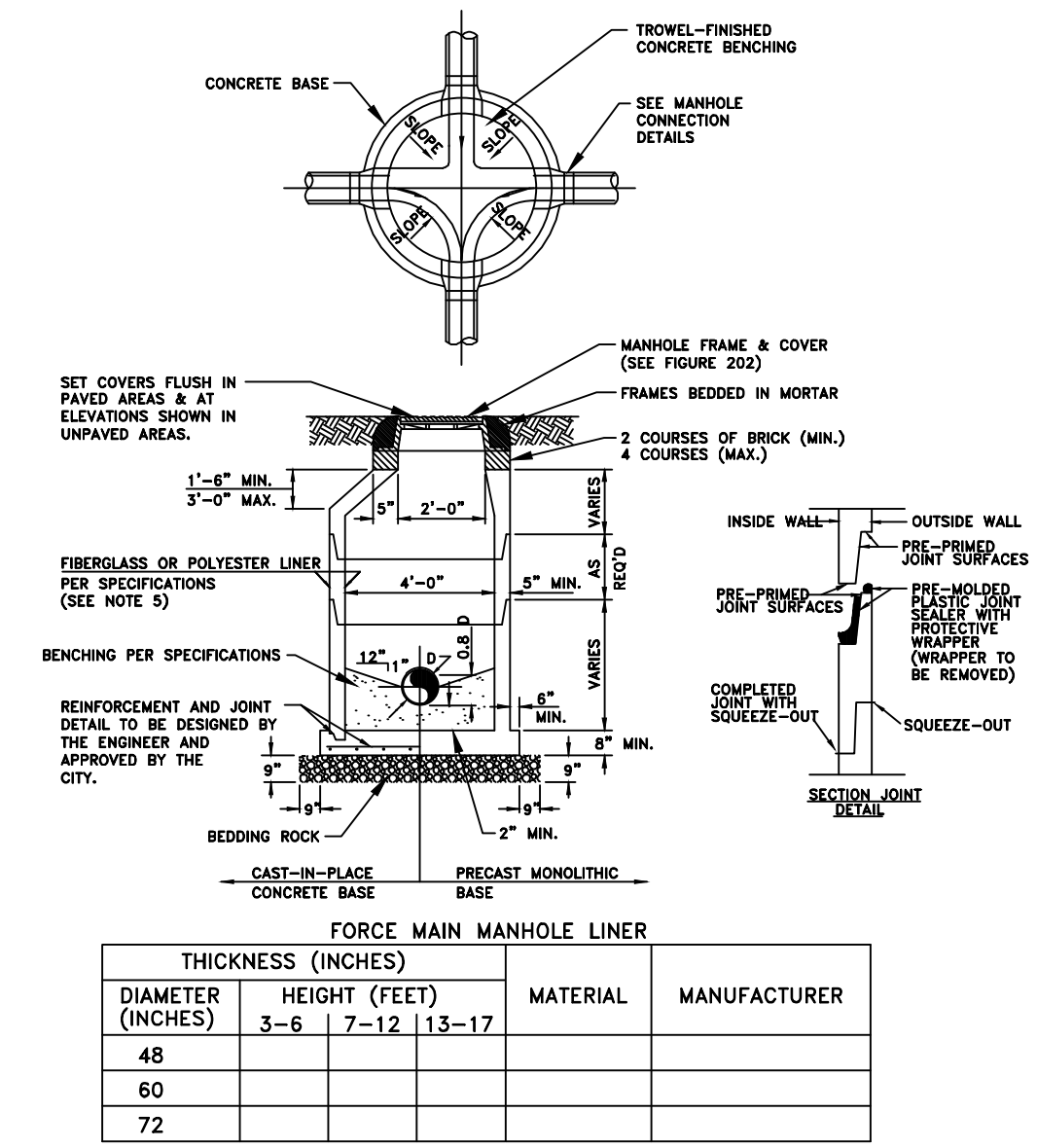
Plotted By: Martinez, Jeremiah. Sheet Set: 249661000 - LISA LANE. Layout: C7.0. October 16, 2025. 03:22:10pm. K:\civ\civil\249661000-east lisa lane\CADD\CONSTRUCTION\Sheets\C6.0-PLAN AND PROFILE.dwg
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SHEET NUMBER C7.0	CITY OF APOPKA	EAST LISA LANE	FL	PLAN AND PROFILE				KHA PROJECT 249661000	DATE 10/15/2025	SCALE AS SHOWN	DESIGNED BY DVS	DRAWN BY DVS	CHECKED BY JME	DATE 10/15/2025	LICENSED PROFESSIONAL ENGINEER JOSHUA W. ENOT STATE OF FLORIDA LICENSE NUMBER 931680	KIMLEY»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 886-1511 WWW.KIMLEY-HORN.COM	REVISIONS		BY
				No.															
UPDATE PER MDP COMMENTS														06-17-25	DVS				
UPDATE PER DRC COMMENTS														09-26-25	JDK				

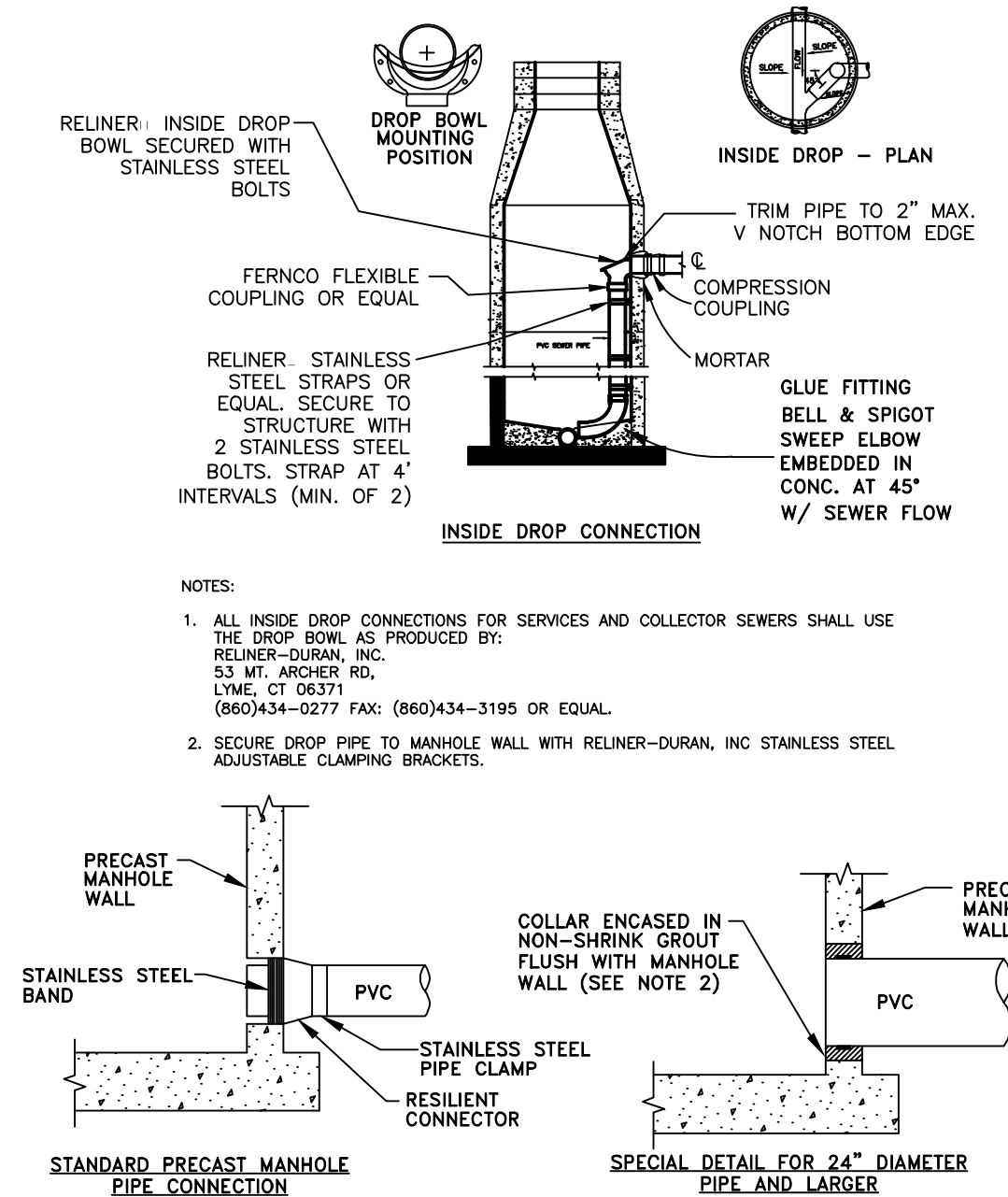


SHEET NUMBER	EAST LISA LANE	CONSTITUTION DET
C8.0	CITY OF APOPKA	FL



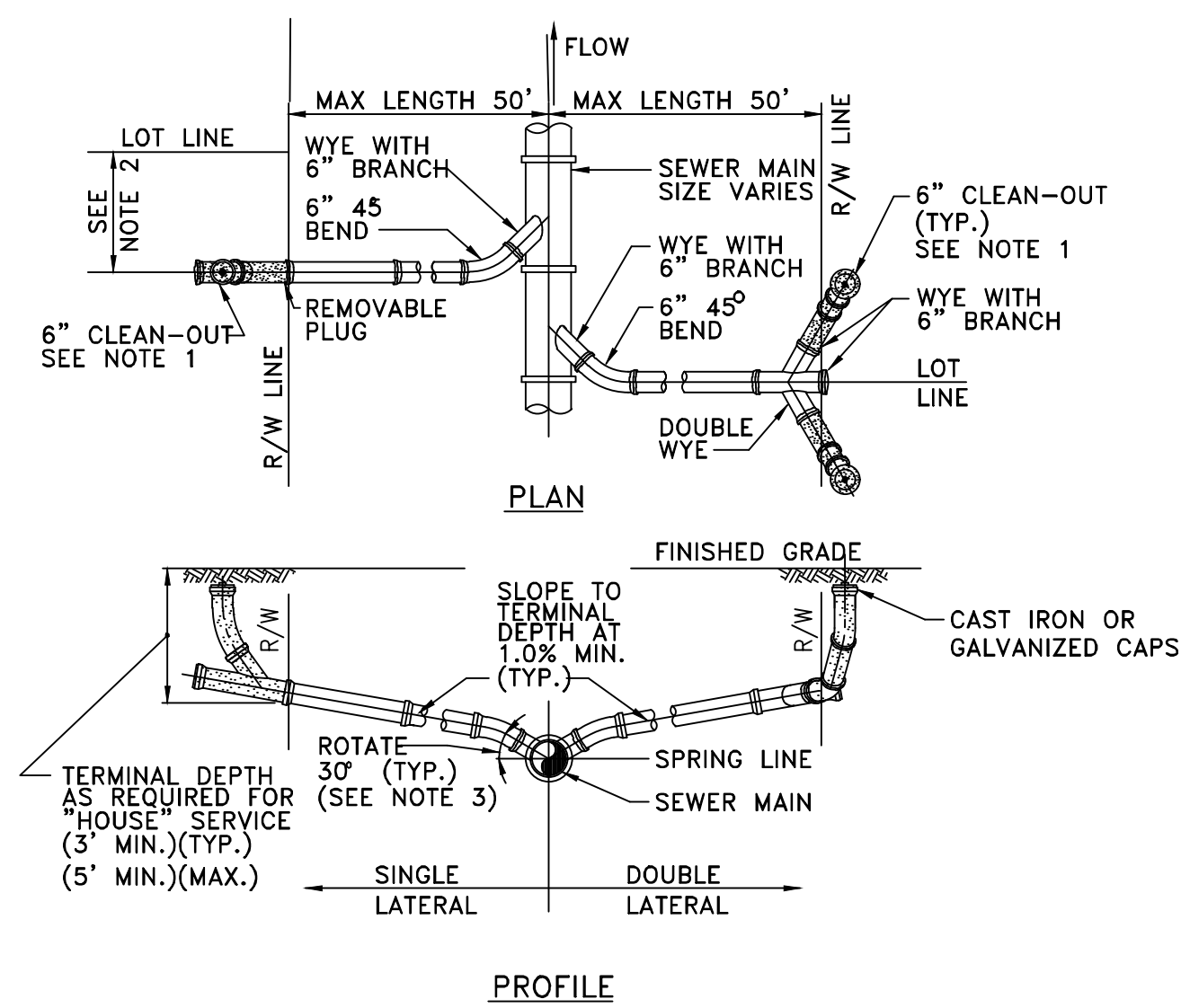
- NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
 2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
 3. THE THICKNESS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

TYPICAL MANHOLE



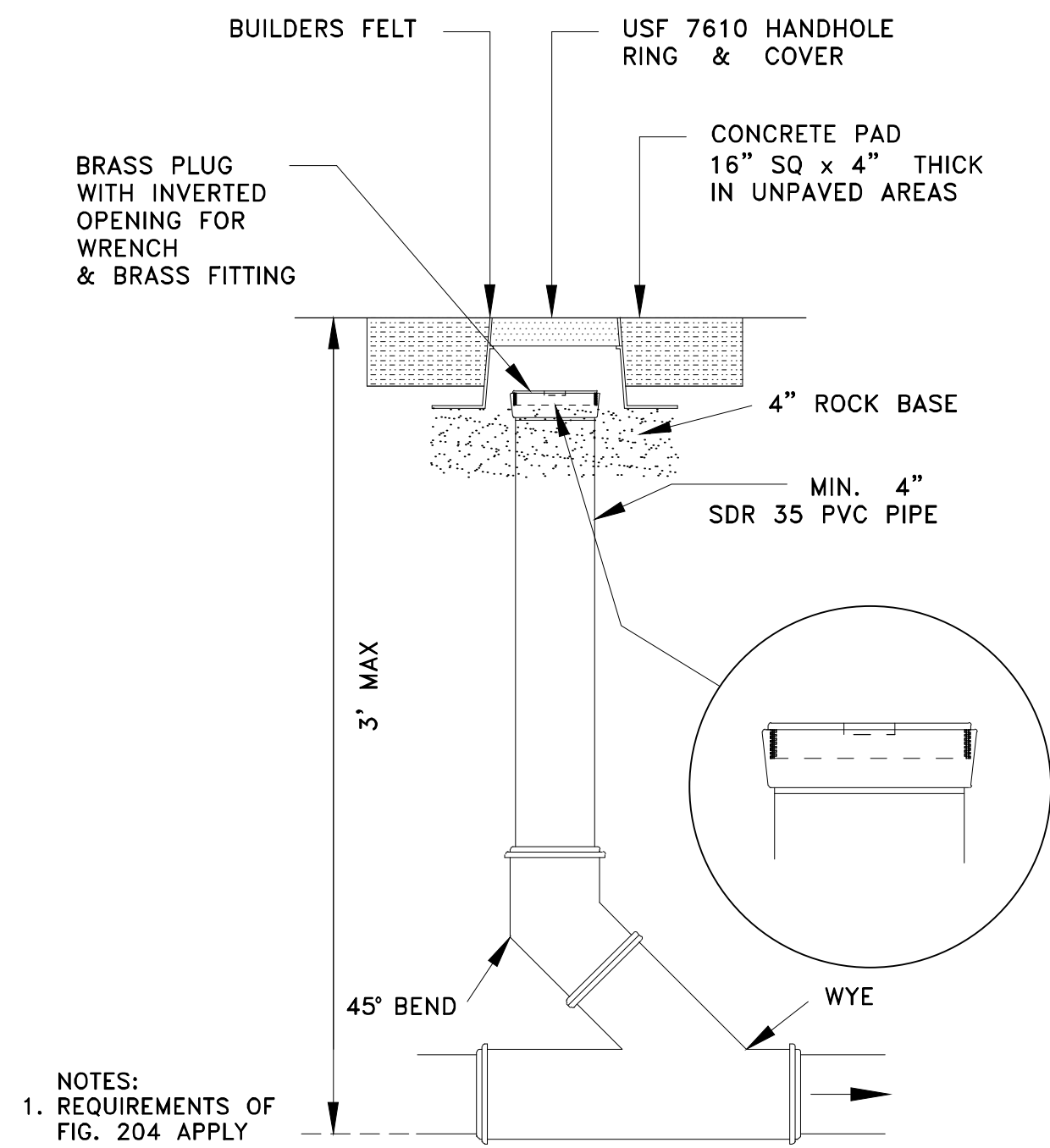
- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR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

MANHOLE CONNECTION DETAILS



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

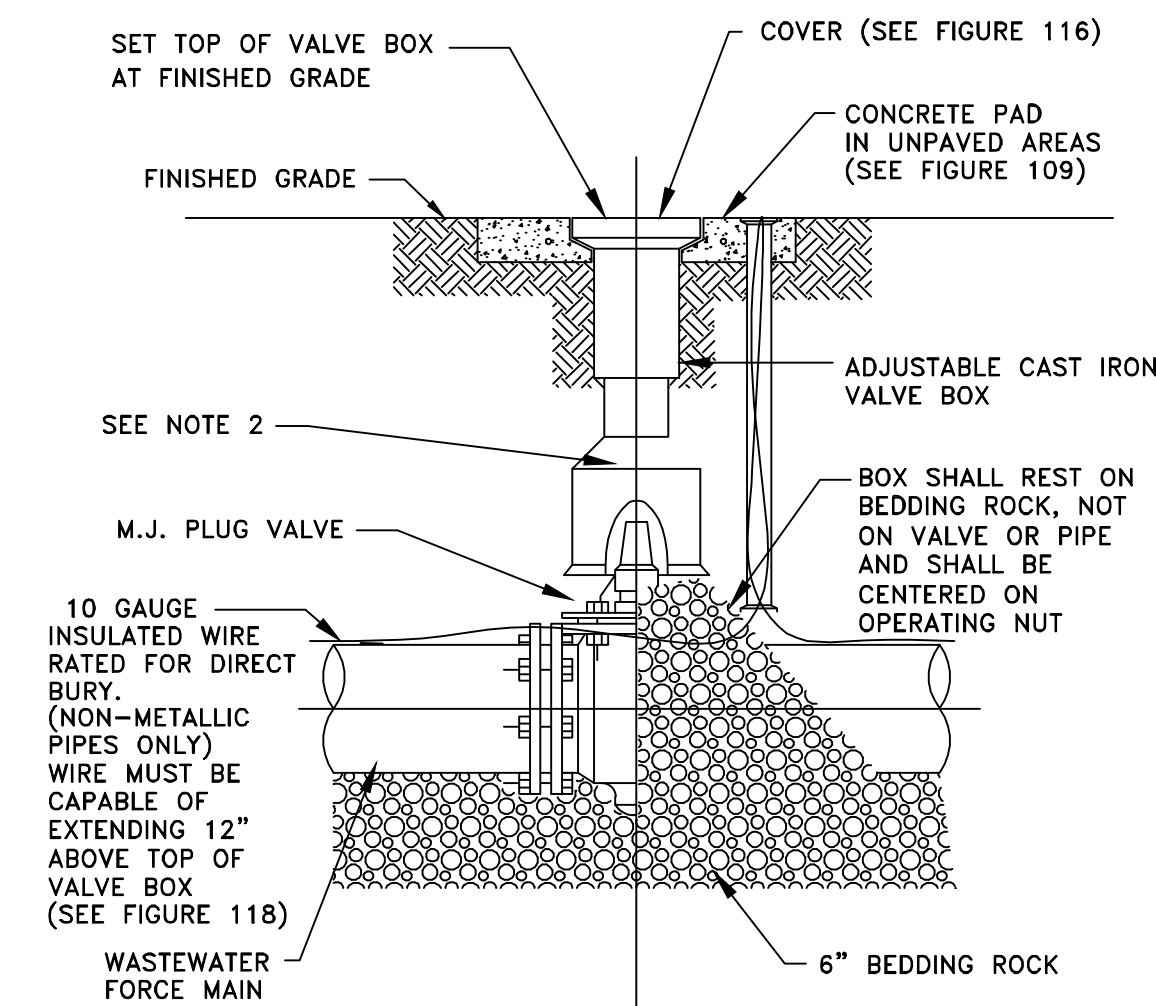
SERVICE LATERAL DETAIL



- NOTES:
1. REQUIREMENTS OF
FIG. 204 APPLY

SANITARY SEWER SERVICE
TRAFFIC RATED
CLEAN-OUT DETAIL
NTS

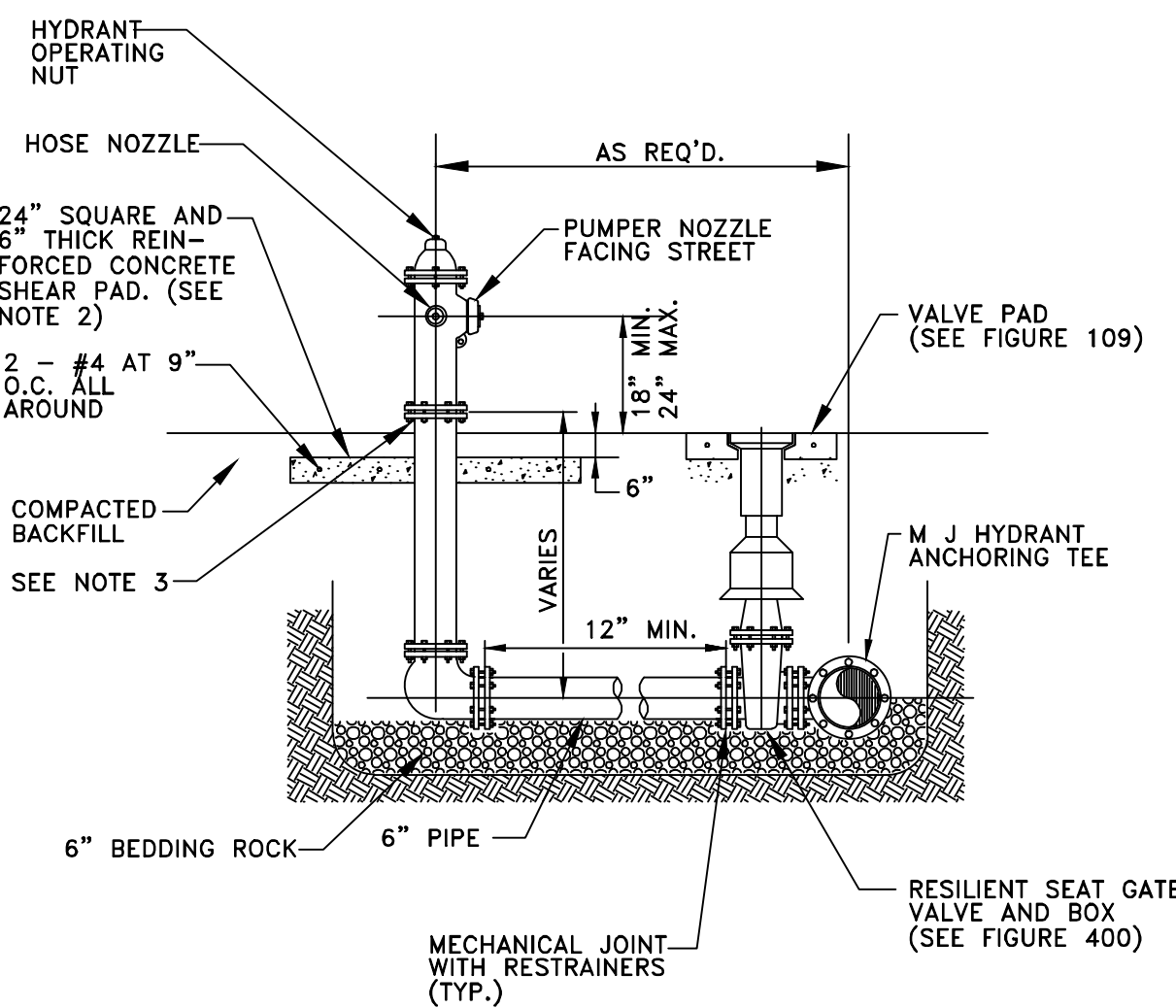
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200
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- NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

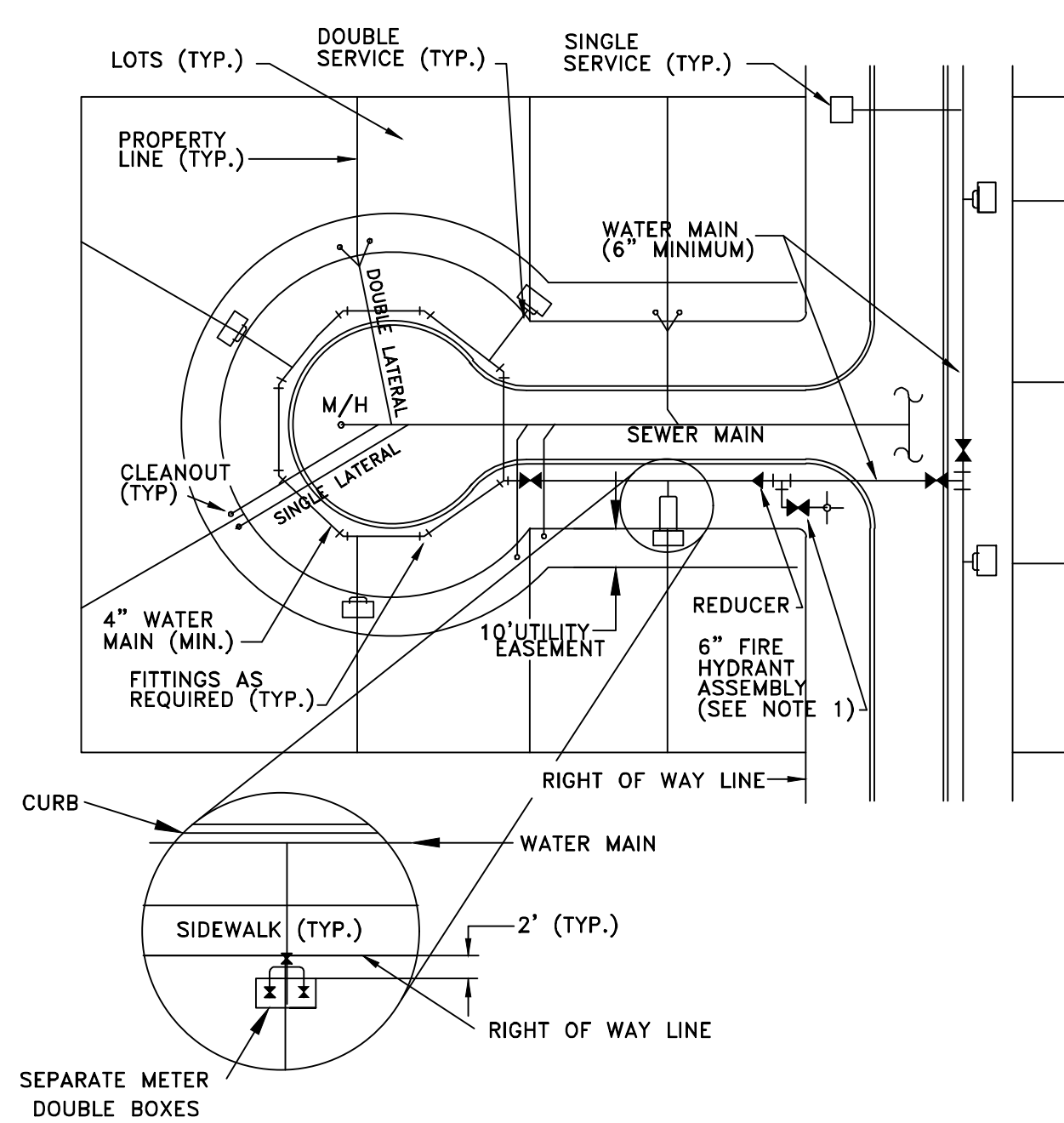
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A
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- NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
 3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
 4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

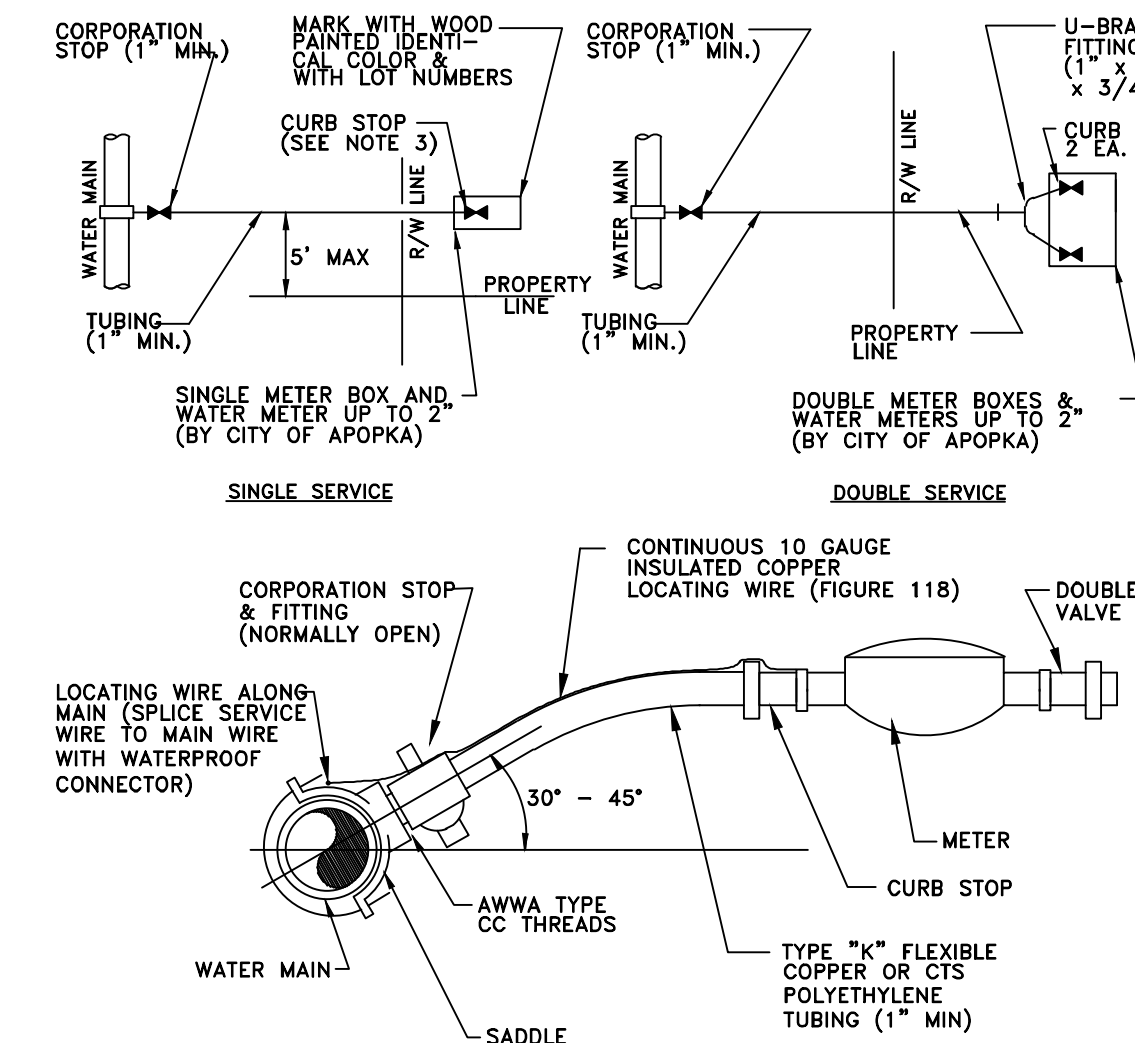
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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- NOTES:
1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
 2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404
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- NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
 4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

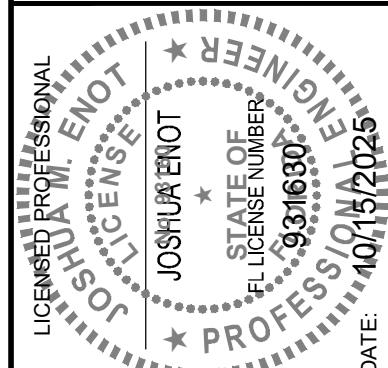
WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405
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1	UPDATE PER MDP COMMENTS	DVS
2	UPDATE PER DRC COMMENTS	JDK
		06-17-25
		09-26-25
No.	REVISIONS	DATE

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT 249661000	DATE 10/15/2025	SCALE AS SHOWN	DESIGNED BY DVS	DRAWN BY DVS	CHECKED BY JME
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CONSTRUCTION DETAILS

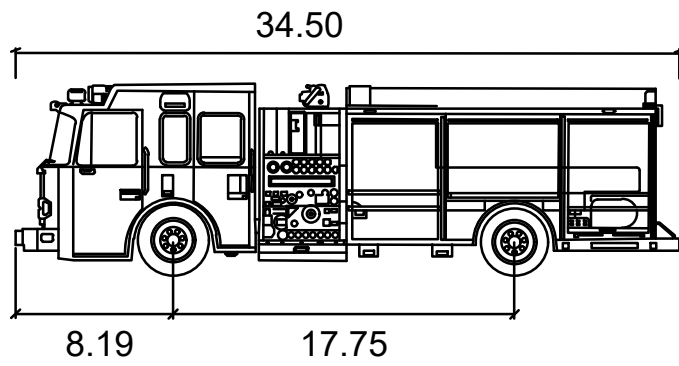
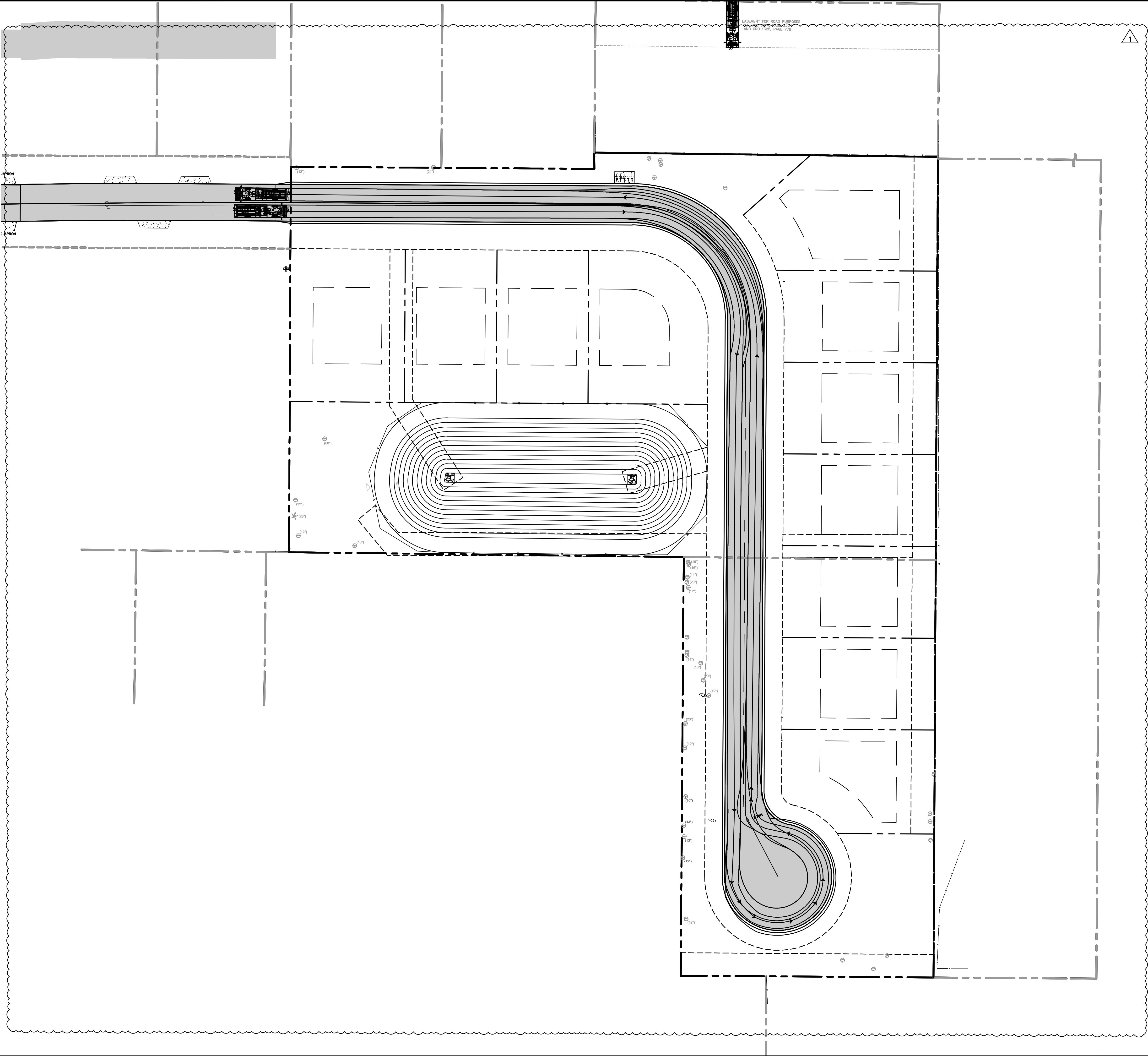
EAST LISA LANE

CITY OF APOPKA

SHEET NUMBER
C8.1

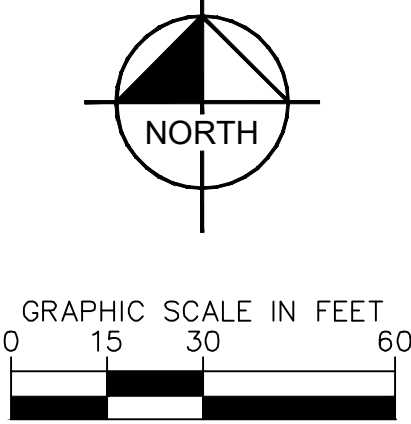
Plotted By: Martinez, Jeremiah Sheet S&T249661000 - LISA LANE Layout C9.0 FIRE TRUCK ROUTING October 16, 2025 03:22:38pm K:\proj_civil\249661000-east list line\CADD\CONST\plansheets\C9.0-FIRE TRUCK ROUTING.dwg

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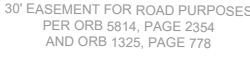


Orange County Fire Rescue Truck

Width	: 8.25
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 36.7



SHEET NUMBER		C9.0		EAST LISA LANE		FIRE TRUCK ROUTING		KHA PROJECT 2496671000		LISA LANE		DATE 10/15/2025		SCALE AS SHOWN		DESIGNED BY DVS		DRAWN BY DVS		CHECKED BY JME		DATE 10/15/2025		LISA LANE		JOSHUA W. ENOT STATE OF FLORIDA LICENSE NUMBER 9316800 PROFESSIONAL ENGINEER		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM		REGISTRY No. 35108		No.		REVISIONS		DATE		BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									



GENERAL TREE MITIGATION NOTES

- (1) ALL REPLACEMENT TREES ARE TO BE CANOPY NURSERY STANDARD #3 OR BETTER.
- (2) FIFTY PERCENT (50%) OR MORE OF THE PLANTED TREES USED FOR REPLACEMENT SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A DBH OF TWO (2) INCHES OR MORE. IF THE CANOPY TREES OR LESS OF THE CANOPY TREES USED FOR REPLACEMENT SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND HAVE A CALIPER OF NO LESS THAN TWO (2) INCHES.
- (3) UNDERSTORY TREES SHALL NOT MAKE UP MORE THAN TWENTY-FIVE PERCENT (25%) OF THE TOTAL NUMBER OF TREES PLANTED TO REPLACE THE REMOVED TREES. IF UNDERSTORY TREES ARE USED FOR REPLACEMENT SHALL BE A MINIMUM OF FOUR (4) FEET IN HEIGHT AND HAVE A CALIPER NO LESS THAN ONE AND A HALF INCH.
- (4) HEALTHY PRESERVED TREES ON SITE, INCLUDING FIRE TREES ON THE RECOMMENDED STOCK LIST, SHALL COUNT TOWARD MEETING THE FOLLOWING REQUIREMENTS:
- a. FIFTY PERCENT (50%) OR MORE OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT SHALL BE THREE INCHES IN DBH OR GREATER.
 - b. TWENTY FIVE PERCENT (25%) OR LESS OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT MAY BE A MINIMUM OF TWO INCHES IN DBH.
 - c. TWENTY FIVE PERCENT (25%) OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT MAY BE UNDERSTORY TREES.
- (5) THE CUMULATIVE DBH OF SPECIMEN TREES PRESERVED ON SITE SHALL COUNT TWO (2) TO ONE (1) TOWARD MEETING THE TOTAL REPLACEMENT CREDIT.

TOTAL SITE AREA: 3.54 AC
TOTAL EXISTING CANOPY COVERAGE: 2.40 AC

 TREE CANOPY AREA TO BE PRESERVED: 0.66 AC

 TREE CANOPY AREA TO BE REMOVED: 1.74 AC

TREE CANOPY COVERAGE TABLE		
	ACRES	PERCENT
TOTAL SITE AREA	3.54	100.00%
TOTAL CANOPY AREA	2.39	67.51%
REQUIRED CANOPY AREA TO REMAIN	0.65	27.25%
PROPOSED CANOPY AREA TO REMAIN	0.66	28%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	146	2,616
TOTAL TREES TO BE REMOVED	110	2,018
TOTAL TREES TO REMAIN	36	598
TOTAL TREE INCHES TO BE MITIGATED		1,420

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED	-	1,420
TOTAL SPECIMEN INCHES PRESERVED (DBH DOUBLED)	6	1,472
TOTAL TREES TO BE PLANTED ON SITE	99	297
CANOPY TREES (3" CAL)	99	297
UNDERSTORY & ACCENT TREES	0	0
NET MITIGATION INCHES OWED		-349
TOTAL FEE TO BE PAID (\$10 PER INCH)		\$0.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	33	958
SPECIMEN TREES TO BE REMOVED	27	736
SPECIMEN TREES TO BE PRESERVED	6	222

A diagram showing a tree planted in a rectangular planter box. A dashed line, labeled 'DRIPLINE (TYP.)', extends from the trunk of the tree to the edge of the planter box. The planter box is labeled with a circled '1' and a circled '2'. A dimension line on the right indicates a width of '6" MIN.'.

- ① 6"H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- ② 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES

- A. POST SELECTION SHOULD BE BASED ON EXPECTED TENSION NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE INSTALLATIONS AND ROD POSTS ARE REQUIRED FOR FENCES WITH ATTRACTIONS, PLANTS AND CROWD CONTROL. INSTALLATIONS, METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6" POST SHOULD BE SET AT LEAST 2" INTO THE GROUND.
- C. SPACE POSTS EVERY 6" (MIN.) TO 8" (MAX.).
- D. SECURE FENCING TO POSTS WITH NYLON CABLE TIES (AVAILABLE FROM CONVEY PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW
DIAL 811

Know what's below.
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC

KHA PROJECT	DATE	SCALE	AS SHOWN
249661000	10/15/2025	DESIGNED BY	DN
		DRAWN BY	DN
		CHECKED BY	CS

TREE MITIGATION PLAN

EAST LISA LANE

SHEET NUMBER
L0.50

CITY OF APOPKA	FL	CHECKED BY	DATE	REVISIONS	DATE	BY
		GBM	10/20/23	No.		

Plotted By: Martinez, Jeremiah Sheet S&T24861000 - LISA LANE Layout L0.51 October 16, 2025 13:22:59pm K:\civ\24861000-east lisa lane\CADD\CONSTRUCTION\24861000-TREE MITIGATION PLAN.dwg
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TREE MITIGATION SPECIFICATIONS

- A. GENERAL
- CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
 - CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
 - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
 - NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
 - EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
 - CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
 - FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
 - WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
 - TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
 - THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
 - TREE PROTECTION FENCING.
 - ROOT PRUNING AND ROOT BARRIERS.
 - CLEARING.
 - TREE CANOPY PRUNING.
 - FERTILIZATION.
 - INSECTICIDE.
 - IRRIGATION.
- B. TREE PROTECTION FENCING
- PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
 - TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
 - NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
 - TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
 - FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
 - NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
 - EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
 - CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
 - DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
 - CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
 - EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
 - STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
 - TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
 - IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
 - IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
 - CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.
- C. ROOT PRUNING/TRENCHING
- TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
 - TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
 - INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
 - THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
 - TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
 - WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.
- D. CLEARING
- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
 - CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
 - PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
- E. TREE CANOPY PRUNING
- TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
 - CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
 - ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
 - AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
 - WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
 - PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
 - WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
 - NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
 - ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
 - LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
 - REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
 - CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
 - PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
 - PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
 - ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
 - ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
 - TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
 - THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
 - REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
 - REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
 - RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
 - PROPOSED/REPLACEMENT TREES
 - PRUNING SHALL BE LIMITED TO CLEANING.
 - BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.
- F. FERTILIZATION
- CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
 - EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
 - ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
 - TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
 - MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
 - MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
 - INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
 - THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
 - FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
 - EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
- G. INSECTICIDE
- NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
 - FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
 - FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
 - ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
 - ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.
- H. IRRIGATION
- EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
 - IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
 - UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.
- I. TREE REMOVALS
- PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
 - CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
 - ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
 - ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS

- J. TREE REMOVALS
- PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
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- K. TREE REMOVALS
- PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
 - CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
 - ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
 - ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS
- L. TOPSOIL
- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
 - ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
 - TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
 - VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
 - PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.
- M. REPAIR OF DAMAGED TREES
- IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
 - IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

TREE INVENTORY CHART

TREE NUMBER	SPECIES	DBH	ACTION	SPECIMEN
1	OAK	12	PRESERVE	
2	OAK	30	REMOVE	x
3	OAK	24	PRESERVE	x
4	OAK	24	REMOVE	x
5	OAK	24	REMOVE	x
6	OAK	24	REMOVE	x
7	OAK	16	REMOVE	
8	OAK	24	REMOVE	x
9	OAK	36	REMOVE	x
10	OAK	18	REMOVE	
11	OAK	18	REMOVE	
12	OAK	20	REMOVE	
13	OAK	12	REMOVE	
14	OAK	30	REMOVE	x
15	OAK	60	PRESERVE	x
16	OAK	30	REMOVE	x
17	OAK	32	PRESERVE	x
18	OAK	12	PRESERVE	
19	OAK	16	PRESERVE	
20	OAK	16	REMOVE	
21	OAK	16	REMOVE	
22	OAK	12	REMOVE	
23	OAK	24	REMOVE	x
24	OAK	12	REMOVE	
25	OAK	28	REMOVE	x
26	OAK	18	REMOVE	
27	OAK	30	REMOVE	x
28	OAK	12	REMOVE	
29	OAK	48	REMOVE	x
30	OAK	12	REMOVE	
31	OAK	12	REMOVE	
32	OAK	24	REMOVE	x
33	OAK	16	REMOVE	
34	OAK	16	REMOVE	
35	OAK	24	REMOVE	x
36	OAK	12	REMOVE	
37	OAK	12	REMOVE	
38	OAK	18	REMOVE	
39	OAK	30	REMOVE	x
40	OAK	16	REMOVE	
41	OAK	12	REMOVE	
42	OAK	24	REMOVE	x
43	OAK	12	REMOVE	
44	OAK	30	REMOVE	x
45	OAK	48	REMOVE	x
46	OAK	12	REMOVE	
47	OAK	24	REMOVE	x
48	OAK	24	REMOVE	x
49	OAK	24	REMOVE	x
50	OAK	24	REMOVE	x
51	OAK	12	REMOVE	
52	OAK	12	REMOVE	
53	OAK	12	REMOVE	
54	OAK	12	REMOVE	
55	OAK	16	REMOVE	
56	OAK	20	REMOVE	
57	OAK	16	REMOVE	
58	OAK	24	REMOVE	x
59	OAK	16	REMOVE	
60	OAK	16	REMOVE	

61	OAK	16	REMOVE	
62	OAK	12	REMOVE	
63	OAK	12	REMOVE	
64	OAK	24	REMOVE	x
65	OAK	24	PRESERVE	x
66	OAK	16	PRESERVE	
67	OAK	12	PRESERVE	
68	OAK	20	PRESERVE	
69	OAK	30	PRESERVE	x
70	OAK	60	REMOVE	x
71	OAK	14	REMOVE	
72	OAK	14	REMOVE	
73	OAK	20	REMOVE	
74	OAK	12	REMOVE	
75	OAK	16	REMOVE	
76	OAK	12	REMOVE	
77	OAK	24	REMOVE	x
78	OAK	12	REMOVE	
79	OAK	20	REMOVE	
80	OAK	16	REMOVE	
81	OAK	12	REMOVE	
82	OAK	12	REMOVE	
83	OAK	16	PRESERVE	
84	OAK	16	PRESERVE	
85	OAK	14	PRESERVE	
86	OAK	20	PRESERVE	
87	OAK	12	PRESERVE	
88	OAK	12	REMOVE	
89	OAK	18	REMOVE	
90	OAK	18	REMOVE	
91	OAK	14	REMOVE	
92	OAK	20	REMOVE	
93	OAK	16	REMOVE	
94	OAK	14	REMOVE	
95	OAK	14	REMOVE	
96	OAK	16	PRESERVE	
97	OAK	12	PRESERVE	
98	OAK	14	PRESERVE	
99	OAK	16	PRESERVE	
100	OAK	20	PRESERVE	
101	OAK	12	PRESERVE	
102	OAK	20	PRESERVE	
103	OAK	16	REMOVE	
104	OAK	12	REMOVE	
105	OAK	12	REMOVE	
106	OAK	20	REMOVE	
107	OAK	12	PRESERVE	
108	OAK	18	REMOVE	
109	OAK	12	REMOVE	
110	OAK	18	REMOVE	
111	OAK	12	REMOVE	
112	OAK	14	REMOVE	
113	OAK	14	REMOVE	
114	OAK	12	REMOVE	
115	OAK	12	REMOVE	
116	OAK	12	REMOVE	
117	OAK	14	REMOVE	
118	OAK	14	REMOVE	
119	OAK	10	PRESERVE	
120	OAK	12	REMOVE	

121	OAK	12	REMOVE	
122	OAK	18	REMOVE	
123	OAK	14	REMOVE	
124	OAK	20	PRESERVE	
125	OAK	12	PRESERVE	
126	OAK	12	PRESERVE	
127	OAK	12	PRESERVE	
128	OAK	14	PRESERVE	
129	OAK	12	PRESERVE	
130	OAK	12	PRESERVE	
131	OAK	14	REMOVE	
132	OAK	14	REMOVE	
133	OAK	14	REMOVE	
134	OAK	14	REMOVE	
135	OAK	14	REMOVE	
136	OAK	12	REMOVE	
137	OAK	16	REMOVE	
138	OAK	12	REMOVE	
139	OAK	12	PRESERVE	
140	OAK	14	PRESERVE	
141	OAK	18	PRESERVE	
142	OAK	24	PRESERVE	x
143	PINE	16	REMOVE	
144	PALM	12	REMOVE	
145	PALM	28	PRESERVE	x
146	PALM	14	REMOVE	
147	OAK	12	OFFSITE TREE	
148	OAK	18	OFFSITE TREE	
149	OAK	16	OFFSITE TREE	
150	OAK	16	OFFSITE TREE	

1 TYPICAL TREE MITIGATION NOTES

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

REGISTERED ARCHITECT
S. WITHERSPOON
LAG667156
STATE OF FLORIDA

DATE: 10/15/2025

KHA PROJECT
249661000

DATE
10/15/2025

SCALE AS SHOWN

DESIGNED BY
DMS

DRAWN BY
DMS

CHECKED BY
GME

TREE MITIGATION
CHART AND
SPECIFICATIONS

FL

EAST LISA LANE

CITY OF APOPKA

SHEET NUMBER
L0.51

UPDATE PER MDP COMMENTS

UPDATE PER DRC COMMENTS

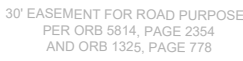
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JDK

REVISIONS

DATE

BY

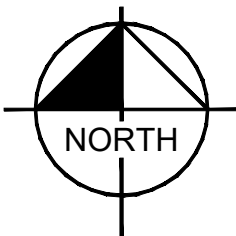


GENERAL NOTE:
22 CANOPY TREES PLANTED AT 3" CALIPER AND 8' HT. MIN NOT SHOWN IN PLANT SCHEDULE ABOVE TO BE PLANTED PER RESIDENTIAL LOT TREE REQUIREMENT (SECTION 5.2.5.E).

RESIDENTIAL LOT TREE REQUIREMENTS				
	SF/LOT PER SECTION 5.2.5.F	TOTAL LOTS	MINIMUM TREES REQUIRED PER LOT	TOTAL TREES REQUIRED @ MIN. 8' HT AND 3" CAL.
LARGE LOT	8,000 SF - 11,999 SF	0	4	0
MEDIUM LOT	5,000 SF - 7,999 SF	11	2	22
SMALL LOT	< 5,000 SF	0	1	0

GENERAL NOTE:
TYPICAL LOT, AND LAYOUT SUBJECT TO
CHANGE. TYPICAL LOT LAYOUTS
SHOWN FOR SCHEMATIC PURPOSE
ONLY. FINAL LOT LAYOUT TO COMPLY
WITH TYPICAL ORANGE COUNTY
DEVELOPMENT CODE AND FINALIZED
BY DEVELOPER/OWNER.

GRAPHIC SCALE IN FEET



CALL 2 WORKING DAYS
BEFORE YOU DIG

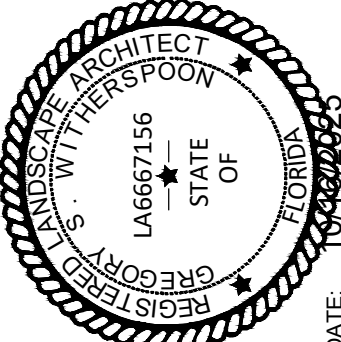
IT'S THE LAW!
DIAL 811

**Know what's below.
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Kimley»»Horn

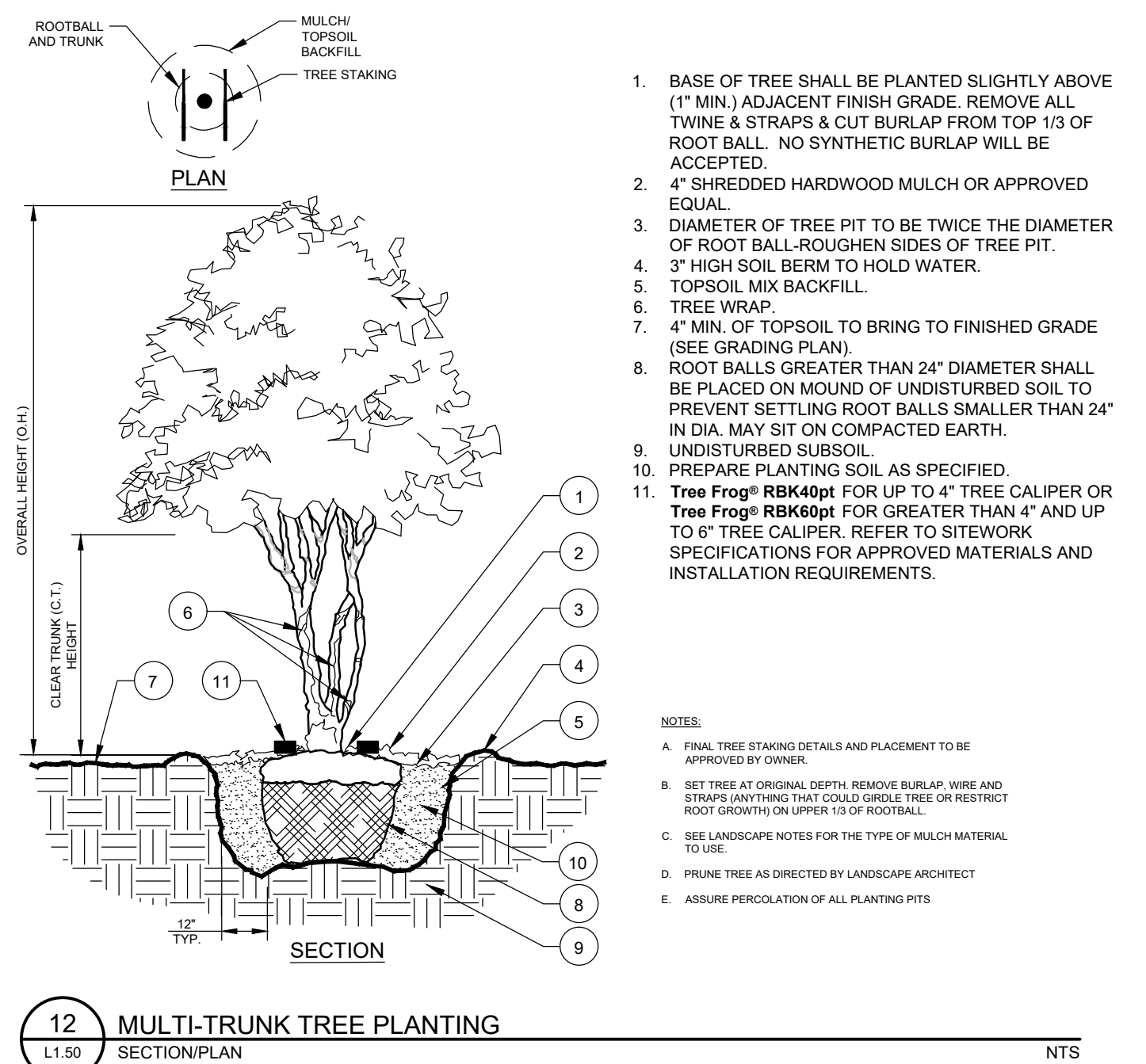
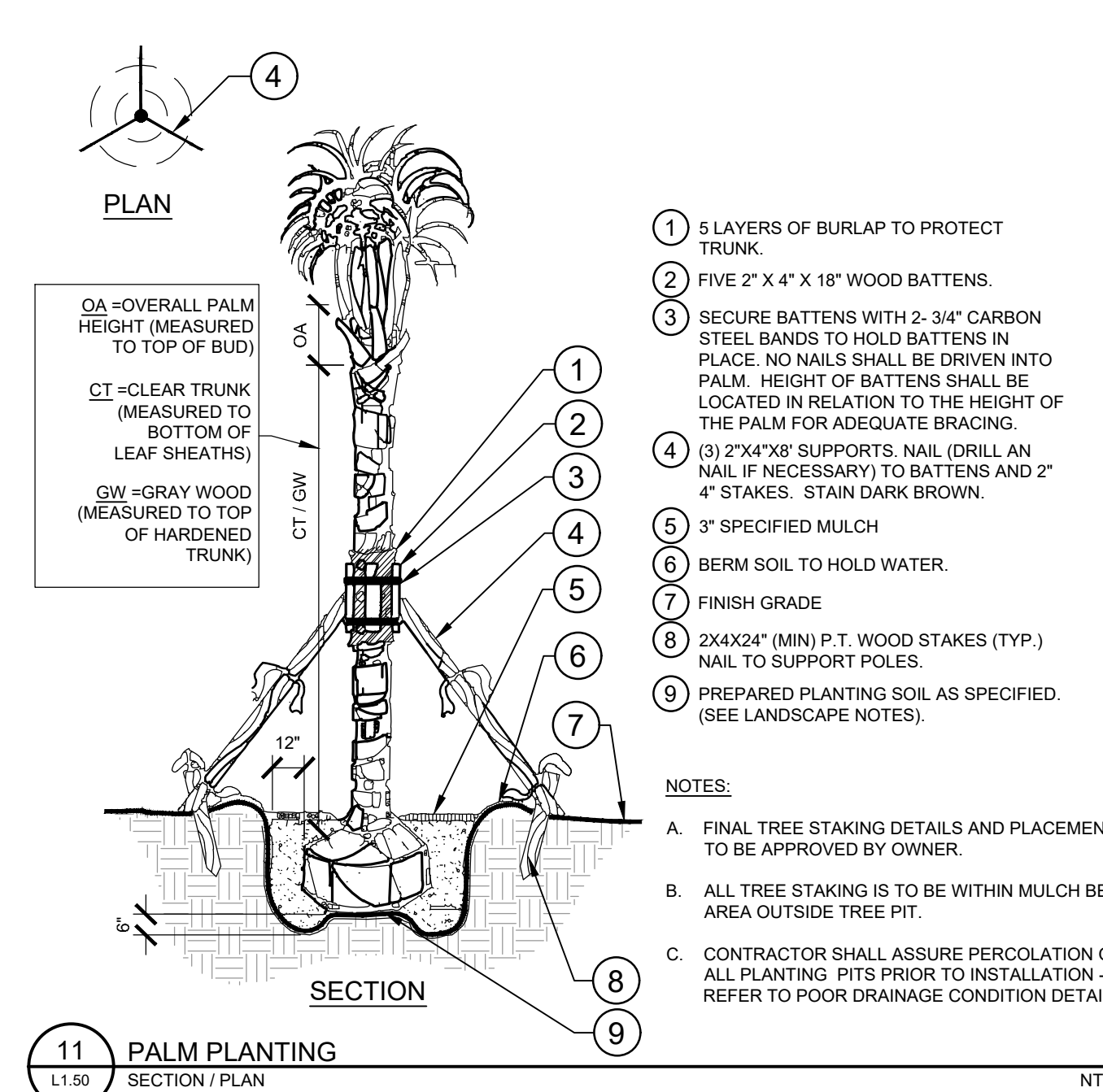
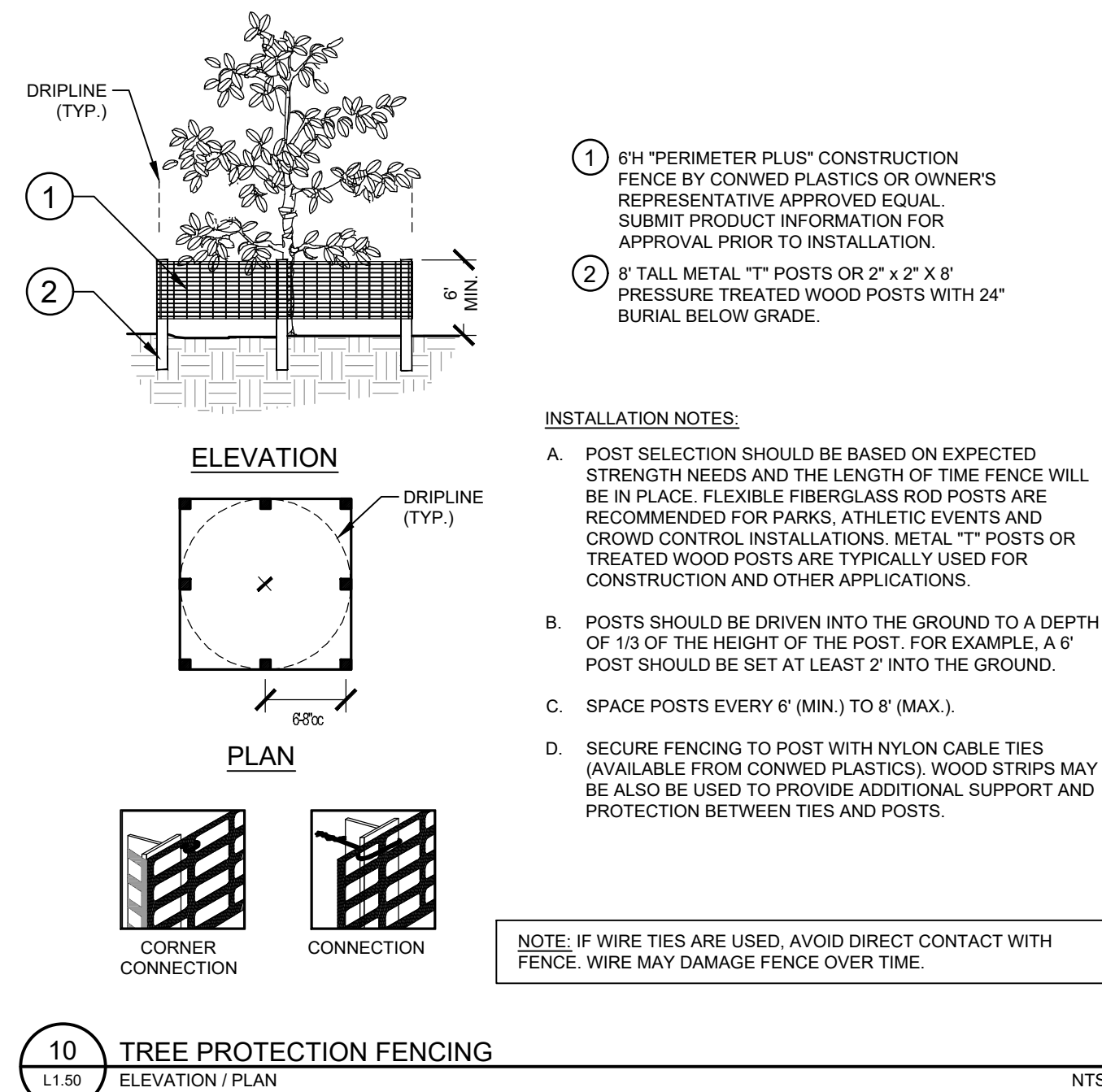
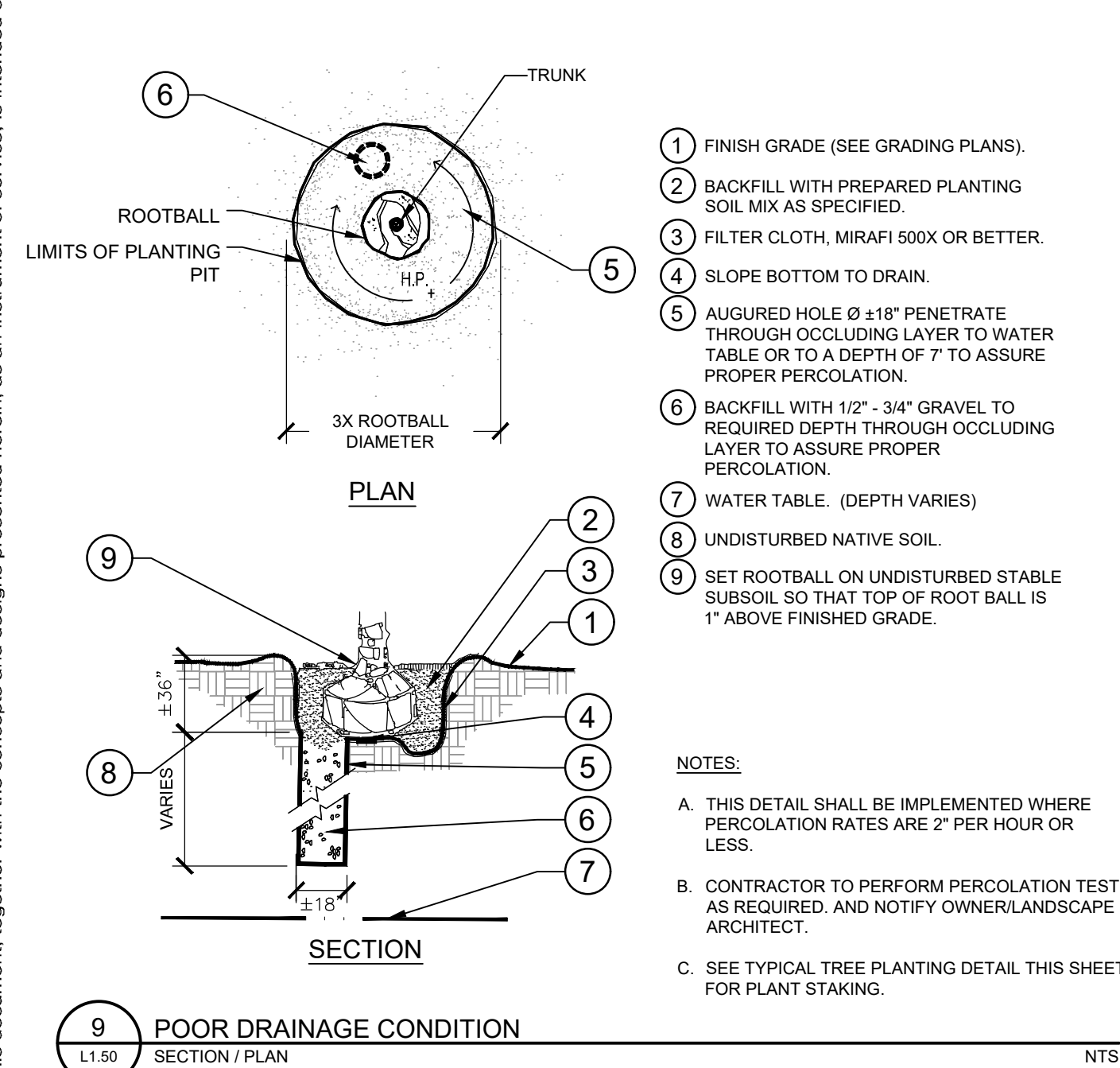
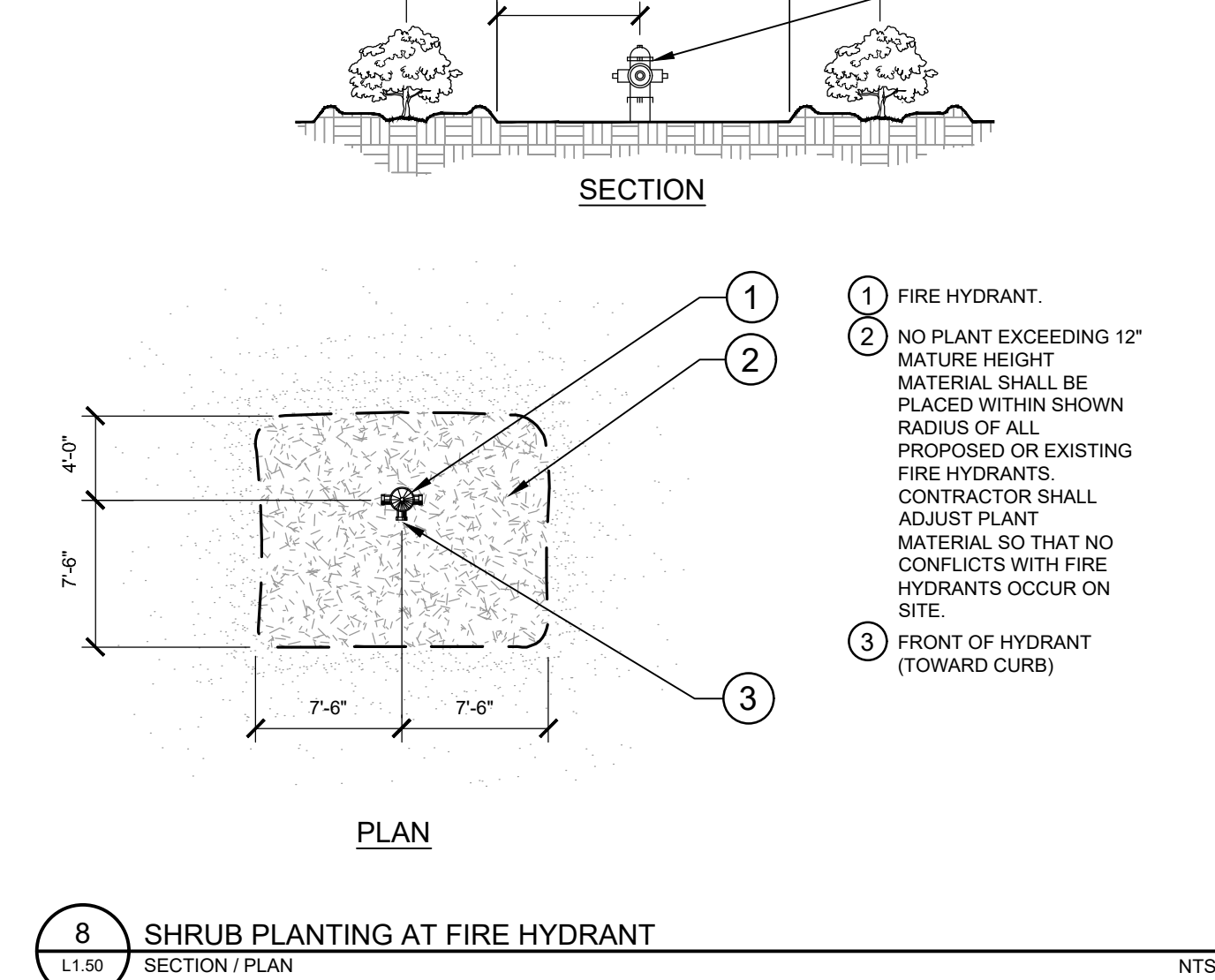
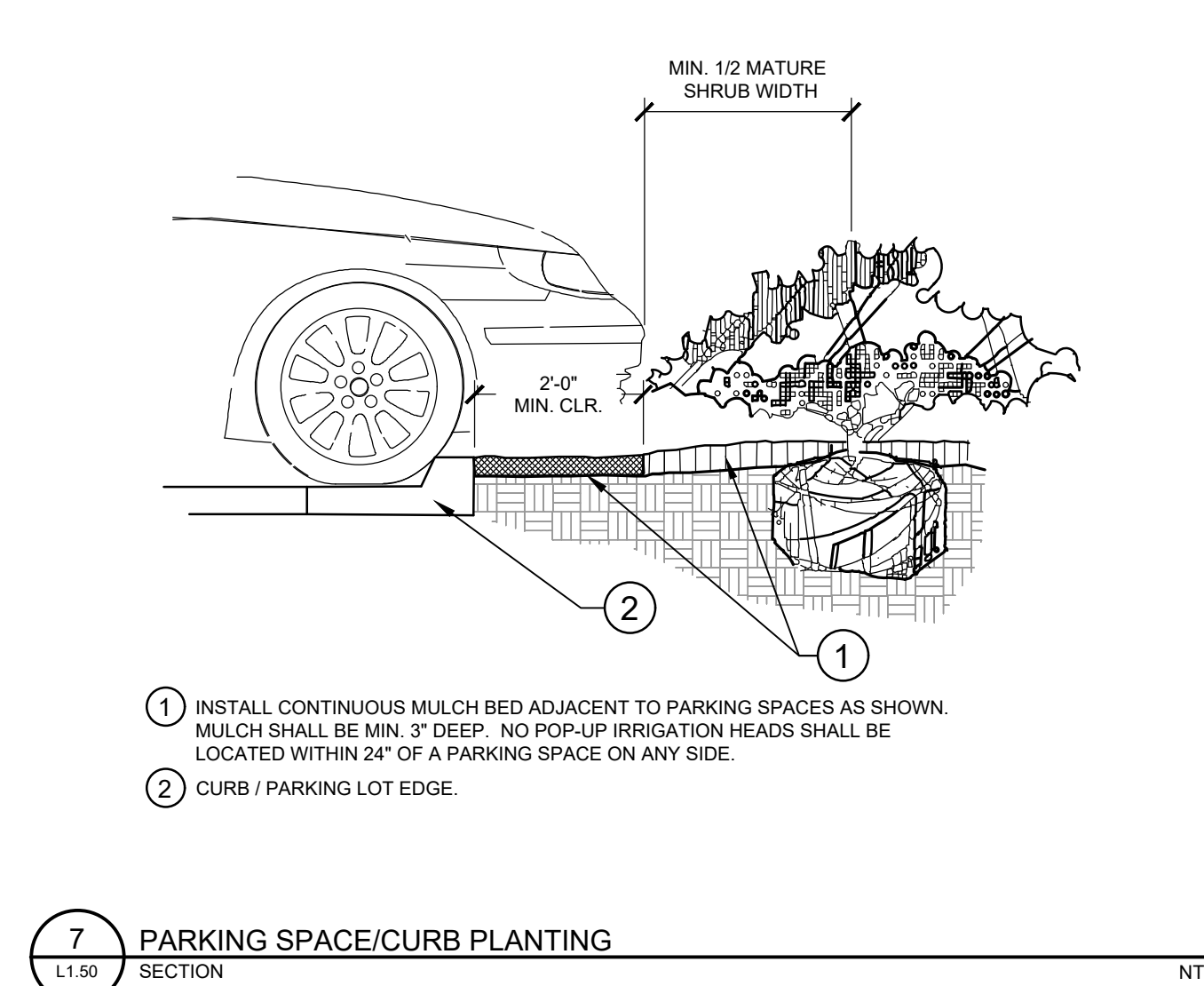
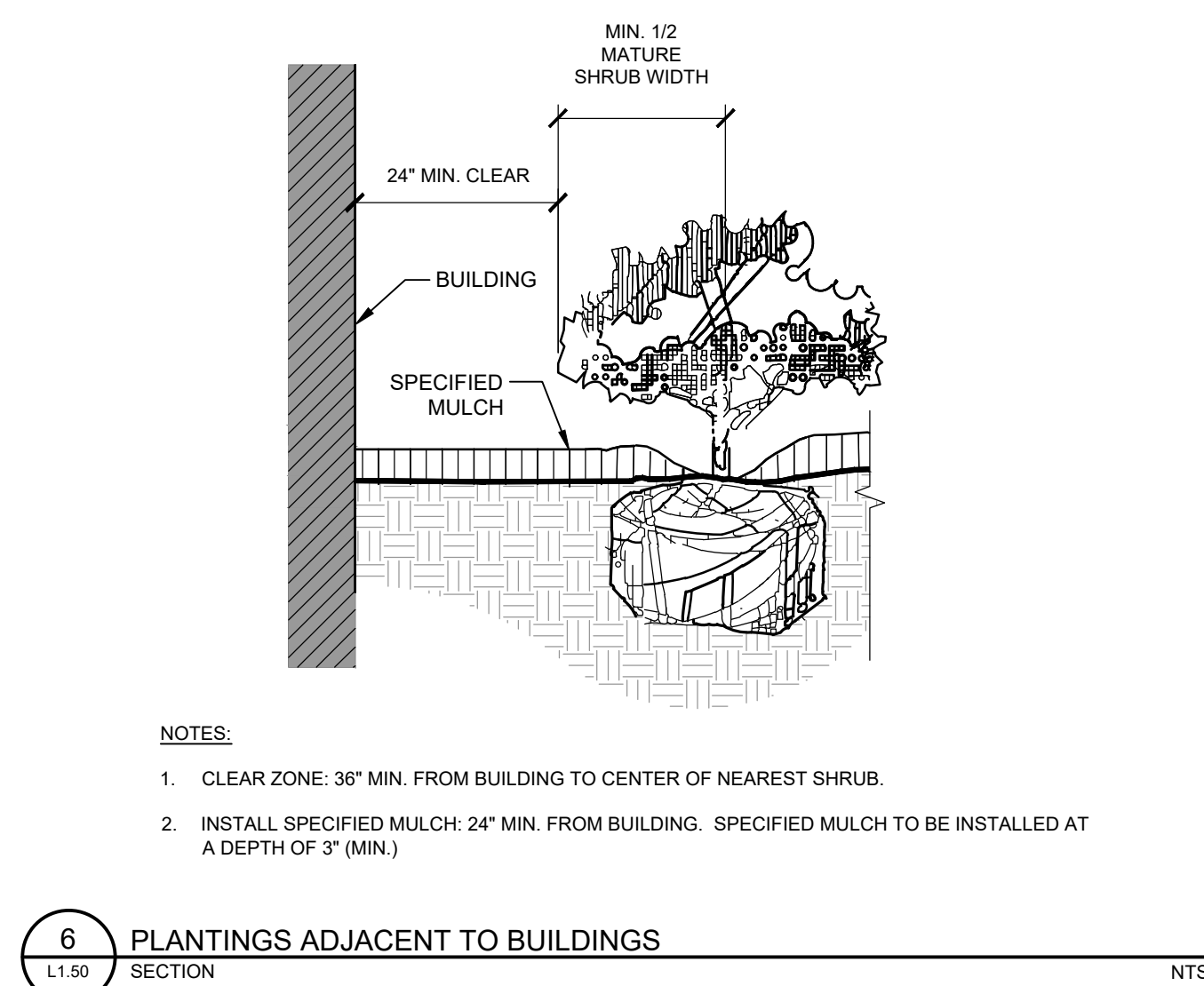
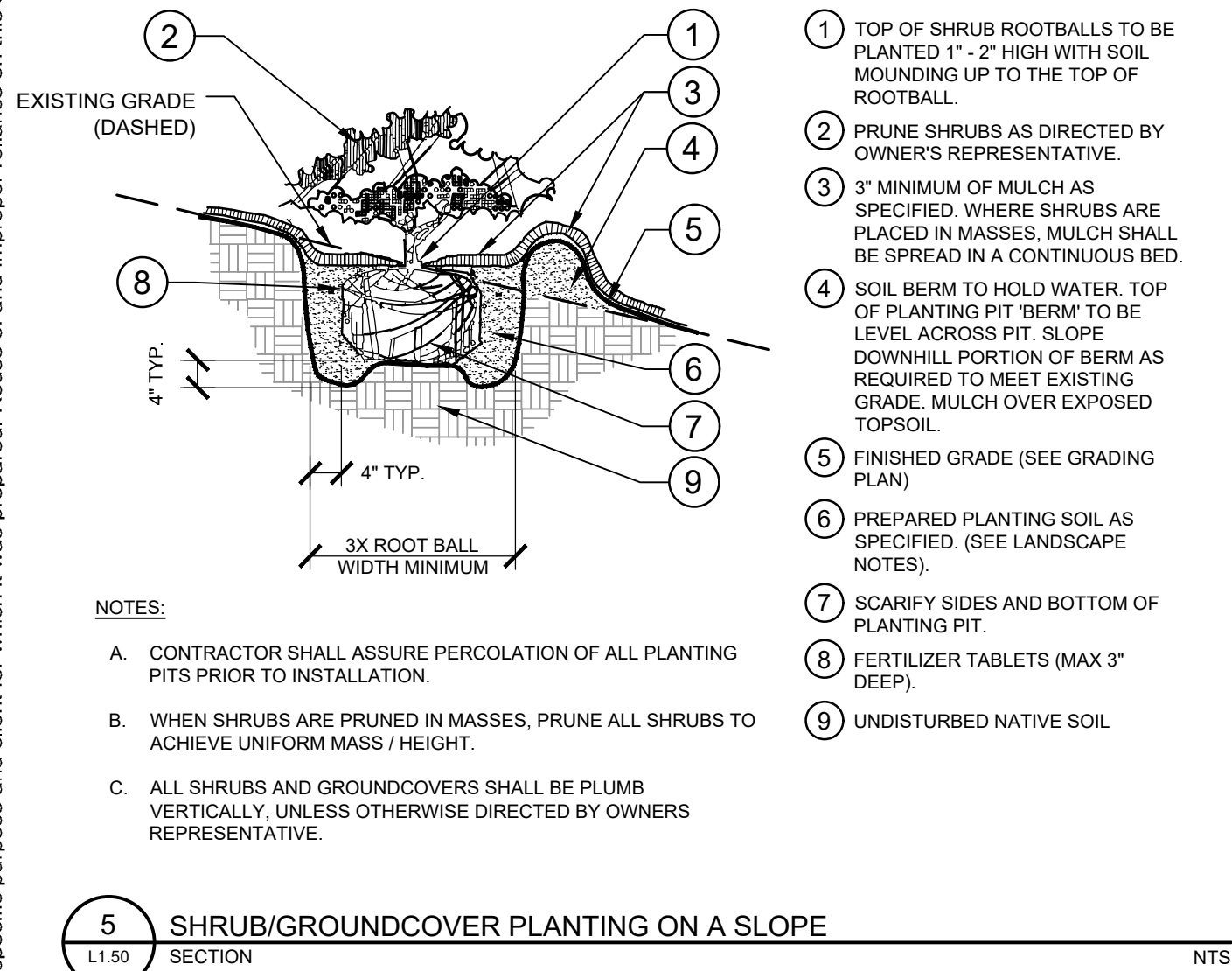
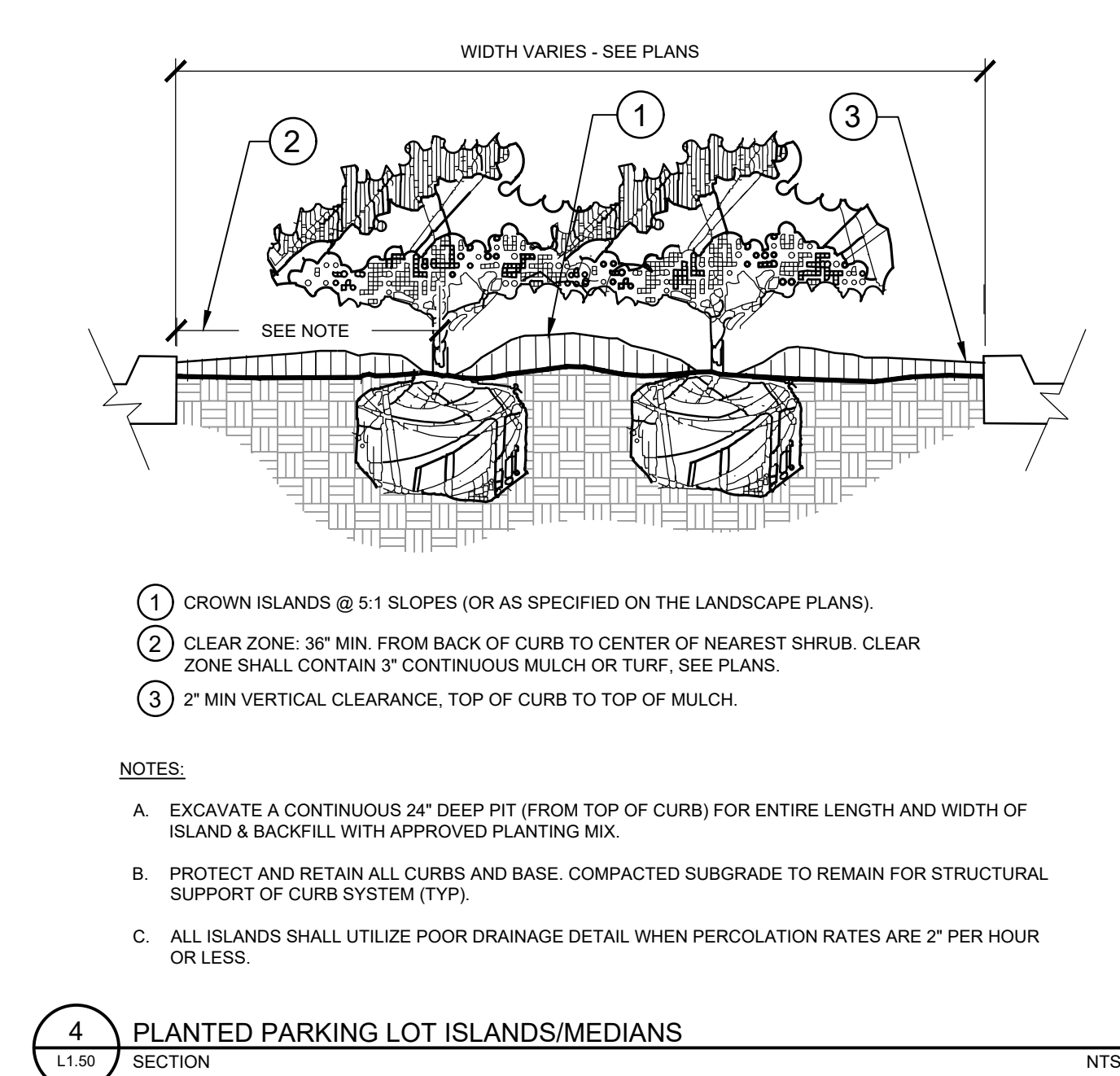
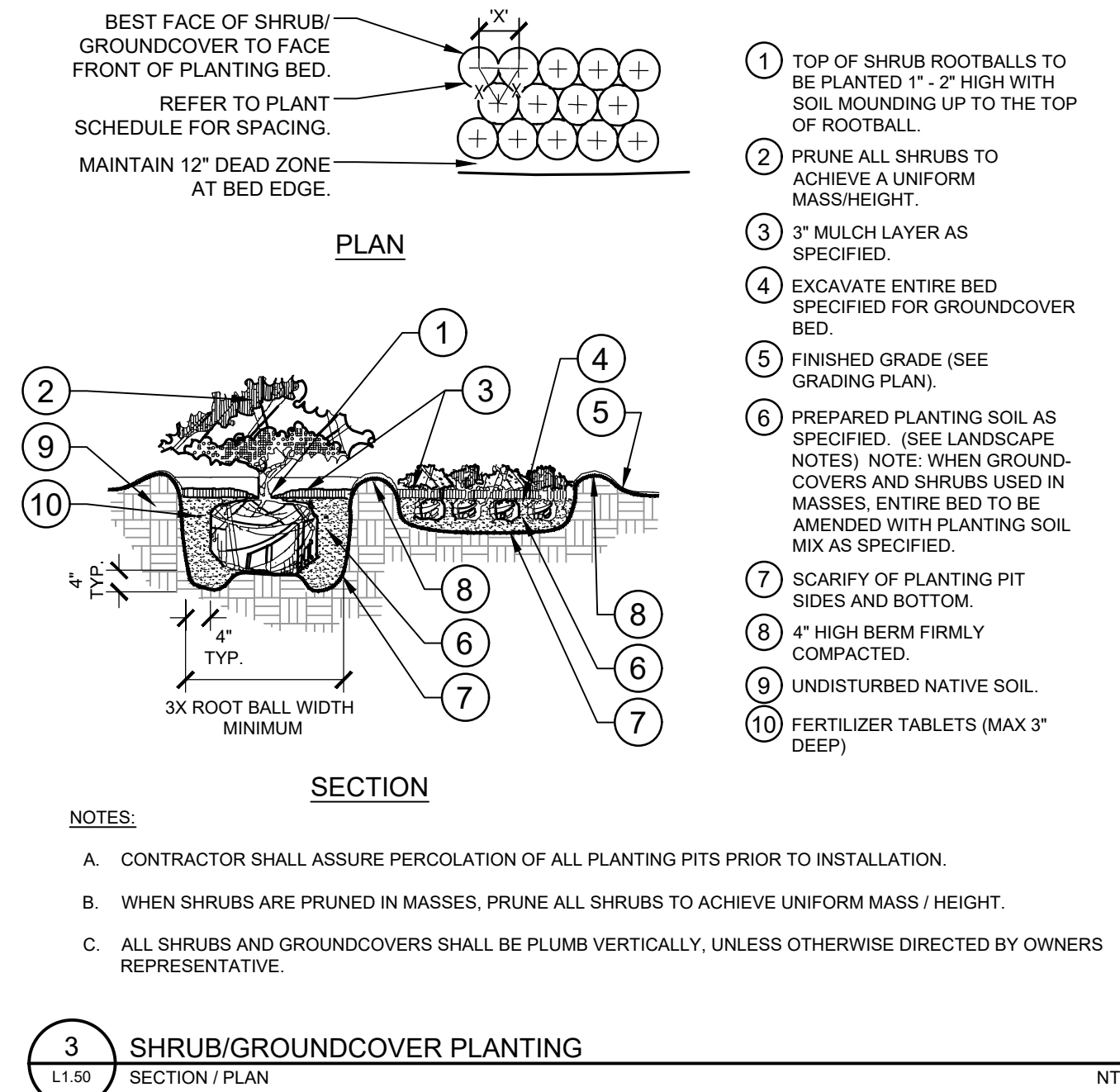
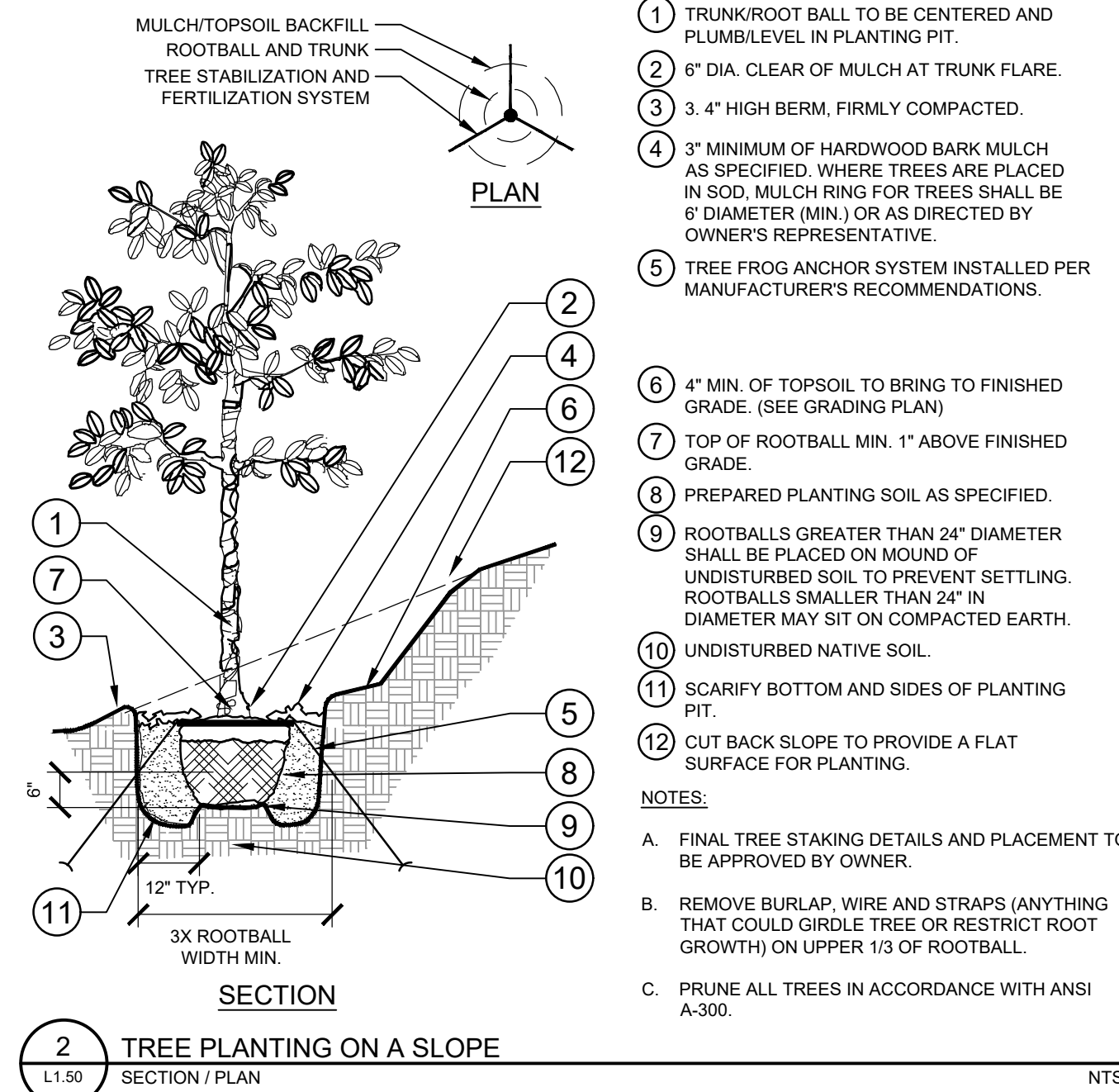
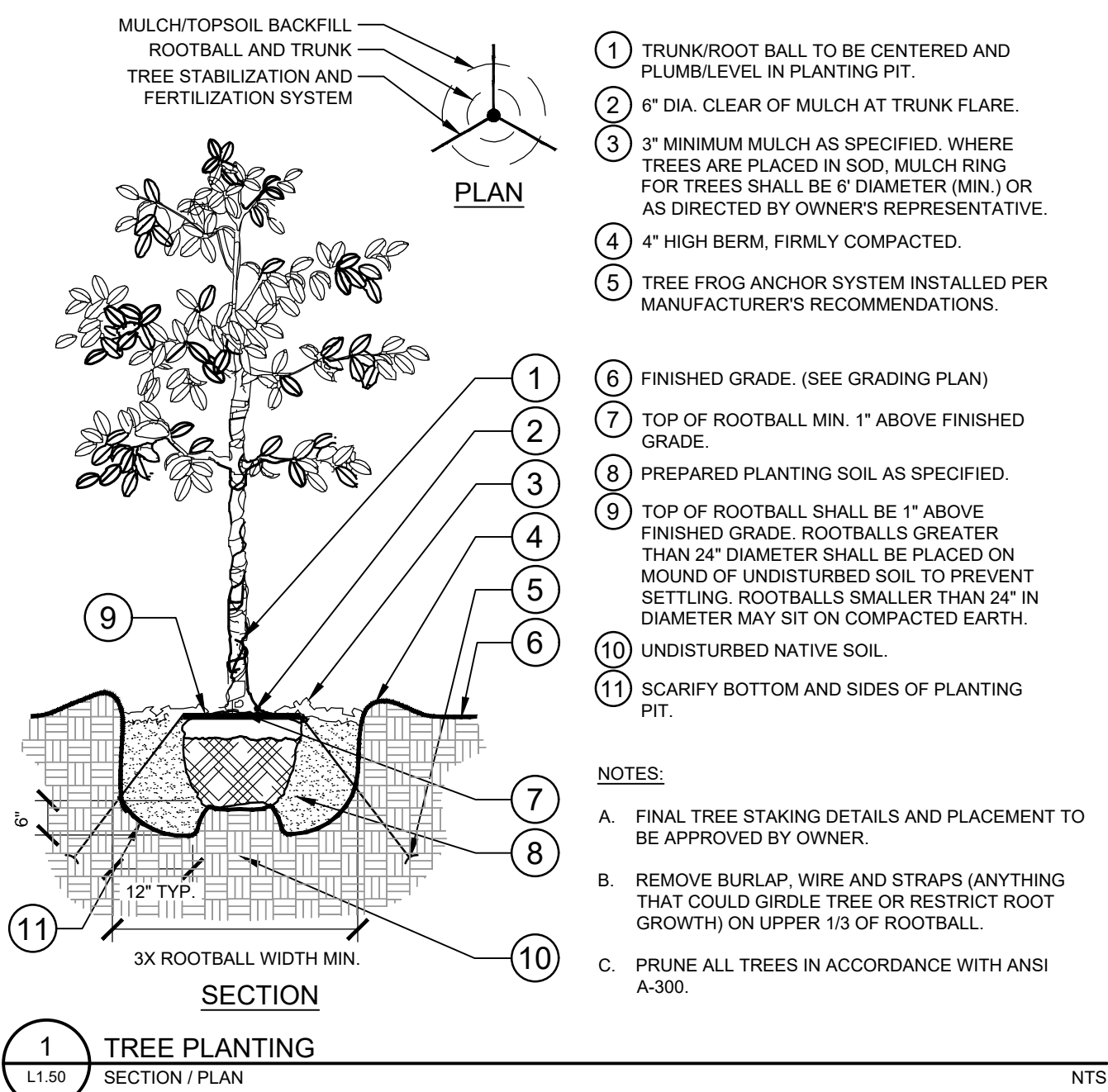


KHA PROJECT	DATE
249661000	10/15/2025
SCALE AS SHOWN	DESIGNED BY DWG
	DRAWN BY DWG
	CHECKED BY GMS

EAST LISA LANE

CITY OF APOPKA

Plotted By: Martinez, Jeremiah Sheet S&L249661000 - LISA LANE Layout L1.50 October 15, 2025 03:23:19pm K:\civ\249661000-east.las\CA02\CON\IST\plansheets\L1.00 LANDSCAPE PLAN.dwg
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KHA PROJECT 249661000		DATE 10/15/2025		SCALE AS SHOWN	DWG DESIGNED BY	DWG DRAWN BY	CHECKED BY	DATE
DVS 06-17-25		JDK 09-26-25						
UPDATE PER MDP COMMENTS		UPDATE PER DRC COMMENTS						
2		2						
REVISIONS		No.						
BY		DATE						
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Kimley»Horn								
ARCHITECT REGISTERED STATE OF FLORIDA LARGE 7156 S. W. THOMPSON								
LANDSCAPE DETAILS								
EAST LISA LANE								
SHEET NUMBER L1.50								
CITY OF APOPKA								

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEERS REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND THE CONTRACTOR PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, PROTECTED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GREASE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE THOUSAND DOLLARS (\$3000) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT PER EACH INCH (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH (1)	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. IF LARGER IN SIZE THAN THOSE SPECIFIED NORMAL PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER. REASONABLY FREE OF STONES, CLAY, OR OTHER HARMFUL SUBSTANCES. OTHER LITTLE OR NO FREE ROOTS, AND BE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOO AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF: 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL, ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMONSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS).

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE). MULCH SHALL BE FLORIMULCH®, EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR MORE ARE NOT PLANTED WITHIN THE NEXT (2) DAYS OF DELIVERY TO THE SITE. THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS; NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "R" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RFG- "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOO AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND WATER, SANITARY SEWER, STEAM/HEATING, GAS, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTOCK AND LIMESTOCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTOCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEADED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT GROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PLANT LIGHTLY WITH FEET. ADD MORE WET MIX MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED BY WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY TOUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NO MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS. PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZER INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADEING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

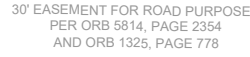
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE INCLUDING BUT NOT LIMITED TO WATERING OF LANDSCAPE MOVING, BLOWING, EDGING, TRIMMING, PRUNING, WEEDING, SPRAYING OF PESTICIDES, FUNGICIDES AND HERBICIDES, FROM CONSTRUCTION START THROUGH OWNER FINAL PROJECT ACCEPTANCE.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

5. PALM INOCULATION: ALL PHOENIX GENUS AND BISMARCKIA GENUS PALMS SHALL BE INOCULATED AGAINST LETHAL BRONZING PRIOR TO LEAVING THE TREE FARM/NURSERY. CONTRACTOR SHALL PROVIDE PROOF OF INOCULATION AND CERTIFICATION THAT THE PALMS ARE HEALTHY AND FREE OF ALL DISEASE. THE CONTRACTOR IS RESPONSIBLE FOR INOCULATION OF THE PALMS, ONCE PLANTED, TO THE END OF THE WARRANTY PERIOD.

SHEET NUMBER L1.51	EAST LISA LANE	CITY OF APOPKA	FL	LANDSCAPE SPECIFICATIONS	KHA PROJECT 249661000			Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35108	△ UPDATE PER MDP COMMENTS	06-17-25	DWG
					DATE 10/15/2025	SCALE AS SHOWN	DESIGNED BY DJW8		△ UPDATE PER DRC COMMENTS	09-26-25	JDK
					DRAWN BY DJW8	CHECKED BY GMM6	DATE: 10-26-2025				
					No.	REVISIONS	DATE	BY			



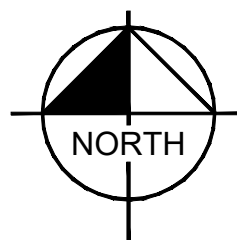
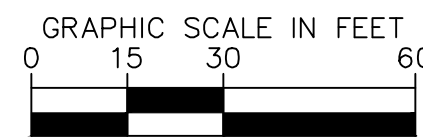
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	RAIN BIRD X-DEP-09-12 DRIP RING	99
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	RAIN BIRD P88-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MOUNTING, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	FB90 825V 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5-4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESPLXVMP1 (1XD) LXME2(P) I/ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND FLOSET. INSTALL IN RAIN BIRD VALVE BOX	1
	WATER METER 1" POTABLE	1
IRRIGATION MAINLINE: PVC SCHEDULE 40		675.9 LF
PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE		87.1 LF

FLOW TOTALS
Drip Ring: 76.4
Total: 76.4 GPM

PER LDC SECTION 5.2.5.D.5.c.1
EACH DWELLING UNIT SHALL HAVE A MINIMUM OF TWO HOSE BIBS.
ALL COMMON AREAS SHALL BE IRRIGATED THROUGH AN AUTOMATIC
IRRIGATION SYSTEM.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.



CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

**Know what's below.
Call before you dig.**

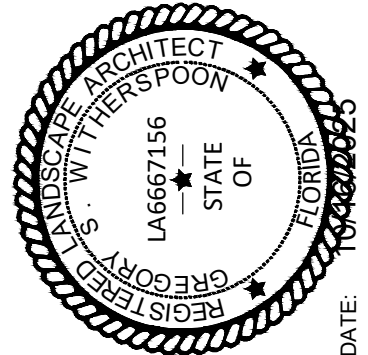
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



1	UPDATE PER MDP COMMENTS	06-17-25	DVS
2	UPDATE PER DRC COMMENTS	09-26-25	JDK
No.	REVISIONS	DATE	BY

Kimley»»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35108



DATE:

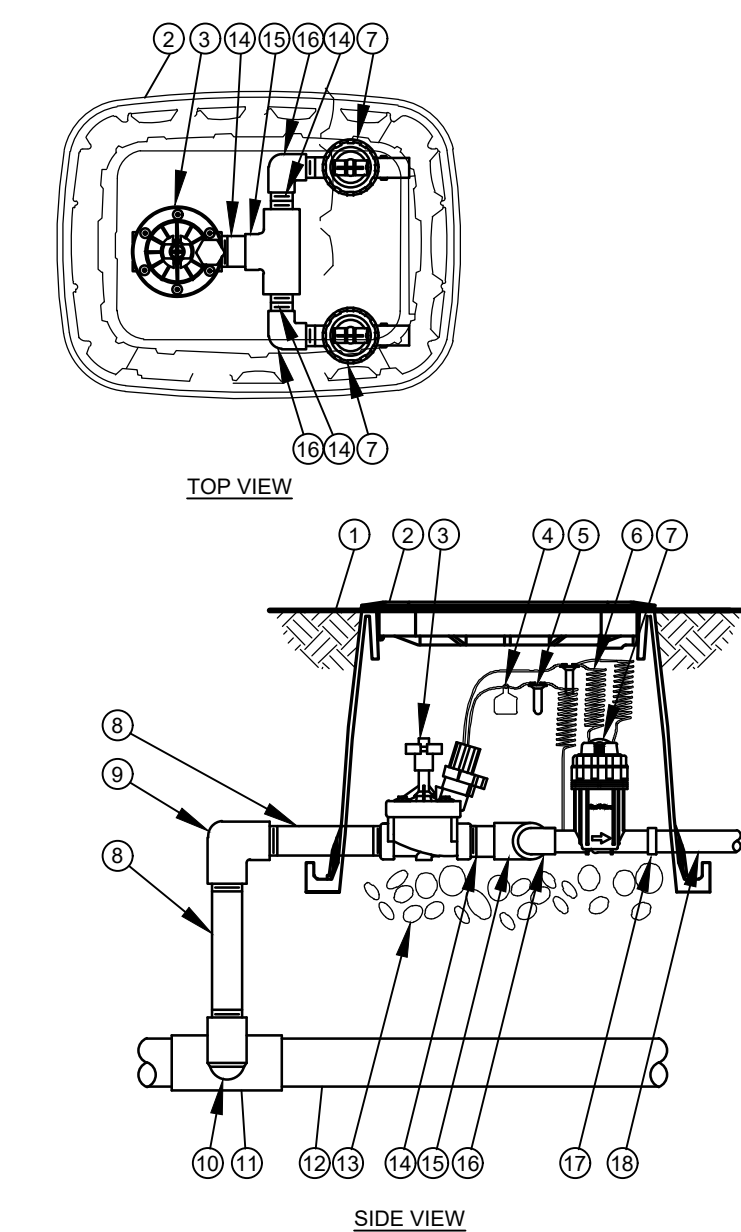
KHA PROJECT	DATE	SCALE	AS SHOWN
249661000	10/15/2025	DESIGNED BY	DJW
		DRAWN BY	DJW
		CHECKED BY	GBM

OVERALL IRRIGATION PLAN

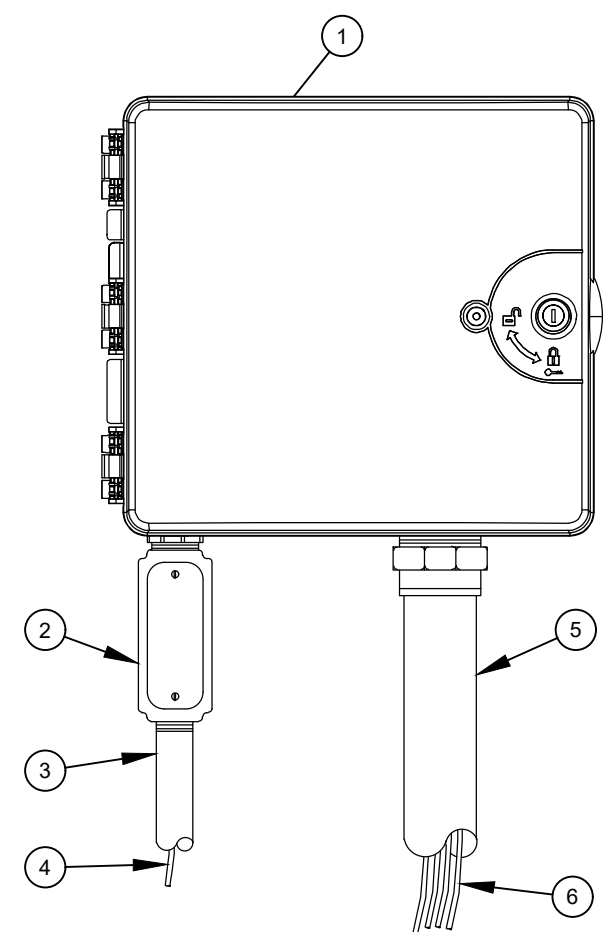
EAST LISA LANE

CITY OF APOPKA

SHEET NUMBER
L2.00



1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN NTS

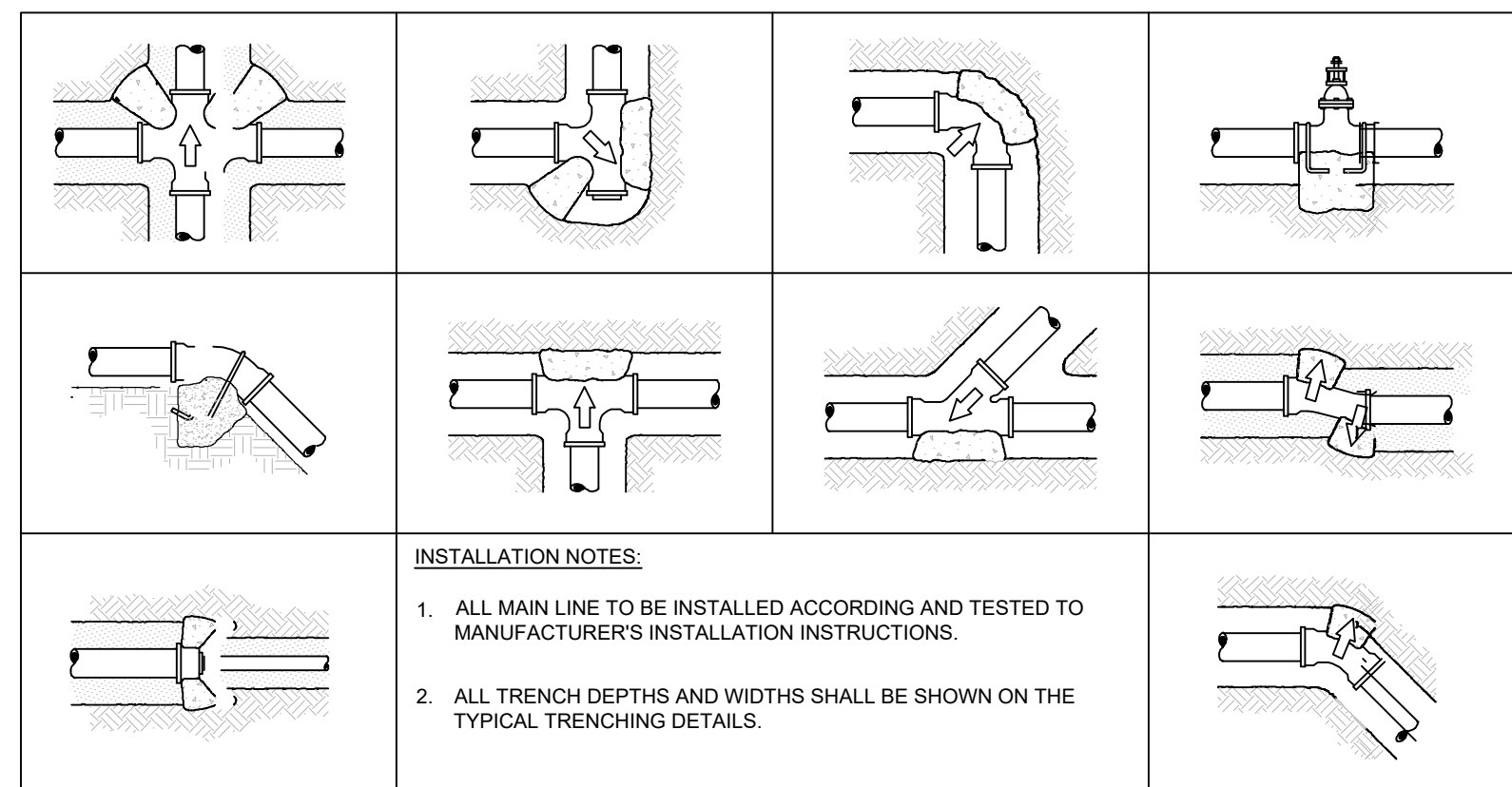


2 TYPICAL CONTROLLER
L2.50 ELEVATION NTS

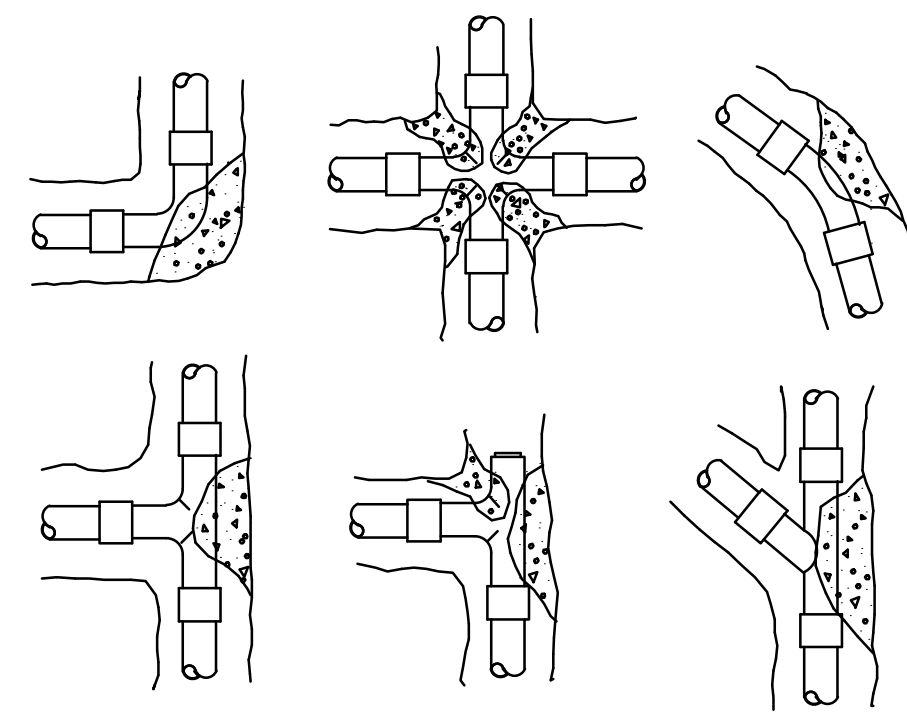
- ① IRRIGATION CONTROLLER:
CONTROLLER (OWNER TO SPECIFY WALL MOUNT
OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL
PER MANUFACTURER'S RECOMMENDATIONS.
- ② JUNCTION BOX
- ③ 1-INCH CONDUIT AND FITTINGS TO POWER
SUPPLY
- ④ POWER SUPPLY WIRE
- ⑤ 2-INCH CONDUIT AND FITTINGS FOR STATION
WIRES
- WIRES TO REMOTE CONTROL VALVES

NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



3 TYPICAL THRUST BLOCK
L2.50 SECTION NTS



INSTALLATION NOTES

1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

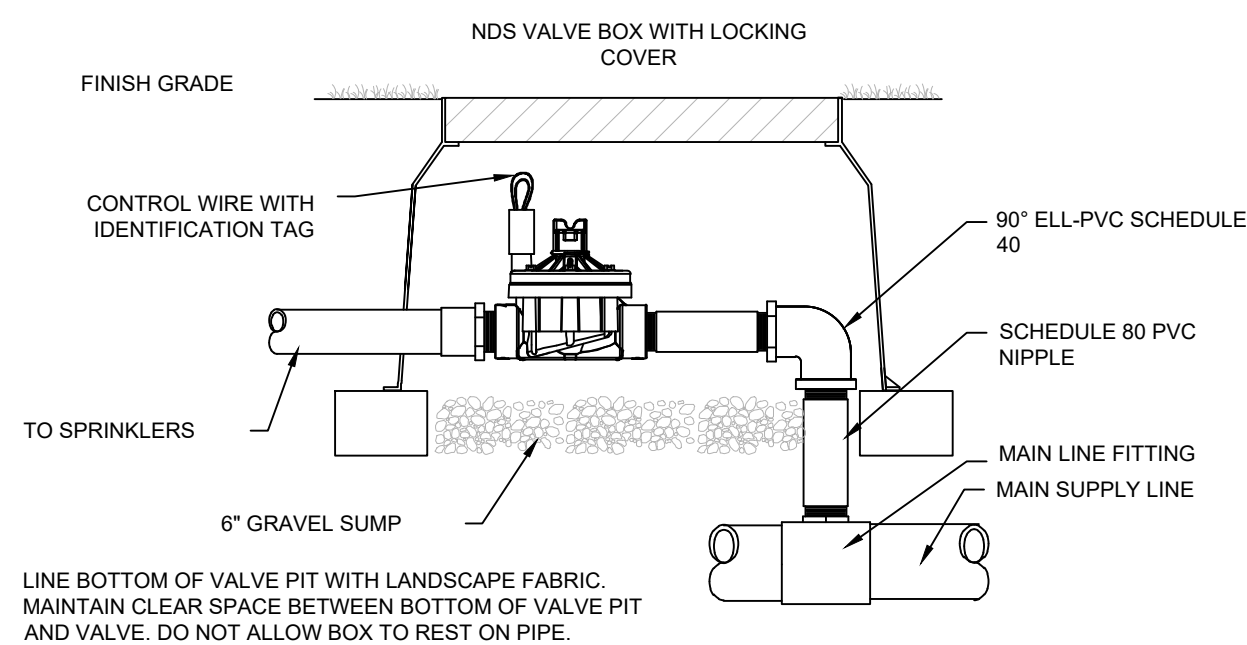
BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4
L2.50

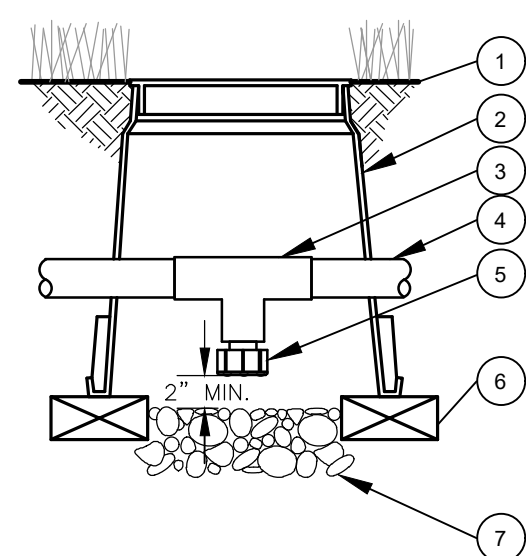
THRUST BLOCK REINFORCEMENT

SECTION

NTS

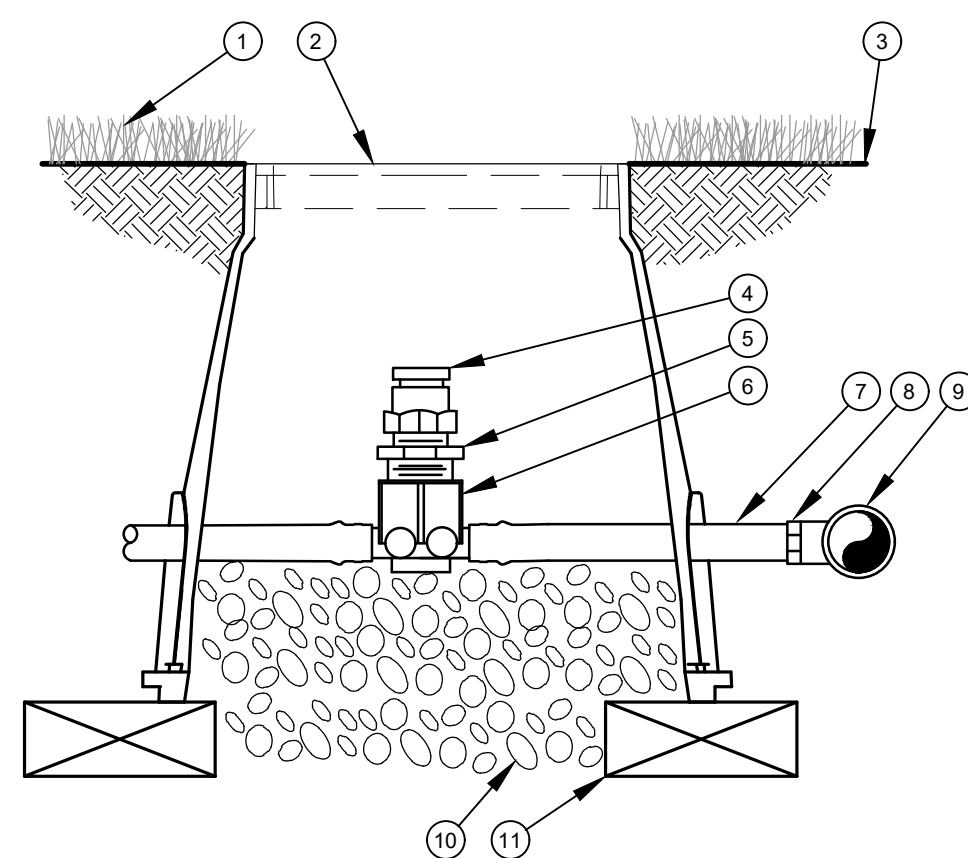


5 TYPICAL CONTROL VALVE
L2.50 SECTION NTS



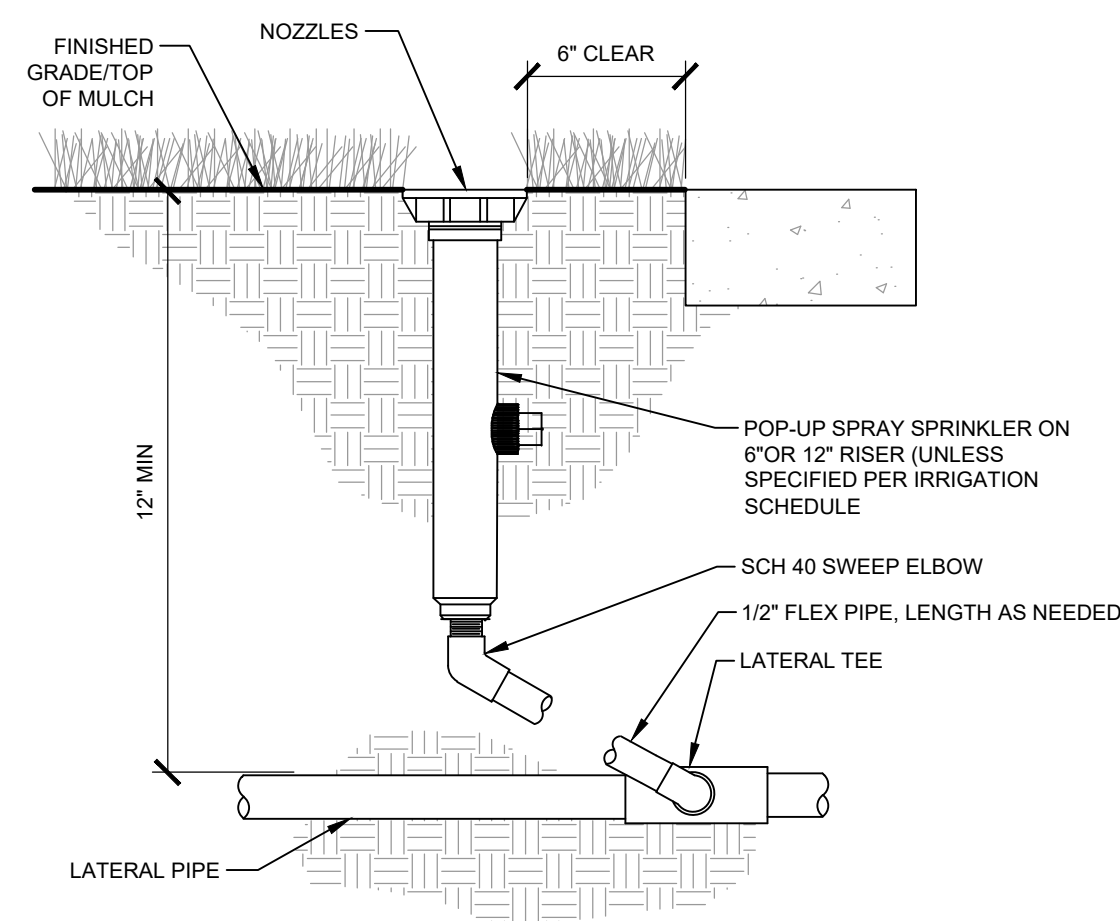
6 DRAIN VALVE
L2.50 SECTION NTS

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE:
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

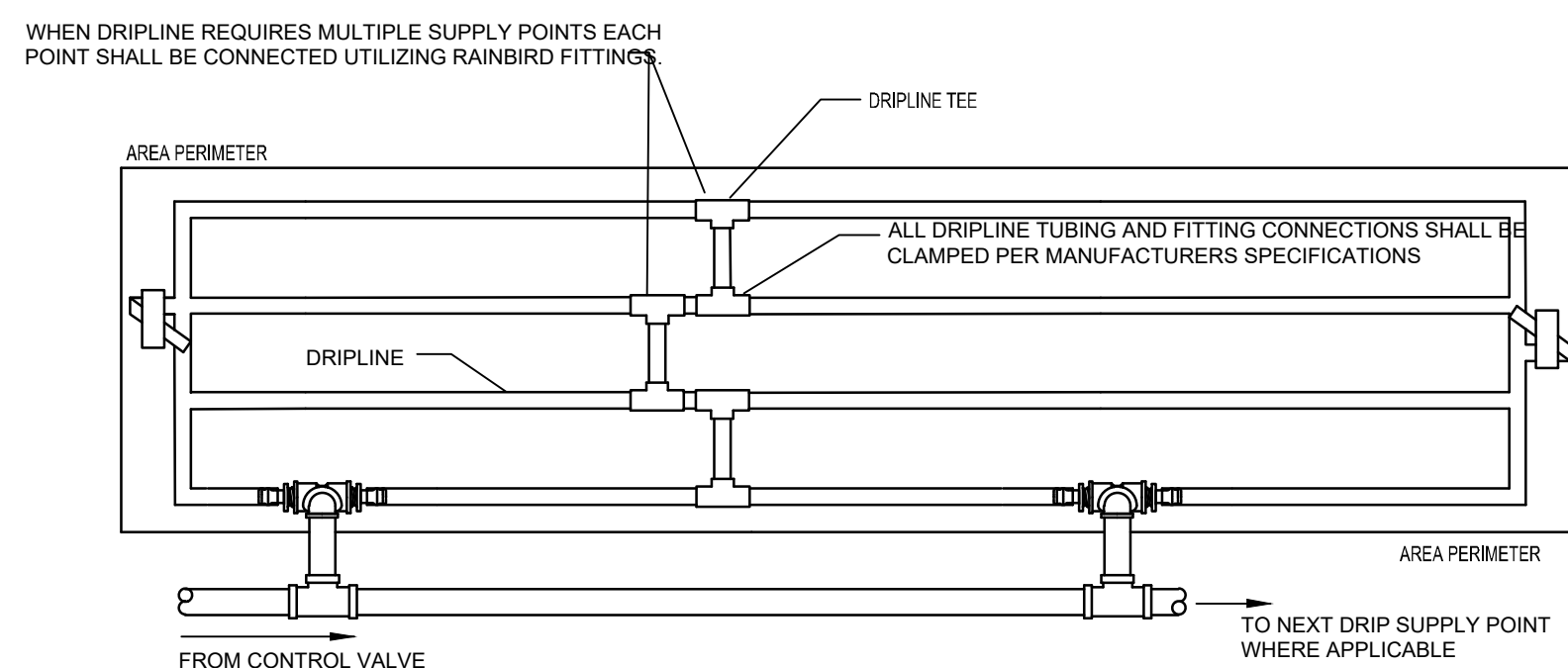


7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION NTS

- 1 TURF GRASS
- 2 VALVE BOX LID
- 3 FINISH GRADE
- 4 1/2" AIR RELIEF VALVE:
TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" X 3/4" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR:
- 7 1/2" BLANK DRIPLINE TUBING:
- 8 BARB X MALE THREAD CONNECTOR:
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3" MINIMUM DEPTH OF
1/2" WASHED GRAVEL
- 11 BRICK (1 OF 2)

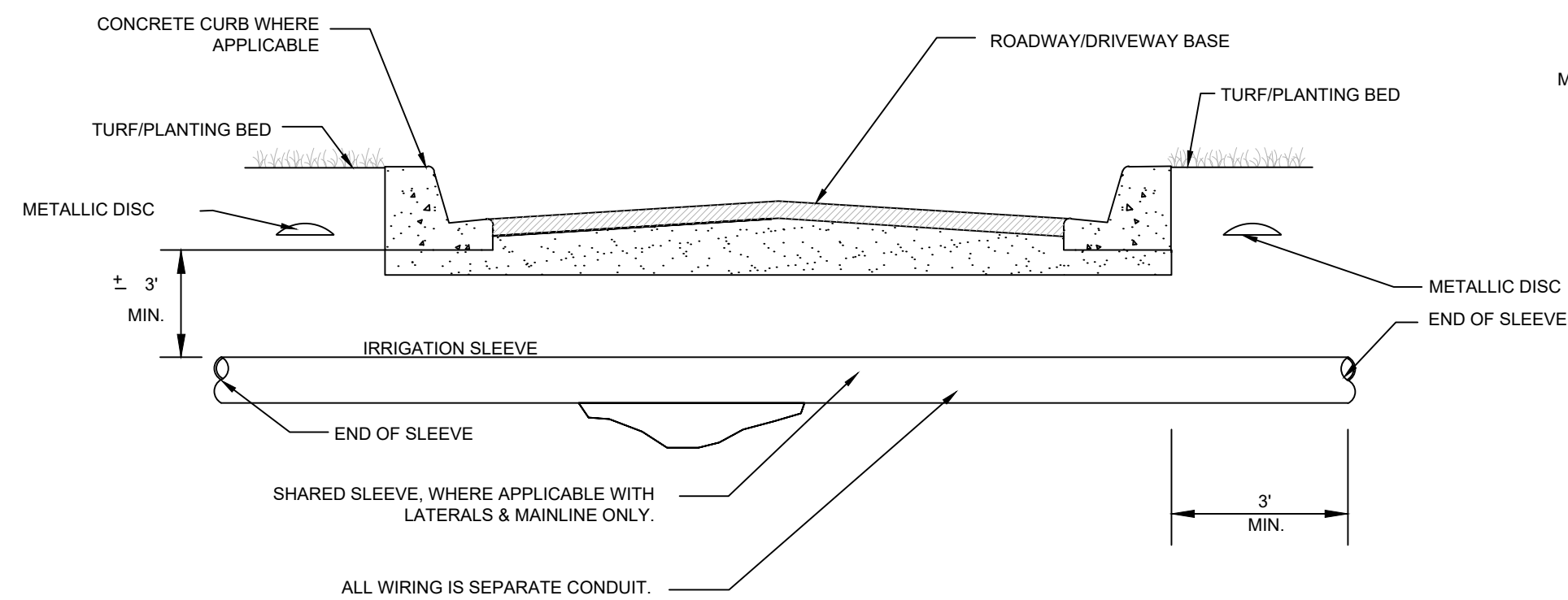


8 TYPICAL IRRIGATION HEAD
L2.50 SECTION NTS

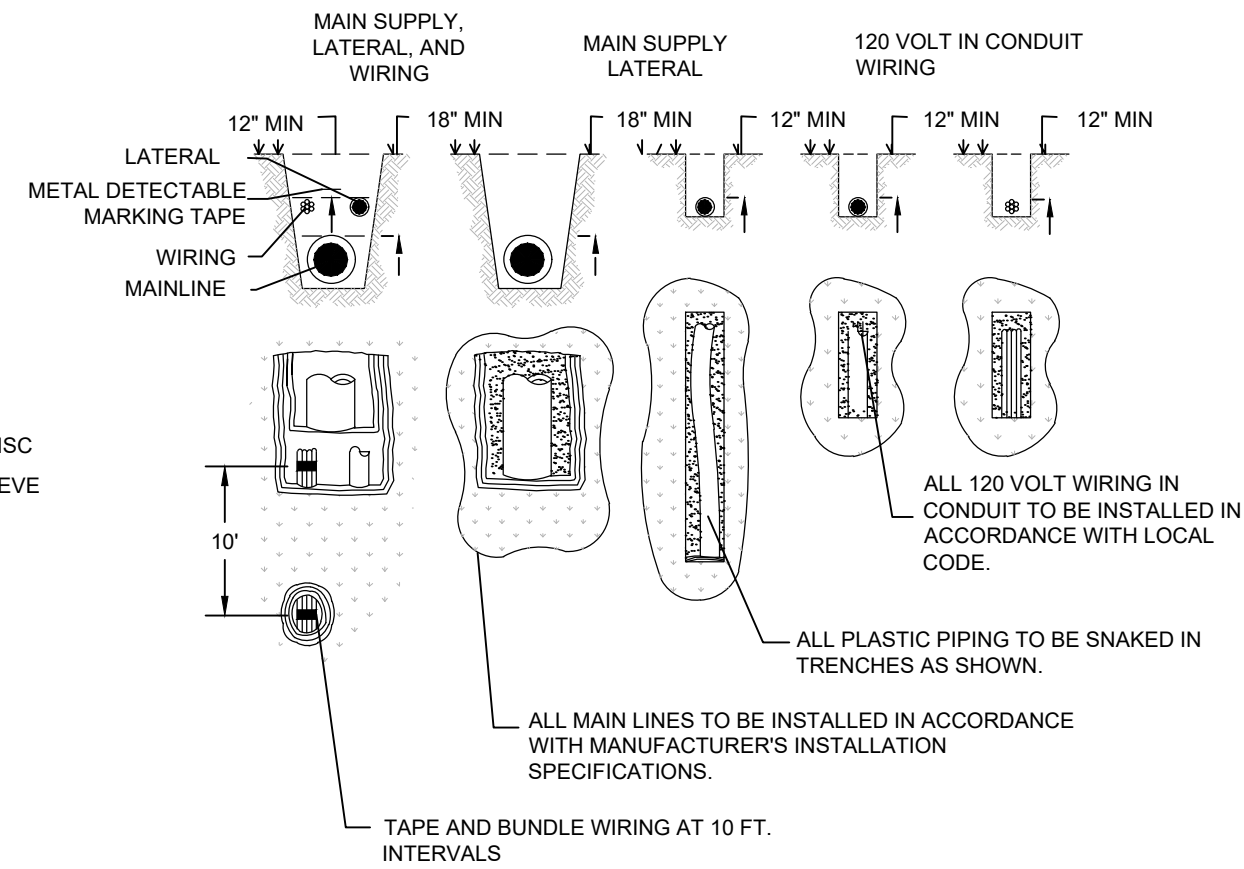


NOTE:

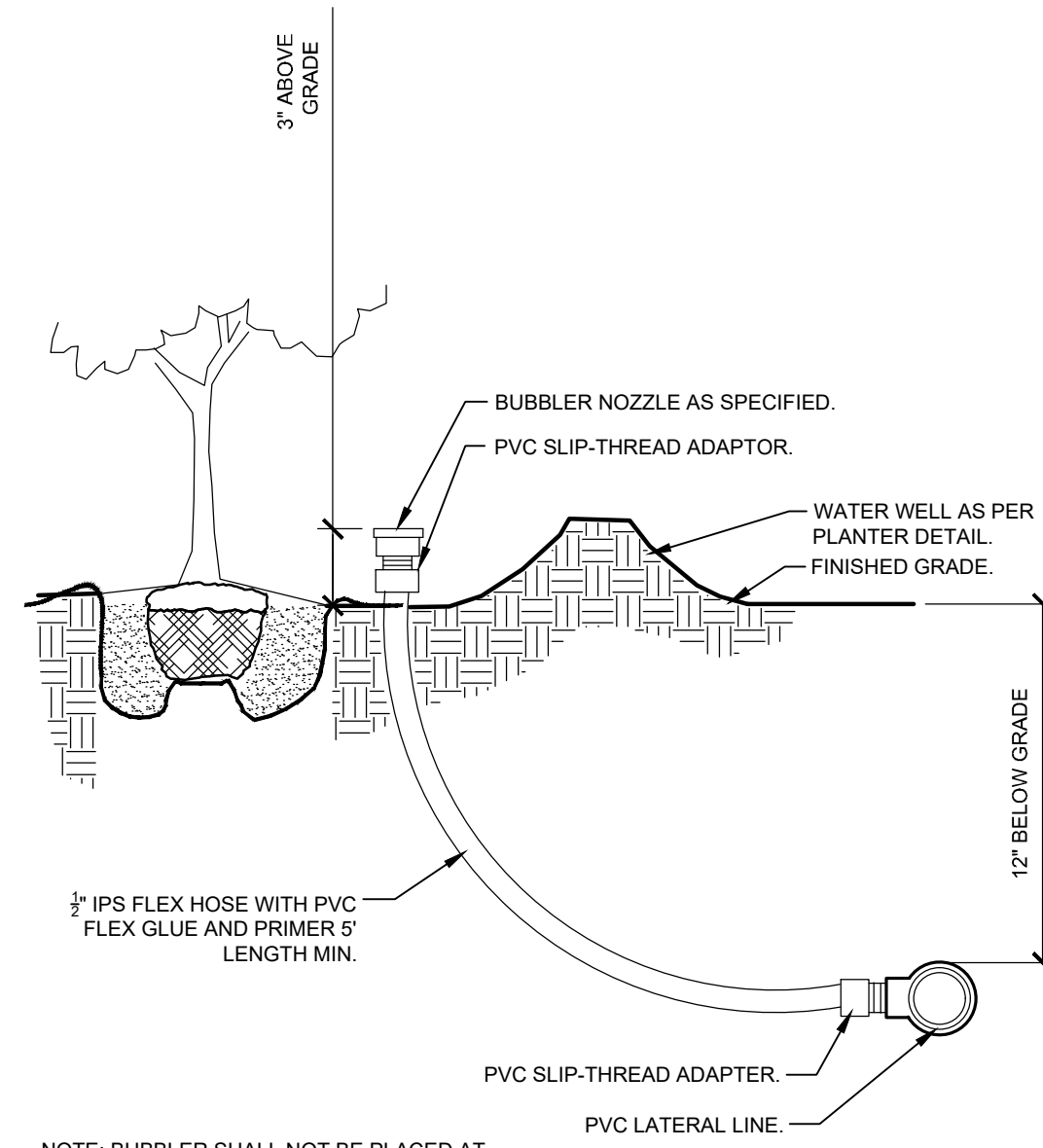
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).



10 TYPICAL SLEEVING
L2.50 SECTION NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN

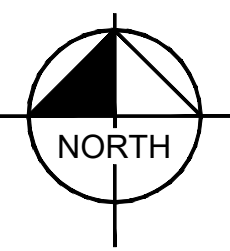
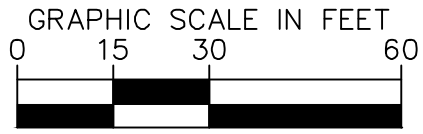


NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
L2.50 SECTION NTS

General Notes: TD 10.7.2025

1. ALL CALCULATIONS TAKEN AT GRADE
2. Site lighting is engineered, installed, and connected per NESC for Utility work and is owned and maintained by Duke Energy under a FPSC regulated leased lighting program.
3. Lighting is fed directly from Utility secondary distribution system via closest transformer and is not connected to any metered building or service point. Underground conductors are in conduit at 36" BFG minimum per NESC for Utility work. Overhead conductors are installed per NESC for Utility Work.
4. Lighting only Poles labeled "A" are Concrete 22" OAL direct buried static case with a fixture mounting height of 17' AFG (black in color).
5. All Duke Energy proposed lights for this project shall be mounted at 17' AFG.
6. At this time the pole are located 3.5' BOC.
7. At this time there is NO Sidewalks or Driveways incorporated into the provided site plans.
8. Fixture bracket to be Single Shepherd Crook (black in color)
9. Owner shall be responsible for coordinating any landscape conflicts with landscape architect. Owner shall be responsible for any necessary future trimming or pruning of proposed landscaped plantings.



CALL 2 WORKING DAYS
BEFORE YOU DIG

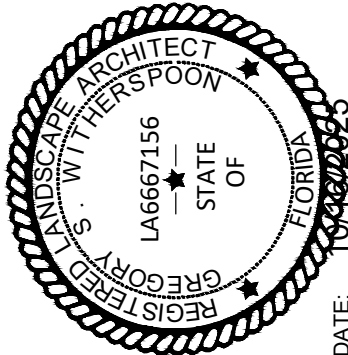
IT'S THE LAW!
DIAL 811

**Know what's below.
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Kimley»»Horn



KHA PROJECT	DATE	SCALE	AS SHOW
249661000	10/15/2025	DESIGNED BY	DESIGNED BY
		DRAWN BY	DRAWN BY
		CHECKED BY	CHECKED BY

OVERALL PHOTOMETRICS PLAN

EAST LISA LANE

SHEET NUMBER
L4.00

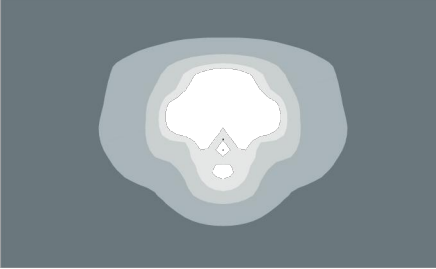
Outdoor Lighting



SANIBEL QSM LED
(Meets Dark Sky Criteria)

Light source: LED (white)

Wattage: 50 | 150 watts
Lumens: 5,810 | 16,160
Light pattern:IESNA Type III
IESNA cutoff classification: Full-cutoff
BUG rating: B2U0G2
Color temperature: 3,000K (50W) | 4,000K (50W/150W)



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Colonial QSM	12', 17'	Black
Mariner	17', 30'	White
Promenade	25', 30'	Black, Bronze

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at ODLFlorida@duke-energy.com



BUILDING A SMARTER ENERGY FUTURE

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SHEET NUMBER		EAST LISA LANE		CITY OF APOPKA		FL	
L4.50		PHOTOMETRICS DATA SHEETS		KHA PROJECT 249661000		DATE: 10/15/2025	
DATE		10/15/2025		SCALE AS SHOWN		REGISTERED ARCHITECT	
DESIGNED BY		DWG6		STATE OF		LA6867156	
DRAWN BY		DWG6		FLORIDA		S. WHITTER-SPOON	
CHECKED BY		GWB		DATE:		2025	
No.		REVISIONS		DATE		BY	
△		UPDATE PER MDF COMMENTS		06-17-25		DVS	
△		UPDATE PER DRC COMMENTS		09-26-25		JDK	
△							
△							
Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106					