APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 7, 2026 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. **The Leach Firm - MLK Weekend Free Concert - Apopka Amphitheater - 3710 Jason Dwelley Parkway - January 17, 2026, 2:30 PM - 5:00 PM**
   Owner(s): The Leach Firm
   Applicant(s): Mario J Hicks
   Location: Apopka Amphitheater - 3710 Jason Dwelley Parkway
   Proposed Use: Concert Performance
   Project Manager: Carolyn Ray

2. **T-Dogg's Bigg Dreams Charity Inc. - RNB and Southern Soul Picnic Fest - Apopka Amphitheater - 3710 Jason Dwelley Parkway - Jan 31, 2026, 4:00 PM - 10:00PM**
   Owner(s): T-Dogg's Bigg Dreams Charity Inc.
   Applicant(s): Travis Gammage
   Location: Apopka Amphitheater - 3710 Jason Dwelley Parkway
   Proposed Use: Festival/Celebration
   Project Manager: Carolyn Ray

3. **South Apopka Ministerial Alliance — Dr. Martin Luther King Jr Parade 17th Annual - 519 Central Avenue, Station Street, Marvin C Zanders Avenue, ending at John Bridges Center January 19th 2026, 2:00pm - 3:00pm**
   Owner(s): South Apopka Ministerial Alliance
   Applicant(s): Monique Morris
   Location: 519 Central Avenue, Station Street, Marvin C Zanders Avenue, John Bridges Center
   Proposed Use: Parade/Procession March
   Project Manager: Carolyn Ray

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **CSP-25-45 Residence at Emerson Park - Revision to Major Development Plan (MDP), 1st Submittal**
   Owner(s): Park Square Enterprises LLC
   Applicant(s): Vanasse Hangen Brustlin, Inc. - George Georgy, P.E.
   Location: West of Alston Bay Boulevard, east of Ocoee Apopka Road and south of Harmon Road East
   Proposed Use: Mixed Use
   Project Manager: Jean Sanchez

CONSTRUCTION SITE PLAN

1. **CSP-25-45 Residences at Emerson Park - Revision to Construction Site Plan (CSP), 1st Submittal**
   Owner(s): Park Square Enterprises LLC
   Applicant(s): Vanasse Hangen Brustlin, Inc.- George Georgy, P.E.
   Location: West of Alston Bay Boulevard, east of Ocoee Apopka Road and south of Harmon Road East
   Proposed Use: Mixed Use
   Project Manager: Jean Sanchez

2. **MDP-25-10 Cold Link Logistics - Major Development (MDP), 2nd Submittal**
   Owner(s): MG88 Central Florida Cold Storage II, LLC
   Applicant(s): Kimley - Horn & Associates, Inc. - Joshua Enot
   Location: 2560 West Orange Blossom Trail
   Proposed Use: Industrial Warehouse
   Project Manager: Amer Hamza

3. **CSP-25-28 Invitation Cove - Construction Site Plan (CSP), 3rd Submittal**
   Owner(s): A&R Meridian Apopka
   Applicant(s): Cycorp Engineering - Kim Fischer
   Location: 730 Monroe Avenue
   Proposed Use: Residential - Townhomes
   Project Manager: Amer Hamza

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. **CSP-25-38 Springhaven (fka Chandler Hills) - Construction Site Plan (CSP), 2nd submittal**
   Owner(s): Mega GNG LLC, Yoo Shik Um Irrevocable Trust, Yoo Shik Um Irrevocable Trust, PM S-1 REO LLC, Matthew E. Shaw, Deborah B. Shaw, 4625 Chandler Road LLC, Um Yoo Shik, Walter H. Robinson III, Daphne J. Martin, Jacob Christian Snavley, Windy Hill GreenhouseInc., Orchid Estates Community Homeowners Assn. Inc.
   Applicant(s): 1828 Engineering, LLC - Luke Classon
   Location: Southeast corner of Chandler Road and West Kelly Park Road and Southwest corner of West Kelly Park Road and Jason Dwelley Road
   Proposed Use: Single family Residential
   Project Manager: Bobby Howell

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.

City of Apopka Special Events Application

12/23/2025 2:55 PM (EST)

Amp

DRC: 1/7/26

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	The Leach Firm
Name of Applicant	MARIO J HICKS
Mailing Address	1428 MARA CT

City	SANFORD
State	FL
Zip Code	32771
Cell Phone	4046305686
Email	mariohicks1127@gmail.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	41-2657995
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	A Marketing Genius Article of Inc..pdf
Name of the Event	MLK Weekend Free Concert
Date(s) of the Event	January 17,2026
Hours of the Event	would like to set up day before January 16 @2 pm event
Location of the Event	Apopka Amphitheatre - Apopka, FL
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	1000
Briefly describe the event and all activities that will occur during the event:	Free Concerte , live music, Drinks, Food Vendors
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	No
Additional Event Information	Live Music, Drinks, Food Vendors, Tents,
Will there be admission fees to your event?	No
Will you be serving alcohol?	Yes

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	5
Will there be merchandising vending at your event?	No
Will they need electric?	Yes

Additional fees apply for electric use.

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?	Yes

Please attach a list of all stage performance schedules.

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

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	01/16/2026
Start Time	2:30 PM (EST)

End Time	5:00 PM (EST)

Event Dates

Date	01/17/2026
Start Time	4:30 PM (EST)
End Time	9:00 PM (EST)

Take Down/Load Out

Date	01/17/2026
Start Time	9:00 PM (EST)
End Time	10:00 PM (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	MARIO J HICKS
Title of Applicant	Owner -Event Planner
Date Submitted	12/23/2025

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	MARIO J HICKS
Title of Applicant	Owner - Event Planner
Sponsoring Organization Name	A Marketing Genius

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 10, 2025
Secretary of State
1097100081CC

DOCUMENT# P17000052286

Entity Name: THE LEACH FIRM, P.A.

Current Principal Place of Business:

1560 N. ORANGE AVE. SUITE 600
WINTER PARK, FL 32789

Current Mailing Address:

1560 N. ORANGE AVE. SUITE 600
WINTER PARK, FL 32789 US

FEI Number: 82-1926549

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LEACH, CARLOS
1560 N. ORANGE AVE. SUITE 600
WINTER PARK, FL 32789 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

Officer/Director Detail :

Title	P
Name	LEACH, CARLOS V
Address	1560 N. ORANGE AVE, WINTER PARK, FLORIDA, 32789 SUITE 600
City-State-Zip:	WINTER PARK FL 32789

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CARLOS LEACH MANAGING PARTNER 02/10/2025

Electronic Signature of Signing Officer/Director Detail — Date

City of Apopka Special Events Application

07/14/2025 7:22 PM (EDT)

Amp

DRC: 11/5

Special Event Permit Application

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.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

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

Lexi Lahendro – Events Coordinator
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 60-90 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 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- 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.

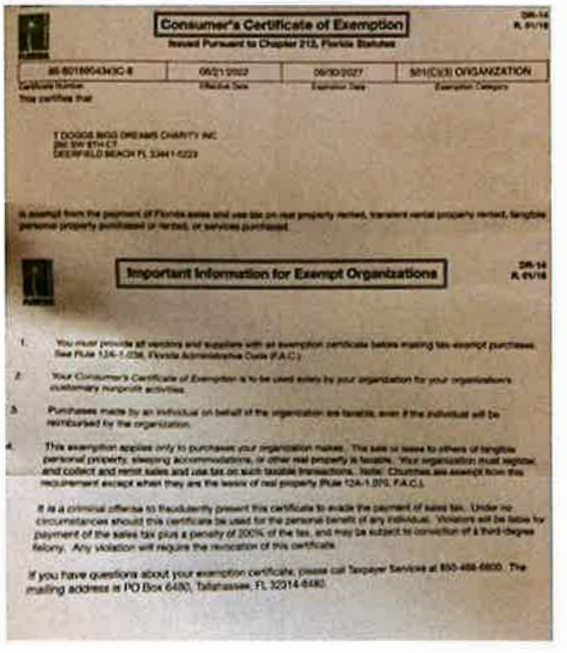
Applicant must be present for duration of event.

Organization Name	T-Dogg's Bigg Dreams Charity inc

Name of Applicant	Travis Gammage
Mailing Address	280 sw 8th ct
City	Deerfield bch
State	FI
Zip Code	33441
Cell Phone	9548578802
Email	travisgammage@gmail.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8018804343C-8

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

85-8018804343C-8	06/21/2022	06/30/2027	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

T DOGGS BIGG DREAMS CHARITY INC
280 SW 8TH CT
DEERFIELD BEACH FL 33441-6223

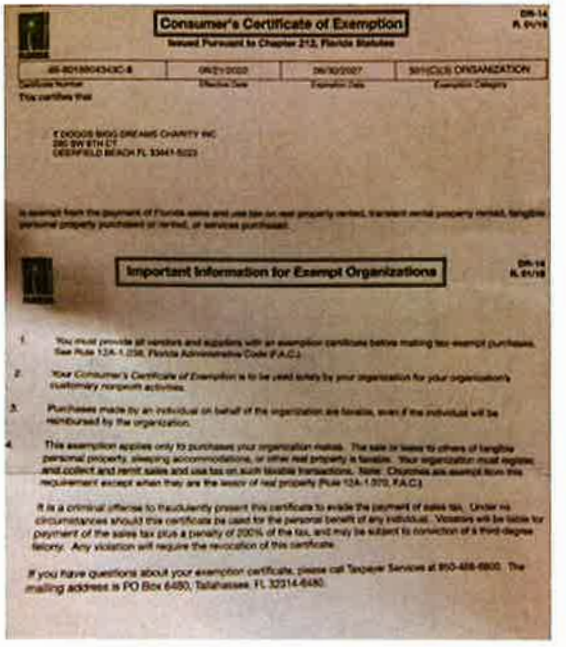
is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

Important Information for Exempt Organizations

1. You must provide all vendors and suppliers with an exemption certificate before making tax exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your Consumer's Certificate of Exemption is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

If you have questions about your exemption certificate, please call Taxpayer Services at 800-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	

Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

85-8018604343C-8	09/21/2022	06/30/2027	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

T DOGGS BIGG DREAMS CHARITY INC
280 SW 8TH CT
DEERFIELD BEACH FL 33441-5223

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

Important Information for Exempt Organizations

DR-14
R. 01/19

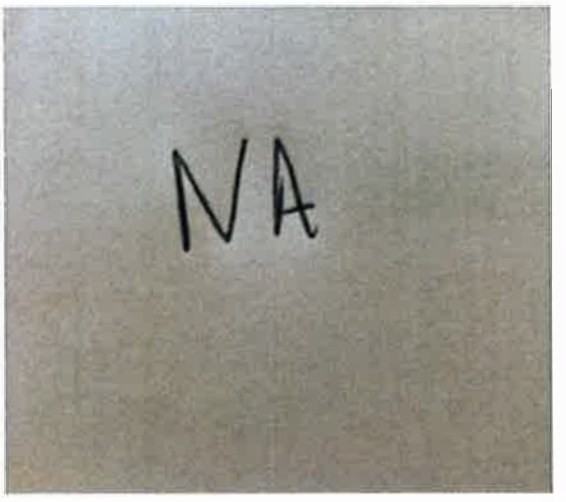
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3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

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If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Name of the Event	RNB and Southern Soul Picnic Fest
Date(s) of the Event	~~Jan 17th~~ 2026 Jan 31
Hours of the Event	4pm-10pm
Location of the Event	Apopka Amphitheater
Does the location of the event take place on Public or Private Property?	No
Anticipated attendance:	2000
Briefly describe the event and all activities that will occur during the event:	This event will consist of DJs and throwback R&B music from the 80s and the 90s. There will also be karaoke.
Event Category	• Festival/Celebration
Are there flyers or advertisements for this event?	No
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes

Copy of your liquor license & insurance



If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

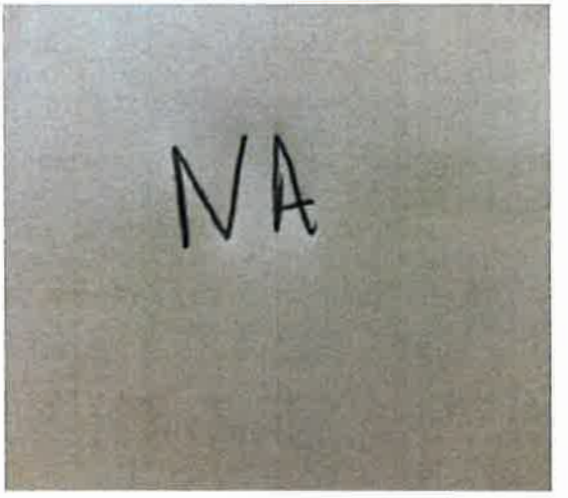
Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	14
Will there be merchandising vending at your event?	Yes
How many vendors?	4
Will they need electric?	Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?	Yes
Name of Security Company:	N/A
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.

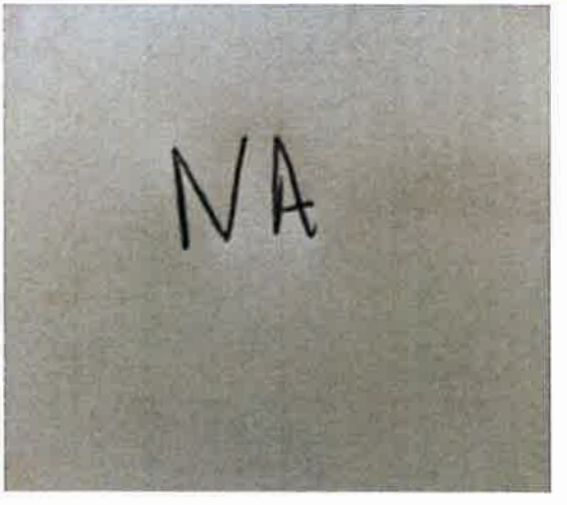


Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

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	~~01/16/2026~~ 1/30/26
Start Time	9:00 AM (EDT)
End Time	5:00 PM (EDT)

Event Dates	
Date	~~01/17/2026~~ 1/31/26
Start Time	4:00 PM (EDT)
End Time	10:00 PM (EDT)

Take Down/Load Out	
Date	~~01/18/2026~~ 2/1/26
Start Time	9:00 AM (EDT)
End Time	3:00 PM (EDT)

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	Travis Gammage
Title of Applicant	Owner
Date Submitted	07/14/2025

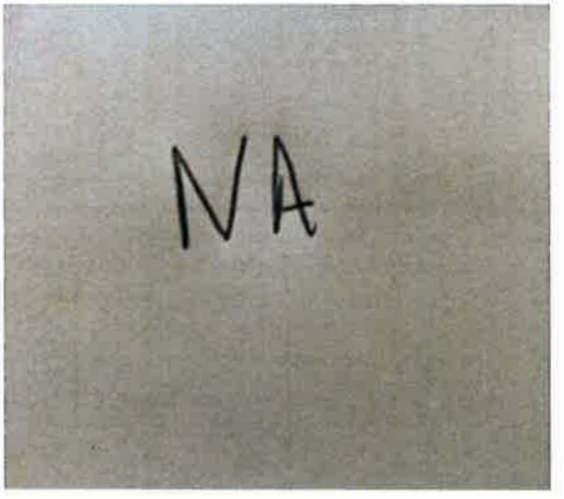
The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down 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!

Please provide a copy of your certificate of insurance.



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 Travis Gammage

Title of Applicant	Owner/ Director
Sponsoring Organization Name	T-Dogg's Bigg Dreams Charity inc

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/03/25

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 have ADDITIONAL INSURED provisions or 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
Specialty Advantage Insurance Services, LLC.
222 S. Harbor Blvd. #900
Anaheim, CA 92805

CONTACT NAME: GatherGuard Administrator
PHONE (A/C, No, Ext): (844) 747-6240 FAX (A/C, No):
E-MAIL ADDRESS: gatherguard@inlactinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Allanlic Specialty Insurance Company	27154
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Travis Gammage
280 sw 8th ct
deerfield, FL
33441

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PROJECT / LOC OTHER:	X		GGL061601	01/17/2026	01/18/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 250,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 1,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS MADE DED / RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/ OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $
A	Liquor Liability	X		GGL061601	01/17/2026	01/18/2026	Limit Each Common Aggregate	$ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Event Name: RNB PICNIC FEST
Event Type: Festival and cultural event (outdoors)
Event date(s): 01/17/26
Daily Attendance: 4500
Number of Days: 1

CERTIFICATE HOLDER

Apopka Amphitheater
3710 Jason Dwelley Parkway
Apopka, FL 32712 US

City of Apopka
120 E Main Street
Apopka, FL 32703

CANCELATION

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

AUTHORIZED REPRESENTATIVE

(c) 1988-2015 ACORD CORPORATION. All right reserved.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 565, FLORIDA STATUTES

SERIES: 11PA

CONSUMPTION ON PREMISES ONLY

PROFESSIONAL CONCESSIONS INC

PROFESSIONAL CONCESSIONS INC MIZNER PARK CATERING
590 PLAZA REAL
BOCA RATON FL 33432

LICENSE NUMBER: BEV6013015

EXPIRATION DATE: MARCH 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/01/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE CATERER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES
SERIES: 13CT
CONSUMPTION ON PREMISES ONLY

PROFESSIONAL CONCESSIONS INC

PROFESSIONAL CONCESSIONS INC MIZNER PARK CATERING
590 PLAZA REAL
BOCA RATON FL 33432

LICENSE NUMBER: BEV6013513

EXPIRATION DATE: MARCH 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/01/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

LAW ENFORCEMENT EXTRA DUTY REQUEST

☐ **New Vendor (Must completely fill out form)**

☐ **Existing Vendor** (***Only need to fill out name and dates required and any updated information***)

Business/Vendor Name: T-Doggs Biss Dreams Charity

Business/Vendor Address: 280 SW 8th Ct Deerfield Bch FL

Business/Vendor Phone: 954-857-8802 Fax: _____

Vendor Type: (i.e. Financial, Construction, Funeral Home, Individual etc.) _____

Primary Contact Name: Travis Gammage Contact Phone: 954-857-8802

Email Address: Travisgammage@gmail.com

Billing Contact Name: Travis Gammage Contact Phone: 954-857-8802

Email Address: _____

Location of Security Detail: Apopka Amp

Estimated Number of Attendees: 1000 - 1500

Duties Requested at Detail:

☐ Escort ☑ Security ☐ Traffic Control ☑ Law Enforcement

☐ Patrol ☐ Other (Describe): _____

Is Alcohol Being Served? ☐ No ☒ Yes (if so, a copy of the alcohol permit must be submitted with this form)

READ AND UNDERSTAND THE FOLLOWING REQUIREMENTS:

Approval of employment activities will not be given, where in the judgment of the police chief, the extra-duty or extra-duty employment would be incompatible with the proper discharge of employment duties or would tend to impair, or appear to impair, independent judgment or action in the performance of one's duties.

No extra-duty job or outside employment will be authorized if a potential employer places any restrictions of race, color, gender, or national origin on who may work the job.

Licensed Liquor Establishments or locations where alcohol is being served: (Bar establishments and not a licensed restaurant where the bar is de minimus to the sale of food.)

Officers are requested for the following:

DATE	TIME			#OF OFFICERS	#OF HOURS (*4 hour minimum)
01-18-2026	1500	To	2230	1 Sgt ($70/hr)	7.5
01-18-2026	1500	To	2230	4 Ofc ($65.hr)	7.5
		To			
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		To			
		To			

I HAVE READ AND UNDERSTAND THE ABOVE LISTED RULES AND COMPENSATION PROCESS.

Vendor Signature

TRAVIS Grammage
Vendor Name Printed

Dec 3, 2026
Date

Approved by Extra-Duty Coordinator or Police Chief

Date

FLORIDA

Consumer's Certificate of Exemption

DR-14
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

Certificate Number	Effective Date	Expiration Date	Exemption Category
85-8018804343C-8	06/21/2022	06/30/2027	501(C)(3) ORGANIZATION

This certifies that

T DOGGS BIGG DREAMS CHARITY INC
280 SW 8TH CT
DEERFIELD BEACH FL 33441-5223

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

FLORIDA

Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).

2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.

3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.

4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Business Tax Office
150 NE 2nd Ave.
Deerfield Beach, FL 33441
Phone: (954) 250-4057
E-mail: web.btr@deerfieldbeachfl.gov

Business Tax Receipt License
2025 - 2026
License Number: 2026-464758
Expires: 9/30/2026

2 EXTREME MARKETING AND PROMOTION LLC
280 SW 8 CT
DEERFIELD BEACH, Florida 33441

Classification:	BUSINESS OFFICE/AGENT OR AGENCY
Business Location:	280 SW 8 CT DFB 33441
Service(s):	HOME OFFICE - EVENT PLANNER SRVCS

Notice: This Business Tax Receipt License becomes ***NULL*** and ***VOID*** if ownership, business name, or business location has changed. The business owner must apply for a Certificate of Use. Once the Certificate of Use has been issued, the business owner must apply for the Business Tax Receipt License.

Detach and retain for your records

*** Business Tax Receipt License ***

License Number: 2026-464758

- **This Business Tax Receipt License represents proof of payment of your Business Tax Receipt License Fee for the period of October 1 to September 30th. Please exercise diligence in maintaining this receipt.**
- **Once you have obtained a Business Tax Receipt License, you will be sent a renewal notice each year beginning July 1st (90 days prior to expiration), to the address listed on the Business Tax Receipt License. Please check all Business Tax Receipt License information and report any errors immediately via email to web.btr@deerfieldbeachfl.gov. The City may impose fines and penalties for failure to renew this Business Tax Receipt License**
- **Your current Business Tax Receipt License shall be posted so that it is can be viewed by anyone upon entering the place of business.**
- **Any change to the ownership, business name or location, requires that the business owner must apply for a Certificate of Use. Once the Certificate of Use has been issued, the business owner must apply for the Business Tax Receipt License.**
- **If you have more than one business location, you must obtain a Business Tax Receipt License for each location.**

This Business Tax Receipt License does not represent an endorsement or certification of the business listed herein by the City of Deerfield Beach.

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 02, 2025
Secretary of State
5123446428CC

DOCUMENT# N20000007843

Entity Name: T-DOGG'S BIGG DREAMS CHARITY INC

Current Principal Place of Business:

280 SW 8 CT.
DEERFIELD BEACH, FL 33441

Current Mailing Address:

P.O. BOX 4631
DEERFIELD BEACH, FL 33442 US

FEI Number: 85-2369497

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GAMMAGE, TRAVIS
280 SW 8 CT.
DEERFIELD BEACH, FL 33441 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

Officer/Director Detail :

Title	P	Title	T
Name	GAMMAGE, TRAVIS	Name	LYONS, GLENDREA
Address	P.O. BOX 4631	Address	P.O. BOX 4631
City-State-Zip:	DEEFIELD BEACH FL 33442	City-State-Zip:	DEEFIELD BEACH FL 33442

Title	S
Name	TOBIAS, KENISHA
Address	P.O. BOX 4631
City-State-Zip:	DEEFIELD BEACH FL 33442

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TRAVIS GAMMAGE OWNER 04/02/2025

Electronic Signature of Signing Officer/Director Detail — Date


Tent
Bar
Food Truck
Fence/Barricade
S Security
WHITE #'S Bollards
YELLOW #'S Lightpoles
BOX OFFICE
RESTROOMS
CONCESSIONS
ENTRY
S
PARKING
ENTRY
WHITE #s Bollards
YELLOW #s Lightpoles

City of Apopka Special Events Application

12/26/2025 11:08 AM (EST)

DRC: 1/7/26

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.

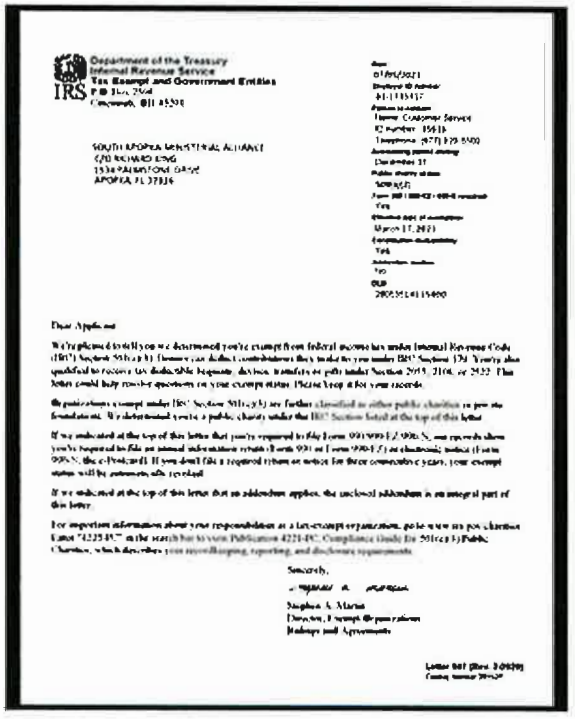
Applicant must be present for duration of event.

Organization Name	South Apopka Ministerial Alliance
Name of Applicant	Monique Morris
Mailing Address	630 E 13TH ST

City	APOPKA
State	FL
Zip Code	32703
Cell Phone	14077024223
Email	deanqueen456@gmail.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	81-1735317

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

IRS

SOUTH APOPKA INDUSTRIAL ALLIANCE
C/O RICHARD KING
1530 PALMSFORD DRIVE
APOPKA, FL 32703

Dear Applicant:

We're pleased to tell you we've determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search box to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2008)

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	
Name of the Event	Dr. Martin Luther King, Jr Parade 17th Annual
Date(s) of the Event	Monday, January 19, 2026
Hours of the Event	2:00 p.m. -3:30 p.m.
Location of the Event	519 Central Ave, Station Street, Marvin C Zanders Ave, end at John Bridges Center
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	1000
Briefly describe the event and all activities that will occur during the event:	Parade commemorating Dr, King. VIP Reception at the VFW at 12:00, then the parade will start.
Event Category	• Parade/Procession/March
Are there flyers or advertisements for this event?	Yes

Attach Flyer or Advertisement 1



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?	No
Will they need electric?	Yes

Additional fees apply for electric use.

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?	Yes

Please indicate the road names Side Streets down Marvin Zanders Ave

Does your event include the use of tents?	No
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

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	01/19/2026
Start Time	2:00 PM (EST)
End Time	3:30 PM (EST)

Event Dates

Date	01/19/2026
Start Time	2:00 PM (EST)
End Time	3:30 PM (EST)

Take Down/Load Out

Date	01/19/2026
Start Time	2:00 PM (EST)
End Time	4:00 PM (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	Monique Morris
Name of Applicant	Monique Morris
Title of Applicant	Parade Chairperson

Date Submitted	12/26/2025

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.

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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	Monique R. Morris
Name of Applicant	Monique Morris
Title of Applicant	Parade Chairperson
Sponsoring Organization Name	South Apopka Ministerial Alliance

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.●. Box 2508
Cincinnati, ●H 45201

SOUTH APOPKA MINISTERIAL ALLIANCE
C/O RICHARD KING
1534 PALMSTONE DRIVE
APOPKA, FL 32326

Date:
07/05/2023
Employer ID number:
81-1735317
Person to contact:
Name: Customer Service
ID number: 35816
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 17, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053514115400

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

●rganizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt ●rganizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 26, 2025
Secretary of State
4269651721CC

DOCUMENT# N16000002664

Entity Name: SOUTH APOPKA MINISTERIAL ALLIANCE, INC.

Current Principal Place of Business:

1534 PALMSTONE DRIVE
APOPKA, FL 32703-7236

Current Mailing Address:

1534 PALMSTONE DRIVE
APOPKA, FL 32703-7236 US

FEI Number: 81-1735317

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KING, RICHARD
1534 PALMSTONE DRIVE
APOPKA, FL 32703-7236 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: RICHARD KING 04/26/2025

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT
Name	KING, RICHARD
Address	1534 PALMSTONE DRIVE
City-State-Zip:	APOPKA FL 32703-7236

Title	VP
Name	BRADFORD, HEZEKIAH JR.
Address	573 SMOKE MONT COURT
City-State-Zip:	APOPKA FL 32712

Title	T
Name	SMITH, ALEXANDER
Address	573 SMOKE MONT COURT
City-State-Zip:	APOPKA FL 32712

Title	AT
Name	GILMORE, ELLA
Address	573 SMOKE MONT COURT
City-State-Zip:	APOPKA FL 32712

Title	S
Name	MORRIS, MONIQUE
Address	573 SMOKE MONT COURT
City-State-Zip:	APOPKA FL 32712

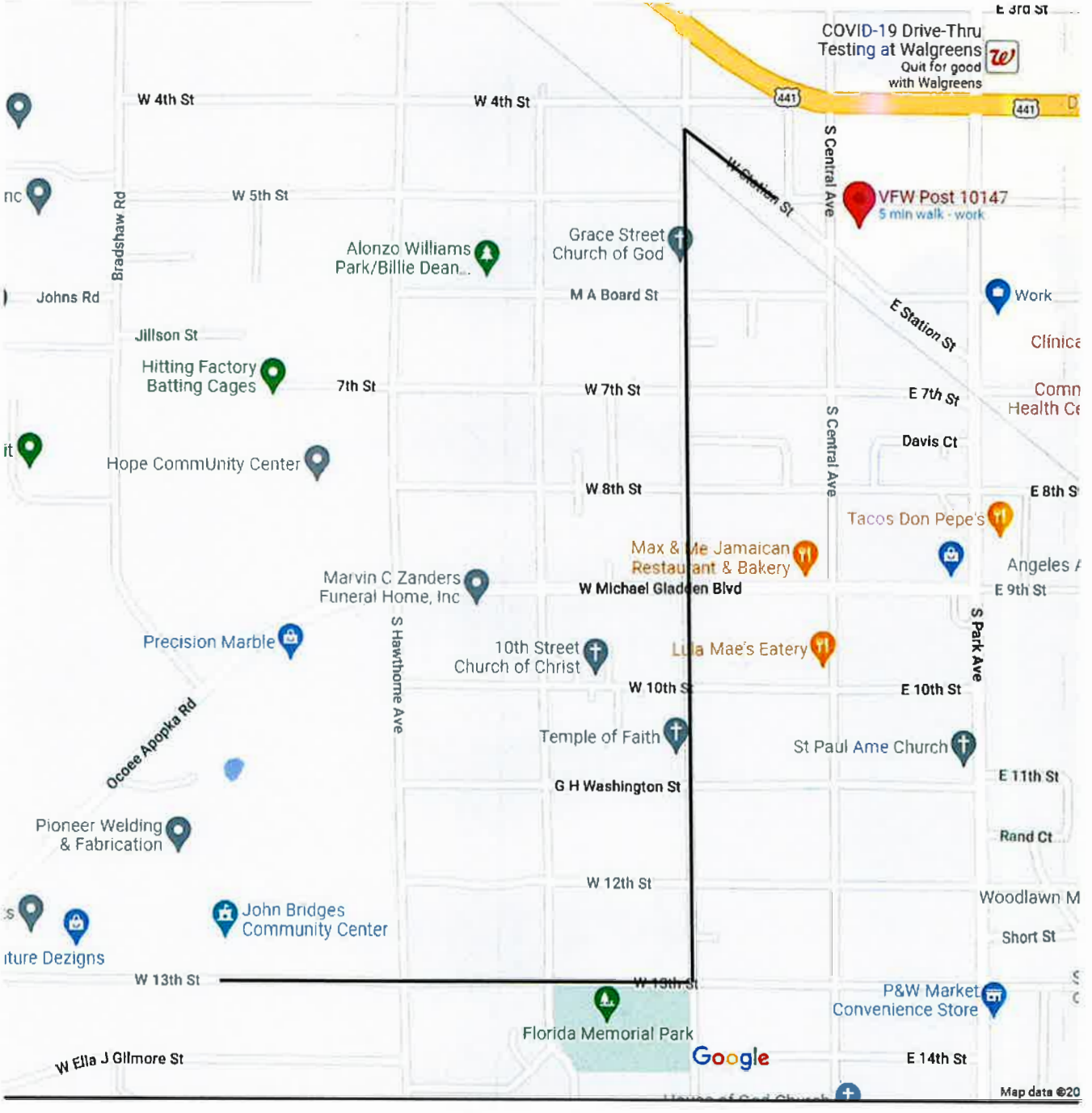
I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

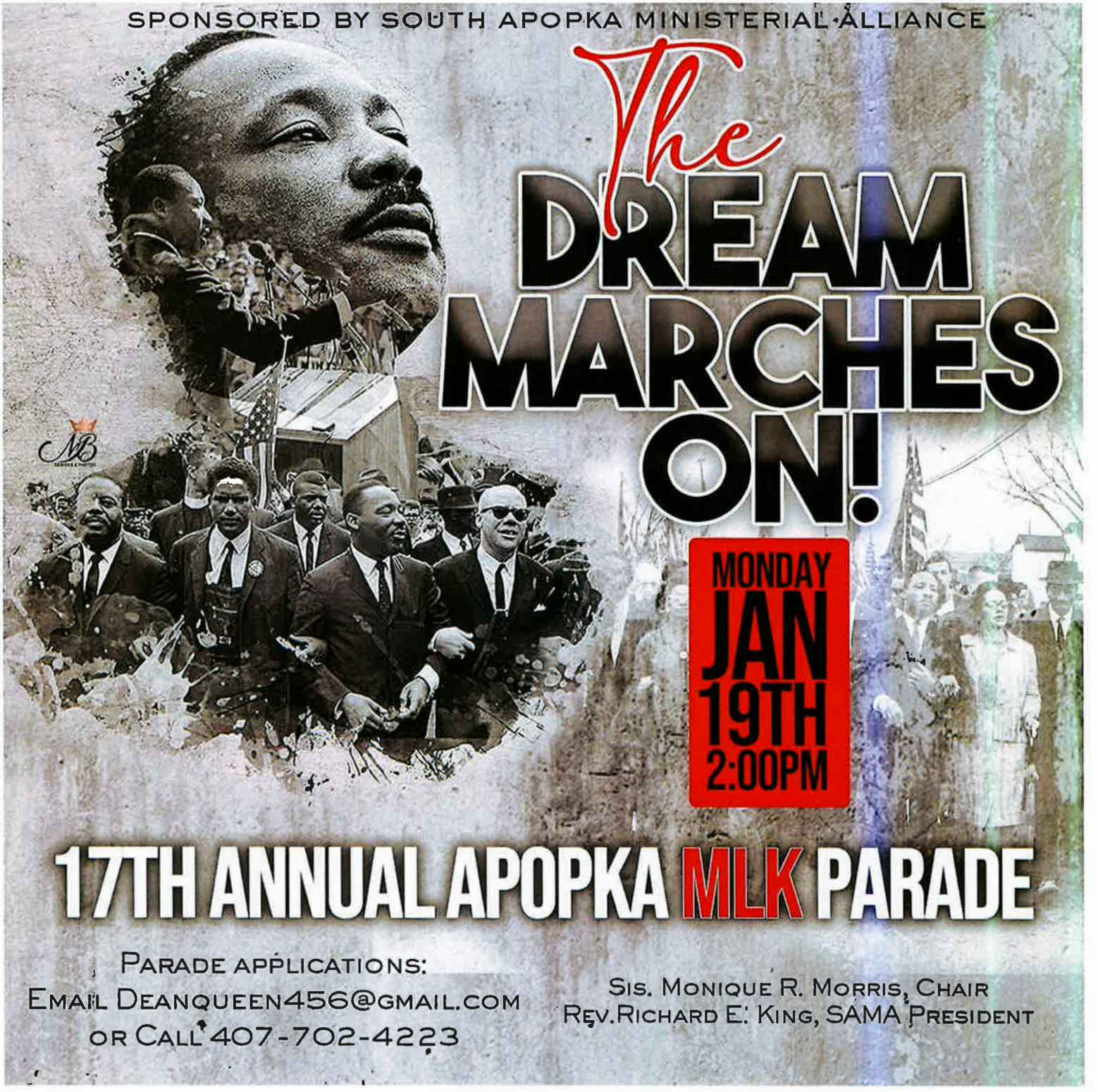
SIGNATURE: RICHARD KING PRESIDENT 04/26/2025

Electronic Signature of Signing Officer/Director Detail — Date

2026 MLK PARADE ROUTE

Monday January 19th, 2026




SPONSORED BY SOUTH APOPKA MINISTERIAL ALLIANCE
The DREAM MARCHES ON!
MONDAY JAN 19TH 2:00PM
17TH ANNUAL APOPKA MLK PARADE
PARADE APPLICATIONS:
EMAIL DEANQUEEN456@GMAIL.COM
OR CALL 407-702-4223
SIS. MONIQUE R. MORRIS, CHAIR
REV. RICHARD E. KING, SAMA PRESIDENT

Revisions to Major Development & Construction Site Plan

Issued for	Field Revisions 3
Date Issued	October 26, 2020
Latest Issue	November 18, 2025 2 3

Residences at Emerson Park

Tract G, Lot 2

Apopka, Florida

Parcel ID: 20-21-28-2520-02-000



Owner

Park Square Enterprises LLC
5200 Vineland Road
Suite 200
Orlando, FL 32811

Applicant

Michael McQuarrie
Park Square Homes, LLC
5200 Vineland Road #200
Orlando, FL 32811

11 **PROJECT DESCRIPTION**

THE RESIDENCES AT EMERSON PARK IS A 103-UNIT TOWNHOME COMMUNITY LOCATED IN THE CITY OF APOPKA, FLORIDA. THE SITE INFRASTRUCTURE IS NOW COMPLETE, AND THE CITY OF APOPKA HAS ISSUED A CERTIFICATE OF ACCEPTANCE (COA DATED FEBRUARY 06, 2025). VERTICAL CONSTRUCTION OF THE TOWNHOME BUILDINGS BY PARK SQUARE HOMES IS CURRENTLY UNDERWAY.

THIS APPLICATION IS INTENDED TO REVISE THE MAJOR DEVELOPMENT PLAN AND CONSTRUCTION SITE PLAN TO REPLACE TWELVE (12) 2-CAR GARAGE TOWNHOMES BUILDINGS WITH A 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, 67-99. ADDITIONALLY, THE REVISIONS INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. THE PROPOSED REVISIONS DO NOT IMPACT THE CONSTRUCTED INFRASTRUCTURE.

Sheet Index

No.	Drawing Title	Latest Issue
11 C0.01	Existing Conditions Plan	November 18, 2025 3
C1.00	Legend & General Notes	July 26, 2022
C1.01	Existing Conditions & Erosion Control Plan	July 26, 2022
C1.02	Erosion Control & Demo Plan	July 26, 2022
C1.03	Erosion Control Details	July 26, 2022
C1.05	Master Site Plan & Site Data	July 26, 2022
C1.06 - C1.07	Typical Sections & Details	July 26, 2022
C2.01 - C2.02	Grading Plan	November 18, 2025
C2.03	Grading Details	July 26, 2022
C3.01 - C3.02	Drainage & Wastewater Plan	July 26, 2022
C4.01 - C4.02	Water & Reclaimed Water Distribution Plan	July 26, 2022
C5.00	Layout & Materials and Pedestrian/Bicycle Plan	November 18, 2025
C6.00 - C6.06	Plan & Profiles	July 26, 2022
11 C7.00	Fire Access Plan	November 18, 2025
C9.00 - C9.02	Standard F.D.O.T. Details	July 26, 2022
C9.03 - C9.07	Standard Utility Details	July 26, 2022
11 A-1 - A-3	Color Building Elevations	November 14, 2025

Reference Drawings

No.	Drawing Title	Latest Issue
Sht. 1 of 1	Boundary Survey	January 23, 2014
11 L200 - L410	Landscape Plans	November 18, 2025

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Community Planner & Civil Engineer
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Landscape Architecture
Bonnett Design Group, LLC
400 South Orlando Avenue
Suite 201
Maitland, Florida 32751
P 407·622·1588 - F 407·358·5363

Surveyor
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Geotech
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, Florida 32811
P 407·423·0504 - F 407·423·3106

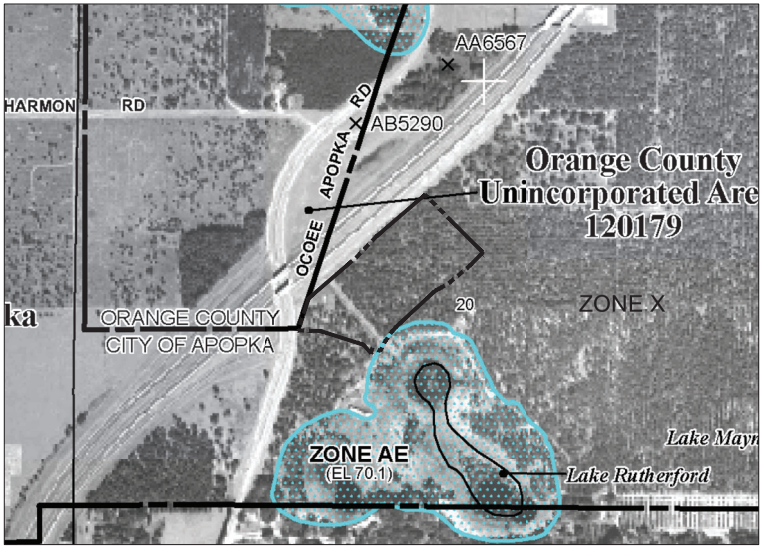
This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEORGE EMIL GEORGY
LICENSE
NO. 84318
STATE OF
FLORIDA
George E. Georgy, P.E.
P.E. # 84318
DATE: Nov 18, 2025

VHB Project : 63508.00
Issued for : Field Revisions

\\vhb\gbl\proj\Orlando\63508.00 PSH-Emerson Park\cad\dl\Planset\Const\6350800-EC.dwg



LEGEND

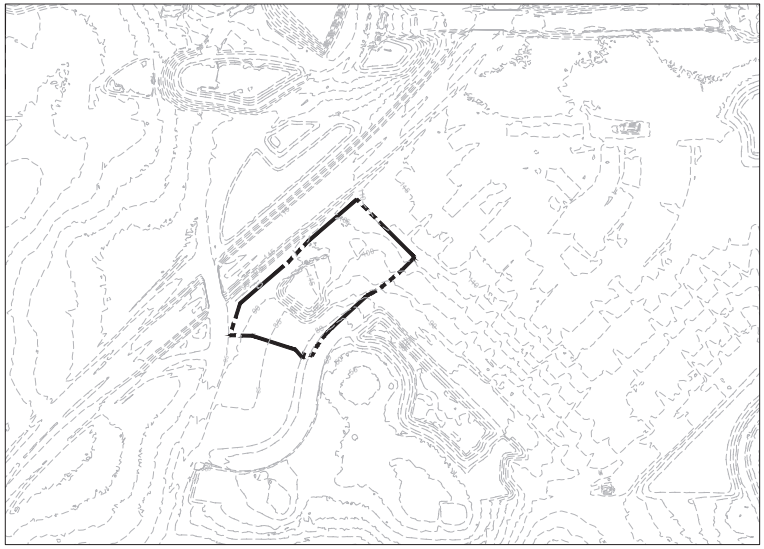
PROJECT BOUNDARY

FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER: 12095C0120F
MAP REVISED SEPTEMBER 25, 2009

FLOODPLAIN MAP

LEGEND	
ZONE A	No Base Flood Elevations determined
ZONE AE	Base Flood Elevations determined Special Flood Hazard Areas Subject to Innundation by the 1% Annual Chance Flood Event
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.

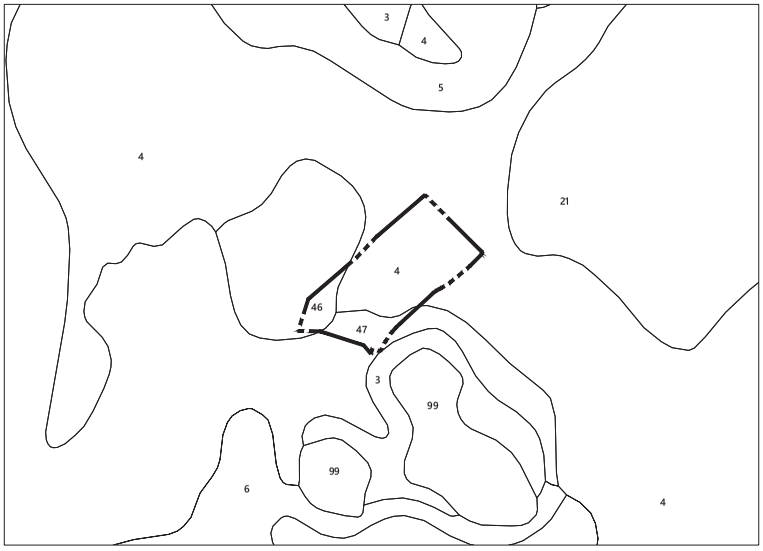


LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR

TOPOGRAPHY



LEGEND

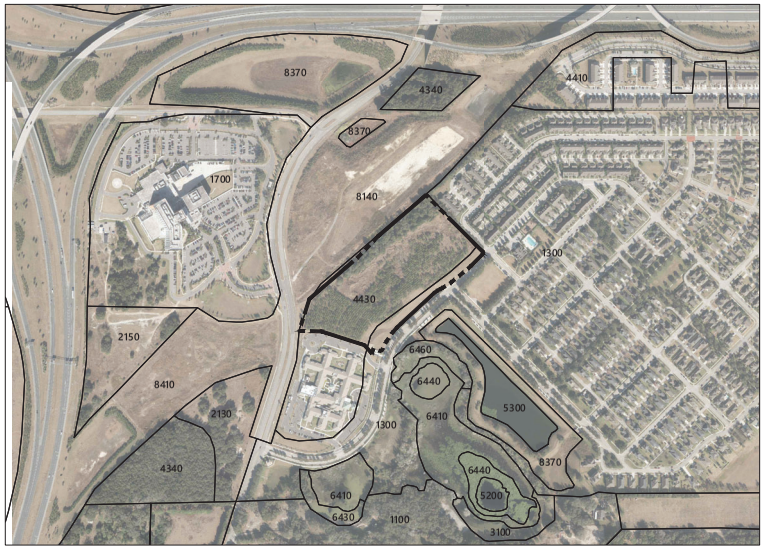
PROJECT BOUNDARY

SOILS BOUNDARY

SOILS MAP

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE: USDA, NRCS



LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

AERIAL & EXISTING LAND USE

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/AC.
1300	RESIDENTIAL, HIGH DENSITY-6 OR MORE DU/AC.
2130	WOODLAND PASTURES
4430	FOREST REGENERATION
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRAIRIES
6440	EMERGENT AQUATIC VEGETATION
6460	MIXED SCRUB-SHRUB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS

SOURCE: SJRWMD, 2016

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 200 400 800 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan — Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Existing Conditions Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C0.01

Sheet: 1 of

Project Number: 63508.00

Tuesday, November 18, 2025 1:34:33 PM JFISHER Plotted Tuesday, November 18, 2025 5:02:23 PM Jordan Fisher

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
WZ		WETLAND BUFFER ZONE
NOZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	BEN	BUILDING ENTRANCE
	BLD	LOADING DOCK
		BOLLARD
		DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
(10)	(10)	PARKING COUNT
C10	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC	27.35 TC	TOP OF CURB ELEVATION
26.85 BC	26.85 BC	BOTTOM OF CURB ELEVATION
132.75	132.75	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO		CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
GS	GS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
EMH	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
MATCH LINE SEE SHEET C101		MATCHLINE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA, FLORIDA.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX 711-001.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT. THEY ARE DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
7. FOR BENCHMARKS CONTACT VHB.
8. ANY STRUCTURES IN THE RECREATION AREA ARE TO BE PERMITTED SEPARATELY THROUGH THE CITY OF APOPKA BUILDING DEPARTMENT.
9. SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
10. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
11. EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
12. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
13. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA UTILITIES DIVISION 48-HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
14. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOPKA UTILITY SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
16. CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.28%. MINIMUM AS BUILT 10" PVC SEWER LINE SLOPE WILL BE 0.22%. MINIMUM AS BUILT 12" PVC SEWER LINE SLOPE WILL BE 0.17%. MINIMUM AS BUILT 15" PVC SEWER LINE SLOPE WILL BE 0.12%. MINIMUM AS BUILT 18" PVC SEWER LINE SLOPE WILL BE 0.10%. MINIMUM AS BUILT 24" PVC SEWER LINE SLOPE WILL BE 0.08%. IF MINIMUM PIPE SLOPE IS NOT MET, THE PIPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRINTED IN THE PLANK.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 150 GALLONS PER DAY, PER INCH OF PIPE DIAMETER PER MILE PER DAY AS MEASURED BETWEEN ADJACENT MANHOLES OVER A TWO (2) HOUR TESTING PERIOD.
   2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND
   3) LOW PRESSURE AIR LEAKAGE TEST, SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNIBELL PVC PIPE ASSOCIATION, PASSING THIS TEST SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF FIFTY (50) GALLONS PER DAY, PER INCH OF DIAMETER PER MILE OF SEWER.
9. DESIGN REQUIRES:
   1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL;
   2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND
   3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 5' MAX. COVER AT LOT CLEAN OUT.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.
3. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INNER FACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
4. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

PAVING AND DRAINAGE NOTES (CONTINUED):

5. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 3 INCHES ABOVE FINISHED GRADE.
7. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
9. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.3%.
10. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A.

SPECIFICATIONS

EROSION CONTROL NOTES:

1. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D EROSION PROTECTION STANDARDS. THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST ALSO MEET FDEP'S MINIMUM SPECIFICATIONS, SEE PART 5.1 OF THE GSP, WHICH REFERENCES THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.
2. CONTRACTOR IS RESPONSIBLE TO SUBMIT EROSION CONTROL PLAN TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
3. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING PONDS AND WETLAND/CONSERVATION AREAS ON OR OFF-SITE. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
5. A TWO FEET STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB OR AS OTHERWISE DETAILED IN THE APPROPRIATE SECTION. A TEMPORARY SOD STRIP OF 4' MIN. SHALL BE USED DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE TO THE REQUIREMENTS OF THE NPDES CONSTRUCTION GENERIC PERMIT (CGP). REFER TO PART 4 OF THE CGP, 62-621.300(4)(A), FOR ADDITIONAL INFORMATION.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED (PART 5.6). ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

RECORD DRAWING NOTES:

NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO THE FINAL INSPECTION BY THE CITY, THE DEVELOPER'S ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION SIGNED, SEALED AND DATED, THAT ALL RECORD DRAWING PLANS, ACCURATELY AND COMPLETELY REFLECT ANY AND ALL DEVIATIONS FROM OR CHANGES MADE TO THE CITY APPROVED CONSTRUCTION PLANS. THE SUBMITTAL SHALL INCLUDE ONE (1) COMPLETE SET OF SIGNED, SEALED AND DATED RECORD DRAWING PLANS. IN ADDITION TO THE PLANS THE DEVELOPER'S ENGINEER MUST ALSO SUBMIT ONE (1) ELECTRONIC COPY IN TIFF FORMAT (NOT PDF) AND ONE (1) ELECTRONIC COPY IN AUTOCAD 2013 (OR EARLIER VERSION) OF THE RECORD DRAWINGS TO THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCEPTANCE FOR THE IMPROVEMENTS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, RECLAIMED WATER STORM DRAINAGE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES SHALL BE BASED HORIZONTAL CONTROL DATUM NAD 1983 STATE PLANE FLORIDA EAST (US FEET) AND VERTICAL CONTROL DATUM NAVD88. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE SIZE, TYPE OF MATERIAL AND PRESSURE CLASS.
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
5. LOCATION OF ALL MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
6. DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS, GRADE ELEVATIONS AND SLOPE OF ALL MANHOLES SHALL BE SHOWN. SEWER LATERALS SHALL BE LOCATED ALONG THE MAINS MEASURED FROM THE NEAREST DOWNSTREAM MANHOLE.
7. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
8. THE INFORMATION LISTED IN ITEMS 2, 5, 6 AND 7, SHALL BE COMPILED BY A CERTIFIED PROFESSIONAL LAND SURVEYOR. SIGNED AND SEALED CERTIFICATION PREPARED BY THE SURVEYOR SHALL BE SUBMITTED TO THE CITY.
9. THE CERTIFIED RECORD DRAWINGS SHALL BE PRESENTED IN DIGITAL FORMAT. THE FORMAT SHALL BE A HIGH RESOLUTION TIFF IMAGE AS WELL AS AUTOCAD, AT THE SAME SIZE AND SCALE AS THE DEVELOPMENT PLAN. THE RECORD DRAWINGS SHALL CONSIST OF EACH SHEET THAT APPEARS IN THE APPROVED FINAL DEVELOPMENT PLAN, PLUS ANY ADDITIONAL PLAN SHEETS NECESSARY TO COMPLETE THE PROJECT CONSTRUCTION.
10. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED, AND DATED BY THE DEVELOPER'S ENGINEER AS BEING RECORD DRAWINGS. CONSTRUCTION PLANS SIMPLY STAMPED RECORD DRAWINGS NOT CERTIFYING THE ACCURACY OF THE LOCATION, ELEVATION AND CONFIRMATION OF SUCH UTILITIES WILL NOT BE ACCEPTED AND SHALL BE RETURNED TO THE DEVELOPER'S ENGINEER. THE "CERTIFICATE OF ACCEPTANCE" WILL NOT BE ISSUED UNTIL CORRECT RECORD DRAWINGS HAVE BEEN SUBMITTED.
11. COPIES OF ALL TESTING RESULTS AND SYSTEM CLEARANCE DOCUMENTATION FROM REGULATORY AGENCIES SHALL ALSO BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE "CERTIFICATION OF ACCEPTANCE."
12. THE FOLLOWING STATEMENT SHALL APPEAR ON EACH SHEET OF RECORD:

"RECORD DRAWINGS CONTAIN INFORMATION FURNISHED BY OTHERS. THE INFORMATION PROVIDED HAS BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE CORRECT AND ACCURATE, CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND IN MY JUDGEMENT DO NOT ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS."

WATER NOTES:

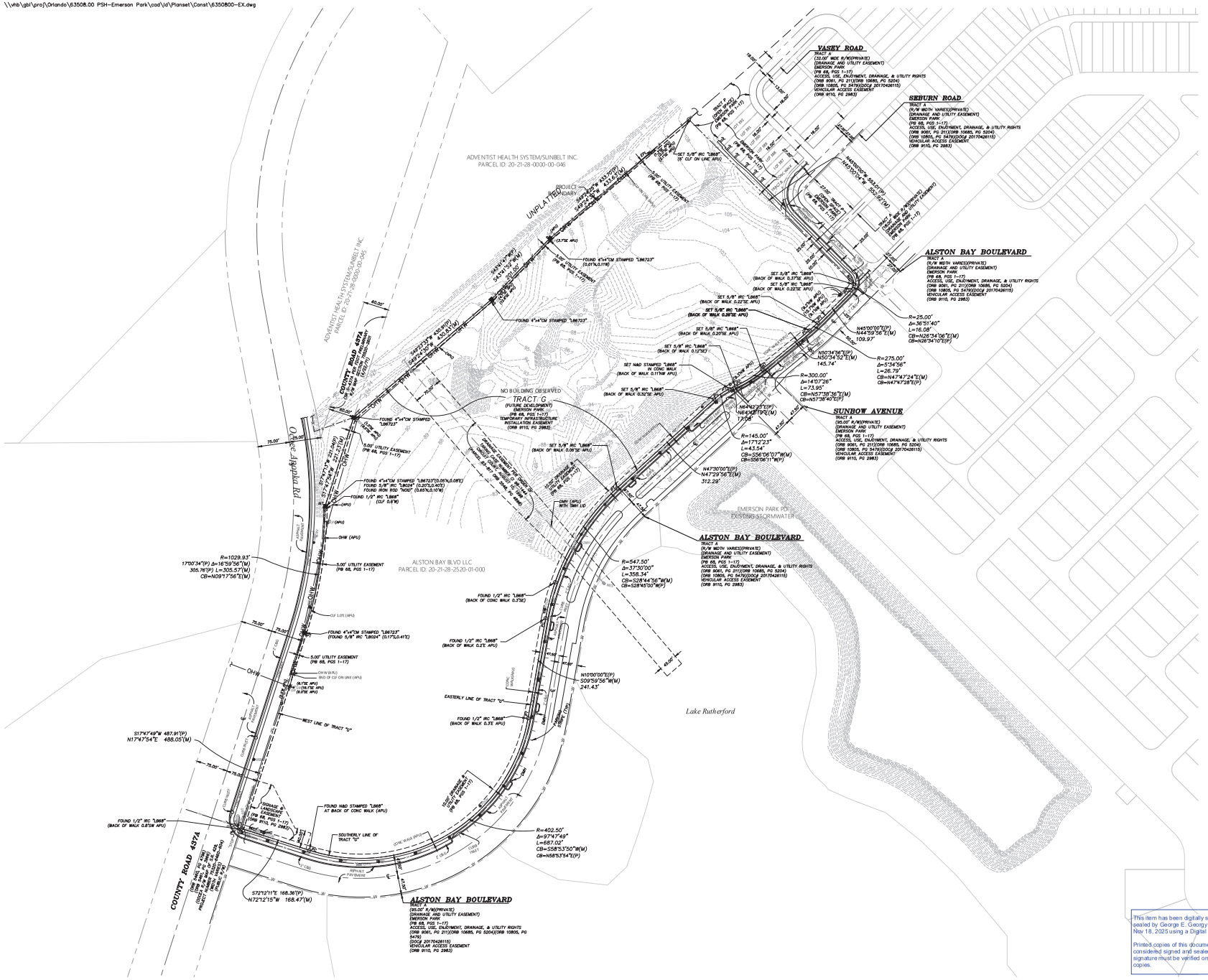
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN AND WASTEWATER MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT, AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 3 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE.
10. PIPE MATERIALS:
    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C-901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 52.2 WHICH INCLUDES A FULL DIAMETER FLUSH.
12. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6' ABOVE OR 12" BELOW GRAVITY SEWER MAIN CROSSINGS. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET, CENTERED ON POINT OF CROSSING, OF PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE PIPELINE SO THE WATER MAIN IS AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY - OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
13. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6' ABOVE OR 12" BELOW STORM SEWER CROSSINGS. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, OR THE STORM MAIN IS ABOVE THE WATER MAIN, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
14. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAT 6" ABOVE OR 12" BELOW THE REUSE MAIN CROSSINGS. WHERE WATER MAINS AND UNRESTRICTED ACCESS REUSE PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SEWER MAINS.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE



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SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Existing Conditions Plan**

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

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GEORGE EMILE GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

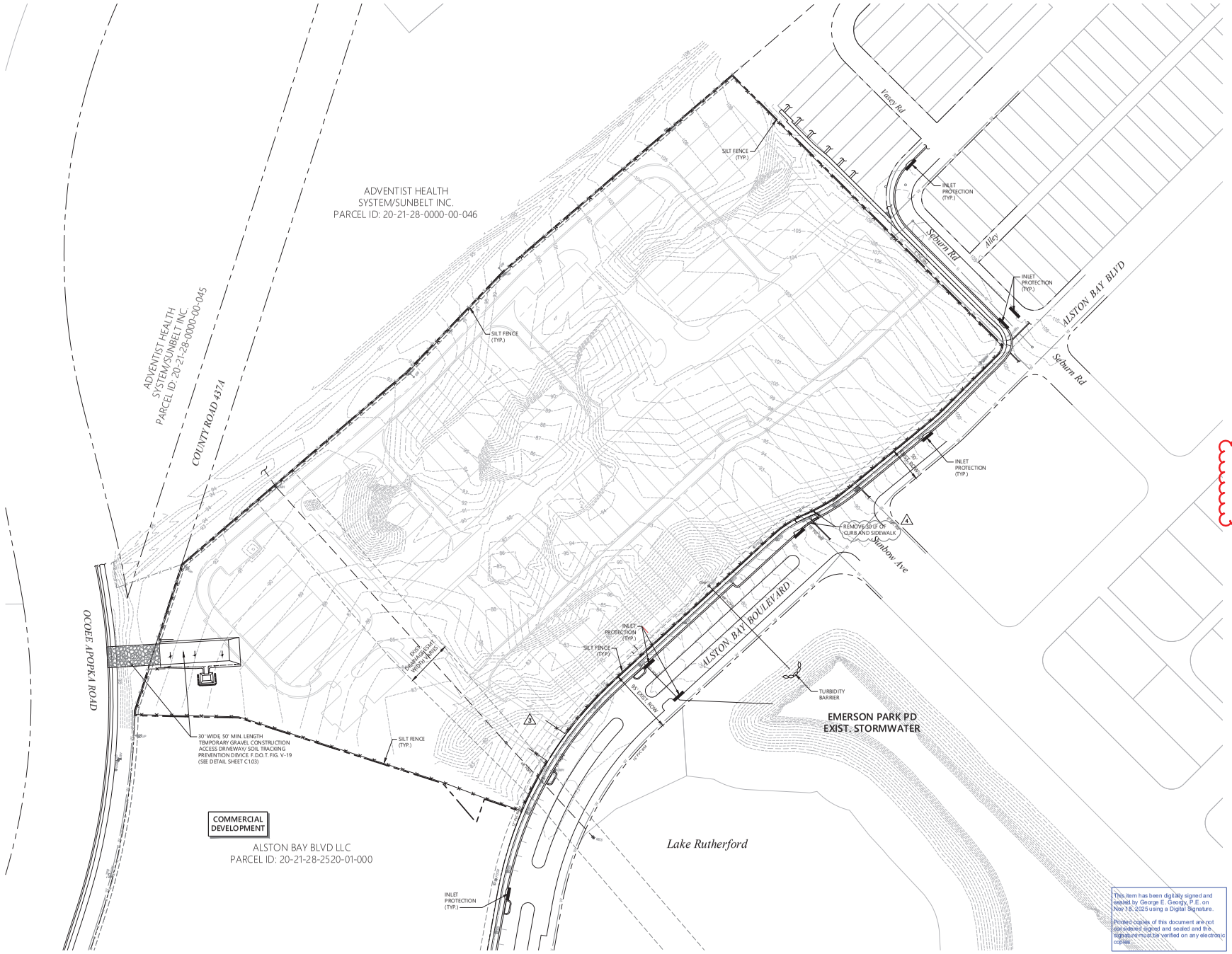
Drawing Number: C1.01

Sheet of

Project Number: 63508.00

Tuesday, November 18, 2025 10:15:01 AM JFISHER Plotted: Tuesday, November 18, 2025 5:03:35 PM Jordan Fisher

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LEGEND
- PROJECT BOUNDARY
- TRACT BOUNDARY
- SILT FENCE
- INLET PROTECTION
- TURBIDITY BARRIER

NOTE:
EROSION AND SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH F.D.O.T. "EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL", LATEST EDITION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 30 60 120 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Erosion Control & Demo Plan**

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.02
Sheet: of
Project Number: 63508.00

Nov 18, 2025 Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted: Tuesday, November 18, 2025 5:04:32 PM Jordan Fisher

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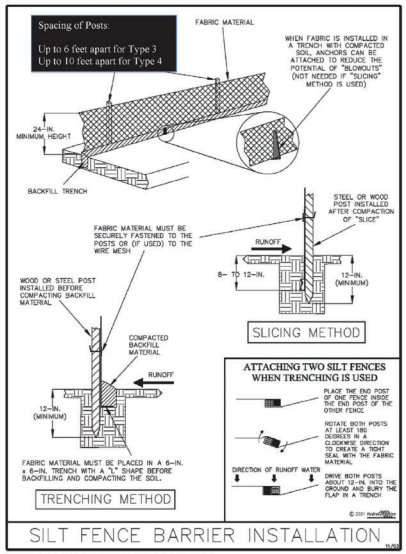


Figure V-2: Illustration of a Silt Fence Barrier

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NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.

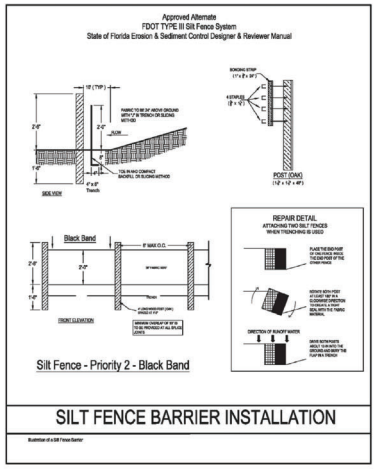


Figure V-3: Illustration of Silt Fence Priority 2 – Black Band

NOTES

- The life of the product is determined at the point in which it is no longer effective or needed to do the job for which it is designed (Approximately one year).
- Installation Specifications: The method of installation for the Priority 2 Silt Fence is an integral part of the system and is unlike other installation practices. The specifically designed process includes wood (oak) stakes and wood bonding strips placed at six (6') foot intervals. The silt fence shall be installed in a trench 4" wide and 8" deep. Installation of trenches over 4" wide are not recommended. Stakes are driven to a depth, which allows 24" of fabric to be above ground. The bonding strips (typically 1" x 3/8" x 24") are attached to the stake with 1" x 1 ¼" staples. Four staples are used to secure the fabric in place against the 1 1/8" x 1 1/8" oak posts. This installation bonds the fabric to the vertical support post. The remaining fabric is now tucked into the trench forming a "J" and when filled with dirt creates a "ground bite". With its firm attachment to each post, the load is now spread to the total linear strength of all the posts within the system.
- *Any variance from the material specifications installation requirements may alter the performance of this product.* The product is available pre-staked to these specifications.

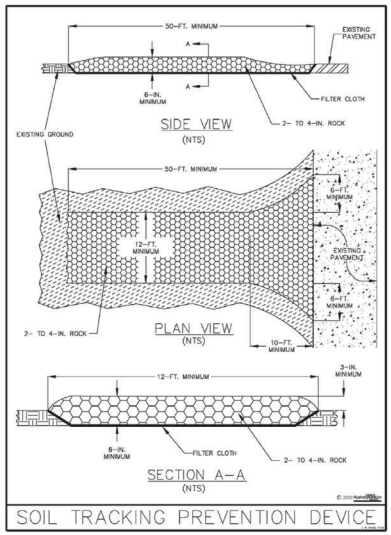


Figure V-19: Illustration of a Soil Tracking Prevention Device

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407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Erosion Control Details

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEORGE EMILE GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

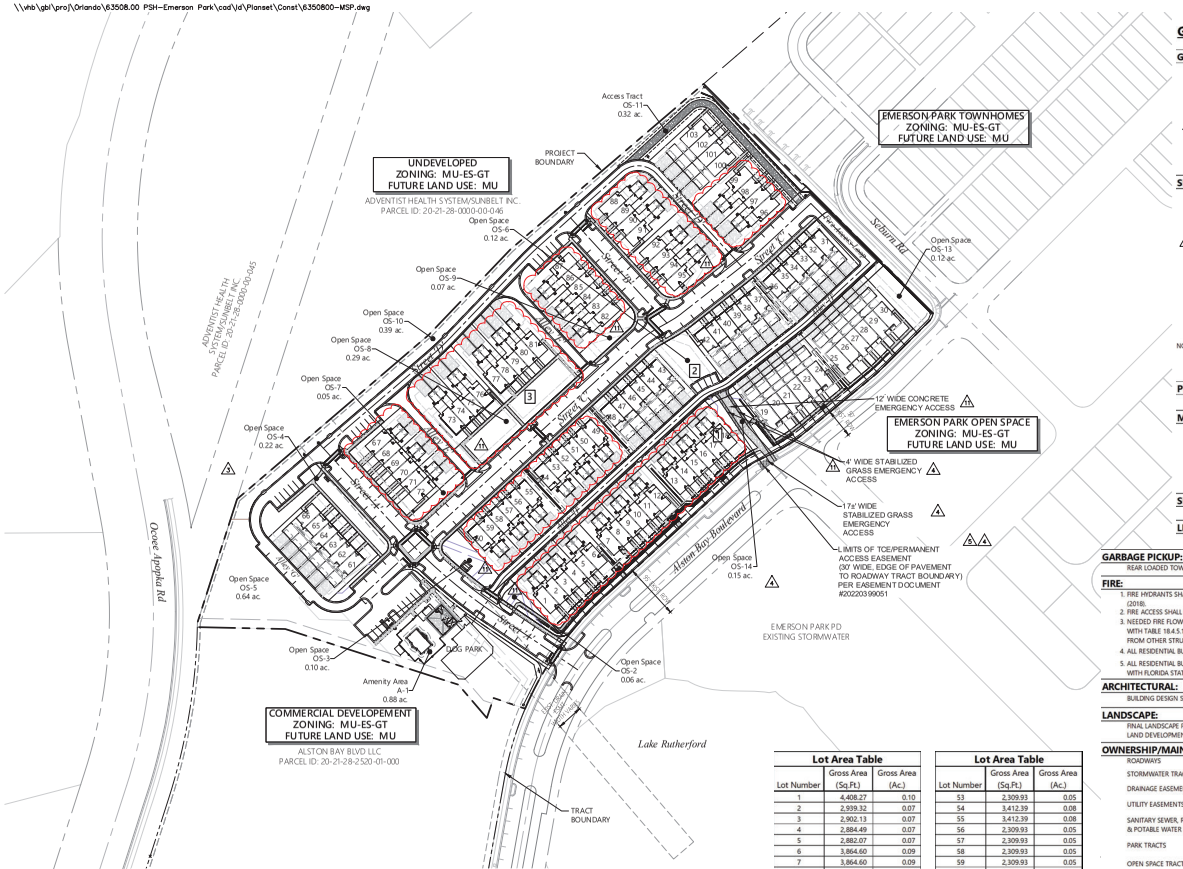
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Sheet: of

Project Number: 63508.00

Plotted: Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted: Tuesday, November 18, 2025 5:04:50 PM Jordan Fisher

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DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. ALL PROPOSED CHANGES ARE CLOUDED.

GENERAL SITE DATA:

GENERAL:

ZONING	MU-ES-GT
FUTURE LAND USE	MU
PROPOSED UNITS (included in MDP)	103
TOTAL GROSS ACRES	14.23 Ac.
TOTAL SURFACE WATER ACRES	0.00 Ac.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	14.23 Ac.
OPEN SPACE	3.40 Ac.
TOTAL STORMWATER PROVIDED	1.07 Ac.
PRIVATE ROADWAYS	3.78 Ac.
DENSITY	7.24 DU/Ac.

SITE / LOT DATA:

PRODUCT TYPE	TOWNHOME
NUMBER OF UNITS	103
MAX. BUILDING HEIGHT	45' (2 STORIES)
MIN. LOT WIDTH (PROVIDED)	20'
MIN. LOT DEPTH (PROVIDED)	104'
MIN. LIVING AREA	1,000 S.F. (1)
MAX. LOT COVERAGE	75% (2)
MIN. BUILDING SETBACKS:	
FRONT/STREET SIDE	15'
REAR	20'
SIDE	7.5'
PORCH	4'
DRIVEWAYS (CORNER LOTS)	40' TO CENTER OF INTERSECTION

NOTES:
(1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF TOWNHOME, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
(2) THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE.
(3) THE MINIMUM DISTANCE BETWEEN STRUCTURES IS FIFTEEN (15) FEET.

PHASING:
THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA	
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA	
ELECTRIC SERVICE:	DUKE ENERGY	
FIRE PROTECTION:	CITY OF APOPKA	
SCHOOL AGE POPULATION:	61	(103 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	1528	
P.M. PEAK HOUR TRIPS:	152	

SIGNAGE:
SIGNAGE SHALL COMPLY WITH ARTICLE VIII (SIGNS) OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LIGHTING:
LIGHTING SHALL COMPLY WITH ARTICLE II OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE AND FLORIDA STATUTE 633.027 REGARDING LIGHTWEIGHT FRAME TRUSS CONSTRUCTION.

GARBAGE PICKUP:
REAR LOADED TOWNHOME UNITS TO BE PICKED UP AT REAR/ALLEY.

FIRE:
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 6th EDITION (2018).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018).
3. NEEDED FIRE FLOW FOR TOWNHOME BUILDINGS SHALL BE AS FOLLOWS: BUILDINGS 5,000 SQUARE FEET OR LESS: 1,000 GPM; BUILDINGS EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2018 EDITION, FFPC 6TH EDITION (2018).
4. ALL RESIDENTIAL BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM AND MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM PER CITY OF APOPKA'S ORDINANCE NO. 2722.
5. ALL RESIDENTIAL BUILDINGS OF THREE UNITS OR MORE THAT USE LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL BE MARKED WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL, IN COMPLIANCE WITH FLORIDA STATUTE 633.027.

ARCHITECTURAL:
BUILDING DESIGN SHALL COMPLY WITH CITY OF APOPKA'S CURRENT RESIDENTIAL DESIGN STANDARDS, SEC 5.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LANDSCAPE:
FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SEC 5.2 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
STORMWATER TRACTS	N/A	
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5' SIDEWALK	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED (10%) ACRES	OPEN SPACE ACRES	
14.23	1.42	AMENITY AREA	0.88 ac.
		OPEN SPACE	2.52 ac.
		TOTAL	3.40 ac.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBER	20-21-28-2520-02-000			
EXISTING FUTURE LAND USE	ANNEX			
PROPOSED FUTURE LAND USE	MIXED-USE			
EXISTING ZONING	MU-ES-GT			
PROPOSED ZONING	MU-ES-GT			
ADJACENT FUTURE LAND USE	NORTH: MIXED-USE	SOUTH: MIXED-USE	EAST: MIXED-USE	WEST: MIXED-USE
ADJACENT ZONING	NORTH: ADDR	SOUTH: MIXED-ED	EAST: MIXED-EC	WEST: MIXED-EC
ACREAGE/SQUARE FOOTAGE	14.23 ac			
BUILDING HEIGHT	PROPOSED: 35'		MAX : 45'	
NET DENSITY	PROPOSED: 7.17 Du/ac		MAX: 10 Du/ac	
BUILDING SETBACKS	PROPOSED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'* REQUIRED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'*			
PARKING SPACES	PROVIDED: 476 REQUIRED: 169			
NUMBER OF EMPLOYEES	N/A			
PROPOSED NUMBER OF BEDS	N/A			
WAIVER REQUEST	YES:	NO: X		
VARIANCE REQUEST	YES:	NO: X		

Ownership/Maintenance Table

Tract	Description	Area (Ac.)	Ownership/Maintenance
OS-2	Open Space	0.06	Homeowners Association
OS-3	Open Space	0.10	Homeowners Association
OS-4	Open Space	0.22	Homeowners Association
OS-5	Open Space	0.64	Homeowners Association
OS-6	Open Space	0.12	Homeowners Association
OS-7	Open Space	0.09	Homeowners Association
OS-8	Open Space	0.29	Homeowners Association
OS-9	Open Space	0.07	Homeowners Association
OS-10	Open Space	0.39	Homeowners Association
OS-11	Access Tract	0.32	Homeowners Association
OS-13	Open Space	0.12	Homeowners Association
OS-14	Open Space	0.15	Homeowners Association
A-1	Amenity Area	0.88	Homeowners Association

Green Design Items

Items	Credits	Notes
Use pervious pavement on at least 50 percent of parking lot and driveway area in development.	1.00	All driveways will be constructed with brick pavers.
Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.75	An EV charging receptacle will be provided within every garage unit.
Use vegetation or vegetated structures to shade HVAC units.	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Install operable windows to allow for natural ventilation in the event of power failures.	0.25	All standard windows (excluding ornamental windows and bathroom windows) will be operable.
Use central air conditioners that are Energy Star qualified.	0.50	All HVAC's installed on site will be Energy Star Qualified.
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels.	1.50	75 percent of residential dwelling units will be pre-wired for solar panels.
Limit turf grass to 40 percent of the landscaped area.	0.50	Turf grass has been limited to 40 percent of the landscaped areas
Points Required (Per Section 5.11.4)	**4.00**	
Total Points Provided*	**4.75**	

*NOTE: The development will achieve the required four (4.0) green building points from the items listed above

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
1	4,408.27	0.10
2	2,939.32	0.07
3	2,902.13	0.07
4	2,884.49	0.07
5	2,882.07	0.07
6	3,864.60	0.09
7	3,864.60	0.09
8	2,882.07	0.07
9	2,882.07	0.07
10	2,882.07	0.07
11	2,882.07	0.07
12	4,257.61	0.10
13	4,257.61	0.10
14	2,882.07	0.07
15	2,882.07	0.07
16	2,882.07	0.07
17	2,883.95	0.07
18	3,943.73	0.09
19	4,047.02	0.09
20	3,043.67	0.07
21	3,036.19	0.07
22	3,024.23	0.07
23	3,012.27	0.07
24	4,223.38	0.10
25	4,402.40	0.10
26	3,017.69	0.07
27	3,023.24	0.07
28	3,006.70	0.07
29	2,988.71	0.07
30	3,979.36	0.09
31	3,126.79	0.07
32	2,331.92	0.05
33	2,331.92	0.05
34	2,331.92	0.05
35	2,333.30	0.05
36	3,308.74	0.08
37	3,301.21	0.08
38	2,332.95	0.05
39	2,332.95	0.05
40	2,332.95	0.05
41	2,332.95	0.05
42	3,130.81	0.07
43	3,096.75	0.07
44	2,309.93	0.05
45	2,309.93	0.05
46	2,309.93	0.05
47	2,309.93	0.05
48	3,412.39	0.08
49	3,412.39	0.08
50	2,309.93	0.05
51	2,309.93	0.05
52	2,309.93	0.05

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
53	2,309.93	0.05
54	3,412.39	0.08
55	3,412.39	0.08
56	2,309.93	0.05
57	2,309.93	0.05
58	2,309.93	0.05
59	2,309.93	0.05
60	3,414.82	0.08
61	3,643.74	0.08
62	2,596.00	0.06
63	2,596.00	0.06
64	2,596.00	0.06
65	2,596.00	0.06
66	3,481.00	0.08
67	3,703.69	0.09
68	2,596.00	0.06
69	2,596.00	0.06
70	2,596.00	0.06
71	2,596.00	0.06
72	3,481.00	0.08
73	5,408.00	0.12
74	2,970.66	0.07
75	2,954.87	0.07
76	3,956.20	0.09
77	3,992.05	0.09
78	3,014.34	0.07
79	3,046.49	0.07
80	3,078.65	0.07
81	5,322.55	0.12
82	3,481.00	0.08
83	2,596.00	0.06
84	2,596.00	0.06
85	2,596.00	0.06
86	2,596.00	0.06
87	3,549.17	0.08
88	3,631.53	0.08
89	2,683.98	0.06
90	2,684.00	0.06
91	3,599.00	0.08
92	3,599.00	0.08
93	2,684.00	0.06
94	2,684.00	0.06
95	4,269.76	0.10
96	3,816.69	0.09
97	2,740.03	0.06
98	2,738.49	0.06
99	4,042.69	0.09
100	4,039.34	0.09
101	2,732.42	0.06
102	2,730.88	0.06
103	3,701.34	0.08

Block Size Chart

Block ID	Perimeter (ft.)
1	1,952
2	1,986
3	1,412
Average	1,783

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LEGEND
PROJECT BOUNDARY
TRACT BOUNDARY
1 BLOCK ID

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
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Designed by JR | Checked by LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Master Site Plan & Site Data

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George E. Georgy, P.E. P.E. # 84318

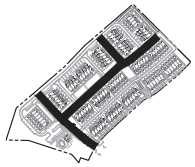
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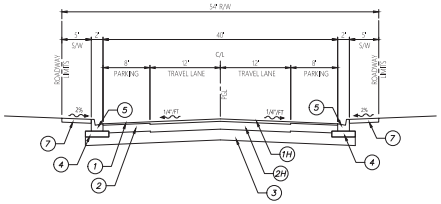
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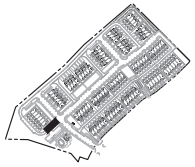


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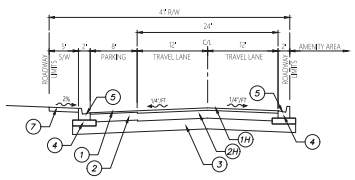


A - Typical Road Section (54')

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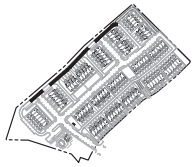


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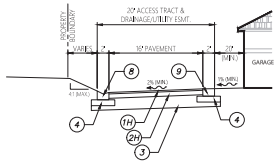


B - Typical Pavement Section

N.T.S.

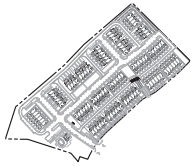


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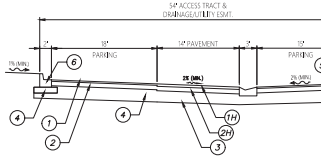


C - Typical Pavement Section

N.T.S.

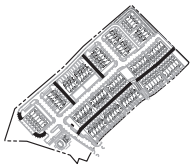


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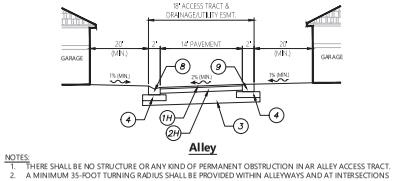


D - Typical Pavement Section

N.T.S.



KEY MAP

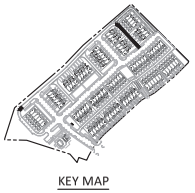


NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN AR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

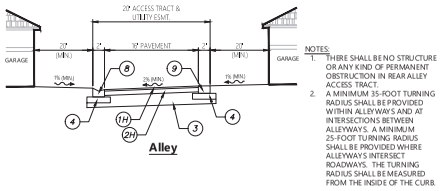
E - Typical Pavement Section

N.T.S.

KEY MAP



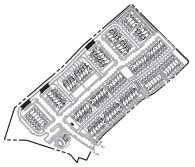
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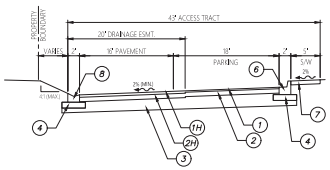
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

F - Typical Pavement Section

N.T.S.

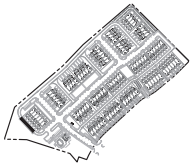


KEY MAP

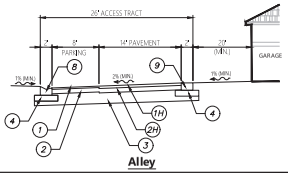


G - Typical Pavement Section

N.T.S.



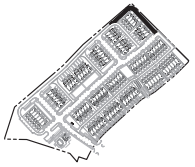
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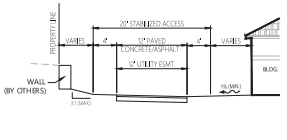
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

H - Typical Pavement Section

N.T.S.

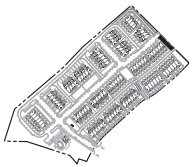


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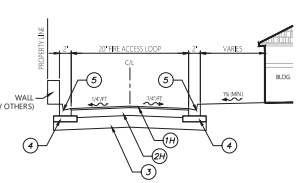


I - Typical Pavement Section

N.T.S.



KEY MAP



K - Typical Pavement Section

N.T.S.

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LEGEND:

1. 1 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
1H. 2 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
2. 6" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
   ALTERNATE:
   6" (IN.) SOIL-CEMENT BASE (MIN. 7-DAY STRENGTH OF 300 P.S.I. MIXED IN PLACE/PLANT MIXED) (COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-558 OR GREATER)
2H. 8" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
3. 12" (IN.) STABILIZED SUBGRADE (LBR 40) (COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY PER ASTM D 1557)
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5. TYPE 'F' CONCRETE CURB
6. TYPE 'F' CONCRETE CURB (MODIFIED -SPILL OUT)
7. 4" (IN.) CONC. SIDEWALK (3000 P.S.I.)
8. TYPE 'DROP CURB' CONCRETE CURB
9. 2' RIBBON CURB

* FOR DETAILS ON PAVEMENT SECTIONS, SEE REPORT BY UNIVERSAL ENGINEERING SCIENCES, DATED OCTOBER 14, 2019.
**CRUSHED CONCRETE BASE WITHIN PUBLIC RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF SECTION 204-2 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

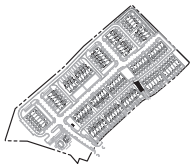
Drawing Title: Typical Sections & Details

GEORGE EMIL GEORGY — LICENSE NO. 84318 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

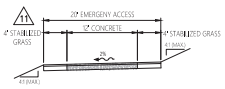
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.06
Sheet: of
Project Number: 63508.00

Plotted Tuesday, November 18, 2025 11:15:24 AM JFISHER Plotted Tuesday, November 18, 2025 6:05:27 PM Jordan Fisher



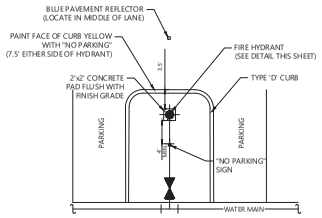
KEY MAP



NOTE:
1. TIE BACK TO PROPOSED GRADE AT 4:1 MAX.

J - Typical Stabilized Emergency Access Section

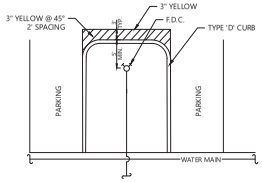
N.T.S.



NOTE
FIRE HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER AHJ APPROVED MATERIALS PER NFPA 24 (2016 EDITION) SUB-SECTION 7.3.1.

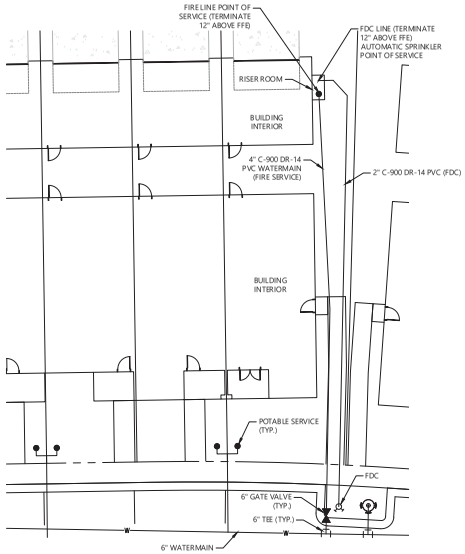
Typical Fire Hydrant Location Detail

N.T.S.



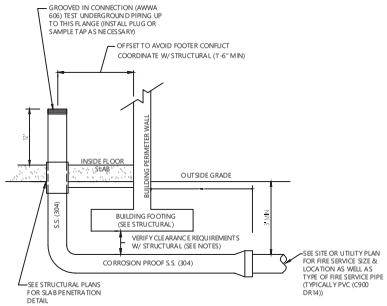
Typical Fire Connection Location Detail

N.T.S.



Typical Fire Line Point of Service Detail

N.T.S.



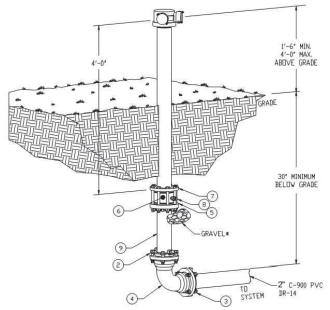
CONTINUOUS IN-BUILDING RISER

NOTES:
1. CONTRACTOR(S) SHALL ALWAYS ENSURE THAT ALL CONSTRUCTION SHOWN HEREON MEETS THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ), AS MANY FIRE REVIEWERS, INSPECTORS, MARSHALS, ETC. HAVE VARYING REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA).
2. RESTRAIN ALL JOINTS ON ENTIRE ASSEMBLY SHOWN.
3. RISER SERVICE ASSEMBLY TO MEET F.S. 633.539.
4. ENTIRE ASSEMBLY TO BE INSTALLED, TESTED AND FLUSHED AS ONE LINE BY THE SITE CONTRACTOR TO THE FLANGE AS SHOWN.
5. ENSURE NO PIPE JOINTS ARE UNDERNEATH BUILDING FOOTER, PER NFPA 13, 10.6.5.
6. SERVICE MAINS MUST NOT RUN UNDER BUILDING(S) UNLESS SPECIAL PRECAUTIONS ARE TAKEN (I.E., ARCHED FOUNDATION WALLS, COVERED TRENCHING, AND ISOLATION VALVES), PER NFPA 24 10.6 AND NFPA 13 10.6.2. WHERE THE UNDERGROUND PIPING MUST PASS THROUGH THE FOUNDATION TO ATTACH TO THE RISER, PROVIDE CLEARANCE TO PREVENT BREAKAGE OF THE PIPING DUE TO BUILDING SETTLEMENT, PER NFPA 13 9.3.4. ENSURE PIPE OPENINGS ARE THROUGH PIPE SLEEVES FOUR INCHES LARGER THAN THE NOMINAL PIPE DIAMETER AND FILLED WITH ASPHALT MASTIC OR SIMILAR FLEXIBLE WATERPROOFING MATERIAL. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER AND FIRE PROTECTION ENGINEER AS NECESSARY.

ABBREVIATIONS
D.I.P. = DUCTILE IRON PIPE, S.S. = STAINLESS STEEL, P.V.C. = POLYVINYL CHLORIDE, P.C. = PRESSURE CLASS

Typical Fire Riser Stub-up Detail

N.T.S.



2" FDC REMOTE W/BALL DRIP ON CHECK VALVE BELOW GRADE

Typical FDC Detail

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

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Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Drawing Title: Typical Sections & Details

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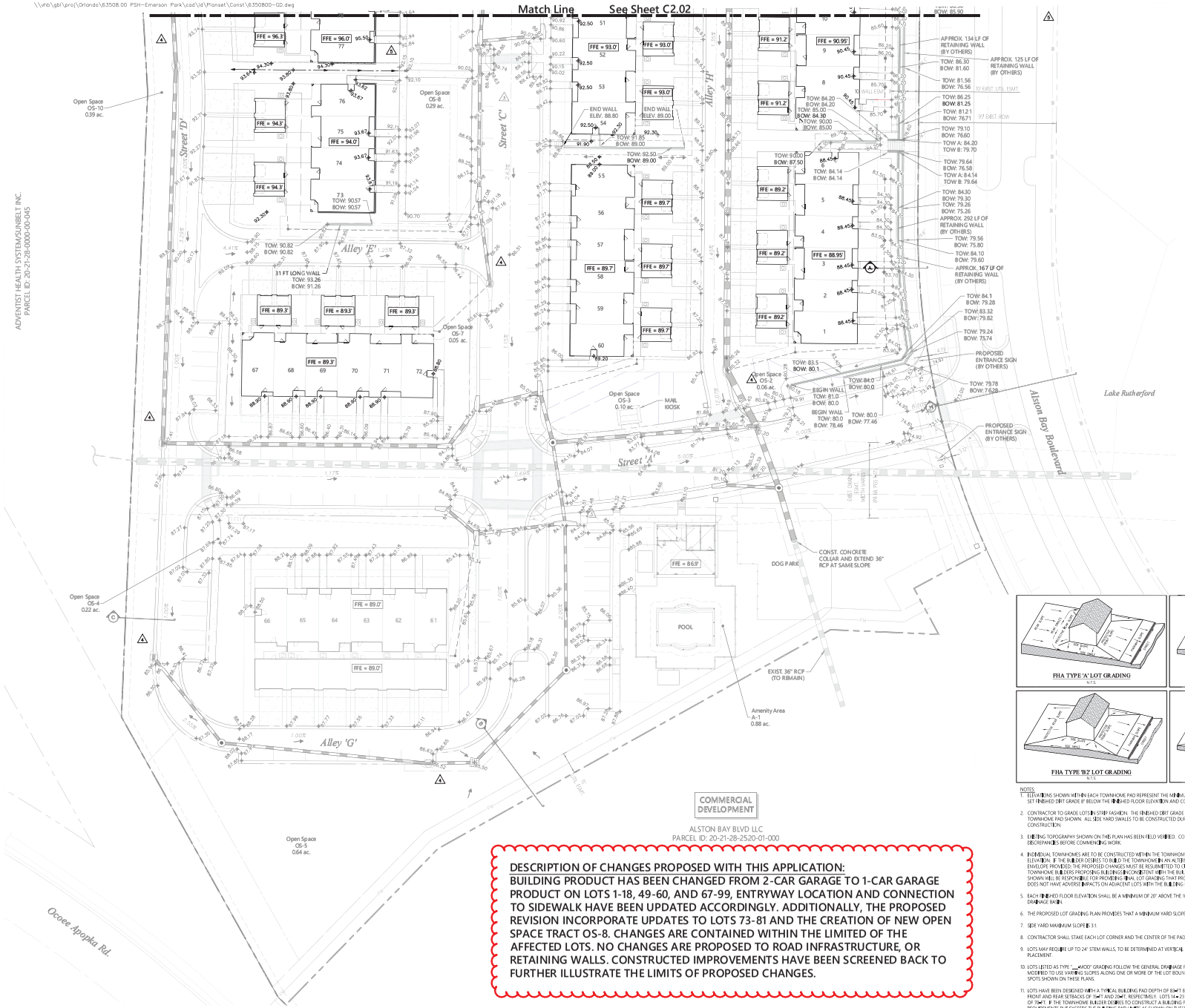
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.07

Sheet of

Project Number: 63508.00

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DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.

NOTES:
1. ELEVATIONS SHOWN WITHIN EACH TOWNHOME PAD REPRESENT THE MINIMUM DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. CONTRACTOR TO GRADE LOTS IN STRIP FASHION. THE FINISHED DIRT GRADE ELEVATION IS TO BE CONSISTENT OVER THE ENTIRE AREA OF TOWNHOME PAD SHOWN. ALL SIDE YARD SWALES TO BE CONSTRUCTED DURING FINAL TOWNHOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. INDIVIDUAL TOWNHOMES ARE TO BE CONSTRUCTED WITHIN THE TOWNHOME PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE TOWNHOME IN AN ALTERNATE LOCATION OR BUILD A TOWNHOME LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO CITY OF APOPKA ENGINEERING FOR APPROVAL. INDIVIDUAL TOWNHOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE TOWNHOME AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS.
5. EACH FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 20" ABOVE THE 100 YEAR, 24 HOUR STORM ELEVATION FOR ITS RESPECTIVE DRAINAGE BASIN.
6. THE PROPOSED LOT GRADING PLAN PROVIDES THAT A MINIMUM YARD SLOPE OF 1% IS MAINTAINED UNLESS OTHERWISE NOTED.
7. SIDE YARD MAXIMUM SLOPE IS 3:1.
8. CONTRACTOR SHALL STAKE EACH LOT CORNER AND THE CENTER OF THE PAD.
9. LOTS MAY REQUIRE UP TO 24" STEM WALLS, TO BE DETERMINED AT VERTICAL BUILDING PERMIT BASED ON FINAL BUILDING PRODUCT AND PLACEMENT.
10. LOTS LISTED AS TYPE "__-MOD" GRADING FOLLOW THE GENERAL DRAINAGE PATTERNS OF THE PARENT LOT GRADING TYPE, BUT HAVE BEEN MODIFIED TO USE VARYING SLOPES ALONG ONE OR MORE OF THE LOT BOUNDARIES. LOTS SHOULD BE GRADED AS SHOWN BY THE SPECIFIC SPOTS SHOWN ON THESE PLANS.
11. LOTS HAVE BEEN DESIGNED WITH A TYPICAL BUILDING PAD DEPTH OF 85'-7 BASED ON A TYPICAL LOT DEPTH OF 118'-7 AND THE APPROVED FRONT AND REAR SETBACKS OF 15'-7 AND 20'-7, RESPECTIVELY. LOTS 14 – 25 HAVE BEEN DESIGNED WITH A REDUCED BUILDING PAD DEPTH OF 75'-7. IF THE TOWNHOME BUILDER DESIRES TO CONSTRUCT A BUILDING PRODUCT THAT MEETS THE FRONT AND REAR SETBACK REQUIREMENTS BUT EXCEEDS THE BUILDING PAD LIMITS AS SHOWN ON THESE PLANS, THEN MODIFICATIONS TO THE LOT GRADING PLAN SHALL BE REQUIRED IN CONJUNCTION WITH THE VERTICAL BUILDING PERMIT SUBMITTAL FOR THE AFFECTED LOTS.

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Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION
- YARD DRAIN (BY OTHERS)

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0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

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Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Grading Plan



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P.E. # 84318
DATE: Nov. 18, 2025

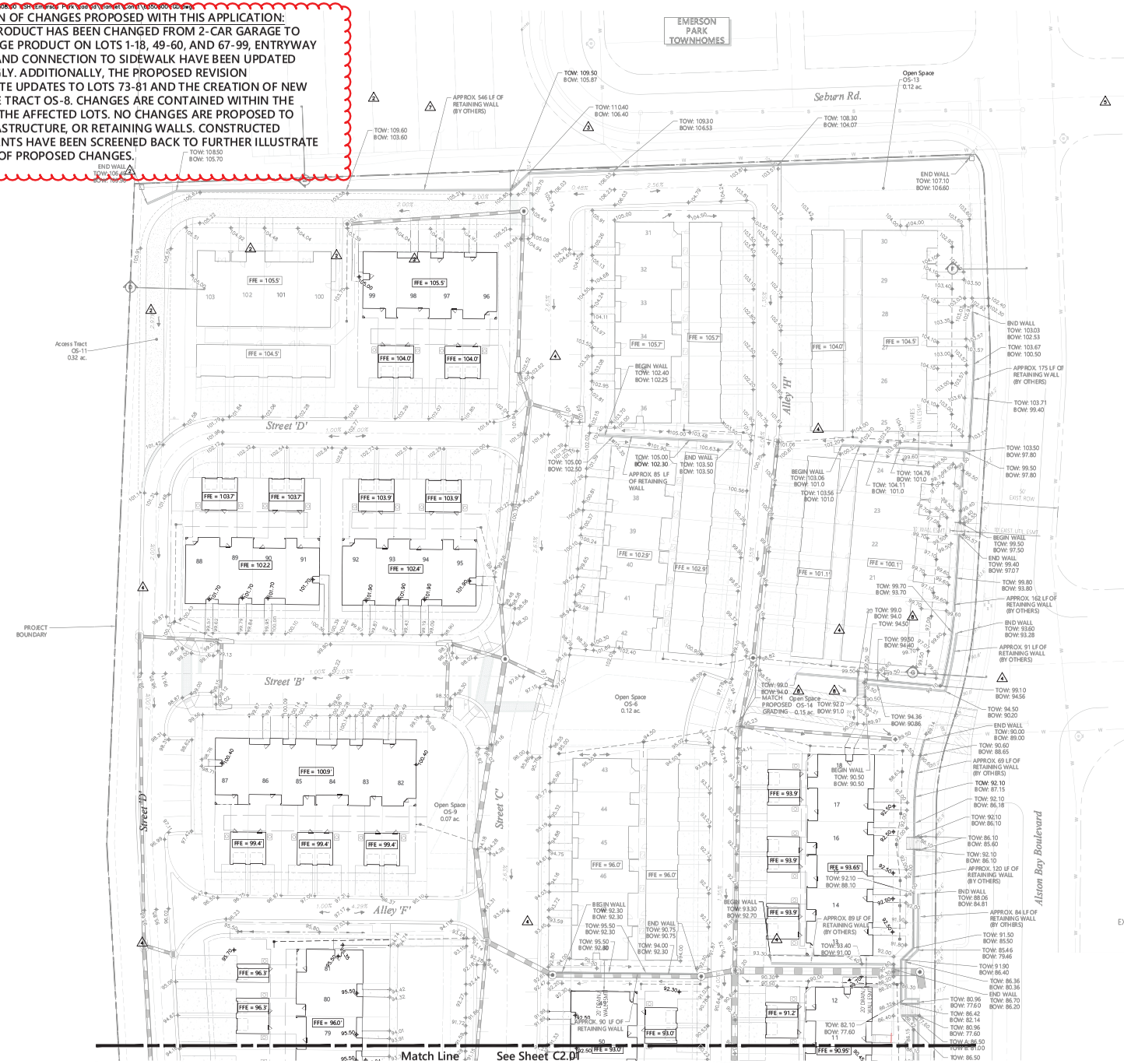
Drawing Number: C2.01

Sheet of

Project Number: 63508.00

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DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.



Yard Drain Structure Schedule

Number	Top	Inv
YD-11	85.6	82.62
YD-12	85.6	82.4
YD-13	86.25	81.99
YD-14	91.3	88.8
YD-15	91.5	88.58
YD-16	91.5	88.42
YD-17	91.5	88.18
YD-18	91.5	87.98
YD-19	91.5	87.7
YD-20	91.6	87.56
YD-21	99.0	96.5
YD-22	99.0	96.22
YD-23	99.0	96.0
YD-24	99.1	95.78
YD-25	99.1	95.63
YD-26	99.1	95.4
YD-27	98.5	95.25
YD-28	103.1	100.6
YD-29	103.0	100.32
YD-30	103.0	100.1
YD-31	103.1	99.88
YD-32	103.1	99.7
YD-33	103.1	99.5
YD-34	103.0	99.29

EMERSON PARK OPEN SPACE

EMERSON PARK PD EXISTING STORMWATER

DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION

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Designed by: JR | Checked by: UNF

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Drawing Number: C2.02

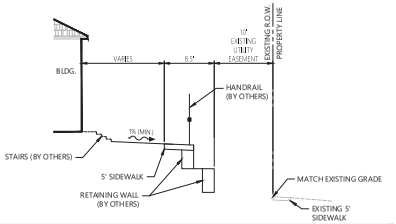
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Project Number: 63508.00

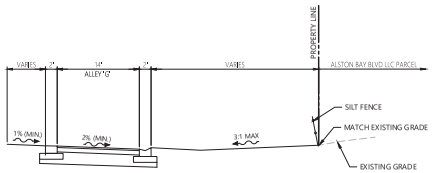
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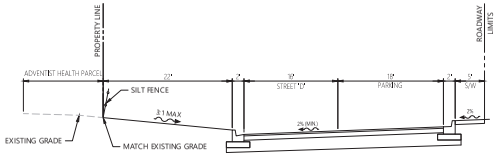
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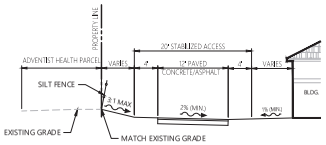
A - Typical Grading Section
N.T.S.



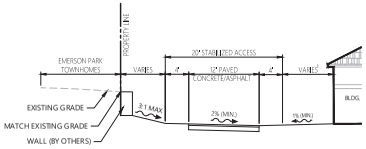
B - Typical Grading Section
N.T.S.



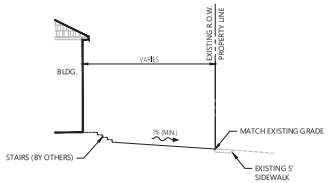
C - Typical Grading Section
N.T.S.



D - Typical Grading Section
N.T.S.

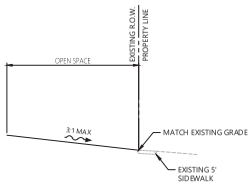


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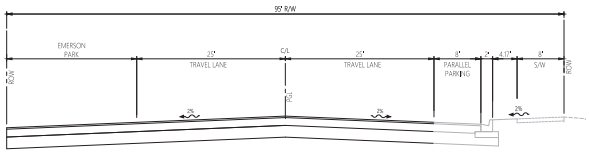


F - Typical Grading Section
N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE GRADING DETAILS WITH THIS APPLICATION.



G - Typical Grading Section
N.T.S.



H - Typical Grading Section
N.T.S.

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Drawing Title: Grading Details

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

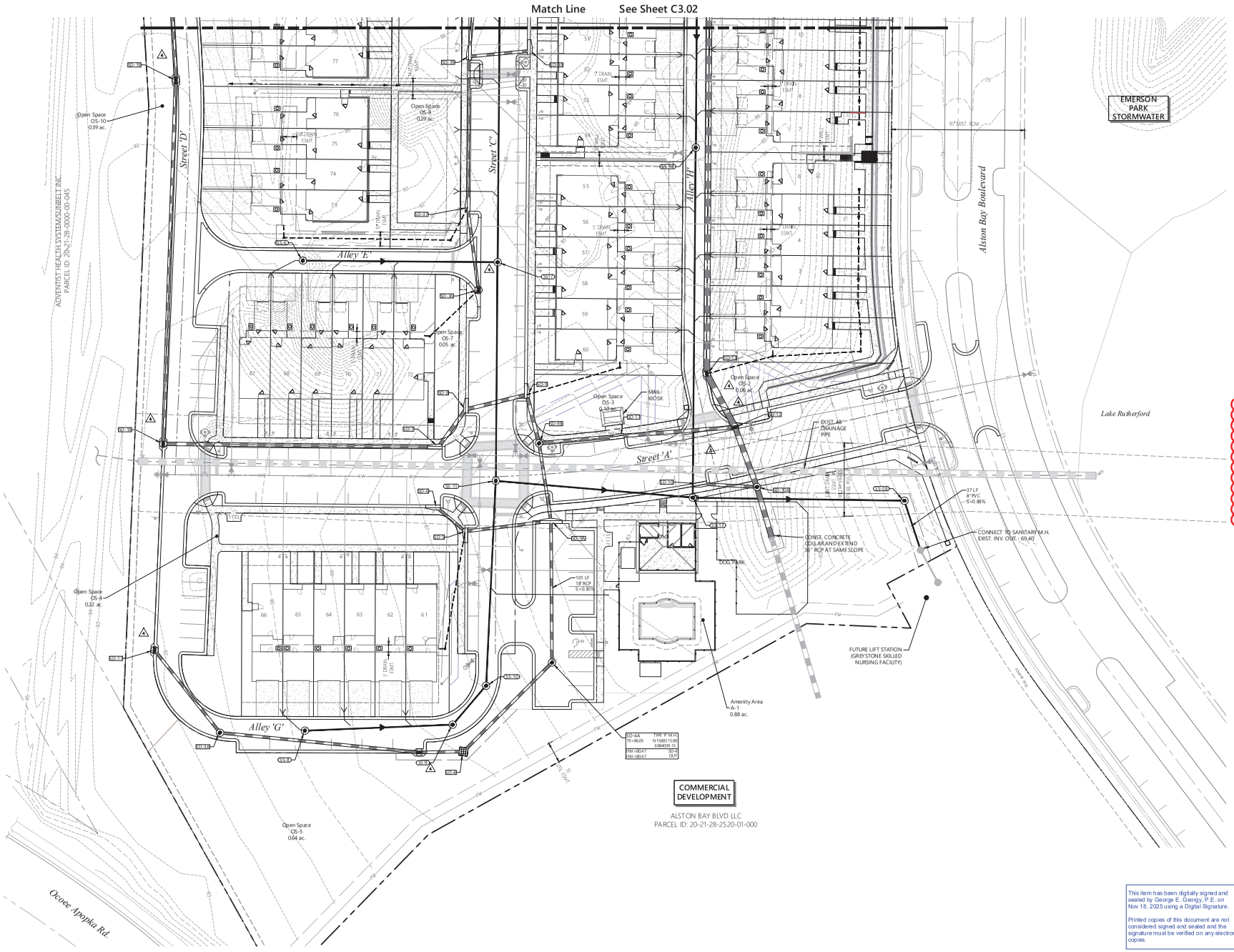
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Project Number: 63508.00

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
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11	Field Revisions	11/14/2025	

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Vertical Datum NAVD88

Drawing Title: Drainage & Wastewater Plan

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George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C3.01

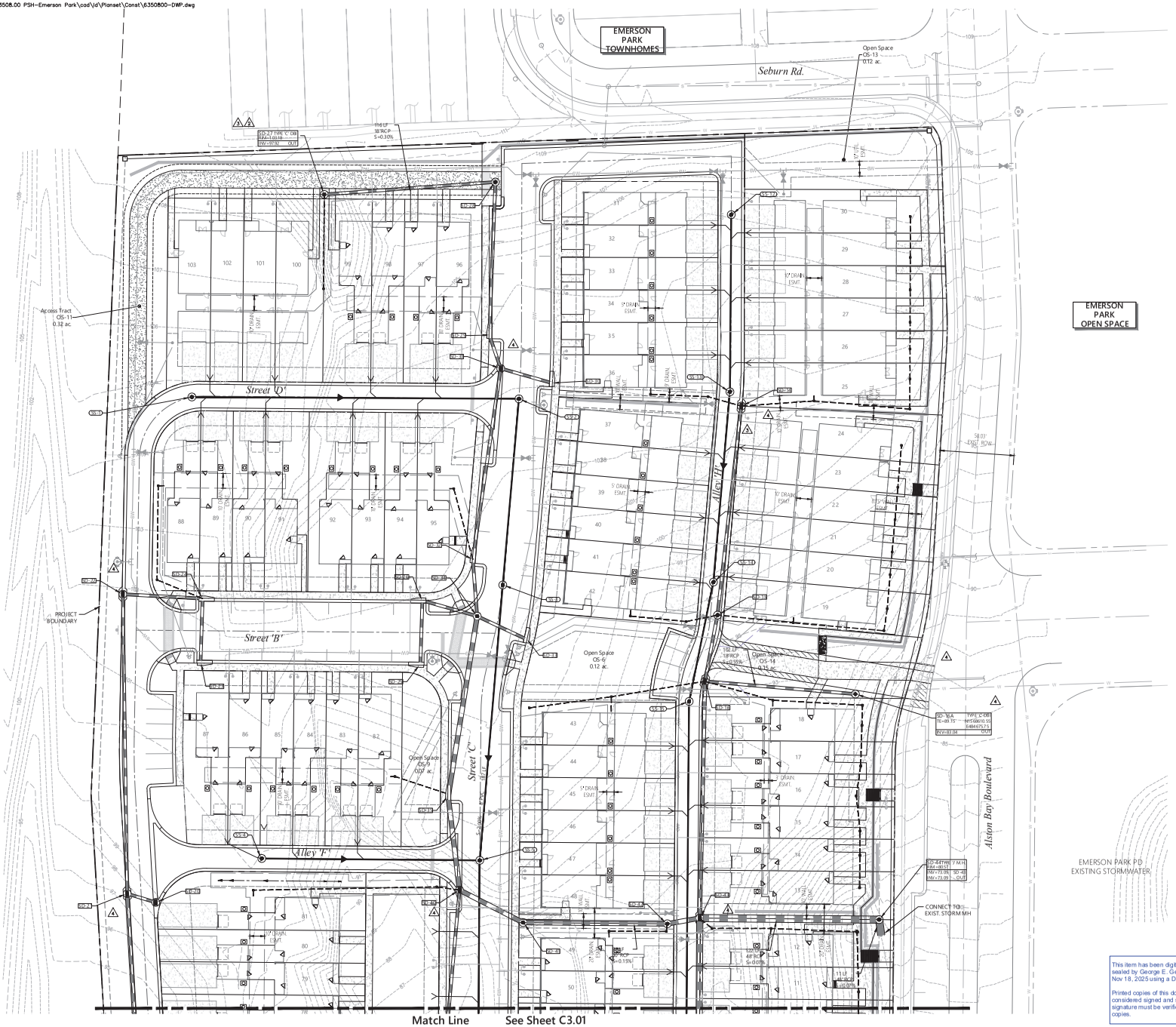
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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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8	Field Revisions	02/12/2024	
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11	Field Revisions	11/14/2025	

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Drawing Title: **Drainage & Wastewater Plan**

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P.E. # 84318
DATE: Nov. 18, 2025

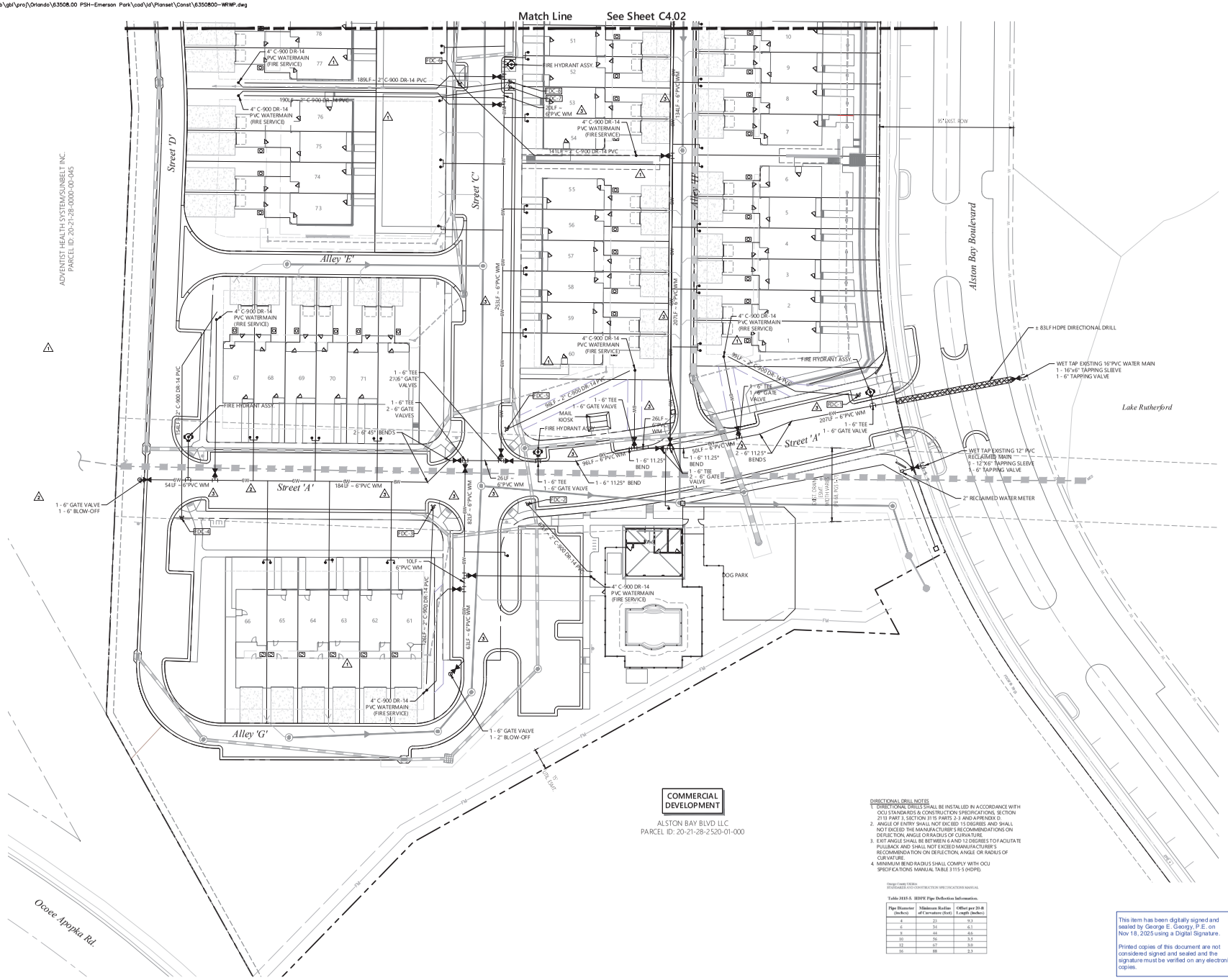
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Project Number: 63508.00

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DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULLBACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARD AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (inches)
4	25	9.5
6	34	6.1
8	44	4.6
10	56	3.5
12	67	3.0
16	88	2.3

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
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Drawing Title: **Water & Reclaimed Water Distribution Plan**

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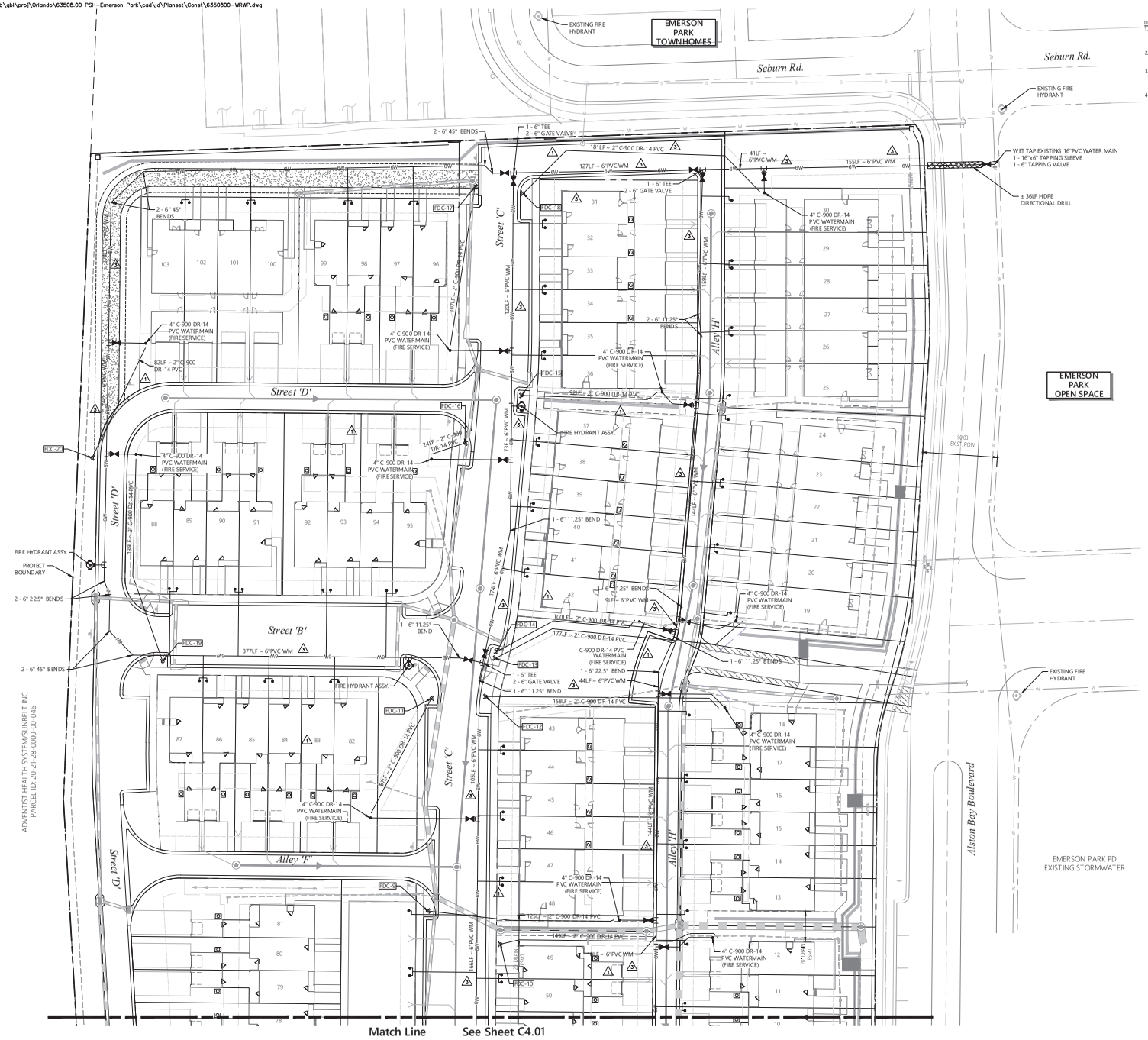
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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: **C4.01**

Sheet of

Project Number: 63508.00

Tuesday, November 18, 2025 1:07:36 PM JFISHER Plotted: Tuesday, November 18, 2025 5:09:51 PM Jordan Fisher



DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULL BACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (inches)
4	33	9.5
6	54	6.1
8	84	4.6
10	96	3.5
12	67	3.0
16	88	2.3

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

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Drawing Title: **Water & Reclaimed Water Distribution Plan**

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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: **C4.02**

Sheet of

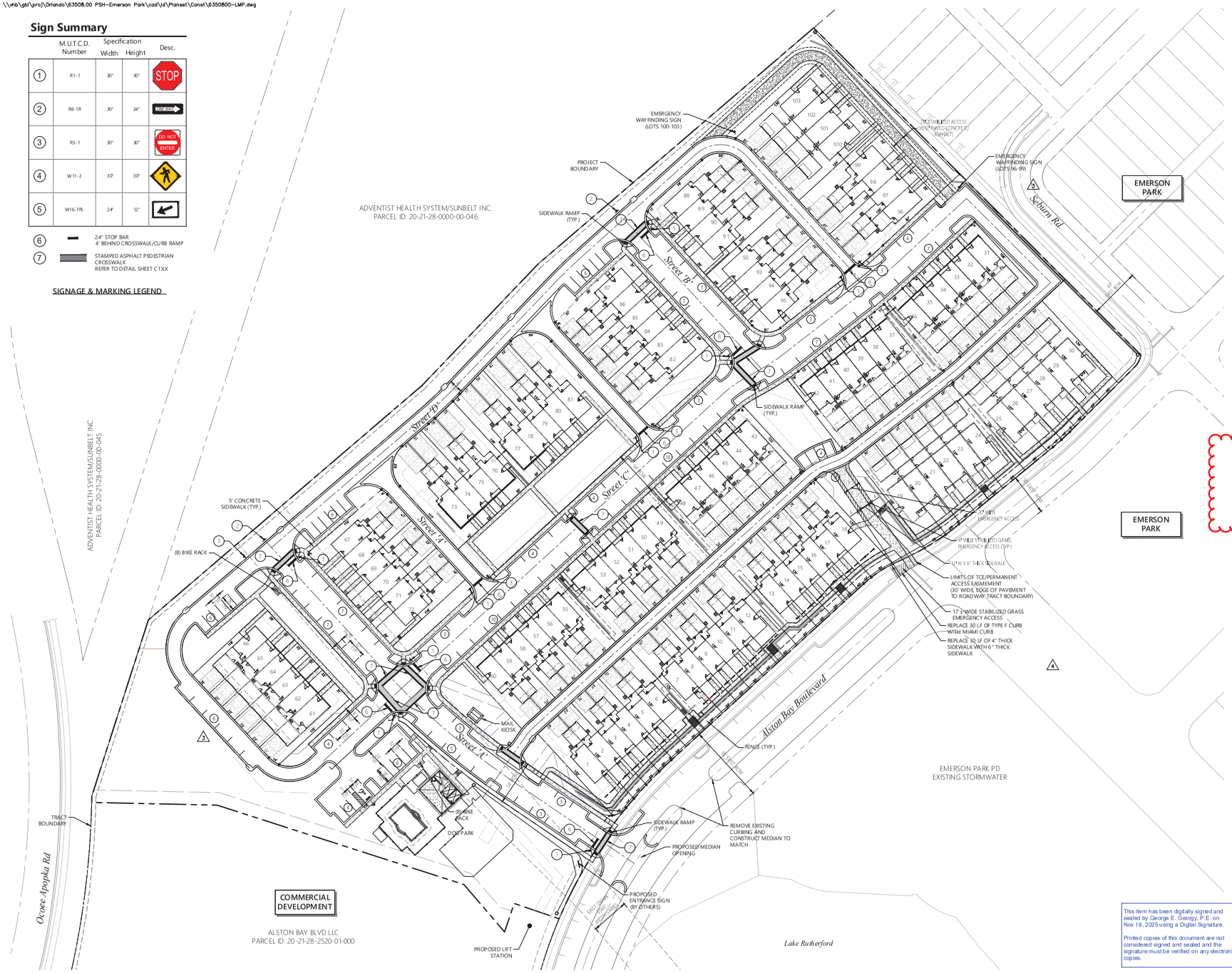
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Sign Summary

	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	STOP
2	R6-1R	30"	24"	ONE WAY
3	R5-1	30"	30"	DO NOT ENTER
4	W11-2	30"	30"	
5	W16-7PL	24"	12"	
6		24" STOP BAR 4' BEHIND CROSSWALK/CURB RAMP		
7		STAMPED ASPHALT PEDESTRIAN CROSSWALK REFER TO DETAIL SHEET C1XX		

SIGNAGE & MARKING LEGEND



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LEGEND

PROJECT BOUNDARY
TRACT BOUNDARY
(10) PARKING SPACE COUNTS

NOTE:
SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF RESIDENTIAL LOT CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 2.5 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
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Vertical Datum NAVD88

Drawing Title:
Layout & Materials Plan & Pedestrian/Bicycle Plan

3

Drawing Number: C5.00

Sheet of

Project Number: 63508.00

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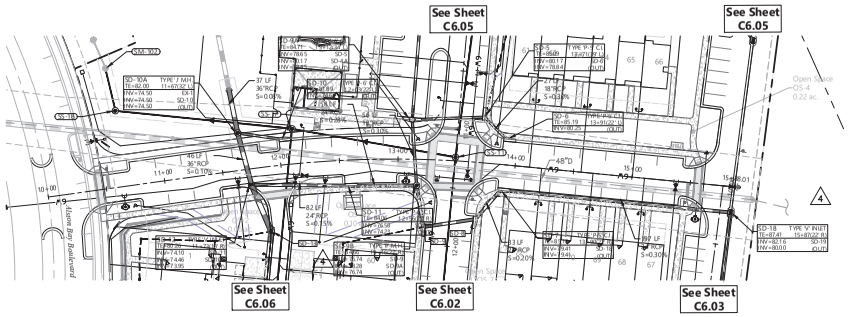
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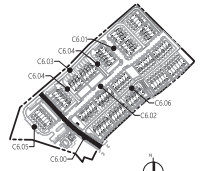
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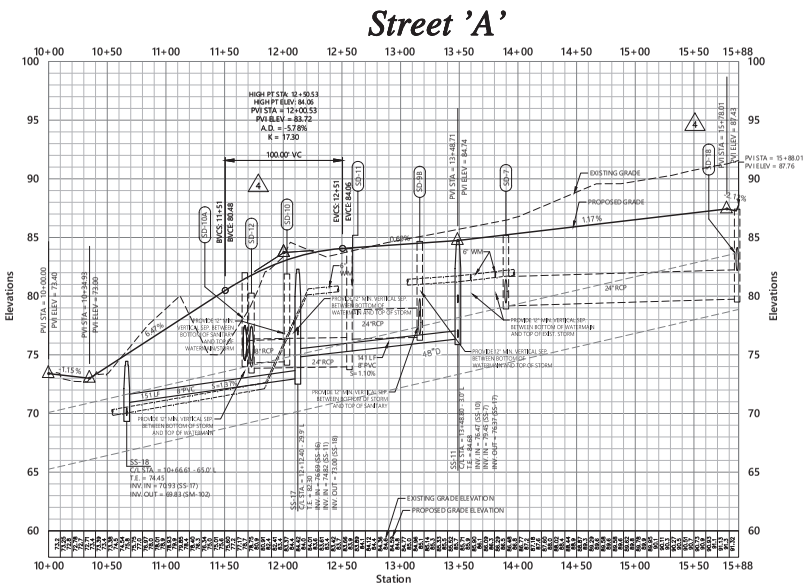


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1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND 3' MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND THE BACK OF STORM INLETS AND STORM MANHOLES.
4. MINIMUM DEPTH OF COVER FOR ALL UTILITY MAINS 12" OR LESS IN DIAMETER SHALL BE 3'. MINIMUM COVER FOR 16" OR LARGER SHALL BE 4'.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Drawing Title: Plan & Profile Street 'A'

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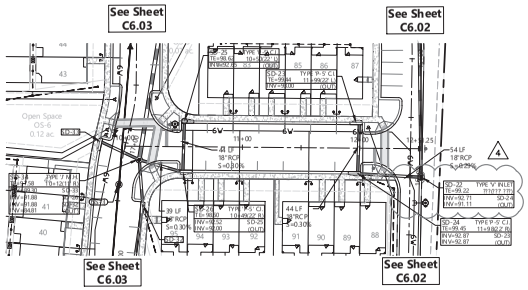
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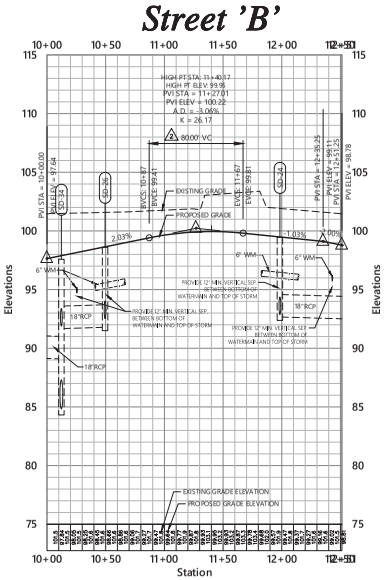
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P.E. # 84318
DATE: Nov. 18, 2025

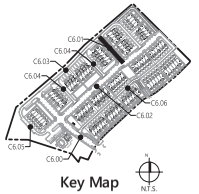
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Project Number: 63508.00

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2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Vertical Datum NAVD88

Drawing Title:

Plan & Profile Street 'B'

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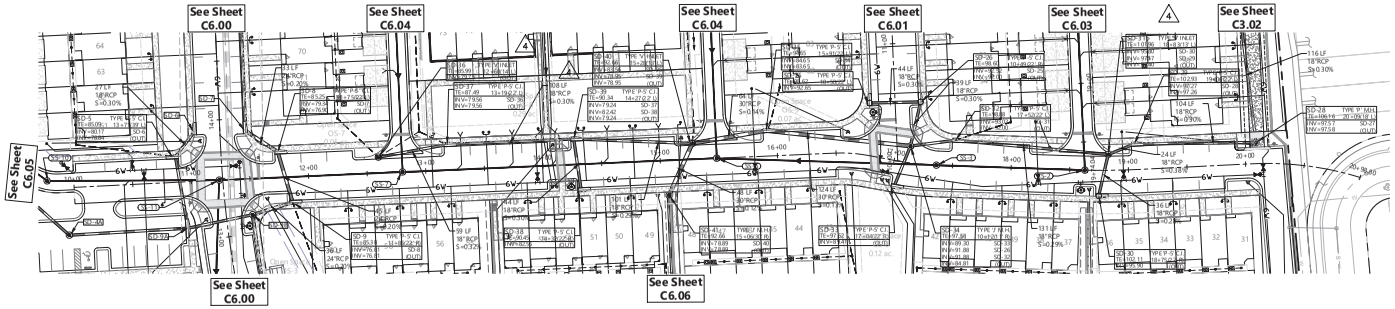
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P.E. # 84318
DATE: Nov. 18, 2025

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Project Number: 63508.00

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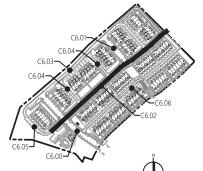
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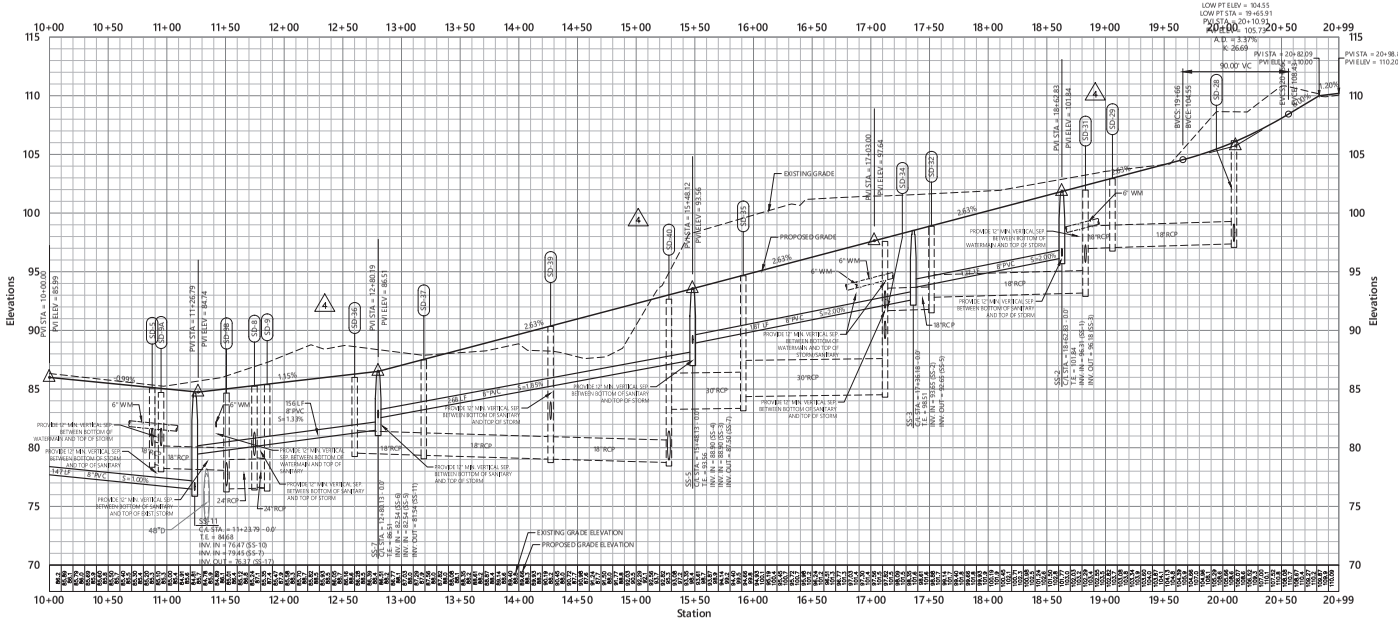


Key Map N.T.S.

1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.

Street 'C'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Vertical Datum NAVD88

Drawing Title: Plan & Profile Street 'C'

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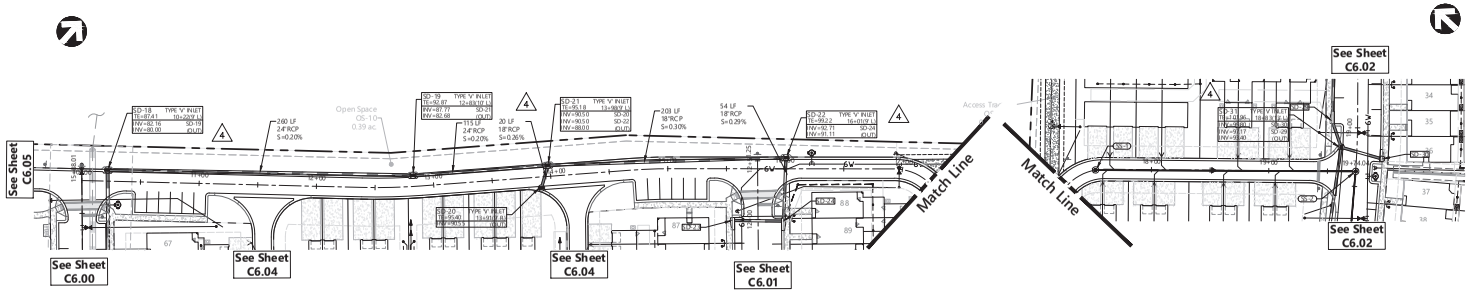
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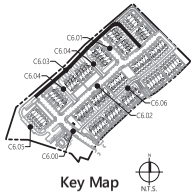
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.02
Sheet of
Project Number: 63508.00

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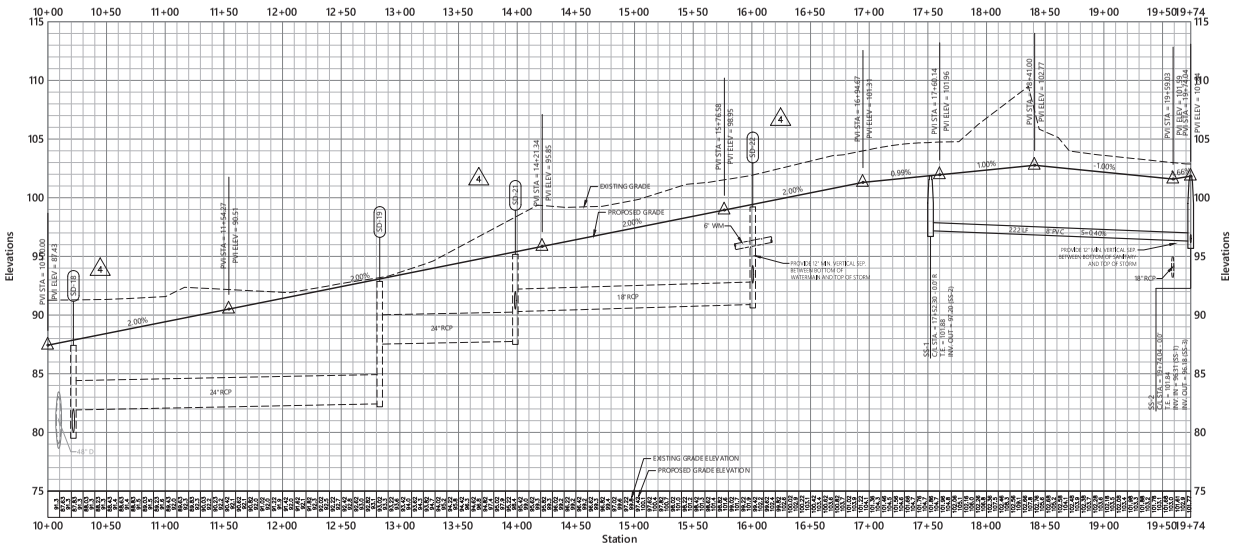




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Street 'D'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Vertical Datum NAVD88

Drawing Title: Plan & Profile Street 'D'

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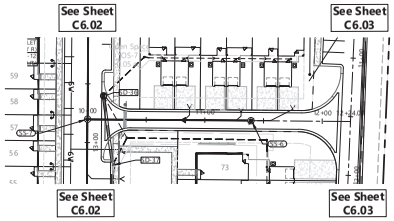
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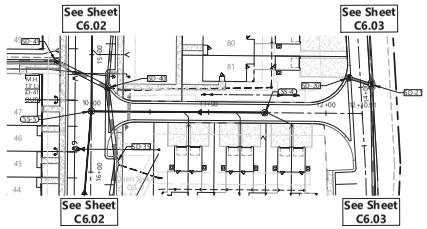
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.03
Sheet ___ of ___
Project Number: 63508.00

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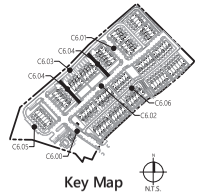




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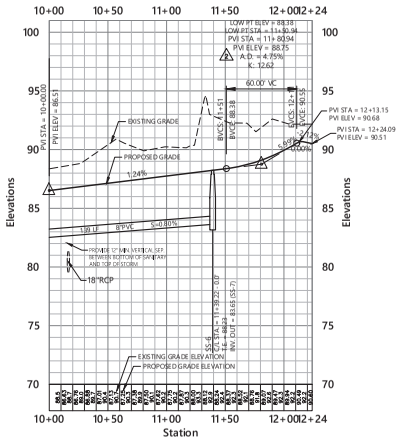
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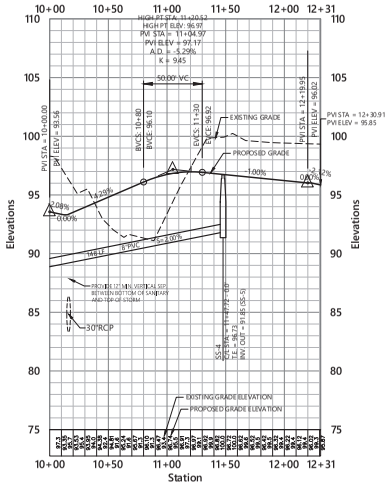
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Alley 'E'



Alley 'F'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
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11	Field Revisions	11/14/2025	

Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title:

Plan & Profile
Alley 'E' and Alley 'F'

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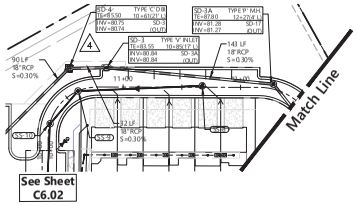
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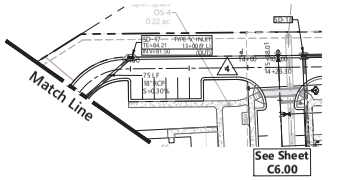
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

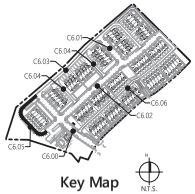
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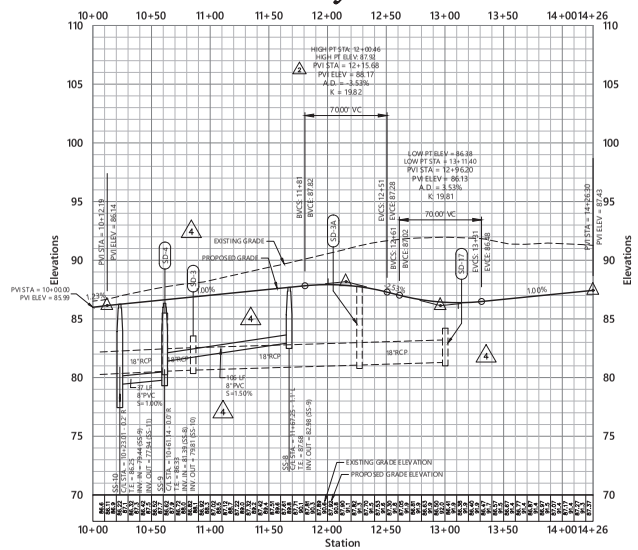
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Alley 'G'



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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
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Designed by: JR
Checked by: UNF

Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title:
Plan & Profile
Alley 'G'

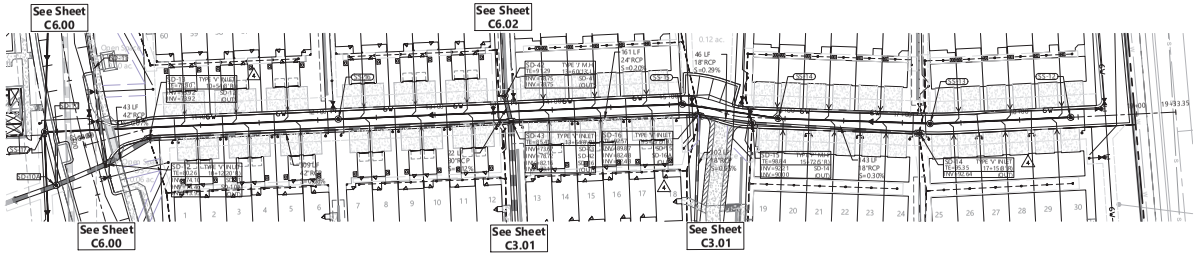
GEORGE EMILE GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

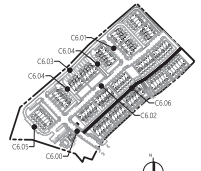
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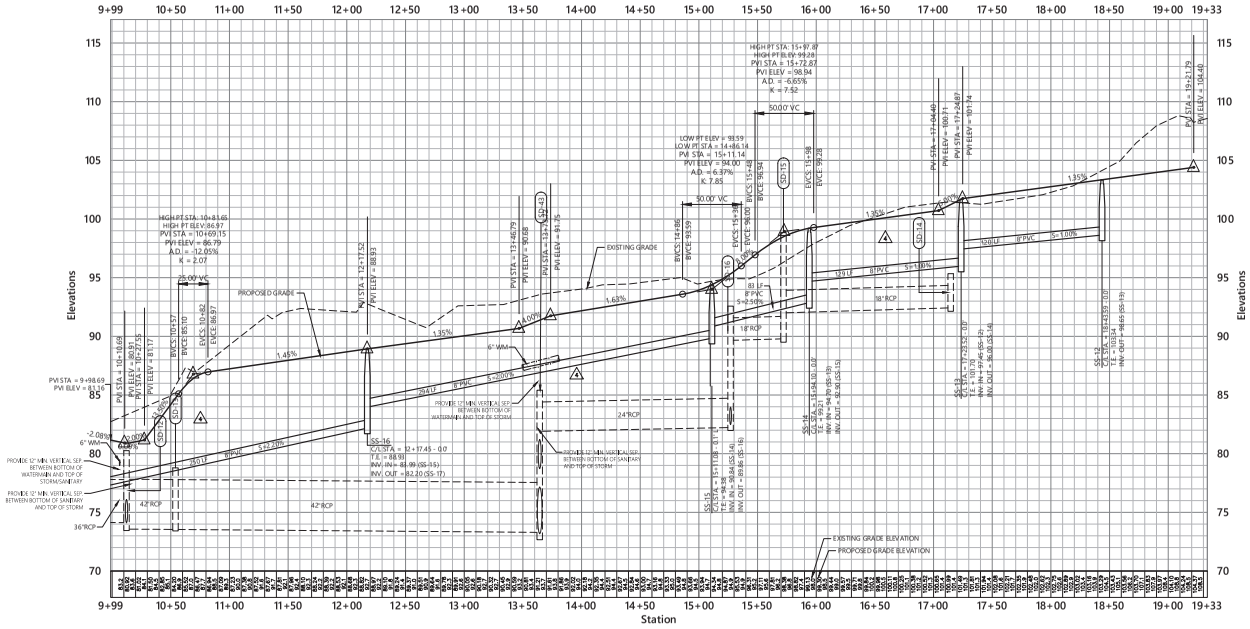


Key Map N.T.S.

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Alley 'H'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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5	Site Plan Revisions	07/26/2022	
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Vertical Datum NAVD88

Drawing Title: Plan & Profile Alley 'H'

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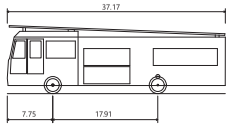
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P.E. # 84318
DATE: Nov. 18, 2025

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Sheet of
Project Number 63508.00

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Orange County HP75 Aerial Ladder

Overall Length	37.170ft
Overall Width	8.330ft
Overall Body Height	11.612ft
Min Body Ground Clearance	1.392ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Min Centerline Radius	34.000ft
Steering Angle	31.8°

Fire Access Plan - Orange County HP75 Aerial Ladder

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0 2.5 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
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Vertical Datum NAVD88

Drawing Title: Fire Access Plan

Drawing Number: C7.00

Sheet of

Project Number: 63508.00

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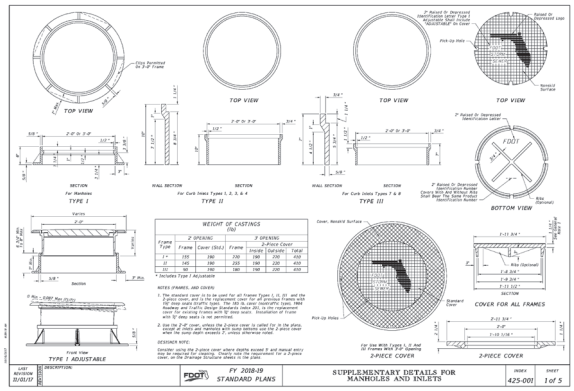
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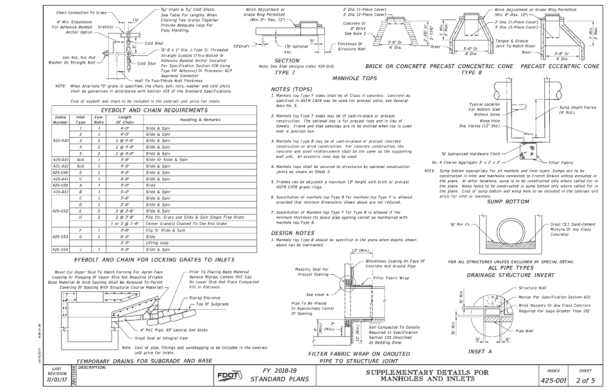
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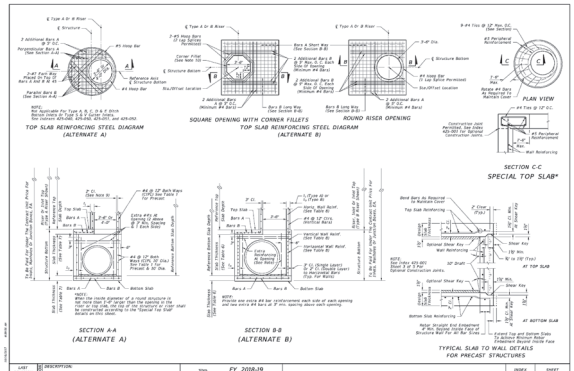
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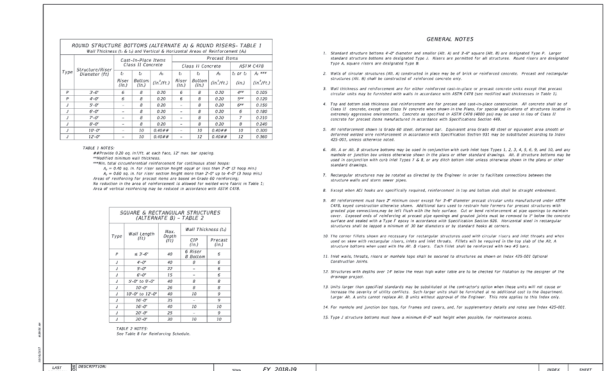
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11/01/17						



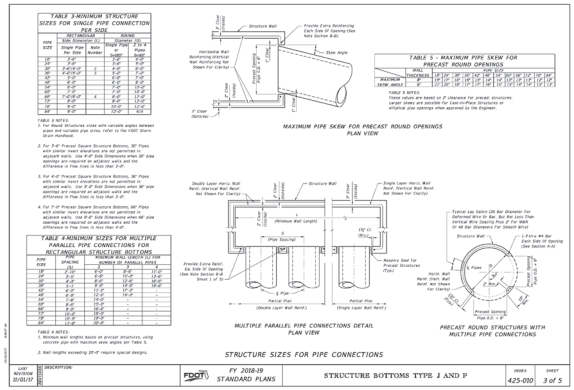
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11/01/17						



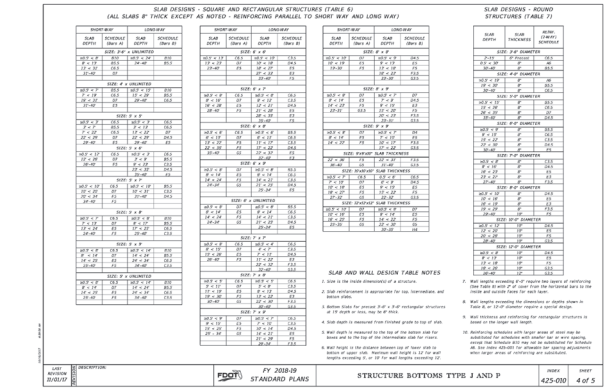
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11/01/17						



LAST REVISION	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 3 of 5
11/01/17						



LAST REVISION	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 4 of 5
11/01/17						

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Residences at Emerson Park

Apopka, Florida

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Checked by UNF
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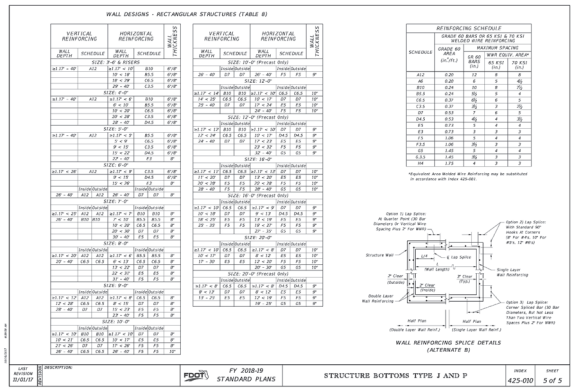
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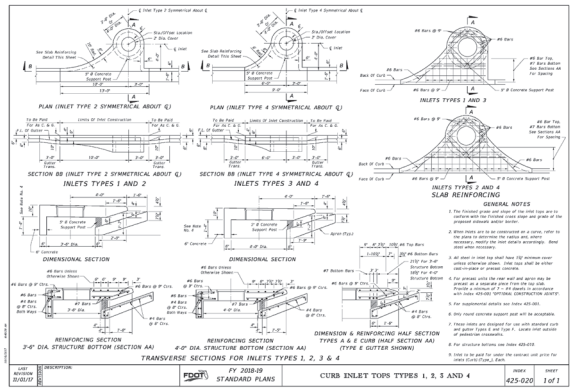
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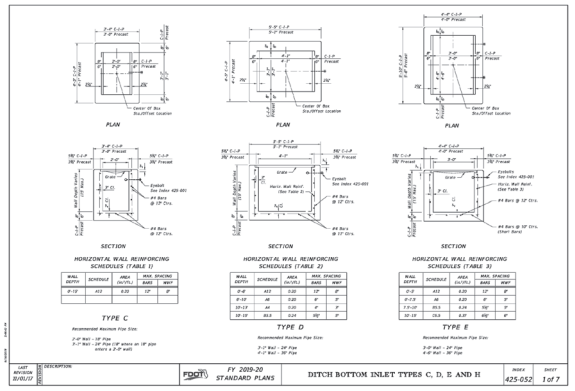
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P.E. # 84318
DATE: Nov. 18, 2025

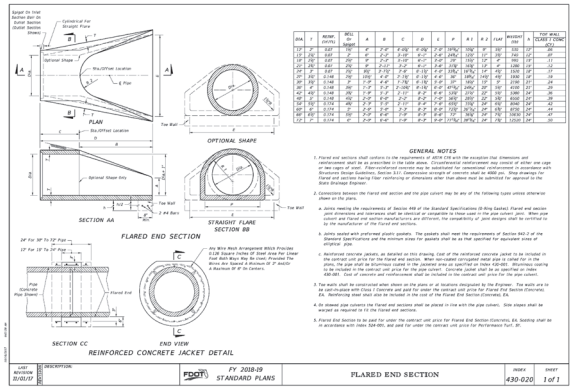
Drawing Number C9.00
Sheet of
Project Number 63508.00

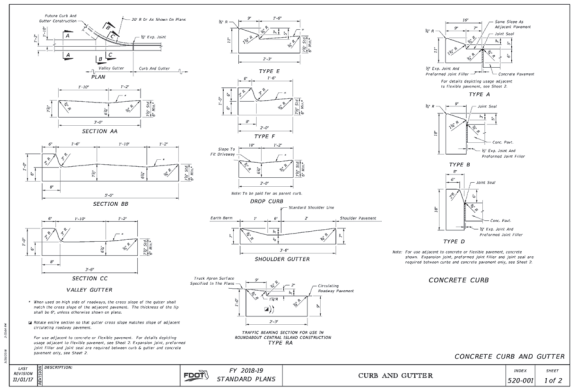
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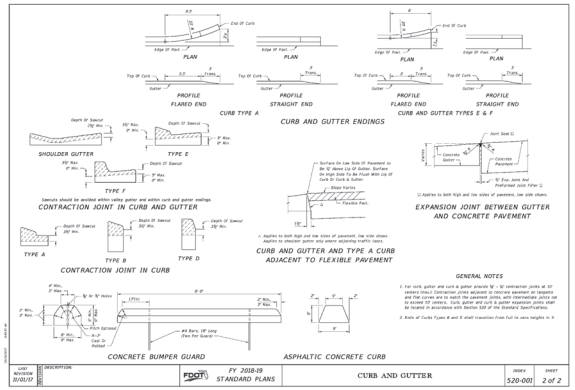












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Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
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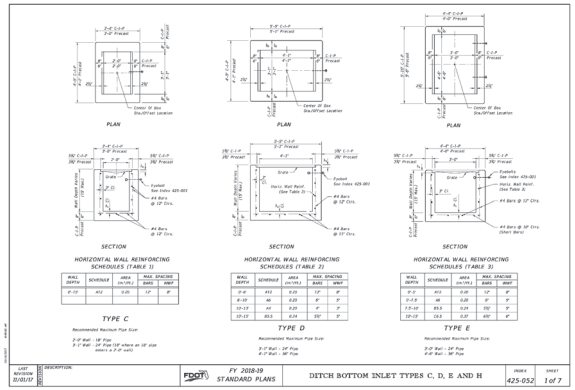
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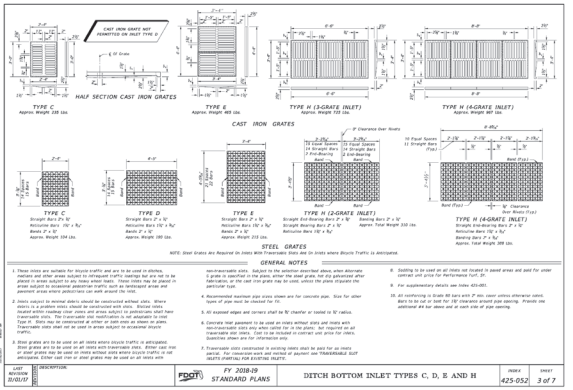
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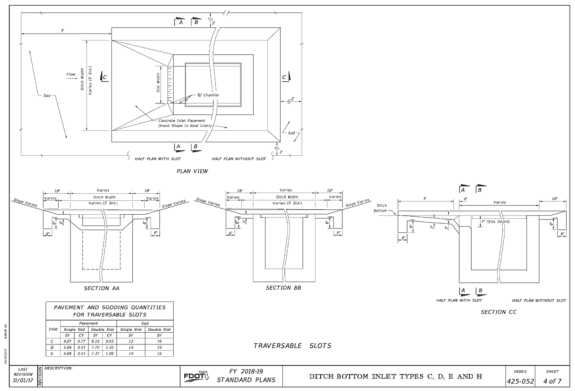
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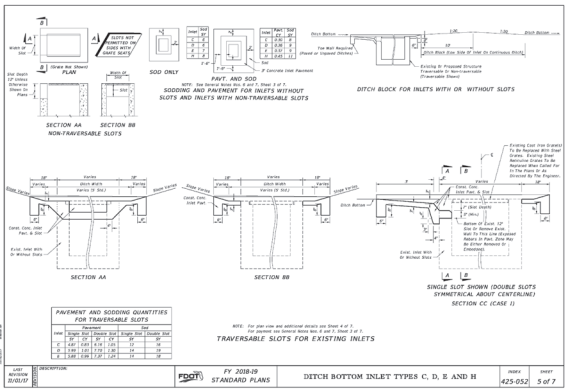
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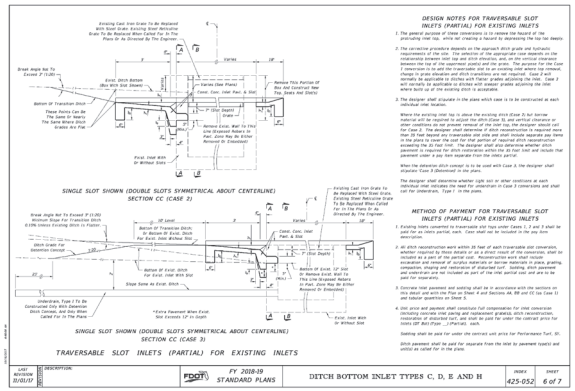
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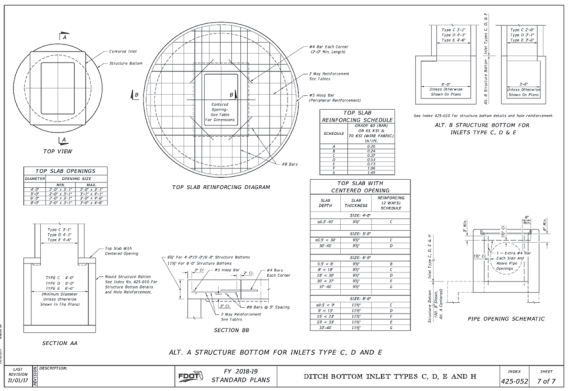












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MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6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

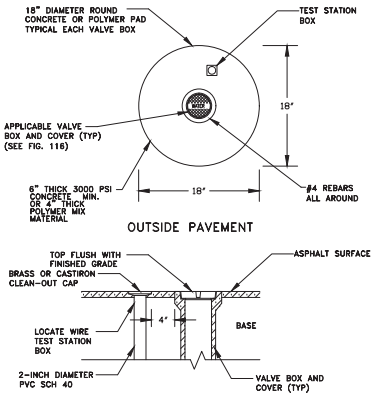
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

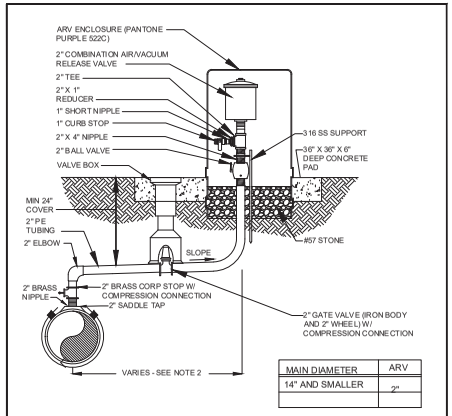
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – RECLAIMED WATER ONLY

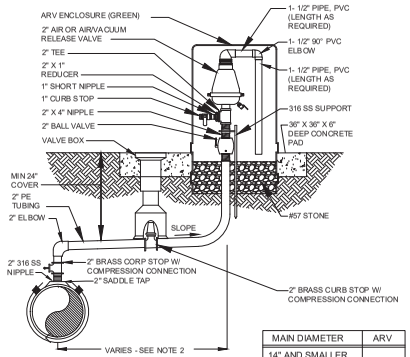
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

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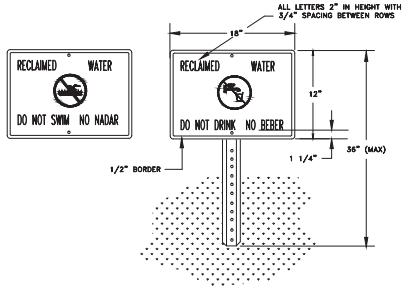
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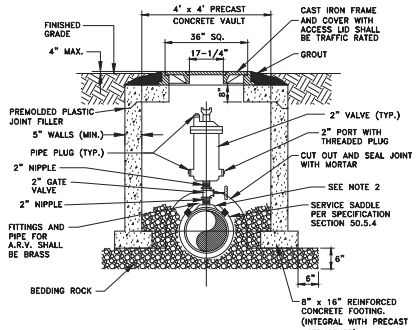


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115

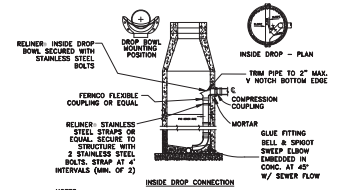


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

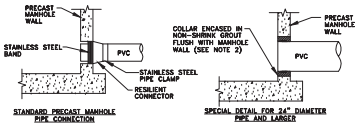
AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119



NOTES:

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

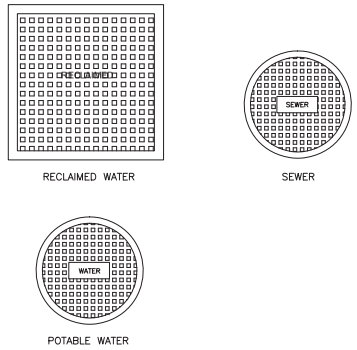


NOTES:

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

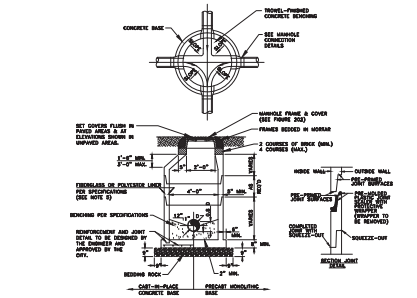
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

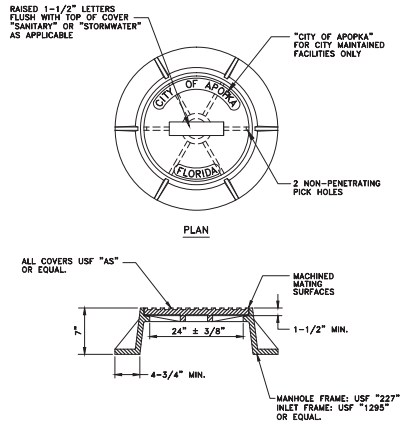
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

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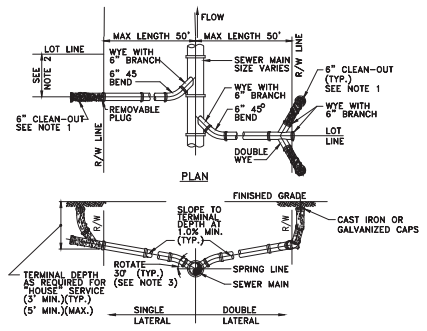
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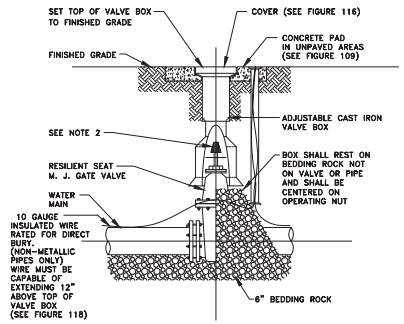
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NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4.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

SERVICE LATERAL DETAIL

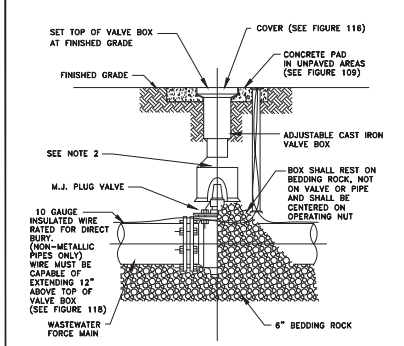
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



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

GATE VALVE AND BOX DETAIL

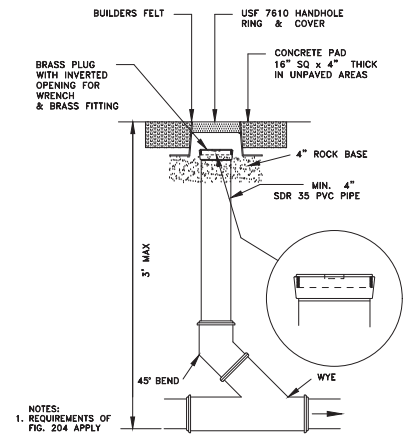
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



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

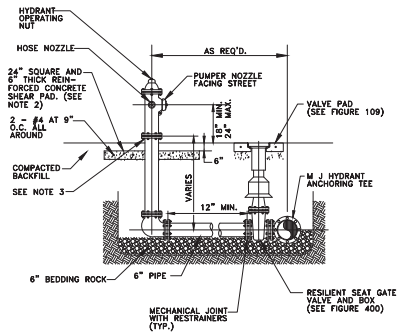
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A



NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

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Residences at Emerson Park

Apopka, Florida

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5	Site Plan Revisions	07/26/2022	
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7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
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Drawing Title: Standard Utility Details

Drawing Number: C9.05

Sheet of

Project Number: 63508.00

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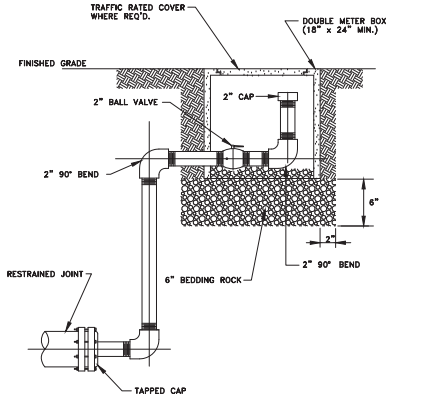
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DATE: Nov. 18, 2025

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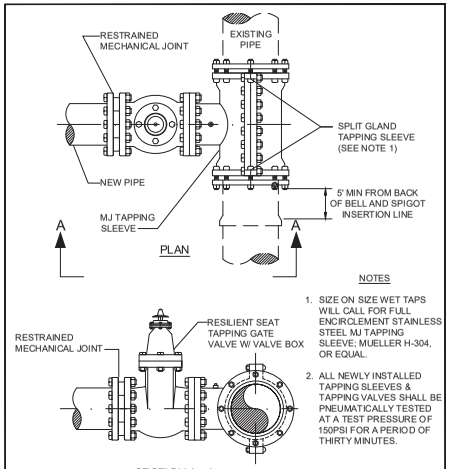


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

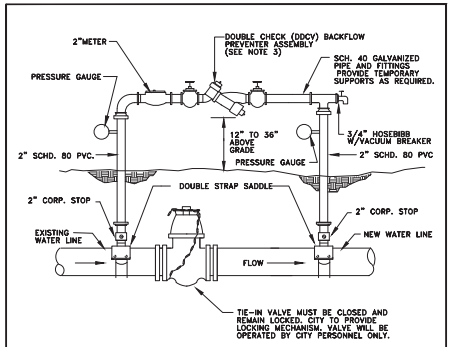


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

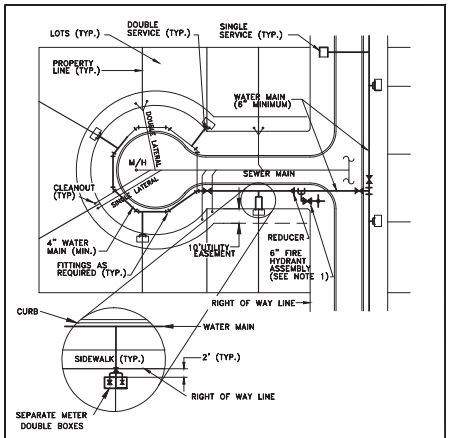


NOTE:

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

TEMPORARY JUMPER CONNECTION

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

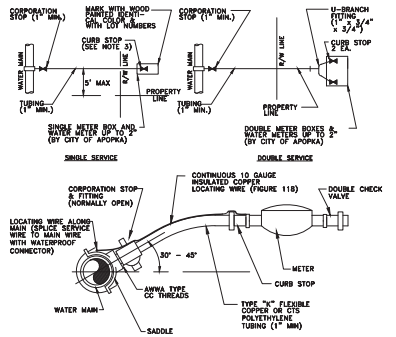


NOTES:

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



NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

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5	Site Plan Revisions	07/26/2022	
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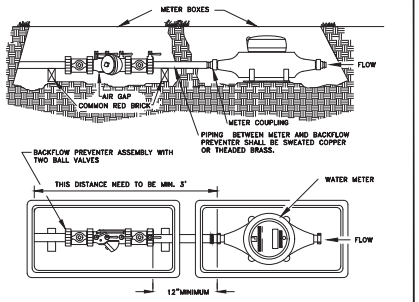
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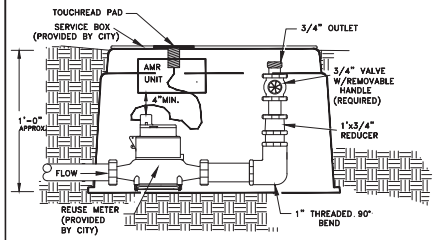
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1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

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6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
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Drawing Title:
Color Building Elevations - 6-Unit

Drawing Number: A-1

Sheet of

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Project Number: 63508.00

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Color Building Elevations - 4-Unit

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Trim/Banding: March Wind
Rafters/Columns: Extra White
Top: Atmospheric
Middle: Origami White
Base: African Gray
Shutter: Thunder Gray
Trellis: Charwood Stain

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Drawing Title:
Color Building Elevations - One Car Garage Rear and Pool Restroom Cabana

Drawing Number:
A-3

Sheet of

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Project Number: 63508.00

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Revisions to Major Development & Construction Site Plan (11)

Issued for	Field Revisions (3)
Date Issued	October 26, 2020
Latest Issue	November 18, 2025 (2) (3)

Residences at Emerson Park

Tract G, Lot 2

Apopka, Florida

Parcel ID: 20-21-28-2520-02-000



Owner

Park Square Enterprises LLC
5200 Vineland Road
Suite 200
Orlando, FL 32811

Applicant

Michael McQuarrie
Park Square Homes, LLC
5200 Vineland Road #200
Orlando, FL 32811

(11) **PROJECT DESCRIPTION**

THE RESIDENCES AT EMERSON PARK IS A 103-UNIT TOWNHOME COMMUNITY LOCATED IN THE CITY OF APOPKA, FLORIDA. THE SITE INFRASTRUCTURE IS NOW COMPLETE, AND THE CITY OF APOPKA HAS ISSUED A CERTIFICATE OF ACCEPTANCE (COA DATED FEBRUARY 06, 2025). VERTICAL CONSTRUCTION OF THE TOWNHOME BUILDINGS BY PARK SQUARE HOMES IS CURRENTLY UNDERWAY.

THIS APPLICATION IS INTENDED TO REVISE THE MAJOR DEVELOPMENT PLAN AND CONSTRUCTION SITE PLAN TO REPLACE TWELVE (12) 2-CAR GARAGE TOWNHOMES BUILDINGS WITH A 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, 67-99. ADDITIONALLY, THE REVISIONS INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. THE PROPOSED REVISIONS DO NOT IMPACT THE CONSTRUCTED INFRASTRUCTURE.

Sheet Index

	No.	Drawing Title	Latest Issue	
(11)	C0.01	Existing Conditions Plan	November 18, 2025	(3)
	C1.00	Legend & General Notes	July 26, 2022	
	C1.01	Existing Conditions & Erosion Control Plan	July 26, 2022	
	C1.02	Erosion Control & Demo Plan	July 26, 2022	
	C1.03	Erosion Control Details	July 26, 2022	
	C1.05	Master Site Plan & Site Data	July 26, 2022	
	C1.06 - C1.07	Typical Sections & Details	July 26, 2022	
	C2.01 - C2.02	Grading Plan	November 18, 2025	
	C2.03	Grading Details	July 26, 2022	
	C3.01 - C3.02	Drainage & Wastewater Plan	July 26, 2022	
	C4.01 - C4.02	Water & Reclaimed Water Distribution Plan	July 26, 2022	
	C5.00	Layout & Materials and Pedestrian/Bicycle Plan	November 18, 2025	
	C6.00 - C6.06	Plan & Profiles	July 26, 2022	
(11)	C7.00	Fire Access Plan	November 18, 2025	
	C9.00 - C9.02	Standard F.D.O.T. Details	July 26, 2022	
	C9.03 - C9.07	Standard Utility Details	July 26, 2022	
(11)	A-1 - A-3	Color Building Elevations	November 14, 2025	

Reference Drawings

	No.	Drawing Title	Latest Issue
	Sht. 1 of 1	Boundary Survey	January 23, 2014
(11)	L200 - L410	Landscape Plans	November 18, 2025

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Universal Engineering Sciences
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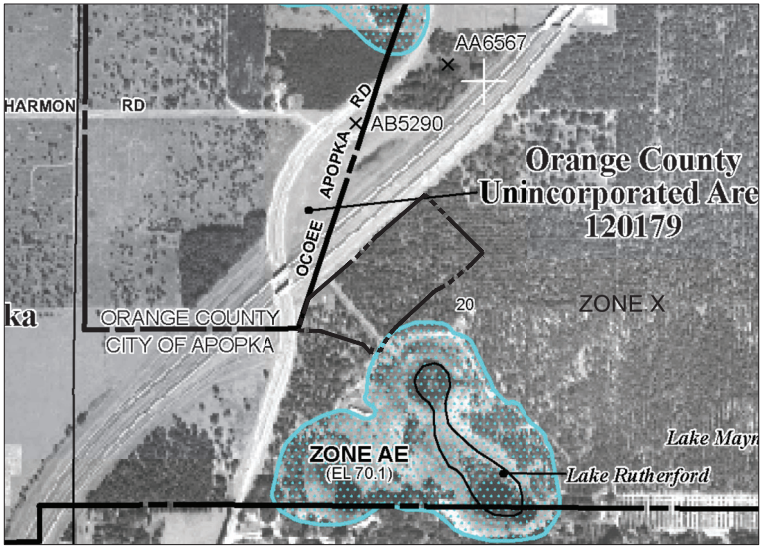
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LEGEND

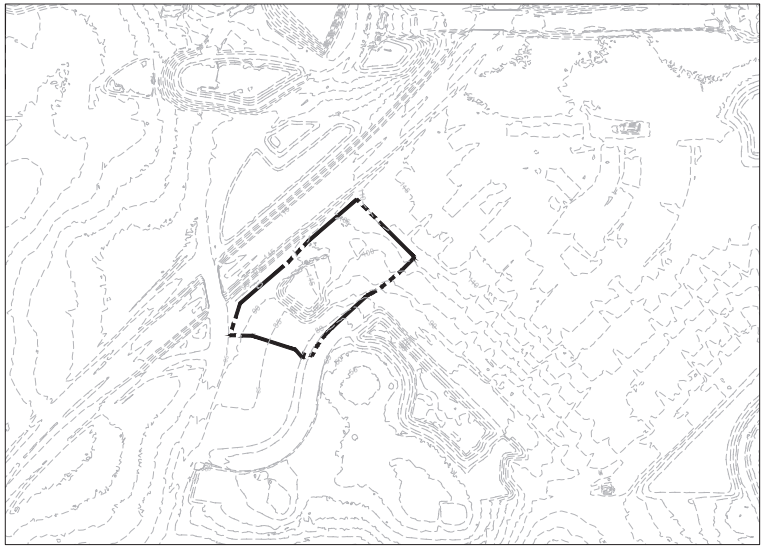
PROJECT BOUNDARY

FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER: 12095C0120F
MAP REVISED SEPTEMBER 25, 2009

FLOODPLAIN MAP

LEGEND	
ZONE A	No Base Flood Elevations determined
ZONE AE	Base Flood Elevations determined Special Flood Hazard Areas Subject to Innundation by the 1% Annual Chance Flood Event
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.

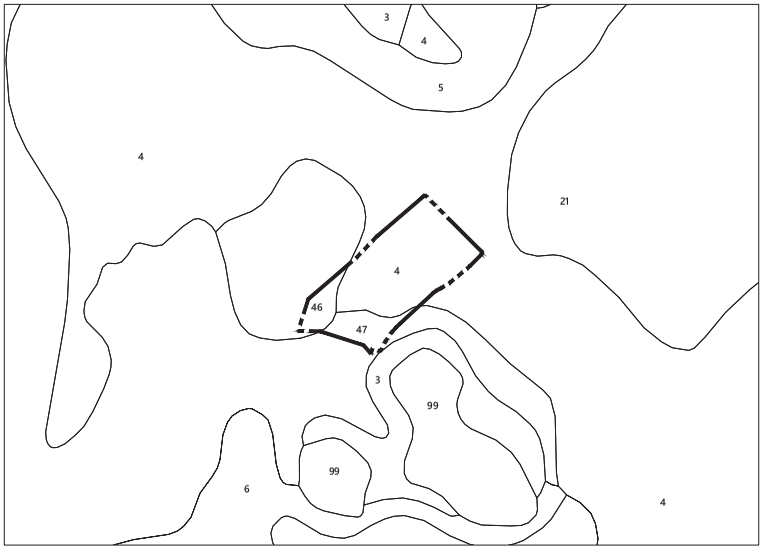


LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR

TOPOGRAPHY



LEGEND

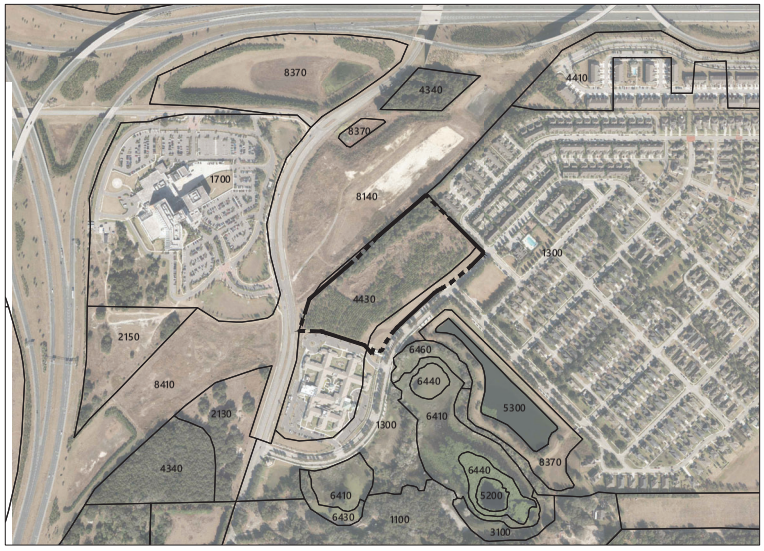
PROJECT BOUNDARY

SOILS BOUNDARY

SOILS MAP

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE: USDA, NRCS



LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

AERIAL & EXISTING LAND USE

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/AC.
1300	RESIDENTIAL, HIGH DENSITY-6 OR MORE DU/AC.
2130	WOODLAND PASTURES
4430	FOREST REGENERATION
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRAIRIES
6440	EMERGENT AQUATIC VEGETATION
6460	MIXED SCRUB-SHRUB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS

SOURCE: SJRWMD, 2016

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 200 400 800 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan — Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Existing Conditions Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C0.01

Sheet of

Project Number: 63508.00

Tuesday, November 18, 2025 1:34:33 PM JFISHER Plotted Tuesday, November 18, 2025 5:02:23 PM Jordan Fisher

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
	BLSF	BORDERING LAND SUBJECT TO FLOODING
	WZ	WETLAND BUFFER ZONE
	NDZ	NO DISTURB ZONE
	200'RA	200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	BEN	BUILDING ENTRANCE
	BLD	LOADING DOCK
		BOLLARD
		DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
(10)	(10)	PARKING COUNT
C10	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
132.75 x	132.75 x	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW x 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO		CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
GS	GS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
EMH	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
MATCH LINE SEE SHEET C101		MATCHLINE

Abbreviations

General

APPROX	APPROXIMATE	MAX	MAXIMUM	TOS	TOE OF SLOPE
CONC	CONCRETE	MIN	MINIMUM	TOB	TOP OF BANK
EL	ELEVATION	NTS	NOT TO SCALE	TYP	TYPICAL
ELEV	ELEVATION	PROP	PROPOSED		
EX	EXISTING	REM	REMOVE		
FFE	FIRST FLOOR ELEVATION	RET	RETAIN		

Utility

CB	CATCH BASIN	FES	FLARED END SECTION	I=	INVERT ELEVATION	R=	RIM ELEVATION
CMP	CORRUGATED METAL PIPE	FM	FORCE MAIN	LP	LIGHT POLE	RIM=	RIM ELEVATION
CO	CLEANOUT	GI	GUTTER INLET	MES	METAL END SECTION	SMH	SEWER MANHOLE
DCB	DOUBLE CATCH BASIN	GV	GATE VALVE	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
DMH	DRAIN MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PVC	POLYVINYLCHLORIDE PIPE	UP	UTILITY POLE
CIP	CAST IRON PIPE	HYD	HYDRANT	PV	PLUG VALVE		
DIP	DUCTILE IRON PIPE	INV	INVERT ELEVATION	RCP	REINFORCED CONCRETE PIPE		

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA, FLORIDA.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX 711-001.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT. THEY ARE DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
7. FOR BENCHMARKS CONTACT VHB.
8. ANY STRUCTURES IN THE RECREATION AREA ARE TO BE PERMITTED SEPARATELY THROUGH THE CITY OF APOPKA BUILDING DEPARTMENT.
9. SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
10. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
11. EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
12. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
13. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA UTILITIES DIVISION 48-HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
14. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOPKA UTILITY SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING F.D.E.P. GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
16. CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.28%. MINIMUM AS BUILT 10" PVC SEWER LINE SLOPE WILL BE 0.2 0%. MINIMUM AS BUILT 12" PVC SEWER LINE SLOPE WILL BE 0.17%. MINIMUM AS BUILT 15" PVC SEWER LINE SLOPE WILL BE 0.12%. MINIMUM AS BUILT 18" PVC SEWER LINE SLOPE WILL BE 0.10%. MINIMUM AS BUILT 24" PVC SEWER LINE SLOPE WILL BE 0.08%. IF MINIMUM PIPE SLOPE IS NOT MET, THE PIPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRINTED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 150 GALLONS PER DAY, PER INCH OF PIPE DIAMETER PER MILE PER DAY AS MEASURED BETWEEN ADJACENT MANHOLES OVER A TWO (2) HOUR TESTING PERIOD.
   2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND
   3) LOW PRESSURE AIR LEAKAGE TEST, SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNIBELL PVC PIPE ASSOCIATION, PASSING THIS TEST SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF FIFTY (50) GALLONS PER DAY, PER INCH OF DIAMETER PER MILE OF SEWER.
9. DESIGN REQUIRES:
   1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL;
   2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND
   3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 5' MAX. COVER AT LOT CLEAN OUT.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.
3. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INNER FACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
4. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

PAVING AND DRAINAGE NOTES (CONTINUED):

5. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 3 INCHES ABOVE FINISHED GRADE.
7. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
9. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.3%.
10. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A.

SPECIFICATIONS

EROSION CONTROL NOTES:

1. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D EROSION PROTECTION STANDARDS. THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST ALSO MEET FDEP'S MINIMUM SPECIFICATIONS, SEE PART 5.1 OF THE GSP, WHICH REFERENCES THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.
2. CONTRACTOR IS RESPONSIBLE TO SUBMIT EROSION CONTROL PLAN TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
3. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING PONDS AND WETLAND/CONSERVATION AREAS ON OR OFF-SITE. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
5. A TWO FEET STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB OR AS OTHERWISE DETAILED IN THE APPROPRIATE SECTION. A TEMPORARY SOD STRIP OF 4' MIN. SHALL BE USED DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE TO THE REQUIREMENTS OF THE NPDES CONSTRUCTION GENERIC PERMIT (CGP). REFER TO PART 4 OF THE CGP, 62-621.300(4)(A), FOR ADDITIONAL INFORMATION.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED (PART 5.6). ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES, CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

RECORD DRAWING NOTES:

NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO THE FINAL INSPECTION BY THE CITY, THE DEVELOPER'S ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION SIGNED, SEALED AND DATED, THAT ALL RECORD DRAWING PLANS, ACCURATELY AND COMPLETELY REFLECT ANY AND ALL DEVIATIONS FROM OR CHANGES MADE TO THE CITY APPROVED CONSTRUCTION PLANS. THE SUBMITTAL SHALL INCLUDE ONE (1) COMPLETE SET OF SIGNED, SEALED AND DATED RECORD DRAWING PLANS. IN ADDITION TO THE PLANS THE DEVELOPER'S ENGINEER MUST ALSO SUBMIT ONE (1) ELECTRONIC COPY IN TIFF FORMAT (NOT PDF) AND ONE (1) ELECTRONIC COPY IN AUTOCAD 2013 (OR EARLIER VERSION) OF THE RECORD DRAWINGS TO THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCEPTANCE FOR THE IMPROVEMENTS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, RECLAIMED WATER STORM DRAINAGE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES SHALL BE BASED HORIZONTAL CONTROL DATUM NAD 1983 STATE PLANE FLORIDA EAST (US FEET) AND VERTICAL CONTROL DATUM NAVD88. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE SIZE, TYPE OF MATERIAL AND PRESSURE CLASS.
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
5. LOCATION OF ALL MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
6. DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS, GRADE ELEVATIONS AND SLOPE OF ALL MANHOLES SHALL BE SHOWN. SEWER LATERALS SHALL BE LOCATED ALONG THE MAINS MEASURED FROM THE NEAREST DOWNSTREAM MANHOLE.
7. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
8. THE INFORMATION LISTED IN ITEMS 2, 5, 6 AND 7, SHALL BE COMPILED BY A CERTIFIED PROFESSIONAL LAND SURVEYOR. SIGNED AND SEALED CERTIFICATION PREPARED BY THE SURVEYOR SHALL BE SUBMITTED TO THE CITY.
9. THE CERTIFIED RECORD DRAWINGS SHALL BE PRESENTED IN DIGITAL FORMAT. THE FORMAT SHALL BE A HIGH RESOLUTION TIFF IMAGE AS WELL AS AUTOCAD, AT THE SAME SIZE AND SCALE AS THE DEVELOPMENT PLAN. THE RECORD DRAWINGS SHALL CONSIST OF EACH SHEET THAT APPEARS IN THE APPROVED FINAL DEVELOPMENT PLAN, PLUS ANY ADDITIONAL PLAN SHEETS NECESSARY TO COMPLETE THE PROJECT CONSTRUCTION.
10. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED, AND DATED BY THE DEVELOPER'S ENGINEER AS BEING RECORD DRAWINGS. CONSTRUCTION PLANS SIMPLY STAMPED RECORD DRAWINGS NOT CERTIFYING THE ACCURACY OF THE LOCATION, ELEVATION AND CONFIRMATION OF SUCH UTILITIES WILL NOT BE ACCEPTED AND SHALL BE RETURNED TO THE DEVELOPER'S ENGINEER. THE "CERTIFICATE OF ACCEPTANCE" WILL NOT BE ISSUED UNTIL CORRECT RECORD DRAWINGS HAVE BEEN SUBMITTED.
11. COPIES OF ALL TESTING RESULTS AND SYSTEM CLEARANCE DOCUMENTATION FROM REGULATORY AGENCIES SHALL ALSO BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE "CERTIFICATION OF ACCEPTANCE".
12. THE FOLLOWING STATEMENT SHALL APPEAR ON EACH SHEET OF RECORD:

"RECORD DRAWINGS CONTAIN INFORMATION FURNISHED BY OTHERS. THE INFORMATION PROVIDED HAS BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE CORRECT AND ACCURATE, CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND IN MY JUDGEMENT DO NOT ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS."

WATER NOTES:

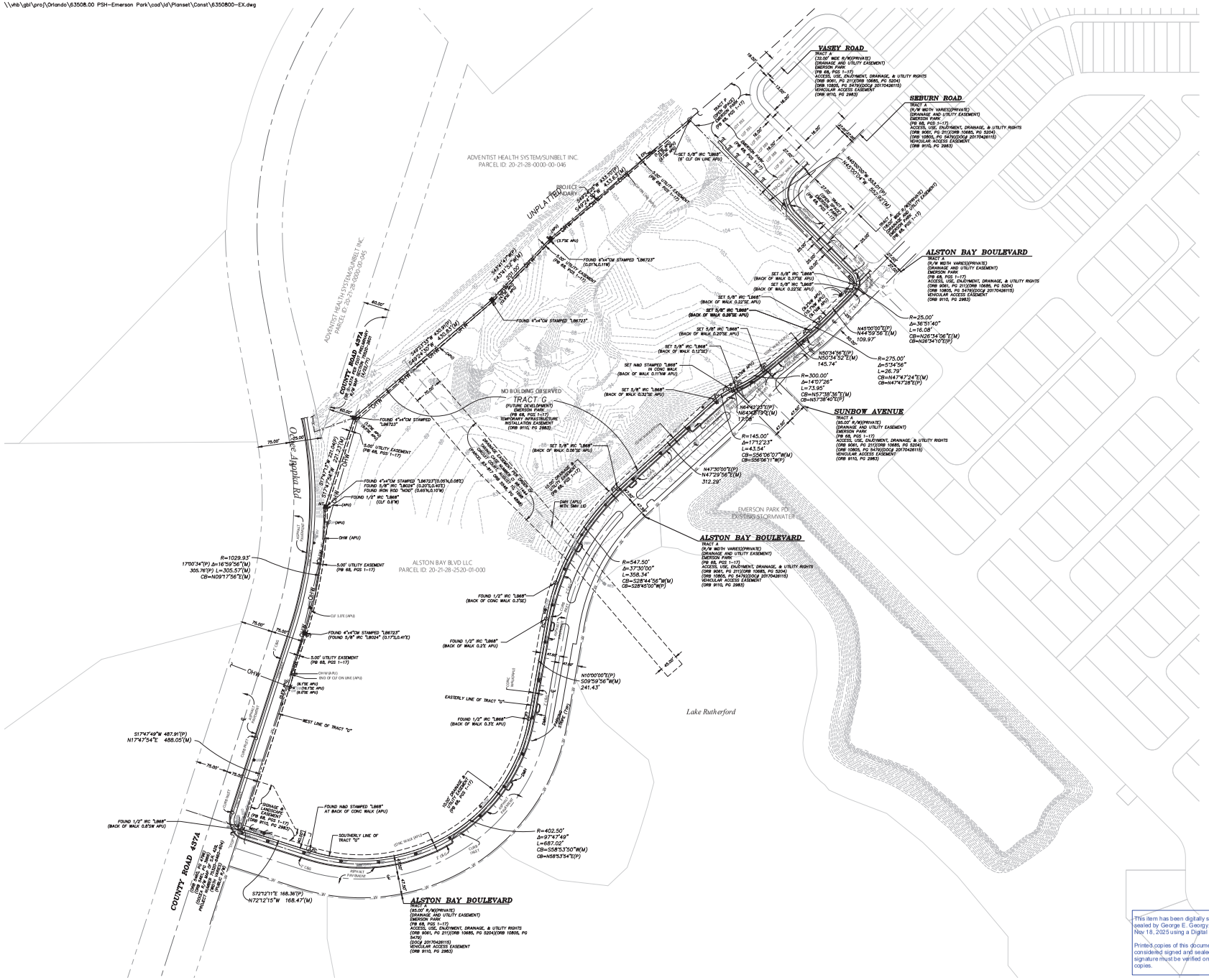
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN AND WASTEWATER MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT, AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 3 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE.
10. PIPE MATERIALS:
    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

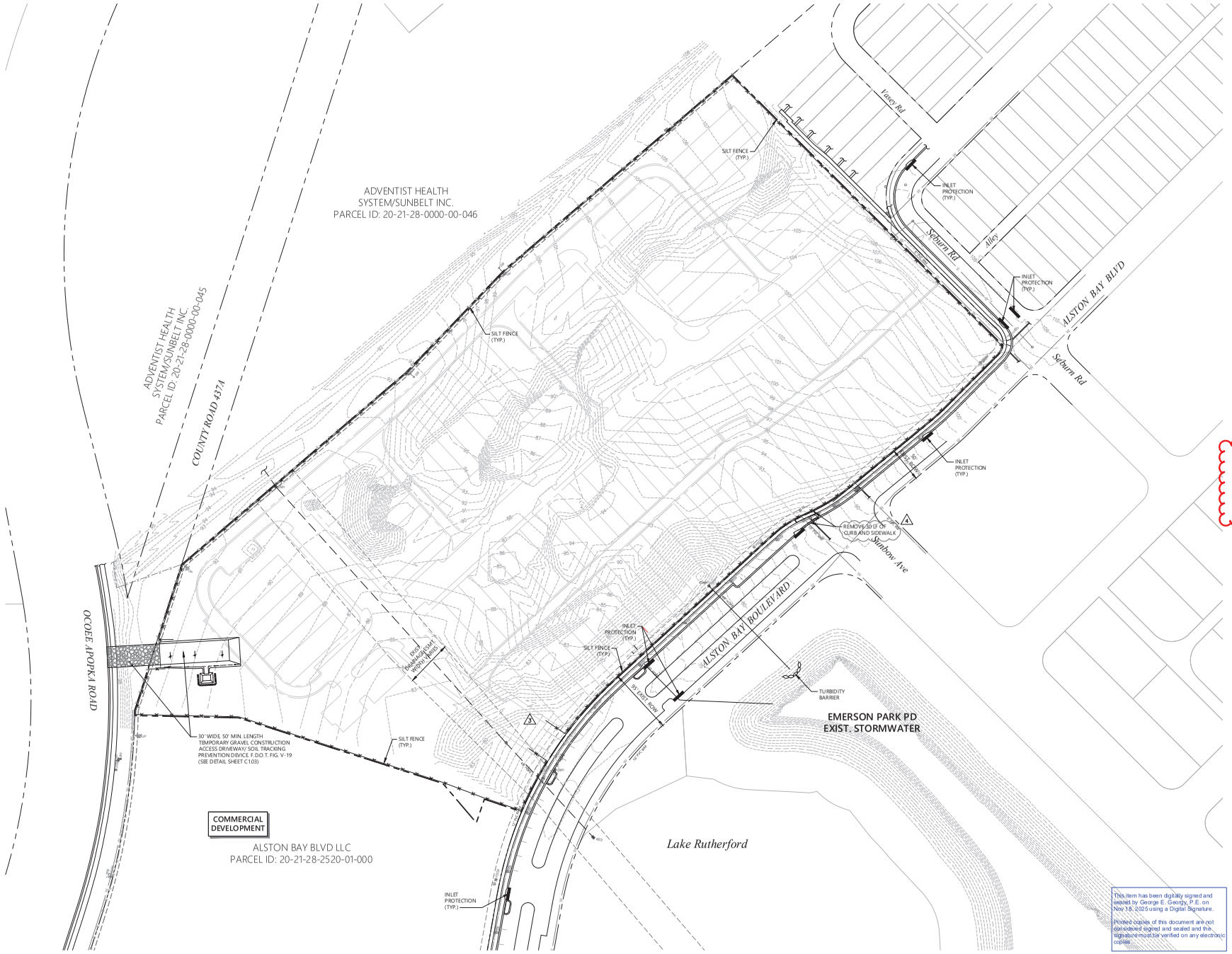
    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 52.2 WHICH INCLUDES A FULL DIAMETER FLUSH.
12. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6' ABOVE OR 12" BELOW GRAVITY SEWER MAIN CROSSINGS. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET, CENTERED ON POINT OF CROSSING, OF PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE PIPELINE SO THE WATER MAIN IS AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY - OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
13. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6' ABOVE OR 12" BELOW STORM SEWER CROSSINGS. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, OR THE STORM MAIN IS ABOVE THE WATER MAIN, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
14. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6' ABOVE OR 12" BELOW THE REUSE MAIN CROSSINGS. WHERE WATER MAINS AND UNRESTRICTED ACCESS REUSE PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE UNREST


\\vhb\gbl\proj\Orlando\63508.00 PSH-Emerson Park\cad\d\Planset\Const\6350800-EX.dwg
VASEY ROAD
TRACT F
(32.00' WIDE R/W)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
SIEBURN ROAD
TRACT A
(R/W WIDTH VARIES)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ALSTON BAY BOULEVARD
TRACT A
(R/W WIDTH VARIES)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
SUNBOW AVENUE
TRACT A
(50.00' R/W)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ALSTON BAY BOULEVARD
TRACT A
(R/W WIDTH VARIES)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ALSTON BAY BOULEVARD
TRACT A
(55.00' R/W)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046
ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-045
ALSTON BAY BLVD LLC
PARCEL ID: 20-21-28-2520-01-000
EMERSON PARK PD
EXISTING STORMWATER
NO BUILDING OBSERVED
TRACT O
(FUTURE DEVELOPMENT)
EMERSON PARK
(PB 68, PGS 1-17)
TEMPORARY INFRASTRUCTURE
INSTALLATION EASEMENT
(ORB 9110, PG 2983)
Lake Rutherford
COUNTY ROAD 437A
Clover Apopka Rd
PROJECT BOUNDARY
UNPLATTED
S17°47'49"W 487.91'(P)
N17°47'54"E 488.05'(M)
S72°12'11"E 168.36'(P)
N72°12'15"W 168.47'(M)
R=1029.93'
17°00'34"(P) Δ=16°59'56"(M)
305.76'(P) L=305.57'(M)
CB=N09°17'56"E(M)
R=547.50'
Δ=37°30'00"
L=358.34'
CB=S28°44'56"W(M)
CB=S28°45'00"W(P)
R=402.50'
Δ=97°47'49"
L=687.02'
CB=S58°53'50"W(M)
CB=N58°53'54"E(P)
R=25.00'
Δ=36°51'40"
L=16.08'
CB=N26°34'06"E(M)
CB=N26°34'10"E(P)
R=275.00'
Δ=5°34'56"
L=26.79'
CB=N47°47'24"E(M)
CB=N47°47'28"E(P)
R=300.00'
Δ=140°7'26"
L=73.95'
CB=N57°38'36"E(M)
CB=N57°38'40"E(P)
R=145.00'
Δ=171°2'23"
L=43.54'
CB=S56°06'07"W(M)
CB=S56°06'11"W(P)
N10°00'00"E(P)
N09°59'56"E(M)
109.97'
N10°00'00"E(P)
509°59'56"W(M)
241.43'
N47°30'00"E(P)
N47°29'56"E(M)
312.29'
N44°23'3"E(P)
N44°23'19"E(M)
17.58'
N45°00'00"E(P)
N44°59'56"E(M)
N50°34'56"(P)
N50°34'52"E(M)
145.74'
S45°25'04"W 433.01'(P)
S45°24'53"W 433.15'(M)
S45°25'04"W 433.01'(P)
S45°24'53"W 433.15'(M)
N45°00'00"W 553.02'(P)
N44°59'56"W 553.15'(M)
S17°47'49"W 221.29'(P)
S17°47'54"W 221.29'(M)
S17°47'49"W 487.91'(P)
N17°47'54"E 488.05'(M)
S72°12'11"E 168.36'(P)
N72°12'15"W 168.47'(M)
S17°47'49"W 487.91'(P)
N17°47'54"E 488.05'(M)
S72°12'11"E 168.36'(P)
N72°12'15"W 168.47'(M)
FOUND 4"x4"CM STAMPED "LB6723"
FOUND 4"x4"CM STAMPED "LB6723"(0.05'N,0.08'E)
FOUND 5/8" IRC "LB626" (0.20'S,0.40'E)
FOUND IRON ROD "NOID" (0.65'N,0.10'W)
FOUND 1/2" IRC "LB68"
(CLF 0.6'W)
FOUND 4"x4"CM STAMPED "LB6723"
FOUND 5/8" IRC "LB626" (0.17'S,0.41'E)
FOUND 1/2" IRC "LB68"
(BACK OF CONC WALK 0.75'E)
FOUND 1/2" IRC "LB68"
(BACK OF WALK 0.2'E APU)
FOUND 1/2" IRC "LB68"
(BACK OF WALK 0.3'E APU)
FOUND 1/2" IRC "LB68"
(BACK OF WALK 0.75'W APU)
FOUND N&D STAMPED "LB68"
AT BACK OF CONC WALK (APU)
SET 5/8" IRC "LB68"
(6" CLF ON LINE APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.37'E APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.22'E APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.22'E APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.29'SE APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.20'SE APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.12'SE)
SET N&D STAMPED "LB68"
IN CONC WALK
(BACK OF WALK 0.11'NW APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.32'SE APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.08'SE APU)
SET 5/8" IRC "LB68"
(BACK OF WALK 0.08'SE APU)
5.00' UTILITY EASEMENT
(PB 68, PGS 1-17)
OHW (APU)
OHW (BRK)
(6.5'SE APU)
(6.6'SE APU)
CLF LOT(APU)
CLF LOT LINE (APU)
OHW (APU)
WEST LINE OF TRACT "O"
EASTERLY LINE OF TRACT "O"
SOUTHERLY LINE OF TRACT "O"
DRAINAGE & LANDSCAPE EASEMENT
(PB 68, PGS 1-17)
(ORB 9110, PG 2983)
STORM DRAINAGE & UTILITY EASEMENT
(PB 68, PGS 1-17)
DRAINAGE EASEMENT PER TRACT "O"
(PB 68, PGS 1-17)
(ORB 9110, PG 2983)
STORM DRAINAGE & UTILITY EASEMENT
(PB 68, PGS 1-17)
DMH (APU)
WITH SMH (4)
CURB INLET
CONC WALK (APU)
CONCRETE
ASPHALT
PAVEMENT
CURB
SIDEWALK
CONCRETE
CURB

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SILT FENCE
- INLET PROTECTION
- TURBIDITY BARRIER

NOTE:
EROSION AND SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH F.D.O.T. "EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL", LATEST EDITION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 30 60 120 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan — Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Erosion Control & Demo Plan**

GEORGE EMIL GEORGE — LICENSE NO. 84318 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George E. George, P.E. on Nov 18, 2025 using a Digital Signature.

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.02

Sheet of

Project Number: 63508.00

Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted Tuesday, November 18, 2025 5:04:32 PM Jordan Fisher

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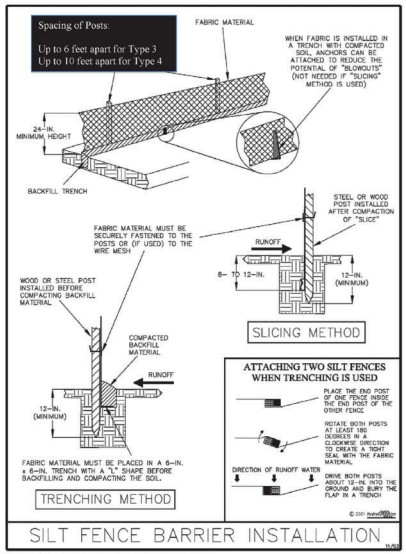


Figure V-2: Illustration of a Silt Fence Barrier

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NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.

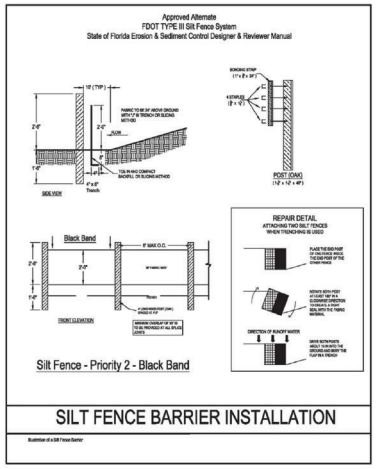


Figure V-3: Illustration of Silt Fence Priority 2 – Black Band

NOTES

- The life of the product is determined at the point in which it is no longer effective or needed to do the job for which it is designed (Approximately one year).
- Installation Specifications: The method of installation for the Priority 2 Silt Fence is an integral part of the system and is unlike other installation practices. The specifically designed process includes wood (oak) stakes and wood bonding strips placed at six (6') foot intervals. The silt fence shall be installed in a trench 4" wide and 8" deep. Installation of trenches over 4" wide are not recommended. Stakes are driven to a depth, which allows 24" of fabric to be above ground. The bonding strips (typically 1" x 3/8" x 24") are attached to the stake with 1" x 1 ¼" staples. Four staples are used to secure the fabric in place against the 1 1/8" x 1 1/8" oak posts. This installation bonds the fabric to the vertical support post. The remaining fabric is now tucked into the trench forming a "J" and when filled with dirt creates a "ground bite". With its firm attachment to each post, the load is now spread to the total linear strength of all the posts within the system.
- *Any variance from the material specifications installation requirements may alter the performance of this product.* The product is available pre-staked to these specifications.

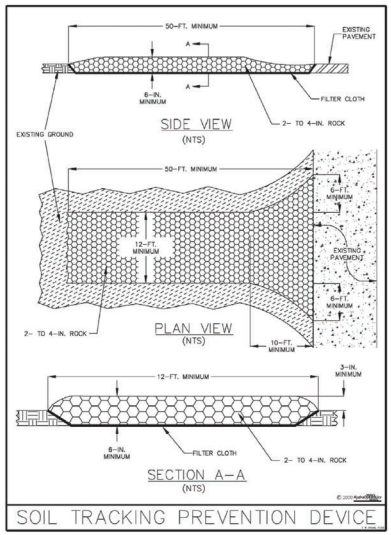


Figure V-19: Illustration of a Soil Tracking Prevention Device

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Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: UNF

Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title: Erosion Control Details

Drawing Number: C1.03
Sheet: of

Project Number: 63508.00

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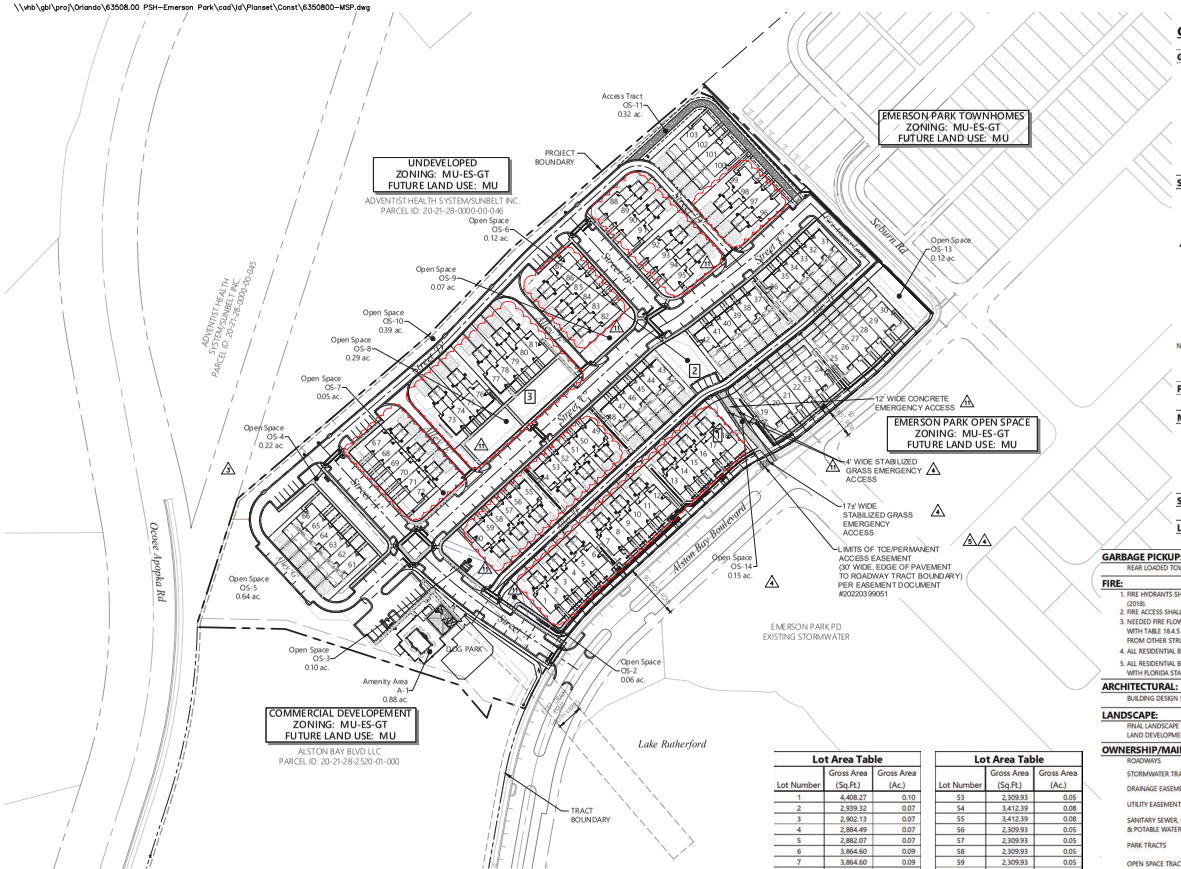
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GEORGE EMILE GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Plotted: Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted Tuesday, November 18, 2025 5:04:50 PM Jordan Fisher

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DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. ALL PROPOSED CHANGES ARE CLOUDED.

GENERAL SITE DATA:

GENERAL:

ZONING	MU-ES-GT
FUTURE LAND USE	MU
PROPOSED UNITS (included in MDP)	103
TOTAL GROSS ACRES	14.23 Ac.
TOTAL SURFACE WATER ACRES	0.00 Ac.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	14.23 Ac.
OPEN SPACE	3.40 Ac.
TOTAL STORMWATER PROVIDED	1.07 Ac.
PRIVATE ROADWAYS	3.78 Ac.
DENSITY	7.24 DU/Ac.

SITE / LOT DATA:

PRODUCT TYPE	TOWNHOME
NUMBER OF UNITS	103
MAX. BUILDING HEIGHT	45' (2 STORIES)
MIN. LOT WIDTH (PROVIDED)	20'
MIN. LOT DEPTH (PROVIDED)	104'
MIN. LIVING AREA	1,000 S.F. (1)
MAX. LOT COVERAGE	75% (2)
MIN. BUILDING SETBACKS:	
FRONT/STREET SIDE	15'
REAR	20'
SIDE	7.5'
PORCH	4'
DRIVEWAYS (CORNER LOTS)	40' TO CENTER OF INTERSECTION

NOTES:
(1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF TOWNHOME, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
(2) THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE.
(3) THE MINIMUM DISTANCE BETWEEN STRUCTURES IS FIFTEEN (15) FEET.

PHASING:
THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA	
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA	
ELECTRIC SERVICE:	DUKE ENERGY	
FIRE PROTECTION:	CITY OF APOPKA	
SCHOOL AGE POPULATION:	61	(103 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	1528	
P.M. PEAK HOUR TRIPS:	152	

SIGNAGE:
SIGNAGE SHALL COMPLY WITH ARTICLE VIII (SIGNS) OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LIGHTING:
LIGHTING SHALL COMPLY WITH ARTICLE II OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE AND FLORIDA STATUTE 633.027 REGARDING LIGHTWEIGHT FRAME TRUSS CONSTRUCTION.

GARBAGE PICKUP:
REAR LOADED TOWNHOME UNITS TO BE PICKED UP AT REAR/ALLEY.

FIRE:
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 6th EDITION (2018).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018).
3. NEEDED FIRE FLOW FOR TOWNHOME BUILDINGS SHALL BE AS FOLLOWS: BUILDINGS 5,000 SQUARE FEET OR LESS: 1,000 GPM; BUILDINGS EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018), REDUCTION OF FIRE FLOW MAY BE PERMITTED IF A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2018 EDITION, FFPC 6TH EDITION (2018).
4. ALL RESIDENTIAL BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM AND MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM PER CITY OF APOPKA'S ORDINANCE NO. 2722.
5. ALL RESIDENTIAL BUILDINGS OF THREE UNITS OR MORE THAT USE LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL BE MARKED WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL, IN COMPLIANCE WITH FLORIDA STATUTE 633.027.

ARCHITECTURAL:
BUILDING DESIGN SHALL COMPLY WITH CITY OF APOPKA'S CURRENT RESIDENTIAL DESIGN STANDARDS, SEC 5.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LANDSCAPE:
FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SEC 5.2 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
STORMWATER TRACTS	N/A	
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5' SIDEWALK	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED (10%) ACRES	OPEN SPACE ACRES	
14.23	1.42	AMENITY AREA	0.88 ac.
		OPEN SPACE	2.52 ac.
		TOTAL	3.40 ac.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBER	20-21-28-2520-02-000			
EXISTING FUTURE LAND USE	ANNEX			
PROPOSED FUTURE LAND USE	MIXED-USE			
EXISTING ZONING	MU-ES-GT			
PROPOSED ZONING	MU-ES-GT			
ADJACENT FUTURE LAND USE	NORTH: MIXED-USE	SOUTH: MIXED-USE	EAST: MIXED-USE	WEST: MIXED-USE
ADJACENT ZONING	NORTH: ADDR	SOUTH: MIXED-ED	EAST: MIXED-EC	WEST: MIXED-EC
ACREAGE/SQUARE FOOTAGE	14.23 ac			
BUILDING HEIGHT	PROPOSED: 35'		MAX : 45'	
NET DENSITY	PROPOSED: 7.17 Du/ac		MAX: 10 Du/ac	
BUILDING SETBACKS	PROPOSED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'* REQUIRED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'*			
PARKING SPACES	PROVIDED: 476 REQUIRED: 169			
NUMBER OF EMPLOYEES	N/A			
PROPOSED NUMBER OF BEDS	N/A			
WAIVER REQUEST	YES:	NO: X		
VARIANCE REQUEST	YES:	NO: X		

Ownership/Maintenance Table

Tract	Description	Area (Ac.)	Ownership/Maintenance
OS-2	Open Space	0.06	Homeowners Association
OS-3	Open Space	0.10	Homeowners Association
OS-4	Open Space	0.22	Homeowners Association
OS-5	Open Space	0.64	Homeowners Association
OS-6	Open Space	0.12	Homeowners Association
OS-7	Open Space	0.09	Homeowners Association
OS-8	Open Space	0.29	Homeowners Association
OS-9	Open Space	0.07	Homeowners Association
OS-10	Open Space	0.39	Homeowners Association
OS-11	Access Tract	0.32	Homeowners Association
OS-13	Open Space	0.12	Homeowners Association
OS-14	Open Space	0.15	Homeowners Association
A-1	Amenity Area	0.88	Homeowners Association

Green Design Items

Items	Credits	Notes
Use pervious pavement on at least 50 percent of parking lot and driveway area in development.	1.00	All driveways will be constructed with brick pavers.
Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.75	An EV charging receptacle will be provided within every garage unit.
Use vegetation or vegetated structures to shade HVAC units.	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Install operable windows to allow for natural ventilation in the event of power failures.	0.25	All standard windows (excluding ornamental windows and bathroom windows) will be operable.
Use central air conditioners that are Energy Star qualified.	0.50	All HVAC's installed on site will be Energy Star Qualified.
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels.	1.50	75 percent of residential dwelling units will be pre-wired for solar panels.
Limit turf grass to 40 percent of the landscaped area.	0.50	Turf grass has been limited to 40 percent of the landscaped areas
Points Required (Per Section 5.11.4)	**4.00**	
Total Points Provided*	**4.75**	

*NOTE: The development will achieve the required four (4.0) green building points from the items listed above

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
1	4,408.27	0.10
2	2,939.32	0.07
3	2,902.13	0.07
4	2,884.49	0.07
5	2,882.07	0.07
6	3,864.60	0.09
7	3,864.60	0.09
8	2,882.07	0.07
9	2,882.07	0.07
10	2,882.07	0.07
11	2,882.07	0.07
12	4,257.61	0.10
13	4,257.61	0.10
14	2,882.07	0.07
15	2,882.07	0.07
16	2,882.07	0.07
17	2,883.95	0.07
18	3,943.73	0.09
19	4,047.02	0.09
20	3,043.67	0.07
21	3,036.19	0.07
22	3,024.23	0.07
23	3,012.27	0.07
24	4,223.38	0.10
25	4,402.40	0.10
26	3,017.69	0.07
27	3,023.24	0.07
28	3,006.70	0.07
29	2,988.71	0.07
30	3,979.36	0.09
31	3,126.79	0.07
32	2,331.92	0.05
33	2,331.92	0.05
34	2,331.92	0.05
35	2,333.30	0.05
36	3,308.74	0.08
37	3,301.21	0.08
38	2,332.95	0.05
39	2,332.95	0.05
40	2,332.95	0.05
41	2,332.95	0.05
42	3,130.81	0.07
43	3,096.75	0.07
44	2,309.93	0.05
45	2,309.93	0.05
46	2,309.93	0.05
47	2,309.93	0.05
48	3,412.39	0.08
49	3,412.39	0.08
50	2,309.93	0.05
51	2,309.93	0.05
52	2,309.93	0.05

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
53	2,309.93	0.05
54	3,412.39	0.08
55	3,412.39	0.08
56	2,309.93	0.05
57	2,309.93	0.05
58	2,309.93	0.05
59	2,309.93	0.05
60	3,414.82	0.08
61	3,643.74	0.08
62	2,596.00	0.06
63	2,596.00	0.06
64	2,596.00	0.06
65	2,596.00	0.06
66	3,481.00	0.08
67	3,703.69	0.09
68	2,596.00	0.06
69	2,596.00	0.06
70	2,596.00	0.06
71	2,596.00	0.06
72	3,481.00	0.08
73	5,408.00	0.12
74	2,970.66	0.07
75	2,954.87	0.07
76	3,956.20	0.09
77	3,992.05	0.09
78	3,014.34	0.07
79	3,046.49	0.07
80	3,078.65	0.07
81	5,322.55	0.12
82	3,481.00	0.08
83	2,596.00	0.06
84	2,596.00	0.06
85	2,596.00	0.06
86	2,596.00	0.06
87	3,549.17	0.08
88	3,631.53	0.08
89	2,683.98	0.06
90	2,684.00	0.06
91	3,599.00	0.08
92	3,599.00	0.08
93	2,684.00	0.06
94	2,684.00	0.06
95	4,269.76	0.10
96	3,816.69	0.09
97	2,740.03	0.06
98	2,738.49	0.06
99	4,042.69	0.09
100	4,039.34	0.09
101	2,732.42	0.06
102	2,730.88	0.06
103	3,701.34	0.08

Block Size Chart

Block ID	Perimeter (ft.)
1	1,952
2	1,986
3	1,412
Average	1,783

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND
PROJECT BOUNDARY
TRACT BOUNDARY
1 BLOCK ID

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF | Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

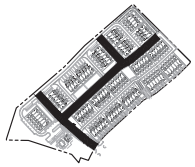
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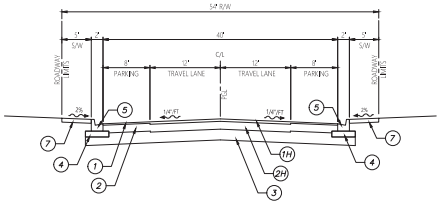
GEORGE E. GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.05
Sheet of
Project Number: 63508.00

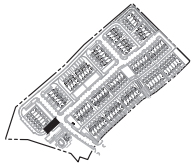


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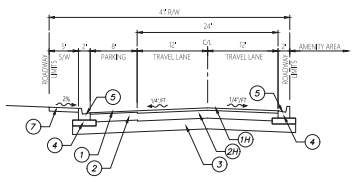


A - Typical Road Section (54')

N.T.S.

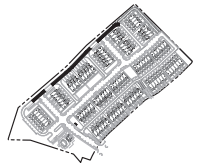


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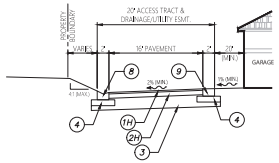


B - Typical Pavement Section

N.T.S.

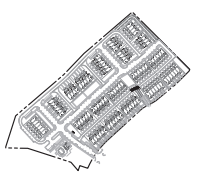


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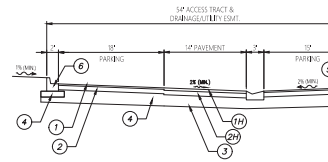


C - Typical Pavement Section

N.T.S.

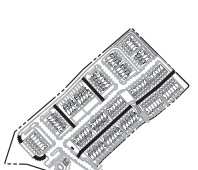


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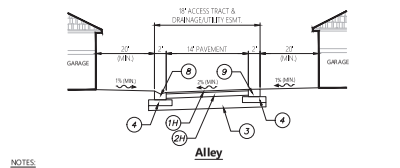


D - Typical Pavement Section

N.T.S.



KEY MAP

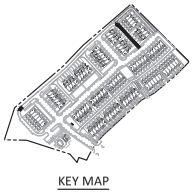


NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN AR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

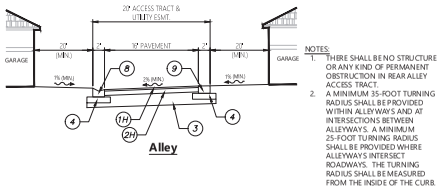
E - Typical Pavement Section

N.T.S.

KEY MAP



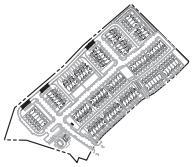
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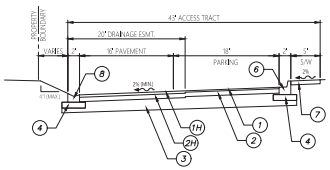
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

F - Typical Pavement Section

N.T.S.

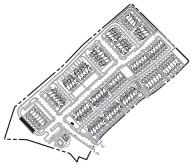


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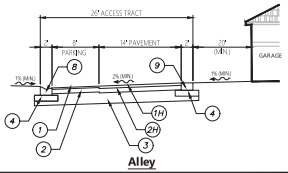


G - Typical Pavement Section

N.T.S.



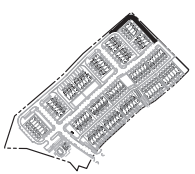
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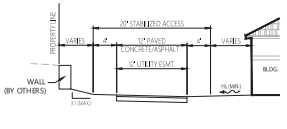
NOTES:
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H - Typical Pavement Section

N.T.S.

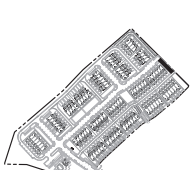


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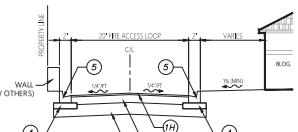


I - Typical Pavement Section

N.T.S.



KEY MAP



K - Typical Pavement Section

N.T.S.

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND:

1. 1 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
1H. 2 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
2. 6" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
ALTERNATE:
6" (IN.) SOIL-CEMENT BASE (MIN. 7-DAY STRENGTH OF 300 P.S.I. MIXED IN PLACE/PLANT MIXED) (COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-558 OR GREATER)
2H. 8" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
3. 12" (IN.) STABILIZED SUBGRADE (LBR 40) (COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY PER ASTM D 1557)
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5. TYPE 'F' CONCRETE CURB
6. TYPE 'F' CONCRETE CURB (MODIFIED -SPILL OUT)
7. 4" (IN.) CONC. SIDEWALK (3000 P.S.I.)
8. TYPE 'DROP CURB' CONCRETE CURB
9. 2' RIBBON CURB

* FOR DETAILS ON PAVEMENT SECTIONS, SEE REPORT BY UNIVERSAL ENGINEERING SCIENCES, DATED OCTOBER 14, 2019.
**CRUSHED CONCRETE BASE WITHIN PUBLIC RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF SECTION 204-2 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Typical Sections & Details

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

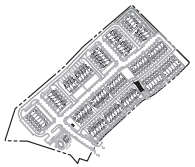
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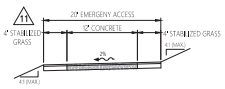
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.06

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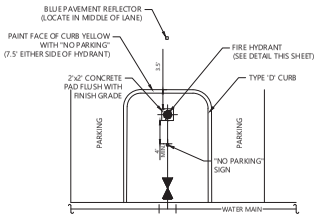
Project Number: 63508.00





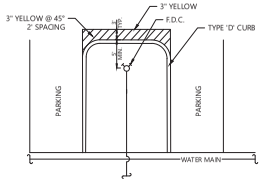
J - Typical Stabilized Emergency Access Section

N.T.S.



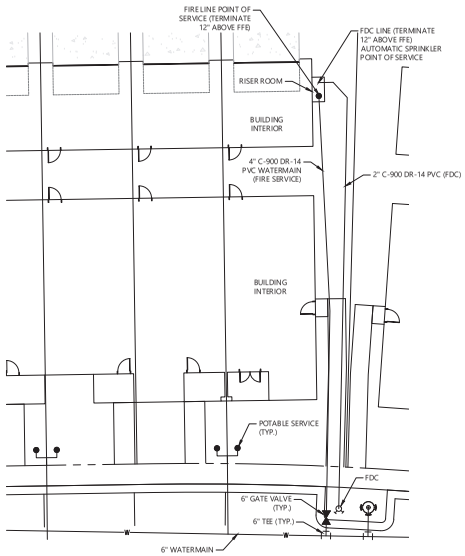
Typical Fire Hydrant Location Detail

N.T.S.



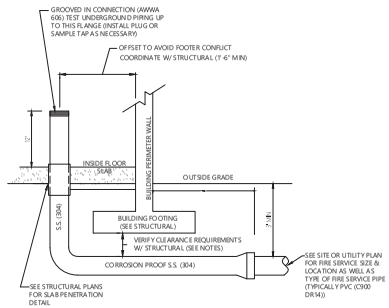
Typical Fire Connection Location Detail

N.T.S.



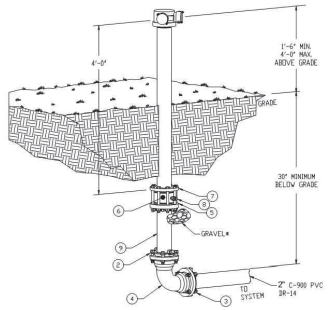
Typical Fire Line Point of Service Detail

N.T.S.



Typical Fire Riser Stub-up Detail

N.T.S.



2" FDC REMOTE W/BALL DRIP ON CHECK VALVE BELOW GRADE

Typical FDC Detail

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

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Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Vertical Datum NAVD88

Drawing Title: Typical Sections & Details

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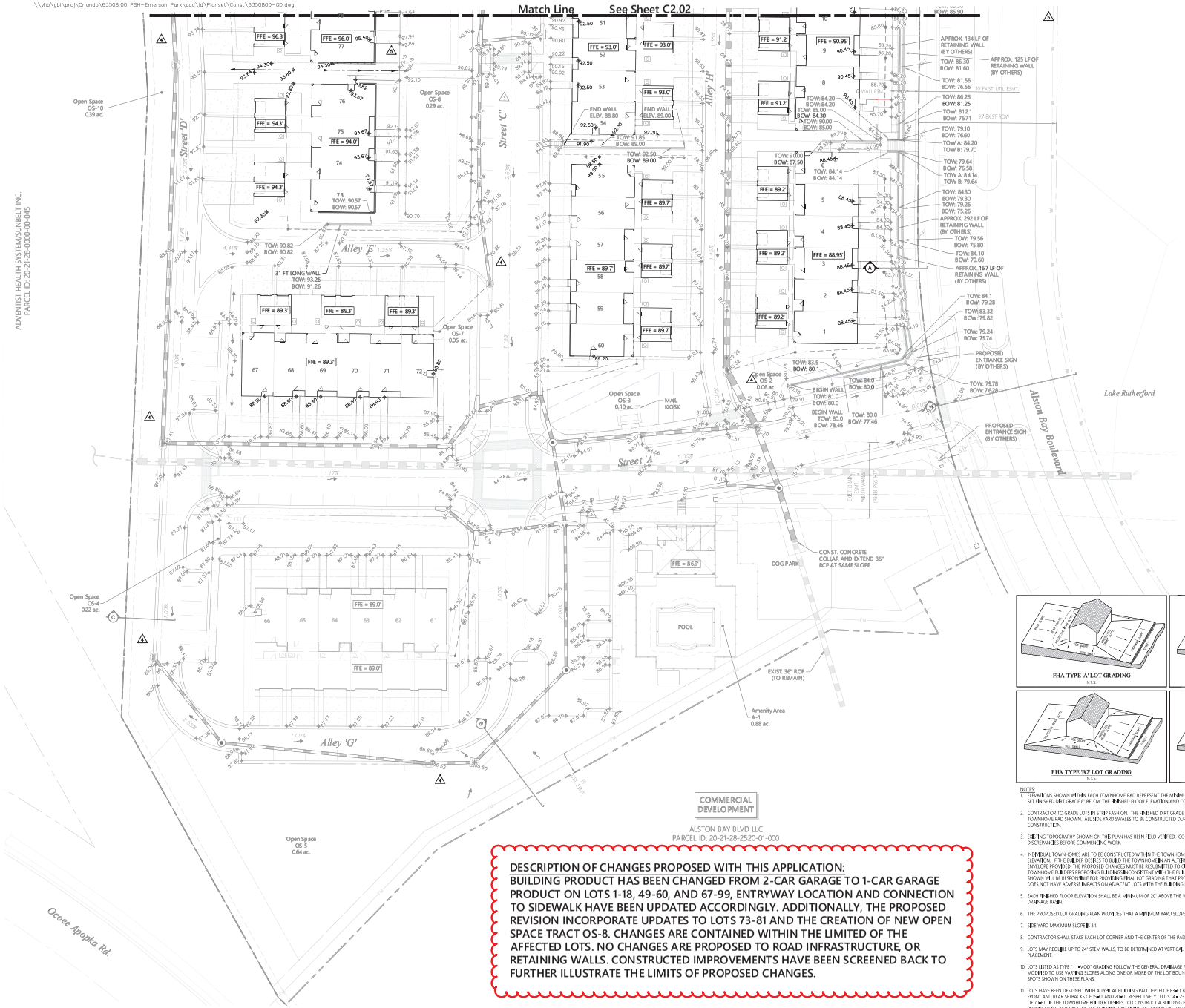
George E. George, P.E. P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number: C1.07

Sheet of

Project Number: 63508.00



DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

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0 15 30 60 Feet

NOTES:

1. ELEVATIONS SHOWN WITHIN EACH TOWNHOME PAD REPRESENT THE MINIMUM DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. CONTRACTOR TO GRADE LOTS IN STRIP FASHION. THE FINISHED DIRT GRADE ELEVATION IS TO BE CONSISTENT OVER THE ENTIRE AREA OF TOWNHOME PAD SHOWN. ALL SIDE YARD SWALES TO BE CONSTRUCTED DURING FINAL TOWNHOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. INDIVIDUAL TOWNHOMES ARE TO BE CONSTRUCTED WITHIN THE TOWNHOME PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE TOWNHOME IN AN ALTERNATE LOCATION OR BUILD A TOWNHOME LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO CITY OF APOPKA ENGINEERING FOR APPROVAL. INDIVIDUAL TOWNHOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE TOWNHOME AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS.
5. EACH FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 20" ABOVE THE 100 YEAR, 24 HOUR STORM ELEVATION FOR ITS RESPECTIVE DRAINAGE BASIN.
6. THE PROPOSED LOT GRADING PLAN PROVIDES THAT A MINIMUM YARD SLOPE OF 1% IS MAINTAINED UNLESS OTHERWISE NOTED.
7. SIDE YARD MAXIMUM SLOPE IS 3:1.
8. CONTRACTOR SHALL STAKE EACH LOT CORNER AND THE CENTER OF THE PAD.
9. LOTS MAY REQUIRE UP TO 24" STEM WALLS, TO BE DETERMINED AT VERTICAL BUILDING PERMIT BASED ON FINAL BUILDING PRODUCT AND PLACEMENT.
10. LOTS LISTED AS TYPE "__-MOD" GRADING FOLLOW THE GENERAL DRAINAGE PATTERNS OF THE PARENT LOT GRADING TYPE, BUT HAVE BEEN MODIFIED TO USE VARYING SLOPES ALONG ONE OR MORE OF THE LOT BOUNDARIES. LOTS SHOULD BE GRADED AS SHOWN BY THE SPECIFIC SPOTS SHOWN ON THESE PLANS.
11. LOTS HAVE BEEN DESIGNED WITH A TYPICAL BUILDING PAD DEPTH OF 85'-7 BASED ON A TYPICAL LOT DEPTH OF 118'-7 AND THE APPROVED FRONT AND REAR SETBACKS OF 15'-7 AND 20'-7, RESPECTIVELY. LOTS 14 – 25 HAVE BEEN DESIGNED WITH A REDUCED BUILDING PAD DEPTH OF 75'-7. IF THE TOWNHOME BUILDER DESIRES TO CONSTRUCT A BUILDING PRODUCT THAT MEETS THE FRONT AND REAR SETBACK REQUIREMENTS BUT EXCEEDS THE BUILDING PAD LIMITS AS SHOWN ON THESE PLANS, THEN MODIFICATIONS TO THE LOT GRADING PLAN SHALL BE REQUIRED IN CONJUNCTION WITH THE VERTICAL BUILDING PERMIT SUBMITTAL FOR THE AFFECTED LOTS.

DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.

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Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION
- YARD DRAIN (BY OTHERS)

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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8	Field Revisions	02/12/2024	
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11	Field Revisions	11/14/2025	

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Vertical Datum NAVD88

Drawing Title: Grading Plan

GEORGE EMILE GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

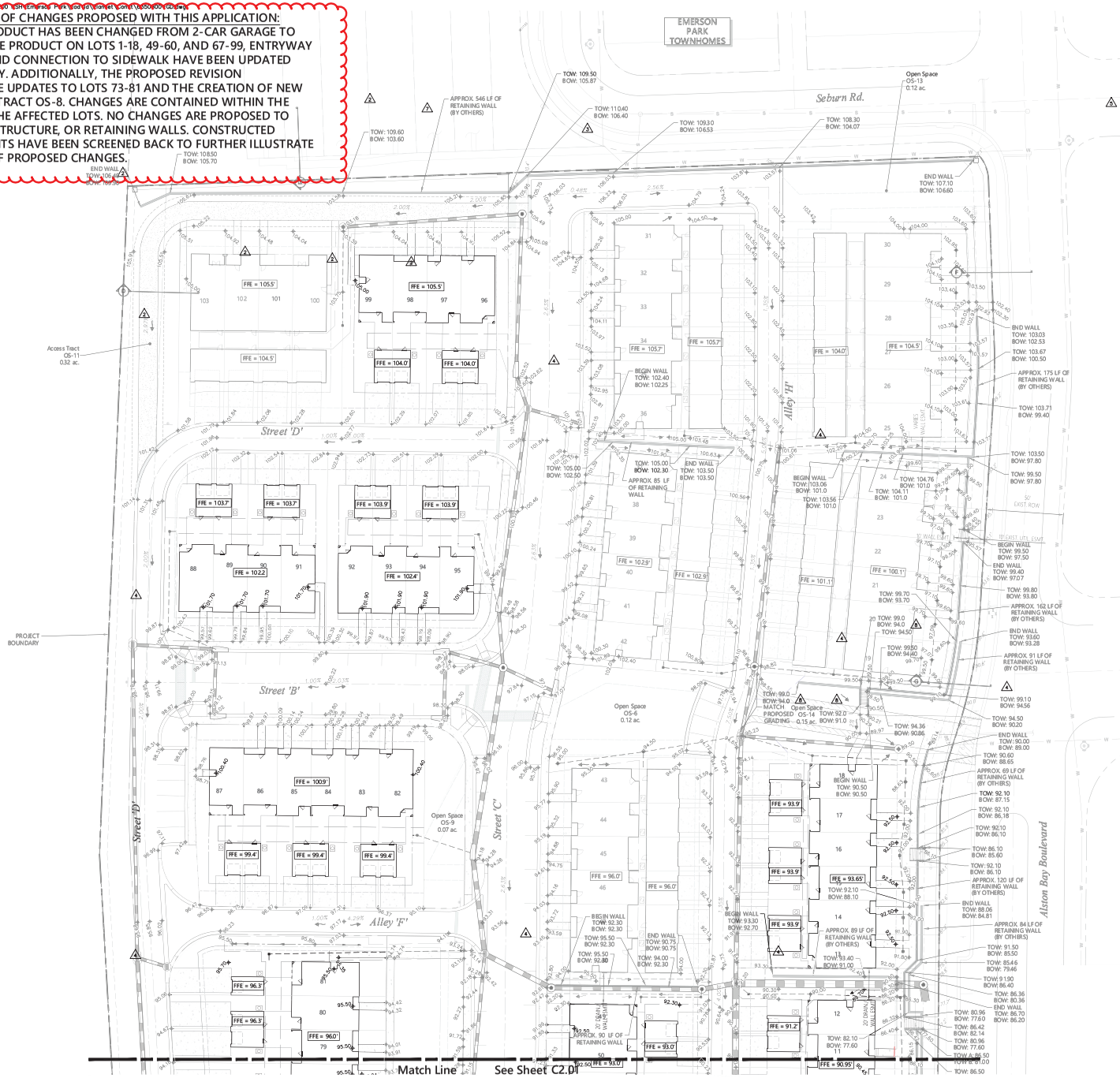
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Sheet of

Project Number: 63508.00

\\vhb\proj\Orlando\63508.00 - Emerson Park Land Development\dgn\C2.00 Grading.dgn

DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.



Yard Drain Structure Schedule

Number	Top	Inv
YD-11	85.6	82.62
YD-12	85.6	82.4
YD-13	86.25	81.99
YD-14	91.3	88.8
YD-15	91.5	88.58
YD-16	91.5	88.42
YD-17	91.5	88.18
YD-18	91.5	87.98
YD-19	91.5	87.7
YD-20	91.6	87.56
YD-21	99.0	96.5
YD-22	99.0	96.22
YD-23	99.0	96.0
YD-24	99.1	95.78
YD-25	99.1	95.63
YD-26	99.1	95.4
YD-27	98.5	95.25
YD-28	103.1	100.6
YD-29	103.0	100.32
YD-30	103.0	100.1
YD-31	103.1	99.88
YD-32	103.1	99.7
YD-33	103.1	99.5
YD-34	103.0	99.29

EMERSON PARK OPEN SPACE

EMERSON PARK PD EXISTING STORMWATER

DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION

0 15 30 60 Feet

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Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Drawing Title: **Grading Plan**

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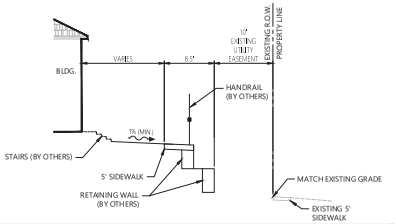
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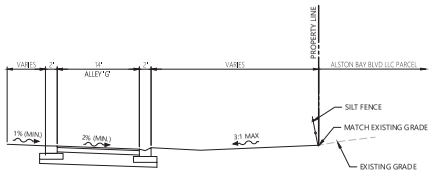
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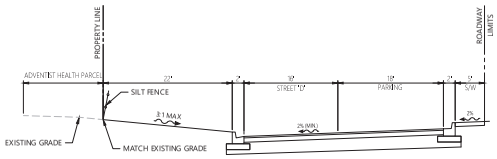
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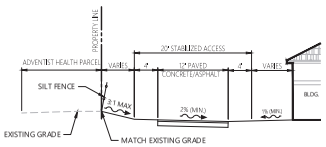
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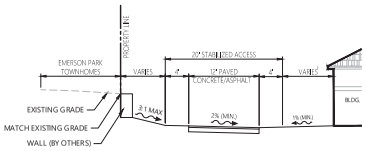
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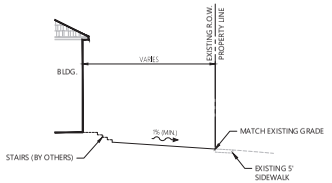
C - Typical Grading Section
N.T.S.



D - Typical Grading Section
N.T.S.

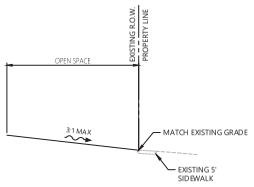


E - Typical Grading Section
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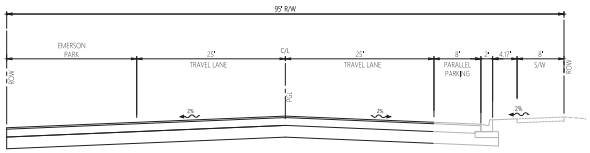


F - Typical Grading Section
N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE GRADING DETAILS WITH THIS APPLICATION.



G - Typical Grading Section
N.T.S.



H - Typical Grading Section
N.T.S.

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
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Designed by: JR | Checked by: UNF

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Drawing Title: Grading Details

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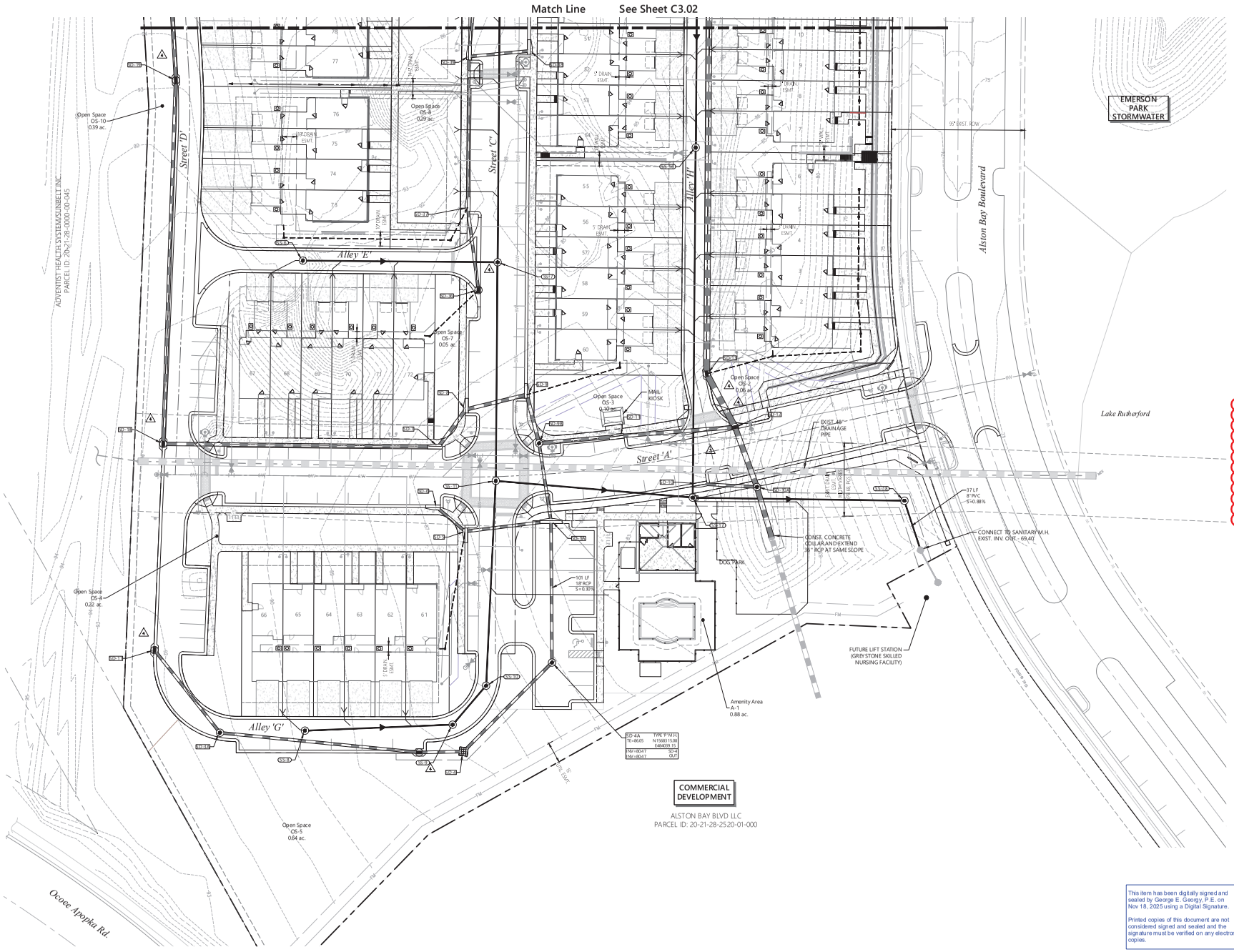
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DATE: Nov. 18, 2025

Drawing Number: C2.03

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Project Number: 63508.00

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

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Drawing Title: Drainage & Wastewater Plan

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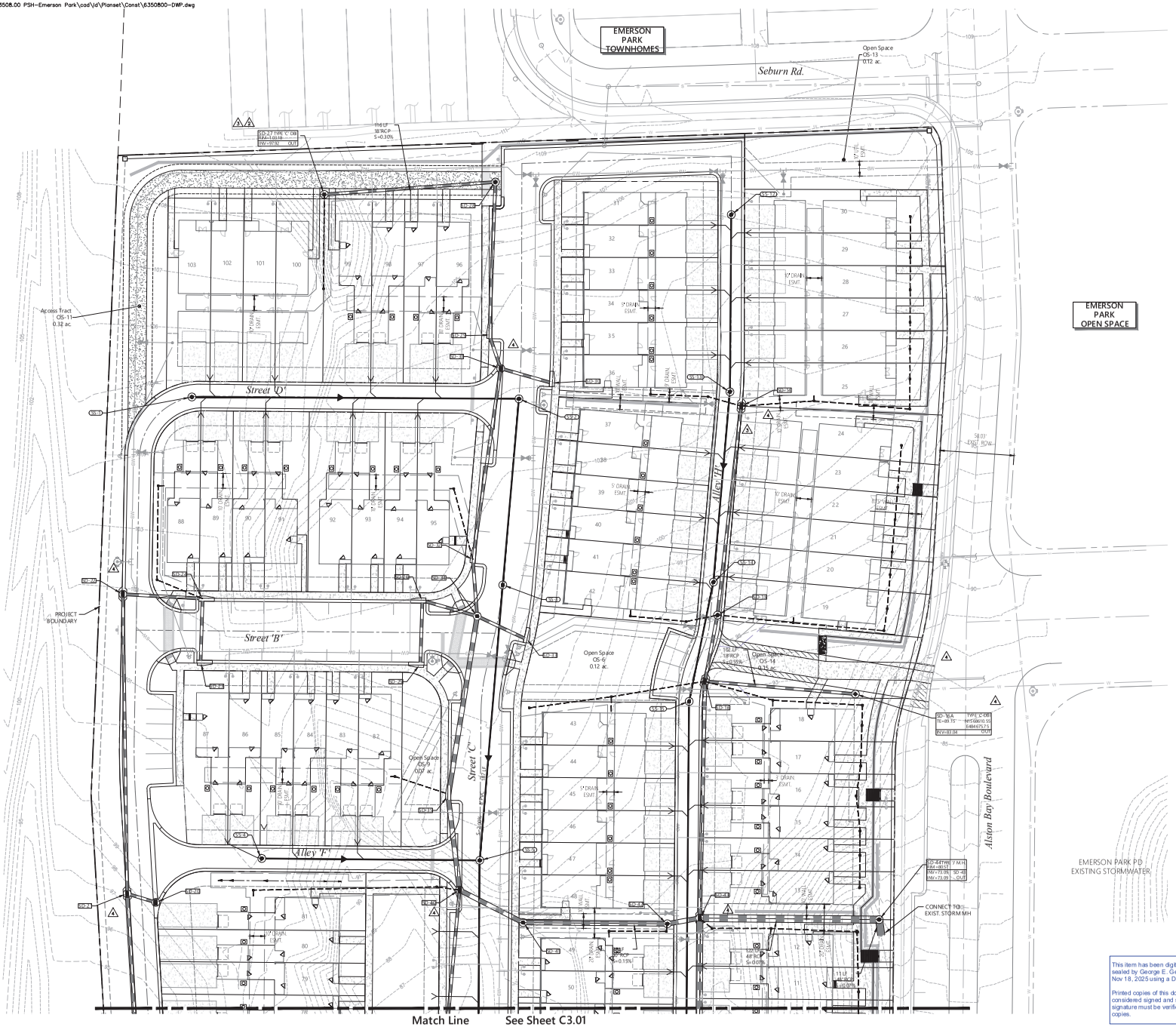
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Project Number: 63508.00

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

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Designed by JR | Checked by UNF

Issued for: Revisions to Construction Site Plan — Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Drainage & Wastewater Plan**

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P.E. # 84318
DATE: Nov. 18, 2025

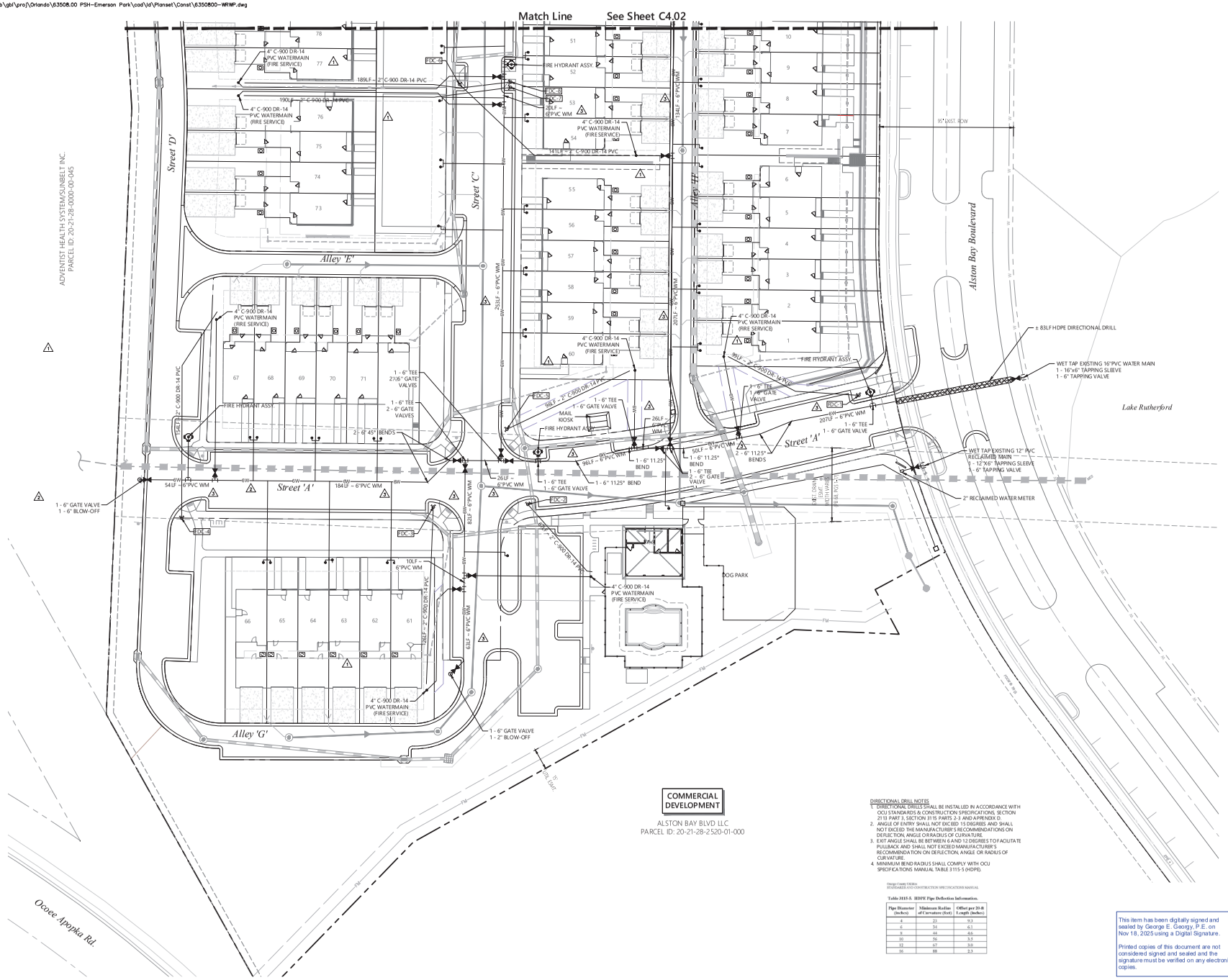
Drawing Number: C3.02

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Project Number: 63508.00

Tuesday, November 18, 2025 1:44:39 PM JFISHER Plotted: Tuesday, November 18, 2025 5:08:42 PM Jordan Fisher

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: UNF

Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title:
Water & Reclaimed Water Distribution Plan

DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULLBACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (inches)
4	23	10.3
6	34	6.1
8	44	4.6
10	56	3.5
12	67	3.0
16	88	2.3

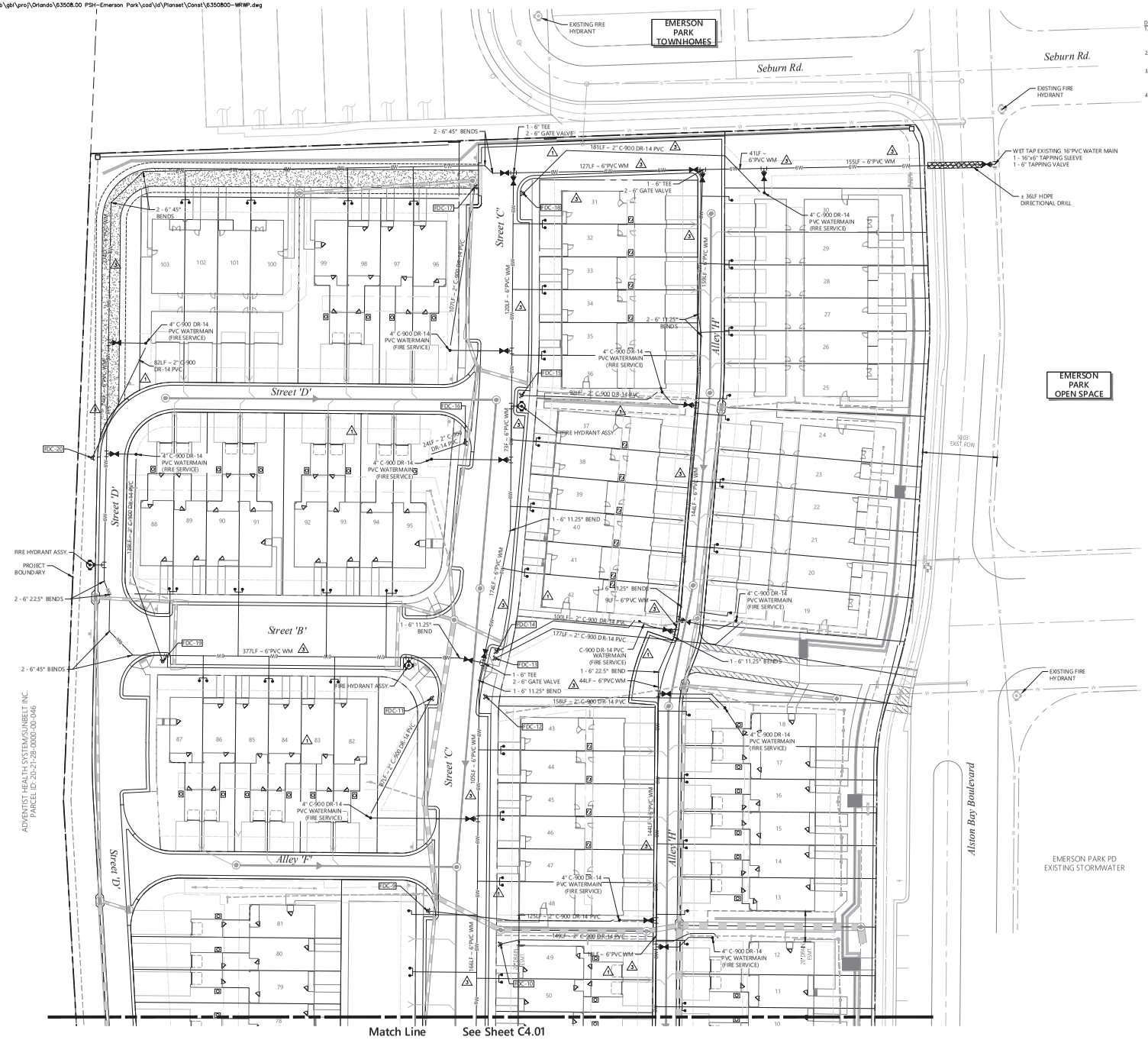
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C4.01
Sheet: of
Project Number: 63508.00



DIRECTIONAL DRILL NOTES

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Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (inches)
4	33	9.3
6	54	6.1
8	84	4.6
10	96	3.5
12	67	3.0
16	88	2.3

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

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5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: UNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Water & Reclaimed Water Distribution Plan**

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C4.02

Sheet of

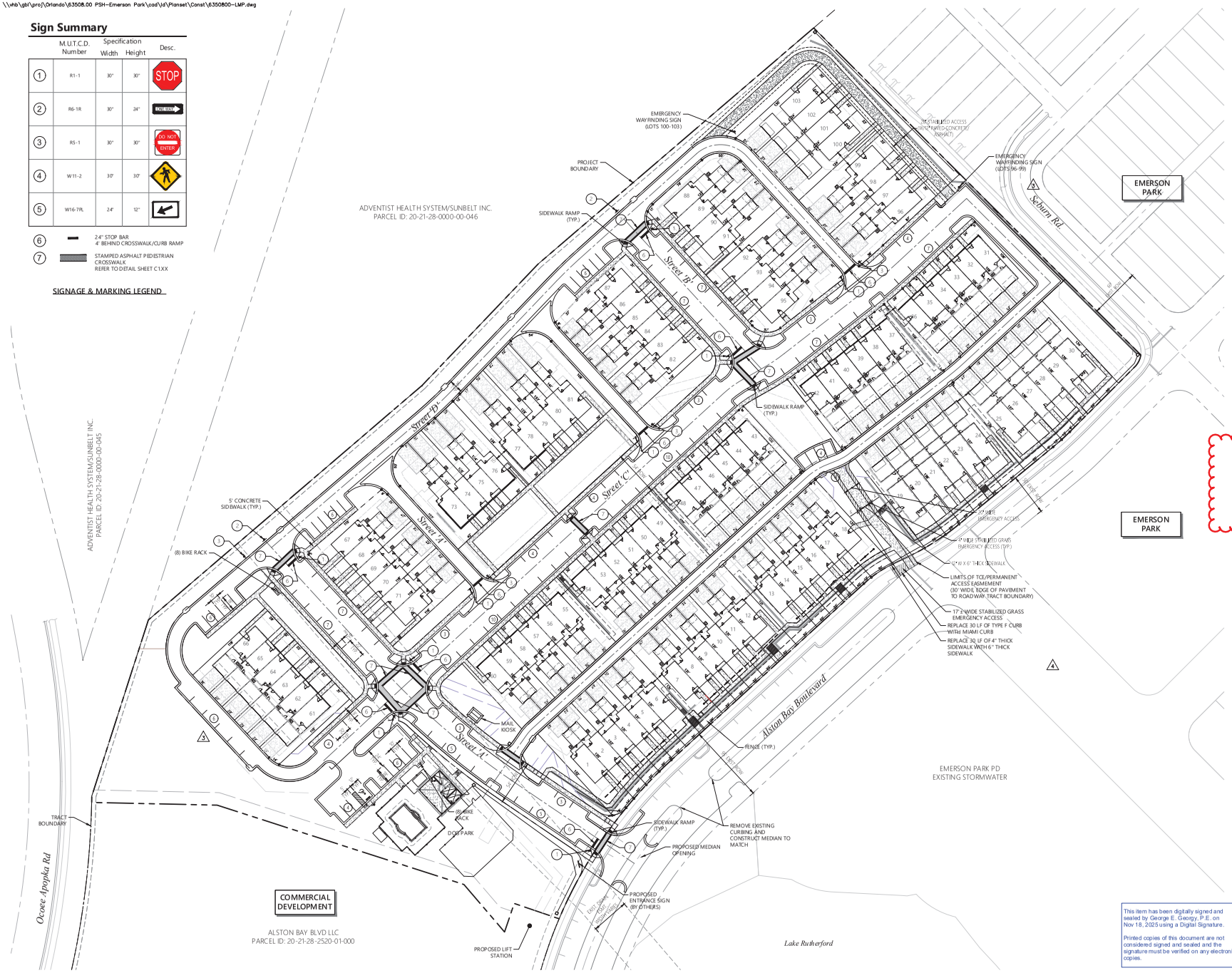
Project Number: 63508.00

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Sign Summary

	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	STOP
2	R6-1R	30"	24"	ONE WAY
3	R5-1	30"	30"	DO NOT ENTER
4	W11-2	30"	30"	
5	W16-7PL	24"	12"	
6		24" STOP BAR 4' BEHIND CROSSWALK/CURB RAMP		
7		STAMPED ASPHALT PEDESTRIAN CROSSWALK REFER TO DETAIL SHEET C1XX		

SIGNAGE & MARKING LEGEND



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LEGEND

PROJECT BOUNDARY
TRACT BOUNDARY
(10) PARKING SPACE COUNTS

NOTE:
SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF RESIDENTIAL LOT CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 2.5 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
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Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Layout & Materials Plan & Pedestrian/Bicycle Plan

3

Drawing Number: C5.00

Sheet of

Project Number: 63508.00

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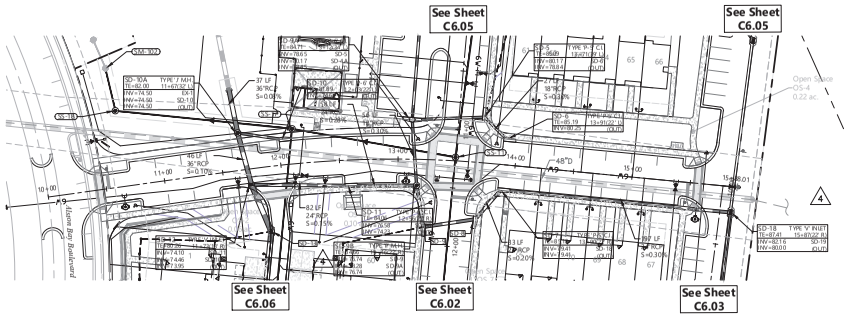
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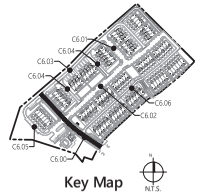
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P.E. # 84318
DATE: Nov. 18, 2025

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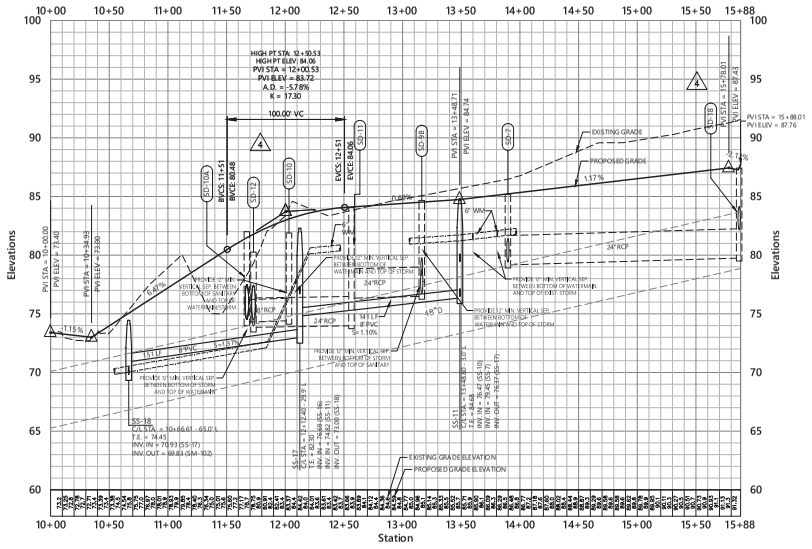
Key Map N.T.S.

1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND 3' MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND THE BACK OF STORM INLETS AND STORM MANHOLES.
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SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.

3

Street 'A'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Drawing Title:
Plan & Profile Street 'A'

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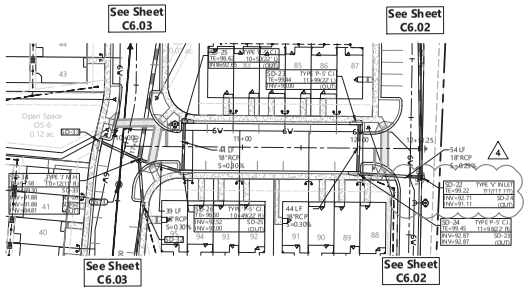
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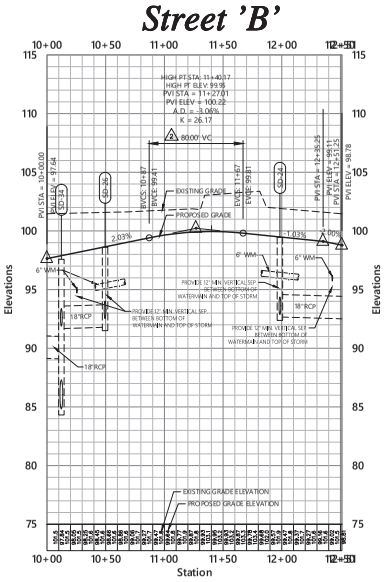
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P.E. # 84318
DATE: Nov. 18, 2025

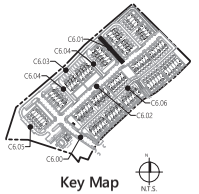
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Sheet of
Project Number: 63508.00

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1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

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Drawing Title:

Plan & Profile Street 'B'

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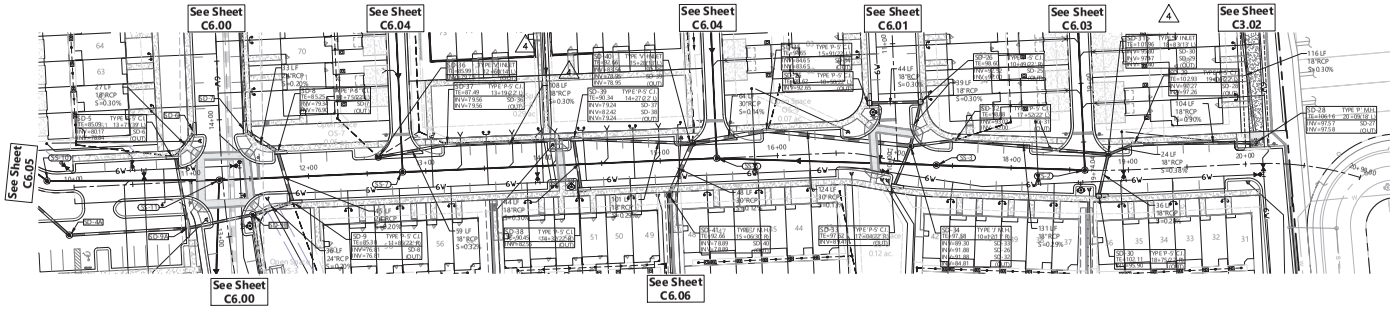
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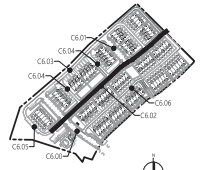
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P.E. # 84318
DATE: Nov. 18, 2025

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Project Number: 63508.00

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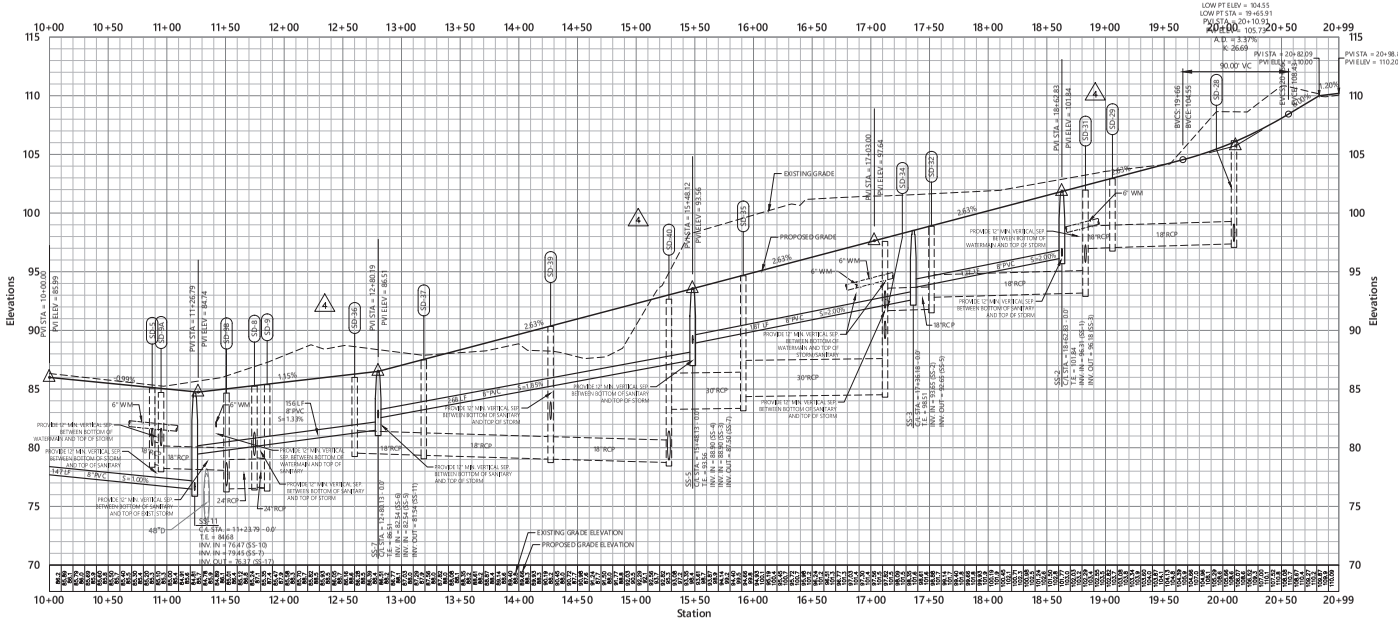


Key Map N.T.S.

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2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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Street 'C'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Drawing Title: Plan & Profile Street 'C'

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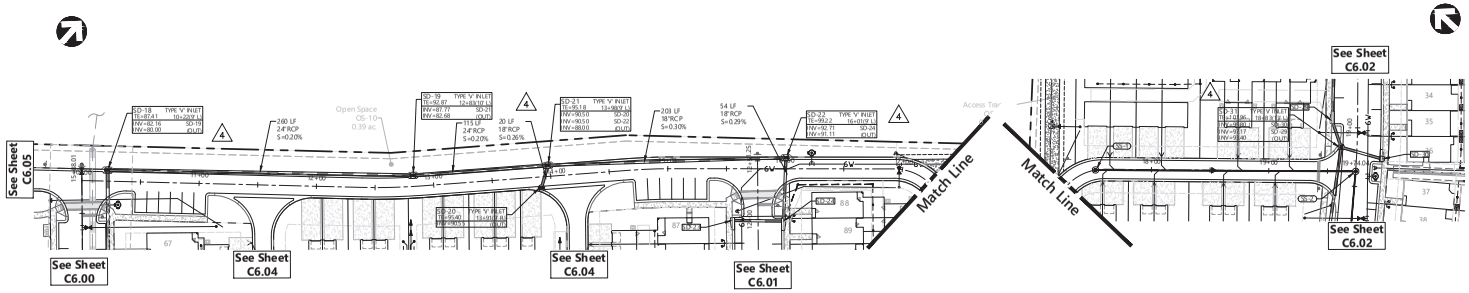
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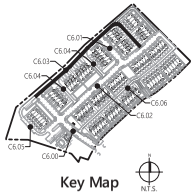
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.02
Sheet of
Project Number: 63508.00

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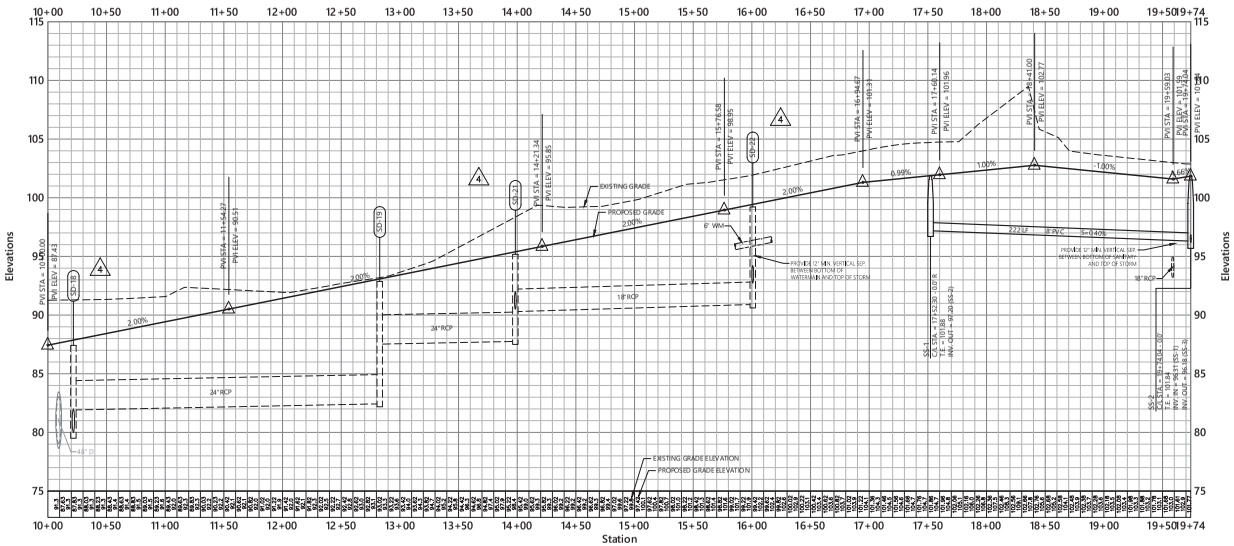




1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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Street 'D'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Drawing Title:

Plan & Profile Street 'D'

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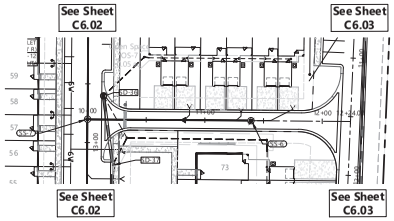
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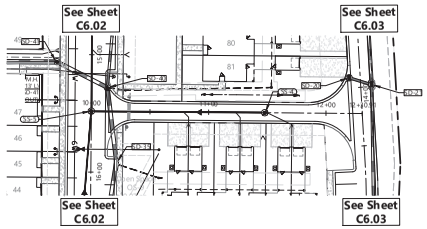
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.03
Sheet ___ of ___
Project Number: 63508.00

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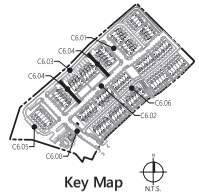




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Number FL #3932

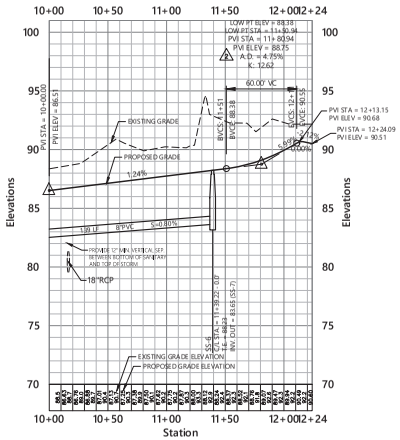


Key Map N.T.S.

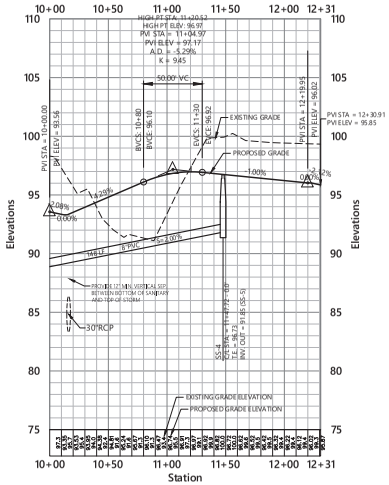
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Alley 'E'



Alley 'F'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
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11	Field Revisions	11/14/2025	

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Drawing Title:

Plan & Profile
Alley 'E' and Alley 'F'

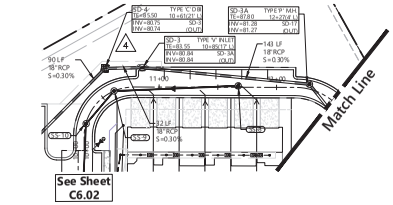
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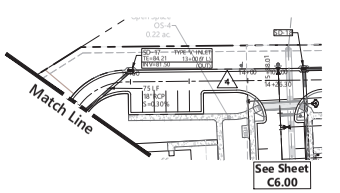
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P.E. # 84318
DATE: Nov. 18, 2025

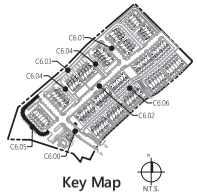
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Project Number: 63508.00

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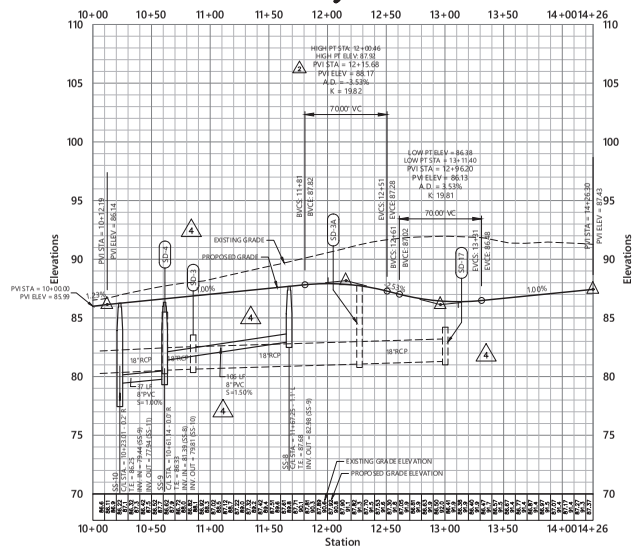
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1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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Alley 'G'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title:
Plan & Profile
Alley 'G'

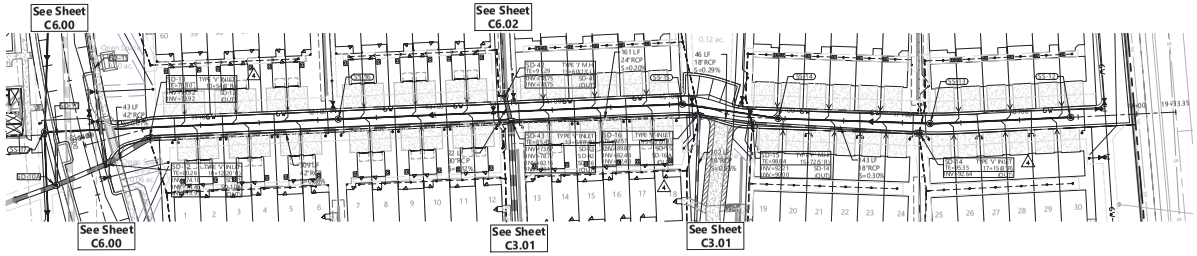
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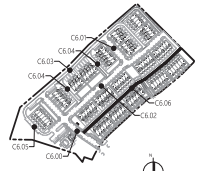
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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.05
Sheet: of
Project Number: 63508.00



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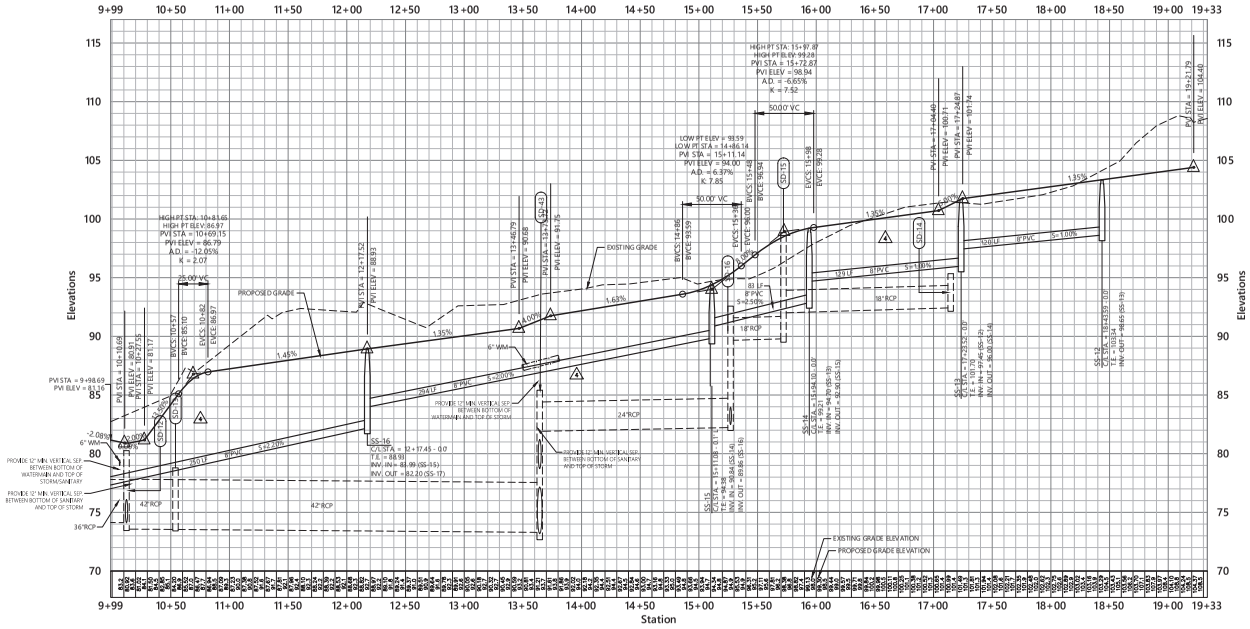


Key Map N.T.S.

1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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Alley 'H'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Drawing Title: Plan & Profile Alley 'H'

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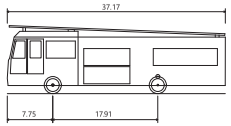
DATE: Nov. 18, 2025

Drawing Number: C6.06

Sheet of

Project Number: 63508.00

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Orange County HP75 Aerial Ladder

Overall Length	37.170ft
Overall Width	8.330ft
Overall Body Height	11.612ft
Min Body Ground Clearance	1.392ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Min Centerline Radius	34.000ft
Steering Angle	31.8°

Fire Access Plan - Orange County HP75 Aerial Ladder

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE FIRE ACCESS PLAN WITH THIS APPLICATION.

0 2.5 5 100 Feet

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Residences at Emerson Park

Apopka, Florida

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Checked by: UNF

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Vertical Datum NAVD88

Drawing Title: Fire Access Plan

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P.E. # 84318
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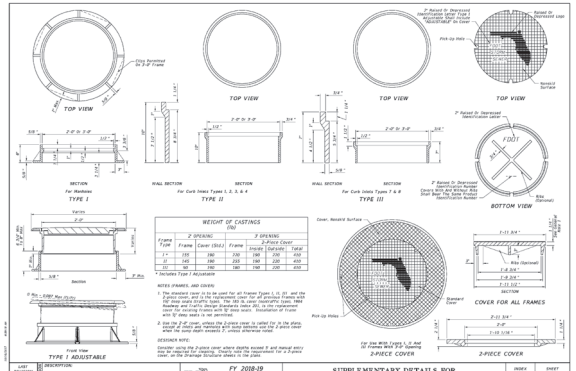
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Project Number: 63508.00

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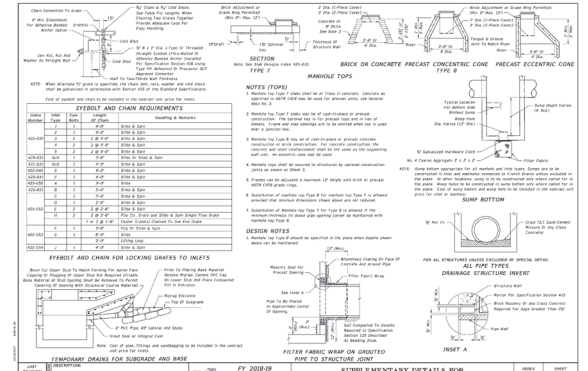
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Frame Type	2 OPENING Frame	2 OPENING Cover (Std.)	2 OPENING Frame	2-Piece Cover Invert	2-Piece Cover Grate	2-Piece Cover Total
I *	110	180	220	190	220	410
II	145	190	225	190	220	410
III	160	190	180	190	220	410

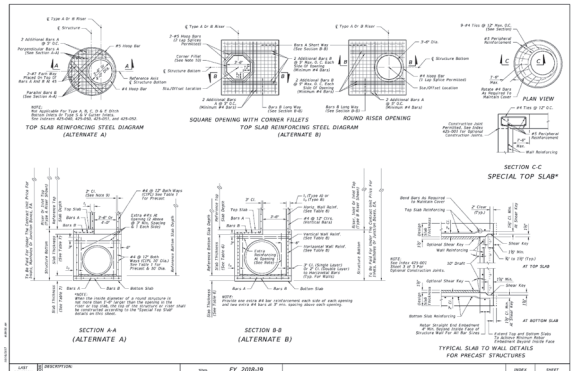
* Includes Type I Adjustable

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	INDEX 425-001	SHEET 1 of 5

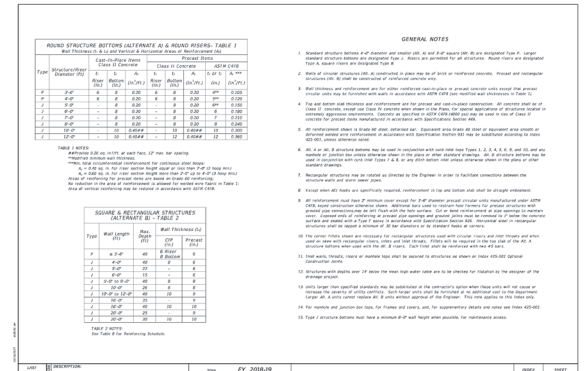


Index Number	Inlet Type	Type I Bolts	Length Of Chain	Headring & Remarks
425-020	1	1	4'-0"	Slide & Spin
	2	1	4'-0"	Slide & Spin
	3	1	4'-0"	Slide & Spin
	4	1 @ 4'-0"	1 @ 4'-0"	Slide & Spin
	5	1 @ 4'-0"	1 @ 4'-0"	Same as the supporting wall unit. An eyebolts view may be used
425-031	N/A	1	4'-0"	Slide & Spin & Spin
425-032	N/A	1	4'-0"	Slide & Spin
425-040	S	1	4'-0"	Slide & Spin
425-041	V	1	4'-0"	Slide & Spin
425-050	A	1	3'-0"	Slide
425-051	B	1	3'-0"	Slide & Spin
	C	1	3'-0"	Slide & Spin
	D	1	3'-0"	Slide & Spin
425-052	C	1	3'-0"	Slide & Spin
	H	1 @ 3'-0"	Fits On Grate and Slide & Spin Single Free State	
		1 or 2 @ 3'-0"	Tether Eyebolt Chained To See First Grate	
	I	1	3'-0"	Fits To Slide & Spin
425-053	C	1	3'-0"	Slide & Spin
		1	3'-0"	Lifting Loop
425-054	J	1	4'-0"	Slide & Spin

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	INDEX 425-001	SHEET 2 of 5



LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 1 of 5



ROUND STRUCTURE BOTTOMS (ALTERNATE A) & ROUND RISERS- TABLE 1

Type	Structure/Riser Diameter (ft)	Wall Thickness (t) & Lo and Vertical & Horizontal Areas or Reinforcement (As)							
		Precast Bases Class III Concrete			Cast-in-Place Bases Class II Concrete		Precast Risers Class III Concrete		ASTM C478
		Riser (ft)	Bottom (ft)	$(in^2/ft.)$	Riser (ft)	Bottom (ft)	$(in^2/ft.)$	(in^2)	$(in^2/ft.)$
		(t)	(t)		(t)	(t)			
X	2'-0"	4	6	0.20	-	8	0.30	#4	0.120
P	4'-0"	6	8	0.20	-	8	0.30	5**	0.135
J	4'-0"	-	8	0.20	-	8	0.30	6**	0.150
J	6'-0"	-	8	0.20	-	8	0.30	8	0.180
J	7'-0"	-	8	0.20	-	8	0.30	9	0.210
J	8'-0"	-	8	0.20	-	8	0.30	9	0.240
J	10'-0"	-	10	0.6414	-	10	0.6414	12	0.300
J	12'-0"	-	10	0.9414	-	12	0.6414	12	0.360

TABLE 1 NOTES:
##Provide 0.20 sq. in./ft. at each face, 12" min. bar spacing.
**Maximum wall thickness.
***Min. total circumferential reinforcement for continuous steel hoops:
$A_s = 0.12$ sq. in. for riser bottom heights less than 2'-0" up to 4'-0" (2 hoop min.)
$A_s = 0.60$ sq. in. for riser bottom height more than 2'-0" up to 4'-0" (2 hoop min.)
Areas of reinforcing for precast risers are based on Grade 60 reinforcing.
Areas of reinforcing for cast-in-place bases are based on Grade 40 reinforcing.
Area of vertical reinforcing may be reduced in accordance with ASTM C478.

SQUARE & RECTANGULAR STRUCTURES (ALTERNATE B) - TABLE 2

Type	Wall Length (ft)	Max. Depth (ft)	Wall Thickness (t)	
			COP (in.)	Precast (in.)
P	4'-0"	40	8 Riser & Bottom	6
J	4'-0"	40	8	6
J	6'-0"	40	8	6
J	7'-0"	10	-	-
J	5'-0" to 9'-0"	40	8	8
J	10'-0"	35	8	8
J	10'-0" to 12'-0"	40	10	9
J	10'-0"	45	10	9
J	14'-0"	40	10	10
J	16'-0"	35	10	9
J	20'-0"	30	10	10

TABLE 2 NOTES:
See Table 6 for Reinforcing Schedule.

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (dt. A) and 5'-0" square (dt. B) are designated Type P. Larger structure bottoms are designated Type J. Risers are permitted for all structures. Round risers are designated Type X, square risers are designated Type R.
2. Walls of circular structures (dt. A) constructed in place may be of brick or reinforced concrete. Precast and rectangular structures (dt. B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (non-reinforced wall thicknesses in Table 1).
4. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. All concrete shall be of Class II concrete, except use Class IV concrete when shown in the Plans. For special applications of structures located in corrosive environments, use Class V concrete when shown in the Plans. Concrete shall be used in lieu of Class II concrete for precast bases manufactured in accordance with Specifications Section 448.
5. All reinforcement shown is Grade 60 steel, deformed bar. Equivalent area Grade 40 steel or equivalent area smooth or deformed welded wire reinforcement in accordance with Specification Section 931 may be substituted according to Index 400-001, unless otherwise noted.
6. Rft. A or Rft. B structure bottoms may be used in conjunction with curb inlet type Types 1, 2, 3, 4, 5, 6, 8, and 10, and any ditch bottom inlet. Structure bottoms with cored holes may be used with any of the above listed inlets. Cored holes shall not be used in conjunction with curb inlet Types 7 & 9, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when #5 hooks are specifically required, reinforcement in top and bottom slab shall be straight embedment.
9. All reinforcement must have 2" minimum cover except for 3'-0" diameter precast circular units manufactured under ASTM C478, keyed construction otherwise shown. Additional bars used to reinforce hole formers for precast structures with cored holes shall have minimum 1" cover. Cover for reinforcement in cast-in-place bases shall be 3" minimum, except bottom cover. Exposed ends of reinforcing at precast pipe openings and grouted joints must be trimmed to 1" below the concrete surface and sealed with a Type F epoxy in accordance with Specification Section 926. Horizontal steel in rectangular structures shall be lapped a minimum of 36 bar diameters or to standard hooks at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and when the structure bottom is used as a junction box. Fillets may be omitted for structures with 4'-0" inside dimensions or less. For structure bottoms when used with Rft. B risers, Curb Inlet shall be reinforced with two #5 bars.
11. Inlet walls, throats, risers or manhole tops shall be sectored to structures as shown on Index 425-002 Optional Construction Joints.
12. Structures with depths over 10' below the mean high water table are to be checked for flotation by the designer of the drainage project.
13. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger dt. A units cannot replace dt. B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details and notes see Index 425-001.
15. Type J structure bottoms must have a minimum 8'-0" wall height when possible, for maintenance access.

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 2 of 5

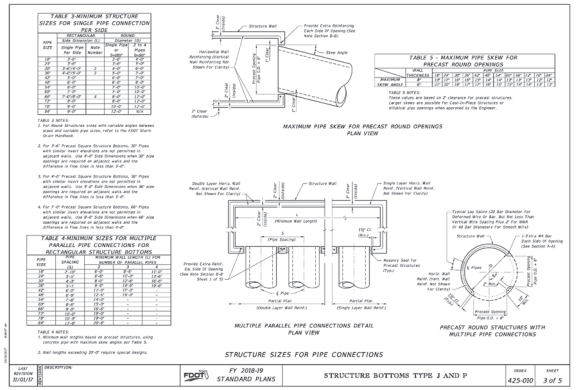


TABLE 3 MINIMUM STRUCTURE SIZES FOR SINGLE PIPE CONNECTION PER SIDE

PIPE SIZE	REINFORCED CONCRETE CIRCULAR (Type P, J or X)		ROUND (Type P, J or X)	
	Single Pipe Per Side	Max. Skew Number	Single Pipe	2 Pipe Per Side
12"	4'-0"	45	4'-0"	4'-0"
15"	4'-0"	45	4'-0"	4'-0"
18"	4'-0"/5'-0"	45	4'-0"	5'-0"
24"	5'-0"	45	5'-0"	6'-0"
30"	6'-0"	45	6'-0"	7'-0"
36"	7'-0"	45	7'-0"	8'-0"
42"	8'-0"	45	8'-0"	9'-0"
48"	9'-0"	45	9'-0"	10'-0"
54"	10'-0"	45	10'-0"	11'-0"
60"	11'-0"	45	11'-0"	12'-0"
66"	12'-0"	45	12'-0"	N/A

TABLE 3 NOTES:
1. For Round Structures sizes with variable angles between pipes, and/or different pipe sizes, refer to the FDOT Storm Drain Handbook.
2. For 3'-0" Precast Square Structure Bottoms, 30° Pipes with similar invert elevations are not permitted in adjacent walls. Use 4'-0" Side Dimensions when 30° size openings are required on adjacent walls and the difference in Pipe Inlets is less than 3'-0".
3. For 4'-0" Precast Square Structure Bottoms, 30° Pipes with similar invert elevations are not permitted in adjacent walls. Use 5'-0" Side Dimensions when 30° size openings are required on adjacent walls and the difference in Pipe Inlets is less than 3'-0".
4. For 3'-0" Precast Square Structure Bottoms, 90° Pipes with similar invert elevations are not permitted in adjacent walls. Use 4'-0" Side Dimensions when 90° size openings are required on adjacent walls and the difference in Pipe Inlets is less than 3'-0".

TABLE 4 MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS FOR RECTANGULAR STRUCTURE BOTTOMS

PIPE SIZE	SPACING (S)	MINIMUM WALL LENGTH (L)	
		A	B
12"	4'-0"	8'-0"	12'-0"
15"	4'-0"	8'-0"	12'-0"
18"	4'-0"	8'-0"	12'-0"
24"	4'-0"	8'-0"	12'-0"
30"	4'-0"	12'-0"	16'-0"
36"	4'-0"	12'-0"	16'-0"
42"	4'-0"	12'-0"	-
48"	4'-0"	12'-0"	-
54"	4'-0"	12'-0"	-
60"	4'-0"	12'-0"	-
66"	4'-0"	12'-0"	-

TABLE 4 NOTES:
1. Minimum wall lengths based on precast structures, using concrete pipe with maximum wall thickness per Table 5.
2. Wall lengths exceeding 20'-0" require special designs.

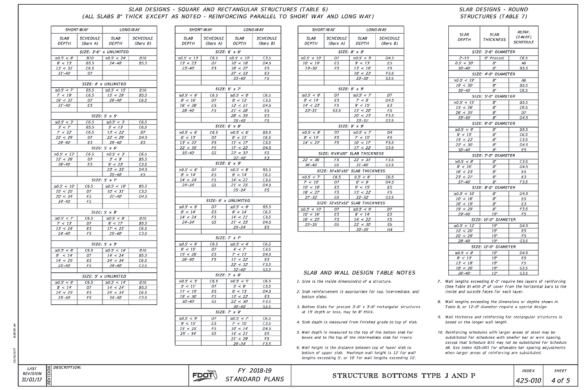


TABLE 5 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

PIPE SIZE	MAXIMUM SKEW ANGLE	12"	15"	18"	24"	30"	36"	42"	48"	54"	60"	66"
		MAXIMUM SKEW (in)										
12"	45°	5"	7"	9"	12"	15"	18"	21"	24"	27"	30"	33"
15"	45°	7"	9"	11"	14"	17"	20"	23"	26"	29"	32"	35"
18"	45°	9"	11"	13"	16"	19"	22"	25"	28"	31"	34"	37"
24"	45°	12"	14"	16"	19"	22"	25"	28"	31"	34"	37"	40"
30"	45°	15"	17"	19"	22"	25"	28"	31"	34"	37"	40"	43"
36"	45°	18"	20"	22"	25"	28"	31"	34"	37"	40"	43"	46"
42"	45°	21"	23"	25"	28"	31"	34"	37"	40"	43"	46"	49"
48"	45°	24"	26"	28"	31"	34"	37"	40"	43"	46"	49"	52"
54"	45°	27"	29"	31"	34"	37"	40"	43"	46"	49"	52"	55"
60"	45°	30"	32"	34"	37"	40"	43"	46"	49"	52"	55"	58"
66"	45°	33"	35"	37"	40"	43"	46"	49"	52"	55"	58"	61"

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 3 of 5

SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES (TABLE 6)
(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SLAB DESIGNS - ROUND STRUCTURES (TABLE 7)

SLAB AND WALL DESIGN TABLE NOTES

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 4 of 5

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Residences at Emerson Park

Apopka, Florida

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7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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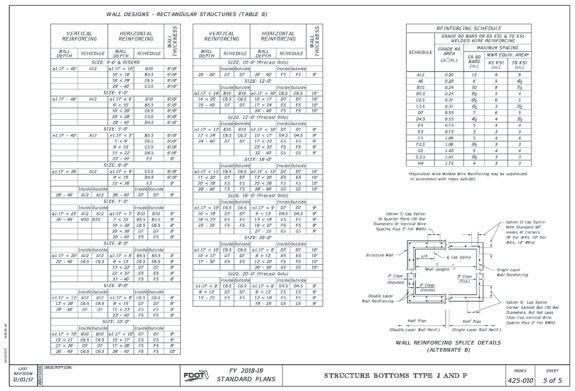
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P.E. # 84318
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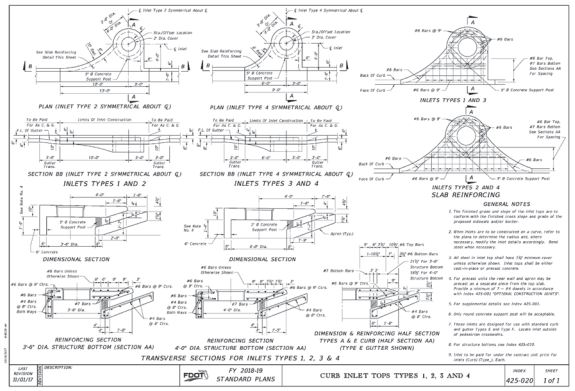
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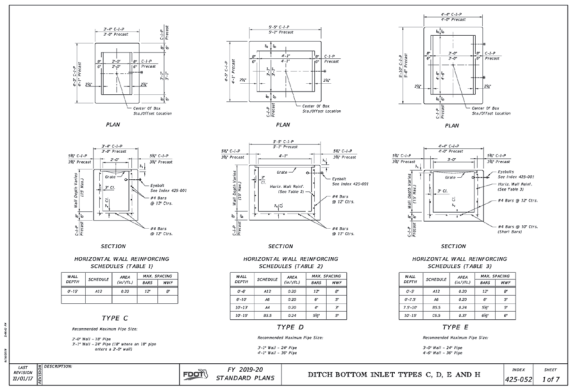
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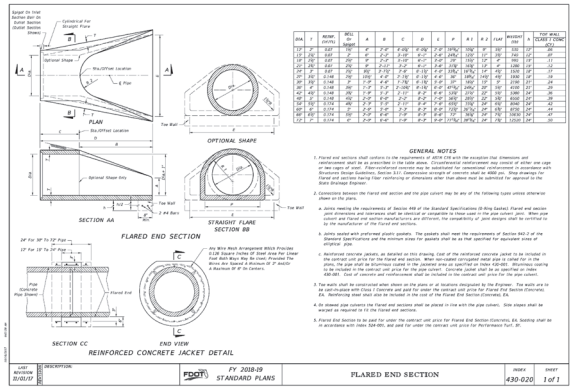
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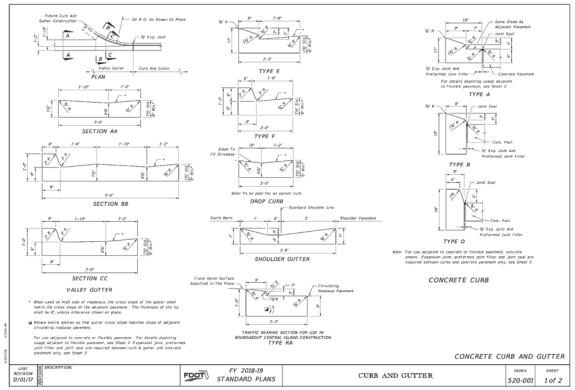
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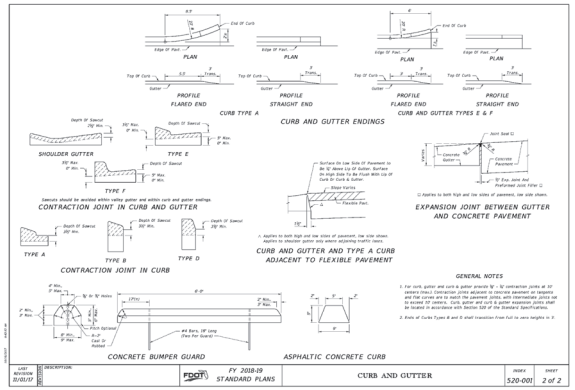












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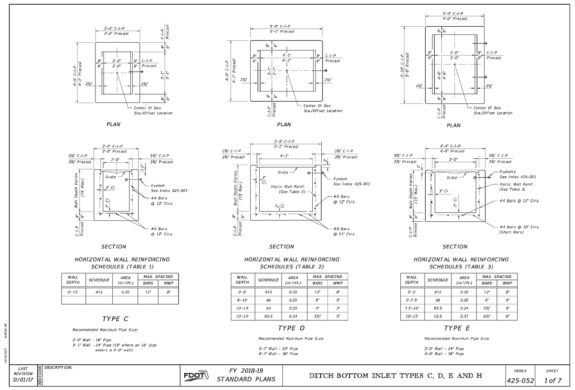
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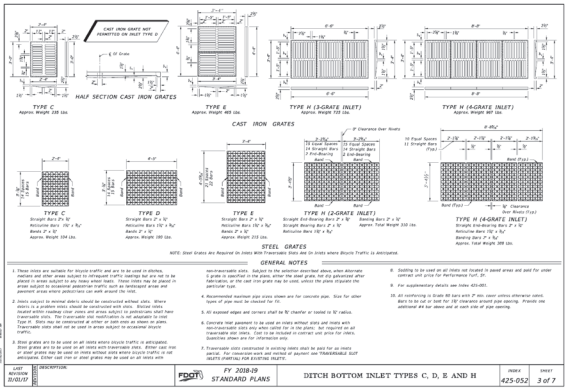
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P.E. # 84318
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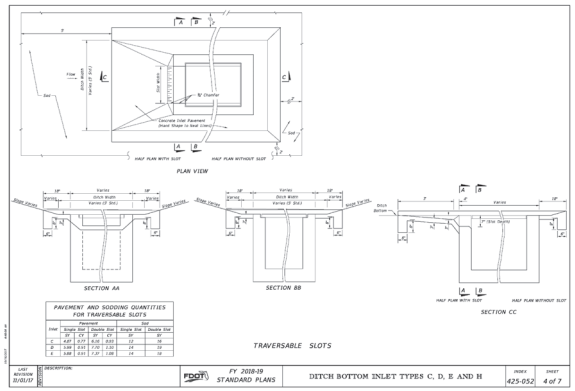
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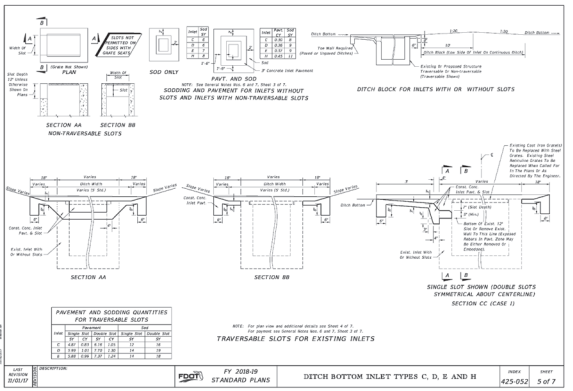
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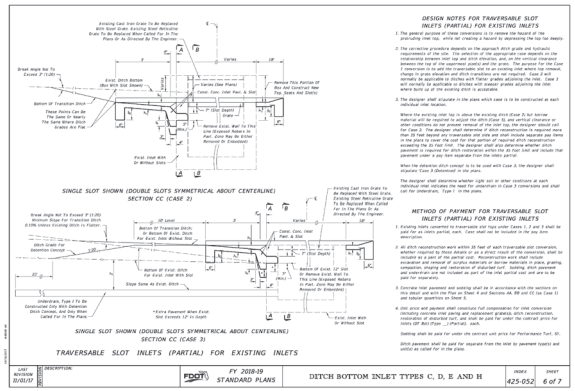
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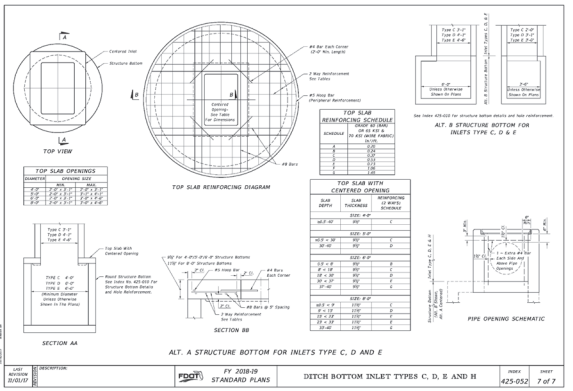












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MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6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

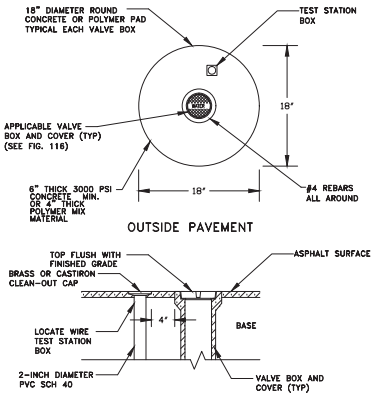
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

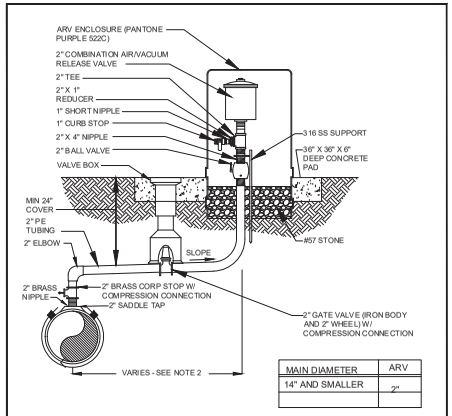
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – RECLAIMED WATER ONLY

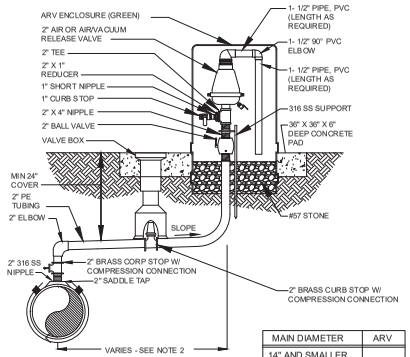
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

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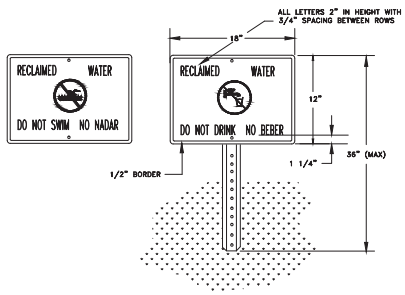
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Project Number: 63508.00

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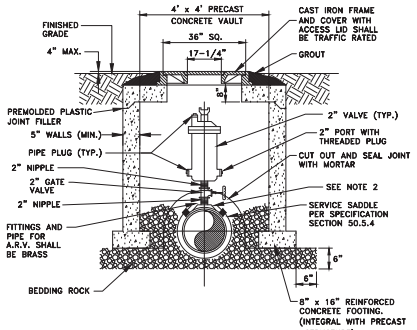


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115

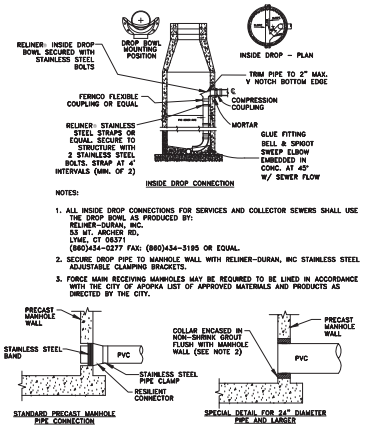


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119



NOTES:

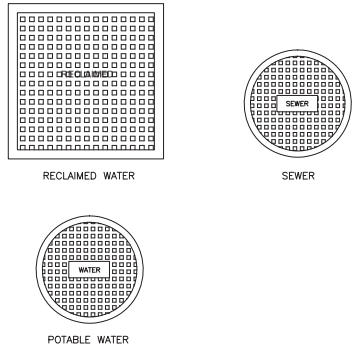
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.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

NOTES:

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

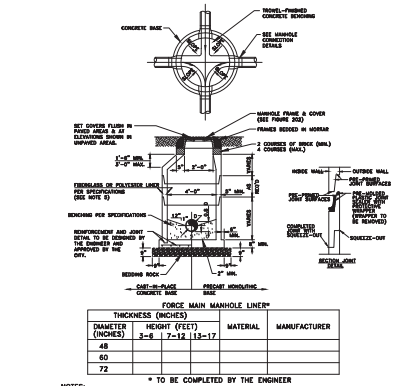
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

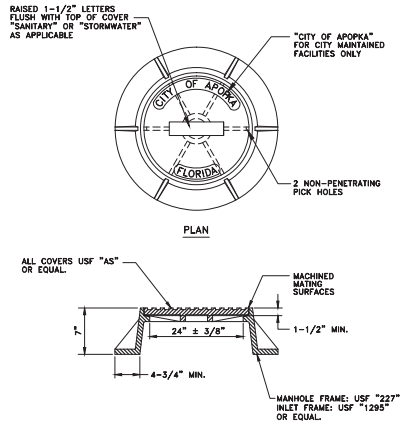
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

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7	Field Revisions	09/12/2023	
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Drawing Title: Standard Utility Details

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P.E. # 84318
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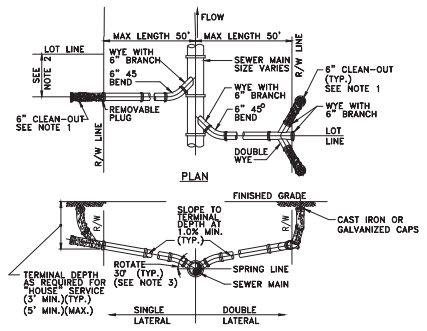
Drawing Number: C9.04

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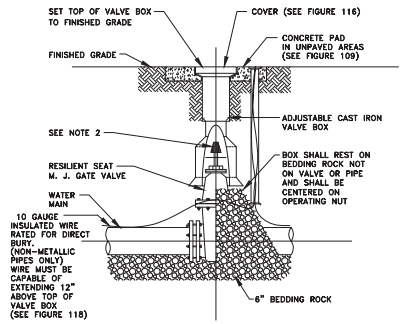
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NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4.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

SERVICE LATERAL DETAIL

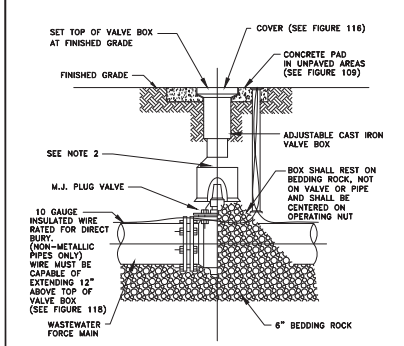
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



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

GATE VALVE AND BOX DETAIL

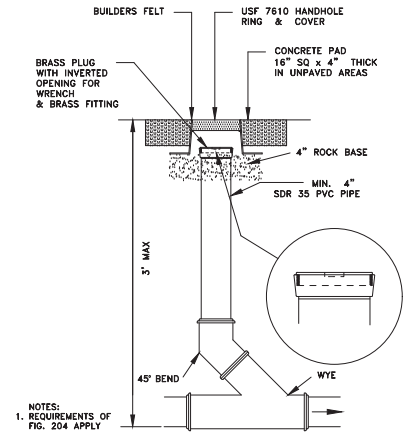
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



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

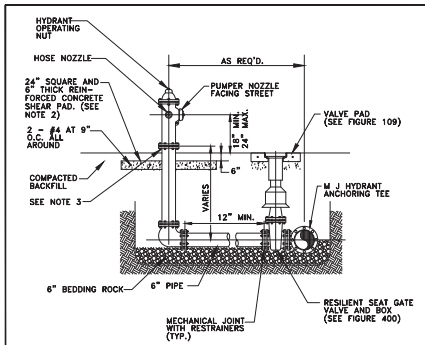
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A



NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

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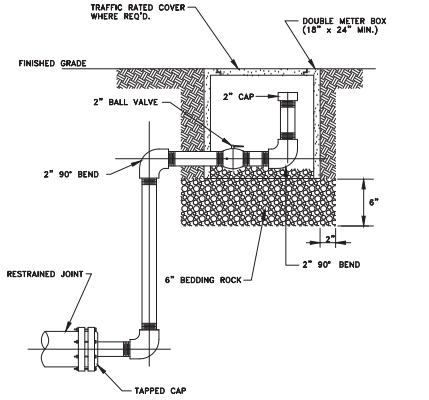
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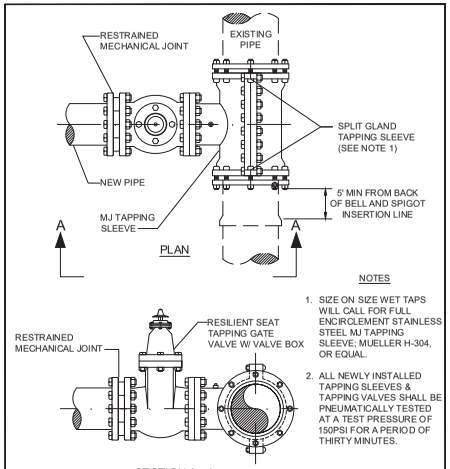


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

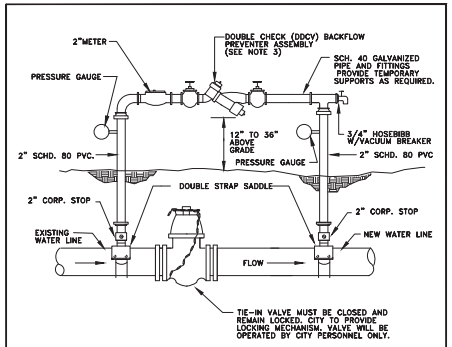


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

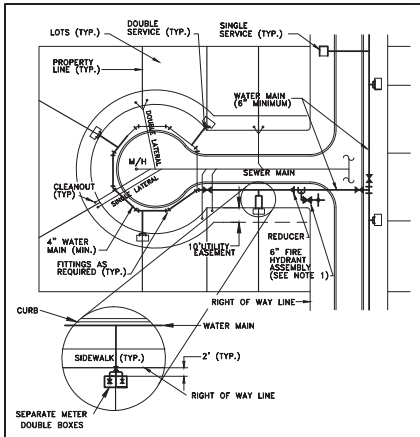


NOTE:

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

TEMPORARY JUMPER CONNECTION

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

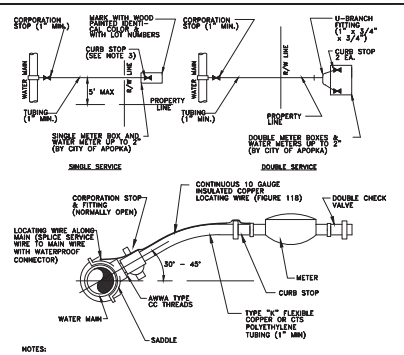


NOTES:

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



NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

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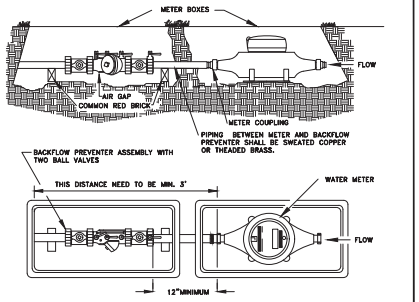
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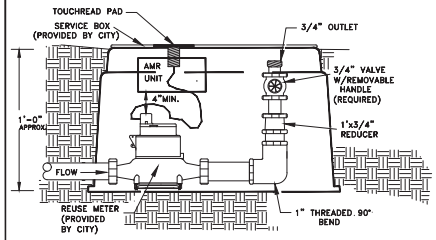
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1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS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

POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

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Color Building Elevations - 6-Unit

Drawing Number:
A-1

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Color Building Elevations - 4-Unit

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Trim/Banding: March Wind
Rafters/Columns: Extra White
Top: Atmospheric
Middle: Origami White
Base: African Gray
Shutter: Thunder Gray
Trellis: Charwood Stain

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Color Building Elevations - One Car Garage Rear and Pool Restroom Cabana

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MAJOR DEVELOPMENT PLAN
FOR
APOPKA COLD STORAGE

PARCEL #'s:
06-21-28-7172-02-011
06-21-28-7180-09-070
06-21-28-7180-09-050

ORANGE COUNTY, FLORIDA

DATE: 12/02/2025

SITE



AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

A PORTION OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.
LOTS 4 AND 6 OF BLOCK "I", OF PLYMOUTH DELLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. ALSO: THAT PART OF LOT 37, ADJACENT TO AND LYING DIRECTLY SOUTH OF SAID LOTS 5 AND 6 AND BEING A TRACT OF APPROXIMATELY 50 FEET SQUARE, MORE OR LESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOTS 7, 8, AND 9, THE EAST 25 FEET OF LOT 17, AND THE WEST 50 FEET OF LOT 37, BLOCK 1, PLYMOUTH DELLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGES 102 AND 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.



SITE

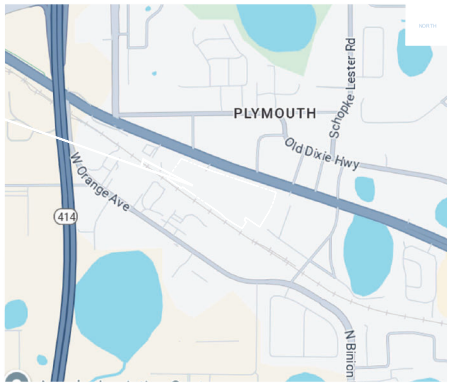
FEMA MAP
N.T.S.



SITE

SOILS MAP 50 - Urban Land
N.T.S.

SITE



LOCATION MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
MG88 CENTRAL FLORIDA
COLD STORAGE II, LLC
4000 HOLLYWOOD BOULEVARD,
SUITE 650-N
HOLLYWOOD, FL 33021

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JOSHUA ENOT
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SURVEYOR:
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CONTACT: JAMES E. MAZURAK, P.S.M.
PHONE: (407) 292-8580

UTILITY PROVIDERS

WATER, SEWER, AND RECLAIMED WATER :
CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FLORIDA 32703
PHONE: (407) 703-1712

ELECTRIC :
DUKE ENERGY
2001 OLD SCENIC HWY
LAKE WALES, FL 33853

PREPARED BY

Sheet List Table

Joshua Enot

1	CITY COMMENTS DATED 2025/11/04	12/02/2025
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025

ARP
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C0.0

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APOPKA COLD STORAGE

APOPKA FLORIDA

GENERAL NOTES

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

SHEET NUMBER C1.0

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Joshua Enck

No.	REVISIONS	DATE	BY
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP

GENERAL
STORM DRAINAGE SYSTEM
PAVING, GRADING AND DRAINAGE
TREES AND VEGETATION
DEMOLITION
DRAINAGE SYSTEM TESTING AND INSPECTION
SAFETY
EARTHWORK / GRADING / DEMUCKING PROCEDURES
PAVING/GRADING TESTING AND INSPECTION
PAVEMENT MARKING AND SIGNAGE
TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

APOPKA COLD STORAGE
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

OWNER:
COLD LINK LOGISTICS, LLC

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A PROPOSED COLD STORAGE FACILITY EXPANSION LOCATED IN THE SOUTHEAST CORNER OF ORANGE BLOSSOM TRAIL AND LAKE VIEW DRIVE WITHIN THE CITY OF APOPKA. THE PROJECT CONTAINS 3 PARCELS WITH PARCEL NUMBER 06-21-28-7172-02-011, 06-21-28-7180-09-070, AND 06-21-28-7180-09-050. THE PROJECT IS APPROXIMATELY +/- 27.69 ACRES AND CURRENTLY HAS ROUGHLY FOUR EXISTING BUILDINGS INDUSTRIAL BUILDING WITH LOADING DOCKS AND PARKING STALLS. THE SITE ALSO HAS TWO EXISTING HOUSES BETWEEN THE EXISTING INDUSTRIAL BUILDING AND EXISTING TRUCK PARKING LOT AREA AND WILL PROPOSE THOSE TWO PARCELS TO BE REZONED ONCE ANNEXED INTO CITY OF APOPKA. ONCE REZONED, THE DEVELOPMENT CONSISTS OF THE RENOVATION OF ONE OF THE EXISTING BUILDINGS, A PROPOSED PUMP BUILDING, AN ADDITIONAL COLD STORAGE FACILITY WITH A LOADING DOCK DOOR AND AN ASSOCIATED PARKING LOT AND STRIPING.

PROJECT AREA: 27.69 ACRES
CONTRIBUTING DRAINAGE AREA: 25.90 ACRES
TOTAL CONSTRUCTION AREA: 25.90 ACRES
LONGITUDE : -81.552853 LATITUDE: 28.690683

ULTIMATE RECEIVING WATERS: xxxx

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

DEWATERING

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER WILL BE COLLECTED BY THE CATCH-BASINS ON SITE AND WILL BE DIRECTED TO THE DRY POND. THE DRY POND SYSTEM WILL TREAT AND ATTENUATE RUNOFF IN ACCORDANCE WITH SJRWMD SPECIFICATIONS AND THE CITY OF APOPKA LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL ENFORCE REDUCED VEHICLE SPEEDS ON UNPAVED ROADS AND IF NECESSARY PROHIBIT CONSTRUCTION GRADING WHEN WIND GUSTS EXCEED 25 MPH, OR OTHERWISE DIRECTED BY E.O.R. OR COUNTY INSPECTOR.

DEBRIS AND TRASH SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE. CONTRACTOR SHALL COLLECT LOOSE DEBRIS & TRASH DAILY, AND DISPOSE OF IT INTO APPROPRIATE CONSTRUCTION TRASH RECEPTACLES OR CONTAINERS.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

JOSHUA M. ENOT, P.E.
FLORIDA REGISTRATION NUMBER: 93160

PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

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Joshua Enot

STATE OF FLORIDA
JOSHUA M. ENOT
No. 93160
PROFESSIONAL ENGINEER

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

SWPPP

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C2.0

Plotted By:Rita, Adam Sheet Set:Cold Link CD Layout:C2.0_STORMWATER POLLUTION PREVENTION PLAN Date:December 02, 2025, 05:59:09pm K:\ORL\pw\049607003\Civil\Cold Link report\CADD\MDP\planSheets\C2.0-SWPPP.dwg
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STABILIZED CONSTRUCTION ENTRANCE 1



TIRE WASH RACK 2



INLET PROTECTION 3

TYPICAL SILT FENCE 4

NOTE:

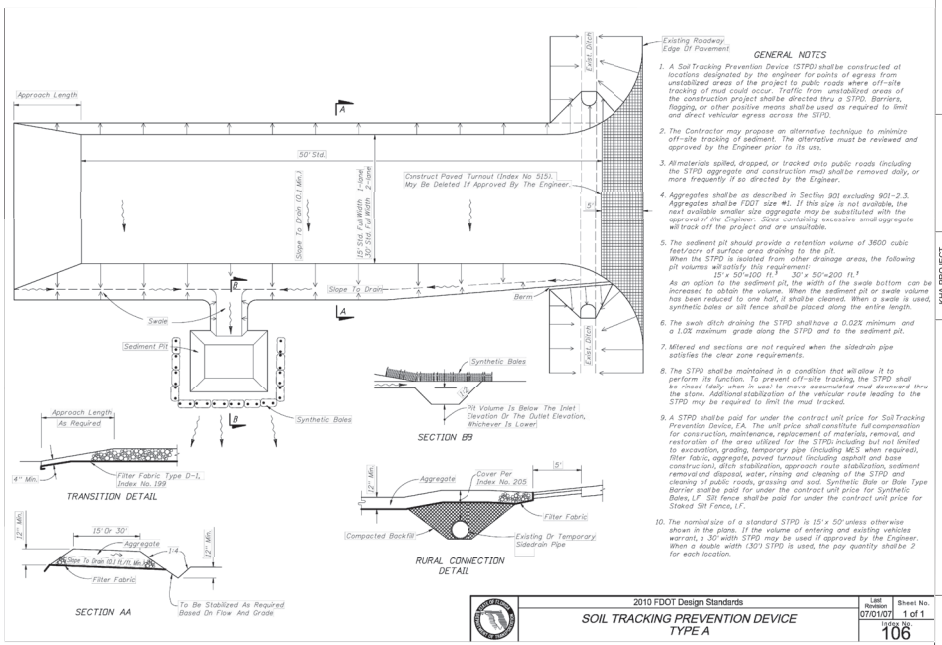
1. WASHOUT AREA TO CONTAIN A MINIMUM OF 3 CY (IE 9' BY 9' BY 1' DEEP).

2. REMOVE AND LEGALLY DISPOSE OF WASTE MATERIAL WHEN IT ACCUMULATES TO 2/3 OF WET STORAGE CAPACITY.

3. CONCRETE WASHOUT AREA TO BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY.

4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES REQUIRING CONCRETE WASHOUT, REMOVE WASHOUT AND RESTORE THE AREA TO FINISH GRADE.

CONCRETE TRUCK WASHOUT 5



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.

2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.

3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.

4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.

5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.³ 30' x 50'=200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.

6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.00 maximum grade along the STPD and to the sediment pit.

7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.

8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be maintained daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.

9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.

10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2010 FDOT Design Standards	Last Revised	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	106

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EROSION CONTROL DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER C3.0

APOPKA COLD STORAGE
APOPKA FLORIDA
EXISTING CONDITIONS AND DEMO PLAN
SHEET NUMBER C4.0
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NORTH
LEGEND
NOTES
C4.1
C4.2
U.S. HIGHWAY NO. 441
SEABOARD AIR LINE RAILROAD
RAY FLOWER AVENUE
LAKE VIEW DRIVE
BLUMENTO LANE
PARCEL ID: 06-21-28-7179-01-011
PARCEL ID: 06-21-28-7179-01-010
PARCEL ID: 06-21-28-7179-01-040
M288 CENTRAL FLORIDA COLD STORAGE II LLC
COCA-COLA CO
LOD

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APOPKA COLD STORAGE
DETAILED EXISTING CONDITIONS AND DEMO PLAN
SHEET NUMBER C4.2
APOPKA FLORIDA
kimley»horn
Joshua Enck
LEGEND
NOTES
LAKE VIEW DRIVE
MAYFLOWER AVENUE
SEABOARD AIR LINE RAILROAD
NORTH

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KEY MAP
SCALE: 1" = 200'

LEGEND

PROPOSED ASPHALT PAVEMENT/SIDEWALK (SEE SHEET C5.0 FOR DETAILS)

TYPE 'A' MOUNTABLE CURB (SEE SHEET C5.0 FOR DETAILS)

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

Joshua Enck

No.	REVISIONS	DATE	BY
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	APP

KHA PROJECT
049607003
DATE
12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

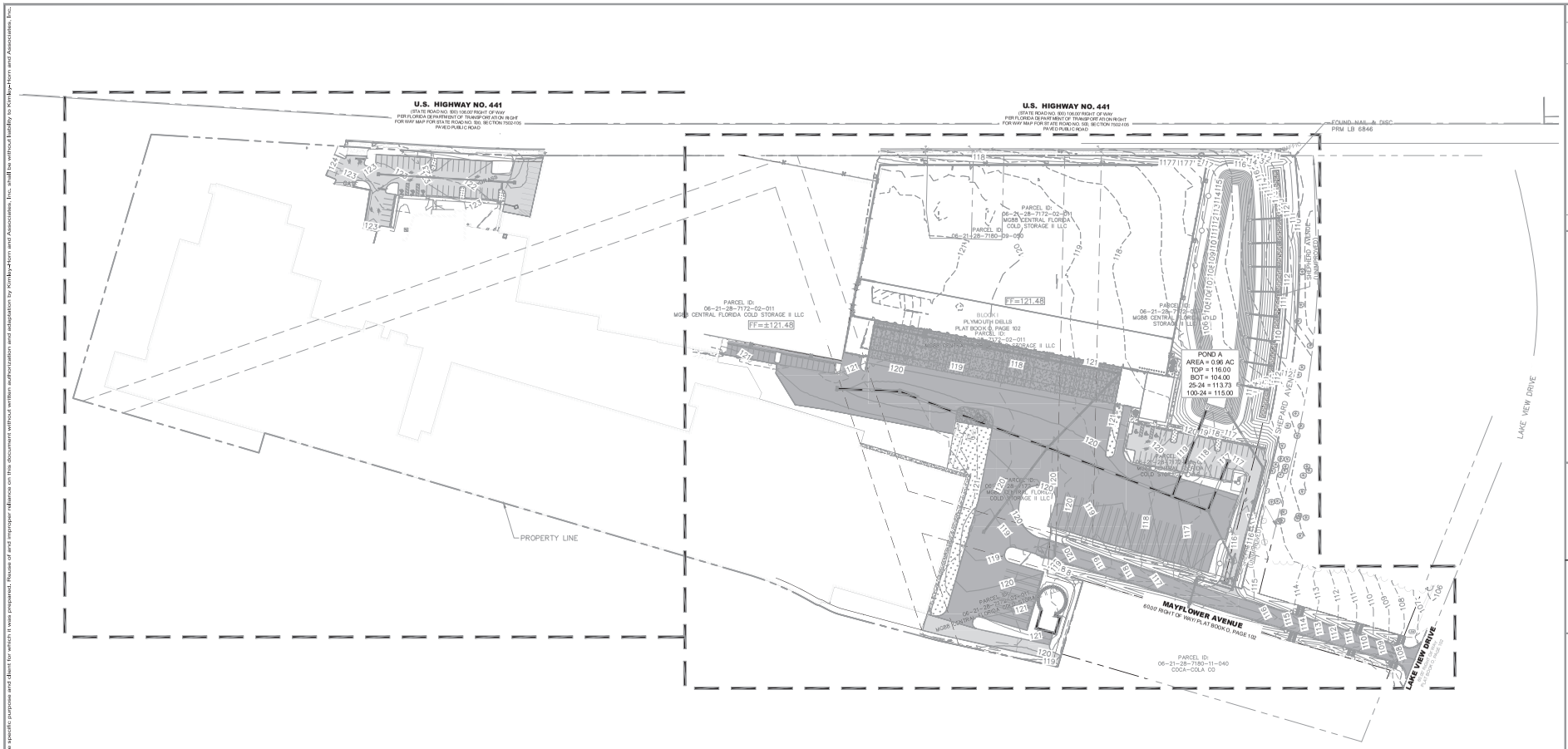
US HWY 441 - LEFT TURN LANE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C5.3

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LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- 21.60 EXISTING SPOT ELEVATION
- 21.60 EXISTING SPOT ELEVATION
- PROPOSED STORM PIPE
- ST EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

GENERAL NOTES:

1: ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
2: ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3: ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4: GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5: SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
6: ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
7: EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8: IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
9: ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
10: ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM SYSTEM. IN AREAS NOT SUBJECT TO FREEZING, ROOF DRAINS CAN SPASH ON GRADE AND BE COLLECTED IN INLETS OR TREATED AS SURFACE RUNOFF.
11: CONTRACTOR IS TO ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12: CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
13: TOPOGRAPHIC INFORMATION TAKEN FROM: LEADING EDGE LAND SERVICES, INC. ON JANUARY 31, 2023.
14: CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
15: CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
16: DETENTION POND OUTFLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
17: DEVIATIONS FROM RECOMMENDED PARKING LOT SLOPES SHALL BE APPROVED BY FLOOR & DECOR CONSTRUCTION AND DESIGN.
18: CONTRACTOR TO PROVIDE FLOOR & DECOR CONSTRUCTION AND DESIGN, AND LOCAL AUTHORITY WITH AS-BUILT DRAWINGS. SEE REQUIREMENTS IN THIS SHEET.
19: CONTRACTOR TO VERIFY T.A.S./A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
20: GRADES IN ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS: MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM THE DOOR, A 2% SLOPE IN ALL DIRECTIONS (MAX) MUST BE MAINTAINED.
21: IN GENERAL, THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5%, THE MINIMUM SLOPE SHALL NOT BE INFERIOR THAN 1.5% AND THE PREFERRED SLOPE SHALL BE 2.5%
22: REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
23: CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
24: LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
25: AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
26: CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED. REFER TO CONSTRUCTION DETAILS
27: FOR STORM SEWER PIPE PROFILES REFER TO DETAIL ON SHEET C7.0 FOR MORE INFORMATION.
28: SEE PIPE PROFILES SHEET FOR INVERT ELEVATIONS (TYPICAL).
29: SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
30: ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
31: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES/ENTRIES, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
32: TERMITE SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
33: SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
A. PROTECTING EXISTING VEGETATION TO REMAIN.
B. REMOVING EXISTING VEGETATION.
C. CLEARING AND GRUBBING.
D. STRIPPING AND STOCKPILING TOPSOIL.
E. REMOVING ABOVE-AND BELOW-GRADE SITE IMPROVEMENTS.
F. DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
G. TEMPORARY EROSION AND SEDIMENTATION CONTROL.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 40
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

Sunshine811.com

No.	REVISIONS	DATE	BY
2	S.JRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Joshua Enot
STATE OF FLORIDA

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

OVERALL GRADING AND DRAINAGE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C6.0

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LEGEND
NORTH
U.S. HIGHWAY NO. 441
PUBLIC ROAD
APOPKA COLD STORAGE
DETAILED GRADING AND DRAINAGE
FLORIDA
SHEET NUMBER C6.1
Kimley»Horn
Joshua Endo
REVISIONS
1 CITY COMMENTS DATED 2025/11/04 12/02/2025 AG
2 SJRWMD COMMENTS DATED 2025/11/05 12/02/2025 APP
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
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APOPKA COLD STORAGE
DETAILED GRADING AND DRAINAGE
APOPKA FLORIDA
SHEET NUMBER C6.2
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
Kimley»Horn
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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106
Joshua End
No. REVISIONS DATE BY
1 CITY COMMENTS DATED 2025/11/04 12/02/2025 AG
2 SJRWMD COMMENTS DATED 2025/11/05 12/02/2025 APP
NORTH
LEGEND
SWALE CHECKDAM
SPREADER SWALE TOP = 117.00 BOT = 110.00
POND A AREA = 10.98 AC BOT = 104.00 MEAN = 112.05 ADJ = 113.03 100-24 = 114.87 TOP = 116.00
BUILDING ROOF DRAINAGE TO BE CONNECTED TO SURFACE WATER MANAGEMENT SYSTEM
U.S. HIGHWAY NO. 441
MAYFLOWER AVENUE
LAKE VIEW DRIVE
SEABOARD AIR LINE RAILROAD
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GENERAL UTILITY NOTES:

1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
3. CONTRACTOR TO COORDINATE PROPOSED TELEPHONE SERVICE AND ROUTING WITH CABLE COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
4. CONTRACTOR TO COORDINATE PROPOSED GAS SERVICE AND ROUTING WITH GAS COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
5. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
6. REFER TO THE CITY OF APOPKA STANDARD NOTES & DETAILS, SHEETS C8.0 – C8.2.
7. REFER TO ORANGE COUNTY STANDARD NOTES AND DETAILS, SHEET C8.3.

GENERAL FIRE SERVICE NOTES:

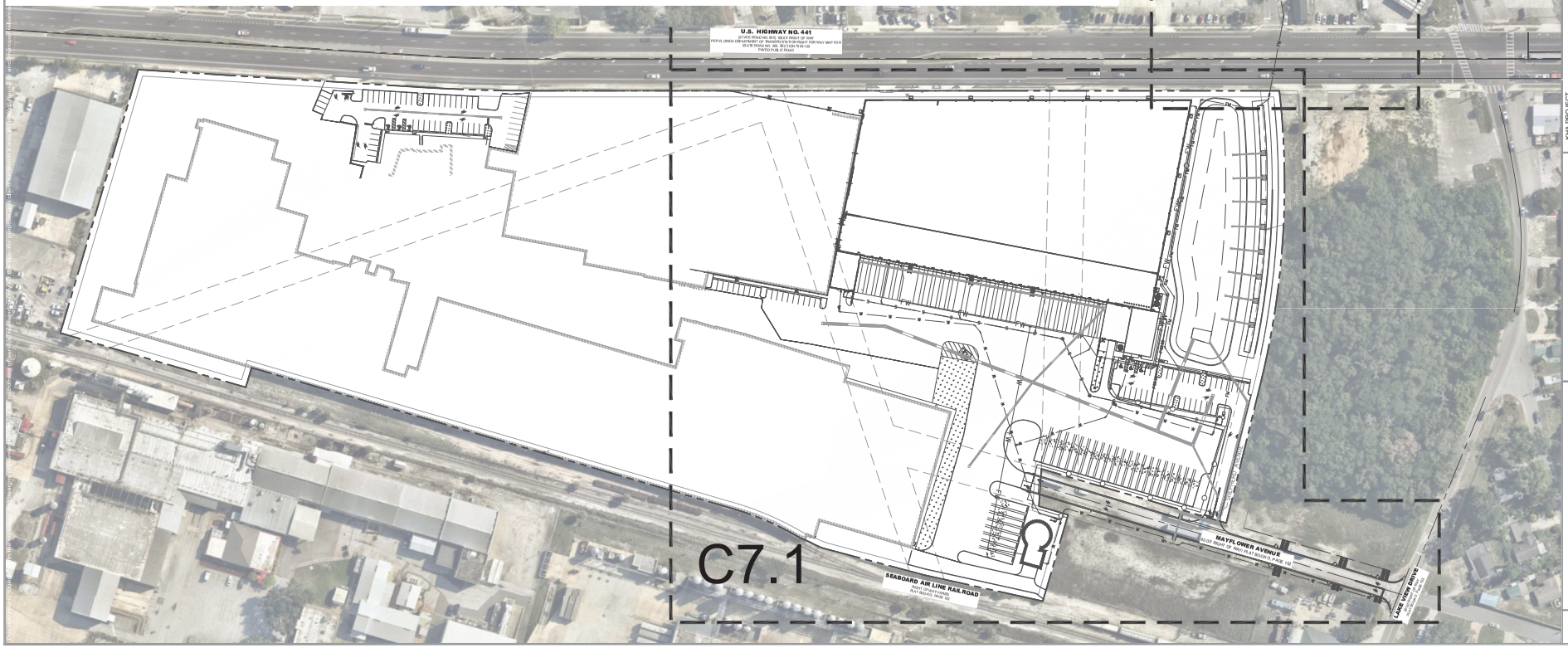
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF APOPKA PRIOR TO SHOP DRAWING REVIEW.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING NATURAL GAS LINE
- EXISTING RECLAIM LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY MANHOLE

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE (24" X 36")



No.	DATE	BY
2	12/02/2025	ARP
1	12/02/2025	AG

2. S.JRWMD COMMENTS DATED 2025/11/05
1. CITY COMMENTS DATED 2025/11/04
REVISIONS

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Joshua Enot

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

OVERALL UTILITY PLAN

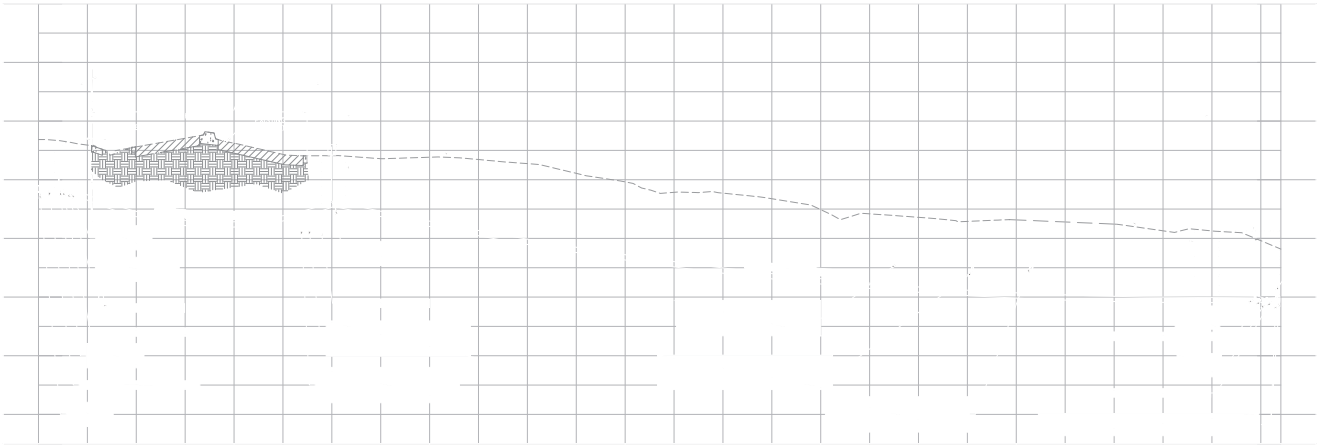
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C7.0

APOPKA COLD STORAGE
APOPKA FLORIDA
DETAILED UTILITY PLAN
SHEET NUMBER C7.1
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
Joshua Endsley
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No. REVISIONS DATE BY
1 SUBMWD COMMENTS DATED 2025/11/05 12/02/2025 APP
2 CITY COMMENTS DATED 2025/1/04 12/02/2025 AG
LEGEND
PROPOSED WATER VALVE
PROPOSED F.D.C.
PROPOSED STORM INLET
EXISTING OVERHEAD LINE
EXISTING NATURAL GAS LINE
EXISTING RECLAIM LINE
EXISTING FIBER OPTIC LINE
PROPOSED SANITARY MANHOLE
GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE (24" X 36")
NORTH
GENERAL UTILITY NOTES:
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2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN PERMITTED FOR PERMITTING PURPOSES ONLY; DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
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6. REFER TO THE CITY OF APOPKA STANDARD NOTES & DETAILS, SHEETS C8.0 – C8.2.
7. REFER TO ORANGE COUNTY STANDARD NOTES AND DETAILS, SHEET C8.3.
GENERAL FIRE SERVICE NOTES:
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2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A CONTRACTOR QUALIFIED TO CONSTRUCT, INSTALL AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF APOPKA PRIOR TO SHOP DRAWING REVIEW.
MATCHLINE C7.2
PROPERTY LINE
SHEPHERD AVENUE (UNIMPROVED)
WCATED ALBRECHT AVENUE
WCATED SCHOOL STREET
ONE STORY COMMERCIAL BUILDING
BUILDING LINE
APPARENT RIGHT OF WAY LINE
SEABOARD AIR LINE RAILROAD
WATER MAIN
FW
S
OHU
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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 2 4 8
VERTICAL

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPOSED WATER VALVE
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- S — PROPOSED SANITARY MANHOLE
- OHU — EXISTING OVERHEAD LINE
- GAS — EXISTING NATURAL GAS LINE
- RW — EXISTING RECLAIM LINE
- FOC — EXISTING FIBER OPTIC LINE

GENERAL UTILITY NOTES:

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No.	REVISIONS	DATE	BY
1	SJRWMD COMMENTS DATED 20251105	12/02/2025	ARP
2	CITY COMMENTS DATED 20251104	12/02/2025	AG

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Joshua Enot
LICENSED PROFESSIONAL ENGINEER
No. 90169
STATE OF FLORIDA

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C7.2

TYPICAL ASPHALT PAVEMENT DETAIL

TYPICAL "HEAVY DUTY"
ASPHALT PAVEMENT DETAIL

TYPICAL CONCRETE PAVEMENT DETAIL

TYPICAL HEAVY-DUTY
CONCRETE PAVEMENT DETAIL

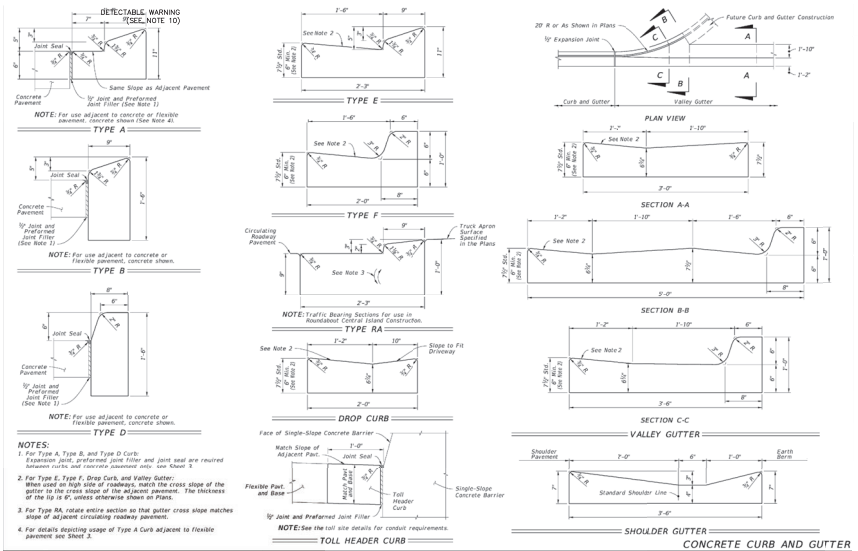
PARKING STOPS DETAIL
N.T.S

HANDICAP SIGN DETAIL

CURB TERMINUS TRANSITION DETAIL

TYP. BOLLARD DETAIL

ACCESSIBLE RAMPS
N.T.S



LAST REVISION	DESCRIPTION:			
11/01/21		FY 2023-24 STANDARD PLANS	INDEX 520-001	SHEET 2 of 3

CURB AND GUTTER

No.	REVISIONS	DATE	BY
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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DATE	12/02/2025
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DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

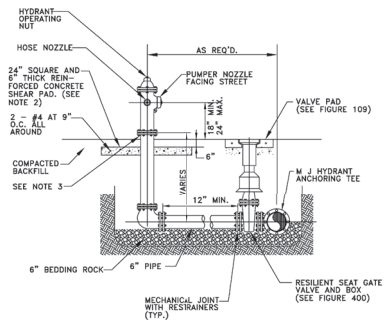
GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.0

Plotted By: Rhu, Adam Sheet Set: Civil Set: C0 Layout: C8.0 GENERAL CONSTRUCTION DETAILS Dateplot: 02 Dec 2025 - 08:04:31am Xrefs: pvt-b0-base.dwg, pvt-b0-topo.dwg, pvt-b0-boundary.dwg, pvt-b0-building.dwg, pvt-b0-utility.dwg, pvt-b0-road.dwg, pvt-b0-parking.dwg, pvt-b0-hardscape.dwg, pvt-b0-softscape.dwg, pvt-b0-irrigation.dwg, pvt-b0-lighting.dwg, pvt-b0-signage.dwg, pvt-b0-misc.dwg, pvt-b0-fire.dwg, pvt-b0-water.dwg, pvt-b0-sewer.dwg, pvt-b0-reuse.dwg, pvt-b0-storm.dwg, pvt-b0-gas.dwg, pvt-b0-power.dwg, pvt-b0-telecom.dwg, pvt-b0-cable.dwg, pvt-b0-fiber

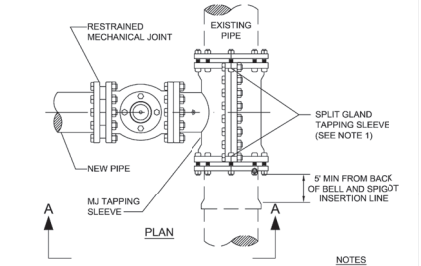


NOTES:

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 EOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



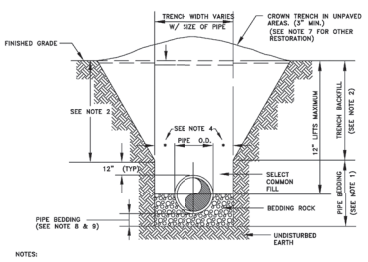
SECTION A - A

NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

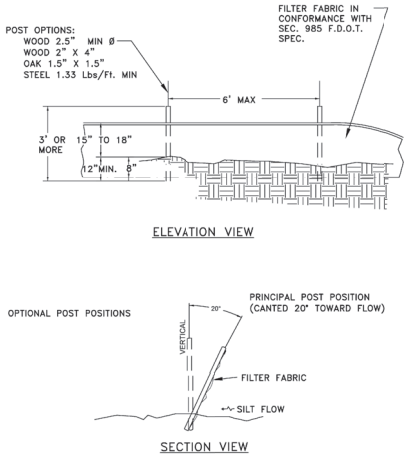


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL VARY IN DEPTH UP BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

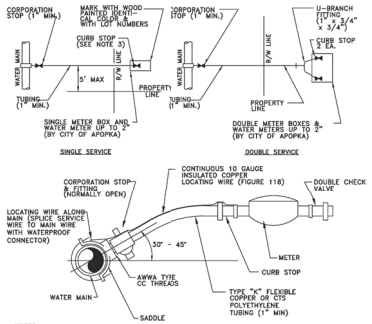
TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

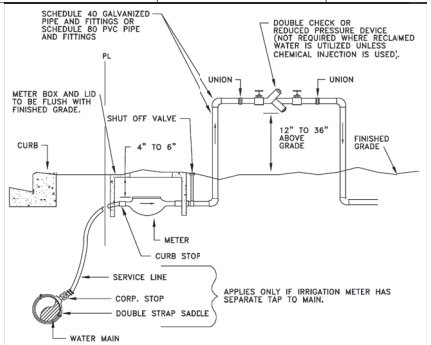


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

No.	REVISIONS	DATE	BY
2	SJRWMD COMMENTS DATED 20251105	12/02/2025	ARP
1	CITY COMMENTS DATED 20251104	12/02/2025	AG

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106
Joshua Enot

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

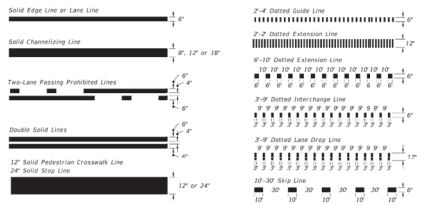
GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

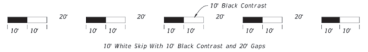
APOPKA FLORIDA

SHEET NUMBER C8.1

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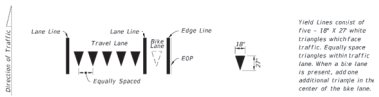
PAVEMENT MARKING LINES



10' White Skip With 10' Black Contrast and 20' Gaps

CONTRAST MARKINGS WITH ALTERNATING SKIP PATTERN

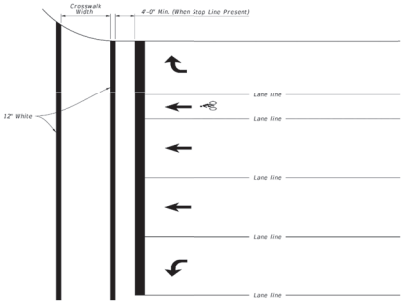
(10'-30' Skip Line Shown, Dotted Lines Similar)



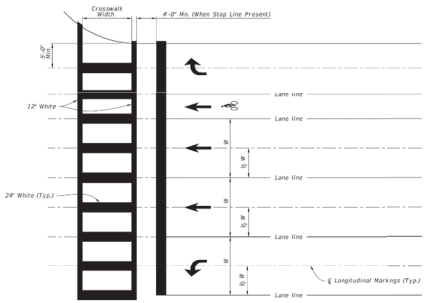
Yield Lines consist of five – 18" x 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

LAST REVISION	DESCRIPTION:	FDOT	FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/18	REVISIONS				711-001	2 of 13



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

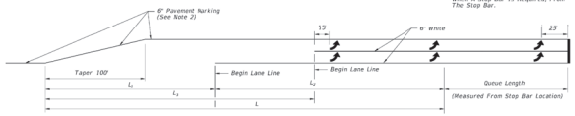
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION	DESCRIPTION:	FDOT	FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/18	REVISIONS				711-001	10 of 13



SINGLE LEFT TURNS

** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.





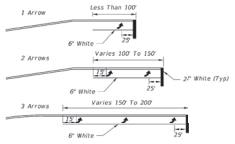
Through Lane Becomes Exclusive Left Turn



Through Lane Becomes Optional Left Turn

DOUBLE LEFT TURNS

Design Speed (mph)	TURN LANES - CURBED AND UNCURBED MEDIANS						
	URBAN CONDITIONS			RURAL CONDITIONS			
	Clearance Distance L_1	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_4	Total Decel. Distance L	Clearance Distance L_5
35	70'	73'	143'	110'	— —	— —	— —
40	80'	75'	155'	120'	— —	— —	— —
45	85'	100'	185'	135'	— —	— —	— —
50	105'	135'	240'	160'	185'	290'	160'
55	125'	— —	— —	— —	225'	350'	195'
60	145'	— —	— —	— —	260'	405'	230'
65	170'	— —	— —	— —	290'	460'	270'



Arrow should be evenly spaced between first and last arrow. Turn lanes longer than 200' add one arrow for each 100' additional length.

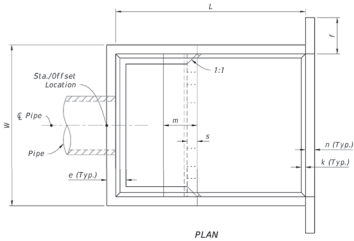
ARROW SPACING

NOTES:

1. This Index also applies to right turn lanes.
2. Make pavement marking yellow for left-turn lanes and white for right-turn lanes.
3. See Sheet 1 for "S" value.

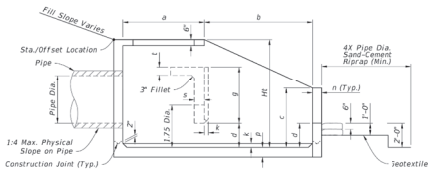
TURN LANE MARKINGS

LAST REVISION	DESCRIPTION:	FDOT	FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/18	REVISIONS				711-001	11 of 13

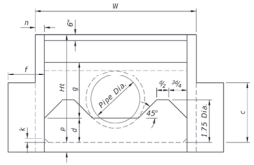


PLAN

Pipe	DIMENSION TABLE															Concrete (CY)	Reinf. Steel (lb)	Sand-Cement Riprap (Mech.) (CY)
	Feet – Inches										Inches							
Dia.	Area (SF)	W	Ht	L	a	b	c	e	f	g	m	n	p	s	t	k		
30"	4.91	9-0	6-3	10-8	4-7	6-1	3-4	1-4	1-2	2-6	3-0	1-11	6	6½	7	7	3	6.72	736	10.6
36"	7.07	10-5	7-3	12-4	5-3	7-1	3-10	1-7	1-3	3-0	3-6	2-3	7	7½	8	8	3	10.31	1,072	13.6
42"	9.62	11-10	8-0	14-0	6-0	8-0	4-5	1-9	1-6	3-0	3-11	2-6	8	8½	9	8	4	14.01	1,429	17.5
48"	12.57	13-3	9-0	15-8	6-9	8-11	4-11	2-0	1-7	3-0	4-5	2-10	9	9½	10	8	4	20.34	2,000	22.1
54"	15.90	14-8	9-9	17-4	7-4	10-0	5-5	2-2	1-10	3-0	4-11	3-0	10	10½	10	8	4	27.13	2,659	27.2
60"	13.63	16-1	10-9	19-0	8-0	11-0	5-11	2-5	1-11	3-0	5-4	3-4	11	11½	11	8	6	34.49	3,552	32.5
66"	23.76	17-3	11-6	20-6	8-8	11-10	6-5	2-7	2-1	3-0	5-9	3-7	12	12½	12	8	6	42.81	4,472	38.3
72"	28.27	18-6	12-3	22-0	9-3	12-9	6-11	2-9	2-3	3-0	6-2	3-9	12	12½	12	8	6	50.61	5,426	44.5



ELEVATION



FRONT VIEW

DIMENSIONAL DETAILS

DIMENSIONAL DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-26 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	INDEX	SHEET
11/01/23	REVISIONS				430-012	2 of 3

No.	REVISIONS	DATE	BY
2	S.JR/WD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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Joshua Enot

PROFESSIONAL ENGINEER No. 91705 STATE OF FLORIDA

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

GENERAL CONSTRUCTION DETAILS

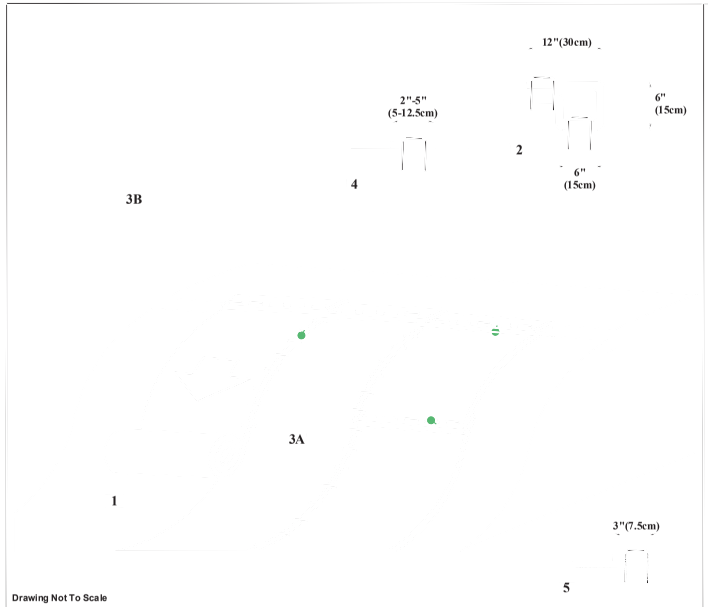
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.2

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Drawing Not To Scale

SLOPE INSTALLATION DETAIL

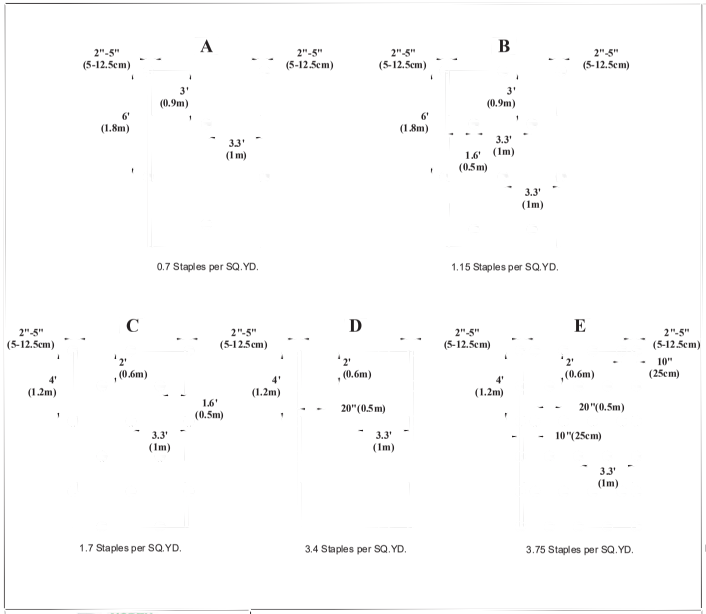
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECP's type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN
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The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17



STAPLE PATTERN GUIDE

- 4:1 Slopes (A)
- 3:1 Slopes (B)
- 2:1 Slopes (C)
- 1:1 & Steeper Slopes (D)
- Medium/High Flow Channel (D)
- High Flow Channel And Shoreline (E)

NOTES:

* Use ECMDS * for more accurate staple pattern selection.

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Drawn on: 5-4-17

Drawing Not To Scale

No.	REVISIONS	DATE	BY
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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Joshua Enot

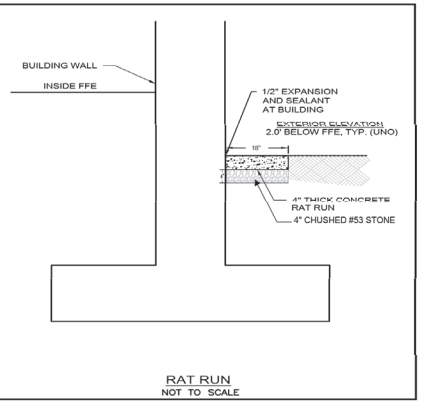
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DRAINAGE DETAILS

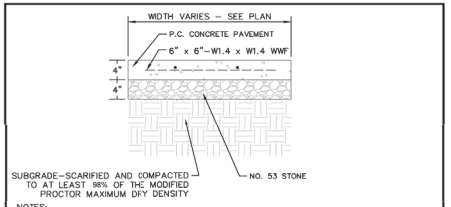
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.3



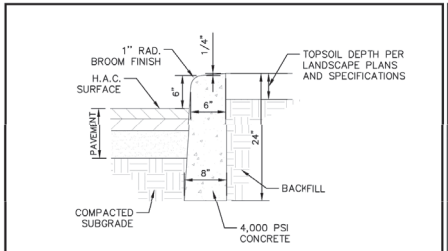
RAT RUN
NOT TO SCALE



NOTES:

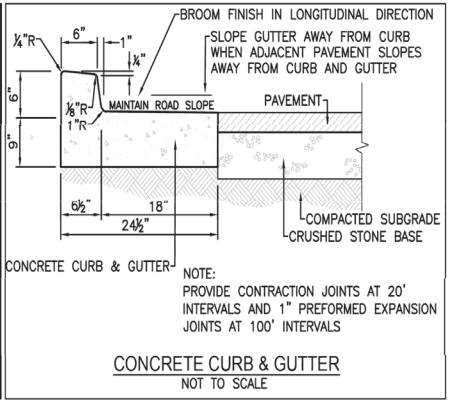
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GRCOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.



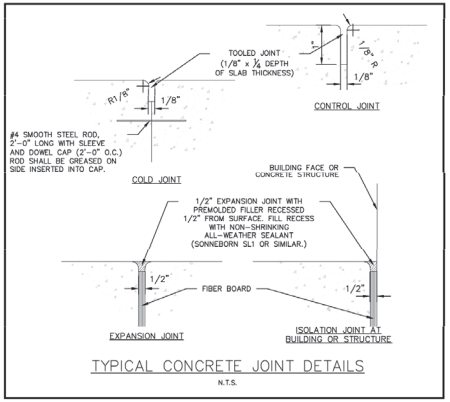
NOTE:
INSTALL JOINTS EVERY 15' AND ALIGN WITH SIDEWALK JOINTS WHERE ADJACENT TO SIDEWALK.

CONCRETE CURB
N.T.S.

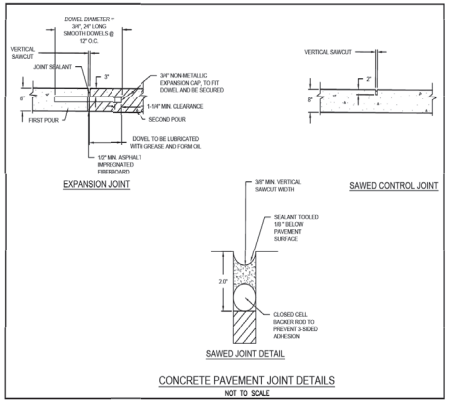


NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

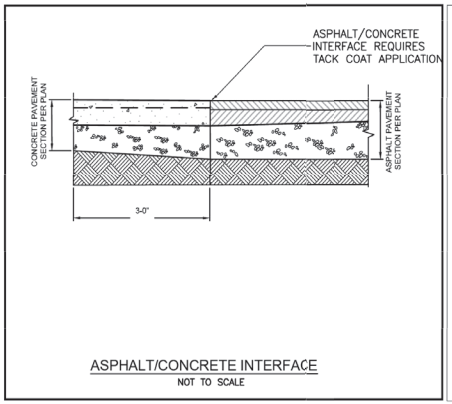
CONCRETE CURB & GUTTER
NOT TO SCALE



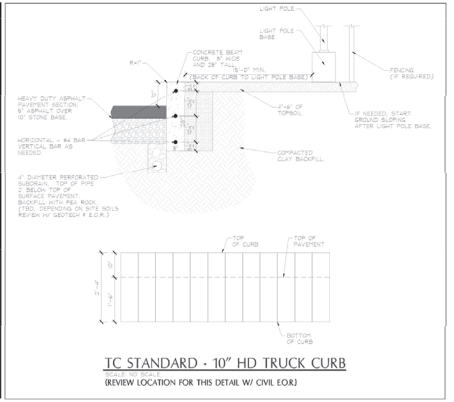
TYPICAL CONCRETE JOINT DETAILS
N.T.S.



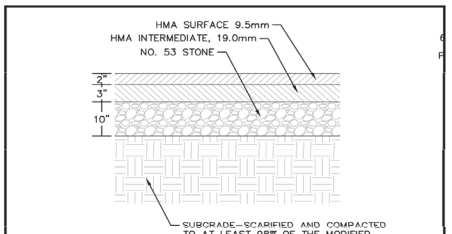
CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



ASPHALT/CONCRETE INTERFACE
NOT TO SCALE



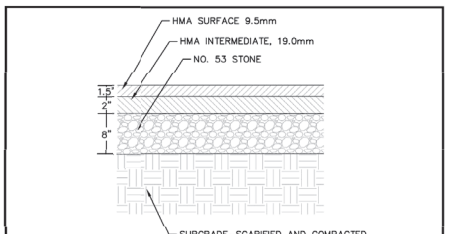
TC STANDARD - 10" HD TRUCK CURB
SCALE: NOT TO SCALE
(REVIEW LOCATION FOR THIS DETAIL W/ CIVIL E.O.R.)



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

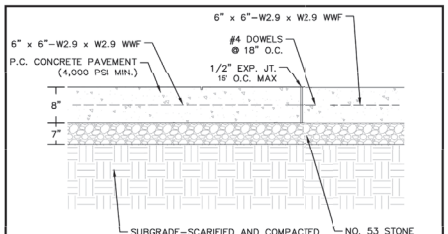
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.

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No.	REVISIONS	DATE	BY
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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. 35106
Joshua Enot
STATE OF FLORIDA

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.2

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No.	REVISIONS	DATE	BY
2	SUBMWD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

SCALE	AS SHOWN
DATE	12/02/2025
KHA PROJECT	049607003

CIVIL
STANDARD
DETAILS

APOPKA COLD
STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.2

Joshua Enoch
FLORIDA LICENSED PROFESSIONAL ENGINEER
No. 94106
STATE OF FLORIDA

KHA PROJECT
049607003
DATE
12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

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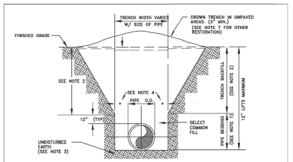
No.	REVISIONS	DATE	BY
2	SUBMWD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

APOPKA COLD STORAGE

MOT DETAILS

APOPKA FLORIDA

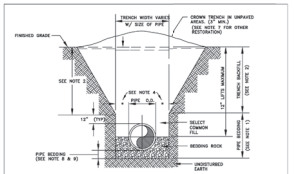
SHEET NUMBER C8.6



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*) 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOWNSTATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

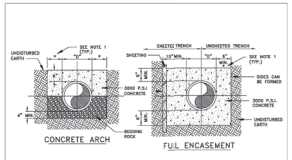
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" AND ALL FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED IN THE CITY BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW PIPE. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED FIELD IF MONITAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOWNSTATE GRASS SPECIES.
10. FINAL RESTORATION IN UNPAVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



CONCRETE ARCH AND ENCASEMENT DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 102

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE										
	6"	8"	10"	12"	16"	8"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

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

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

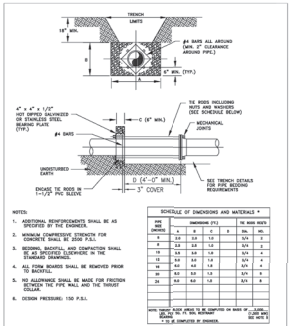
	PIPE SIZE										
	6"	8"	10"	12"	16"	8"	20"	24"	30"	36"	48"
90° BEND					61	47	73	84	100	114	
45° BEND					26	18	31	35	42	48	
22-1/2° BEND					13	4	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	15	25	47	66	66	
DEAD END					111	123	135	157	188	218	

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

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

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

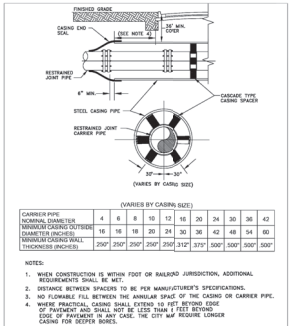
SCHEDULE OF DIMENSIONS AND MATERIALS *

MIN SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS (QTY) DIA.	NO.
6	2.0	2.0	1.0		5/8	2
8	2.0	2.0	1.0		5/8	2
10	3.0	3.0	1.0		5/8	4
12	3.0	3.0	1.0		5/8	4
16	4.0	4.0	1.0		5/8	4
20	5.0	5.0	1.5		5/8	6
24	6.0	6.0	1.5		5/8	6

WITH THRUST PLATE SPACED TO BE EQUIVALENT OF BASE OF 1.5 THE SIZE OF THE BOTTOM SEE NOTE 5
* TO BE COMPLETED BY ENGINEER

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



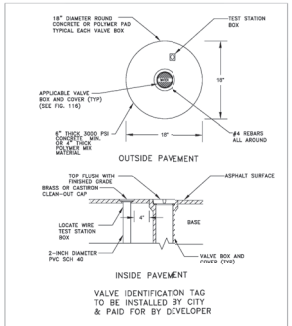
(VARIES BY CASING SIZE)

CARRIER PIPE NOMINAL DIAMETER	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (INCHES)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

NOTES:
1. WHEN CONSTRUCTION IS WITHIN FDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS SHALL BE MET.
2. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS.
3. NO FLOWABLE FILL BETWEEN THE ANNULAR SPACE OF THE CASING OR CARRIER PIPE.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10 FEET BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 5 FEET BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 108



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

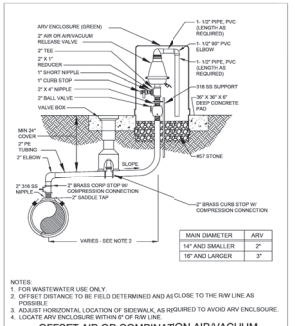
MINIMUM PRESSURE RATING

PSI	DI FITTINGS ≤24"	DI FITTINGS >24"	PIPE MATERIAL* PVC	PIPE MATERIAL* DI	PIPE MATERIAL* HDPE	GATE VALVE** ≤12"	GATE VALVE** >12"	FORCEMAIN* PVC	FORCEMAIN* HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR17. FORCEMAIN PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110

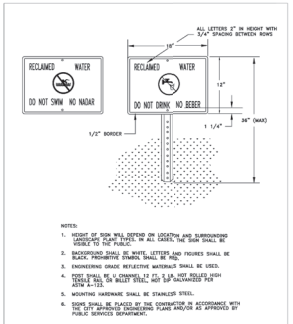


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE.
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

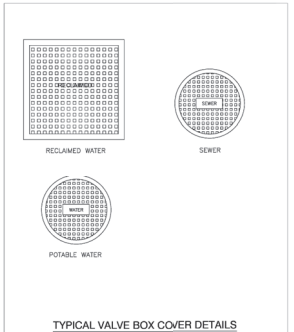
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114



NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT LEVEL. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. S 1.8, HOT ROLLED HIGH STRENGTH STEEL OR BILLET STEEL, AND SUP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

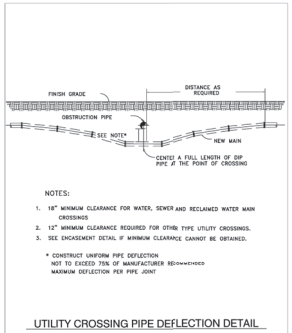
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

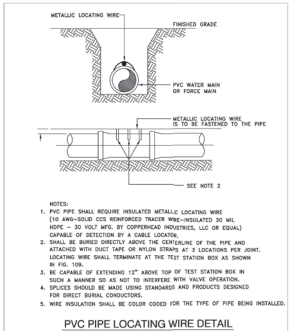


NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

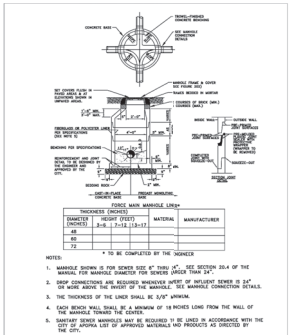
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 50 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	HEIGHT (FEET) 3<8	8<12	12<16	MATERIAL	MANUFACTURER
48					
60					
72					

* TO BE COMPLETED BY THE ENGINEER

NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS GREATER 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 COVER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200

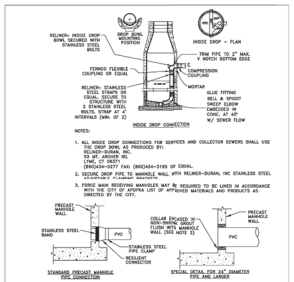
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STATE OF FLORIDA

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
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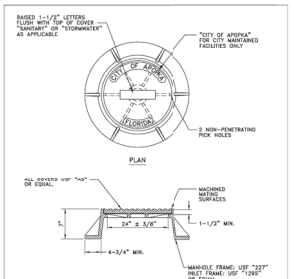
CITY OF APOPKA
DETAILS
APOPKA COLD STORAGE
FLORIDA
APOPKA

SHEET NUMBER C8.7



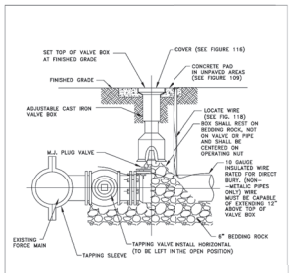
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



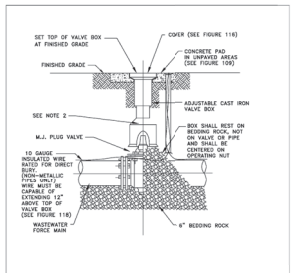
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



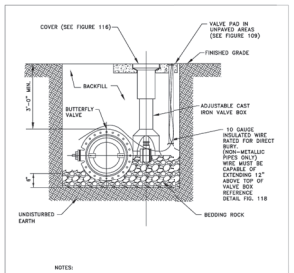
FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206



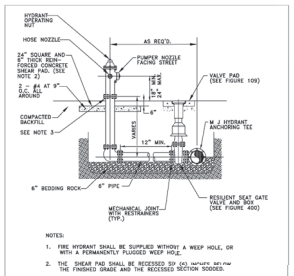
PLUG VALVE AND BOX DETAIL

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



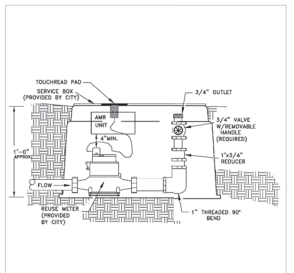
BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401



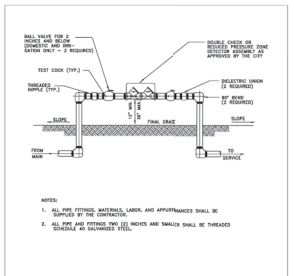
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



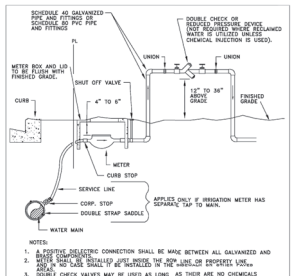
RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRICATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506



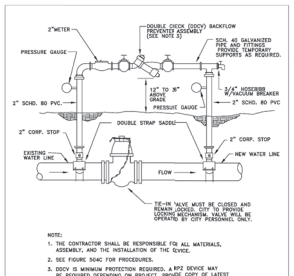
DOUBLE CHECK OR REDUCED PRESSURE
ZONE DETECTOR ASSEMBLY
2 INCH AND BELOW ASSEMBLY

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



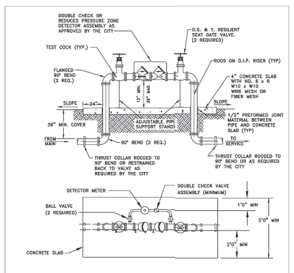
IRRIGATION METER AND DOUBLE CHECK VALVE OR
REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502



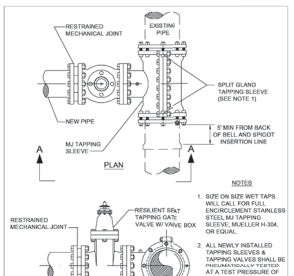
TEMPORARY JUMPER CONNECTION

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



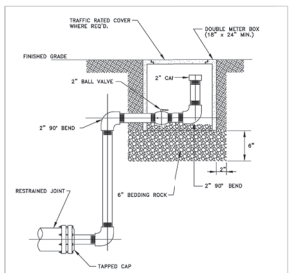
ABOVE GROUND DEVICE WITH
DETECTOR BY-PASS
2 INCH AND ABOVE ASSEMBLY

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



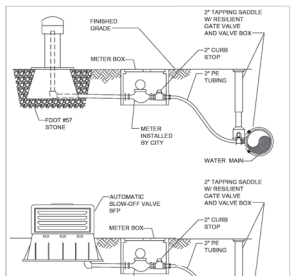
WATER AND RECLAIMED WATER MAINS
WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



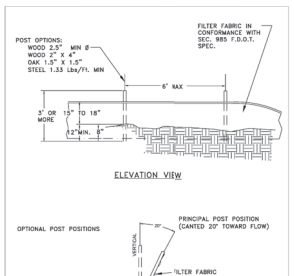
BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

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Joshua Enot

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

CITY OF APOPKA DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.8

APOPKA COLD STORAGE

WB-67 TRUCK ROUTING

APOPKA FLORIDA

SHEET NUMBER C9.0

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
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DRAWN BY JAM
CHECKED BY JME

Joshua Enck

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1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG



NORTH

SHEET NUMBER C6.0

APOPKA COLD STORAGE

APOPKA FLORIDA

FIRE TRUCK ROUTING

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

Joshua Enoch

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SHEET NUMBER C6.0

APOPKA COLD STORAGE

APOPKA FLORIDA

GARBAGE TRUCK ROUTING

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

Joshua Emil Eriksson
FLORIDA LICENSE NO. 92910
STATE OF FLORIDA

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DATE	12/02/2025
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CHECKED BY	JME

MAYFLOWER AVENUE IMPROVEMENTS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C10.0

APOPKA COLD STORAGE
APOPKA FLORIDA
OVERALL TREE MITIGATION
KHA PROJECT 049607003
DATE 11/26/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH
SHEET NUMBER L0.50
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NO. REVISIONS DATE BY
1 CITY COMMENTS 11/06/2025 AG
GRAPHIC SCALE IN FEET 0 40 80 160
NORTH
L0.51
L0.52
PROPERTY LINE (TYP.)
TREE DISPOSITION LEGEND
TREES
PRESERVE IN PLACE
PROTECTED TREE
SPECIMEN TREE
REMOVE
PROTECTED TREE
SPECIMEN TREE
FENCING
TEMPORARY TREE PROTECTION FENCE
Plotted By: Abbott, Nora Sheet Set: Civil Link: CD Layout: L0.50 November 26, 2025 12:03:01pm K:\Orl_Civil\049607003-Gold link opopka\CADD\MDP\Plan Sheets\L0.50 - TREE MITIGATION PLAN.dwg
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APOPKA COLD STORAGE
APOPKA FLORIDA
DETAIL TREE MITIGATION PLAN
SHEET NUMBER L0.51
KHA PROJECT 049607003
DATE 11/26/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
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1 CITY COMMENTS 11/26/2025 AG
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
L0.51
L0.52
TREE DISPOSITION LEGEND
TREES
PRESERVE IN PLACE
PROTECTED TREE
SPECIMEN TREE
REMOVE
PROTECTED TREE
SPECIMEN TREE
FENCING
TEMPORARY TREE PROTECTION FENCE
MATCHLINE SEE SHEET L0.52
PROPERTY LINE (TYP.)
Plotted By: Abbott, Nora Sheet Set: Civil Link: CD Layout: L0.51 November 26, 2025 12:03:13pm K:\Orl_Civil\049607003-cold link opopka\CADD\MEP\planmetia\L0.50 – TREE MITIGATION PLAN.dwg
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APOPKA FLORIDA
DETAIL TREE MITIGATION PLAN
SHEET NUMBER L0.52
KHA PROJECT 049607003
DATE 11/26/2025
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1 CITY COMMENTS 11/06/2025 AG
TREE DISPOSITION LEGEND
TREES
PRESERVE IN PLACE
PROTECTED TREE
SPECIMEN TREE
REMOVE
PROTECTED TREE
SPECIMEN TREE
FENCING
TEMPORARY TREE PROTECTION FENCE
NORTH
GRAPHIC SCALE IN FEET
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L0.52
MATCHLINE: SEE SHEET L0.51
PROPERTY LINE (TYP.)
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. 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.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. 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.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. 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.
2. 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.
3. 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.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL, COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. 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.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. 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 REPLENISHED 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.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPMS 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.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. 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

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. 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.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. 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).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. 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.
6. 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".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. 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.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. 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.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. 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.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. 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.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER, AGITATE MIX.
    c. 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.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. 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.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. 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

1. 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.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. 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.
4. 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 SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

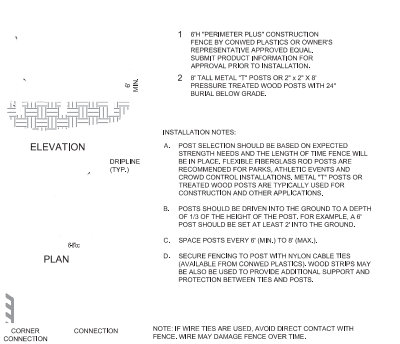
L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. 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.
13. 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.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. 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.
2. 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.

1 TYPICAL TREE MITIGATION NOTES
L0.54



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 STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS 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 8' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE 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.

2 TREE PROTECTION FENCING
L0.54 ELEVATION / PLAN NTS

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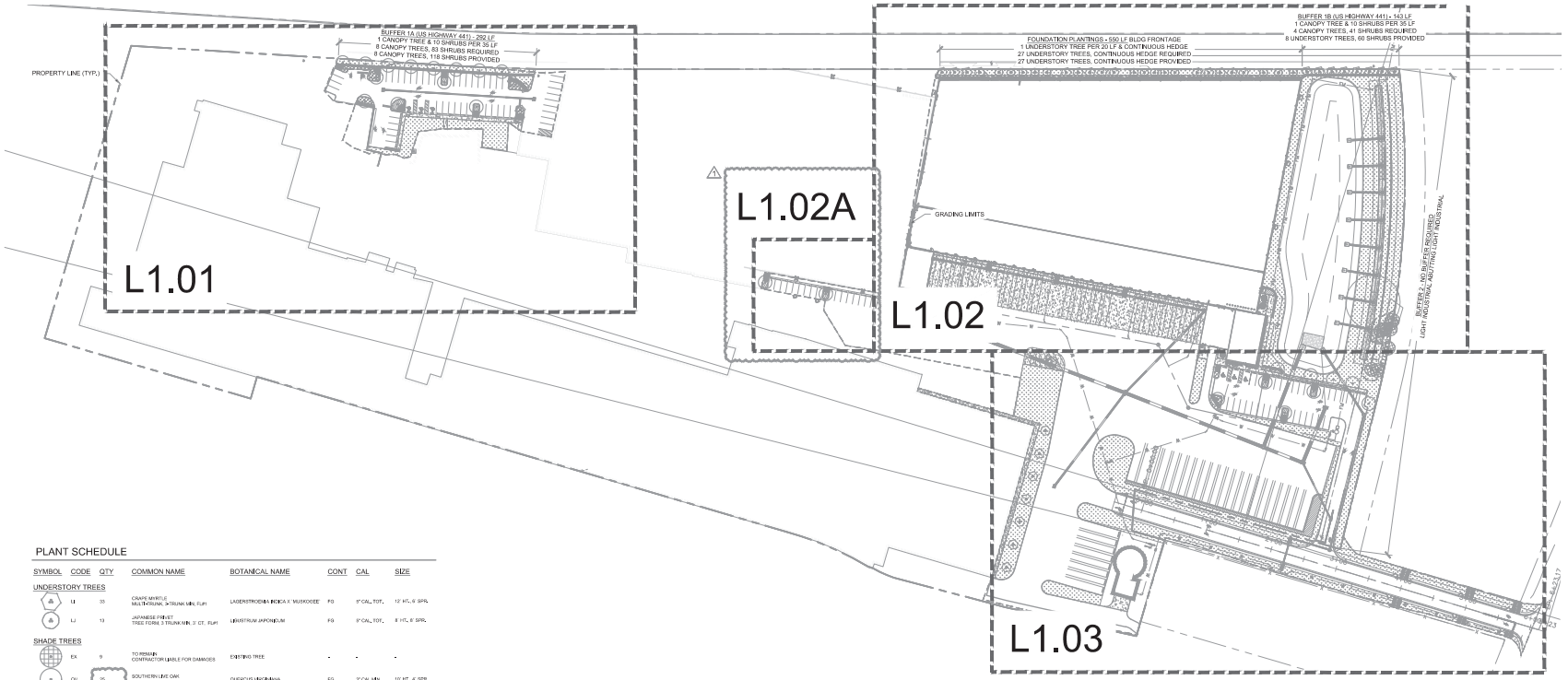
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CHECKED BY

TREE MITIGATION NOTES AND DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L0.54

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
UNDERSTORY TREES							
	LI	33	CRAPE MYRTLE MULTI-TRUNK, 3-TRUNK MIN, FLAT	LAGERSTROEMIA INDICA X 'MUSKOGEE'	FG	3" CAL. TOT.	12' HT., 6' SPR.
	LJ	13	JAPANESE PRIVET TREE FORM 3 TRUNK MIN, 3' CT. FLAT	LIGUSTRUM JAPONICUM	FG	3" CAL. TOT.	8' HT., 6' SPR.
SHADE TREES							
	EX	9	TO REMAIN CONTRACTOR LIABLE FOR DAMAGES	EXISTING TREE	-	-	-
	QV	25	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL	QUERCUS VIRGINIANA	FG	3" CAL MIN	10' HT., 4' SPR.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	444	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	SC	13	GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA	3 GAL	18" FULL	30" OC
	ZF	263	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	18" FULL	30" OC
GROUND COVERS							
	EB	1,241	DWARF MORNING GLORY 'BLUE BY ME' FULL	EVOLVULUS NUTTALLIANUS 'BLUE DAZE'	1 GAL	12" SPRD MIN	18" OC
	LL	1,139	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI 'EVERGREEN GIANTS'	1 GAL	12" FULL	18" OC
SOD							
	PA	131,346 SF	ARGENTINE BAHIAGRASS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

LANDSCAPE CALCULATIONS

PER "APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
FOUNDATION PLANTINGS 1 UNDERSTORY TREE PER 20 LF CONTINUOUS HEDGE *SECTION 5.2.5 A*	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE
BUFFERYARDS 1 CANOPY TREE PER 20 LF 10 SHRUBS PER 20 LF *SECTION 5.2.5 A.4*	**BUFFER 1A (US HIGHWAY 441) - 292 LF** 8 CANOPY TREES, 83 SHRUBS **BUFFER 1B (US HIGHWAY 441) - 143 LF** 4 CANOPY TREES, AND 41 SHRUBS	**BUFFER 1A (US HIGHWAY 441) - 292 LF** 8 CANOPY TREES, 118 SHRUBS **BUFFER 1B (US HIGHWAY 441) - 143 LF** 8 UNDERSTORY TREES (2:1), 60 SHRUBS
PARKING LOT 1 CANOPY TREE PER 10 SPACES 10% OF VUA INTERIOR PLANTINGS 30% OF VUA CANOPY COVERAGE *SECTION 5.2.5.B.1.C*	**COMBINED VUA - 34,984 SF** 8 SHADE TREES 3,498 SF OF INTERIOR PLANTINGS 10,495 SF OF CANOPY COVERAGE	**COMBINED VUA - 34,984 SF** 12 SHADE TREES, 4 UNDERSTORY TREES (2:1) 4,051 SF OF INTERIOR PLANTINGS 13,756 SF OF CANOPY COVERAGE



GRAPHIC SCALE IN FEET
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DATE 11/26/2025
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DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

OVERALL LANDSCAPE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L1.00

Plotted By:Abbott, Nora Sheet Set:Cold Link CD Layout:L1.00 November 26, 2025 - 12:04:00pm K:\orl-eng\049607003-cold link apopka\CADD\MDP\sheetsets\L1.00 - LANDSCAPE PLAN.dwg
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LANDSCAPE PLAN

APOPKA COLD STORAGE

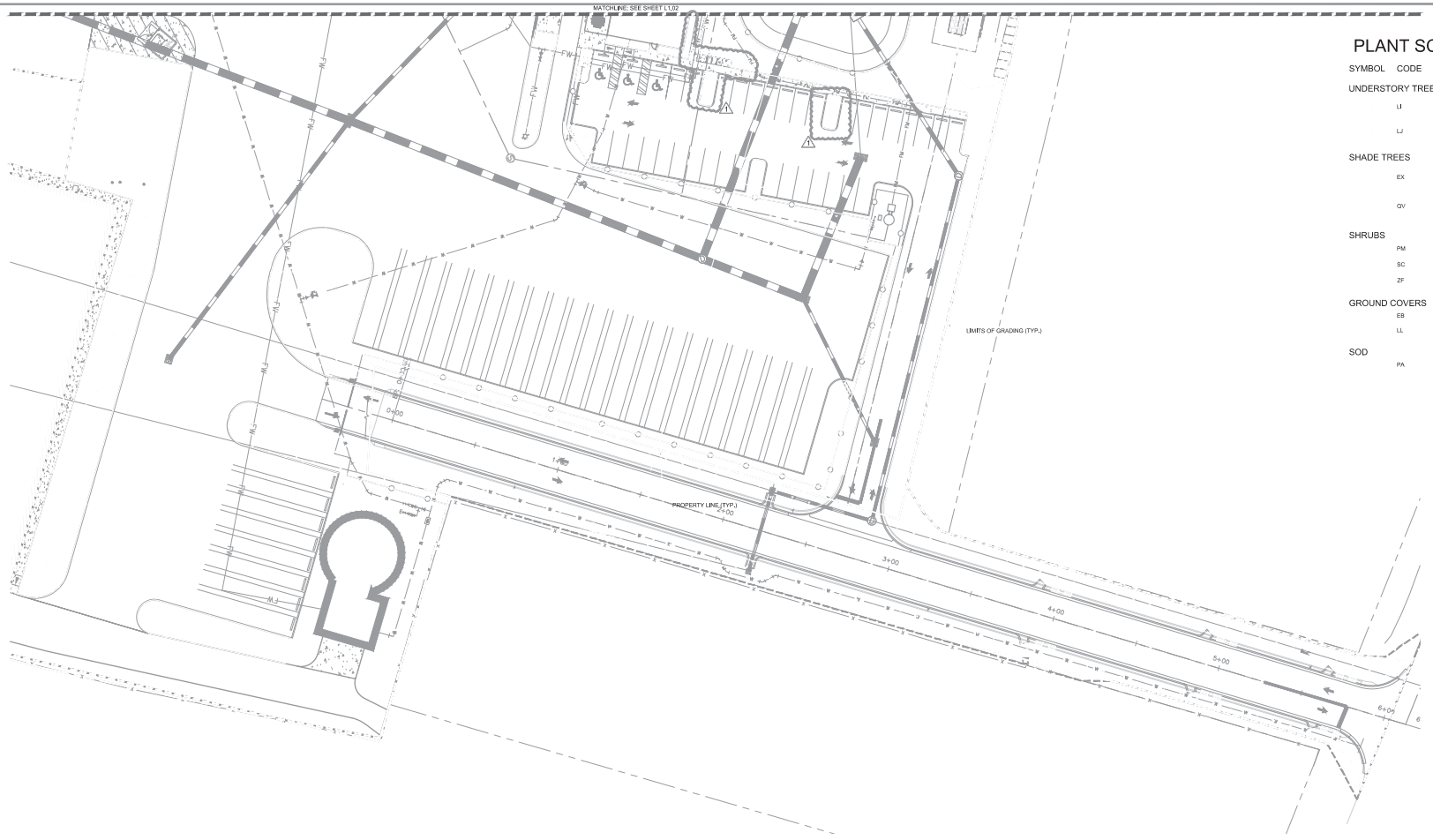
APOPKA FLORIDA

SHEET NUMBER L1.01

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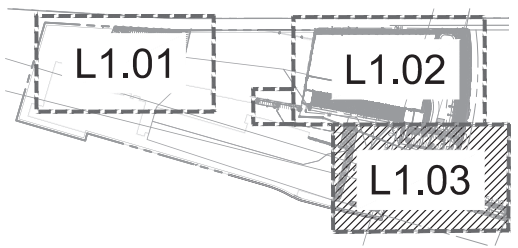
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APOPKA COLD STORAGE
APOPKA FLORIDA
LANDSCAPE PLAN
SHEET NUMBER L1.02
KHA PROJECT 049607003
DATE 11/26/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106
No. REVISIONS DATE BY
1 CITY COMMENTS 11/06/2025 AG
PLANT SCHEDULE
SYMBOL CODE BOTANICAL NAME
UNDERSTORY TREES
LAGERSTROEMIA INDICA X MUSKOGEE
MULTI-TRUNK, 3-TRUNK MIN, FLP1
LJ LIGUSTRUM JAPONICUM
TREE FORM, 3 TRUNK MIN, 5' CT., FLP1
SHADE TREES
EX EXISTING TREE
CONTRACTOR LIABLE FOR DAMAGES
QV QUERCUS VIRGINIANA
STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS
PM PODOCARPUS MACROPHYLLUS
FULL
SC SCHEFFLERA ARBORICOLA
FULL
ZF ZAMIA FLORIDANA
FULL
GROUND COVERS
EB EVOLVULUS NUTTALLIANUS 'BLUE DAZE'
FULL
LL LIRIOPE MUSCARI EVERGREEN GIANTS'
FULL
SOD
PA PASPALUM NOTATUM 'ARGENTINE'
NORTH
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.
L1.01
L1.02
L1.03
PROPERTY LINE (TYP.)
LIMITS OF GRADING (TYP.)
MATCHLINE 'A'
MATCHLINE SEE SHEET L1.03
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 5-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3' CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL
	LL	LIRIOPE MUSCARI 'EVERGREEN GIANTS' FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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NORTH

GRAPHIC SCALE IN FEET
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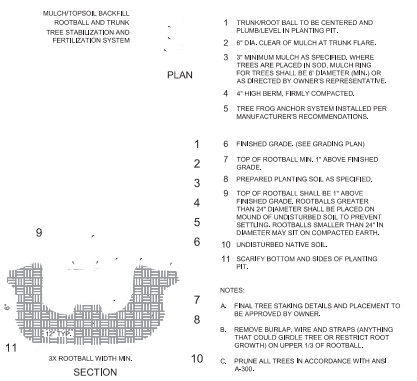
KHA PROJECT 049607003
DATE 11/26/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

LANDSCAPE PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER L1.03

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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED; WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

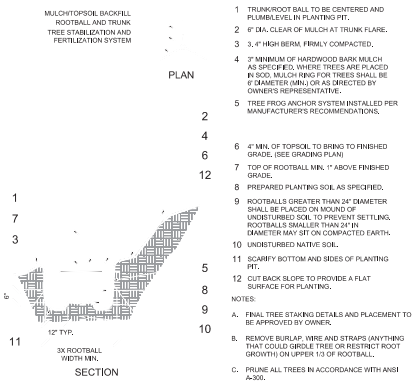
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
L1.50 SECTION / PLAN NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3, 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE, (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

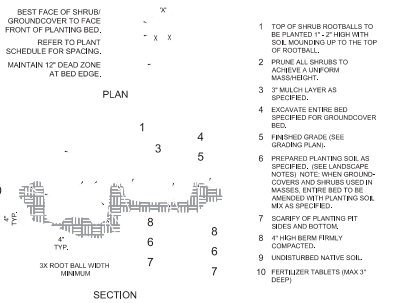
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
L1.50 SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"-2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

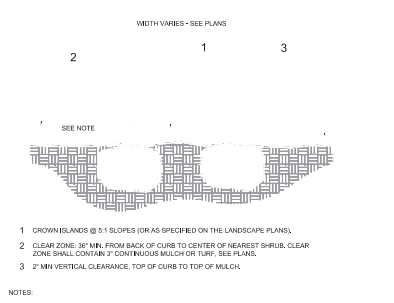
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
L1.50 SECTION / PLAN NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

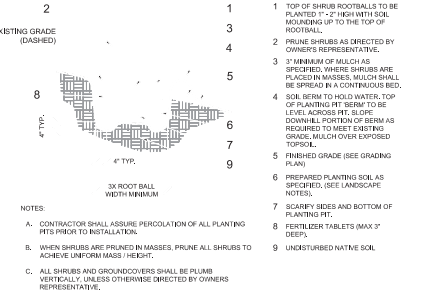
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS
L1.50 SECTION NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

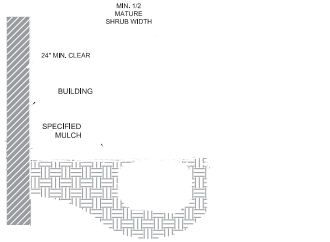
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES. PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

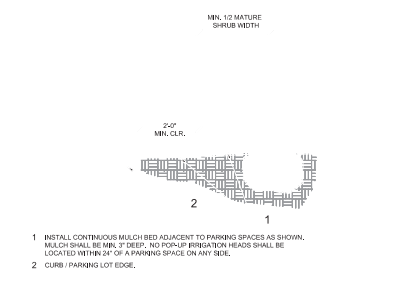
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L1.50 SECTION NTS



NOTES:

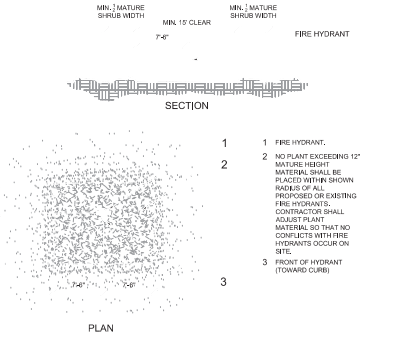
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 PLANTINGS ADJACENT TO BUILDINGS
L1.50 SECTION NTS



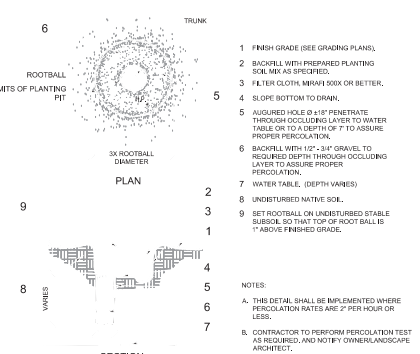
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
L1.50 SECTION NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT
L1.50 SECTION / PLAN NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE 8'-0" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

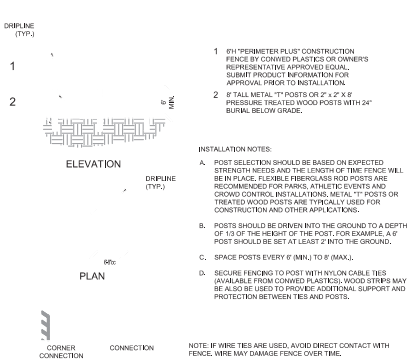
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION
L1.50 SECTION / PLAN NTS



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 STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

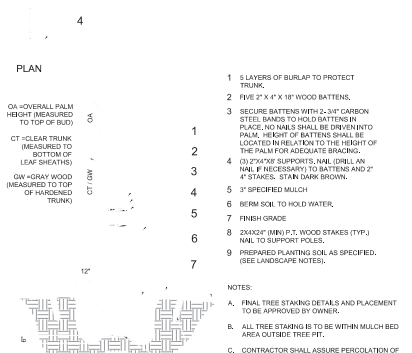
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE 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.

10 TREE PROTECTION FENCING
L1.50 ELEVATION / PLAN NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X9' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

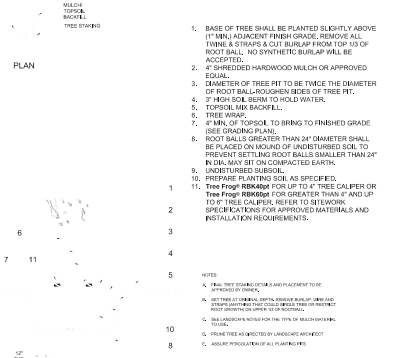
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 PALM PLANTING
L1.50 SECTION / PLAN NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK48pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER, REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT OVERALL DEPTH, REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS.

12 MULTI-TRUNK TREE PLANTING
L1.50 SECTION/PLAN NTS

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1	CITY COMMENTS	11/06/2025	AG

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KHA PROJECT 049607003
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LANDSCAPE DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. 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 ENGINEER'S 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 DESIGN 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 CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE, NO MATERIALS SHALL BE BURNED ON SITE, EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE UNSIGHTLY AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (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	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 GRADES 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 ONLY 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. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE 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, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES 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 SOD 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.

2. 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 DEMINSTRATE 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 PLANT'S 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 WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. 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 "BR" 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 HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. 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. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. 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.

L. 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.

M. 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.

N. 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 SOD 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.

O. 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 TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, 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 LIMEROCK AND LIMEROCK 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 LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT 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 BY THE TRADE, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED 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 Z60.1, 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 SET 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 CROWN 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. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL 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 INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS 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" 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, "ROUNDUP" SHALL BE APPLIED FOR 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)

P. 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.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH 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 NOT 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 HARDSCAPE 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. FERTILIZE 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 REGRADING 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.

Q. 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.

R. 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.

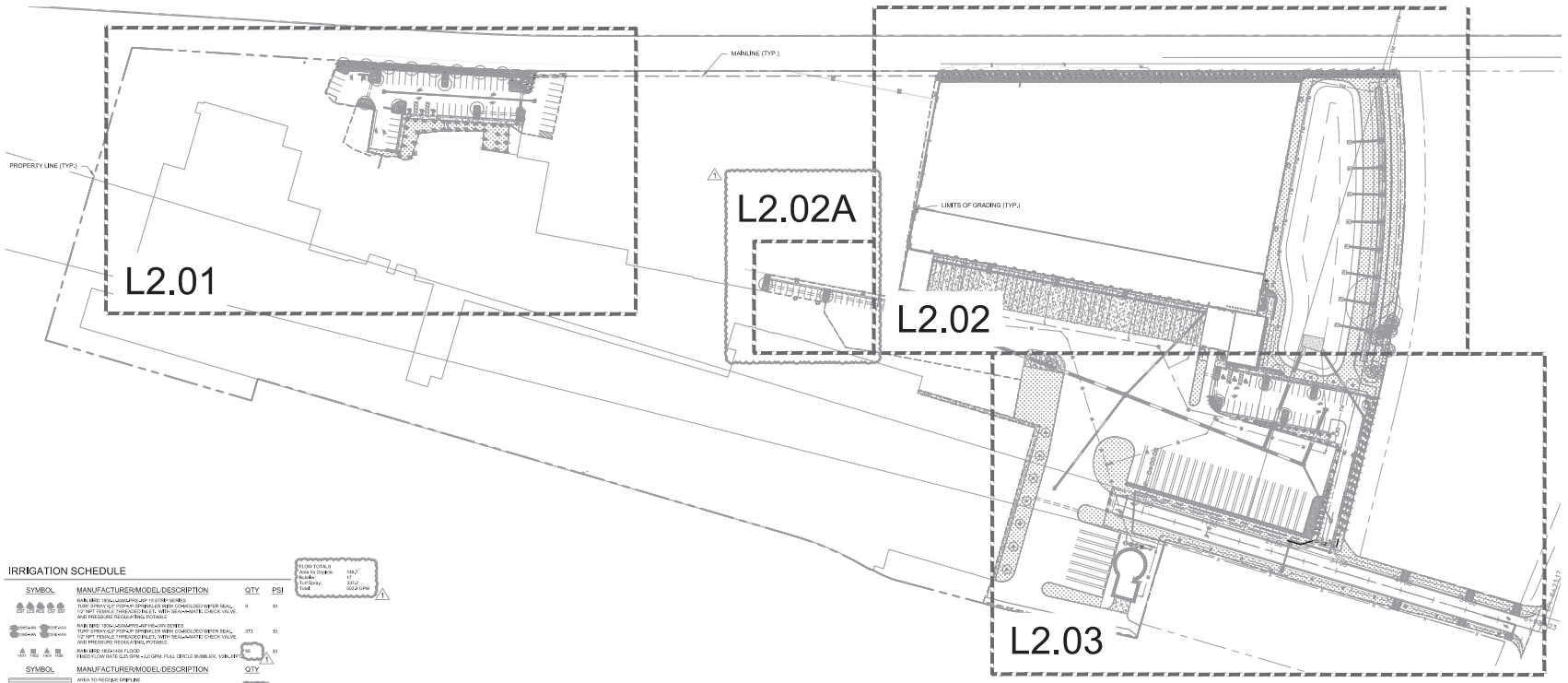
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

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.

T. 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 NO



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-SAM-PRS-ADP-10 (10' RADIUS) TURF SPRAY 6.5" POP-UP SPRINKLER WITH COMMODORE WIPER SEAL, 1/2" MPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE AND PRESSURE REGULATING, POTABLE	9	30
	RAIN BIRD 1804-SAM-PRS-ADP-HEWN SERIES TURF SPRAY 6.5" POP-UP SPRINKLER WITH COMMODORE WIPER SEAL, 1/2" MPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE AND PRESSURE REGULATING, POTABLE	373	30
	RAIN BIRD 1804-VAN FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 10IN./RPT.	26	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12-CV 0.6 GPH XFD SERIES PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PRE-TO-BE-PURPLE IN COLOR, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XF INSERT FITTINGS.	3,000 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESB-PRS-D 1" PESB SERIES PLASTIC DIAPHRAGM-ASSISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS, WITH SCRUBBER MID-VANE TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESPLXMEM (IN ESPLXMMEM) 48 STATION, TRADITIONAL WALL-MOUNT, COMMERCIAL CONTROLLER (1) ESPLXMEM 8-STATION INDOOR/OUTDOOR PLASTIC WALL-MOUNT ENCLOSURE W (3) ESPLXMMSS + (40) STATION EXPANSION MODULES.	1
	RAIN BIRD WRSMTC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150 1.5" FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 2.2 GPM TO 150.0 GPM, SEE FSP FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXMMTE [LXD], LXMEDTE, MDL OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,799 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.0 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	110.7 LF

FLOW TOTALS
Area for Dripline: 148.7
Bubbler: 17
Turf Spray: 337.2
Total: 502.8 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. 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.

NORTH

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0 40 80 160

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DATE 11/26/2025
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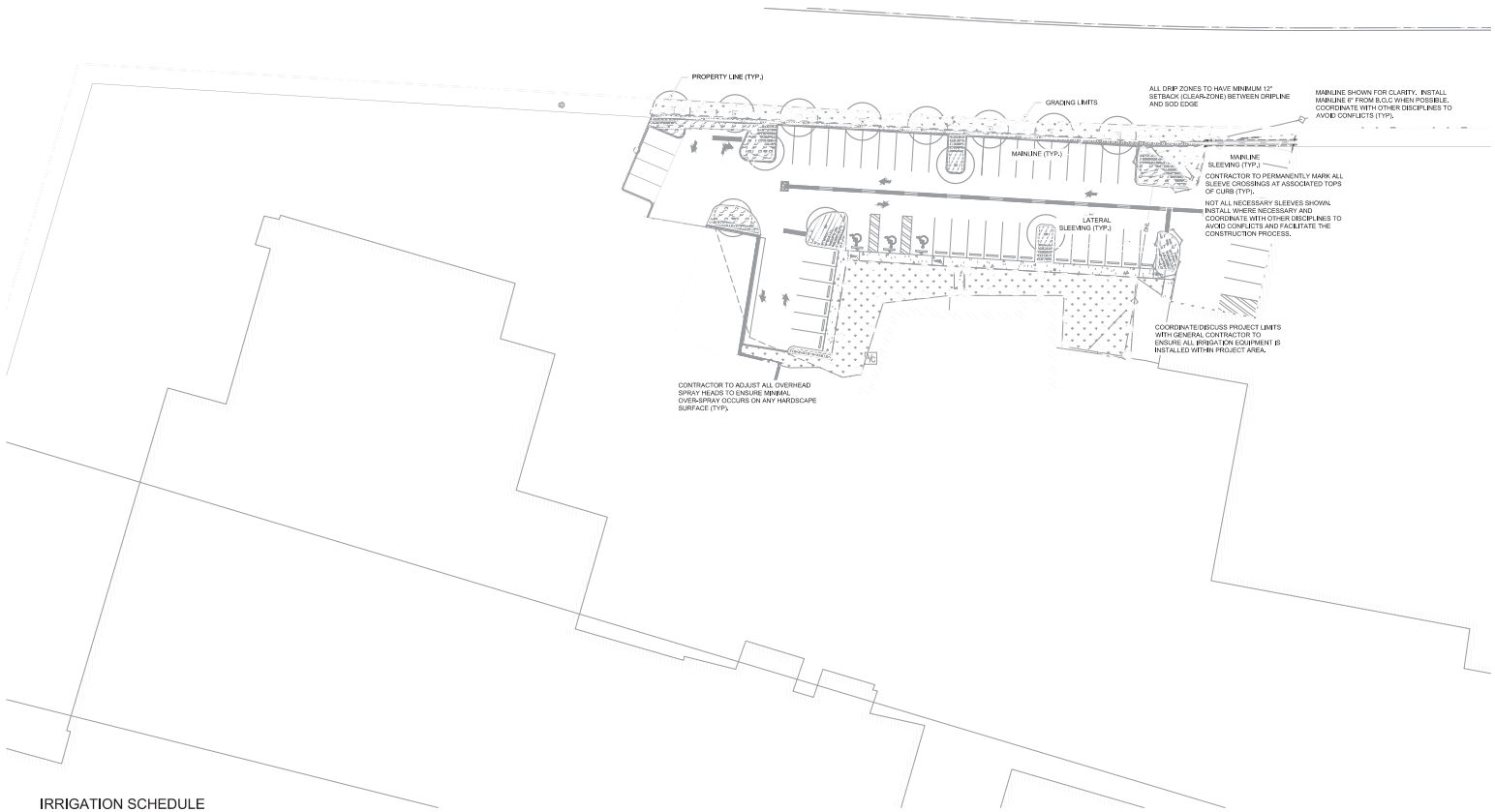
OVERALL IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L2.00

Plotted By: Abbott, Nora Sheet Set: Cold Link CD Layout: L2.00 November 26, 2025 12:05:16pm K:\orl-civil\049607003-cold link apopka\CADD\MOP\sheetsets\L2.00 - IRRIGATION PLAN.dwg
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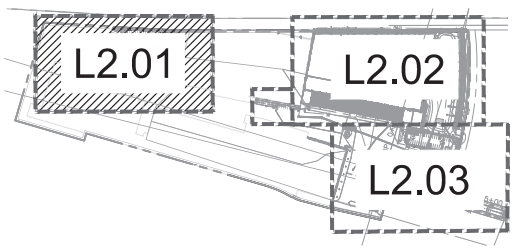


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-LI-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	9	30
10HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-LI-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	373	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN, FIPT.	55	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XF INSERT FITTINGS.	9,908 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS, WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO. INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 5.0 GPM TO 150.0 GPM, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE, RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXI/MP) [LXD [LXME2(P) [MES, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	559.8 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



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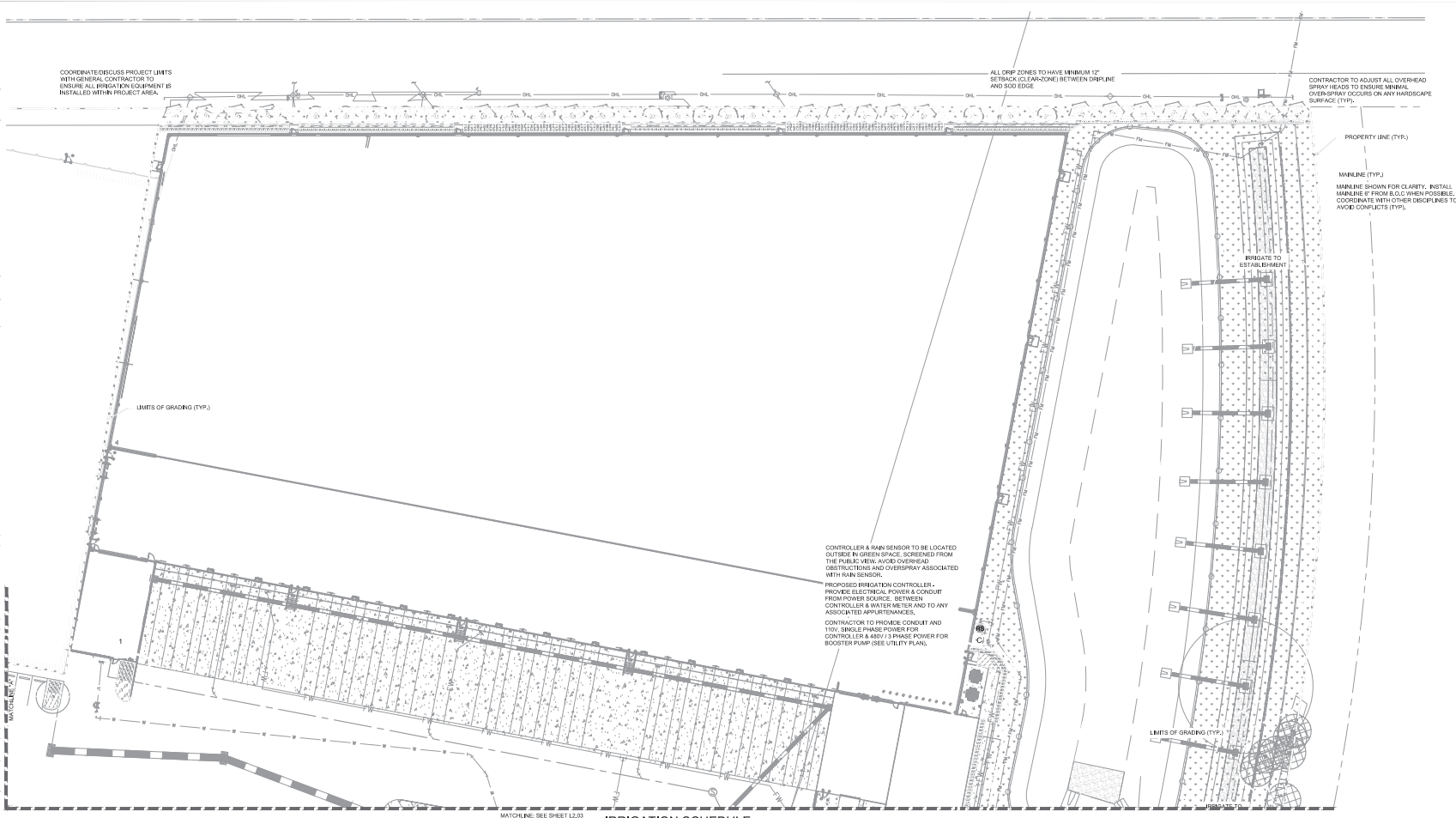
IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L2.01

Plotted By:Abbott, Nora Sheet Set:Cold Link CD Layout:L2.01 November 26, 2025 12:05:30pm K:\orl-civil\049607003-cold link apopka\CADD\MEP\streathers\L2.00 - IRRIGATION PLAN.dwg
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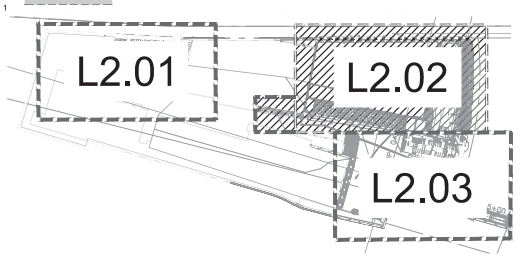
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-J-SAM/PRS-NP 15 STRIP SERIES TURF SPRAY 6.0' POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	9	30
08HE-VAN 10HE-VAN / 12HE-VAN 15HE-VAN	RAIN BIRD 1806-J-SAM/PRS-NP HE-VAN SERIES TURF SPRAY 6.0' POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	373	30
1401 1402 1404 1406	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FPT.	55	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PIPE TO BE PURPLE IN COLOR, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT, SPECIFY XF INSERT FITTINGS.	9,908 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS., WITH SCRUBBER MECHANISM TECHNOLOGY., PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1

FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXM/MP	LXD	LXME2/P	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"				1
	IRRIGATION MAINLINE: PVC SCHEDULE 40				2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS				556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE				112.7 LF



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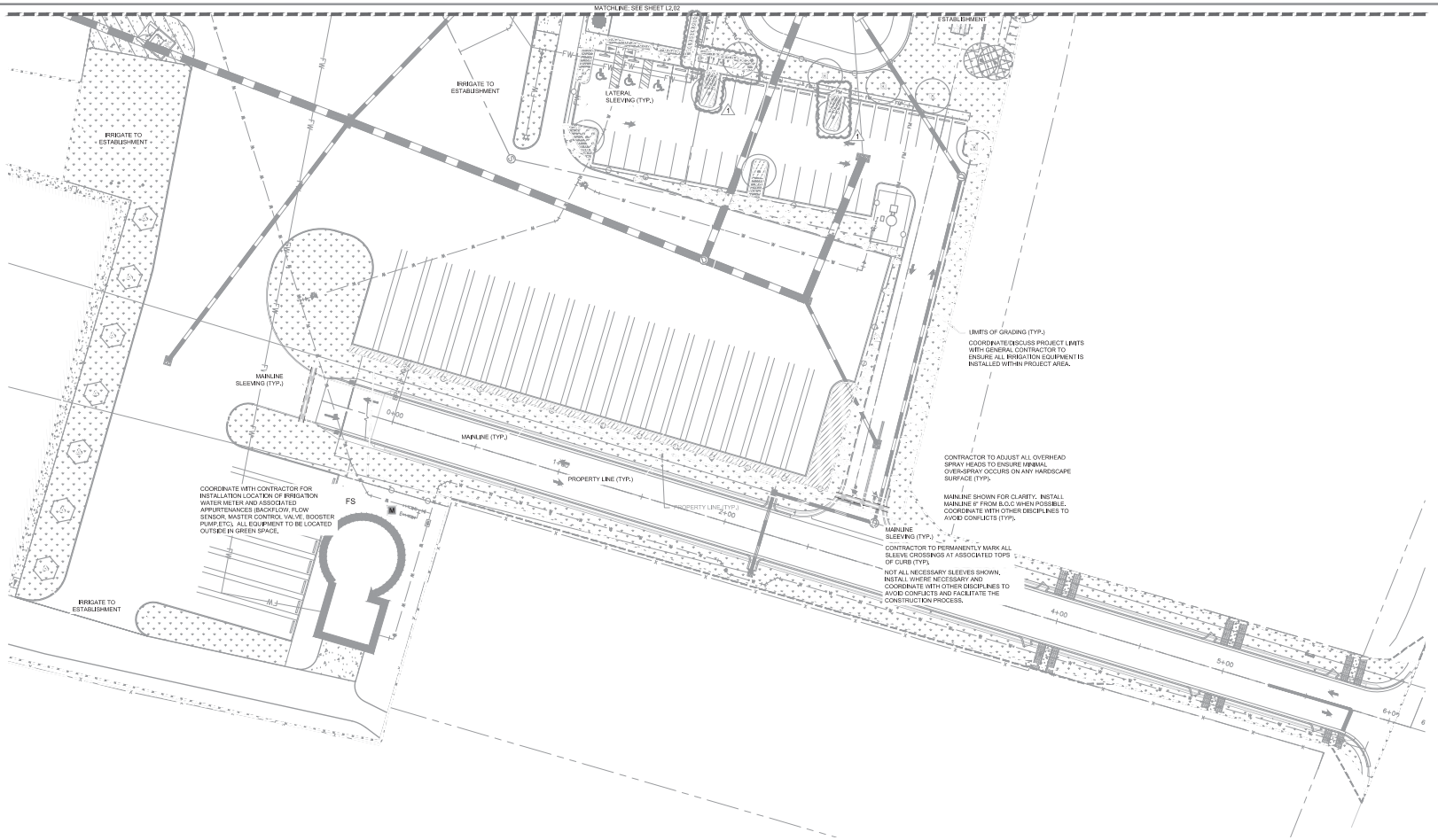
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IRRIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER L2.02

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IRRIGATION SCHEDULE

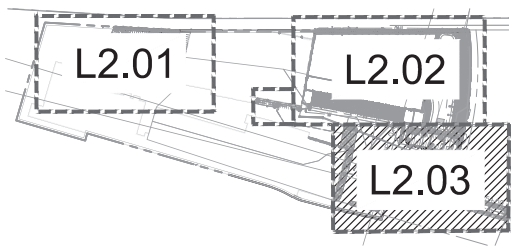
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-I-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	9	30
10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-I-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, POTABLE	373	30
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FPT.	55	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PIPE TO BE PURPLE IN COLOR, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XF INSERT FITTINGS.	9,908 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY. PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1

FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXM(M)P	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF

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DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L2.03

Plotted By: Abbott, Nora Sheet Set: Cold Link CD Layout: L2.03 November 26, 2025 12:06:00pm K:\orl_civil\049607003-cold link_apopka\CADD\MOP\sheetsets\L2.00 – IRRIGATION PLAN.dwg
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1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN
L2.50 NTS

2 TYPICAL CONTROLLER
ELEVATION
L2.50 NTS

4 THRUST BLOCK REINFORCEMENT
SECTION
L2.50 NTS

3 TYPICAL THRUST BLOCK
SECTION
L2.50 NTS

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

8 TYPICAL IRRIGATION HEAD
SECTION
L2.50 NTS

5 TYPICAL CONTROL VALVE
SECTION
L2.50 NTS

6 DRAIN VALVE
SECTION
L2.50 NTS

10 TYPICAL SLEEVING
SECTION
L2.50 NTS

9 TYPICAL DRIP LINE
PLAN
L2.50 NTS

11 TYPICAL TRENCHING
SECTION / PLAN
L2.50 NTS

12 TYPICAL BUBBLER
SECTION
L2.50 NTS

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IRRIGATION DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L2.50

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IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. 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.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED), COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR, COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET, AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX, (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE, IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES, ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 TYPICAL SCHEMATIC IRRIGATION NOTES
L2.51

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/06/2025	AG

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KHA PROJECT 049607003
DATE 11/26/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

APOPKA COLD STORAGE

APOPKA FLORIDA

IRRIGATION NOTES

SHEET NUMBER
L2.51

Plotted By:Pilar, Adam Sheet Set:Civil LWA CD Layout:P1.0 PHOTOMETRIC PLAN Dezember 04, 2025 03:37:35pm K:\Civil_CW\19607003-Civil LWA Apopka\CADD\WIP\Permitting\P1.0 - PHOTOMETRIC PLAN.dwg
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APOPKA COLD STORAGE

PHOTOMETRIC PLAN

APOPKA FLORIDA

SHEET NUMBER P1.0

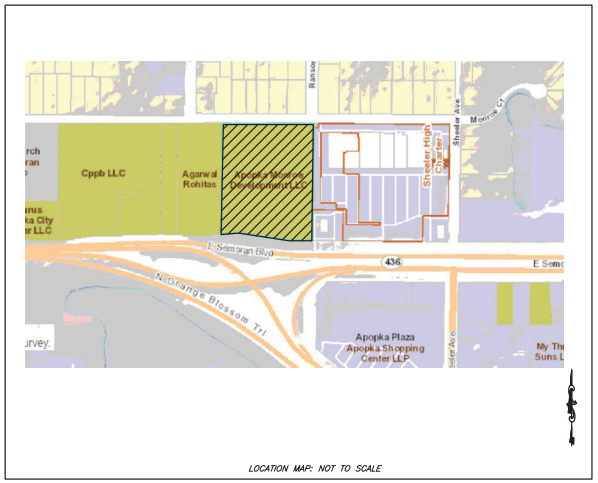
KHA PROJECT 096907003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

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No.	REVISIONS	DATE	BY
2	SUBMWD COMMENTS DATED 2025/11/05	12/02/2025	APP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

CONSTRUCTION SITE PLAN
FOR
INVITATION COVE

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

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

PROJECT CONTACTS

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SEWER
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CABLE
BRIGHT HOUSE NETWORKS
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LEGAL DESCRIPTION:
SEE SURVEY

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JUNE 2025

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A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1.	TURN LANE	7/16/23	KF
2.	REMOVAL OF TURN LANE	9/15/25	
2.	CITY COMMENTS	11/20/25	KF

COVER SHEET

Date: JUNE 2025

Scale: NTS

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11/20/2025
K. FISCHER, P.E.# 56942
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Sheet Number: 1

GENERAL NOTES

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

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UTILITY NOTES

1) ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(5)(b), F.A.C..
3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.
4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLIDWALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN NITERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
7) ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605 OR D605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDES OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER INSTALLED IN THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

TESTING:

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

DISINFECTING:

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

EARTHWORK NOTES

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

EROSION CONTROL NOTES

EROSION CONTROL PLAN

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

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

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

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

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

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

CONSTRUCTION SEQUENCE

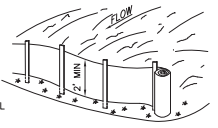
1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER OF RECORD .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY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

GENERAL NOTES:

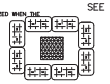
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM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

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

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



PREASSEMBLED SILT FENCE


STORMWATER INLET

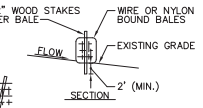


PLAN

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE


ELEVATION

BALES BUTTED TIGHTLY TOGETHER



SECTION

SYNTHETIC STRAWBALE SILT BARRIER

PLAN VIEW

EROSION CONTROL DETAIL

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

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

NOTES & SPECS

Date: JUNE 2025

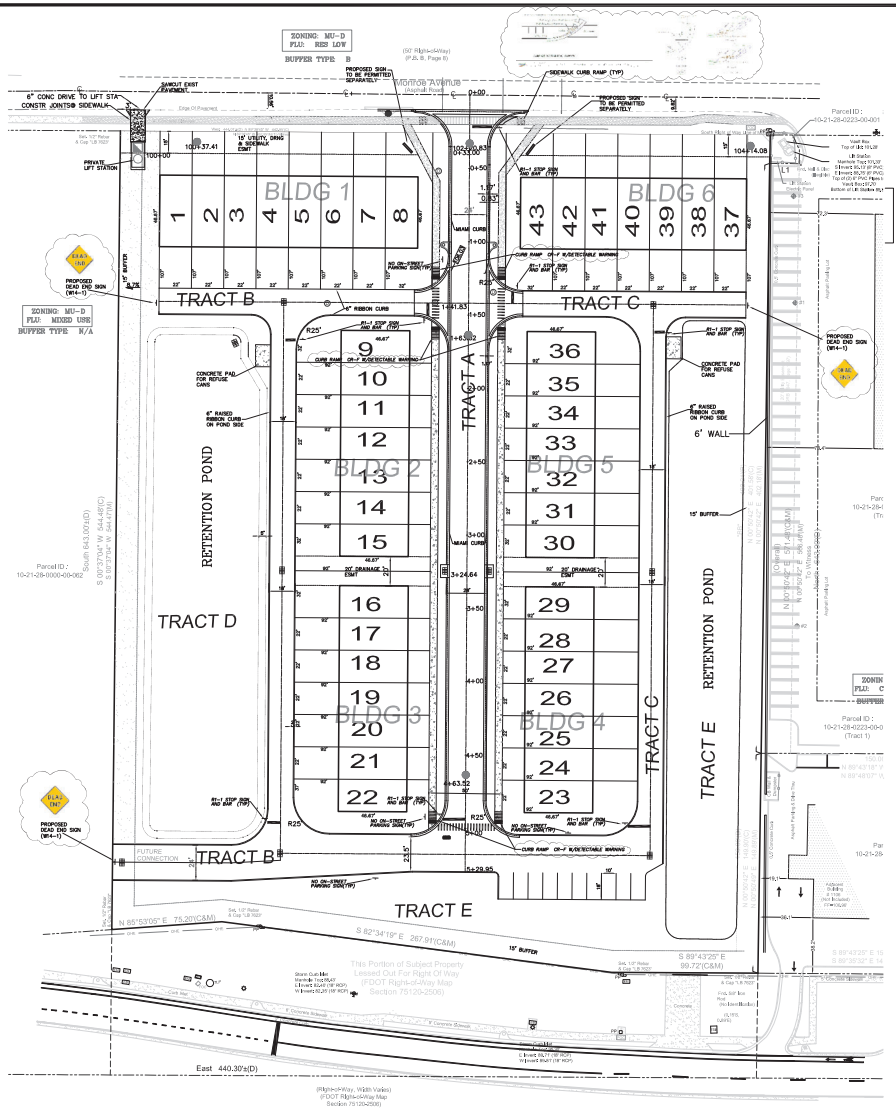
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Sheet Number: 2



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

TRACT TABLE

SIGN LEGEND

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

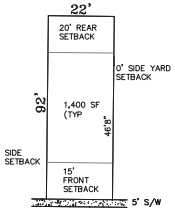
ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

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

GREEN BUILDING

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



TYPICAL LOT PLAN

TRIPS GENERATED PER UNIT PER DAY = 5.81

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

TRAFFIC IMPACTS

SITE DATA

JURISDICTION: (permitting)

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

PROJECT SCOPE:
TO CONSTRUCT 43 TOWNHOMES WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:
MULTI FAMILY

PROPERTY LOCATION:
730 MONROE AVE

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

PROPERTY ZONING:
MU-D
MIXED USE - DOWNTOWN

PROPERTY FLU:
MIXED USE

EXISTING LAND USE:
VACANT

PROPOSED DENSITY
7.6 UNITS / ACRE = 8 UNITS

ALLOWED DENSITY
15 UNITS / ACRE

EXISTING PROPERTY AREA:
TOTAL = 5.74 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 75 FEET
BLDG WIDTH AT BUILD LINE NEEDS TO BE A MINIMUM 60% OF LOT WIDTH PER LDC 3.6.3
MINIMUM BUILDING SETBACKS:

FRONT	20' TO 25' MU-D ZONING
SIDE (END)	5'
SIDE (INTERIOR)	0'
REAR	20'

LANDSCAPE BUFFERS
TYPE A BUFFER
15' PERIMETER BUFFER

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

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

PROPOSED LOT COVERAGE CALCULATIONS:

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

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

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

0' 20' 40' 80'
1 INCH = 40 FEET

PROPOSED CONSTRUCTION NOTES:

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

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

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

SITE LEGEND

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

A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	9/15/25	KF
3	PER CITY COMMENTS	11/20/25	KF
4			

SITE PLAN

Date: JAN 2025

Scale: 1" = 40'

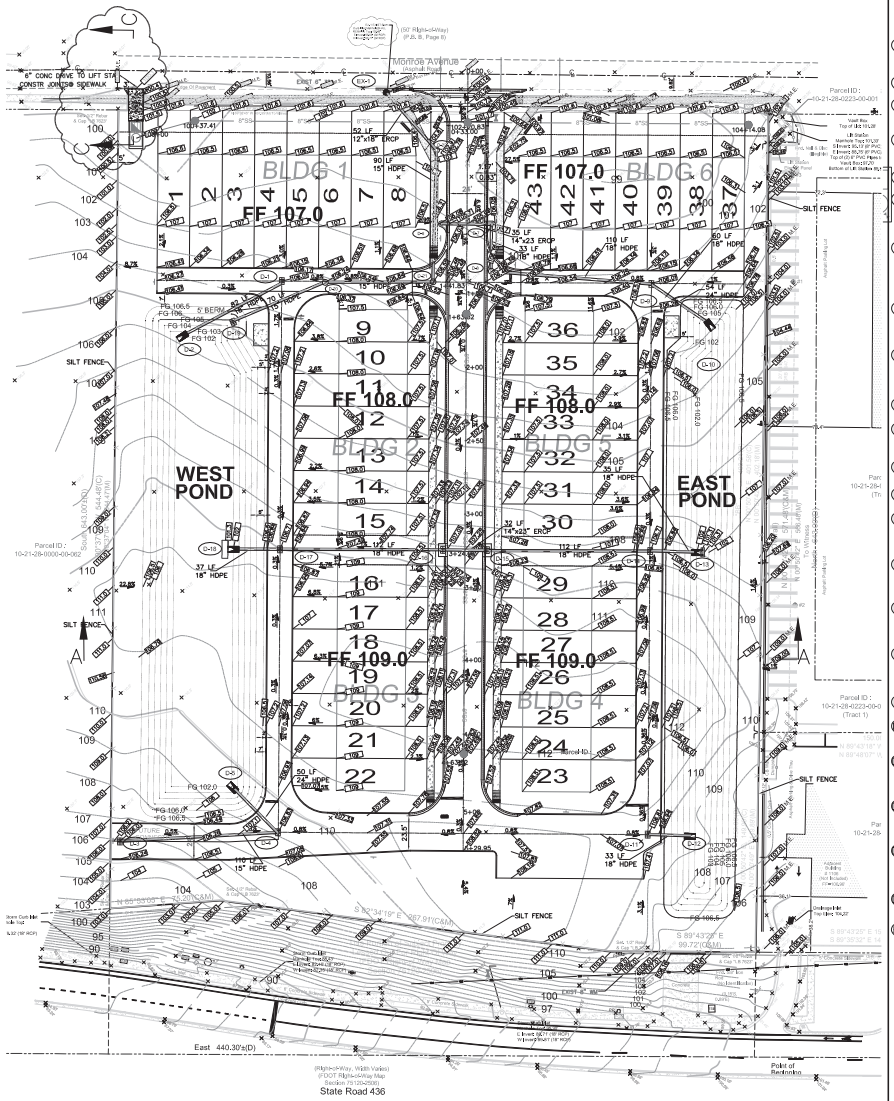
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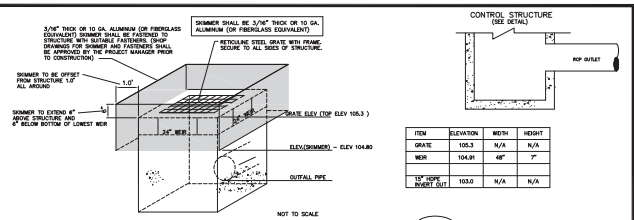
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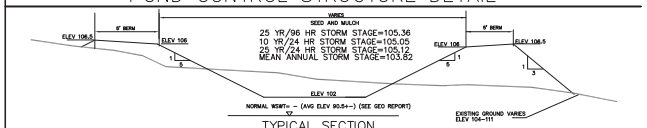
DRAINAGE STRUCTURES

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



TYPE D MODIFIED INLET (D-19)

POND CONTROL STRUCTURE DETAIL



TYPICAL SECTION DRY DETENTION POND

SOIL EARTHWORK NOTES

1.) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 90 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.

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

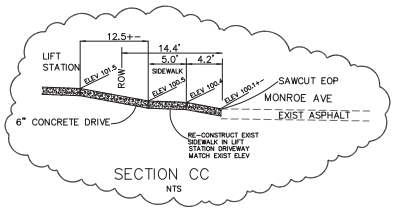
3.) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.

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

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

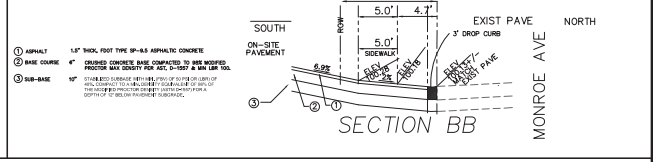
DRAINAGE NOTES

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

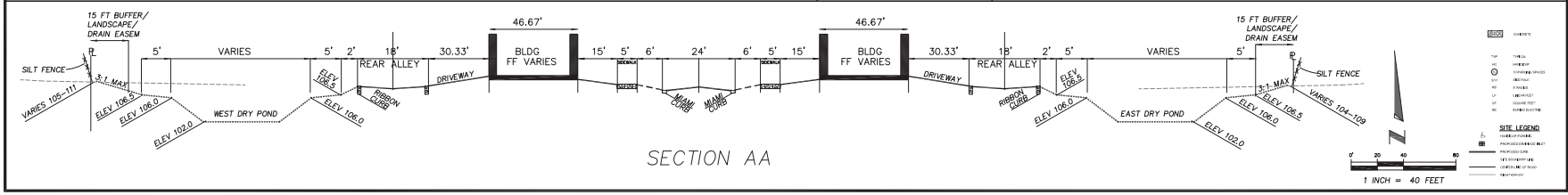


SECTION CC

NTS



SECTION BB



SECTION AA

CYCORP ENGINEERING INC.
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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
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2	PER CITY COMMENTS	9/15/25	KF
3	PER CITY COMMENTS	11/20/25	KF
4			

GRADING & DRAINAGE PLAN

Date: JAN 2025

Scale: 1" = 40'

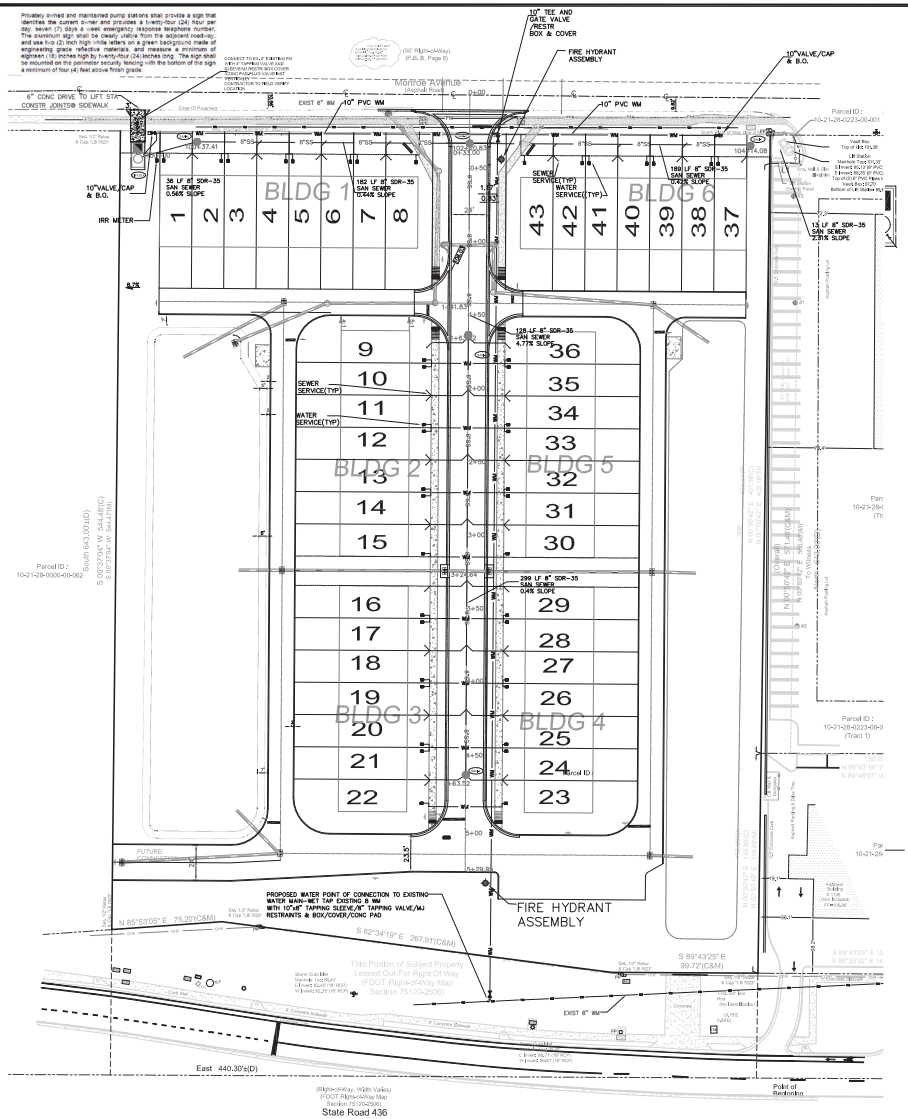
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Sheet Number: 4



(LFTSTA) PRIVATE LIFT STA
RIM ELEV=102.0
INV IN E (8")=94.2

(SAN-1) SANITARY MH # 1
RIM ELEV=102.6
INV OUT=97.20

(SAN-2) SANITARY MH # 2
RIM ELEV=101.17
INV IN (S) =96.40
INV IN (E) =96.40
INV OUT(W)=95.30

(SAN-3) SANITARY MH # 3
RIM ELEV=106.86
INV IN=102.60
INV OUT=102.50

(SAN-4) SANITARY MH # 4
RIM ELEV=107.67
INV OUT =103.80

(SAN-5) SANITARY MH # 5
RIM ELEV=102.40
INV IN =94.50
INV OUT =94.40

FIRE FLOW CALCULATIONS

TOWNHOMES W/ 13R FIRE SUPPRESSION SYSTEM
TYPE V CONSTRUCTION

FIRE NOTES

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ 'NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT'. SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER T HAN 60' APART.
6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)
7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMETNS. (NFPA 1, 16.4.3.1)
8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

FIRE NOTES

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

0 20 40 80
1 INCH = 40 FEET

SITE LEGEND

CYCORP ENGINEERING INC.
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LAND PLANNERS
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A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	3/1/25	KF
2	PER CITY COMMENTS	9/15/25	KF
3	PER CITY COMMENTS	11/20/25	KF
4			

UTILITY PLAN

Date: JAN 2025

Scale: 1" = 40'

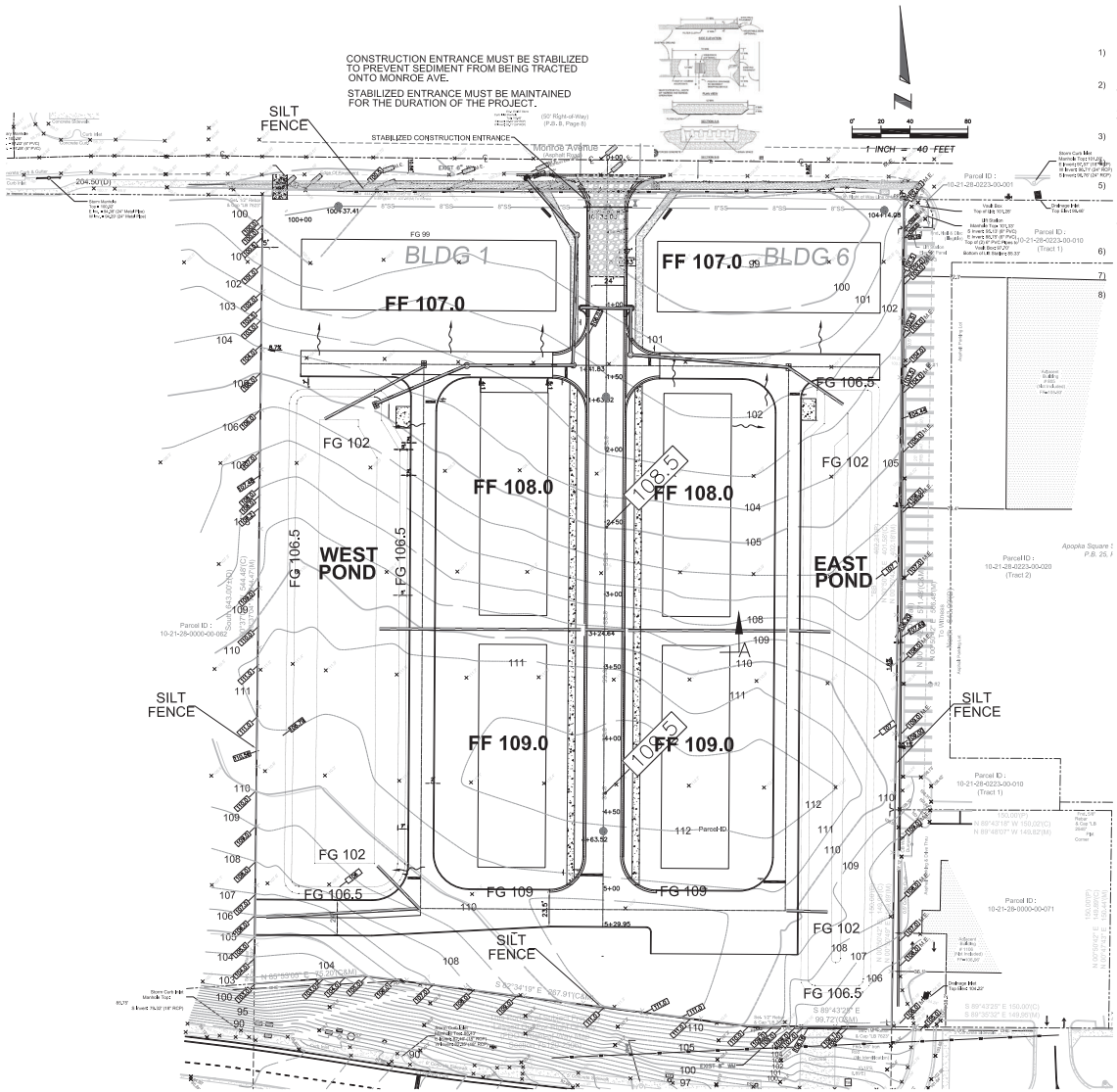
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EARTHWORK NOTES

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

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

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

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

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

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

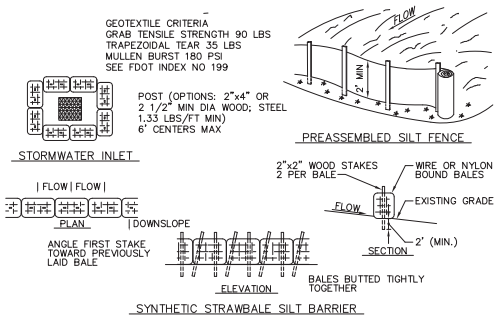
E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

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



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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1	PER CITY COMMENTS	11/20/25	KF
2			
3			
4			

EROSION CONTROL PLAN

Date: NOV 2025

Scale: 1" = 40'

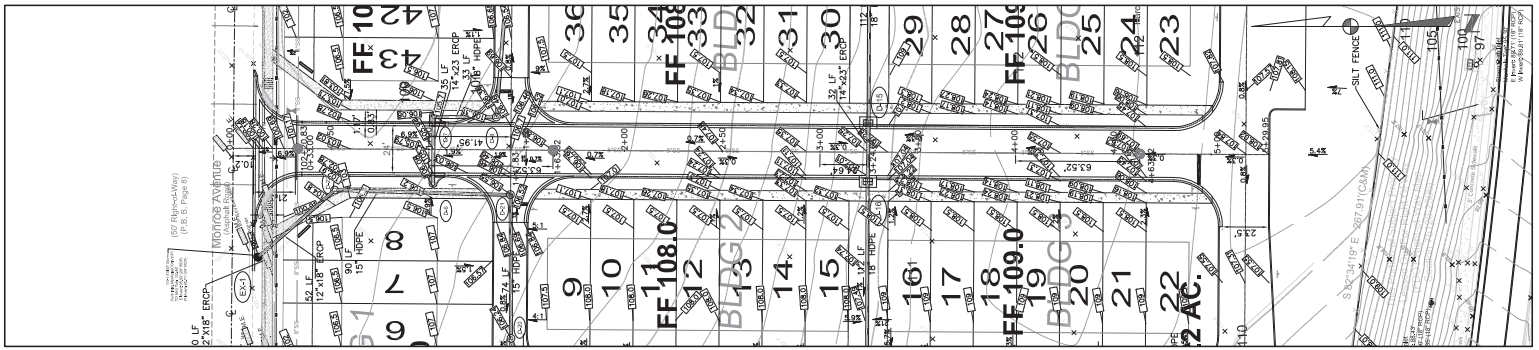
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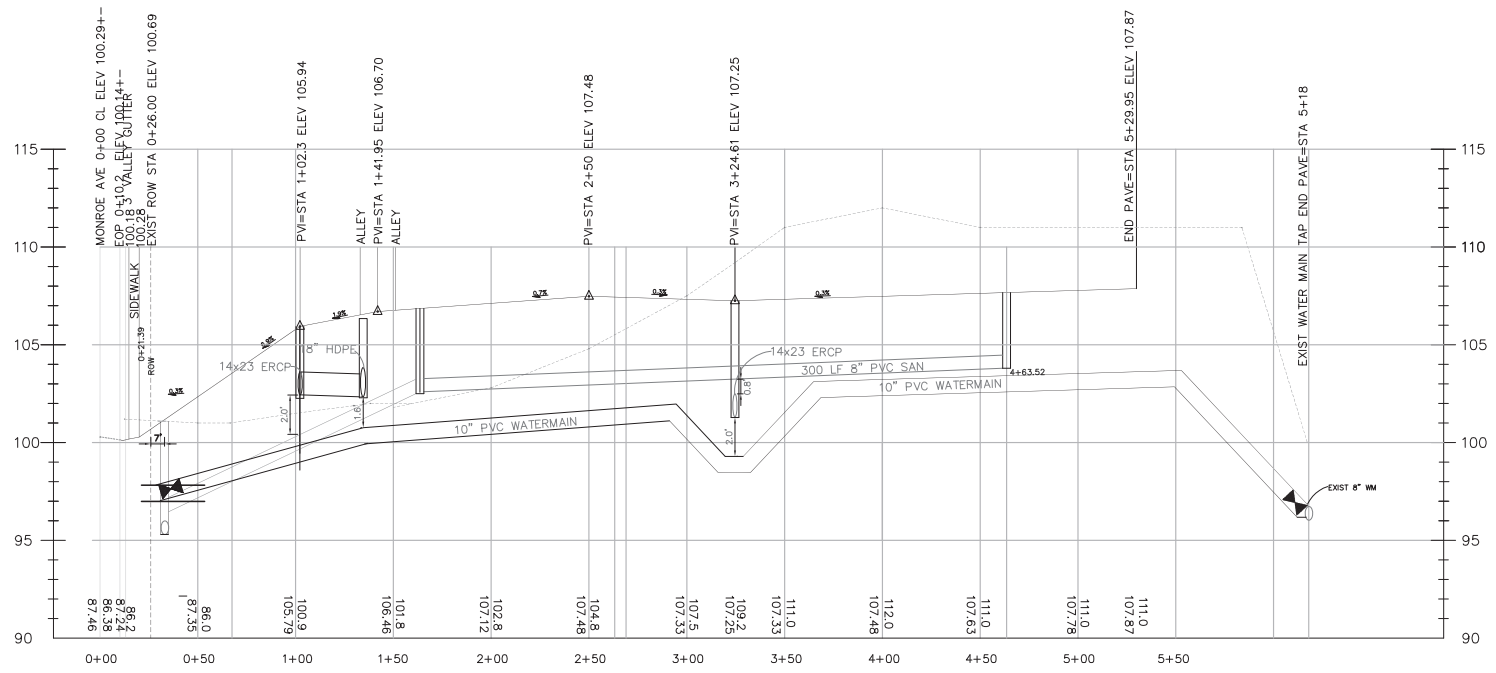
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REVISIONS

	Description	Date	By
1.			

PLAN AND PROFILE

Date: MARCH 2025

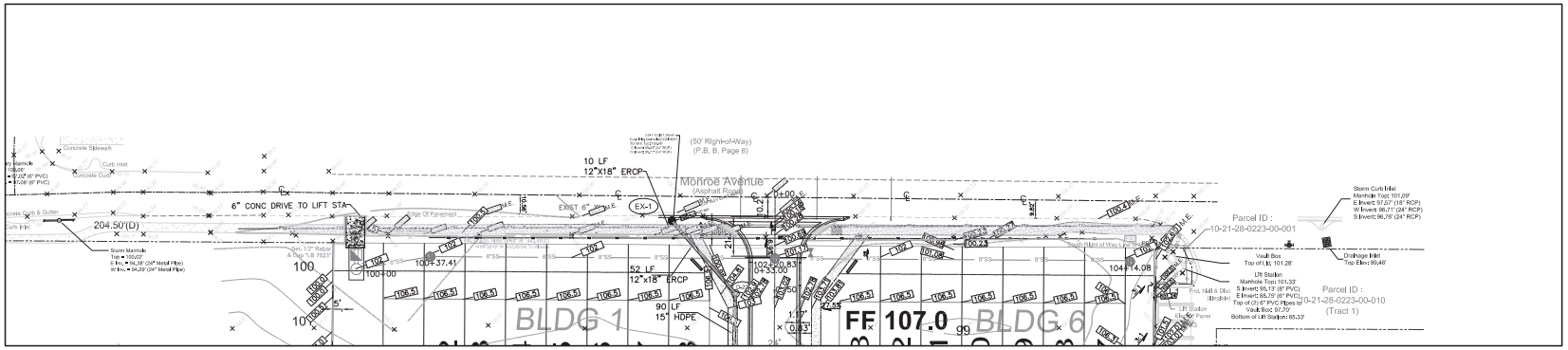
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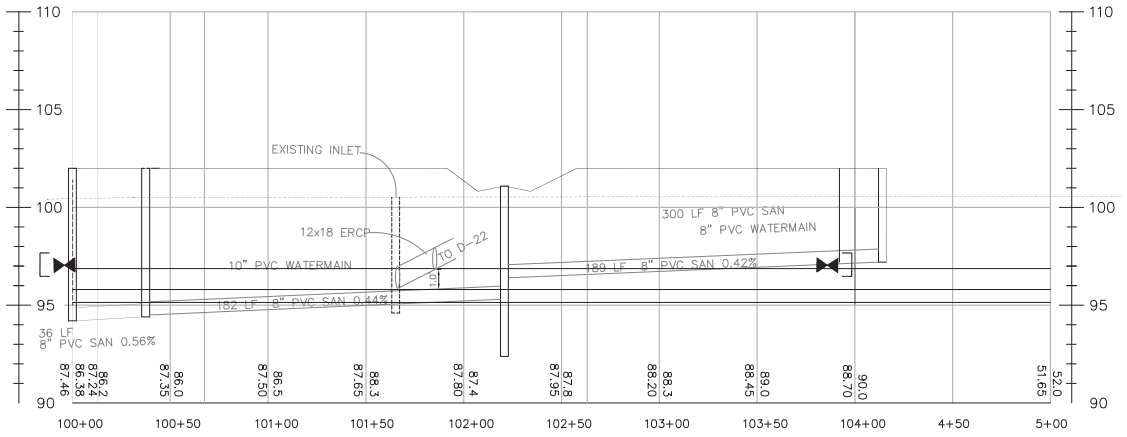
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A AND R
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730 MONROE AVE
APOPKA, FL

REVISIONS

	Description	Date	By
1.			

PLAN AND PROFILE

Date:
MARCH 2025

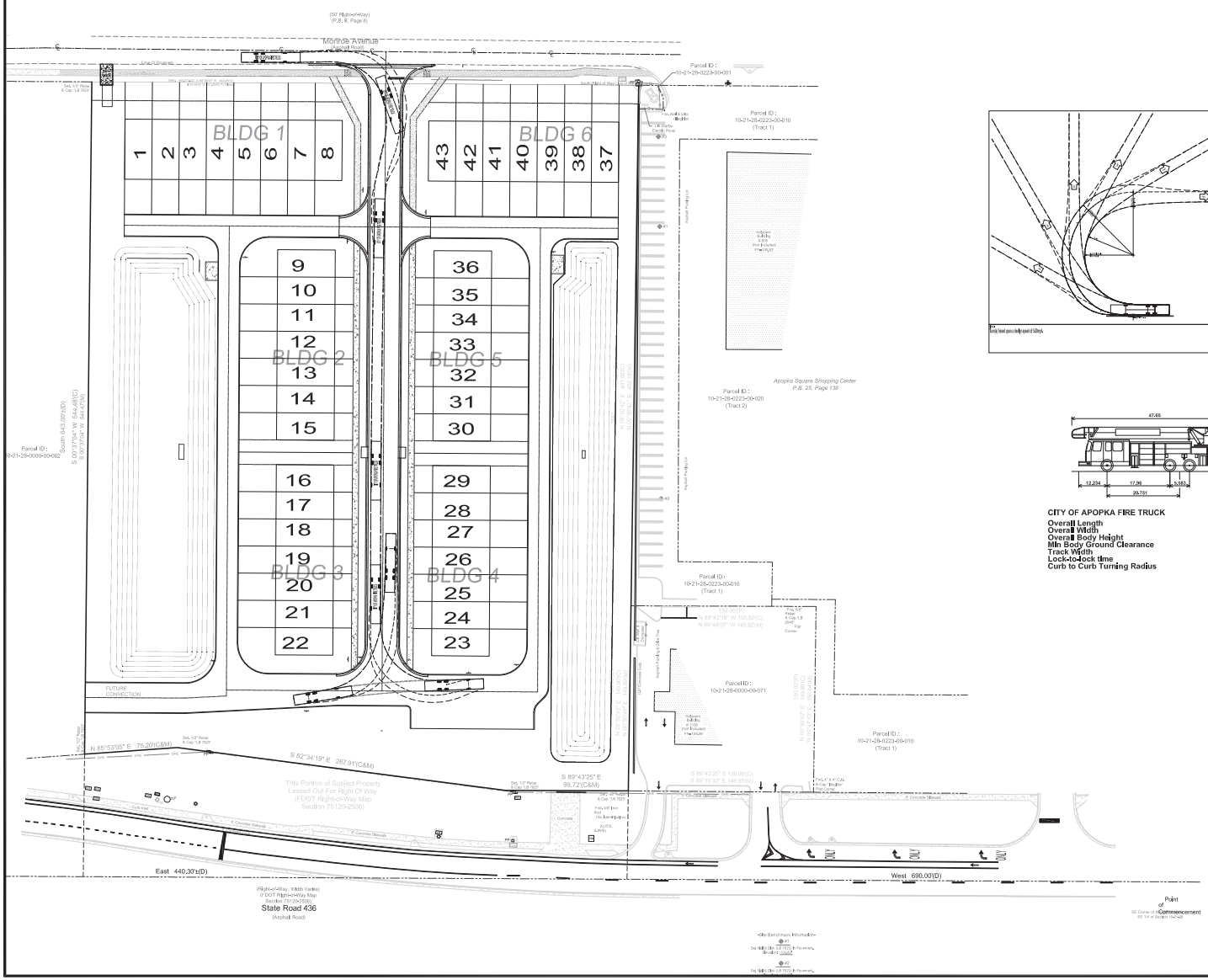
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Sheet Number:
5B



CITY OF APOPKA FIRE TRUCK

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

1 INCH = 40 FEET

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

Description	Date	By

FIRE TRUCK CIRCULATION PLAN – A

Date: JAN 2025

Scale: 1" = 40'

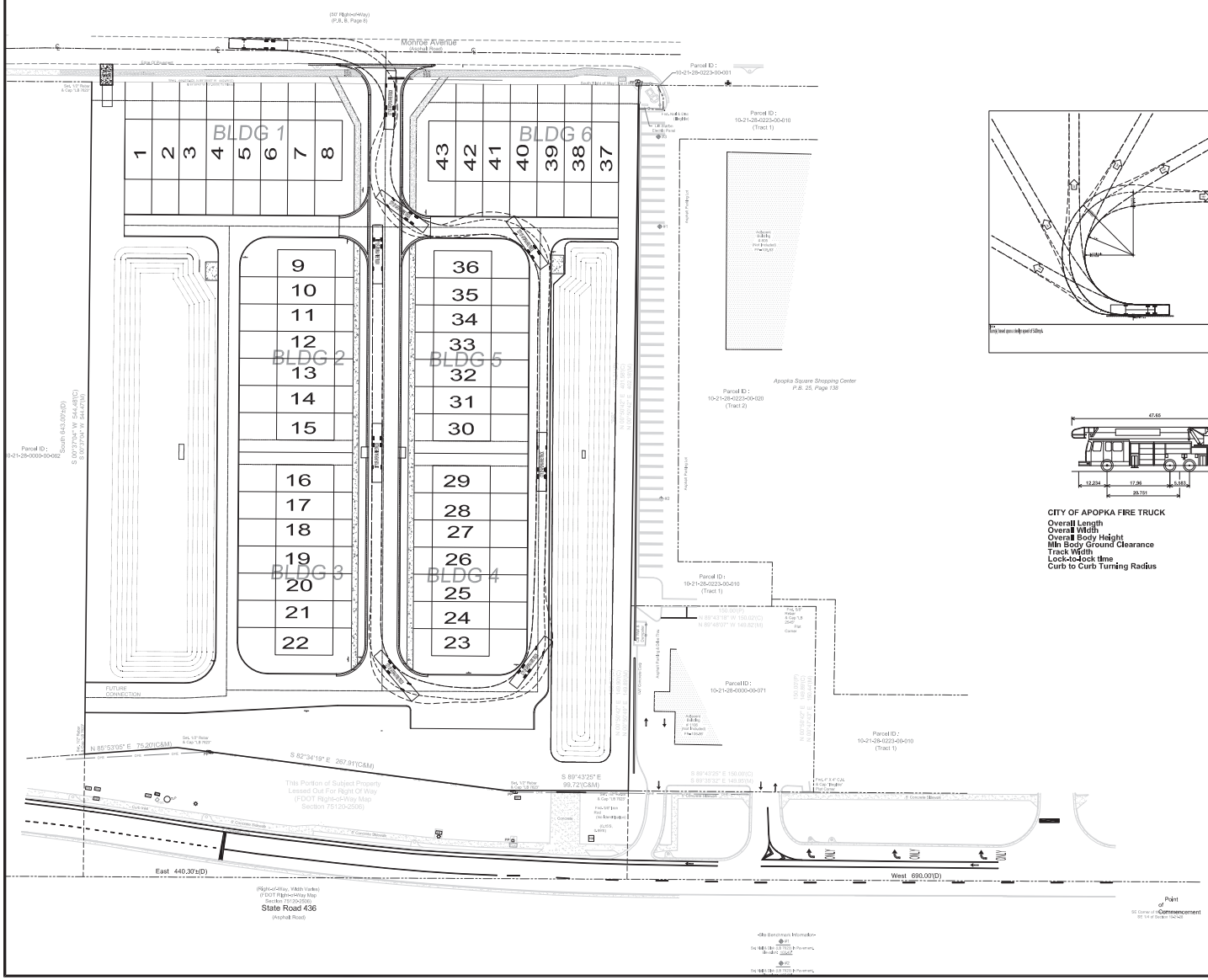
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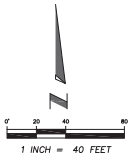
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Sheet Number: 6A



CITY OF APOPKA FIRE TRUCK

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



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REVISIONS

Description	Date	By

FIRE TRUCK CIRCULATION PLAN – B

Date:

JAN 2025

Scale:

1" = 40'

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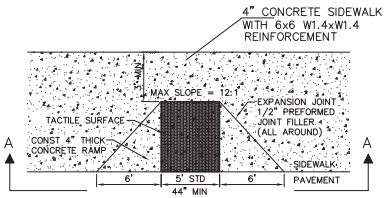
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6B





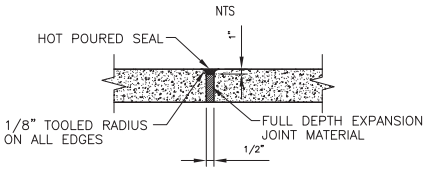
SECTION AA

HANDICAPPED RAMP

HC-RAMP1.DWG 02/27/95 NTS

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

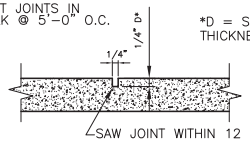
ON-SITE ONLY - NOT FDOT



EXPANSION JOINT

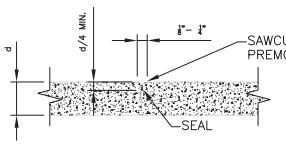
NOT TO SCALE

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



SAWED CONSTRUCTION JOINT

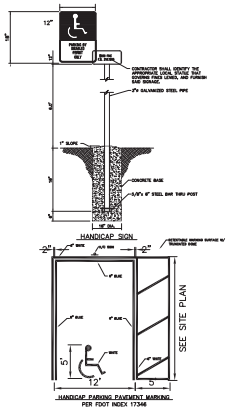
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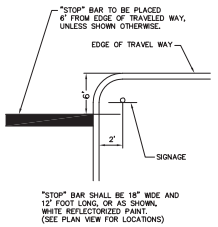


PLAIN PAVEMENT CONTROL JOINT - UNDOWELED

NOT TO SCALE

(ALL PAVEMENTS - SHORT JOINT SPACING)



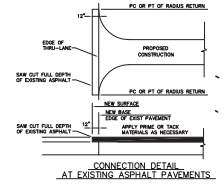


STOP BAR DETAIL WITH SIGNAGE

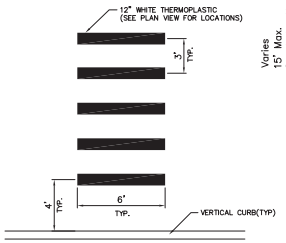
NOTES

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

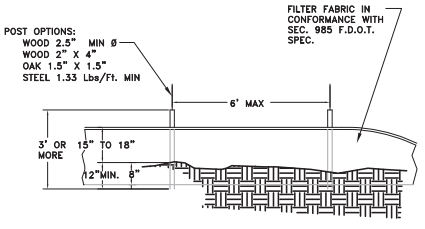
TYPICAL CROSS SECTION & DETAILS OF STANDARD CONCRETE SIDEWALK



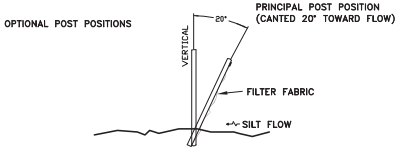
CONNECTION DETAIL AT EXISTING ASPHALT PAVEMENTS



PEDESTRIAN ACCESS STRIPPING



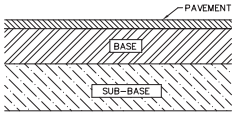
ELEVATION VIEW



SECTION VIEW

SILT FENCE INSTALLATION

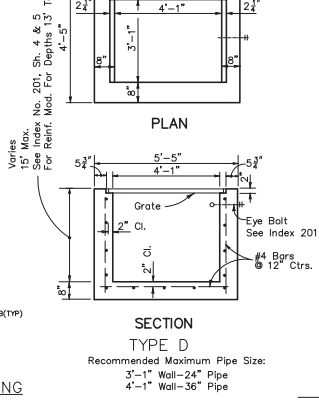
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602



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

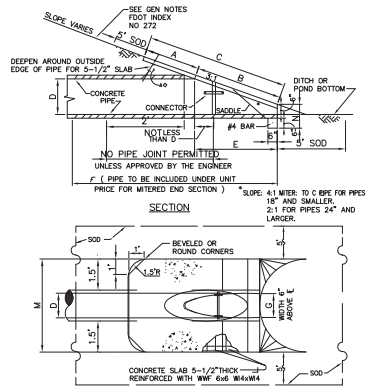
TYPICAL PAVEMENT SECTION

CRUSHED CONCRETE MUST MEET FDOT STANDARDS AND GRADATION REQUIREMENTS



TYPE D

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



TOP VIEW - SINGLE PIPE

	D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE
3:1	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8"	1.22'	4.65'	7.21'	9.79'	12.37'	14.19'	
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9"	1.41'	4.99'	7.75'	10.58'	13.42'	15.21'	
	24"	3'-5"	2.53'	7.19'	9.74'	7.03'	11"	1.78'	5.55'	8.92'	12.33'	15.75'	17.25'	
	30"	4'-3"	2.70'	9.25	11.85'	9.03'	13"	2.00'	6.08'	10.33'	14.58'	18.83'	19.29'	

MITERED END SECTION

CYCORP ENGINEERING INC.
CA 30526

CIVIL ENGINEERS
LAND PLANNERS

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

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			KF
2.			

SITE DETAILS

Date: JUNE 2025

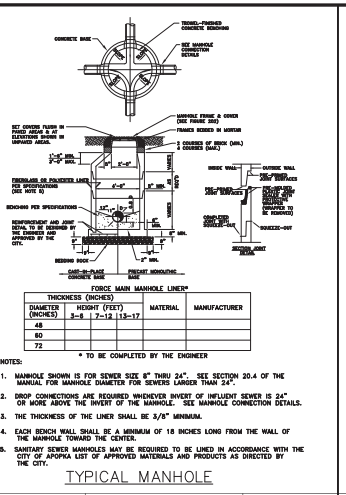
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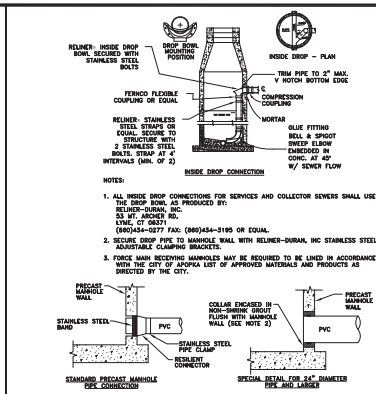


NOTES:

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

TYPICAL MANHOLE

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

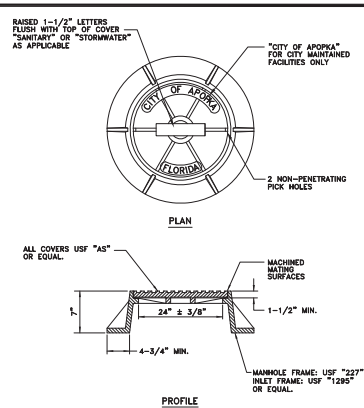


NOTES:

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

MANHOLE CONNECTION DETAILS

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

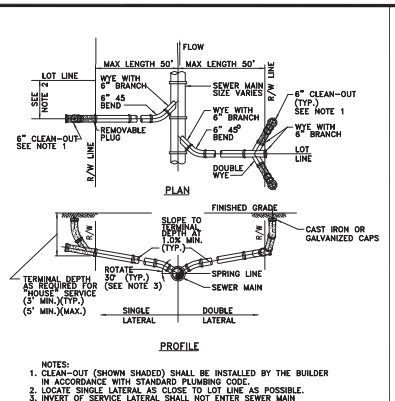


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 202

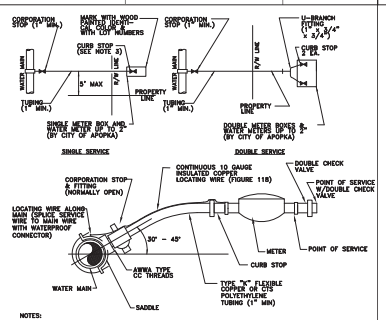


NOTES:

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

SERVICE LATERAL DETAIL

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

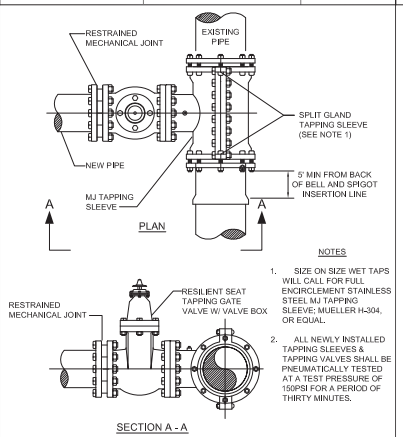


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2016 | FIG. 405

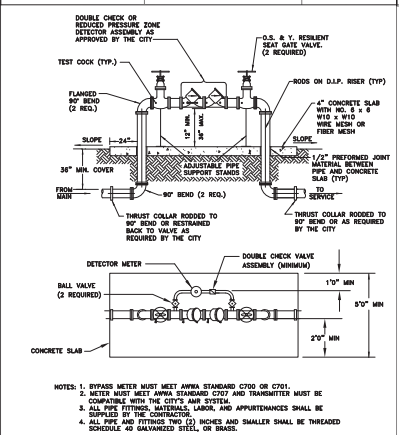


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 406

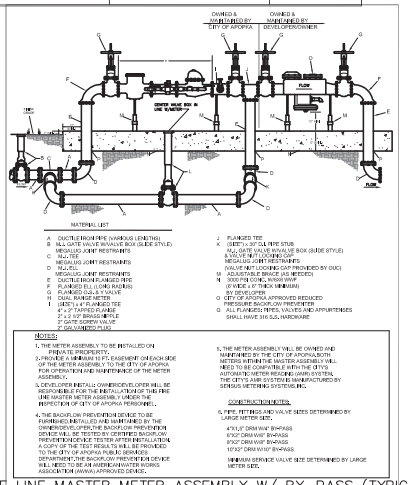


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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



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

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

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A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JUNE 2025

Scale: NTS

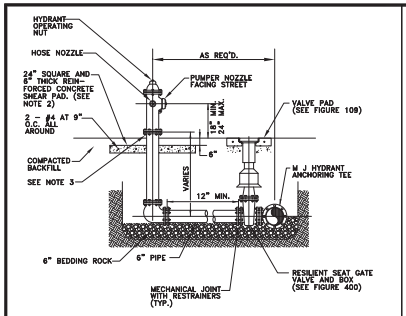
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Sheet Number: 8



NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

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

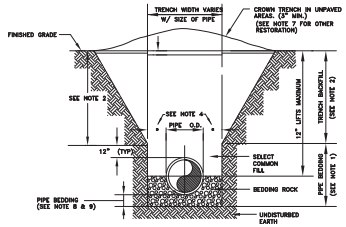
NOTES:

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

** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

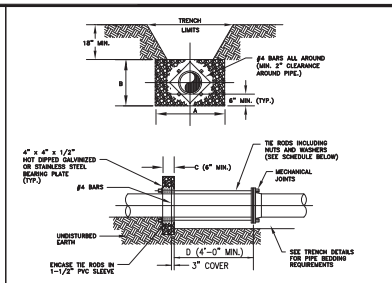


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED, DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

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

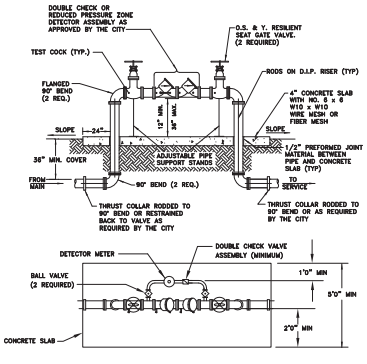
SCHEDULE OF DIMENSIONS AND MATERIALS *

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

* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107

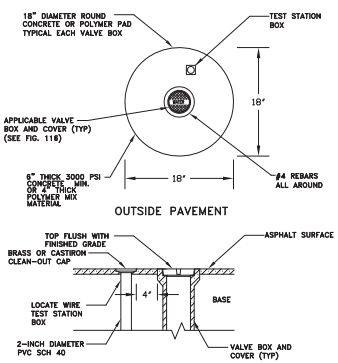


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

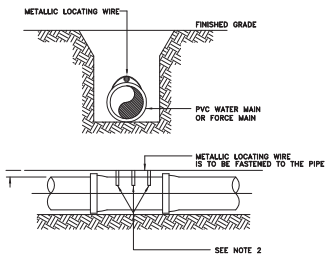
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

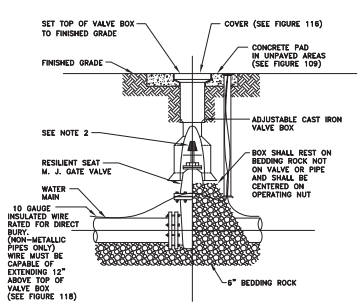


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

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LAND PLANNERS

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INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JUNE 2025

Scale: NTS

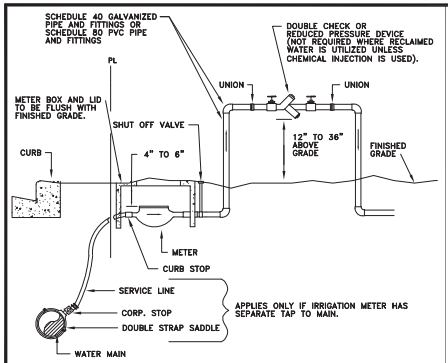
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Sheet Number: 9



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

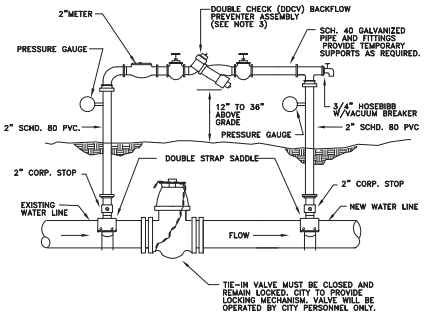
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

CYCORP ENGINEERING INC.
CA 30526

CIVIL ENGINEERS
LAND PLANNERS

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

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

REVISIONS

	Description	Date	By
1.			
2.			

UTILITY DETAILS

Date: JUNE 2025

Scale: NTS

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KIM FISCHER LICENSED No. 56942 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/11/2025
K. FISCHER, P.E.# 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 10

PART 2 – PRODUCTS

2.01 ____ – Pump shall be ____(8)____ Model ____(9)____ with an integrally built grinder unit and submersible type motor. The pump shall be mounted in the FRP basin by a **dual slide rail system** in such a way that solids are fed in an up–flow direction to the grinder impeller with no feet or other obstruction below the grinder inlet.

The grinder unit shall be capable of macerating all material in normal domestic and commercial sewage including reasonable amounts of foreign objects such as wood, plastic, glass, rubber, sanitary napkins, disposable diapers and the like to a fine slurry that will pass freely through the pump and the discharge pipe.

The pump motor shall be of the submersible type. Single phase motors shall be of the capacitor start, capacitor run type for high starting torque.

Stator windings shall be of the open type with Class F insulation for operating in air or clean dielectric oil that lubricates bearings and seals and cools the windings. **Motor stator shall be pressed into housing** for best alignment and maximum heat transfer.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in control box to stop motor if motor winding temperature reaches 200 degrees F. Thermostat to automatically reset when motor cools. Two heat sensors are to be used on 3 phase motors.

The common motor pump and grinder shaft shall be of **AISI 416 SS** threaded to take pump impeller and grinder impeller.

2.02 **DUPLEX PUMP CONTROL PANEL** – Pump control panel shall control two ____(11)____ HP, ____(12)____ / ____(12)____ , 60HZ pumps. The enclosure shall be NEMA 3R, minimum 24" high x 20" wide x 8" deep, fabricated from type 304, 14 ga. stainless steel with padlockable drow latches. The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel. All conduit penetrations shall have approved seal off fittings and shall be properly sealed to prevent gas from entering enclosure.

The following components shall be mounted through the enclosure:

1 ea. Red Alarm Beacon
1 ea. Alarm Horn
1 ea. Generator Receptacle with weatherproof cover
1 ea. Silence Pushbutton

The backpanel shall be fabricated from .125, 5052–H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws. Self tapping screws are not acceptable.

The following components shall be mounted to the backpanel:

2 ea. Motor Contactors
2 ea. Start Capacitors to match motor requirements, single phase only
2 ea. Run Capacitors to match motor requirements, single phase only
2 ea. Start Relays to match motor requirements, single phase only
1 ea. Voltage Monitor With fuses. (Single Phase) Phase/Monitor (Three Phase)
1 ea. Control Transformer with primary and secondary fuses, 480 Volt only
1 ea. Silence Relay
1 ea. Intrinsically Safe Float Input Module
1 ea. Duplex Alternator
20 ea. Terminals for field connections
6 ea. Terminals for motor connections, single phase only
3 ea. Ground Lugs
1 ea. Space Heater

The innerdoor shall be fabricated from .080, 5052–H32 marine alloy aluminum. The innerdoor shall have a continuous aluminum piano hinge, a handle and catch and shall be installed by stainless steel screws for ease of removal. The Inner door shall open a minimum of 110 degrees to allow safe access to backpanel.

The following components shall be mounted through the Innerdoor:

1 ea. Main Circuit Breaker
1 ea. Emergency Circuit Breaker
1 ea. Mechanical Interlock for main breakers
2 ea. Motor Short Circuit Protectors
1 ea. Control Circuit Breaker
2 ea. Hand–Off–Auto selector switches
1 ea. Sequence selector switch, 1 –Auto–2
1 ea. Alternator Test Switch
2 ea. Pump Run Pilot Lights
1 ea. Power On Pilot Light
4 ea. Float Indicating Pilot Lights
2 ea. Seal Failure Pilot Lights
2 ea. Elapsed Time Meters
1 ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded case thermal magnetic. Circuit breakers shall be sealed by the manufacturer after calibration to prevent tampering. Each breaker shall be adequately sized to meet the equipment operating conditions.

The mechanical interlock shall prevent the normal and emergency main breakers from being energized at the same time. The interlock shall be fabricated from aluminum or stainless steel.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visible trip indication, test and reset capability must be provided without opening inner door.

Open frame, across the line, contactors shall be rated per IEC standards and properly sized for the motor requirements. Contactors shall provide for safe touch power and control terminals. Contactor contacts and coil shall be easily replaceable without removing the contactor from its mounted position.

A **lightning arrestor** to meet or exceed the requirements of ANSI/IEEE Std. ANSI/IEEE Std. C62.21–1984 section 8.6.1 and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A **voltage monitor** shall be supplied for single phase service. The voltage monitor shall be designed to sense a low voltage condition. The relay shall de–energize the motors when the line voltage drops 15% below the relay setting. The voltage monitor shall be protected by dual element fuses.

A **phase monitor** shall be supplied for three phase service. The phase monitor shall be designed to sense a low voltage, phase loss, power failure and improper phase sequence condition. The relay shall de–energize the motors upon a conditon fault. The phase monitor shall be protected by dual element fuses.

The control system shall be designed to operate the floats at **intrinsically safe voltage levels (5V @ 100 miliroamps).** Each input shall cause a contact closure to start and stop pumps as well as energize alarms.

The duplex alternator shall be the solid state type. The alternator shall switch each pump to lead upon a single complete cycle and shall provide for lag pump operation upon level rise.

The **design logic for this system shall include float failure detection.** Upon a float failure, the logic shall automatically compensate for the loss by removing the failed float from the circuit and electrically re–position the floats for a fail safe mode. As an example, if the "STOP PUMPS" float failed, the "START LEAD" float would become the "STOP PUMPS" float, the "START LAG" float would become the "START LEAD" float and the "HIGH LEVEL" float would become the "START LAG/ HIGH LEVEL " float. Further, if the "STOP PUMPS" and the "START LEAD" floats failed, the "START LAG" float woud become the "STOP PUMPS" float and the "HIGH LEVEL" would become the "START LEAD/START LAG/HIGH LEVEL" float.

The **Control Module** shall be programmable to start both pumps simultaneously every 24 hours to increase pump discharge velocity and to provide "WIPE DOWN" of wetwell wall

A lag pump time delay shall be supplied to prevent both pumps from simultaneously starting after a power outage. The time delay shall be set at 10 seconds minimum.

An **alternator sequence (1–Auto–2),** three position toggle type selector switch shall be supplied to manually overide the alternator. In the '1' positon, motor #1 shall always be the lead motor. In the 'Auto' positon, the motors shall sequence to become the lead motor. In the '2' position, motor #2 shall always be the lead motor.

An **alternator test switch,** toggle type shall be supplied to test the alternator circuit.

Hand–Off–Auto, three position toggle type selector switches shall be supplied for each motor.

A **red run light** shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.

A **yellow seal failure light** shall be supplied for each motor. The pilot light shall illuminate upon detection of water in the seal chamber of the pump.

Each motor shall have an **elapsed time meter** to record the accumulated running time. The ETM shall be a 2" diameter, non–resettable, six digit, totally encapsulated unit.

A **red pilot light** shall be supplied for each float. The appropriate pilot light shall illuminate each time the float switch closes.

A **green pilot light** shall be supplied for control power. The pilot light shall illuminate when control power is available in the panel.

Relays shall be ice–cube plug–in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum and shall be **mounted on a 30 degree angle** for ease of **field wiring.** Float connection terminals shall be arranged such that each float is connected in consecutive order and does not require any crossing of wires.

Each motor **over–temperature contact** shall be connected to the terminal strip and shall open a contact to de–energize the appropriate motor upon a high temperature within the motor.

A **15A GFI duplex convenience outlet** shall be supplied and mounted on the innerdoor to provide service technicians with an outlet for trouble lights, etc.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

A **space heater** shall be provided to maintain the temperature within the enclosure a minimum of 2–3 degrees F. above ambient to provent condensation build up. The heater shall be mounted with stainless steel screws and protected by a shield. Self adhesive means of fastening by glue, tape, ect. are not acceptable.

Nameplates for the innerdoor shall be of a graphic design, specifically depicting the intent for each device. One nameplate shall be supplied for all control devices. One nameplate shall be supplied for all power devices. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser–screened laminated mylar.

Nameplates for the backpanel shall be of a graphic design, specifically depicting the intent for each component. One nameplate shall be supplied for each component. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser–screened laminated mylar

MISCELLANEOUS:

All wiring on the backpanel shall be contained within wiring duct. All wiring between the innerdoor and the backpanel shall be contained within a plastic spiral wrap.

Each wire shall have a wire number at each end to correspond to the asbuilt drawing for field troubleshooting.
The control panel shall be assembled by an Underwriters Laboratories UL508 listed manufacturing facility.

2.03 FASTENER and APPURTENANCES– All fasteners, lifting cables, float cable bracket and appurtenances shall be made of AISI 304SS or other material inert to the highly corrosive atmosphere of a sewage lift station. Hinges for the wet well and valve box shall be AISI 304SS minimum.

An aluminum slide/latch assembly shall be provided for holding the doors open on both the wet well and the valve box.

Slide rails shall be SCH 40 AISI 304SS pipe.

Pump lifting devices shall be made of AISI 304SS (min.) cable (1/4"min) or 304SS chain of sufficient size, with safety factor to handle safely the specific pumps. AISI 304SS (min.) pump lifting bails shall be provided.

2.04 H–20 FIBERGLASS WETWELL w/ LIFTING LUGS

The fiberglass wetwell must be H–20 load rated w/ integral lifting lugs, and certification of this rating must be supplied at time of submittal. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of diameter and depth as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H–20 load rating.
Reinforcing Materials: The reinforcing material shall be commercial grade "E" type glass in the form of mat, chopped or roving fabric, having a coupling agent that will provide a suitable bond between the glass reinforcement and the resin.
Additives, such as thixotropic agents, catalysts, promoters, etc., may be added as required by the specific manufacturing process to be used to meet the requirements of this specification.
Fillers and Additives: Fillers of any type shall not be utilized.

PART 3 – EXECUTION.

3.01 INSTALLATION – shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

3.02 INSPECTION AND TESTING – A factory representative shall be provided for one (1) day and shall have complete knowledge of proper operation and maintenance to inspect the final installation and supervise the test run of the equipment.
Megger the motor. The pump motors shall be megged out prior to startup to ensure the insulation of the pump motor/cable system is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

PUMP DATA CHART

①	PRIMARY PUMP CAPACITY	100 GPM	***
②	PRIMARY TDH	91 FT	
③	SECONDARY PUMP CAPACITY	same GPM	
④	SECONDARY TDH	same FT	
⑤	PEAK INFLUENT FLOW RATE	24.5 GPM	
⑥	PUMP CYCLE TIME	14.7 MIN.	
⑦	PUMP SYSTEM MANUFACTURER		
⑧	PUMP MANUFACTURER	HYDROMATIC	
⑨	PUMP MODEL NO.	HPGF750M6–4 GRINDER	
⑩	R.P.M.	1750	
⑪	HORSE POWER	7.5	
⑫	ELECTRICAL –VOLTS/PHASE	200 V/ 3 ø	
⑬	PUMP DISCHARGE SIZE	2	
⑭	IMPELLER DIA.	10.5"	

ELEVATION CHART

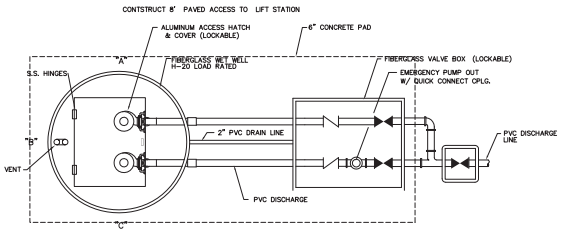
Ⓖ	TOP OF WETWELL	102.0
Ⓐ	TOP OF VALVE BOX	102.0
Ⓑ	INLET INVERT	94.20
Ⓒ	HIGH LEVEL ALARM	94.20
Ⓓ	2nd PUMP ON	93.70
Ⓔ	1st PUMP ON	93.20
Ⓕ	PUMPS OFF	92.25
Ⓗ	BOTTOM OF WET WELL	91.25

(** PER MANUFACTURER)

NOTES:
1. ALL DIMENSIONS ARE IN FEET EXCEPT AS NOTED.
2. DRAWING IS NOT TO SCALE.
3. ALL DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
4. PAINT EXPOSED FRP AS REQUIRED BY OWNER/ENGINEER.
5. F.R.P. INDICATES FIBERGLASS REINFORCED POLYESTER.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
* 7. ~~ELECTRICIAN TO RUN TWO (2) HP PUMPS) / THREE (3 HP & LARGER PUMPS)~~ SEPARATE 2" CONDUITS (ONE EACH FOR HIGH & LOW VOLTAGES) PER ELECTRICAL CODE BETWEEN CONTROL PANEL AND WETWELL
* 8. ALUMINUM WIRE SHALL NOT BE USED BETWEEN MAIN METER AND CONTROL PANEL.
* 9. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
*10. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT (AHEAD OF THE PUMP CONTROL PANEL).
11. BOTH WETWELL AND VALVE BOX SHALL BE PROVIDED WITH A MEANS FOR LOCKING.
12. CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
13. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
14. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
*15. NEUTRAL REQUIRED ON ALL ELECTRICAL SERVICE TO CONTROL PANEL

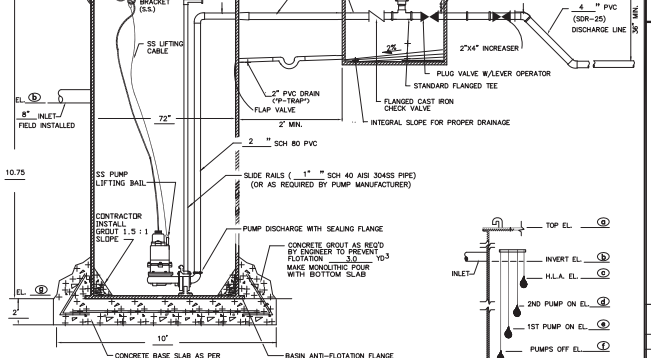
* ELECTRICIAN NOTE

***BASED ON 30 PSI BACKGROUND PRESSURE
CONTRACTOR TO VERIFY PRIOR
TO ORDERING PUMP



NOTE: PUMP CONTROL SHALL BE LOCATED 3 FEET FROM WET WELL PERIMETER OPTIONALLY AT "A", "B", OR "C"

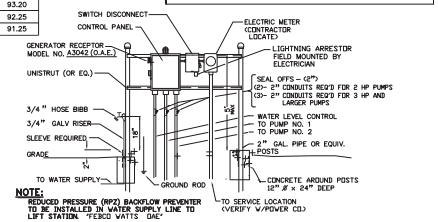
LIFT STATION PLAN



LIFT STATION SECTION

EMERGENCY POWER RECEPTACLE MUST BE PROVIDED IN PANEL

LEVEL CONTROL DIAGRAM



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION. "FEBCO WATTS DAE"

SEE "LIFT STATION PLAN" ABOVE FOR LOCATION

ELECTRICAL RISER

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

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PLANS PREPARED FOR:

A AND R

INVITATION COVE

730 MONROE AVE

APOPKA, FL

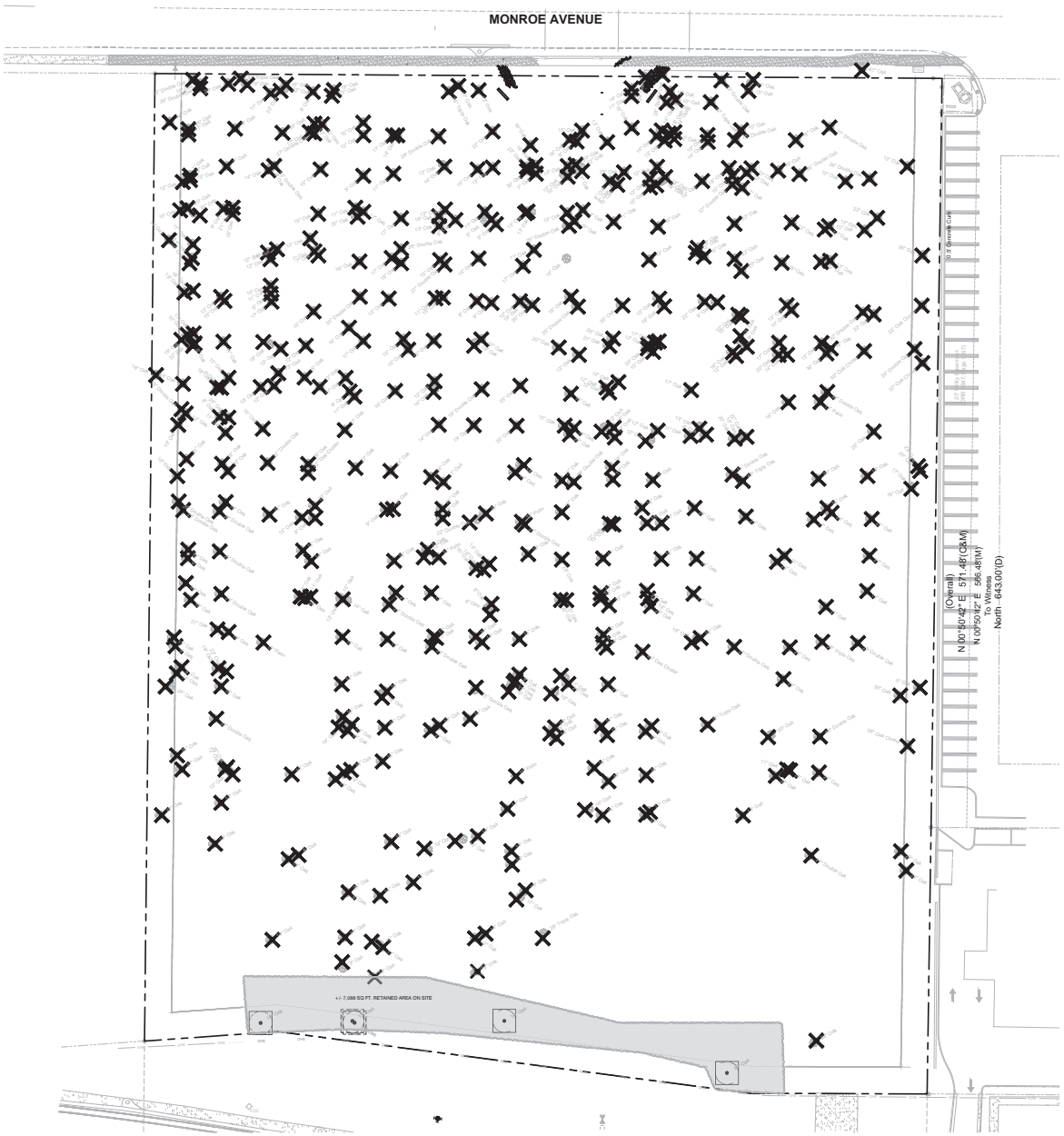
REVISIONS

	Description	Date	By
1	ADD LS	9/25	KF
2			
3			

SANITARY LIFT STATION

Date: APRIL 2022
Project #
Scale: NTS
Drawing Number:
Sheet Number: 11

9/13/25
Kimberley Hall Fischer, P.E.# 56942
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Existing Trees to Remove			
Count	SIZE	DBH	TYPE
1	32", 32", 32"	96	Oak
1	25", 25"	50	Oak
2	33", 33"	132	Oak
2	28", 28", 28"	168	Oak
1	35", 35"	70	Oak
1	28", 28"	56	Oak
1	30", 30"	60	Oak
1	42" Cluster	42	Oak
3	27", 27"	162	Oak
1	27"	27	Oak
1	56" cluster	56	Oak
1	40", 40"	80	Oak
1	38", 38",38"	114	Oak
1	24", 24"	48	Oak
1	37" cluster	37	Oak
1	33" cluster	33	Oak
1	47"	47	Oak
1	28", 28"	56	Oak
1	60" Cluster	60	Oak
3	25"	75	Oak
1	25, 25"	50	Oak
2	25", 25"	50	Oak
1	27, 27"	54	Oak
7	26"	182	Oak
6	26", 26"	312	Oak
2	25", 25"	100	Oak
4	27"	108	Oak
4	30"	120	Oak
1	27", 27", 27"	81	Oak
1	45" Cluster	45	Oak
1	38", 38"	76	Oak
9	24"	216	Oak
1	40", 40", 40"	120	Oak
1	32", 32"	64	Oak
2	37", 37"	148	Oak
1	62", 62", 62"	186	Oak
70		3381	

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

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

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

EXISTING TREE CANOPY= 90%
5.74 X 90% = 225,030 SF
225,030 SF X 90% = 202,527 SF
RETAIN 3.5%
202,527 X 3.5% = 7,088 SF TO BE RETAINED

NOT FOR CONSTRUCTION

SHEET KEY & NOTES:

BOUNDARY LINE

XX" SPECIES — EXISTING TREES TO REMAIN
TREE PROTECTION BARRICADE
TREE DRIPLINE

XX" SPECIES — TREES TO BE REMOVED

NOTE: TREE PROTECTION BARRICADES MUST BE INSTALLED AROUND THE OUTSIDE PERIMETER OF THE PRESERVED TREES DRIPLINE. ALL BARRICADES SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST.

DRAWINGS PROVIDED ARE FOR PERMITTING PURPOSES ONLY. THE DOCUMENTS AND INFORMATION CONTAINED HEREIN ARE NOT INTENDED FOR PRICING OR CONSTRUCTION PURPOSES.

NORTH
0' 15' 30' 60'
SCALE: 1"=30'

ISSUED

DATE	DESCRIPTION
10/07/25	SDP SUBMITTAL

REVISIONS

NO.	DESCRIPTION	DATE
1	AHJ COMMENTS	11/21/2025

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

Permit Documents

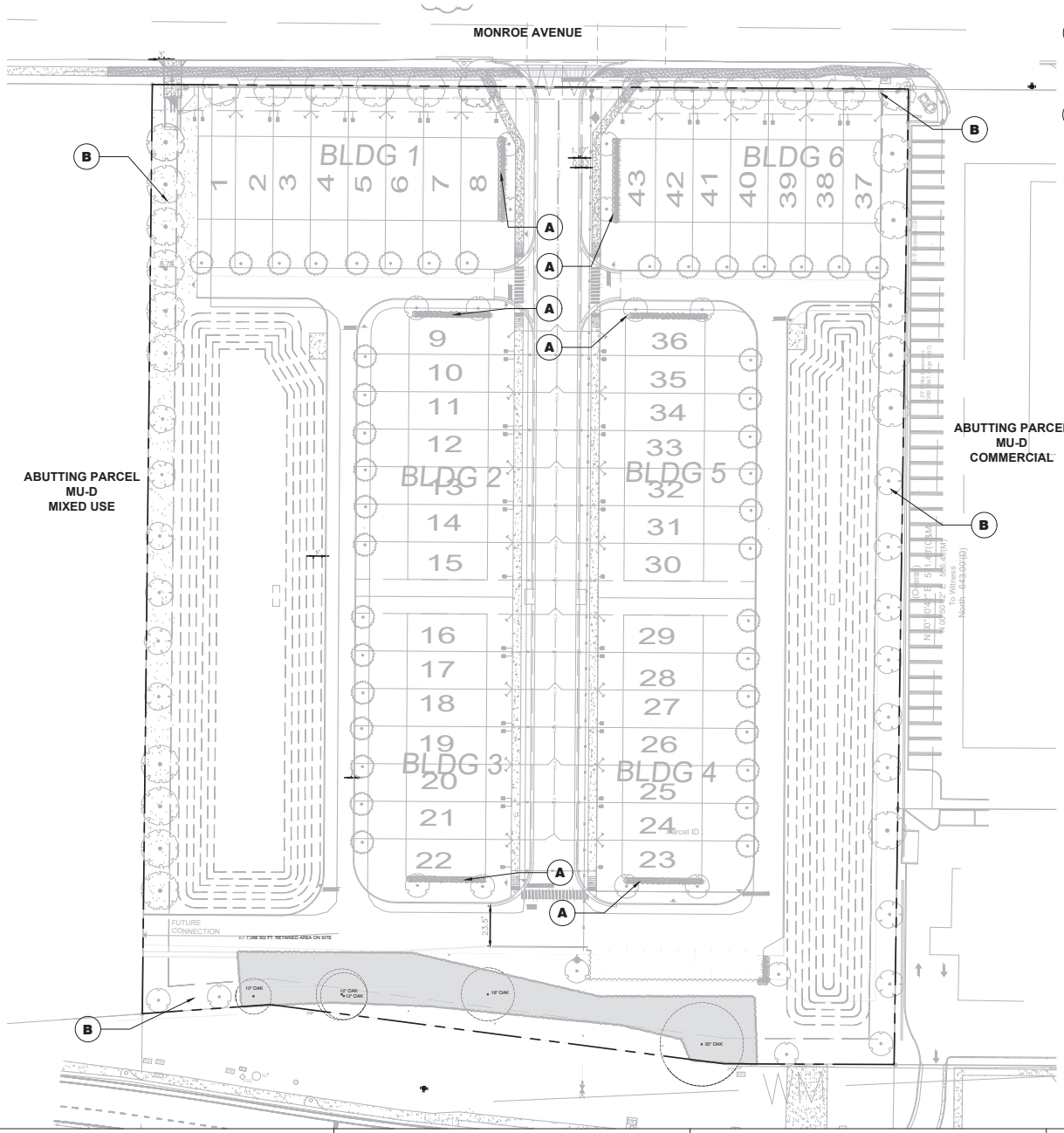
PROJECT NAME
A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

SHEET NAME
TREE MITIGATION PLAN

SCALE
AS SHOWN

DATE 10.07.25
DRAWN BRW

SHEET NUMBER
L-2.00



5.2.5. - LANDSCAPING AND BUFFER STANDARDS

A A. FOUNDATION PLANTING-
4. IN ADDITION, MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENT SHALL PLANT ONE CANOPY SHADE TREE AND TEN SHRUBS (MINIMUM HEIGHT 36 INCHES) PER 35 LINEAL FEET, OR FRACTION THEREOF, OF PROPERTY PERIMETER BOTH ABUTTING AND NOT ABUTTING A STREET OR PARKING AREA.

B **BUFFERYARD BETWEEN EXISTING LAND USE AND ABUTTING LAND USE (SECTION 5.2.5.B.3.D-2)**

EXISTING PROPERTY ZONING- MU-D
BUFFER TYPE REQUIRED- **BUFFER A**
BUFFER TYPE A BASIC: THIS BUFFERYARD FUNCTIONS AS BASIC EDGE DEMARCATING INDIVIDUAL PROPERTIES WITH A SLIGHT VISUAL OBSTRUCTION FROM THE GROUND TO A HEIGHT OF TEN FEET.

BUFFER WIDTH- 15 FEET
NORTH PROPERTY LINE ADJACENT TO ROW: 443' LESS 67' = 376' / 35 = 10.74 TREES REQUIRED
PROVIDED: 11 TREES
WEST PROPERTY LINE ADJACENT TO PROPERTY: 544' / 35 = 15.5 TREES REQUIRED
PROVIDED: 16 TREES
SOUTH PROPERTY LINE ADJACENT TO ROW: 443' / 35 = 11.9 TREES REQUIRED
PROVIDED: 12 TREES
EAST PROPERTY LINE ADJACENT TO PROPERTY: 571' / 35 = 15.6 TREES REQUIRED
PROVIDED: 16 TREES

SHEET KEY & NOTES:

BOUNDARY LINE

XX" XX

EXISTING TREE TO REMAIN

DRAWINGS PROVIDED ARE FOR PERMITTING PURPOSES ONLY. THE DOCUMENTS AND INFORMATION CONTAINED HEREIN ARE NOT INTENDED FOR PRICING OR CONSTRUCTION PURPOSES.

NOT FOR CONSTRUCTION

NORTH

0' 15' 30' 60'

SCALE: 1"=30'

ISSUED

DATE	DESCRIPTION
10/07/25	SDP SUBMITTAL

REVISIONS

NO.	DESCRIPTION	DATE
1	AHJ COMMENTS	11/21/2025

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

Permit Documents

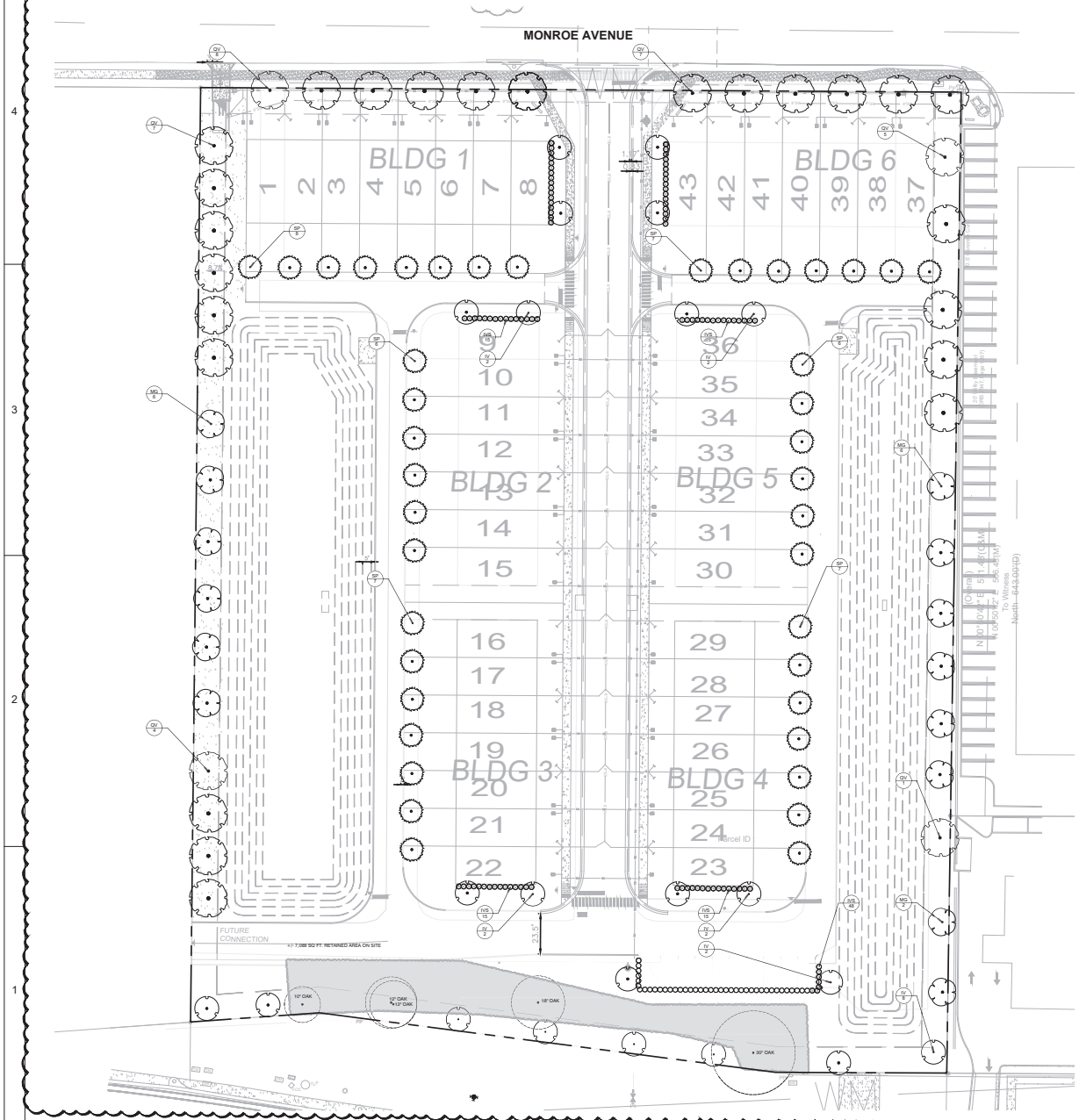
PROJECT NAME
A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

SHEET NAME
LANDSCAPE KEY & CODE REQUIREMENTS

SCALE
AS SHOWN

DATE 10.07.25 | DRAWN BRW

SHEET NUMBER
L-3.00



PLANT SCHEDULE MHA LAND

SYMBOL	CODE	COMMON NAME	REMARKS
TREES			
	SP	Cabbage Palmetto	
	QV	Southern Live Oak	
	MG	Southern Magnolia	
	IV	Yaupon Holly	
SHRUBS			
	IVS	Yaupon Holly	

SHEET KEY & NOTES:

1

BOUNDARY LINE

XX" XX

EXISTING TREE TO REMAIN

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PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

PROJECT NAME

A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

SHEET NAME

CODE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

OCTOBER 7, 2025

SCALE

AS SHOWN

DATE	DRAWN
10.07.25	BRW

SHEET NUMBER

L-3.01

PLANT SCHEDULE MHA LAND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	REMARKS
TREES								
	IV	22	Ilex vomitoria	Yaupon Holly	8' HT Min., 2.5" Cal Min Cumulative	Yes	Yes	
	MG	14	Magnolia grandiflora	Southern Magnolia	12'-14' Ht., 5' Spr., 3" Cal Min	Yes	Yes	
	QV	32	Quercus virginiana	Southern Live Oak	12'-14' Ht., 5' Spr., 3" Cal Min	Yes	Yes	
	SP	41	Sabal palmetto	Cabbage Palmetto	8' CT	Yes	Yes	
SHRUBS								
	IVS	144	Ilex vomitoria	Yaupon Holly	24" Ht. x 24" Spr. Full	Yes	High	

LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2022," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS TO BE PROVIDED AS PART OF CONSTRUCTION DOCUMENTS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

15. CONTRACTOR TO VERIFY SOD SQUARE FOOTAGE POST CONSTRUCTION. SOD SHALL ONLY BE APPLIED TO DISTURBED AREAS. ANY AREAS NOT DISTURBED BY CONSTRUCTION SHOULD BE KEPT NATURAL.

SHEET KEY & NOTES:

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ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 689.332.2491

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1	AHJ COMMENTS	11/21/2025

Permit Documents

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A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

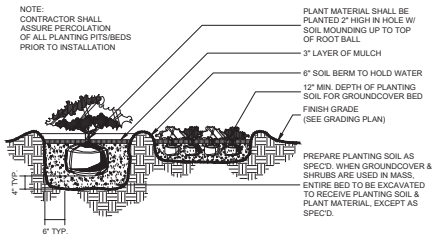
SHEET NAME
LANDSCAPE NOTES AND LEGEND

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

SCALE
AS SHOWN

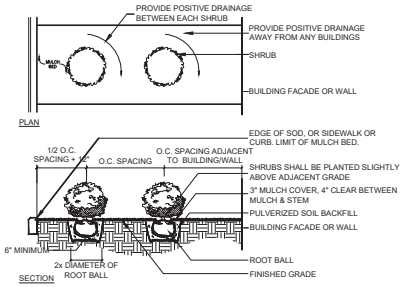
DATE 10.07.25 | DRAWN BRW

SHEET NUMBER
L-3.10



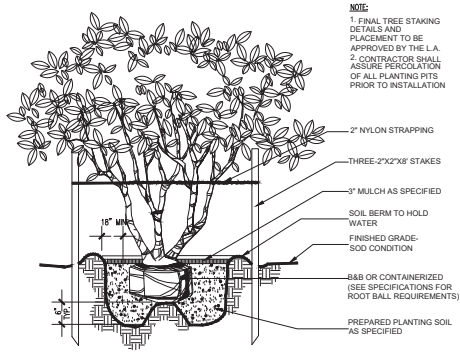
SHRUB PLANTING DETAIL 1

SCALE: NTS



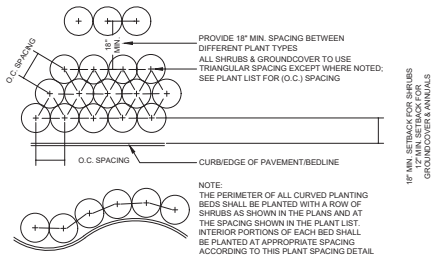
SHRUB PLANTING DETAIL 2

SCALE: NTS



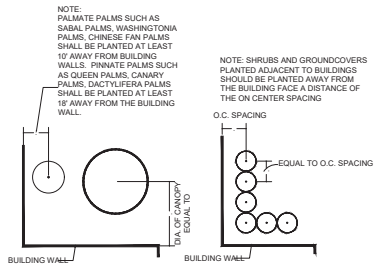
UNDERSTORY TREE PLANTING DETAIL 3

SCALE: NTS



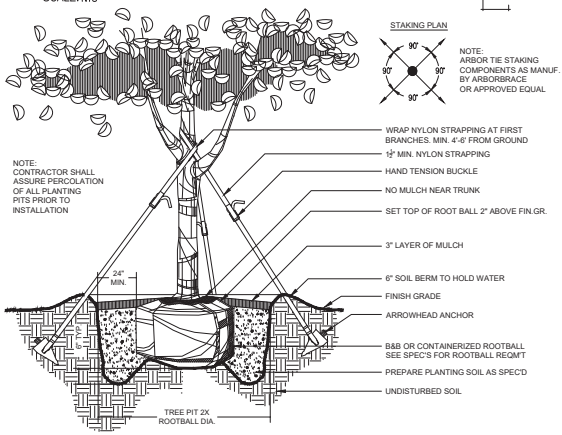
SHRUB & GROUNDCOVER PLANTING DETAIL 4

SCALE: NTS



SHRUB PLANTING DETAIL ADJ. TO BUILDING 5

SCALE: NTS



CANOPY TREE PLANTING DETAIL 6

SCALE: NTS

NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

OCTOBER 7, 2025

ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 689.332.2491

Permit Documents

PROJECT NAME

A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

SHEET NAME

LANDSCAPE DETAILS

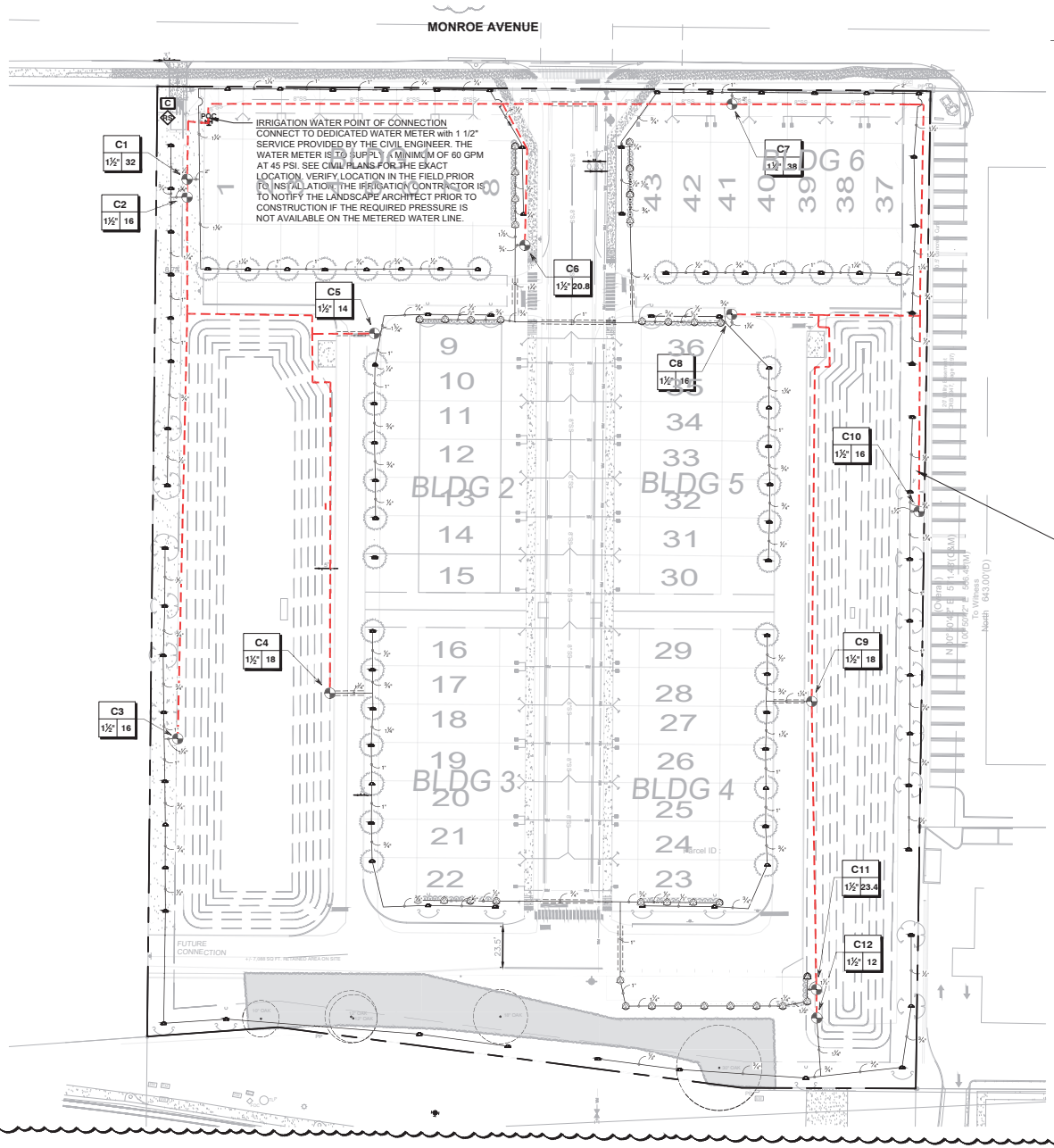
SCALE

AS SHOWN

DATE	DRAWN
10.07.25	BRW

SHEET NUMBER

L-3.20



IRRIGATION SCHEDULE MHA IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PROS-06 Strip Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	34	30
	Hunter PCB Flood Bubbler, 1/2in. FIPT.	103	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-FS 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	12
C	Hunter HCC-3200-PL 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Plastic Cabinet.	1
RAIN-CLIK	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
POC	Point of Connection	1
	Irrigation Lateral Line: PVC Schedule 40	262.4 lf
	Irrigation Lateral Line: PVC Schedule 40 1/2"	952.1 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,111 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	622.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	665.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	133.9 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	120.9 lf
	Irrigation Mainline: PVC Schedule 40	1,965 lf
	Pipe Sleeve: PVC Class 200 SDR 21	234.7 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION ROUTING SHOWN ON THIS PLAN IS FOR DEMONSTRATION PURPOSES ONLY. LOCATE MAINLINE AND VALVES A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT. IRRIGATION CONTRACTOR SHOULD FIELD RUN THE IRRIGATIONS SYSTEM IN THE MANNER OF AVOIDING ANY CONFLICT WITH PROPOSED/EXISTING DRAINAGE STRUCTURES AND UNDERGROUND UTILITIES WITHIN THE PROJECT BOUNDARIES. THE CONTRACTOR WILL INSTALL ALL PIPING AND EQUIPMENT INSIDE THE PROJECTS LANDSCAPED AREAS AND SLEEVE ALL OTHER MAINLINE.

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVED 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

NOT FOR CONSTRUCTION

SHEET KEY & NOTES:

1

BOUNDARY LINE

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NORTH
0' 15' 30' 60'
SCALE: 1"=30'

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LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

Permit Documents

PROJECT NAME
A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

SHEET NAME
SCHEMATIC IRRIGATION PLAN

SCALE
AS SHOWN

DATE 10.07.25
DRAWN BRW

SHEET NUMBER
L-4.01

GENERAL IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DO NOT EXCEED THE SPACING SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
13. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH. 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE IT'S OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
15. ALL UNSIZED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
20. THE CONTROL WIRE SHALL BE 12 AWG/2C PAIGE P7072D. ALL SPLICES TO BE MADE WITH 3M-DBR/Y-6 WATER PROOF CONNECTORS. THE CONTROL WIRE SHALL BE GROUNDED EVERY 350' ALONG THE WIRE PATH WITH A BASELINE BL-LA01 LIGHTNING ARRESTOR. INSTALL BASELINE BICODERS AT VALVE LOCATIONS. INSTALL AN INTERMATIC ARRESTER GUARD AG2401C3 ON THE ELECTRICAL SUPPLY FOR THE CONTROLLER. THE CONTROLLER SHALL BE GROUNDED TO 10 OHMS OR LESS.
21. ALL PRESSURE LINES SHALL BE TESTED PRIOR TO BACKFILLING JOINT AREAS. PRESSURE TEST SHALL BE STARTED AT 100 PSI AND MONITORED FOR A MINIMUM OF TWO (2) HOURS. PRESSURE TEST WILL NOT BE ACCEPTABLE IF TEST PRESSURE DROPS BELOW 95 PSI. TESTING SHALL BE WITNESSED BY THE OWNER REPRESENTATIVE. NOTIFY THE OWNER REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO TEST. PRESSURE TESTING MAY BE CONDUCTED IN SEGMENTS SEPARATED BY ISOLATION VALVES IF SO DESIRED.
22. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
23. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.
24. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
25. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
26. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS.
27. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.

SLEEVING NOTES

1. THE LOCATIONS OF SLEEVES, AS SHOWN ON THIS PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, OR OTHER MAJOR CONSTRUCTION.
2. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. WHERE A PIPE JOINT BETWEEN SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
4. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND IS NOT TO EXCEED THE DETAILED DEPTH REQUIREMENTS BY 6". END OF THE SHALL EXTEND 12" BEYOND CURB OR PAVEMENT EDGE.
5. BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
6. THE SLEEVING CONTRACTOR SHALL INSTALL A PVC STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION (SEE SLEEVING DETAIL).
7. ONCE THE SLEEVING IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
8. ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE L.A.
9. THE SLEEVING CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH AN "AS-BUILT" PLAN OF THE LOCATION OF ALL SLEEVES PRIOR TO ACCEPTANCE OF THE WORK.
10. SLEEVE SIZES ARE AS NOTED ON THE PLAN.
11. THERE SHALL BE NO TURNS OR BENDS IN THE SLEEVES.
12. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR EXPOSING HORIZONTAL ENDS BELOW FINISHED GRADE IN ALL AREAS WHERE SLEEVING IS NOT INSTALLED AS DETAILED.
13. IRRIGATION SLEEVES ARE TO BE CLASS 200 PIPE FOR 6" AND LARGER AND SCHEDULE 40 PVC FOR 4" AND SMALLER.

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A 2" RECLAIMED WATER METER PROVIDING A MINIMUM FLOW OF 80 GPM AND A MINIMUM PRESSURE OF 40 PSI.

   CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

   A. MINIMUM PRESSURE REQUIREMENTS - 70 PSI AT THE BOOSTER PUMP
   B. 45 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS
   C. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING
4. IRRIGATION CONTROLLER IS TO BE SET TO HAVE MULTIPLE CONTROL ZONES OPERATING AT THE SAME TIME WITH THE TOTAL FLOW NOT TO EXCEED 75 GALLONS PER MINUTE.

IRRIGATION DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069

IRRIGATION SCHEDULE MHA IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	Hunter PROS-06 Strip Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	34	30
25 50 10 20	Hunter PCB Flood Bubbler, 1/2in. FIPT.	103	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G-FS 1-1/2" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	12
C	Hunter HCC-3200-PL 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Plastic Cabinet.	1
RS	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
POC	Point of Connection	1
	Irrigation Lateral Line: PVC Schedule 40	262.4 lf
	Irrigation Lateral Line: PVC Schedule 40 1/2"	952.1 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,111 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	622.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	665.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	133.9 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	120.9 lf
	Irrigation Mainline: PVC Schedule 40	1,965 lf
	Pipe Sleeve: PVC Class 200 SDR 21	234.7 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

SHEET KEY & NOTES:

DRAWINGS PROVIDED ARE FOR PERMITTING PURPOSES ONLY. THE DOCUMENTS AND INFORMATION CONTAINED HEREIN ARE NOT INTENDED FOR PRICING OR CONSTRUCTION PURPOSES.

NOT FOR CONSTRUCTION

ARBOR GROUP URBANFORESTRY

PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

ISSUED

DATE	DESCRIPTION
10/07/25	SDP SUBMITTAL

REVISIONS

NO.	DESCRIPTION	DATE
1	AHJ COMMENTS	11/21/2025

Permit Documents

PROJECT NAME
A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

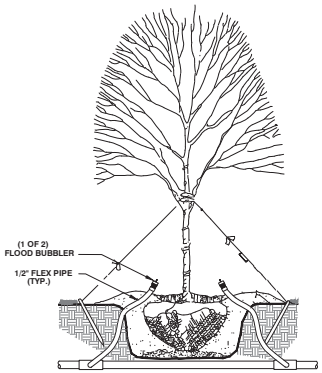
SHEET NAME
SCHEMATIC IRRIGATION PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

SCALE
AS SHOWN

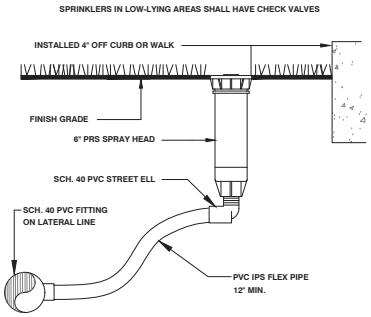
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10.07.25	BRW

SHEET NUMBER
L-4.01



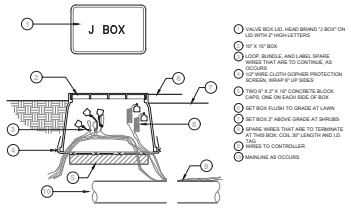
1 TREE BUBBLER DETAIL

3" = 1'-0"



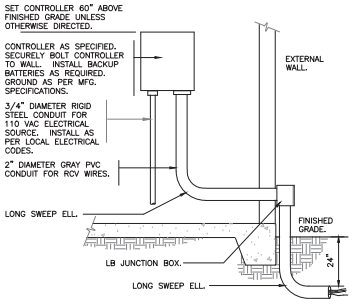
2 6" POP UP SPRAY HEAD DETAIL

3" = 1'-0"



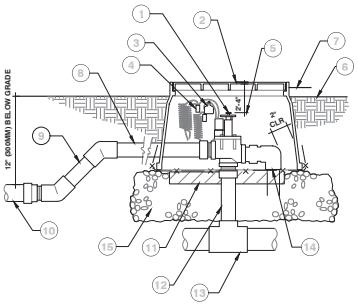
3 WIRE BUNDLE JUNCTION BOX

1" = 1'-0"



4 INTERIOR WALL MOUNT CONTROLLER

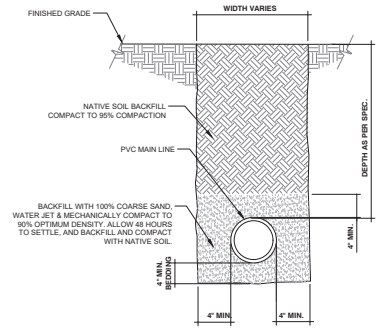
1" = 1'-0"



1. REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

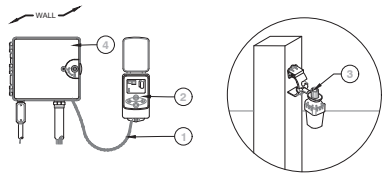
5 REMOTE CONTROL VALVE TYP.

1 1/2" = 1'-0"



6 SLEEVE AT ROAD

1 1/2" = 1'-0"



1. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAX)
2. HUNTER RAIN CLIK WIRELESS SENSOR CONTROLLER INTERFACE
3. HUNTER SENSOR
4. IRRIGATION CONTROLLER, SEE LEGEND FOR MODEL

SENSOR NOTES:
1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

7 HUNTER RAIN-CLIK RAIN SENSOR

1" = 1'-0"

NOT FOR CONSTRUCTION

SHEET KEY & NOTES:

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ARBOR GROUP URBANFORESTRY
PO BOX 470443 | LAKE MONROE FL 32747 | PH. 888.332.2491

ISSUED

DATE	DESCRIPTION
10/07/25	SDP SUBMITTAL

REVISIONS

NO.	DESCRIPTION	DATE
1	AHJ COMMENTS	11/21/2025

Permit Documents

PROJECT NAME
A & R INVITATION COVE
730 MONROE AVE.
APOPKA, FL

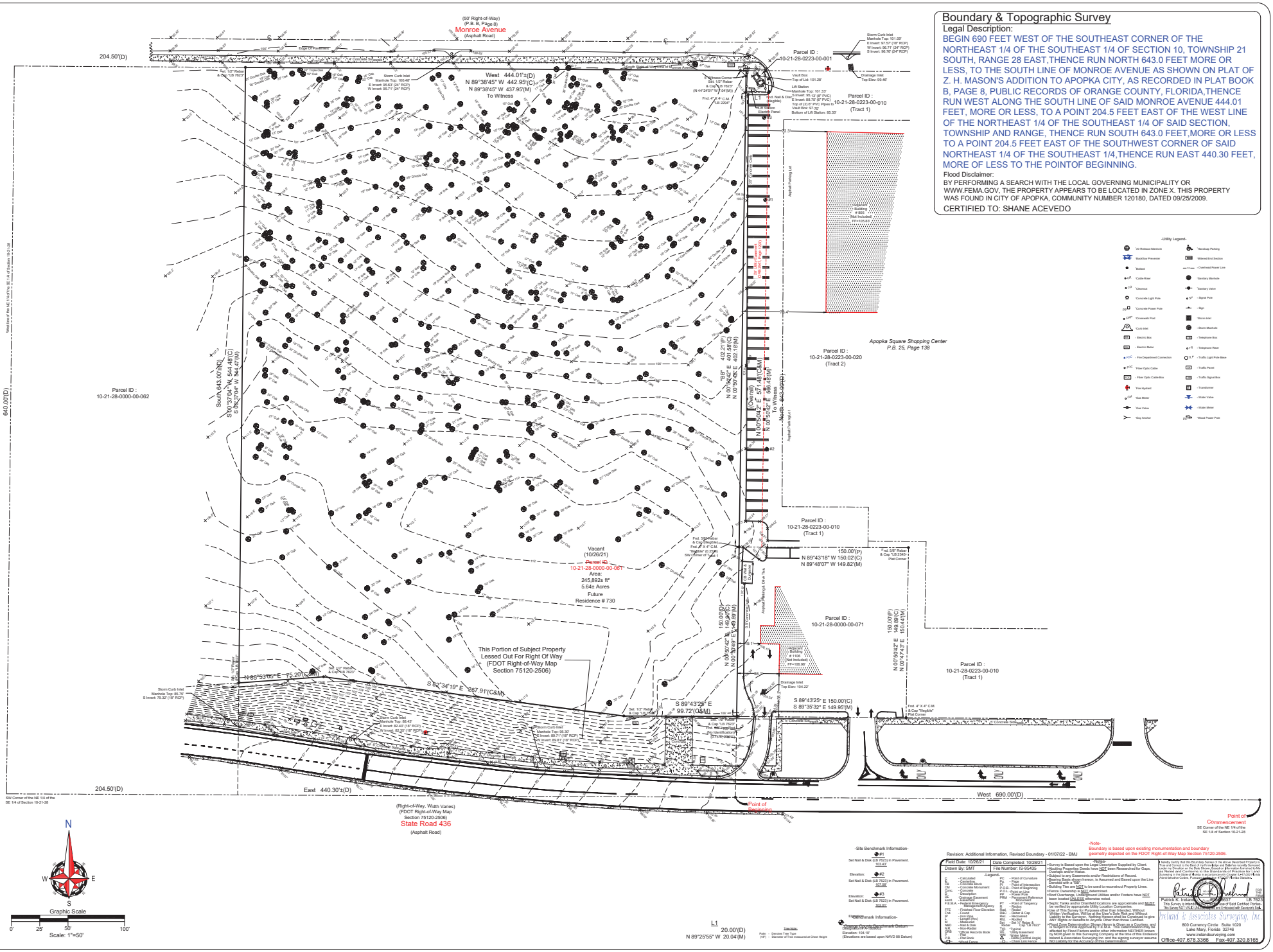
SHEET NAME
IRRIGATION DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
OCTOBER 7, 2025

SCALE
AS SHOWN

DATE 10.07.25 | DRAWN BRW

SHEET NUMBER
L-4.20



Boundary & Topographic Survey

Legal Description:

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

Flood Disclaimer:

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

CERTIFIED TO: SHANE ACEVEDO

-Utility Legend-

-Site Benchmark Information-

-Benchmark Information-

Note:
Boundary is based upon existing monumentation and boundary geometry depicted on the FDOT Right-of-Way Map Section 75120-2506

Revision: Additional Information, Revised Boundary - 01/07/22 - BMJ

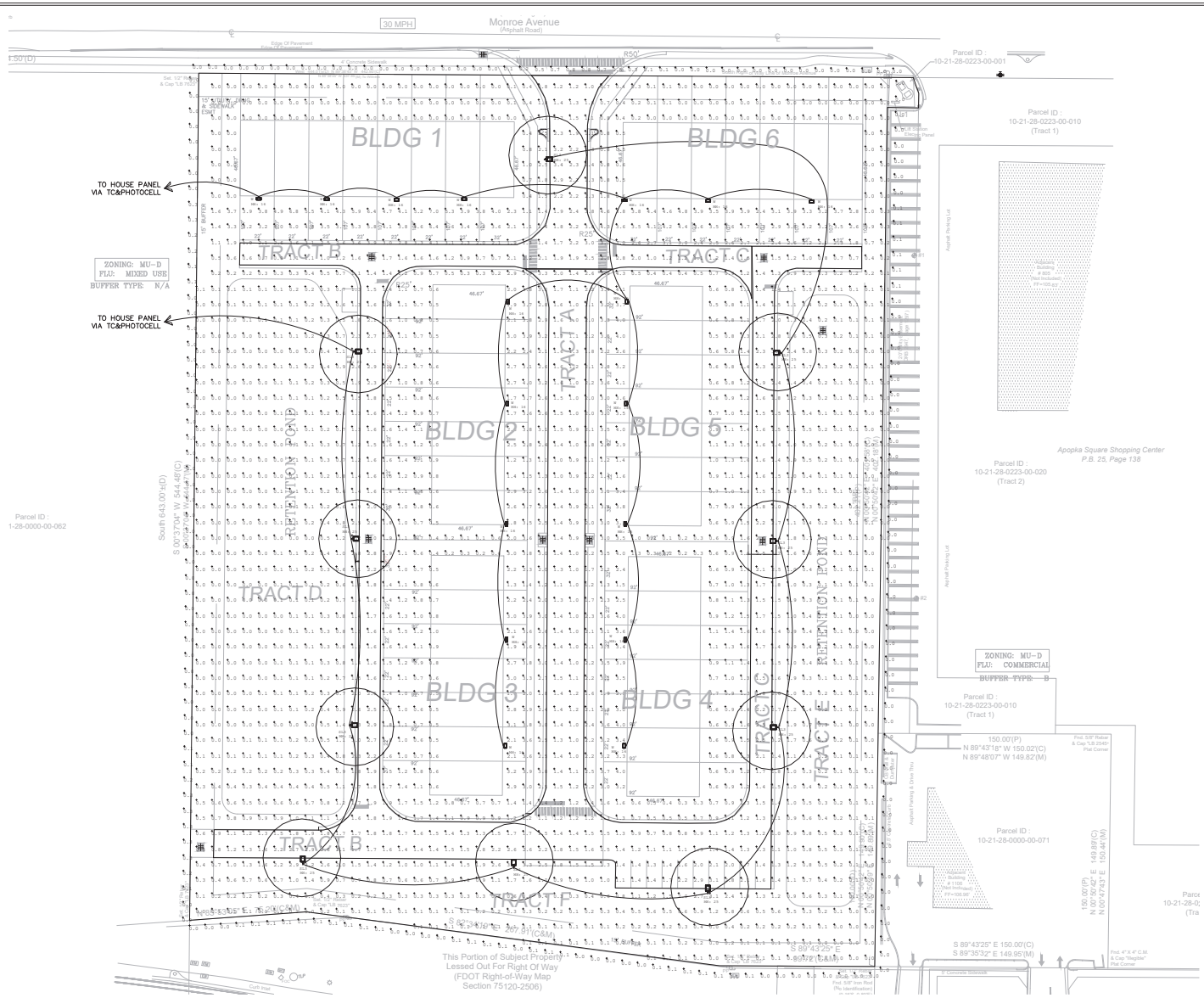
Field Date: 10/26/21 | Date Completed: 10/28/21
Drawn By: SMT | File Number: IS-95435

-Legend-

-Notes-

Patrick K. Ireland, PSM 6937 LB 7623
This Survey is signed and sealed by a Florida Licensed Surveyor and Mapper. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



CONTACT KAITLYN TERRY AT FLORIDA LIGHTING ASSOCIATES FOR QUOTATION OF LIGHTING FIXTURES.
KAITLYNT@FLORIDALIGHTINGASSOCIATES.COM OR 407-780-8022

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.05	0.8	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.10	7.0	0.0	N.A.	N.A.
DRIVEWAY	Illuminance	Fc	1.65	3.9	0.6	2.75	6.50

Florida Lighting Associates- Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounti Height
	10	SL3	Single	VP-1-160L-100-4K7-3-UNV-A3-DBT/ VALMONT #2408-40605TE-D1-DDB-HH	BEACON	0.950	12495	92	920	25
	17	W	Single	VPW2-80L-65-4K7-4W-UNV-DBT	BEACON	0.950	7845	58.3	991.1	16

1 SITE PARKING LOT LIGHTING
SCALE: 1/32"=1'-0"
REV.1

DRIVEWAY

Illuminance (Fc)
Average = 1.65
Maximum = 3.9
Minimum = 0.6
Avg/Min Ratio = 2.75
Max/Min Ratio = 6.50

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

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

Agile Engineering, Inc
John Sylvia, PE
LB # 8666
103 Nandina Ter.
Winter Springs, FL 32708
(321) 662-0025
CA # 28812
MECHANICAL
ELECTRICAL
PLUMBING

INVITATION COVE
730 MONROE AVE
APOPKA, FL

STATE OF FLORIDA
JOHN SYLVIA
60951
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS	
Mark	Date
REV.1	11-24-2025

Title
PHOTOMETRIC PLAN

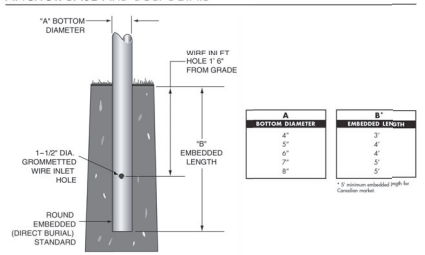
Job # 25-5007
Date: 03-19-25
Drawn: JA
Checked: JS

Sheet No.
E-1

8' TO 30' ROUND TAPERED EMBEDDED (DIRECT BURIAL) POLES

valmont STRUCTURES ALUMINUM

ANCHOR BASE AND BOLT DETAIL



A BOTTOM DIAMETER	B* EMBEDDED LENGTH
4"	3'
5"	4'
6"	4'
7"	5'
8"	5'

* 5' minimum embedded depth for Canadian market.

DIMENSIONAL AND LOAD DATA

TYPICAL WEIGHT AND ALLOWABLE SIZE OF LUMINAIRES*							DIMENSIONS OF POLES						
NOMINAL MOUNTING HEIGHT	TYPICAL LUMINAIRE WEIGHT (LBS.)	EFFECTIVE PROJECTED AREA IN SQUARE FEET AT:					EXPOSED HEIGHT	OVERALL SHAFT LENGTH	TOP	BASE	WALL	MODEL NUMBER**
		70 MPH	80 MPH	90 MPH	100 MPH	110 MPH						
8'	75	19.1	14.4	11.1	8.8	7.1	7'8"	10'8"	3"	4"	.125"	0708-3M4ATE
10'	75	14.3	10.6	8.1	6.3	5.0	9'8"	12'8"	3"	4"	.125"	0908-3M4ATE
12'	75	11.0	8.0	6.0	4.5	3.5	11'8"	14'8"	3"	4"	.125"	1108-3M4ATE
12'	75	18.5	13.8	10.5	8.3	6.6	11'8"	15'8"	3"	5"	.125"	1108-3N5ATE
14'	75	8.5	6.0	4.4	3.2	2.4	13'8"	16'8"	3"	4"	.125"	1308-3M4ATE
14'	75	14.8	10.8	8.2	6.3	5.0	13'8"	17'8"	3"	5"	.125"	1308-3N5ATE
16'	75	7.1	5.0	3.5	2.4	1.7	15'8"	18'8"	3"	4"	.125"	1508-3M4ATE
16'	75	12.0	8.6	6.4	4.8	3.8	15'8"	19'8"	3"	5"	.125"	1508-3N5ATE
16'	75	15.3	11.1	8.4	6.5	5.1	15'8"	19'8"	3"	5"	.156"	1508-3N5STE
18'	75	9.7	6.7	4.9	3.6	2.7	17'8"	21'8"	3"	5"	.125"	1708-3N5ATE
18'	150	12.2	8.7	6.4	4.9	3.8	17'8"	21'8"	3"	5"	.156"	1708-3N5STE
18'	150	19.1	14.1	10.8	8.5	6.9	17'8"	21'8"	4"	6"	.156"	1708-4N6STE
20'	75	8.2	5.5	3.8	2.6	1.9	19'8"	23'8"	3"	5"	.125"	1908-3N5ATE
20'	75	10.4	7.2	5.1	3.7	2.8	19'8"	23'8"	3"	5"	.156"	1908-3N5STE
25'	150	10.5	7.1	5.1	3.8	2.9	24'8"	28'8"	4"	6"	.156"	2408-4N6STE
25'	150	13.5	9.4	6.9	5.3	4.2	24'8"	28'8"	4"	6"	.188"	2408-4N6XTE
30'	150	11.1	7.3	5.3	4.0	3.0	29'8"	34'8"	4"	7"	.156"	2908-4N7STE
30'	150	16.7	12.0	9.1	7.0	5.5	29'8"	34'8"	4.5"	8"	.156"	2908-4N8STE

• EPA calculations are based on a 1.3 Gust Factor. Variations from sizes listed above, available upon inquiry at the factory. Satisfactory performance of lighting poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. Valmont does not design or offer recommendations for foundations.
** Model number does not include mounting options or finish designation.

 Valmont Industries, Inc. - 28805 Eaton Avenue - Farmington, Minnesota 55024-7932 (800)899-7577 - valmontstructures.com

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BEACON

VIPER Area/Site

VIPER LUMINAIRE

DATE: 3/4/25 LOCATION: APOPKA, FL
TYPE: S13 PROJECT: TOWNHOMES
CATALOG #: VP-1-160L-135-4K7-3-UNV-A3-DBT

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

MICROSTRIKE | STRIKE

IP65 DLC LISTED DLC LISTED PREMIUM BAA TAA

CONTROL TECHNOLOGY

NX NX NX LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

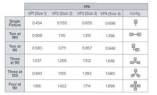
CONSTRUCTION
- Die-cast housing with hidden vertical feathers are optimal for heat dissipation while keepings clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED) housing maximizes uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface areato provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a high impact, injection molded, clear lens made of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control (BLC) is also available on Micro Strike optics for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection evice provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically bikes fixture off-line to protection when device is compromised
- Dual Driver option provides 2 drives within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two sets of leads. Both options are suitable for 1 drive, sets of leads are extended from theluminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless control available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control sources sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with n fixture wireless control module, features dimming and occupancy sensor
- LightGRID™ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration



	VPI (Size 1)	VPI (Size 2)	VPI (Size 3)	VPI (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.699	
Two at 90°	0.908	1.110	1.310	1.396	
Two at 180°	0.583	0.71	0.857	0.948	
Three at 90°	1.037	1.265	1.512	1.646	
Three at 120°	0.943	1.155	1.362	1.560	
Four at 90°	1.166	1.422	1.714	1.896	

CERTIFICATIONS
- DLC® Designlights Consortium Qualified®, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9 and Trade Agreements Act (FAR 52.225-5). See Buy American's Solutions link to https://www.currentlighting.com/resources/americas-solutions
- FCC CFR Title 47 Part 15, Class A

WARRANTY
- 5 year warranty

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BEACON

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: 3/4/25 LOCATION: APOPKA, FL
TYPE: W PROJECT: TOWNHOMES
CATALOG #: VPW2-80L-65-4K7-4W-UNV-DBT

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
  Visual Comfort Option for Class D and Class S
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID®
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industria applications and Canada

MICROSTRIKE | STRIKE



	Weight
VPW1	4 lbs / 1.86 kg
VPW2	7.5 lbs / 3.24 kg
VPW3	13 lbs / 7.80 kg

CONTROL TECHNOLOGY

NX NX NX LIGHTGRID

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type I, II and IV distributions.

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 divers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two sets of leads. Both options are suitable for 1 drive, sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED
- Integral Battery Backup povides emergency lighting for the required 9l minute path of egress
- Battery Backup suitable for operating temperatures -20°C to 40°C
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID® available with n fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS
- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under Tb Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy American's Solutions link to https:// www.currentlighting.com/resources/ americassolutions)
- DarkSky approved with 3#00K CCT or warmer

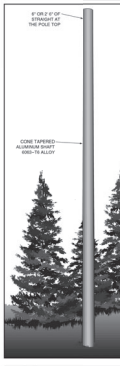
WARRANTY
- 10 year limited warranty

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valmont STRUCTURES ALUMINUM

8' TO 30' ROUND TAPERED EMBEDDED (DIRECT BURIAL) POLES



- 8' to 30' mounting heights.
- Tenons, brackets, and arms designed for single or multiple luminaire mounting.
- Luminaires may be mounted on tenons, brackets or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be spun tapered from all new seamless 6063 alloy aluminum tubing and shall be heat treated to produce a T6 temper. Each shaft shall have a minimum of 6" straight length at the top. Top straight section serves as a slipfitter for a luminaire or the hub of the appropriate Valmont bracket arm apparatus. Alternatively, the straight section may be drilled for mounting luminaires. The shaft shall be cone tapered to the base diameter. All Valmont shafts shall be polished with fine grain aluminum oxide cloths, resulting in a high quality circumferential satin brushed finish. After finishing, each pole shall be wrapped for protection in shipment.

Direct Embedment: Unless otherwise specified, the length of the embedded section of a 4" diameter shaft shall be 3', 5" and 6" shall be 4', 7" and 8" shall be 5'. A 1-1/2" diameter grounding wire inlet hole located 1' 6" below grade shall be included The embedded section of the pole shall be coated inside and outside with zinc rich paint.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All aluminum parts and accessories shall receive a finish similar to that specified.

Ground Lug: Each pole shall include a 5/16"-18 tapped pin/sion for ground connector.

Handhole: Available as an option.

Anti-Rotation Device: Available as an option.

CATALOG LOGIC

Foot and Inches	Top Diameter	Base Diameter	Wall Thickness	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
2408	40	60	5	T	E	D1	DDB	HH

Foot & Inches*	Catalog*	Wall Thickness*	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0708 - 8'	TOP DIAMETER IN INCHES	SHAFT OR BASE WALL THICKNESS IN INCHES	T - Tapered Round	E - Embedded	D1 - 1@90°	PAINTED FINISHES DBL - Black	DDB - Bright Red	See Accessory Section for Options Specific with Code #
0908 - 10'	30 - 3"	4 - 4/32"or 0.125" Wall			D2 - 2@180°	DCG - Charcoal Gray	DDB - Dark Bronze	
1108 - 12'	40 - 4"				D3 - 3@120°	DMB - Med Bronze	DNA - Natural Aluminum	
1308 - 14'	45 - 4.5"	5 - 5/32"or 0.156" Wall			D4 - 4@90°	DSB - Steel Blue	DSS - Sandstone	
1508 - 16'	BASE DIAMETER IN INCHES				D5 - 5@72°	DTG - Dark Green	DWH - White	
1708 - 18'	50 - 5"	6 - 6/32"or 0.188" Wall			D6 - 6@60°	SC - Special Color (Please Specify)		
1908 - 19'	60 - 6"				P9 - Other Tenon (Please Specify)	ANODIZED 204 - Clear Natural	311 - Light Bronze*	
2408 - 20'	70 - 7"					312 - Med Bronze*	313 - Dark Bronze*	
2908 - 30'	80 - 8"					335 - Black*	* Duranodic anodize	
	90 - 9"					PAINTED FINISHES SBF - Satin Brushed Finish		

* For available Base Diameter, Wall Thickness and Length Combinations, see Dimensional Load Data Table that follows.

Customer Approval: _____ Date: _____

Job Name: APOPKA TOWNHOMES Quote: _____
Client Name: _____
Created By: _____ Date: 3/14/25

BEACON

VIPER Area/Site

VIPER LUMINAIRE

DATE: 3/4/25 LOCATION: APOPKA, FL
TYPE: S13 PROJECT: TOWNHOMES
CATALOG #: VP-1-160L-135-4K7-3-UNV-A3-DBT

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Level of Si Luminaire QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # VP-1-160L-135-4K7-3-UNV-A3-DBT

VP	1	160L-135	4K7	3	UNV
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper Area	BLANK Micro Strike	1 Size 1	160L-35 * 35W - 5,500 Lumens	AP AP=Amber Phosphor Filtered Red	2 Type 2	BLANK No Rotation	UNV 120-277V
			160L-50 * 50W - 7,500 Lumens		3 Type 3	L Optic rotation left	120 120V
			160L-75 * 75W - 10,000 Lumens	27K2 27K, 80 cRI	4F Type 4 Forward	R Optic rotation right	208 208V
			160L-100 * 100W - 12,500 Lumens	3K3 300K, 70 cRI	4W Type 4 Wide		240 240V
			160L-115 * 115W - 15,000 Lumens	3K7 300K, 80 cRI	SQW Type 5 Square Wide		277 277V
			160L-135 * 135W - 18,000 Lumens	5K3 500K, 70 cRI			347 347V
			160L-160 * 160W - 21,000 Lumens	5K7 500K, 80 cRI			480 480V
	2 Size 2		320L-145 * 145W - 21,000 Lumens	35K8 350K, 80 cRI			
			320L-175 * 175W - 24,000 Lumens	4K7 400K, 70 cRI			
			320L-185 * 185W - 27,000 Lumens	4K8 400K, 80 cRI			
			320L-210 * 210W - 30,000 Lumens	4K5 400K, 90 cRI			
			320L-235 * 235W - 33,000 Lumens	5K7 500K, 80 cRI			
			320L-255 * 255W - 36,000 Lumens	5K8 500K, 80 cRI			
			320L-315 * 315W - 45,000 Lumens				
	3 Size 3		480L-285 * 285W - 40,000 Lumens				
			480L-320 * 320W - 44,000 Lumens				
			480L-340 * 340W - 48,000 Lumens				
			480L-390 * 390W - 52,000 Lumens				
			480L-425 * 425W - 56,000 Lumens				
			480L-470 * 470W - 60,000 Lumens				
	4 Size 4		720L-435 * 435W - 60,000 Lumens				
			720L-475 * 475W - 65,000 Lumens				
			720L-515 * 515W - 70,000 Lumens				
			720L-565 * 565W - 75,000 Lumens				
			720L-600 * 600W - 80,000 Lumens				
			CLO Custom Lumen Output †				

A3	DBT	Options
Mounting	Color	
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing
A_ Arm mount for round pole *	BLS Black Gloss Smooth	2PF Dual Power Feed
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver
A_U Universal arm mount for round pole *	DBS Dark Bronze Gloss Smooth	TE Tooless Entry
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control
AA_U Adjustable arm mount for round pole *	LGS Light Grey Gloss Smooth	TB Terminal Block
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Matte Textured	
AD_U Decorative upswept arm mount for round pole *	PSS Platinum Silver Smooth	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	
K Knuckle	WHS White Gloss Smooth	
T Trunnion	VGT Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	Color Option	
WM Wall mount bracket with decorative upswept arm	CC Custom Color	
WA Wall mount bracket with adjustable arm		

Network Control Options	Stand Alone Sensors
NXWS-16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming 16A	BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupncy Sensor with Automatic Dimming Protocol and 360° Lens
NXWS-40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming 16A	BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupncy Sensor with Automatic Dimming Protocol and 360° Lens
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor 16A	BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-D PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
WR LightGRID® In-Fixture Module 16	7IB 7-Pin Receptacle *
WRSC-14F LightGRID® Module and Occupancy Sensor 14ft Mounting heights 16	7IR-SC 7-Pin PCR with shorting cap *
WRSC-40F LightGRID® Module and Occupancy Sensor 40ft Mounting heights 16	7IR-TL 7-Pin PCR with NEMA photocontrol *
	3IR 3-Pin Receptacle *
	3IR-SC 3-Pin receptacle with shorting cap *
	3IR-TL 3-Pin PCR with NEMA photocontrol *

Programmed Controls
SPL_F Sensor Control Programmable, BF or 40' *
ADD AutoDim Timer Based Dimming 16
ADT AutoDim Time of Day Dimming 16

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole; "4" for 4.18"-5.25" OD pole; "5" for 5.5"-6.5" OD pole
3 – Not available in 480V or when combined with other control options
4 – Not available with ZPF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPMSMOTS required to program SCP motion sensor. Not select BTI or 40ft.
10 – Please refer to page 8 for AutoDim ordering guide

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BEACON

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: 3/4/25 LOCATION: APOPKA, FL
TYPE: W PROJECT: TOWNHOMES
CATALOG #: VPW2-80L-65-4K7-4W-UNV-DBT

ORDERING GUIDE

Example: VPW1-24L-0-3K7-2-UNV-BLS

CATALOG # VPW2-80L-65-4K7-4W-UNV-DBT

VPW2	80L-65	4K7	4W	UNV	DBT
Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
VPW1 Viper Wall 1	24L-10 1200 Lumens	27K8 2700K, 80 CRI*	FR Auto Front Row 7,8	UNV 120-277V	BLT Black Matte Textured
	24L-15 1,800 Lumens	3K7 3000K, 70 CRI	2 IES TYPE 2	HV 347-480V	BLS Black Gloss Smooth
VPW2 Viper Wall 2	24L-25 3,000 Lumens	4K7 4000K, 70 CRI	3 IES TYPE 3	120 120V	DBT Dark Bronze Matte Textured
	40L-15 2,000 Lumens	5K7 5000K, 70 CRI	4F IES TYPE 4 Forward	208 208V	DBS Dark Bronze Gloss Smooth
	40L-20 3,000 Lumens	35K8 3500K, 80 CRI	4W IES TYPE 4W	240 240V	GTT Graphite Matte Textured
	40L-30 4,000 Lumens	4K8 4000K, 80 CRI		277 277V	LGS Light Grey Gloss Smooth
	40L-35 5,000 Lumens	5K8 5000K, 80 CRI		347 347V	LGT Light Grey Matte Textured
	40L-45 6,000 Lumens	AP Phosphor Converted Amber*		480 480V	PSS Platinum Silver Smooth
	80L-20 3,000 Lumens				WHT White Matte Textured
	80L-25 4,000 Lumens				WHS White Gloss Smooth
	80L-35 5,000 Lumens				VGT Verde Green Textured
	80L-45 6,000 Lumens				Color Option
	80L-55 7,000 Lumens				CC Custom Color
	80L-65 8,000 Lumens				
	80L-70 8,500 Lumens				
VPW3 Viper Wall 3	16L-25 3,000 Lumens, Strike Optics				
	16L-30 4,000 Lumens, Strike Optics				
	16L-39 4,700 Lumens, Strike Optics				
	16L-50 6,000 Lumens, Strike Optics				
	16L-60 6,800 Lumens, Strike Optics				
	160L-45 7,100 Lumens				
	160L-70 10,060 Lumens				
	160L-95 12,940 Lumens				
	160L-105 15,010 Lumens				
	160L-135 17,940 Lumens				
	160L-155 20,230 Lumens				
	36L-55 7,100 Lumens, Strike Optics				
	36L-80 9,800 Lumens, Strike Optics				
	36L-100 11,500 Lumens, Strike Optics				
	36L-120 13,010 Lumens, Strike Optics				

Control Options Network[5,9,10]	Options
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-DMN PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[11]	F Fusing[11]
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[11]	E Battery[6,13]
NXWS24F NX Networked Wireless Enabled Integral NXSMP2-OMNI-HM PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[11]	EH Battery with Heater[6,13]
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[11]	CS Comfort Shield[14]
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	SP 10kA Surge Protector
WR LightGRID® In-Fixture Module[11]	2PF Dual Power Feed[2,15]
WRSC LightGRID® In-Fixture Module with BTS occupancy[3]	2DR Dual Driver[2,15]
Stand Alone Sensors[9,10,11]	CD Customer Dimming[2]
BTS-14F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[12]	DTS Dimming Transfer Switch[2]
BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[12]	
BTSO-12F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[12]	
Photocontrol[9]	
PC Button Photocontrol 120-277V	

Notes:
1. Available with Micro Strike Optics only.
2. Not available with 4NW or Dual Gen 2
3. Networked controls cannot be combined with other control options.
4. Not available with 2PF or with 2PF in 208V options
5. Must specify voltage/input as 4PWO 120V, 277V or 347V; 5PWO 120V, 208V, 240V, 277V, 347V or 480V.
6. See page 10 for 347V Battery configurations.
7. Not available with 4F.
8. 2FP cannot be combined with 2 of 10 2DR cannot be combined with 2 of 10 or 2PWO
9. Not available in VPW1 and VPW2
10. Not available with Micro Strike Optics, 4F, 4W, Type 5 Square Wide
11. Not available with 2F
12. Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
13. Not available in 480V in VPW2. Only available in 480V in VPW3 when ordered with 4F or 4W
14. NXWS12F and BTS12F are the only sensors available in VPW2
15. Available with Strike Optics only (BL or 3K)
16. DarkSky approved with 3#00K CCT or warmer

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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN SYLVIA, PE ON THE DATE ANDJOR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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REVISIONS	
Mark	Date
REV.1	11-24-2025

Title
PHOTOMETRIC PLAN

Job # 25-5007
Date: 03-19-25
Drawn: JA
Checked: JS

Sheet No.
E-2

GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF WINTER PARK WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF WINTER PARK INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

    (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
    (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING
19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF WINTER PARK BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF WINTER PARK AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF WINTER PARK SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF WINTER PARK. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF WINTER PARK, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD*\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF WINTER PARK AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF WINTER PARK SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Pull Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main; 3 ft. minimum	Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum; Water Main
Vacuum Sanitary Sewer	Water Main; 10 ft. preferred 3 ft. minimum	Water Main; 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum; Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main; 10 ft. preferred 6 ft. minimum (3)	Water Main; 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum; Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62-555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

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

   (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-W) DATED 10/09/2025	OSS
2	10/20/2025	SJWMD COMMENTS – DATED 09/29/2025	OSS

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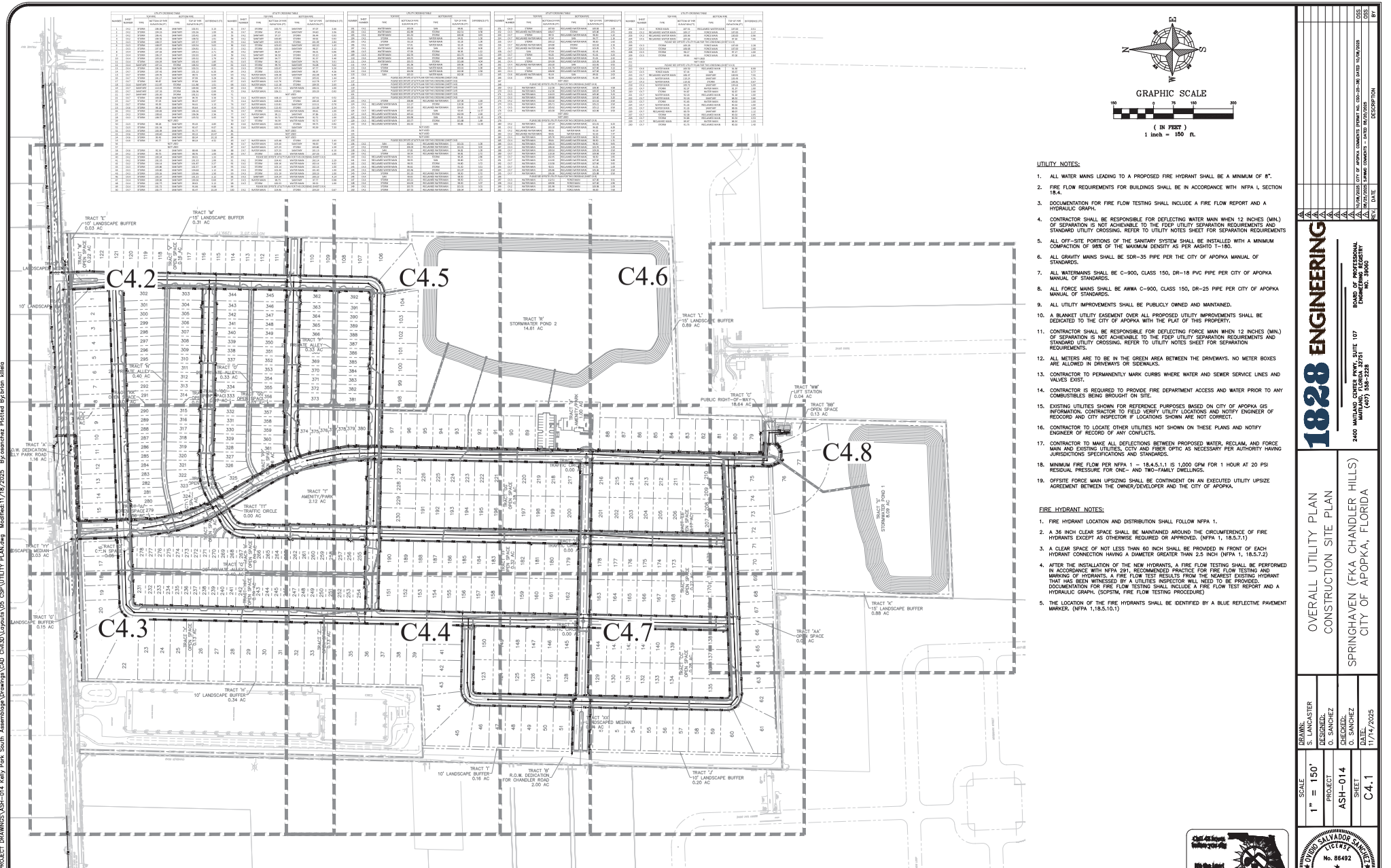
UTILITY NOTES
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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

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UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS
5. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
6. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE PER THE CITY OF APOPKA MANUAL OF STANDARDS.
7. ALL WATERMAINS SHALL BE C-900, CLASS 150, DR-18 PVC PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
8. ALL FORCE MAINS SHALL BE AWWA C-900, CLASS 150, DR-25 PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
9. ALL UTILITY IMPROVEMENTS SHALL BE PUBLICLY OWNED AND MAINTAINED.
10. A BLANKET UTILITY EASEMENT OVER ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA WITH THE PLAT OF THIS PROPERTY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING FORCE MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
12. ALL METERS ARE TO BE IN THE GREEN AREA BETWEEN THE DRIVEWAYS. NO METER BOXES ARE ALLOWED IN DRIVEWAYS OR SIDEWALKS.
13. CONTRACTOR TO PERMANENTLY MARK CURBS WHERE WATER AND SEWER SERVICE LINES AND VALVES EXIST.
14. CONTRACTOR IS REQUIRED TO PROVIDE FIRE DEPARTMENT ACCESS AND WATER PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
15. EXISTING UTILITIES SHOWN FOR REFERENCE PURPOSES BASED ON CITY OF APOPKA GIS INFORMATION. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER OF RECORD AND CITY INSPECTOR IF LOCATIONS SHOWN ARE NOT CORRECT.
16. CONTRACTOR TO LOCATE OTHER UTILITIES NOT SHOWN ON THESE PLANS AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
17. CONTRACTOR TO MAKE ALL DEFLECTIONS BETWEEN PROPOSED WATER, RECLAIM, AND FORCE MAIN AND EXISTING UTILITIES, CCTV AND FIBER OPTIC AS NECESSARY PER AUTHORITY HAVING JURISDICTIONS SPECIFICATIONS AND STANDARDS.
18. MINIMUM FIRE FLOW PER NFPA 1 – 18.4.5.1.1 IS 1,000 GPM FOR 1 HOUR AT 20 PSI RESIDUAL PRESSURE FOR ONE– AND TWO–FAMILY DWELLINGS.
19. OFFSITE FORCE MAIN UPSIZING SHALL BE CONTINGENT ON AN EXECUTED UTILITY UPSIZE AGREEMENT BETWEEN THE OWNER/DEVELOPER AND THE CITY OF APOPKA.

FIRE HYDRANT NOTES:

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 INCH SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCH (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NEW HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS. A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SCPSTM, FIRE FLOW TESTING PROCEDURE)
5. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-39) DATED 10/09/2025	OSS
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OVERALL UTILITY PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

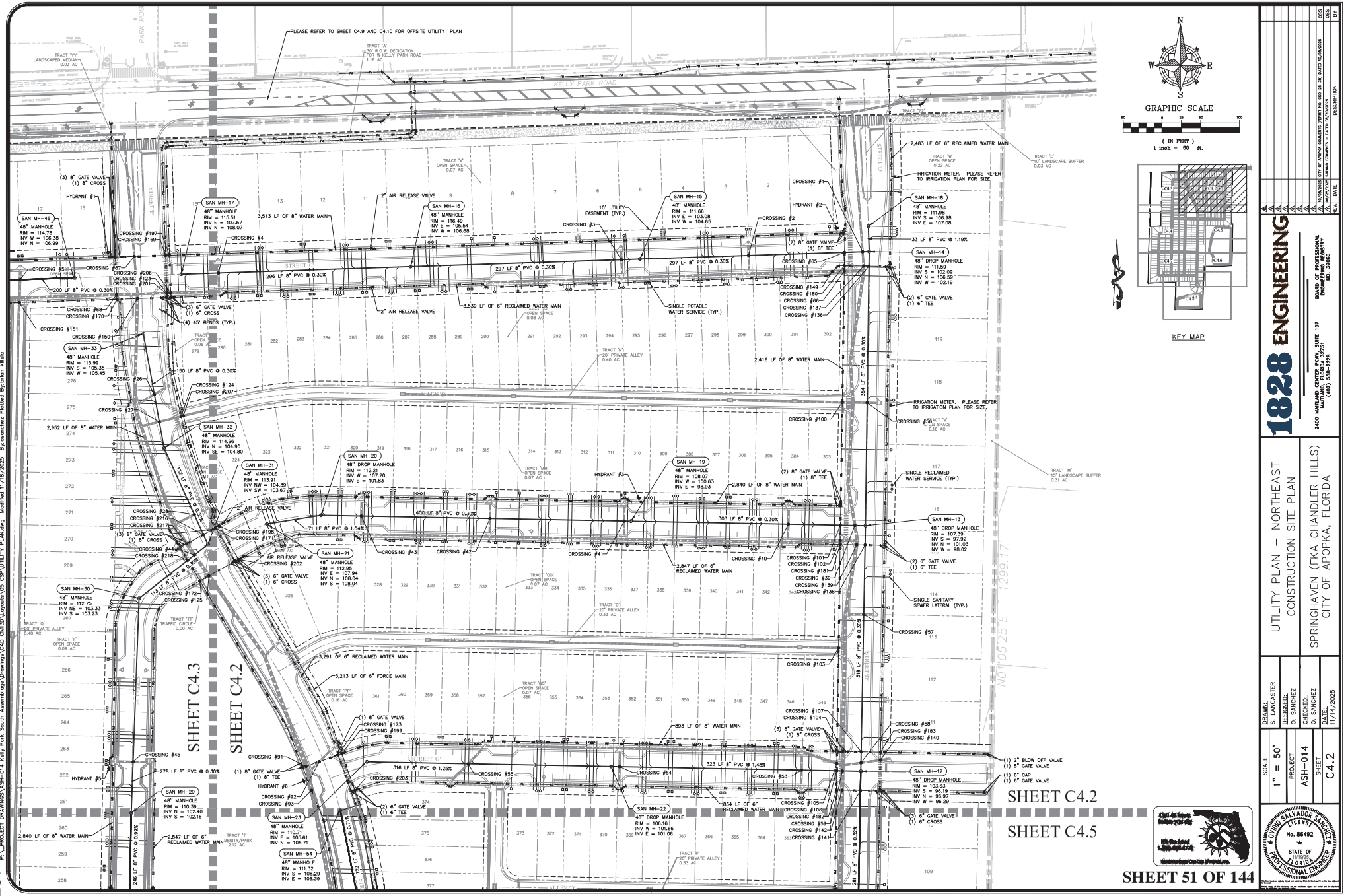
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DATE: 11/14/2025
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C4.1

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SHEET 51 OF 144

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DATE: 11/14/2025		

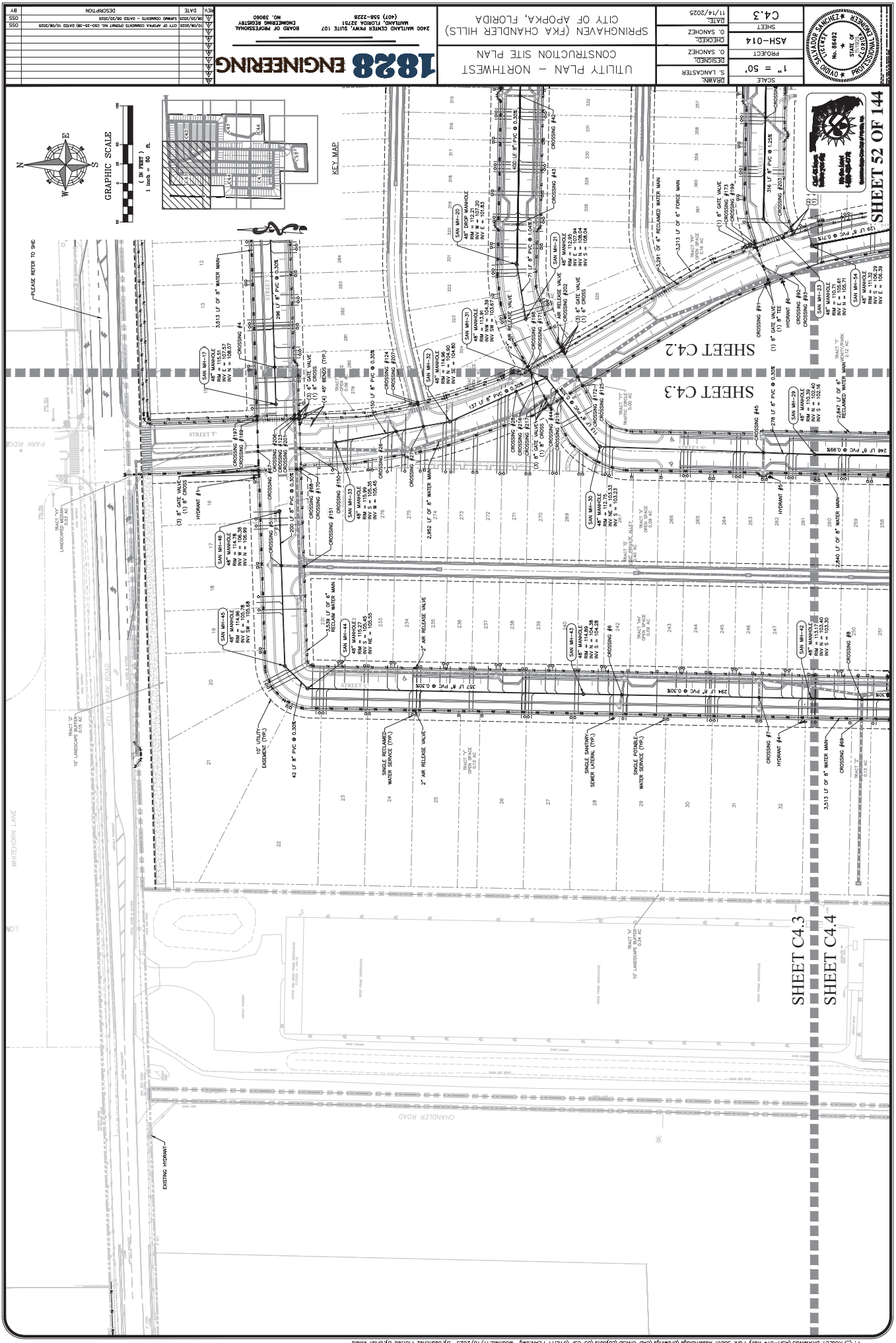
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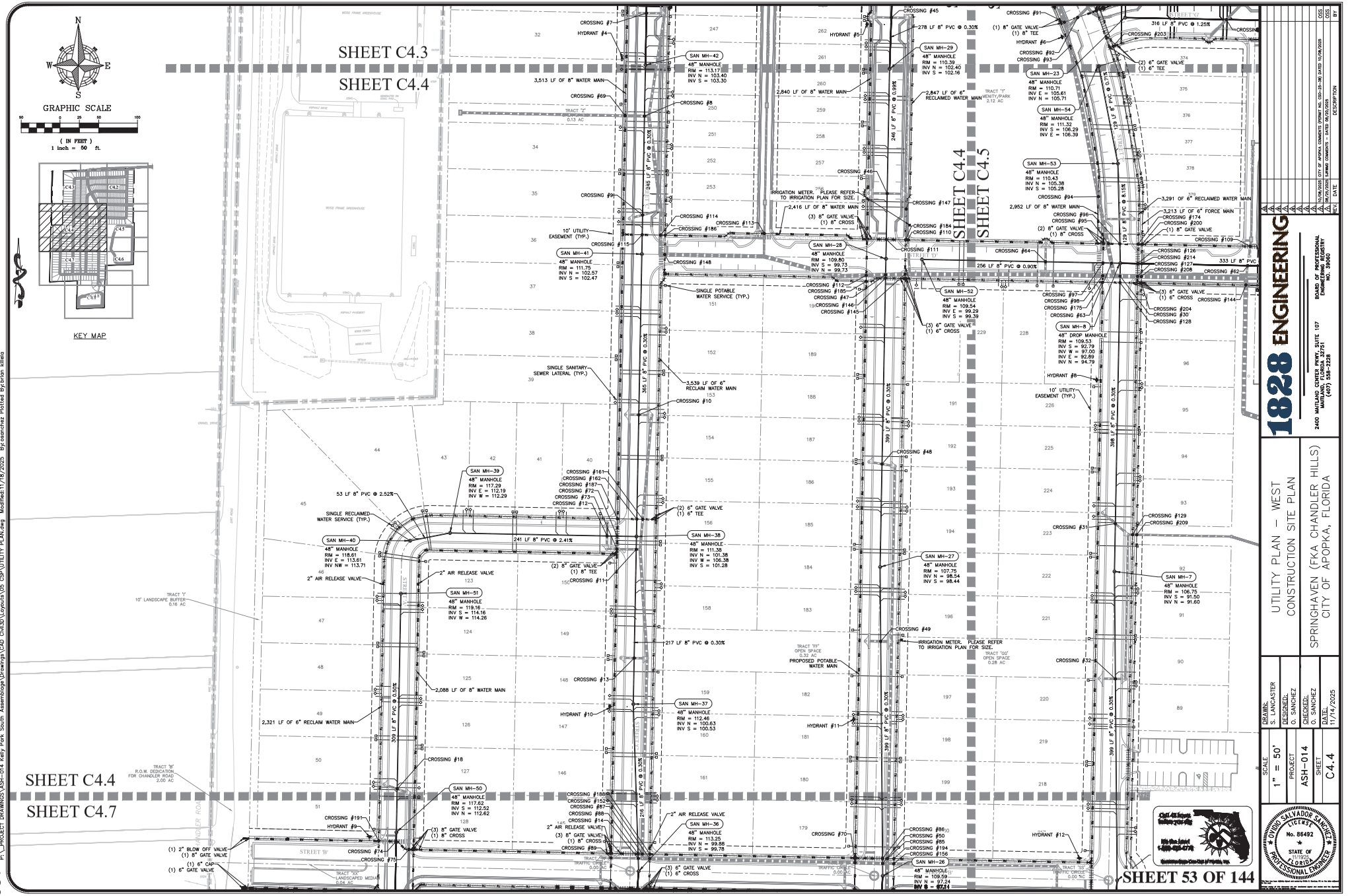
UTILITY PLAN – NORTHEAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

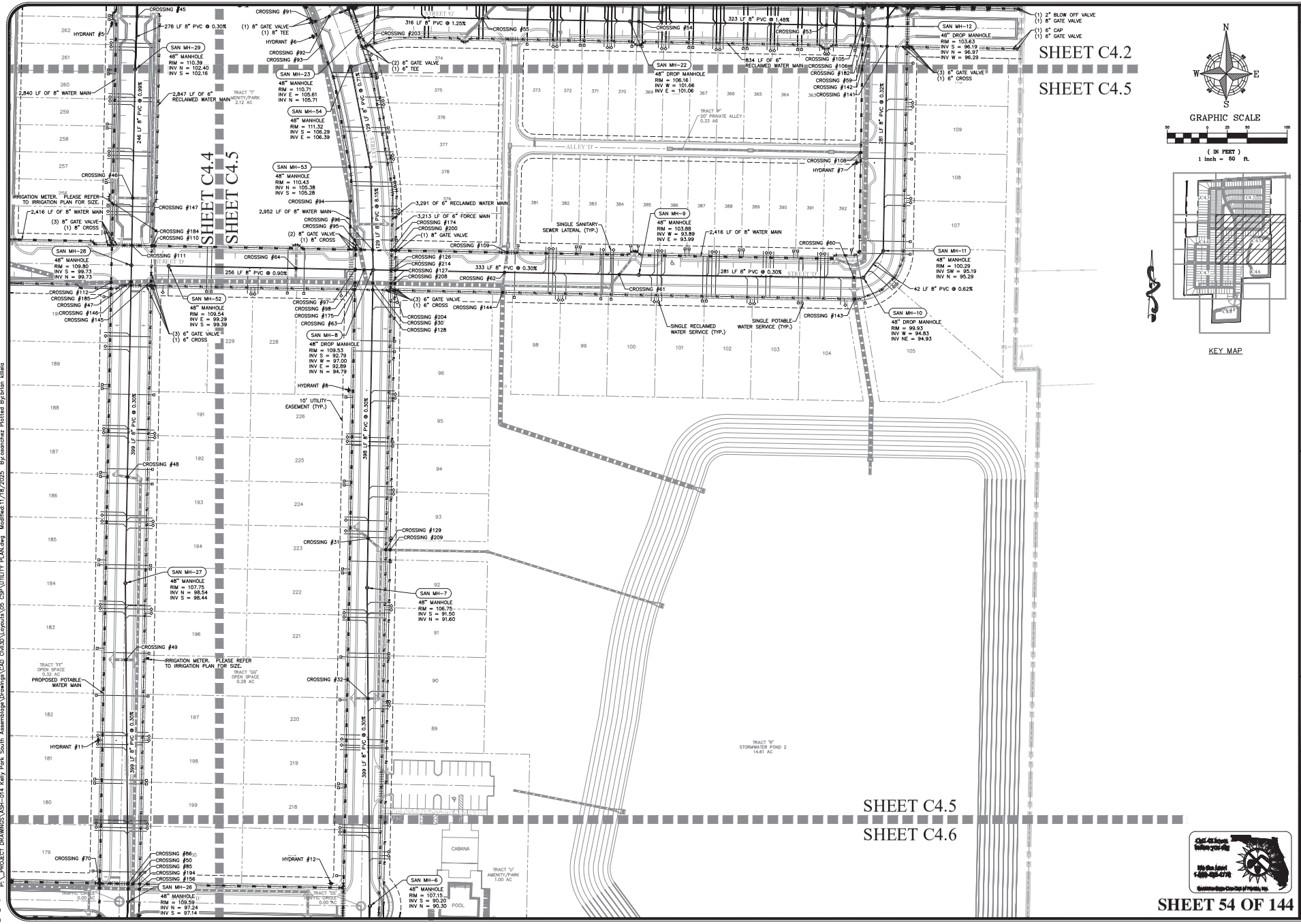
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1	10/06/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/06/2025	DSS
2	06/25/2025	SJWMD COMMENTS – DATED 06/25/2025	DSS

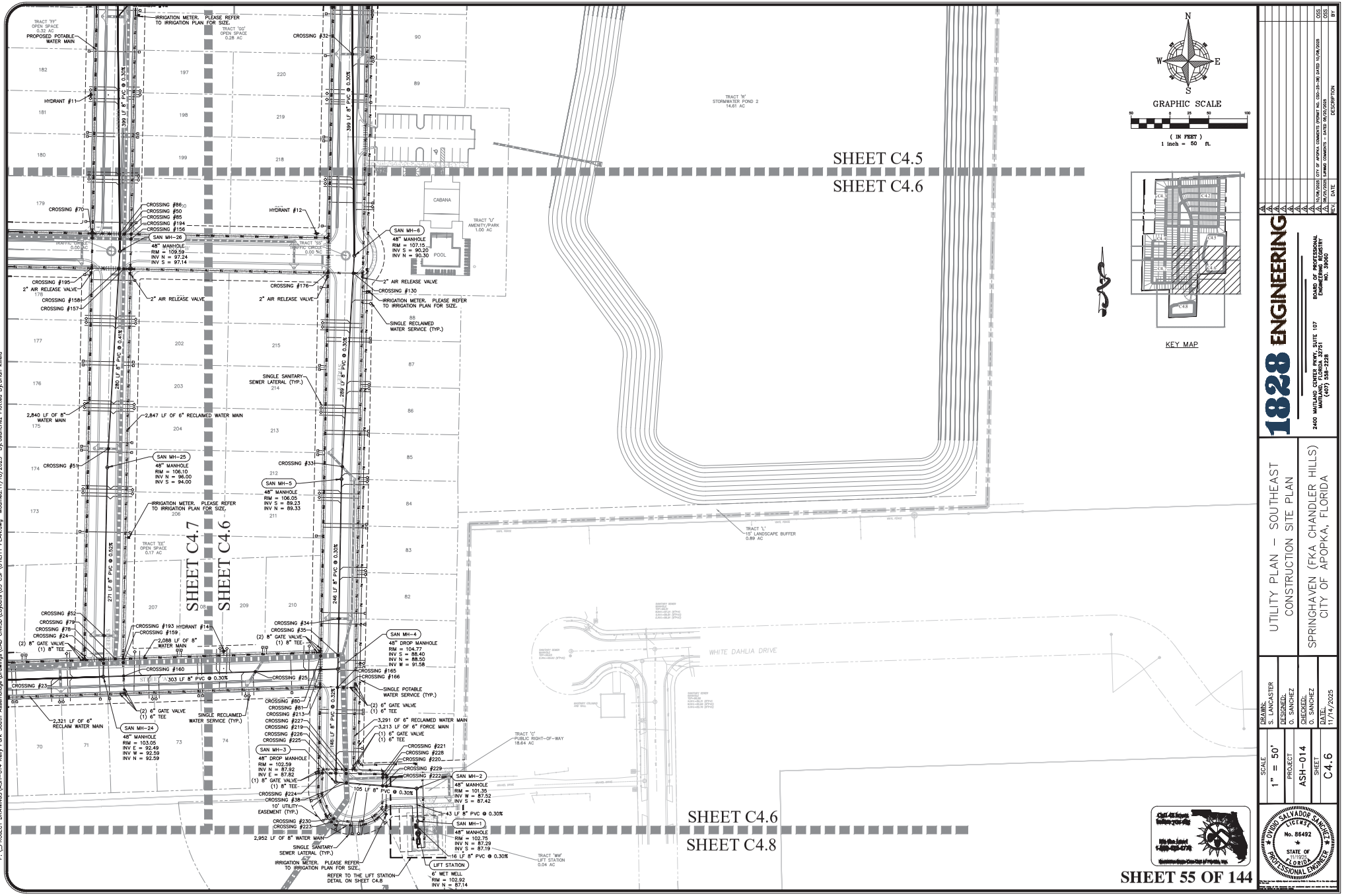
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UTILITY PLAN – NORTHWEST
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CHECKED: O. SANCHEZ
DATE: 11/14/2025
SHEET C4.3
PROJECT ASH-014
STATE OF FLORIDA
OVIDIO SANCHEZ
No. 86492
PROFESSIONAL ENGINEER
11/19/25
GRAPHIC SCALE
1 inch = 50 ft.
KEY MAP
SHEET 52 OF 144
SHEET C4.2
SHEET C4.3
SHEET C4.4
PLEASE REFER TO SHEET
EXISTING HYDRANT
WHITEHORN LANE
KELLY PARK ROAD
CHANDLER ROAD
STREET 'F'
STREET 'G'
STREET 'I'
PARK RIDGE
LOW
SAN MH-17
SAN MH-18
SAN MH-20
SAN MH-21
SAN MH-23
SAN MH-24
SAN MH-29
SAN MH-30
SAN MH-32
SAN MH-33
SAN MH-35
SAN MH-42
SAN MH-43
SAN MH-44
SAN MH-45
SAN MH-46
3,513 LF OF 8" WATER MAIN
2,852 LF OF 8" WATER MAIN
2,847 LF OF 6" RECLAIMED WATER MAIN
2,840 LF OF 8" WATER MAIN
3,213 LF OF 6" RECLAIMED WATER MAIN
3,291 LF OF 6" FORCE MAIN
8,539 LF OF 6" RECLAIM WATER MAIN
42 LF 8" PVC @ 0.30%
157 LF 8" PVC @ 0.30%
150 LF 8" PVC @ 0.30%
200 LF 8" PVC @ 0.30%
206 LF 8" PVC @ 0.30%
294 LF 8" PVC @ 0.30%
278 LF 8" PVC @ 0.30%
246 LF 8" PVC @ 0.30%
129 LF 8" PVC @ 0.71%
316 LF 8" PVC @ 1.25%
400 LF 8" PVC @ 0.30%
71 LF 8" PVC @ 1.04%
112 LF 8" PVC @ 0.30%
10' UTILITY EASEMENT (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
2" AIR RELEASE VALVE
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
10' LANDSCAPE BUFFER 0.34 AC
TRACT 'H' LANDSCAPED MEDIAN 0.02 AC
TRACT 'O' LANDSCAPE BUFFER 0.15 AC
TRACT 'P' OPEN SPACE 0.13 AC
TRACT 'Q' OPEN SPACE 0.08 AC
TRACT 'R' OPEN SPACE 0.08 AC
TRACT 'S' OPEN SPACE 0.13 AC
TRACT 'T' OPEN SPACE 0.13 AC
TRACT 'U' TRAFFIC CIRCLE 0.00 AC
TRACT 'V' TRAFFIC CIRCLE 0.00 AC
TRACT 'W' OPEN SPACE 0.08 AC
TRACT 'X' OPEN SPACE 0.08 AC
TRACT 'Y' OPEN SPACE 2.12 AC
TRACT 'Z' OPEN SPACE 0.13 AC
(3) 8" GATE VALVE
(1) 8" CROSS
(4) 45° BENDS (TYP.)
(1) 8" GATE VALVE
(1) 8" TEE
HYDRANT #1
HYDRANT #2
HYDRANT #3
HYDRANT #4
HYDRANT #5
(2) 2" AIR RELEASE VALVE
(1) 6" CROSS
(1) 6" GATE VALVE
(1) 6" BEND
(1) 8" GATE VALVE
48" MANHOLE
48" DROP MANHOLE
48" RISER MANHOLE
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SHEET C4.3
SHEET C4.4
SHEET C4.4
SHEET C4.7
SHEET C4.4
SHEET C4.5
SHEET 53 OF 144
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
SAN MH-42
48" MANHOLE
RIM = 113.17
INV N = 103.40
INV S = 103.30
3,513 LF OF 8" WATER MAIN
SAN MH-41
48" MANHOLE
RIM = 111.75
INV N = 102.57
INV S = 102.47
SAN MH-39
48" MANHOLE
RIM = 117.29
INV E = 112.19
INV W = 112.29
SAN MH-40
48" MANHOLE
RIM = 118.61
INV E = 113.61
INV NW = 113.71
SAN MH-51
48" MANHOLE
RIM = 119.16
INV S = 114.16
INV W = 114.26
SAN MH-50
48" MANHOLE
RIM = 117.62
INV S = 112.52
INV N = 112.62
SAN MH-38
48" MANHOLE
RIM = 111.38
INV N = 101.38
INV W = 106.38
INV S = 101.28
SAN MH-37
48" MANHOLE
RIM = 112.46
INV N = 100.63
INV S = 100.53
SAN MH-36
48" MANHOLE
RIM = 113.25
INV N = 99.88
INV S = 99.78
SAN MH-29
48" MANHOLE
RIM = 110.39
INV N = 102.40
INV S = 102.16
SAN MH-23
48" MANHOLE
RIM = 110.71
INV E = 105.61
INV N = 105.71
SAN MH-54
48" MANHOLE
RIM = 111.32
INV S = 106.29
INV E = 106.39
SAN MH-53
48" MANHOLE
RIM = 110.43
INV N = 105.38
INV S = 105.28
SAN MH-28
48" MANHOLE
RIM = 109.80
INV S = 99.73
INV N = 99.73
SAN MH-52
48" MANHOLE
RIM = 109.54
INV E = 99.29
INV S = 99.39
SAN MH-8
48" DROP MANHOLE
RIM = 109.53
INV S = 92.79
INV W = 97.00
INV E = 92.89
INV N = 94.79
SAN MH-27
48" MANHOLE
RIM = 107.75
INV N = 98.54
INV S = 98.44
SAN MH-7
48" MANHOLE
RIM = 106.75
INV S = 91.50
INV N = 91.60
SAN MH-26
48" MANHOLE
RIM = 109.59
INV N = 97.24
INV S = 97.14
2,840 LF OF 8" WATER MAIN
2,847 LF OF 6" RECLAIMED WATER MAIN
2,952 LF OF 8" WATER MAIN
3,291 OF 6" RECLAIMED WATER MAIN
3,213 LF OF 6" FORCE MAIN
2,416 LF OF 8" WATER MAIN
3,539 LF OF 6" RECLAIM WATER MAIN
2,088 LF OF 8" WATER MAIN
2,321 LF OF 6" RECLAIM WATER MAIN
PROPOSED POTABLE WATER MAIN
278 LF 8" PVC @ 0.30%
316 LF 8" PVC @ 1.25%
246 LF 8" PVC @ 0.30%
129 LF 8" PVC @ 0.15%
256 LF 8" PVC @ 0.90%
333 LF 8" PVC
348 LF 8" PVC @ 0.30%
305 LF 8" PVC @ 0.30%
399 LF 8" PVC @ 0.30%
398 LF 8" PVC @ 0.30%
53 LF 8" PVC @ 2.52%
241 LF 8" PVC @ 2.41%
217 LF 8" PVC @ 0.30%
309 LF 8" PVC @ 0.30%
216 LF 8" PVC @ 0.30%
(2) 6" GATE VALVE
(1) 6" TEE
(2) 8" GATE VALVE
(1) 8" TEE
(3) 8" GATE VALVE
(1) 8" CROSS
(3) 6" GATE VALVE
(1) 6" CROSS
(2) 6" GATE VALVE
(1) 6" CROSS
(2) 8" GATE VALVE
(1) 8" CROSS
(1) 8" GATE VALVE
(1) 8" TEE
(2) 6" GATE VALVE
(1) 6" TEE
(1) 2" BLOW OFF VALVE
(1) 8" GATE VALVE
(1) 6" CAP
(1) 6" GATE VALVE
2" AIR RELEASE VALVE
2" AIR RELEASE VALVE
(3) 8" GATE VALVE
(1) 8" CROSS
2" AIR RELEASE VALVE
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
10' UTILITY EASEMENT (TYP.)
IRRIGATION METER, PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
HYDRANT #4
HYDRANT #5
HYDRANT #6
HYDRANT #8
HYDRANT #9
HYDRANT #10
HYDRANT #11
HYDRANT #12
TRACT 'Z' 0.13 AC
TRACT 'I' AMENITY/PARK 2.12 AC
TRACT 'Y' 10' LANDSCAPE BUFFER 0.16 AC
TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC
TRACT 'XX' LANDSCAPED MEDIAN 0.04 AC
TRACT 'FF' OPEN SPACE 0.32 AC
TRACT 'GG' OPEN SPACE 0.28 AC
TRACT 'SS' TRAFFIC CIRCLE 0.00 AC
TRACT 'TT' TRAFFIC CIRCLE 0.00 AC
STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'
CHANDLER ROAD
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
UTILITY PLAN – WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C4.4
10/29/2025 CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-38) DATED 10/28/2025 OSS
08/22/2025 SJWMD COMMENTS – DATED 08/20/2025 OSS
NO. DATE DESCRIPTION BY
CHRISTOPHER SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Call Sunshine 811 Know what's below. Call before you dig.
811 Sunshine 1-800-432-4770
Underground Gas Lines Exist Throughout Florida


SHEET C4.2
SHEET C4.5
SHEET C4.4
SHEET C4.5
SHEET C4.5
SHEET C4.6
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
SHEET 54 OF 144



DATE	DESCRIPTION	BY
10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-38) DATED 10/09/2025	DSS
09/29/2025	SJWMD COMMENTS - DATED 09/29/2025	DSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

UTILITY PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

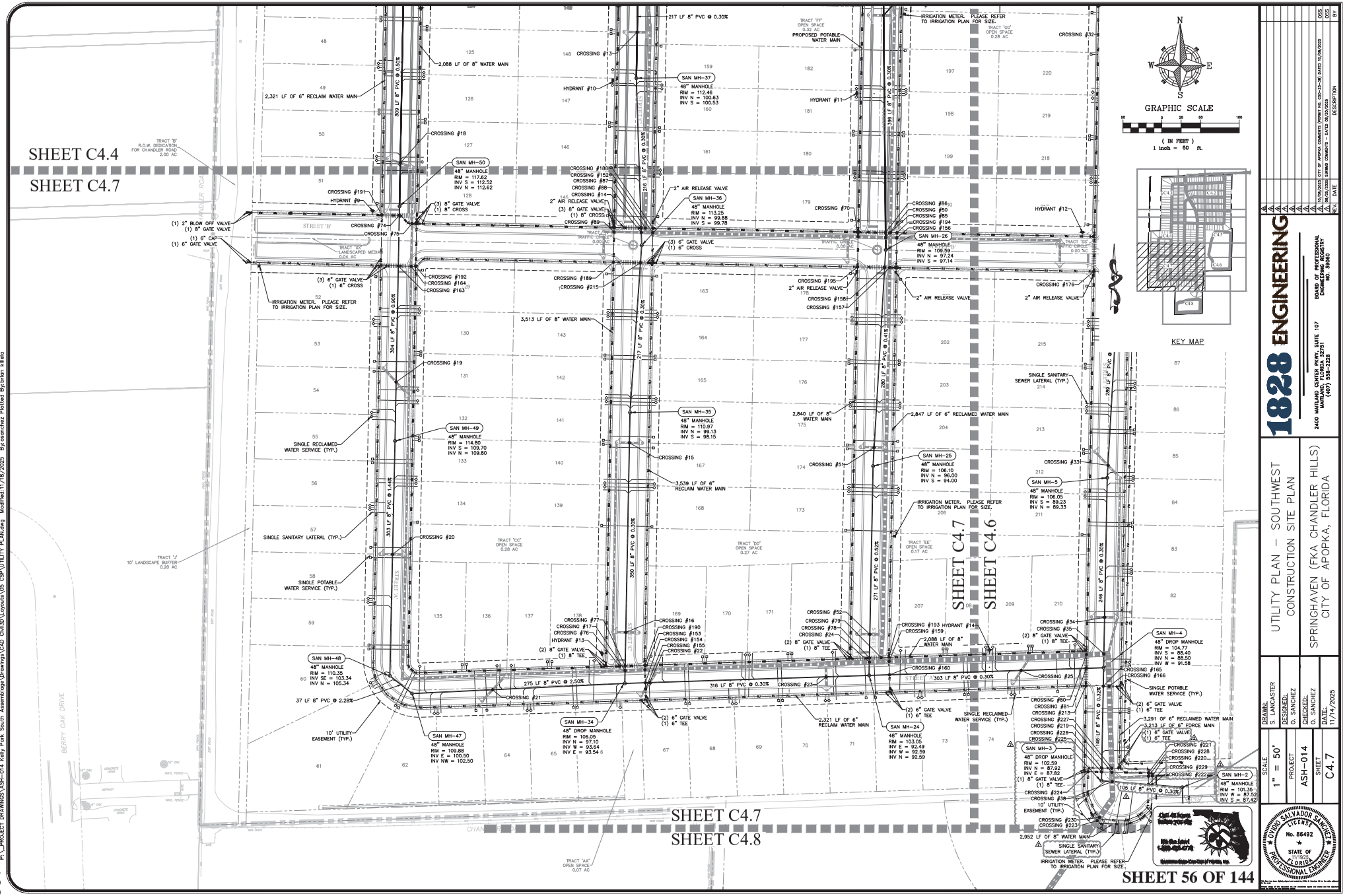
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025

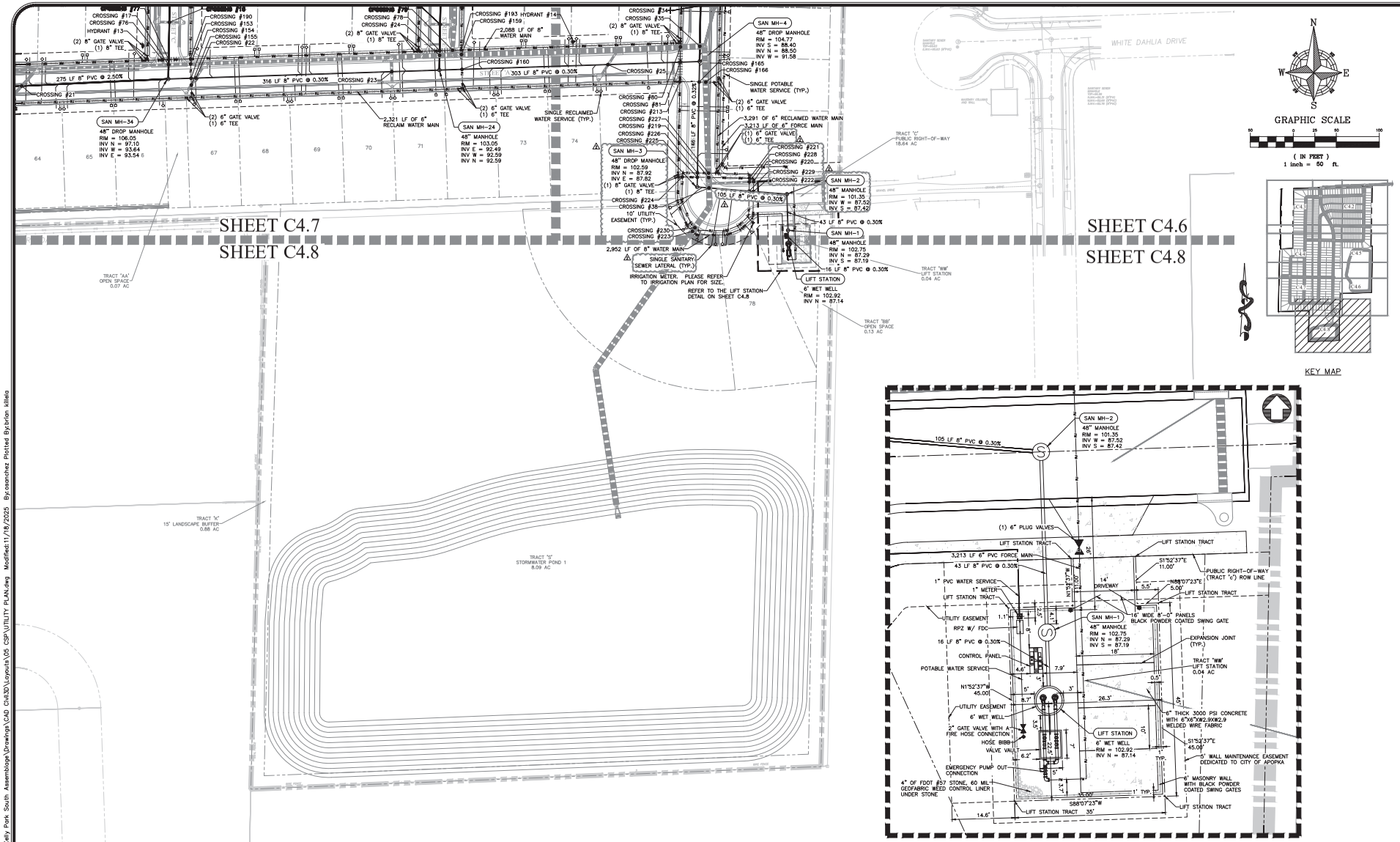
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.6

CHRISTOPHER SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 55 OF 144

P:\PROJECT DRAWINGS_ASH--014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\UTILITY PLAN.dwg Modified:11/18/2025 By:csanchez Plotted By:brian killela


SHEET C4.4
SHEET C4.7
SHEET C4.7
SHEET C4.6
SHEET C4.7
SHEET C4.8
SHEET 56 OF 144
KEY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
N
S
E
W
STREET 'A'
STREET 'B'
CHANDLER ROAD
BERRY OAK DRIVE
TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC
TRACT 'X' LANDSCAPED MEDIAN 0.04 AC
TRACT 'Z' 10' LANDSCAPE BUFFER 0.20 AC
TRACT 'CC' OPEN SPACE 0.28 AC
TRACT 'DD' OPEN SPACE 0.27 AC
TRACT 'EE' OPEN SPACE 0.17 AC
TRACT 'FF' OPEN SPACE 0.28 AC
TRACT 'GG' OPEN SPACE 0.28 AC
TRACT 'AA' OPEN SPACE 0.07 AC
TRAFFIC CIRCLE 0.00 AC
SAN MH-50
48" MANHOLE
RIM = 117.62
INV S = 112.52
INV N = 112.62
SAN MH-37
48" MANHOLE
RIM = 112.46
INV N = 100.63
INV S = 100.53
SAN MH-36
48" MANHOLE
RIM = 113.25
INV N = 99.88
INV S = 99.78
SAN MH-26
48" MANHOLE
RIM = 109.59
INV N = 97.24
INV S = 97.14
SAN MH-35
48" MANHOLE
RIM = 110.97
INV N = 99.13
INV S = 98.15
SAN MH-25
48" MANHOLE
RIM = 106.10
INV N = 96.00
INV S = 94.00
SAN MH-5
48" MANHOLE
RIM = 106.05
INV S = 89.23
INV N = 89.33
SAN MH-49
48" MANHOLE
RIM = 114.80
INV S = 109.70
INV N = 109.80
SAN MH-48
48" MANHOLE
RIM = 110.35
INV SE = 103.34
INV N = 105.34
SAN MH-47
48" MANHOLE
RIM = 109.88
INV E = 100.50
INV NW = 102.50
SAN MH-34
48" DROP MANHOLE
RIM = 106.05
INV N = 97.10
INV W = 93.64
INV E = 93.54
SAN MH-24
48" MANHOLE
RIM = 103.05
INV E = 92.49
INV W = 92.59
INV N = 92.59
SAN MH-4
48" DROP MANHOLE
RIM = 104.77
INV S = 88.40
INV N = 88.50
INV W = 91.58
SAN MH-3
48" DROP MANHOLE
RIM = 102.59
INV N = 87.92
INV E = 87.82
SAN MH-2
48" MANHOLE
RIM = 101.35
INV W = 87.52
INV S = 87.42
2,088 LF OF 8" WATER MAIN
2,321 LF OF 6" RECLAIM WATER MAIN
3,513 LF OF 8" WATER MAIN
3,539 LF OF 6" RECLAIM WATER MAIN
2,840 LF OF 8" WATER MAIN
2,847 LF OF 6" RECLAIMED WATER MAIN
2,088 LF OF 8" WATER MAIN
2,321 LF OF 6" RECLAIM WATER MAIN
3,291 OF 6" RECLAIMED WATER MAIN
3,213 LF OF 6" FORCE MAIN
2,952 LF OF 8" WATER MAIN
217 LF 8" PVC @ 0.30%
309 LF 8" PVC @ 0.50%
309 LF 8" PVC @ 0.30%
216 LF 8" PVC @ 0.30%
304 LF 8" PVC @ 0.30%
217 LF 8" PVC @ 0.30%
280 LF 8" PVC @ 0.41%
289 LF 8" PVC @
303 LF 8" PVC @ 1.44%
350 LF 8" PVC @ 0.30%
271 LF 8" PVC @ 0.52%
246 LF 8" PVC @ 0.30%
275 LF 8" PVC @ 2.50%
316 LF 8" PVC @ 0.30%
303 LF 8" PVC @ 0.30%
37 LF 8" PVC @ 2.28%
165 LF 8" PVC @ 0.32%
105 LF 8" PVC @ 0.30%
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
PROPOSED POTABLE WATER MAIN
HYDRANT #9
HYDRANT #10
HYDRANT #11
HYDRANT #12
HYDRANT #13
HYDRANT #14
(1) 2" BLOW OFF VALVE
(1) 8" GATE VALVE
(1) 6" CAP
(1) 6" GATE VALVE
(3) 8" GATE VALVE
(1) 8" CROSS
2" AIR RELEASE VALVE
(3) 6" GATE VALVE
(1) 6" CROSS
(2) 8" GATE VALVE
(1) 8" TEE
(2) 6" GATE VALVE
(1) 6" TEE
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE SANITARY LATERAL (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
10' UTILITY EASEMENT (TYP.)
CROSSING #13
CROSSING #18
CROSSING #74
CROSSING #75
CROSSING #191
CROSSING #192
CROSSING #164
CROSSING #163
CROSSING #189
CROSSING #215
CROSSING #19
CROSSING #15
CROSSING #20
CROSSING #21
CROSSING #23
CROSSING #16
CROSSING #190
CROSSING #153
CROSSING #154
CROSSING #155
CROSSING #22
CROSSING #77
CROSSING #17
CROSSING #76
CROSSING #70
CROSSING #86
CROSSING #50
CROSSING #85
CROSSING #194
CROSSING #156
CROSSING #195
CROSSING #158
CROSSING #157
CROSSING #176
CROSSING #51
CROSSING #52
CROSSING #79
CROSSING #78
CROSSING #24
CROSSING #193
CROSSING #159
CROSSING #160
CROSSING #32
CROSSING #331
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CROSSING #81
CROSSING #213
CROSSING #227
CROSSING #219
CROSSING #226
CROSSING #225
CROSSING #165
CROSSING #166
CROSSING #221
CROSSING #228
CROSSING #220
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CROSSING #36
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CROSSING #18
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CROSSING #228
CROSSING #220
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CROSSING #36
CROSSING #230
CROSSING #223
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060
10/28/2025 CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-M) DATED 10/09/2025 OSS
08/20/2025 SJWMD COMMENTS - DATED 08/20/2025 OSS
NO. DATE DESCRIPTION BY
UTILITY PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C4.7
OMAR SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Sunshine State One Call of Florida, Inc.
Know what's below. Call before you dig.
1-800-432-4770



LIFT STATION DETAIL

SCALE: 1" = 10'

LIFT STATION NOTES:

1. FOR NON-RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
2. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO CITY OF APOPKA.
3. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTHEST FROM THE WELL.
4. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM D1557.

Call 48 hours before you dig
811 Sunshine 1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 57 OF 144

NO.	DATE	DESCRIPTION
5	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/29/2025
4	10/20/2025	SJWMD COMMENTS - DATED 09/29/2025

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

UTILITY PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.8

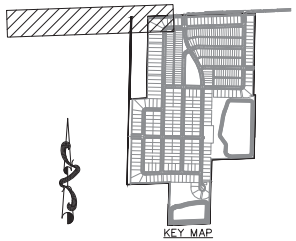
ORLANDO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

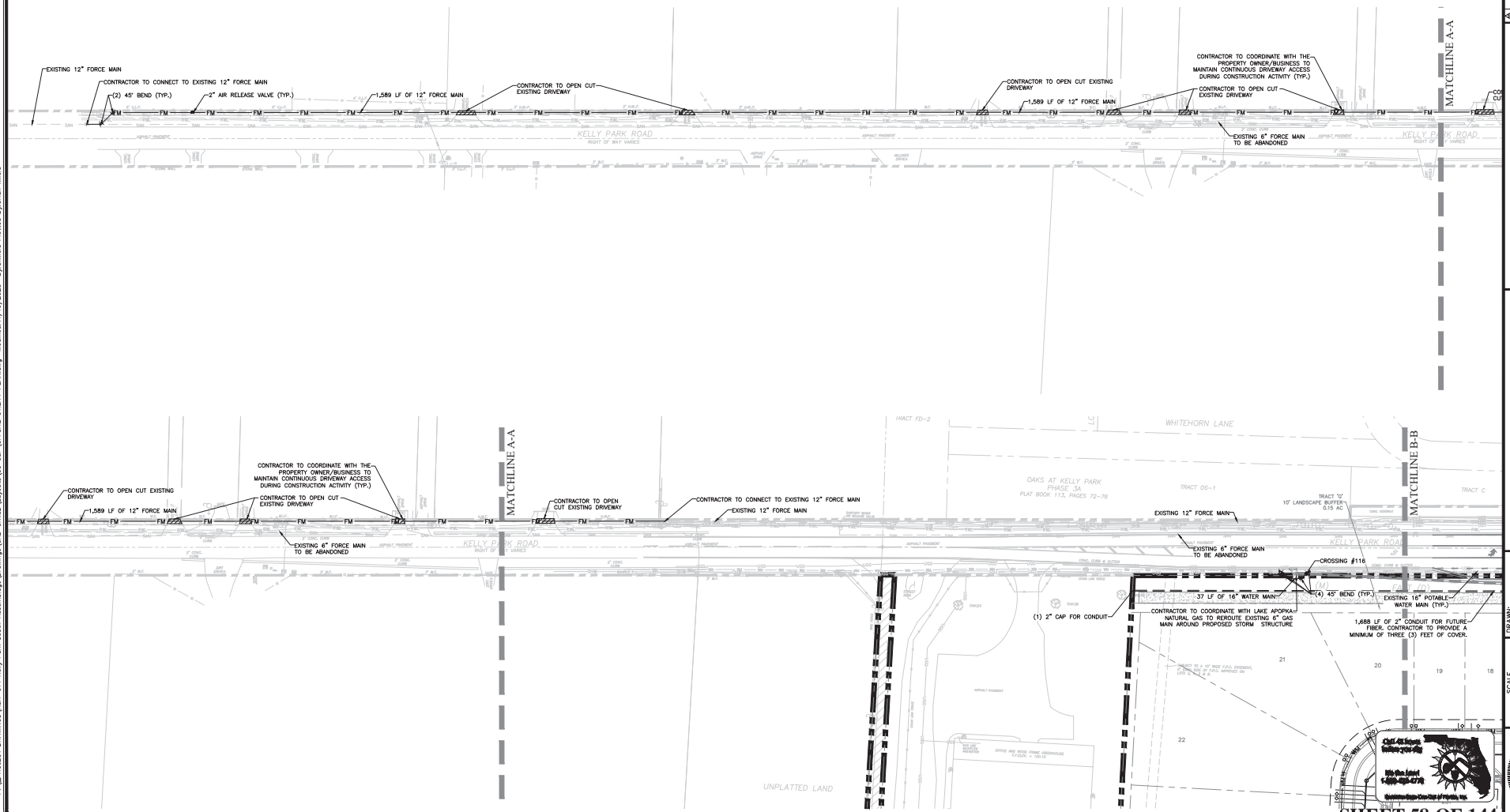
This item has been digitally signed and sealed by Orlando S. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCOVERY AND LOCATION OF ALL UTILITIES AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

P:\PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:11/18/2025 By:osanchez Plotted By:brian killela

UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		DIFFERENCE (FT)
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	
90	C4.10	STORM	112.18	WATER MAIN	111.18	1.00
99	C4.10	WATER MAIN	109.30	STORM	108.38	0.92
116	C4.9	STORM	115.95	WATER MAIN	114.95	1.00
117	C4.10	STORM	112.18	WATER MAIN	108.63	3.55
118	NOT USED					
119	C4.10	STORM	107.87	WATER MAIN	106.87	1.00
120	C4.10	STORM	106.88	WATER MAIN	105.88	1.00
121	C4.10	STORM	108.79	WATER MAIN	107.79	1.00
122	C4.10	RECLAIMED WATER MAIN	111.78	STORM	110.69	1.09
135	C4.10	STORM	108.43	RECLAIMED WATER MAIN	107.43	1.00
168	C4.10	RECLAIMED WATER MAIN	111.71	WATER MAIN	108.63	3.08
179	C4.10	WATER MAIN	109.54	RECLAIMED WATER MAIN	107.43	2.11
196	C4.10	FORCE MAIN	111.66	WATER MAIN	108.32	3.34
205	C4.10	STORM	109.58	FORCE MAIN	108.58	1.00
212	C4.10	RECLAIMED WATER MAIN	105.51	FORCE MAIN	104.51	1.00





NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

1828 ENGINEERING
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29960

OFFSITE UTILITY PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

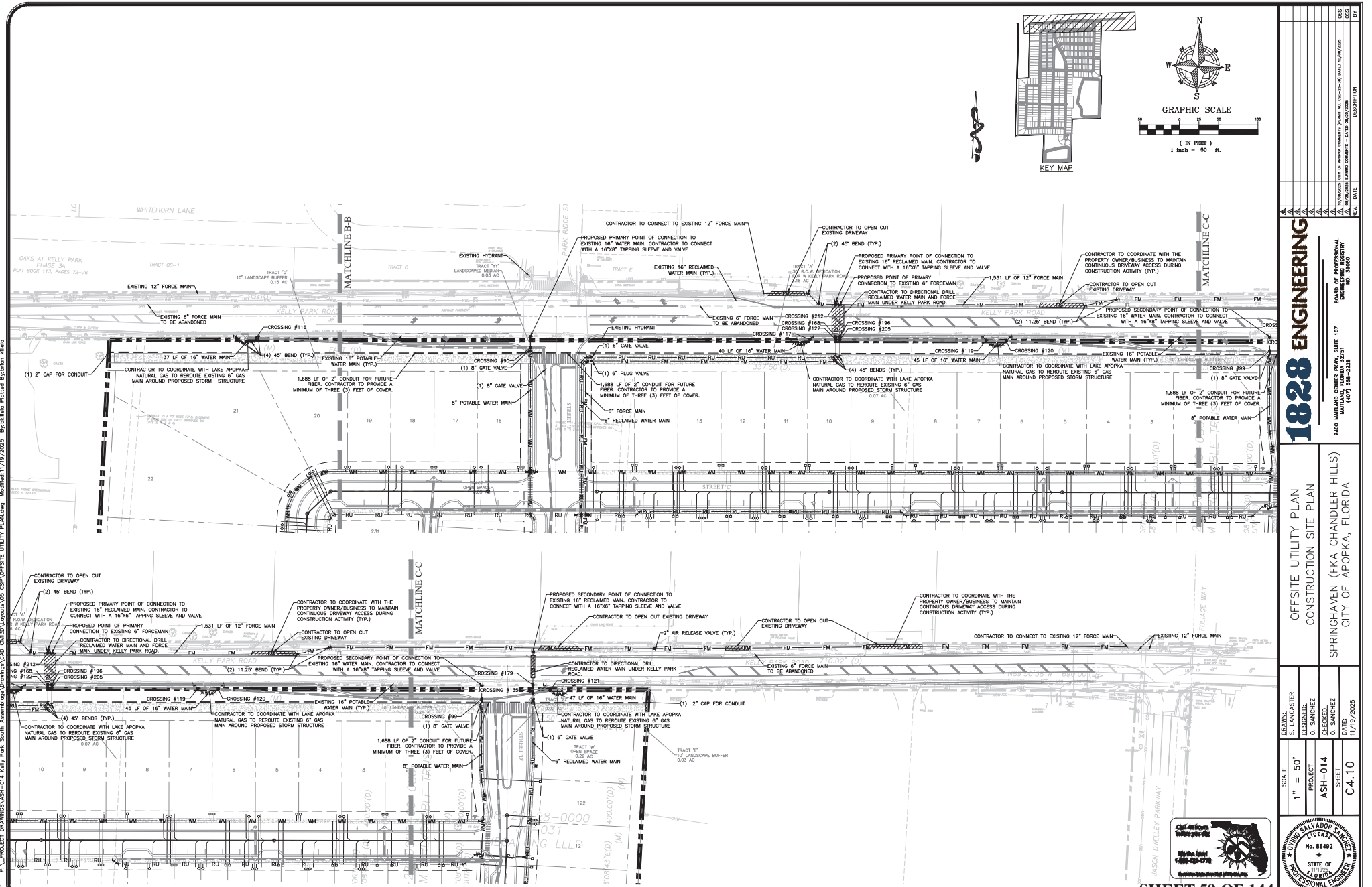
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/19/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.9

OLIVIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 58 OF 144

P:\PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\OFFSITE UTILITY PLAN.dwg Modified:11/19/2025 By:bkilleli Plotted By:brian killeli



NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 09/02/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

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

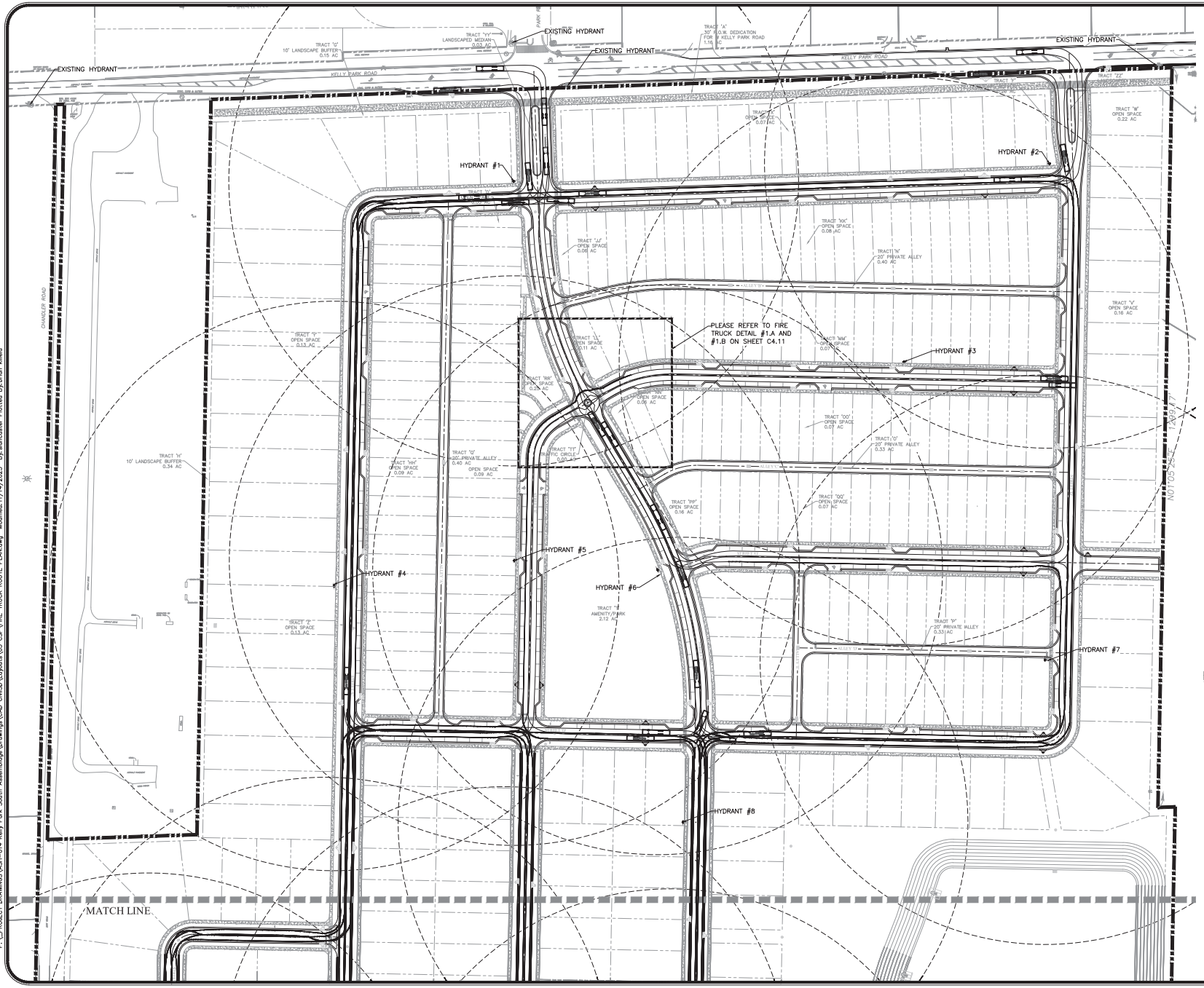
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/19/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C4.10

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1-800-432-4770
Sunshine State One Call of Florida, Inc.

OVIDIO SALVADOR SANCHEZ
CITIZENSHIP
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OVIDIO SALVADOR SANCHEZ, P.E. 86492 ON 11/19/2025 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA

PLOTTED BY: bykilliela PLOTTED: 11/19/2025 FILE: P:\PROJECTS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\OFFSITE UTILITY PLAN.dwg Modified:11/19/2025 bykilliela Plotted bykilliela



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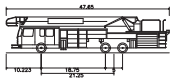
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75 0 37.5 75 150

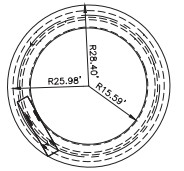
(IN FEET)
1 inch = 75 ft.

LEGEND

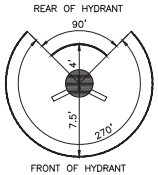
---- FIRE HYDRANT 500' RADIUS



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

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)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

Call Sunshine 811 Before You Dig
811 Or Dial Local 1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 60 OF 144

NO	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	OSS
3	10/23/2025	SJWMD COMMENTS - DATED 09/22/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	OSS
1	09/22/2025	SJWMD COMMENTS - DATED 09/22/2025	OSS

1828 ENGINEERING

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

FIRE TRUCK ROUTE PLAN – NORTH
CONSTRUCTION SITE PLAN

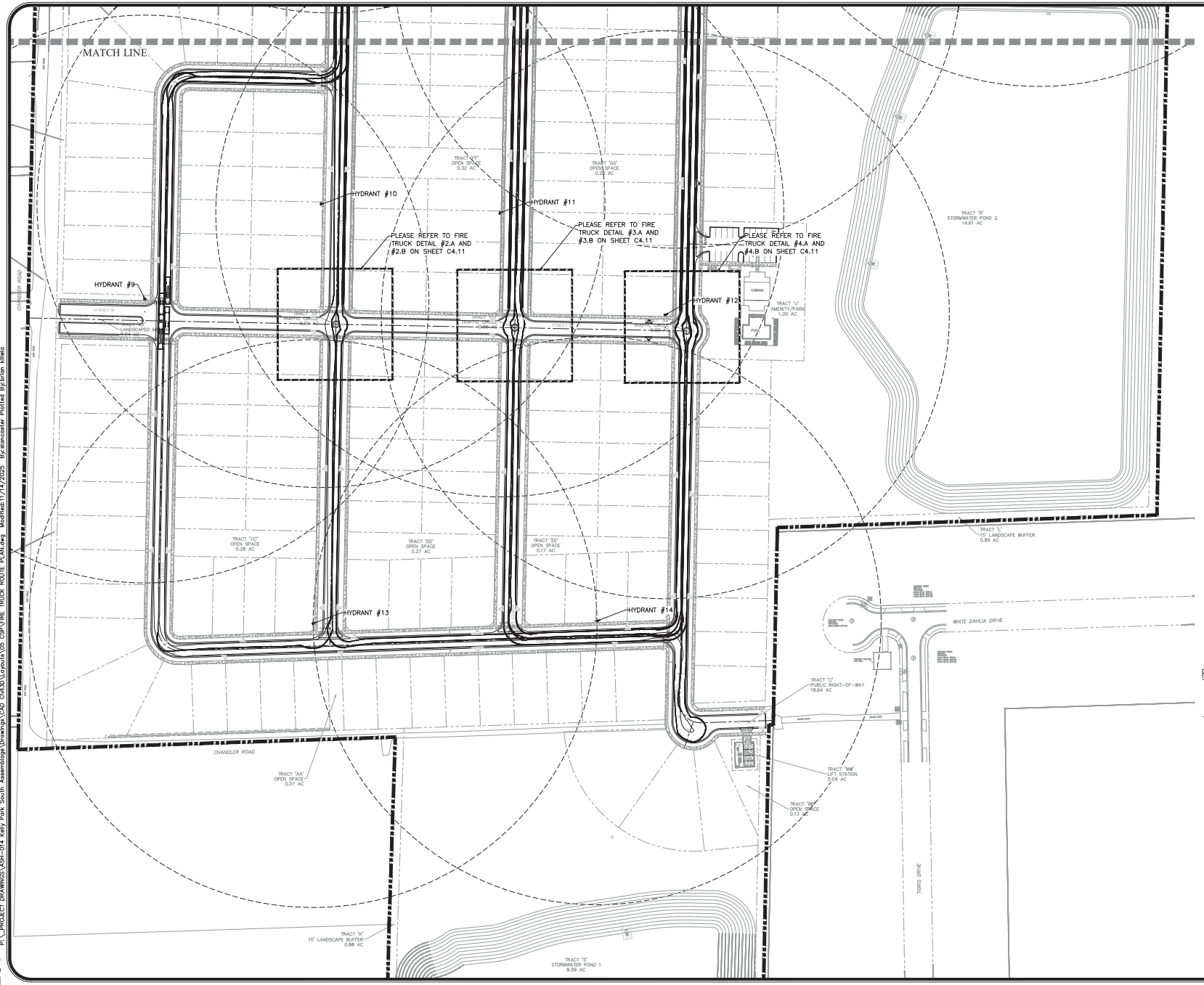
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER	
DESIGNED: O. SANCHEZ	
CHECKED: O. SANCHEZ	
DATE: 11/14/2025	
SCALE	1" = 75'
PROJECT	ASH-014
SHEET	C4.11

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 85492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Ovidio Salvador Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PLOTTED: DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\FIRE TRUCK ROUTE PLAN.dwg Modified:11/14/2025 By:alancaster Plotted By:brian killela



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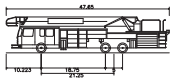
GRAPHIC SCALE

75 0 37.5 75 150

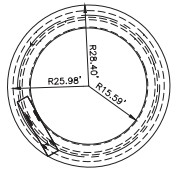
(IN FEET)
1 inch = 75 ft.

LEGEND

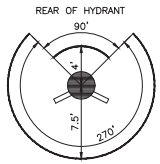
---- FIRE HYDRANT 500' RADIUS



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

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)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

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SHEET 61 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/29/2025	DSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	DSS

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FIRE TRUCK ROUTE PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025

SCALE: 1" = 75'
PROJECT: ASH-014
SHEET: C4.12

CRYSTAL SALVADOR ZAMORA
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PLOTTED: 11/14/2025 By:slancaster
PLOTSTYLE: PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\FIRE TRUCK ROUTE PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian killela

SHEET 62 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C25-25-38) DATED 10/09/2025	OSS
2	08/25/2025	S.MAND COMMENTS - DATED 08/20/2025	OSS

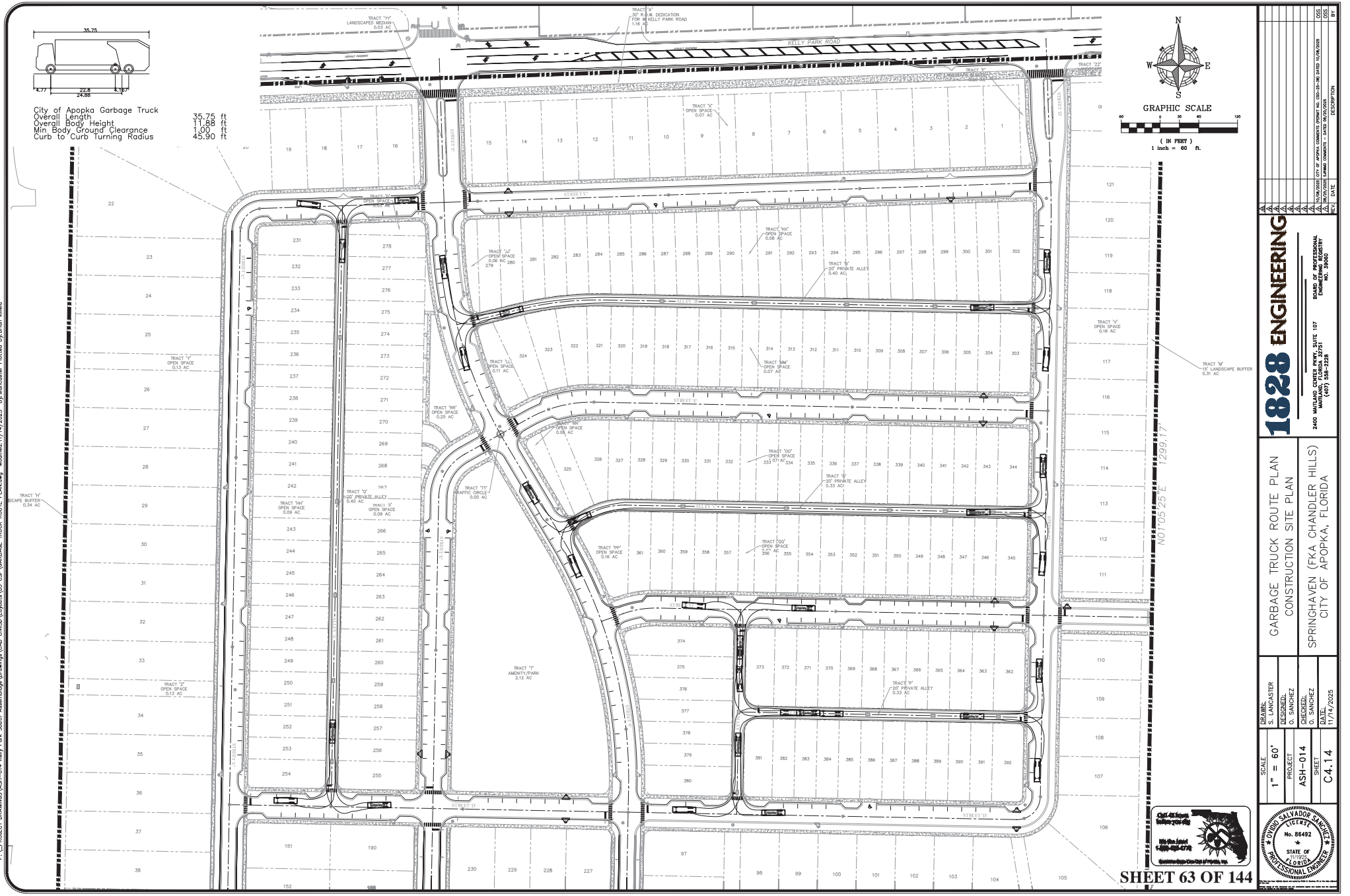
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MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
No. 39060

FIRE TRUCK ROUTE DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/14/2025
SHEET	C4.13
PROJECT	ASH-014
SCALE	VARIES

OVIDIO SANCHEZ
No. 86492
STATE OF FLORIDA
11/15/25
PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CW430\Layouts\05 CSP\FIRE TRUCK ROUTE PLAN.dwg Modified:11/14/2025 By:brancaster Plotted By:brian kilmer



1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 025-25-38) DATED 10/09/2025	OSS
2	10/31/2025	SJWMD COMMENTS - DATED 10/30/2025	OSS

GARBAGE TRUCK ROUTE PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

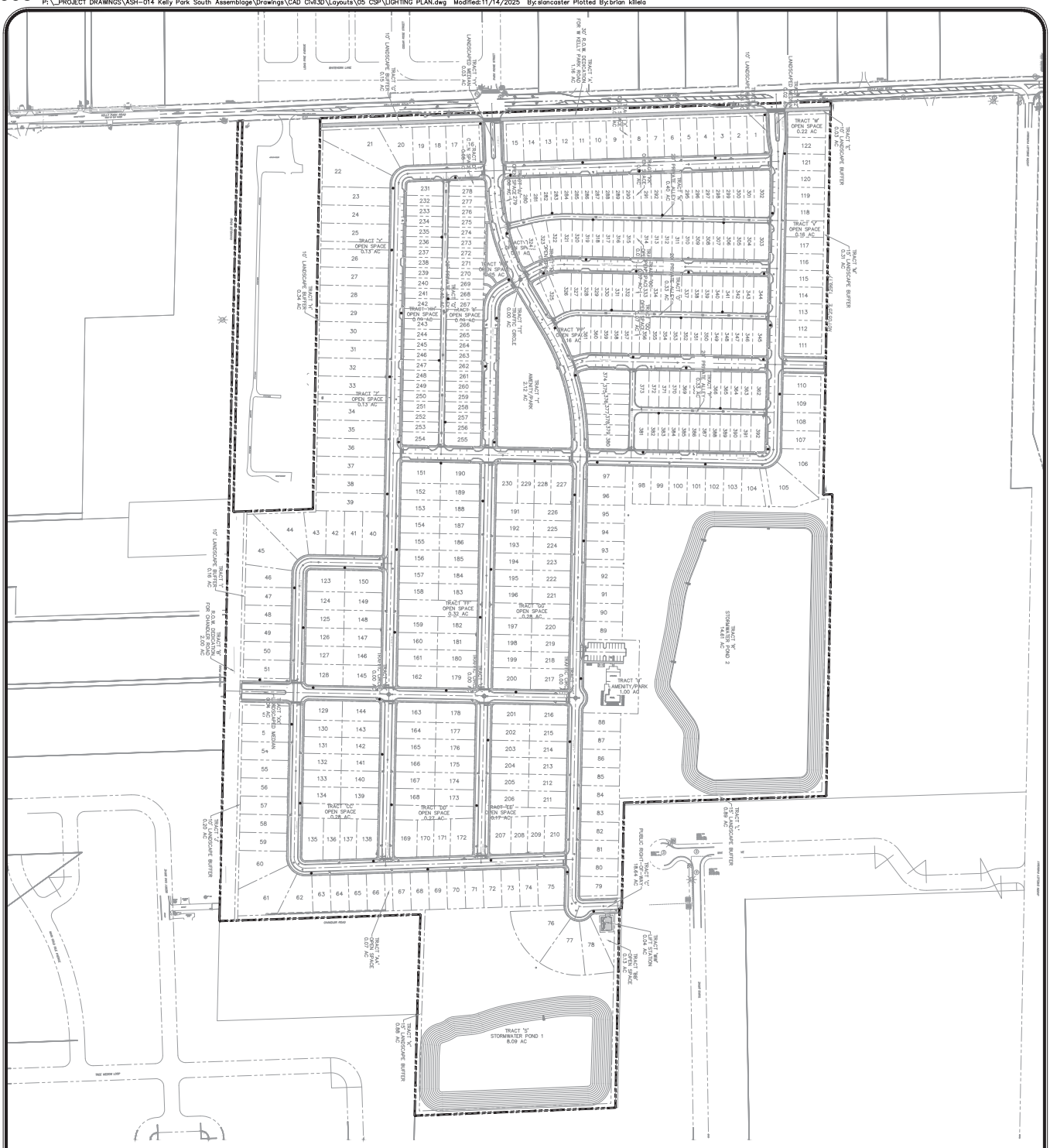
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025

SCALE 1" = 60'
PROJECT ASH-014
SHEET C4.14

ORLANDO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\GARBAGE TRUCK ROUTE PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian kikela

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\LIGHTING PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian kiliela



LIGHTING NOTES:
1. STREET LIGHTING POLES SHALL BE DECORATIVE, TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE COVERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

LEGEND
* PROPOSED LIGHT POLE

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.
150 0 75 150 300



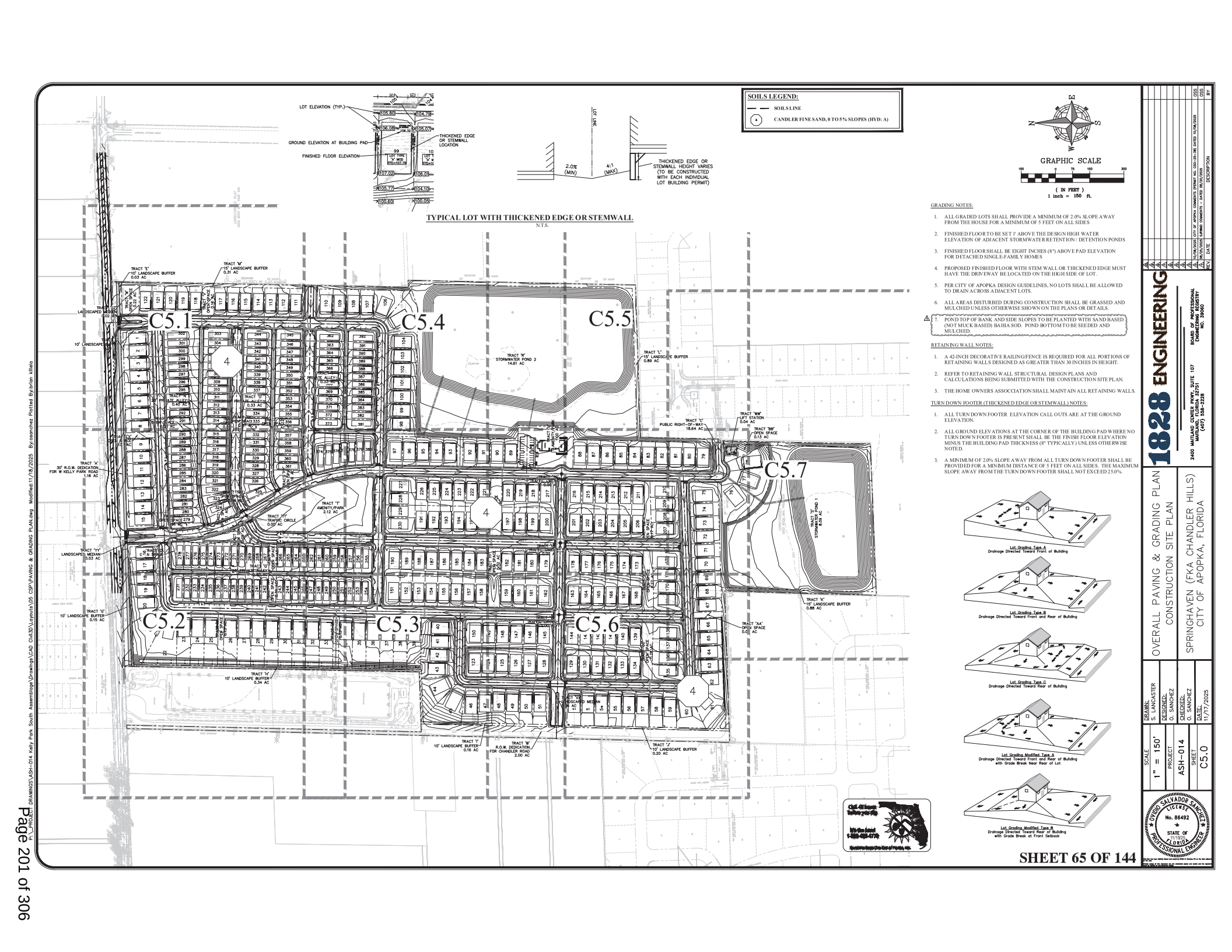
LIGHT AND POLE DETAIL

SHEET 64 OF 144

SCALE: 1" = 150'	DRAWN: S. LANCASTER	LIGHTING PLAN CONSTRUCTION SITE PLAN	1828 ENGINEERING
PROJECT: ASH-014	DESIGNED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228
SHEET: C4.15	CHECKED: O. SANCHEZ		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
	DATE: 11/14/2025		

OVIDIO SALVADOR SANCHEZ — No. 68492 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1			
0	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
0	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS



GRADING NOTES:

1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISHED FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. FINISHED FLOOR SHALL BE EIGHT INCHES (8") ABOVE PAD ELEVATION FOR DETACHED SINGLE-FAMILY HOMES
4. PROPOSED FINISHED FLOOR WITH STEM WALL OR THICKENED EDGE MUST HAVE THE DRIVEWAY BE LOCATED ON THE HIGH SIDE OF LOT.
5. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
7. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD. POND BOTTOM TO BE SEEDED AND MULCHED.

RETAINING WALL NOTES:

1. A 42-INCH DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AS GREATER THAN 30 INCHES IN HEIGHT.
2. REFER TO RETAINING WALL STRUCTURAL DESIGN PLANS AND CALCULATIONS BEING SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
3. THE HOME OWNERS ASSOCCIATION SHALL MAINTAIN ALL RETAINING WALLS.

TURN DOWN FOOTER (THICKENED EDGE OR STEMWALL) NOTES:

1. ALL TURN DOWN FOOTER ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION.
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO TURN DOWN FOOTER IS PRESENT SHALL BE THE FINISH FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL TURN DOWN FOOTER SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE TURN DOWN FOOTER SHALL NOT EXCEED 25.0%.

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/09/2025	OSS
2	10/23/2025	SJWMD COMMENTS - DATED 10/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30060

OVERALL PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/17/2025
SCALE	1" = 150'
PROJECT	ASH-014
SHEET	C5.0

ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 65 OF 144

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1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 29060
PAVING & GRADING PLAN – NORTHEAST CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SHEET C5.1
PROJECT ASH-014
STATE OF FLORIDA
OVIDIO SANCHEZ
No. 86492
PROFESSIONAL ENGINEER
11/18/25
REV DATE DESCRIPTION BY
OSS 10/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025
OSS 08/25/2025 SJRWMD COMMENTS - DATED 08/20/2025
SHEET 66 OF 144
GRAPHIC SCALE
1 inch = 50 ft.
KEY MAP
SHEET C5.1
SHEET C5.2
SHEET C5.3
SHEET C5.4
SHEET C5
PLEASE REFER TO SHEET C5.9 FOR OFFSITE PAVING AND GRADING PLAN
PLEASE REFER TO SHEET C5.8 FOR ACCESSIBLE PARKING GRADING DETAIL #1 ON SHEET C5.8
PLEASE REFER TO ACCESSIBLE PARKING GRADING DETAIL #2 ON SHEET C5.8
TRACT 'A' 50' R.O.W. DEDICATION FOR KELLY PARK ROAD 1.16 AC
TRACT 'F' LANDSCAPED BUFFER 0.04 AC
TRACT 'G' OPEN SPACE 0.04 AC
TRACT 'H' OPEN SPACE 0.07 AC
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SHEET 67 OF 144
SHEET C5.1
SHEET C5.2
SHEET C5.3
SHEET C5.4
SHEET C5
PLEASE REFER TO SHEET C5.9 FOR OFFSITE PAVING AND GRADING PLAN
PLEASE REFER TO ACCESSIBLE PARKING GRADING DETAIL #1 ON SHEET C5.8
PLEASE REFER TO ACCESSIBLE PARKING GRADING DETAIL #2 ON SHEET C5.8
PLEASE REFER TO ACCESSIBLE PARKING GRADING DETAIL #3 ON SHEET C5.8
TRACT 'A' 30' R.O.W. DEDICATION FOR KELLY PARK ROAD 1.56 AC
TRACT 'B' LANDSCAPED MEDIAN 0.03 AC
TRACT 'C' OPEN SPACE 0.24 AC
TRACT 'D' OPEN SPACE 0.08 AC
TRACT 'E' OPEN SPACE 0.09 AC
TRACT 'F' OPEN SPACE 0.04 AC
TRACT 'G' OPEN SPACE 0.09 AC
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TRACT 'W' OPEN SPACE 0.09 AC
TRACT 'X' OPEN SPACE 0.09 AC
TRACT 'Y' LANDSCAPED MEDIAN 0.03 AC
TRACT 'Z' LANDSCAPE BUFFER 0.13 AC
TRACT 'AA' LANDSCAPE BUFFER 0.34 AC
TRACT 'BB' LANDSCAPE BUFFER 0.15 AC
TRACT 'CC' LANDSCAPE BUFFER 0.34 AC
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TRACT 'RRRRRRRRRRR' LANDSCAPE BUFFER 0.15 AC
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TRACT 'MMMMMMMMMMMMMMMMM' LANDSCAPE BUFFER 0.34 AC
TRACT 'NNNNNNNNN

REV	DATE	DESCRIPTION	BY
	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C50-25-38) DATED 10/09/2025	OSS
	08/25/2025	S.MIMO COMMENTS - DATED 08/20/2025	OSS

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NO. 39060

PAVING & GRADING PLAN – WEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

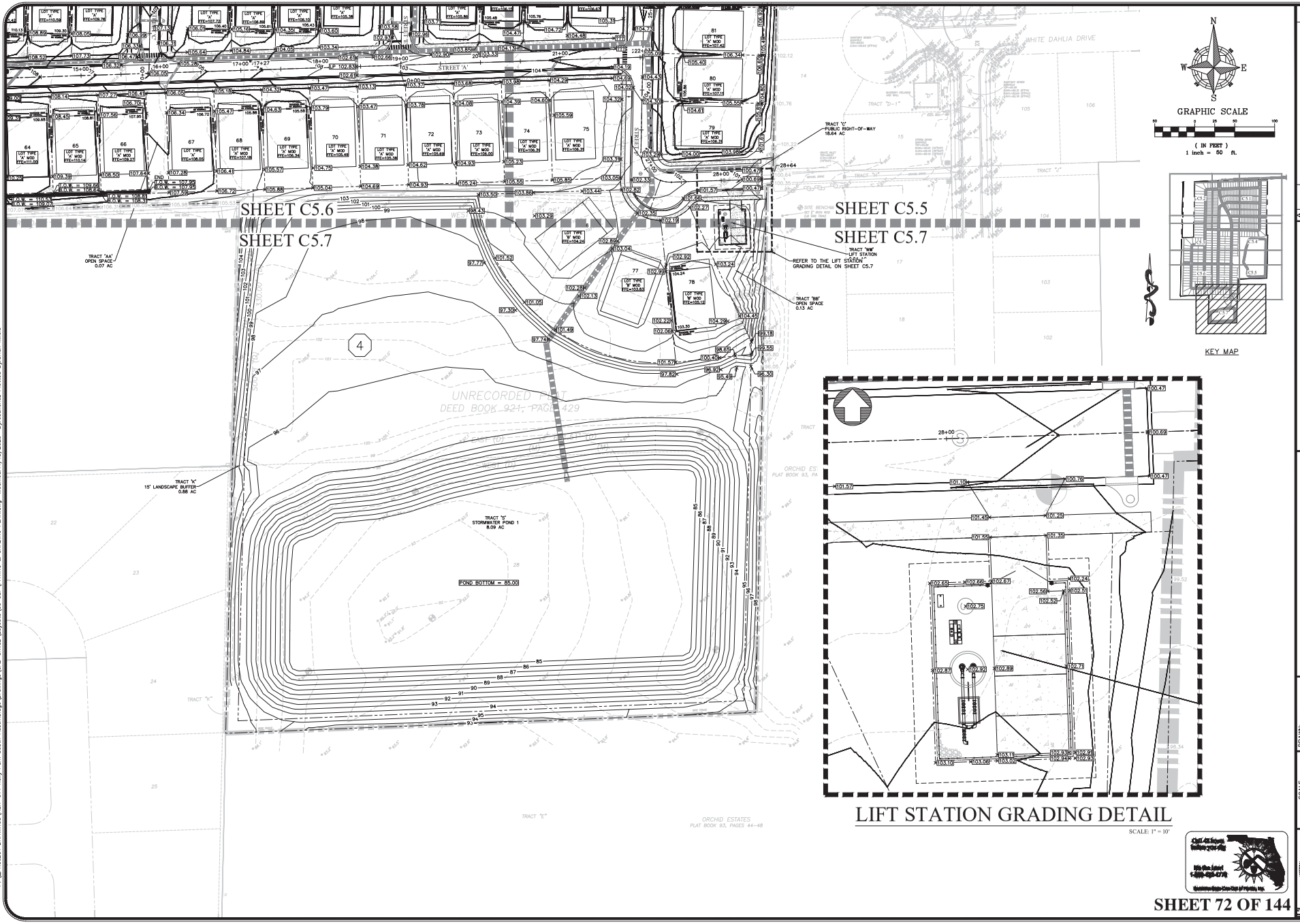
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/17/2025
SHEET	C5.3
PROJECT	ASH-014
SCALE	1" = 50'

OVIDIO SANCHEZ
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/18/25

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING NO. 39060
PAVING & GRADING PLAN – EAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C5.4
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
SHEET 69 OF 144
GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.
KEY MAP
SHEET C5.4
SHEET C5.5
SHEET C5.4
SHEET C5.3
SHEET C5.4
SHEET C5.6
SHEET C5.4
SHEET C5.4
SHEET C5.3
SHEET C5.4
SHEET C5.4
SHEET C5.4

REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
2	09/25/2025	S.RMKD COMMENTS – DATED 09/30/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
NO. 39060
PAVING & GRADING PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.6
STEVEN SANCHEZ No. 86402 STATE OF FLORIDA PROFESSIONAL ENGINEER
REV | DATE | DESCRIPTION | BY
OSS | 10/09/2025 | CITY OF APOPKA COMMENTS (PERMIT NO. C50-25-38) DATED 10/09/2025
OSS | 09/25/2025 | SJRWMD COMMENTS - DATED 09/26/2025
KEY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
SHEET C5.4
SHEET C5.6
SHEET C5.5
SHEET C5.6
SHEET C5.7
SHEET 71 OF 144
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CIVIL3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified:11/18/2025 By:gsanchez Plotted By:brian kilela



LIFT STATION GRADING DETAIL

SCALE: 1" = 10'

SHEET 72 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/29/2025	DSS
2	06/20/2025	SJWMD COMMENTS - DATED 06/20/2025	DSS

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2238
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

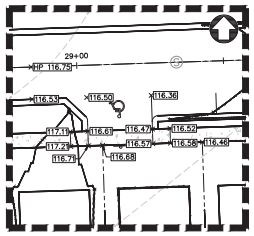
PAVING & GRADING PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/17/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C5.7

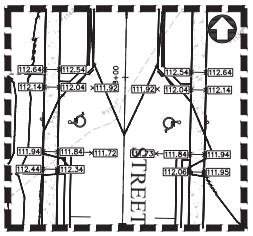
ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

P:\PROJECTS\DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified:11/18/2025 By:osanchez Plotted By:brian killela



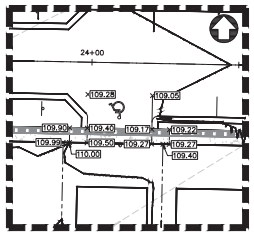
ACCESSIBLE PARKING
GRADING DETAIL #1

SCALE: 1" = 20'



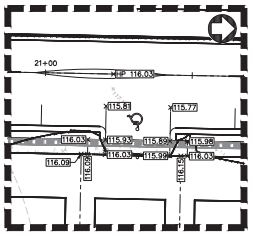
ACCESSIBLE PARKING
GRADING DETAIL #4

SCALE: 1" = 20'



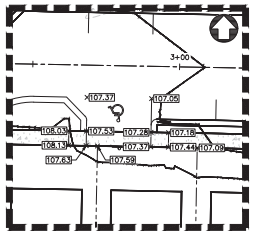
ACCESSIBLE PARKING
GRADING DETAIL #2

SCALE: 1" = 20'



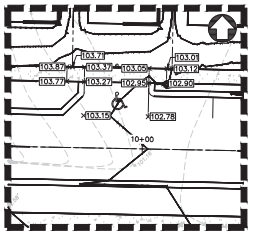
ACCESSIBLE PARKING
GRADING DETAIL #5

SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #3

SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #6

SCALE: 1" = 20'

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified:11/18/2025 By:csanchez Plotted By:brian killela

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

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GRADING DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C5.8



OFFSITE PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE
NO. 39060
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C5.9
OVIDIO SANCHEZ
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
REV DATE DESCRIPTION BY
1 08/28/2025 CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025 OSS
2 09/09/2025 SJRWMD COMMENTS - DATED 08/20/2025 OSS
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
MATCHLINE A-A
MATCHLINE A-A
STREET 'A'
STREET 'D'
TRACT 'A' 0.07 AC
TRACT 'B' 0.22 AC
TRACT 'C' 0.03 AC
TRACT 'D' 0.03 AC
TRACT 'E' 0.03 AC
TRACT 'F' 0.03 AC
TRACT 'A' R.O.W. DEDICATION FOR W. KELLY PARK ROAD 1.16 AC
TRACT 'A' R.O.W. DEDICATION FOR W. KELLY PARK ROAD 0.16 AC
WHITEHORN LANE
PARK RIDGE ST
OAKS AT KELLY PARK PHASE 2A
PLAT BOOK 72, PAGES 72-76
TRACT OS-1
TRACT C
TRACT A
LC
SHEET 74 OF 144
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CIVIL3D\Layouts\05 CSP\OFFSITE PAVING & GRADING PLAN.dwg Modified:11/4/2025 By:osanchez Plotted By:brian killelea

BY	DESCRIPTION	DATE	REV
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	10/09/2025	
OSS	SJRWMD COMMENTS - DATED 08/20/2025	08/25/2025	

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NO. 39060

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

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/18/2025
SHEET	C6.0
PROJECT	ASH-014
SCALE	1" = 150'

OVIDIO SANCHEZ * No. 86492 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

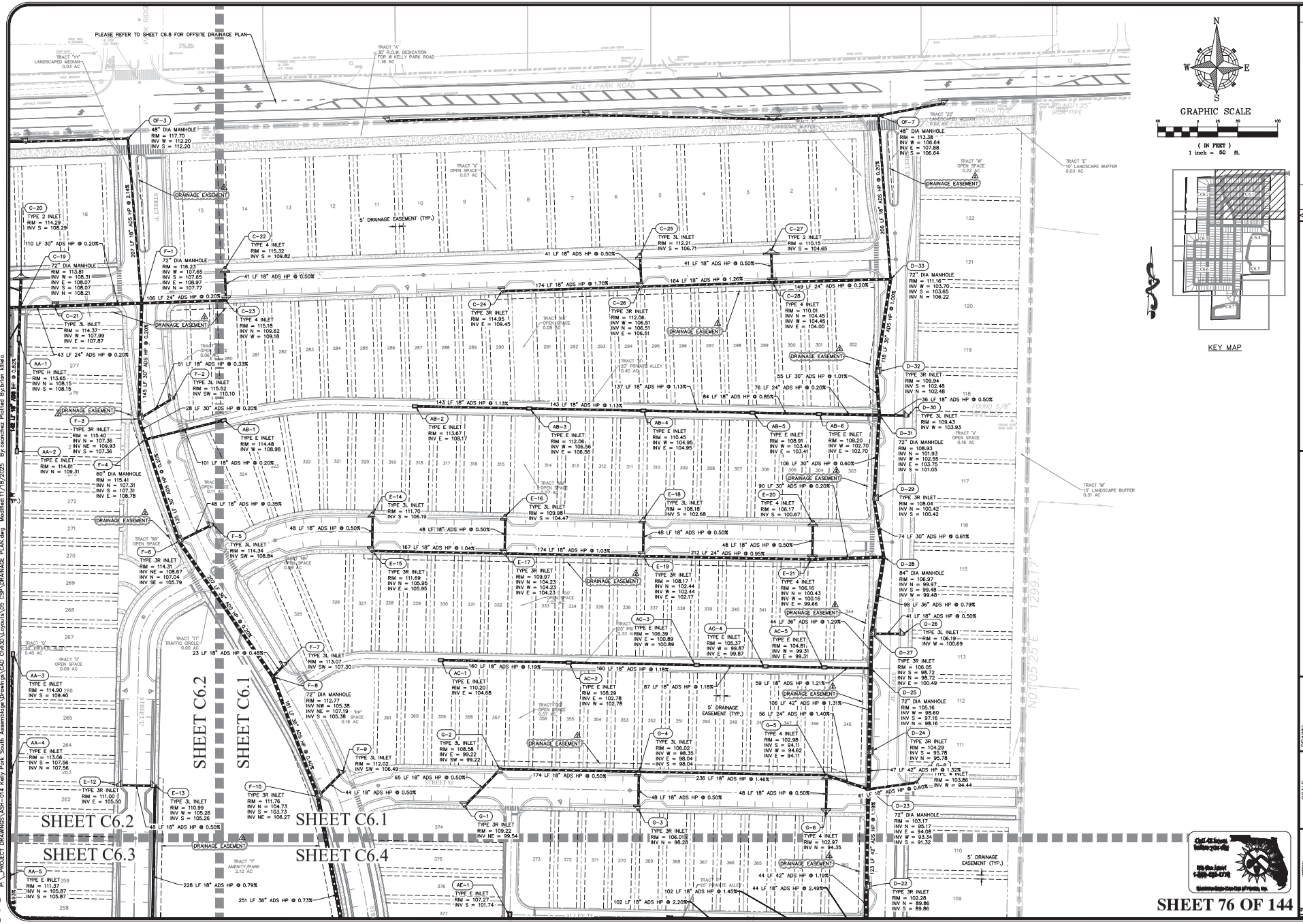
SHEET 75 OF 144

GRAPHIC SCALE
1 inch = 100 ft. (IN FEET)
100 0 75 150 300

DRAINAGE NOTES:

1. ALL STORM PIPE TO BE ADS HP STORM OR RCP CLASS III. ADS HP STORM PIPE SHALL BE ADS N-12 PIPE AND SHALL MEET OR EXCEED AASHTO M330, ASTM F2736 (12"-30") AND ASTM F2881 (36"-60"). PIPE SHALL BE JOINED BY WATERTIGHT, DUAL GASKETED INTEGRAL BELL AND SPIGOT JOINTS PROVIDED BY THE MANUFACTURER AND SPIGOT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FDOT SECTION 948-7.2. (CLASS II 100YR DSJ) AND BE LISTED ON THE FDOT APPROVED PRODUCTS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"-60".
2. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
3. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2025-2026 STANDARD INDEX 430-001.
4. ALL DRAINAGE STRUCTURE INVERTS ARE TO BE POURED PER FDOT 2025-2026 STANDARD INDEX 425-020.
5. ALL INLET GRATES ARE REQUIRED TO BE CHAINED.
6. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD.
7. GEOTECHNICAL ENGINEER IS REQUIRED TO BE PRESENT TO INSPECT ALL EARTHWORK PROCEDURES IN ORDER TO PROVIDE PROPER DOCUMENTATION OF THE EARTHWORK ACTIVITIES.
8. MITERED END SECTIONS ARE TO BE INSTALLED AND CONSTRUCTED PER ALL APPLICABLE DETAILS LOCATED WITHIN THESE SITE CONSTRUCTION PLANS.
9. ALL DETENTION AND RETENTION PONDS SHALL BE DESIGNED AS DRY BOTTOM PONDS.

TRACT 'F' STORMWATER POND 1 8.09 AC
TRACT 'N' STORMWATER POND 2 14.61 AC
TRACT 'M' AMENITY/PARK 1.00 AC
TRACT 'A' 18.64 AC
TRACT 'B' 0.32 AC
TRACT 'C' 0.22 AC
TRACT 'D' 0.33 AC
TRACT 'E' 0.40 AC
TRACT 'G' 0.13 AC
TRACT 'H' 0.13 AC
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TRACT 'VVVVVVVVVVVVVVVVVVVVV' 0.13 AC
TRACT 'WWWWWWWWWWWWWWWWWWWWW' 0.13 AC
TRACT 'XXXXXXXXXXXXXXXXXXXXX' 0.13 AC
TRACT 'YYYYYYYYYYYYYYYYYYYYY' 0.13 AC
TRACT 'ZZZZZZZZZZZZZZZZZZZZZ' 0.13 AC
TRACT 'AAAAAAAAAAAAAAAAAAAAAA' 0.13 AC
TRACT 'BBBBBBBBBBBBBBBBBBBBBB' 0.13 AC
TRACT 'CCCCCCCCCCCCCCCCCCCCCC' 0.13 AC
TRACT 'DDDDDDDDDDDDDDDDDDDDDD' 0.13 AC
TRACT 'EEEEEEEEEEEEEEEEEEEEEE' 0.13 AC
TRACT 'FFFFFFFFFFFFFFFFFFFFFF



NO.	DATE	DESCRIPTION	BY
1	06/20/2025	1ST ADD COMMENTS - DATED 06/20/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/09/2025	OSS

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DRAINAGE PLAN – NORTHEAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025

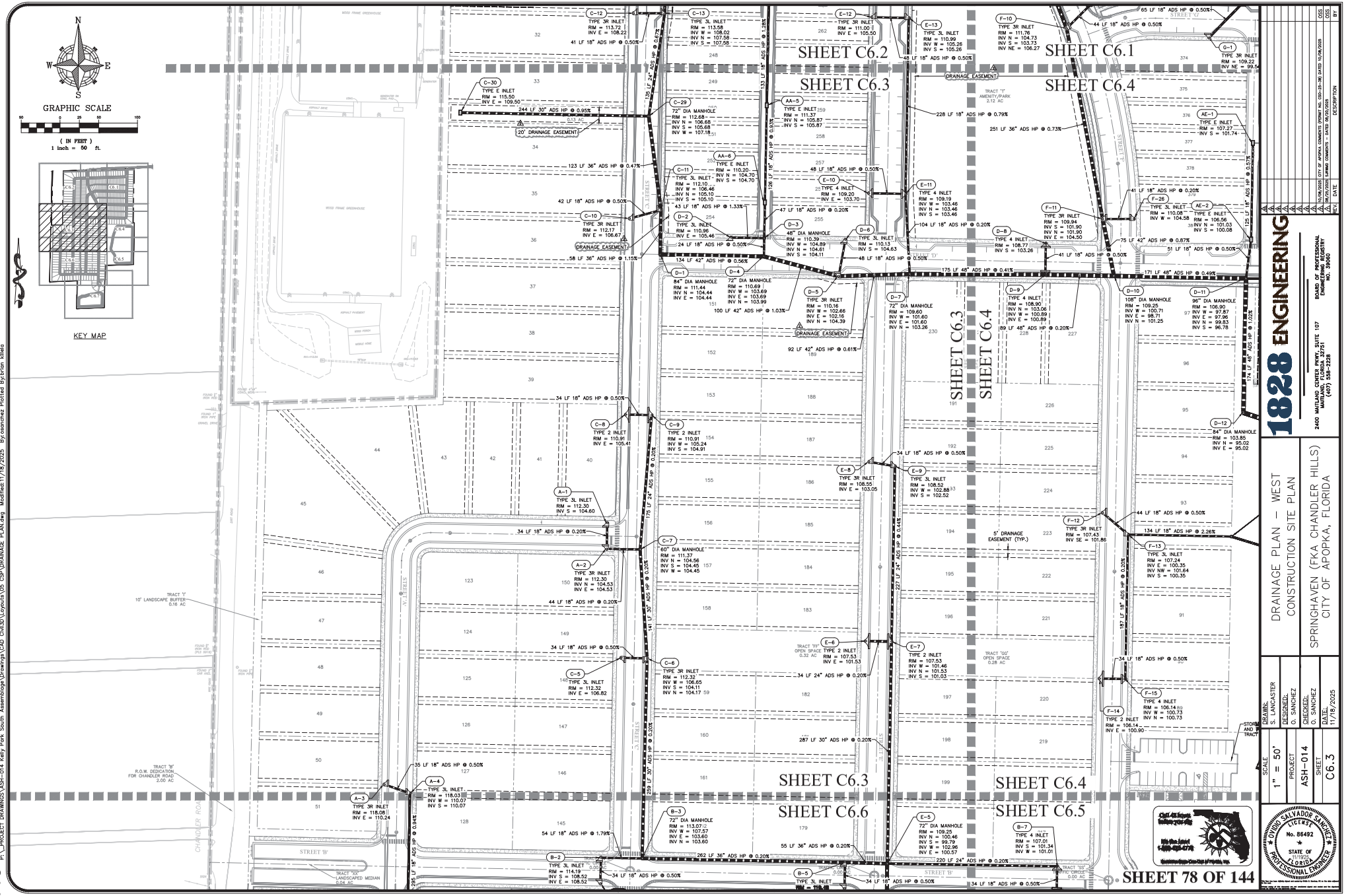
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PROJECT: ASH-014
SHEET: C6.1

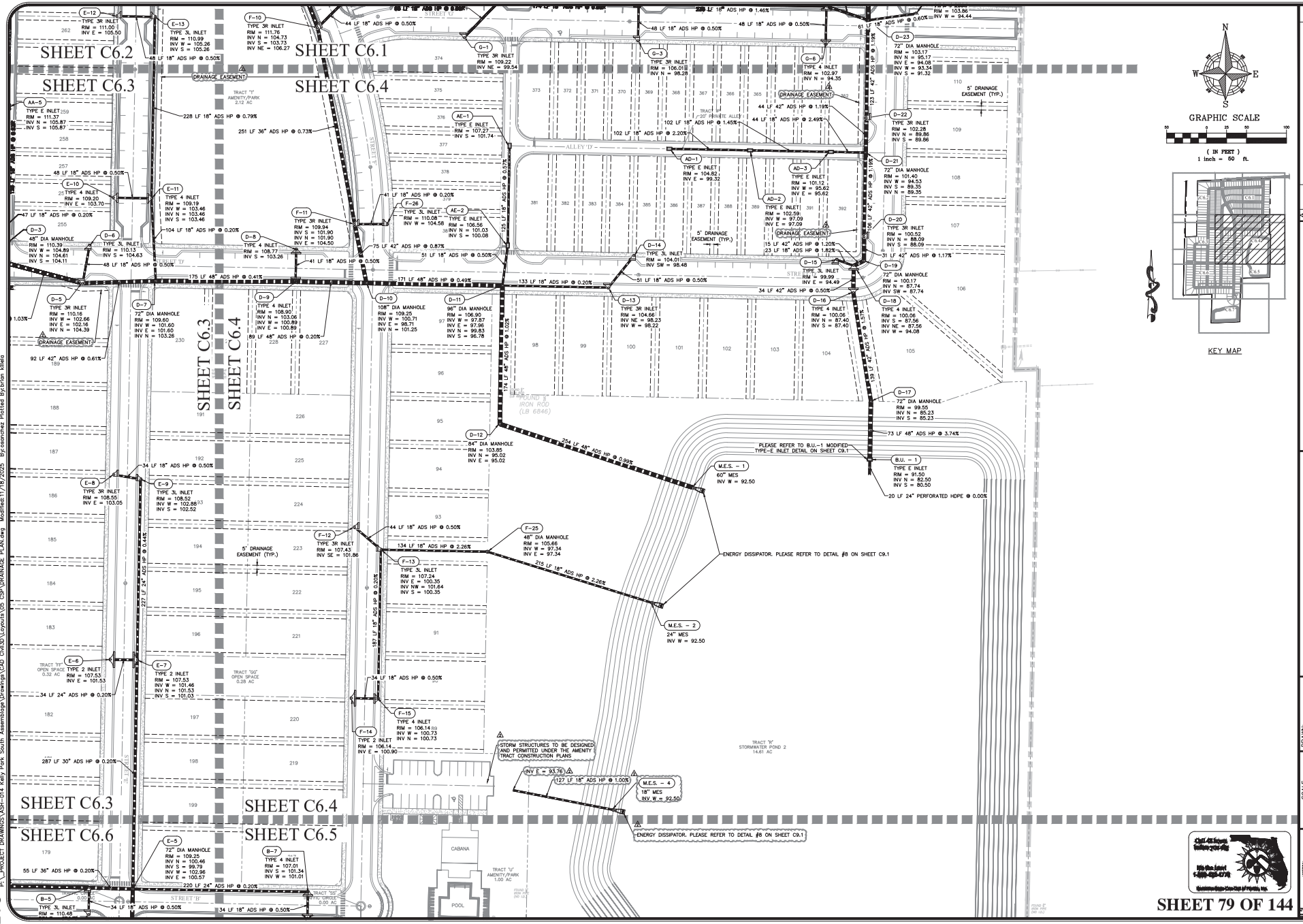
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LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Call Sunshine 811 or 1-800-432-4770

SHEET 76 OF 144

DRAINAGE PLAN – NORTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
No. 39060
SCALE: 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025
SHEET: C6.2
PROJECT: ASH-014
STATE OF FLORIDA
OVIDIO SANCHEZ
No. 86492
PROFESSIONAL ENGINEER
11/18/25
REV DATE DESCRIPTION BY
1 09/04/2025 CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025 OSS
2 09/25/2025 S.MANGO COMMENTS - DATED 09/30/2025 OSS
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4
SHEET 77 OF 144
PLEASE REFER TO SHEET C6.8 FOR OFFSITE DRAINAGE PLAN
STREET 'F'
STREET 'E'
KELLY PARK ROAD
WHITEHORN LANE
CHANDLER ROAD
DRAINAGE EASEMENT
5' DRAINAGE EASEMENT (TYP.)
TRACT 'H' LANDSCAPED MEDIAN 0.01 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.15 AC
TRACT 'H' 10' LANDSCAPE BUFFER 0.34 AC
TRACT 'HH' TRAFFIC CIRCLE 0.00 AC
TRACT 'HH' OPEN SPACE 0.06 AC
TRACT 'HH' OPEN SPACE 0.13 AC
TRACT 'HH' OPEN SPACE 0.13 AC
TRACT 'HH' NEIGHBORHOOD PARK 2.12 AC
FOUND 5/8" IRON ROD IN PAVEMENT CUTOUT
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CIVIL3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified: 11/18/2025 By osanchez Plotted By brian kilala
Page 213 of 306


SHEET C6.2
SHEET C6.1
SHEET C6.3
SHEET C6.4
SHEET C6.3
SHEET C6.4
SHEET C6.3
SHEET C6.4
SHEET C6.6
SHEET C6.5
SHEET 78 OF 144
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
DRAINAGE PLAN – WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C6.3
OLIVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025 OSS
08/29/2025 SJWMD COMMENTS – DATED 08/29/2025 OSS
NO. DATE DESCRIPTION BY



NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-36) DATED 10/29/2025	OSS
2	11/18/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

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DRAINAGE PLAN – EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025

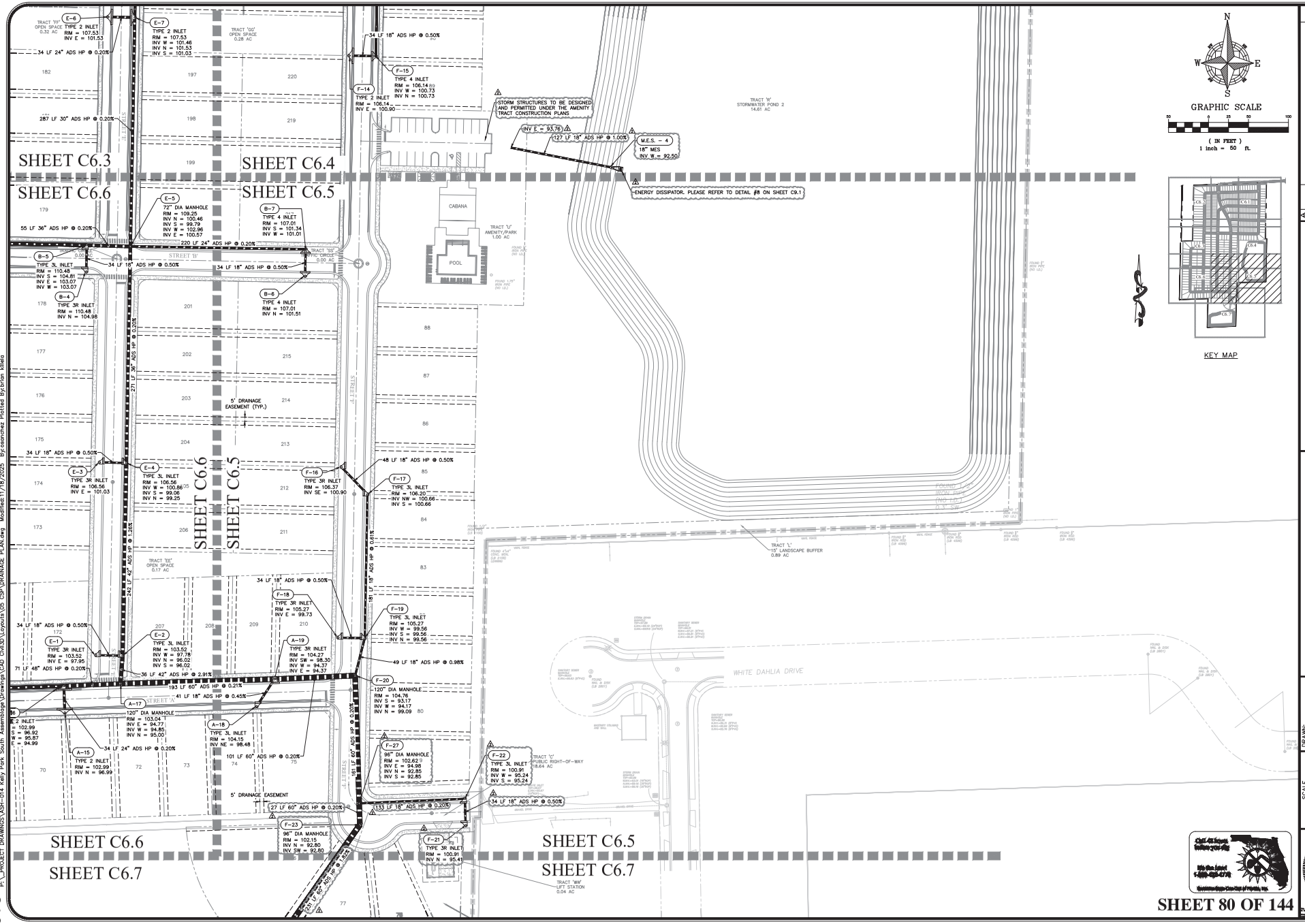
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.4

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SHEET 79 OF 144

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5	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-36) DATED 10/29/2025	OSS
4	10/29/2025	SJWMD COMMENTS - DATED 09/26/2025	OSS

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DRAINAGE PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025

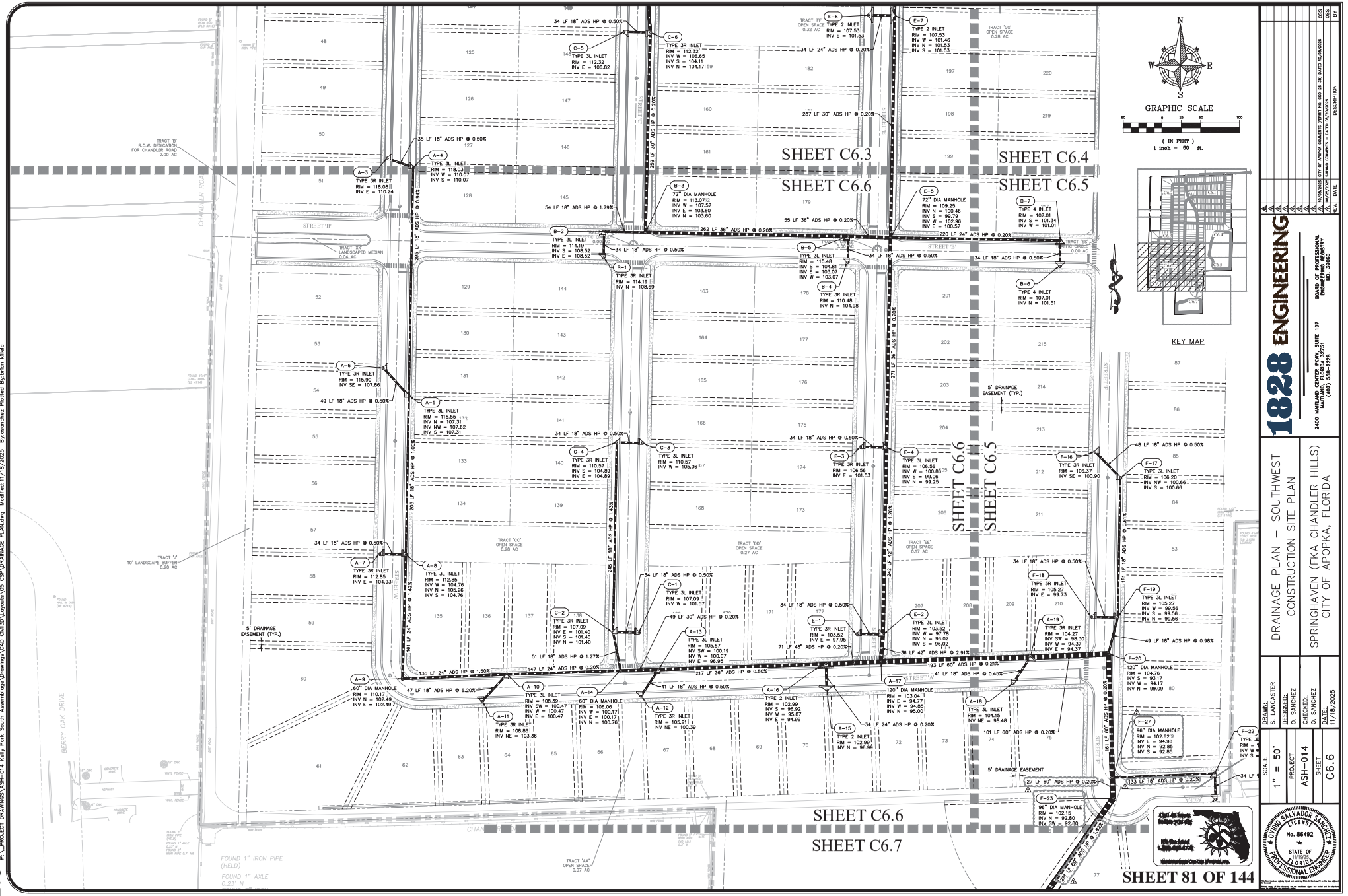
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PROJECT: ASH-014
SHEET: C6.5

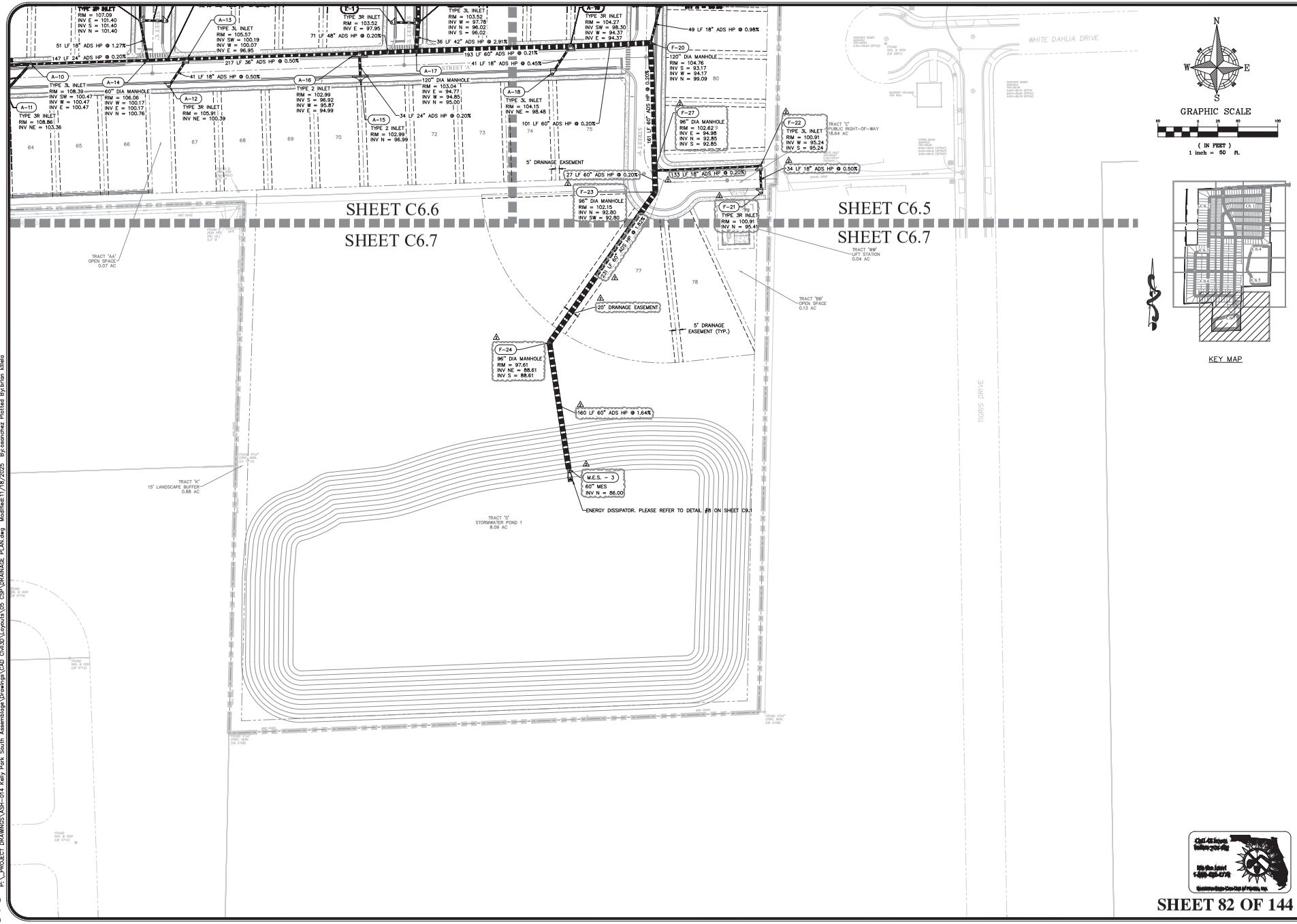
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SHEET C6.3
SHEET C6.4
SHEET C6.6
SHEET C6.5
SHEET C6.6
SHEET C6.5
SHEET C6.6
SHEET C6.7
SHEET 81 OF 144
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
DRAINAGE PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
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DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025
SCALE 1" = 50'
PROJECT ASH-014
SHEET C6.6
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CHANDLER ROAD
BERRY OAK DRIVE
STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC
TRACT 'XX' LANDSCAPED MEDIAN 0.04 AC
TRACT 'Z' 10' LANDSCAPE BUFFER 0.20 AC
TRACT 'CC' OPEN SPACE 0.28 AC
TRACT 'DD' OPEN SPACE 0.27 AC
TRACT 'EE' OPEN SPACE 0.17 AC
TRACT 'FF' OPEN SPACE 0.32 AC
TRACT 'GG' OPEN SPACE 0.28 AC
TRACT 'AA' OPEN SPACE 0.07 AC
5' DRAINAGE EASEMENT (TYP.)
A-1 TYPE 3R INLET RIM = 118.08 INV E = 110.24
A-2 TYPE 3L INLET RIM = 118.03 INV W = 110.07 INV S = 110.07
A-3 TYPE 3R INLET RIM = 118.08 INV E = 110.24
A-4 TYPE 3L INLET RIM = 118.03 INV W = 110.07 INV S = 110.07
A-5 TYPE 3L INLET RIM = 115.55 INV N = 107.31 INV NW = 107.62 INV S = 107.31
A-6 TYPE 3R INLET RIM = 115.90 INV SE = 107.86
A-7 TYPE 3R INLET RIM = 112.85 INV E = 104.93
A-8 TYPE 3L INLET RIM = 112.85 INV W = 104.76 INV N = 105.26 INV S = 104.76
A-9 60" DIA MANHOLE RIM = 110.17 INV N = 102.49 INV E = 102.49
A-10 TYPE 3L INLET RIM = 108.39 INV SW = 100.47 INV W = 100.47 INV E = 100.47
A-11 TYPE 3R INLET RIM = 108.86 INV NE = 103.36
A-12 TYPE 3R INLET RIM = 105.91 INV NE = 100.39
A-13 TYPE 3L INLET RIM = 105.57 INV SW = 100.19 INV W = 100.07 INV E = 96.95
A-14 60" DIA MANHOLE RIM = 106.06 INV W = 100.17 INV E = 100.17 INV N = 100.76
A-15 TYPE 2 INLET RIM = 102.99 INV N = 96.99
A-16 TYPE 2 INLET RIM = 102.99 INV S = 96.92 INV W = 95.87 INV E = 94.99
A-17 120" DIA MANHOLE RIM = 103.04 INV E = 94.77 INV W = 94.85 INV N = 95.00
A-18 TYPE 3L INLET RIM = 104.15 INV NE = 98.48
A-19 TYPE 3R INLET RIM = 104.27 INV SW = 98.30 INV W = 94.37 INV E = 94.37
B-1 TYPE 3R INLET RIM = 114.19 INV N = 108.69
B-2 TYPE 3L INLET RIM = 114.19 INV S = 108.52 INV E = 108.52
B-3 72" DIA MANHOLE RIM = 113.07 INV W = 107.57 INV E = 103.60 INV N = 103.60
B-4 TYPE 3R INLET RIM = 110.48 INV N = 104.98
B-5 TYPE 3L INLET RIM = 110.48 INV S = 104.81 INV E = 103.07 INV W = 103.07
B-6 TYPE 4 INLET RIM = 107.01 INV N = 101.51
B-7 TYPE 4 INLET RIM = 107.01 INV S = 101.34 INV W = 101.01
C-1 TYPE 3L INLET RIM = 107.09 INV W = 101.57
C-2 TYPE 3R INLET RIM = 107.09 INV E = 101.40 INV S = 101.40 INV N = 101.40
C-3 TYPE 3L INLET RIM = 110.57 INV W = 105.06
C-4 TYPE 3R INLET RIM = 110.57 INV S = 104.89 INV E = 104.89
C-5 TYPE 3L INLET RIM = 112.32 INV E = 106.82
C-6 TYPE 3R INLET RIM = 112.32 INV W = 106.65 INV S = 104.11 INV N = 104.17
E-1 TYPE 3R INLET RIM = 103.52 INV E = 97.95
E-2 TYPE 3L INLET RIM = 103.52 INV W = 97.78 INV N = 96.02 INV S = 96.02
E-3 TYPE 3R INLET RIM = 106.56 INV E = 101.03
E-4 TYPE 3L INLET RIM = 106.56 INV W = 100.86 INV S = 99.06 INV N = 99.25
E-5 72" DIA MANHOLE RIM = 109.25 INV N = 100.46 INV S = 99.79 INV W = 102.96 INV E = 100.57
E-6 TYPE 2 INLET RIM = 107.53 INV E = 101.53
E-7 TYPE 2 INLET RIM = 107.53 INV W = 101.46 INV N = 101.53 INV S = 101.03
F-16 TYPE 3R INLET RIM = 106.37 INV SE = 100.90
F-17 TYPE 3L INLET RIM = 106.20 INV NW = 100.66 INV S = 100.66
F-18 TYPE 3R INLET RIM = 105.27 INV E = 99.73
F-19 TYPE 3L INLET RIM = 105.27 INV W = 99.56 INV S = 99.56 INV N = 99.56
F-20 120" DIA MANHOLE RIM = 104.76 INV S = 93.17 INV W = 94.17 INV N = 99.09
F-22 TYPE 3L INLET RIM = 102.15 INV N = 92.80 INV SW = 92.80
F-23 96" DIA MANHOLE RIM = 102.15 INV N = 92.80 INV SW = 92.80
F-27 96" DIA MANHOLE RIM = 102.62 INV E = 94.98 INV W = 92.85 INV S = 92.85
34 LF 18" ADS HP @ 0.50%
35 LF 18" ADS HP @ 0.50%
54 LF 18" ADS HP @ 1.79%
49 LF 18" ADS HP @ 0.50%
51 LF 18" ADS HP @ 1.27%
71 LF 48" ADS HP @ 0.20%
36 LF 42" ADS HP @ 2.91%
193 LF 60" ADS HP @ 0.21%
41 LF 18" ADS HP @ 0.45%
101 LF 60" ADS HP @ 0.20%
27 LF 60" ADS HP @ 0.20%
133 LF 18" ADS HP @ 0.20%
49 LF 18" ADS HP @ 0.98%
48 LF 18" ADS HP @ 0.50%
55 LF 36" ADS HP @ 0.20%
262 LF 36" ADS HP @ 0.20%
220 LF 24" ADS HP @ 0.20%
287 LF 30" ADS HP @ 0.20%
34 LF 24" ADS HP @ 0.20%
49 LF 30" ADS HP @ 0.20%
147 LF 24" ADS HP @ 0.20%
217 LF 36" ADS HP @ 0.50%
135 LF 24" ADS HP @ 1.50%
47 LF 18" ADS HP @ 6.20%
41 LF 18" ADS HP @ 0.50%
34 LF 24" ADS HP @ 0.20%
259 LF 30" ADS HP @ 0.20%
295 LF 18" ADS HP @ 0.34%
205 LF 18" ADS HP @ 1.00%
161 LF 24" ADS HP @ 1.45%
245 LF 18" ADS HP @ 1.43%
242 LF 24" ADS HP @ 0.20%
271 LF 36" ADS HP @ 0.20%
181 LF 18" ADS HP @ 0.61%
FOUND 1" IRON PIPE (HELD)
FOUND 1" AXLE 0.23' N
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811 Or Dial Local 1-800-432-4770
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PROJECT



NO.	DATE	DESCRIPTION
5	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/29/2025 - OSS
4	09/23/2025	SJWMD COMMENTS - DATED 09/22/2025 - OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

DRAWING: DRAINAGE PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.7

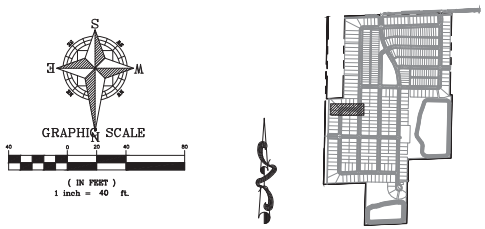
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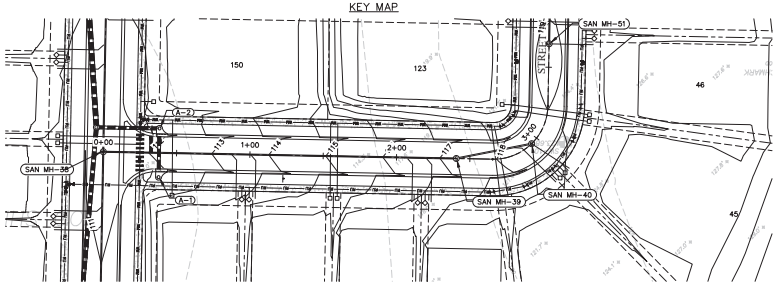
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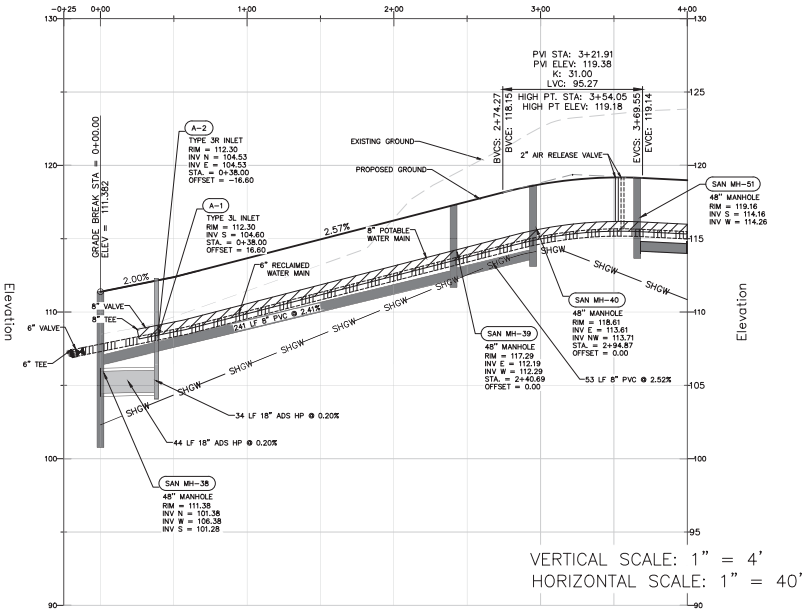
OFFSITE DRAINAGE PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERS
NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 8/4/2025
SHEET C6.8
PROJECT ASH-014
STATE OF FLORIDA
OVIDIO SANCHEZ
No. 86492
PROFESSIONAL ENGINEER
11/15/25
REV DATE DESCRIPTION BY
OSS 10/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025
OSS 08/25/2025 SJMWD COMMENTS - DATED 08/20/2025
GRAPHIC SCALE
1 inch = 50 ft.
(IN FEET)
KEY MAP
MATCHLINE A-A
MATCHLINE A-A
KELLY PARK ROAD
WHITEHORN LANE
PARK RIDGE ST
FOLIAGE WAY
JASON DWELLEY PARKWAY
STREET 'C'
STREET 'F'
STREET 'D'
CONCRETE FLUME
TRACT 'A' 50' ROAD DEDICATION FOR W. KELLY PARK ROAD 1.16 AC
TRACT 'B' OPEN SPACE 0.07 AC
TRACT 'C' OPEN SPACE 0.07 AC
TRACT 'D' OPEN SPACE 0.22 AC
TRACT 'E' OPEN SPACE 0.03 AC
TRACT 'F' OPEN SPACE 0.03 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.53 AC
TRACT 'H' 10' LANDSCAPE BUFFER 0.10 AC
TRACT 'I' 10' LANDSCAPE BUFFER 0.10 AC
OAKS AT KELLY PARK PHASE 2A PLAT BOOK 72, PAGES 72-76
FOUND 5/8" IRON ROD IN PAVEMENT CUTOUT
FOUND 4" CONCRETE MONUMENT
FOUND 5/8" IRON PIPE
132 LF 18" ADS HP @ 0.20%
233 LF 18" ADS HP @ 0.46%
250 LF 18" ADS HP @ 0.50%
207 LF 18" ADS HP @ 2.14%
129 LF 18" ADS HP @ 1.29%
251 LF 18" ADS HP @ 0.37%
83 LF 18" ADS HP @ 1.67%
206 LF 18" ADS HP @ 0.20%
OF-1 TYPE 3R INLET RIM = 118.79 INV E = 116.29
OF-2 TYPE 3R INLET RIM = 118.35 INV W = 113.85 INV E = 113.85
OF-3 DA MANHOLE RIM = 117.70 INV W = 112.20 INV E = 112.20
OF-4 TYPE 3R INLET RIM = 115.77 INV E = 109.21
OF-5 TYPE 3R INLET RIM = 113.46 INV W = 107.96 INV E = 107.96
OF-6 TYPE 2 INLET RIM = 112.40 INV W = 106.90 INV E = 106.90
F-1 72" DA MANHOLE RIM = 116.23 INV W = 107.65 INV S = 107.65 INV E = 105.77
OF-7 TYPE 3L INLET RIM = 113.38 INV W = 106.64 INV S = 106.64
OF-8 TYPE 3L INLET RIM = 111.45 INV W = 105.22
D-33 72" DA MANHOLE RIM = 110.45 INV W S = 103.70 INV S = 103.45 INV N = 106.22
SHEET 83 OF 144
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Page 219 of 306



KEY MAP

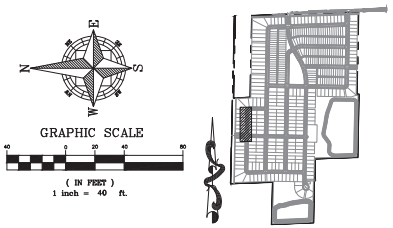


Station

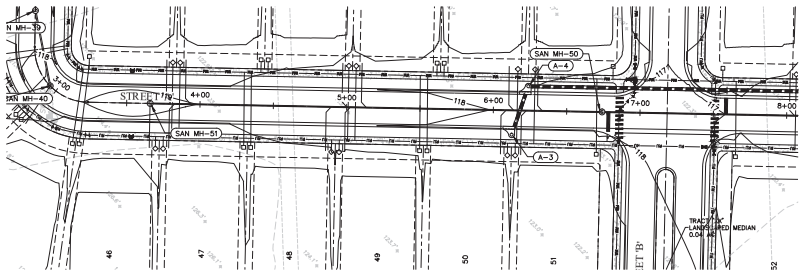


VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

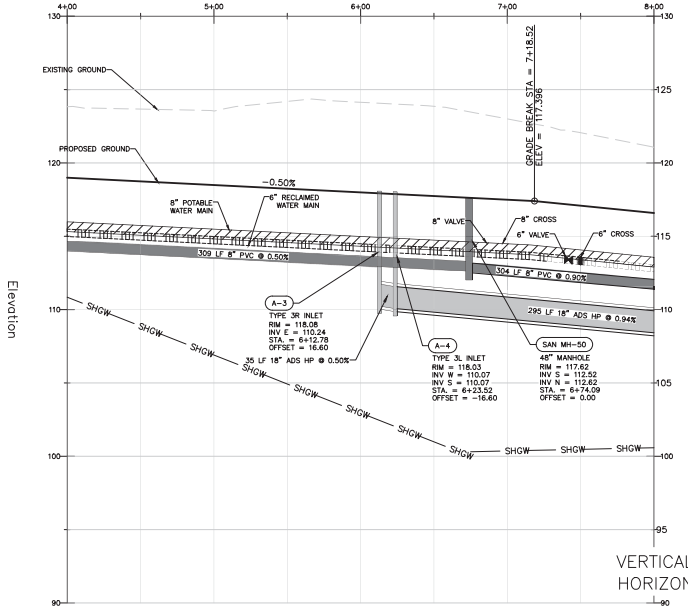




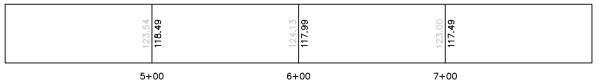
KEY MAP



Station



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



SHEET 84 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-W) DATED 10/09/2025	OSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	OSS

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

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

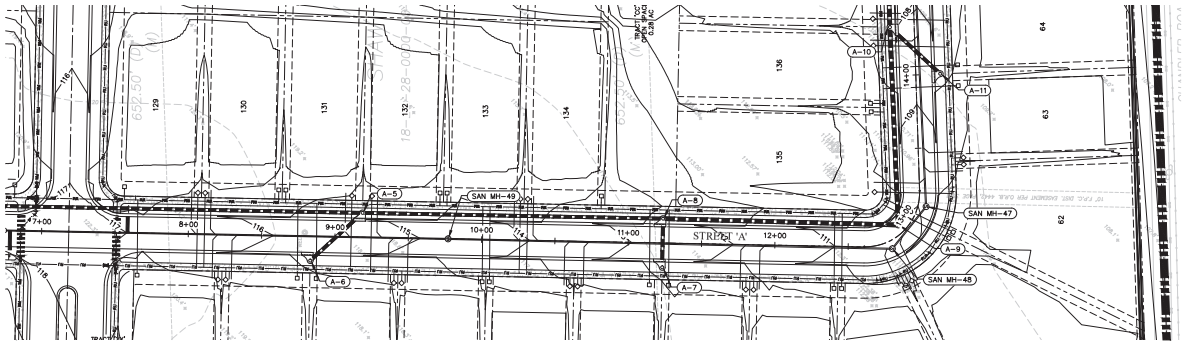
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/10/2025

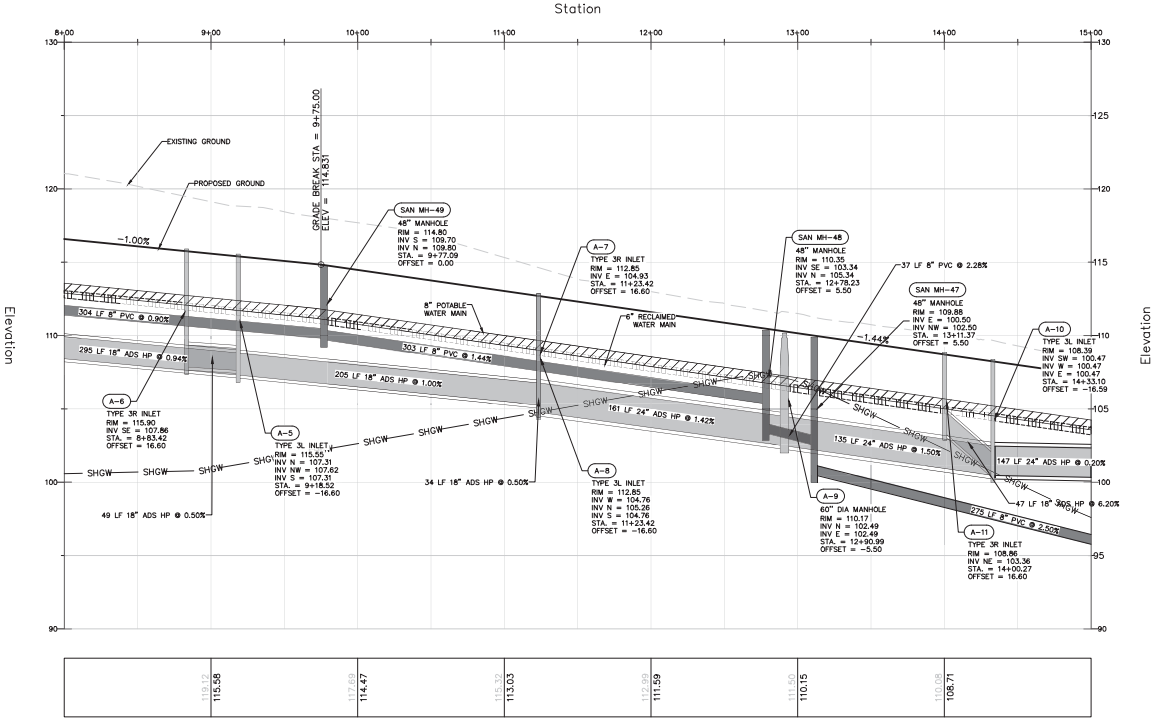
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PROJECT: ASH-014
SHEET: C7.0

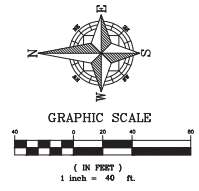
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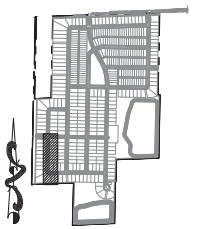






GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



KEY MAP

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

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

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSEDSTORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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SHEET 85 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-M) DATED 10/09/2025	OSS
2	10/30/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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PLAN & PROFILE - STREET A - STA. 8+00 TO STA. 15+00
CONSTRUCTION SITE PLAN

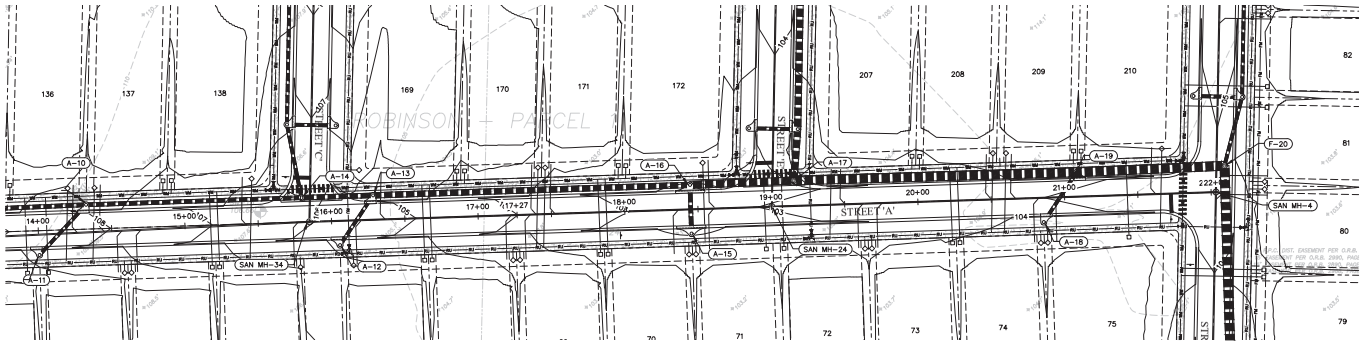
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

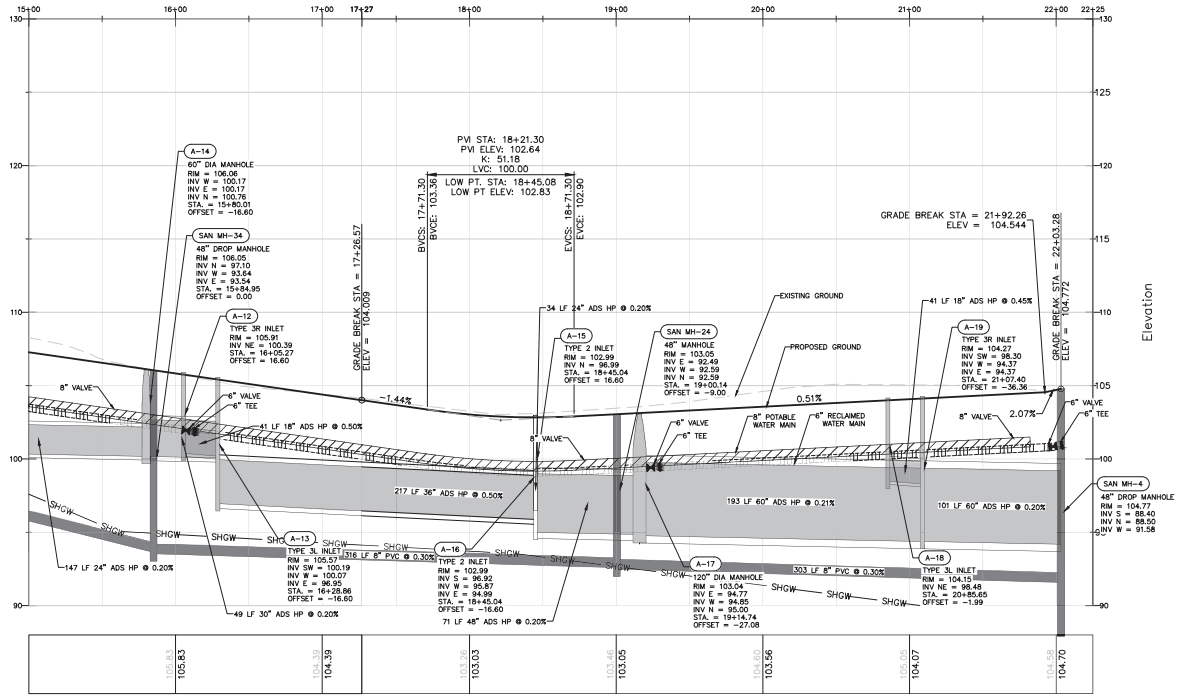
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/10/2025

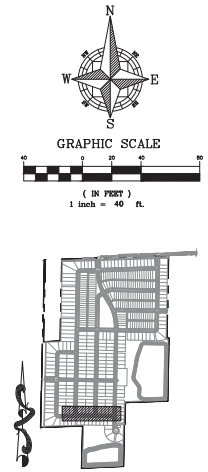
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.1

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PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET A.dwg Modified:11/14/2025 By:slancaster Plotted By:brian killela







KEY MAP

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

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

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SHEET 86 OF 144

NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/09/2025	DSS
3	10/29/2025	SJWMD COMMENTS - DATED 09/29/2025	DSS

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PLAN & PROFILE - STREET A - STA. 15+00 TO STA. 22+03
CONSTRUCTION SITE PLAN

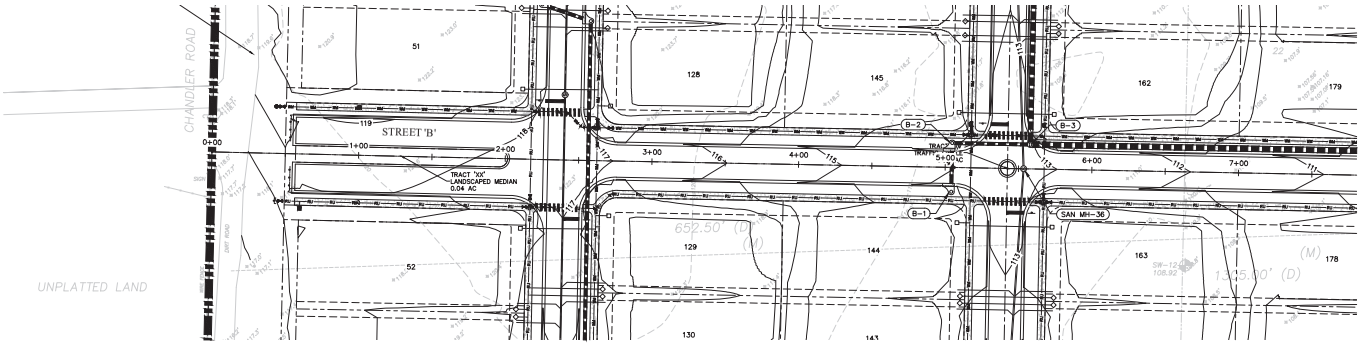
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

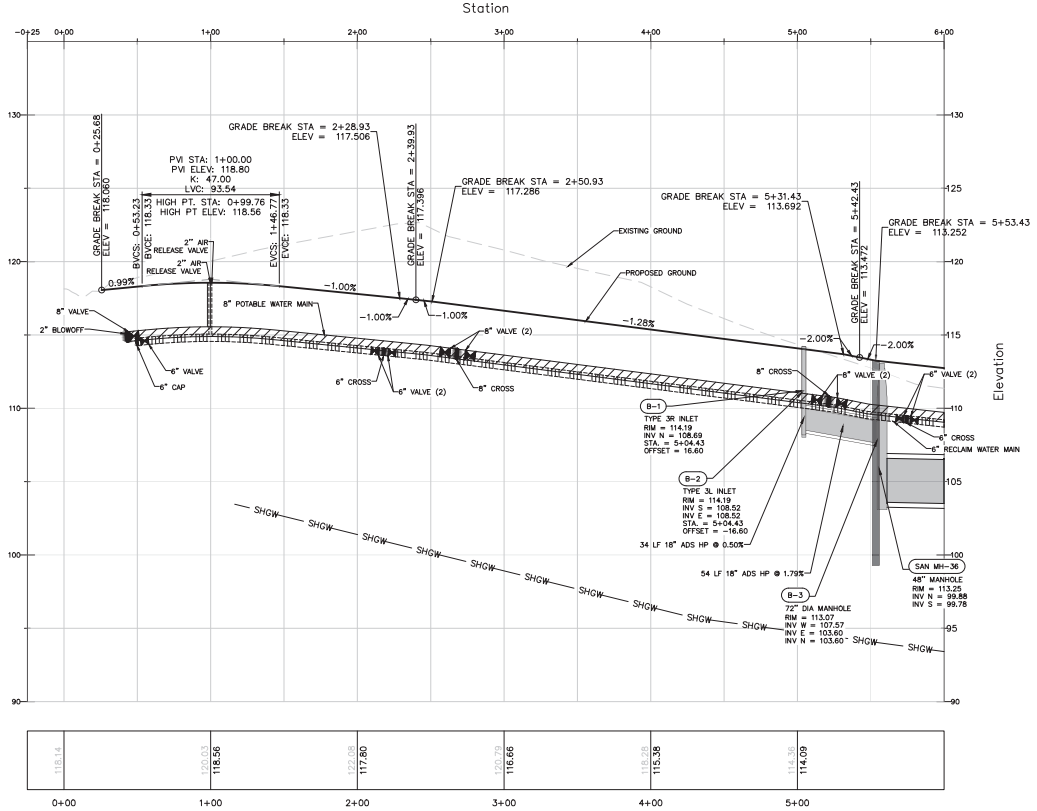
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DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/10/2025
SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.2

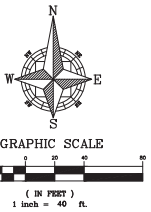
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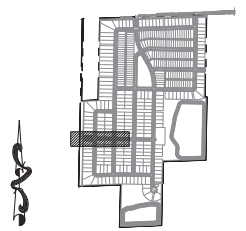
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KEY MAP

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

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

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

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SHEET 87 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	DSS
2	10/23/2025	SJWMD COMMENTS - DATED 10/20/2025	DSS

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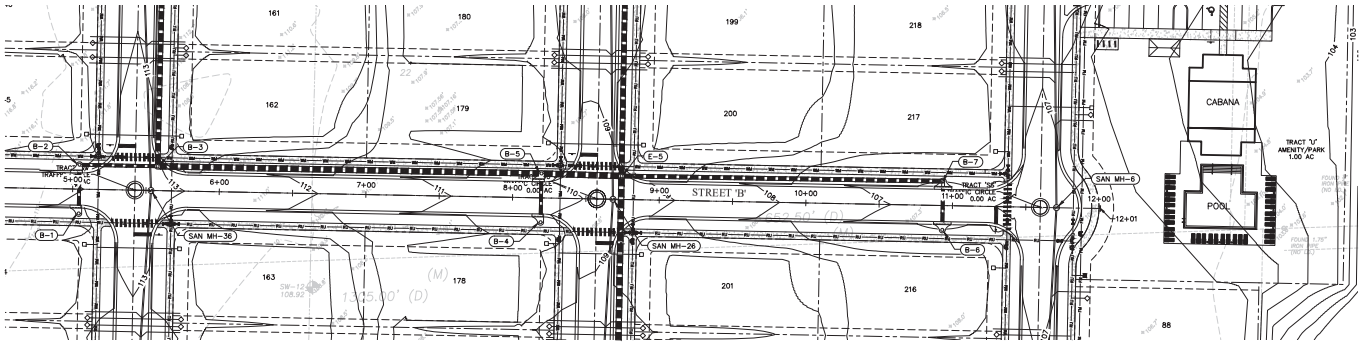
PLAN & PROFILE - STREET B - STA. 0+00 TO STA. 6+00
CONSTRUCTION SITE PLAN

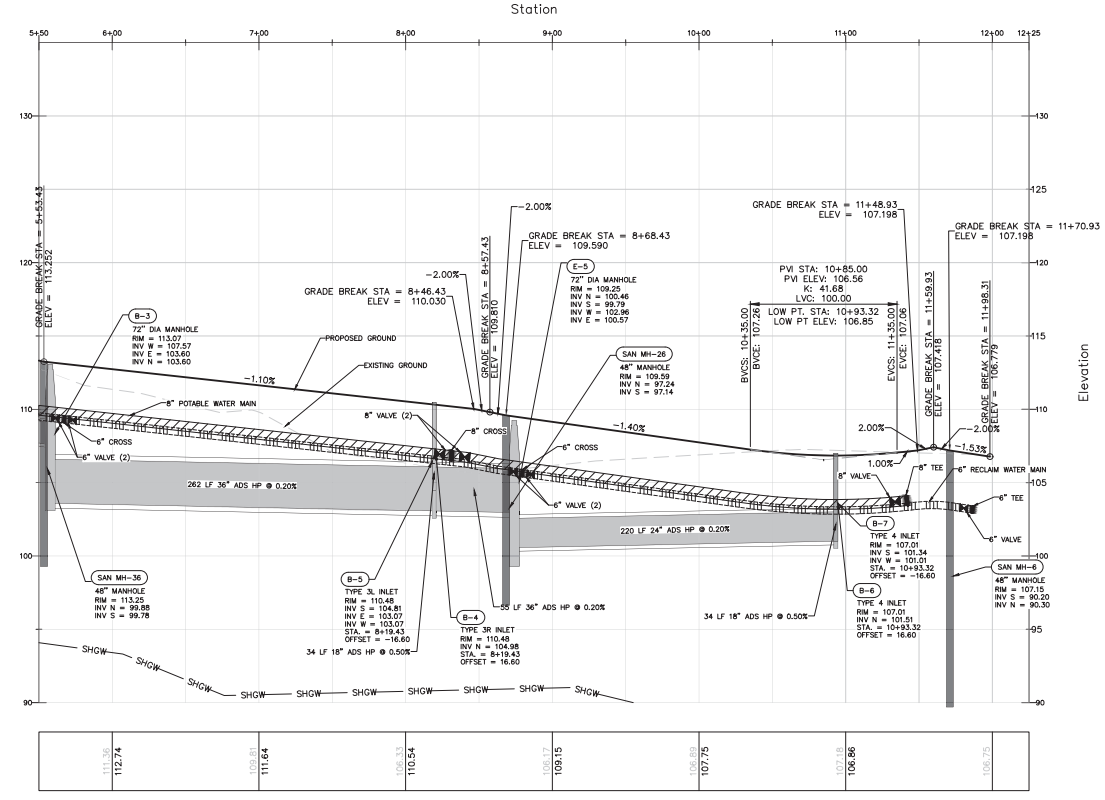
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.3

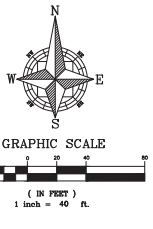
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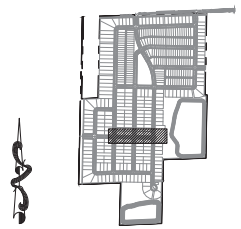
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/09/2025	DSS
2	10/23/2025	SJWMD COMMENTS - DATED 09/29/2025	DSS

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SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

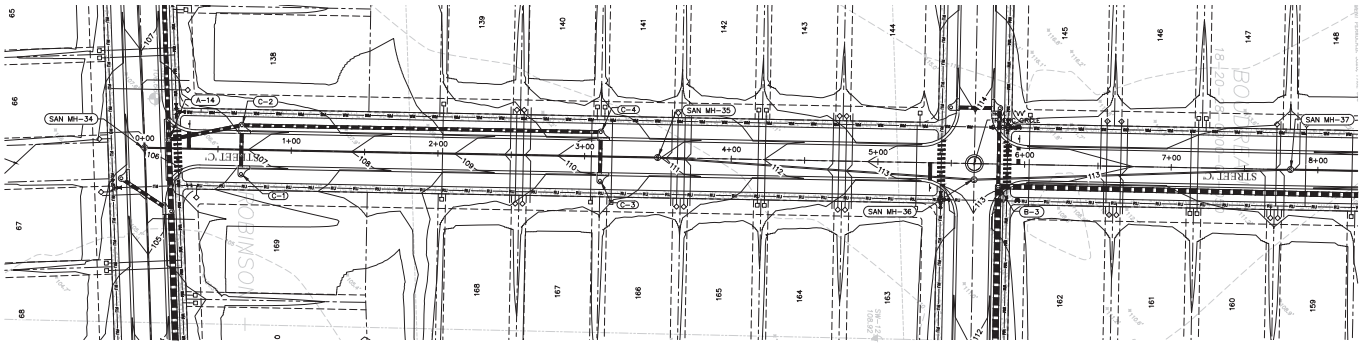
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.4

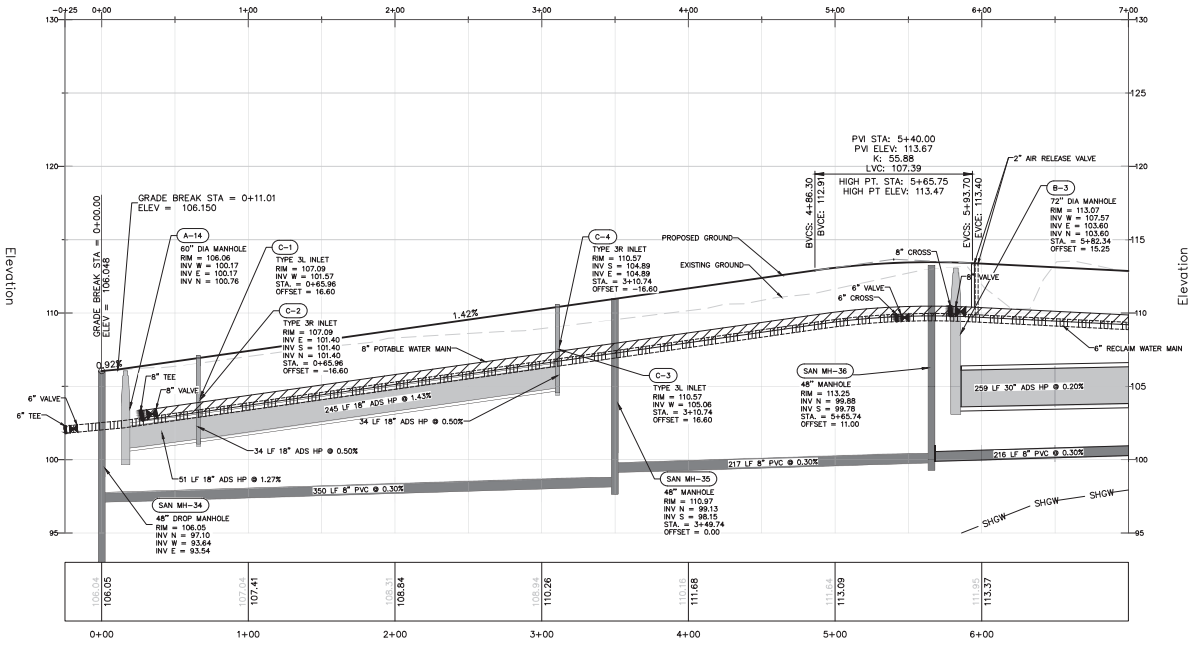
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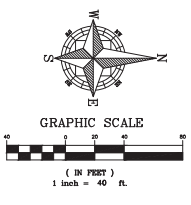
SHEET 88 OF 144

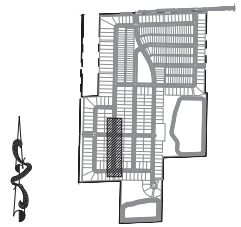
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KEY MAP

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

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

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

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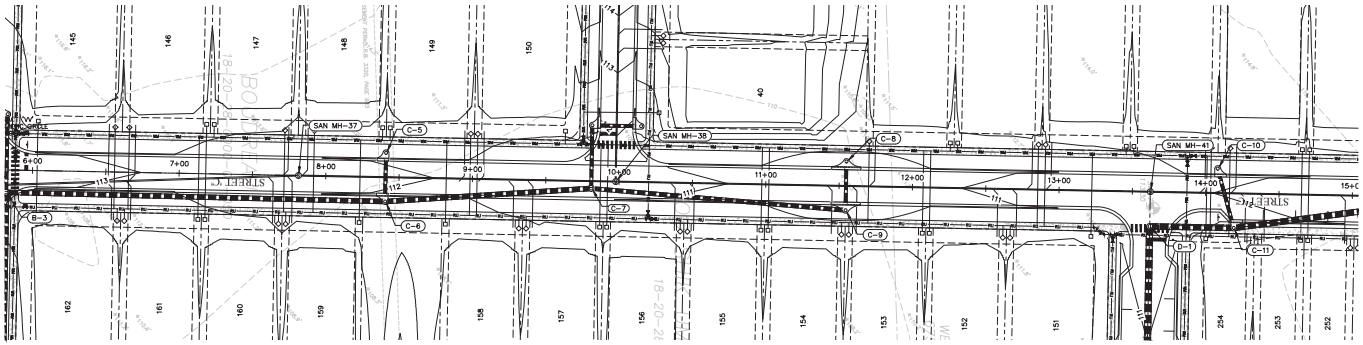
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CONSTRUCTION SITE PLAN

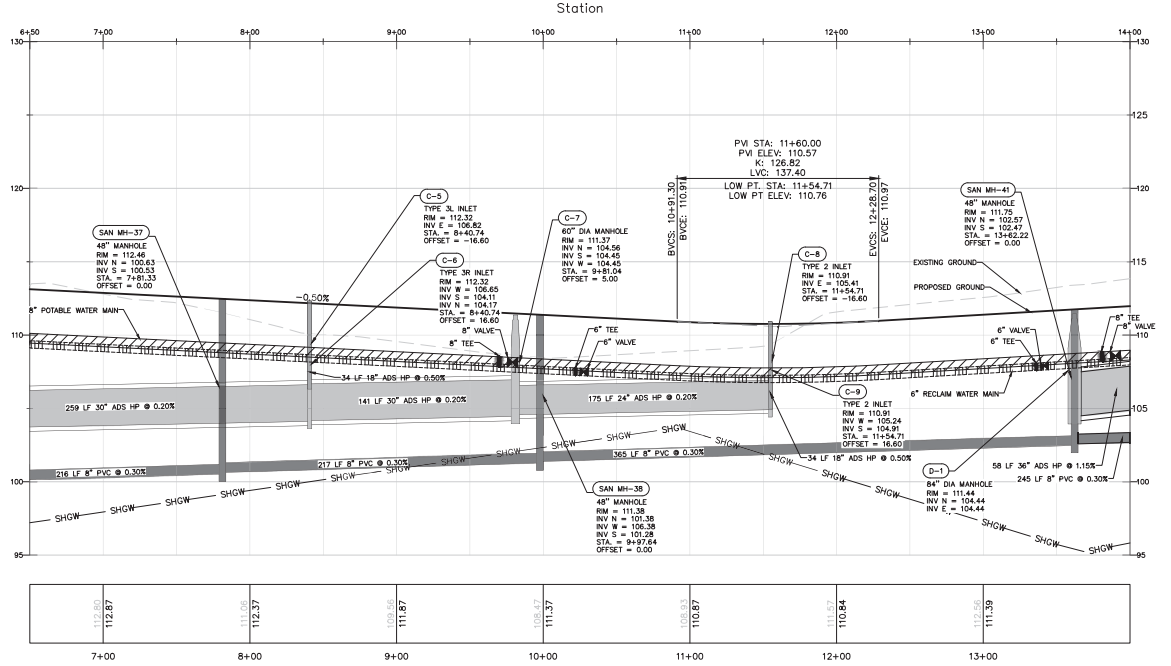
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CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.5

OVIDIO SALVADOR SANCHEZ
LICENSE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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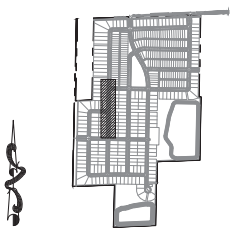




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-555.314

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

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

SHEET 90 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/06/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/06/2025	DSS
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CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

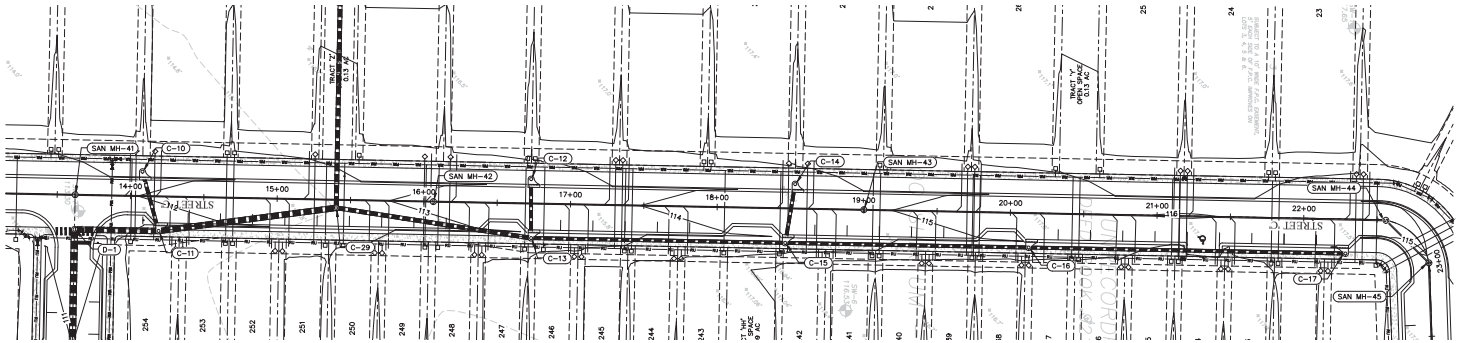
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SHEET: C7.6

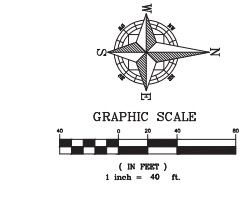


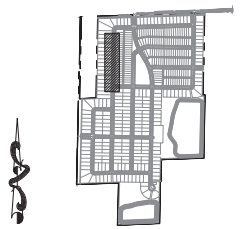
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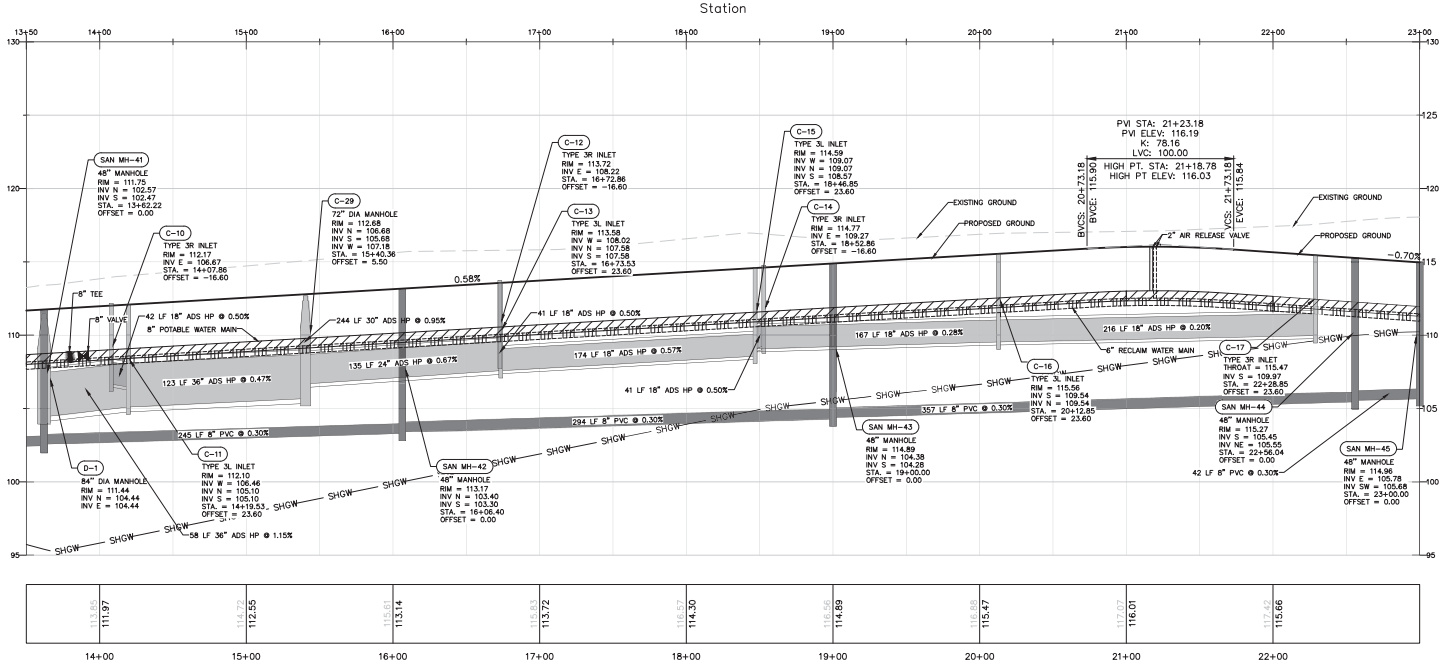
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KEY MAP



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

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

SHEET 91 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/29/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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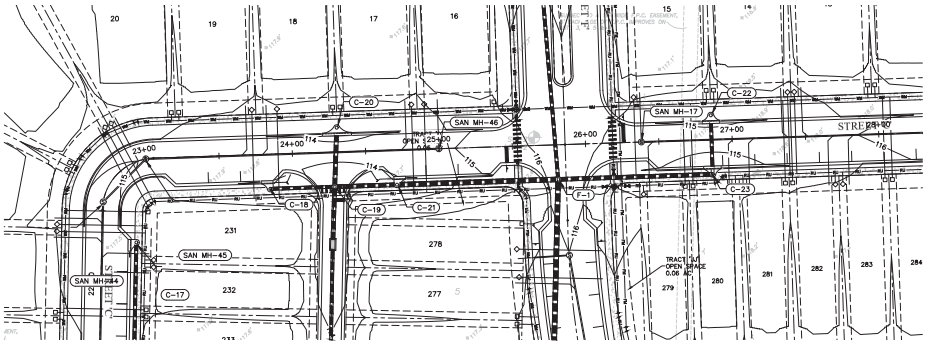
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

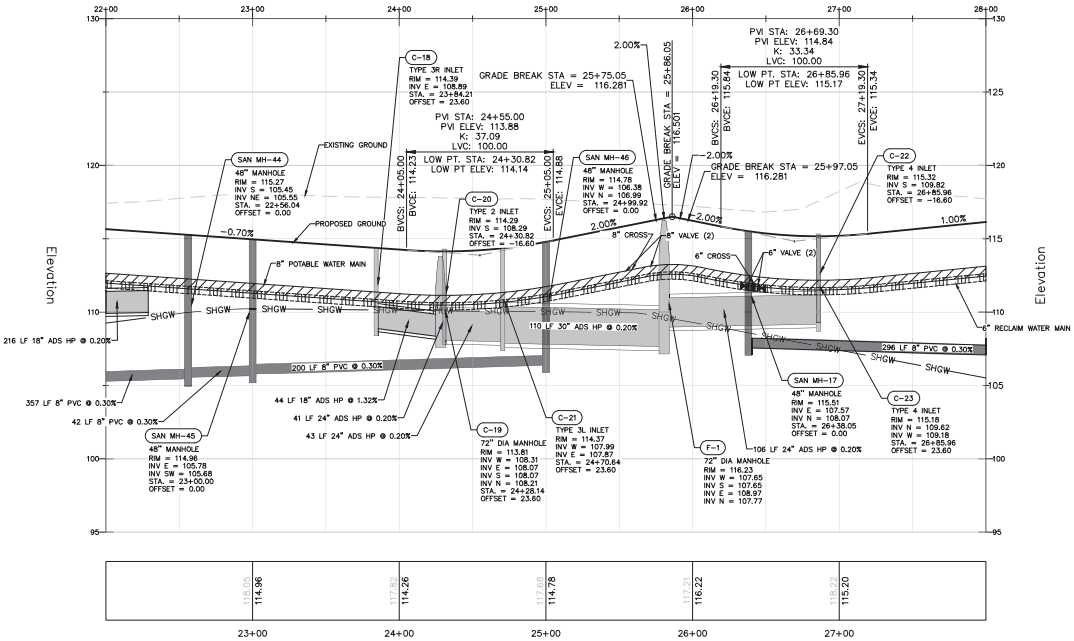
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PROJECT: ASH-014
SHEET: C7.7

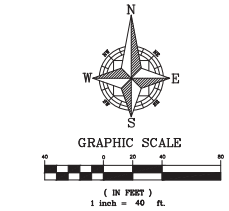
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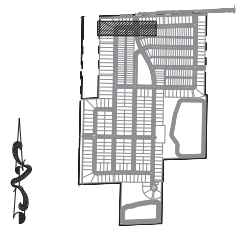
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KEY MAP

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

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

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

SHEET 92 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-W) DATED 10/09/2025	DSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	DSS

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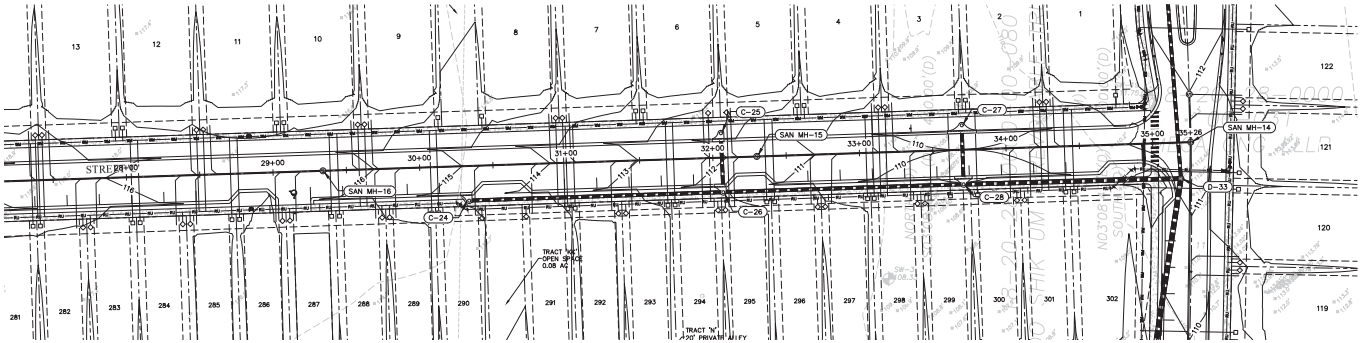
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

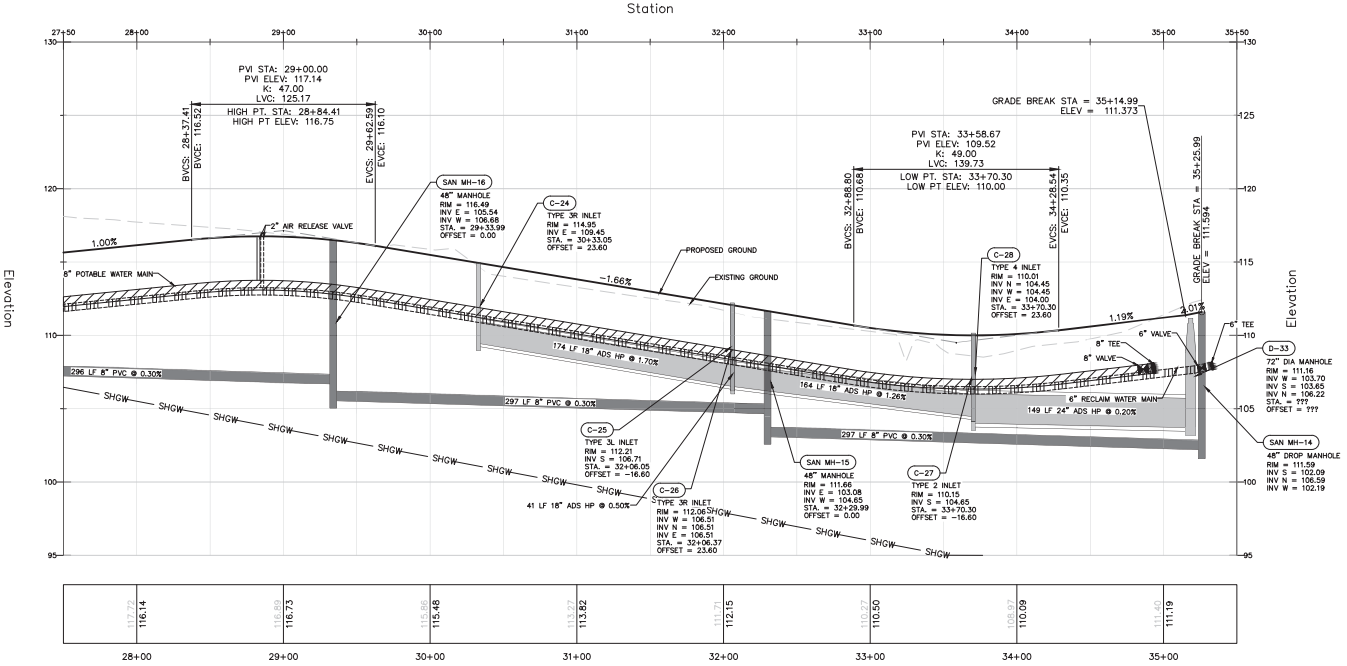
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.8

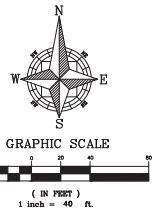
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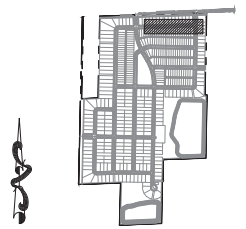
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KEY MAP

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

SHEET 93 OF 144

NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/29/2025	DSS
3	10/23/2025	SJWMD COMMENTS - DATED 09/29/2025	DSS

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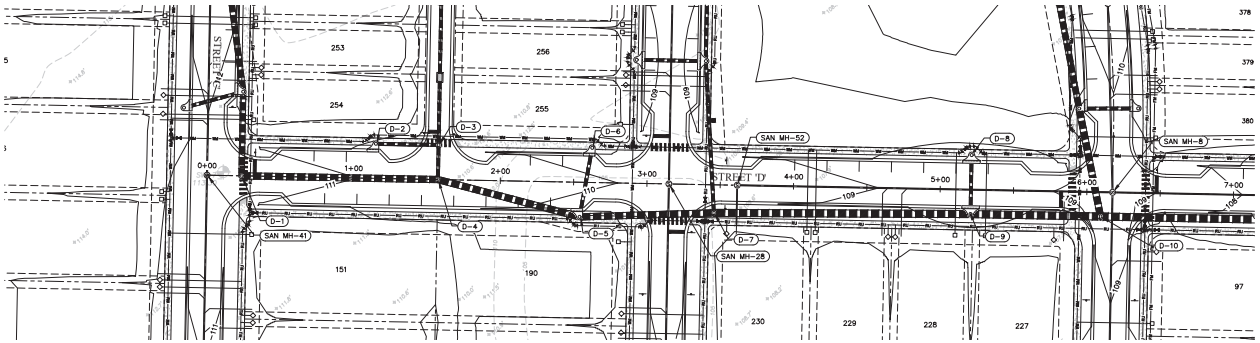
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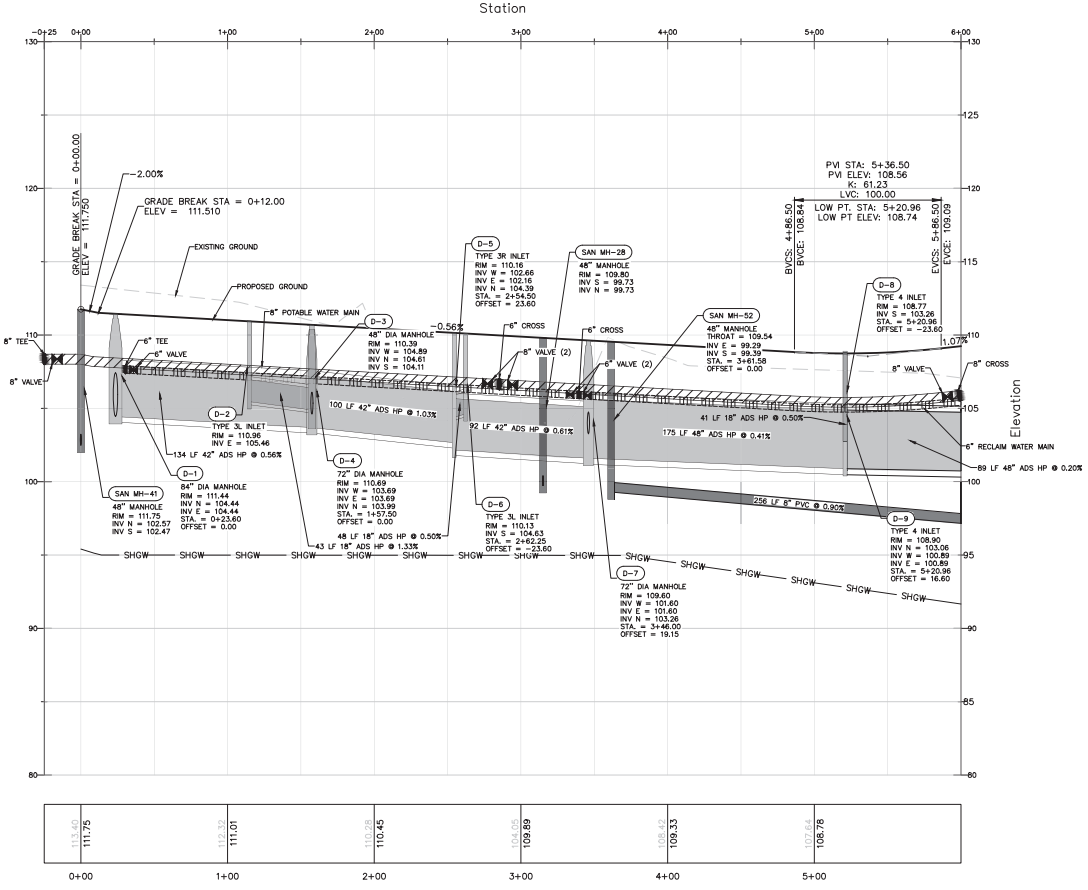
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.9

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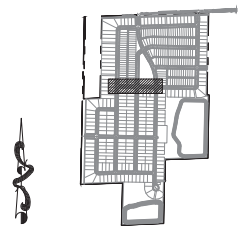


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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	DSS
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CITY OF APOPKA, FLORIDA

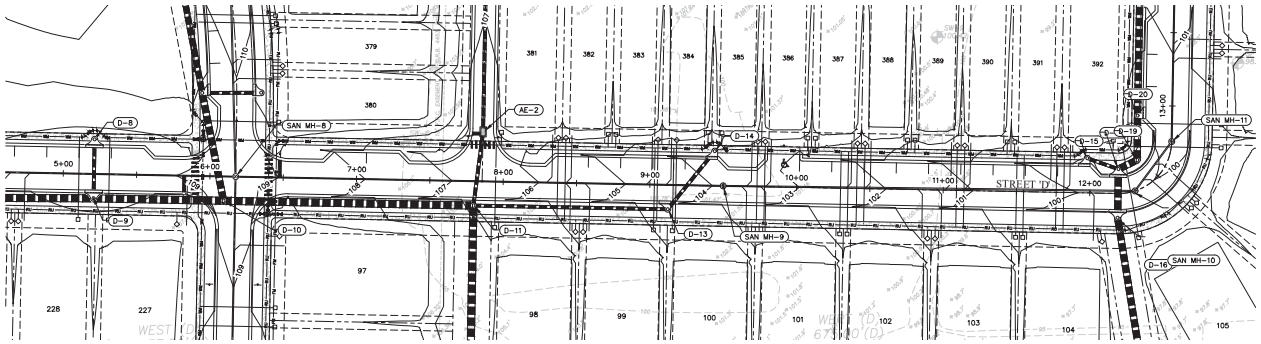
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

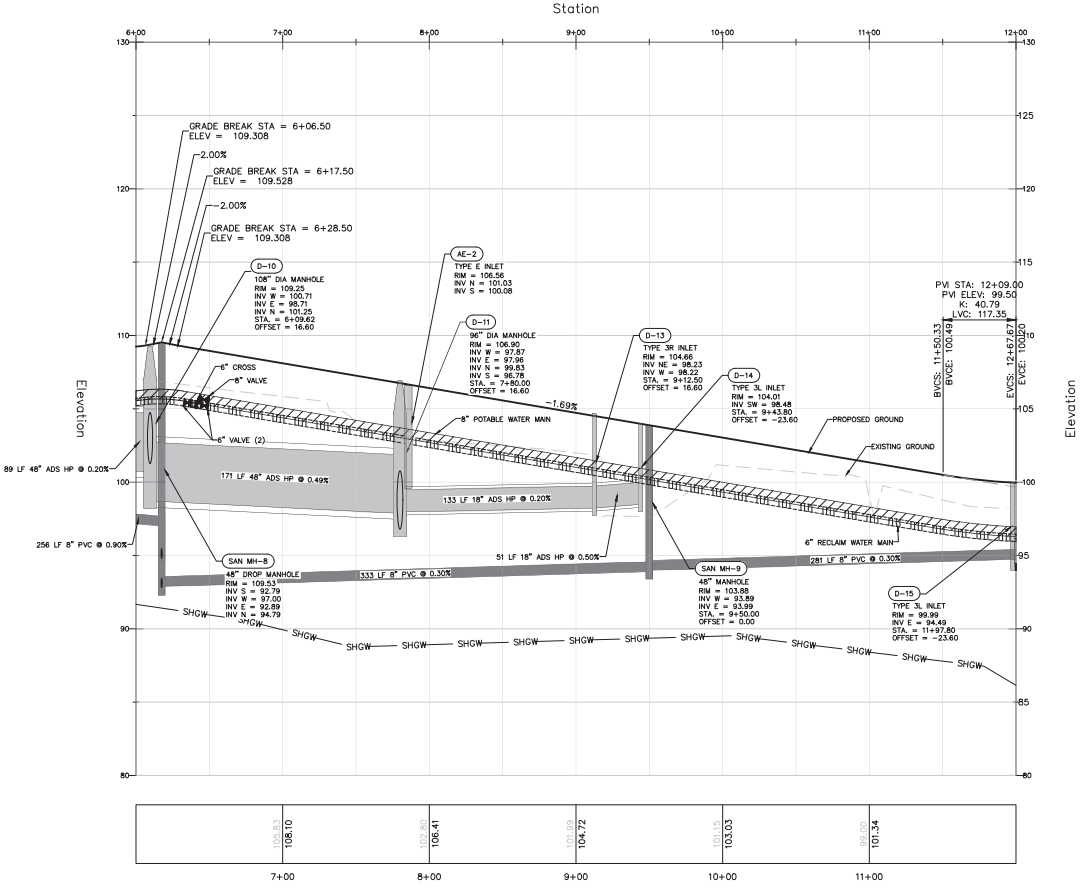
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.10

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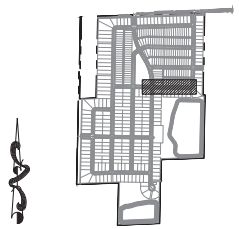
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GRAPHIC SCALE



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SHEET 95 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	DSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	DSS

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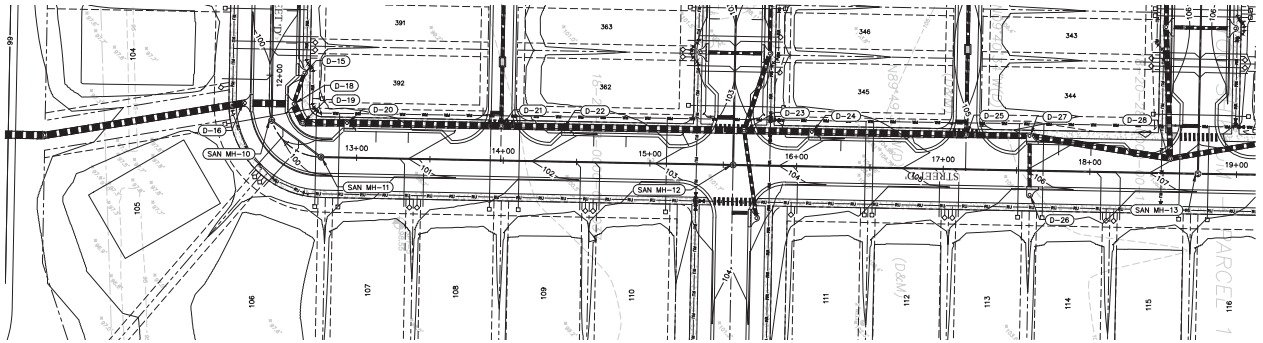
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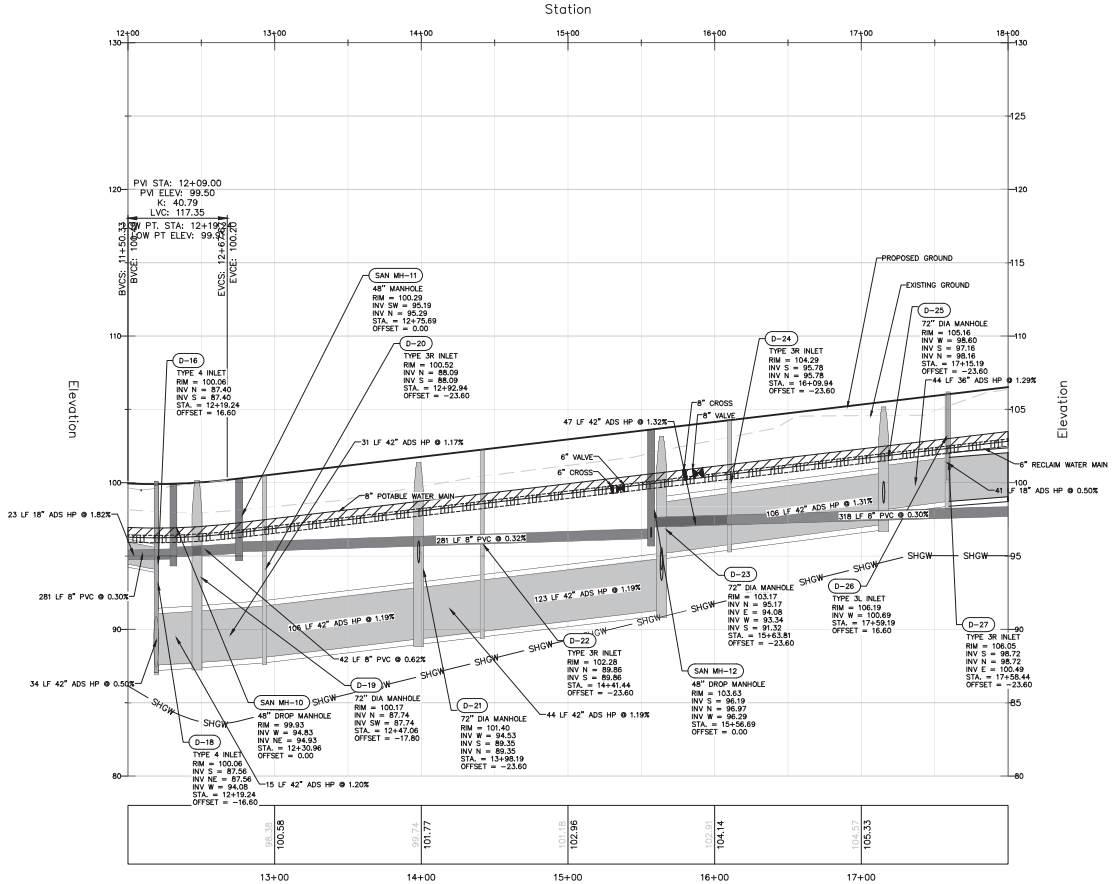
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/11/2025
SCALE	1" = 40'
PROJECT	ASH-014
SHEET	C7.11

ORLANDO SALVADOR SANCHEZ
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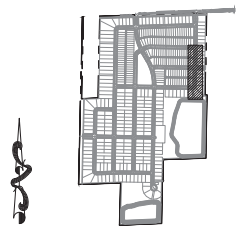
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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

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NO.	DATE	DESCRIPTION	BY
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2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	OSS

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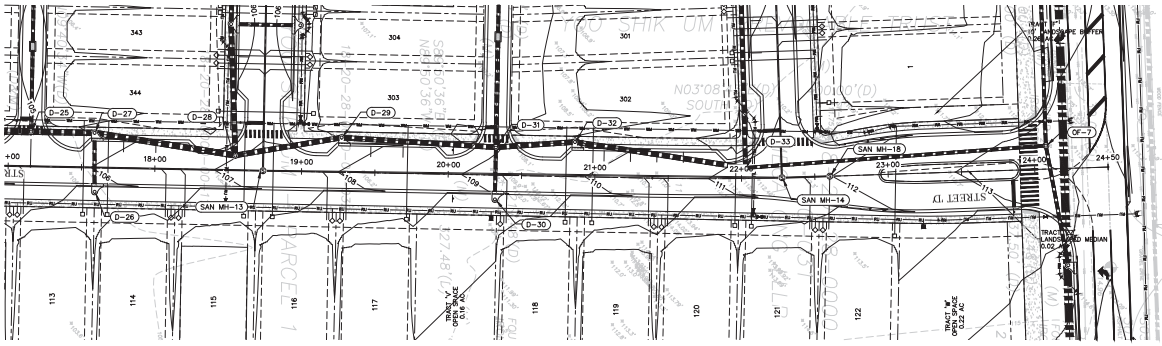
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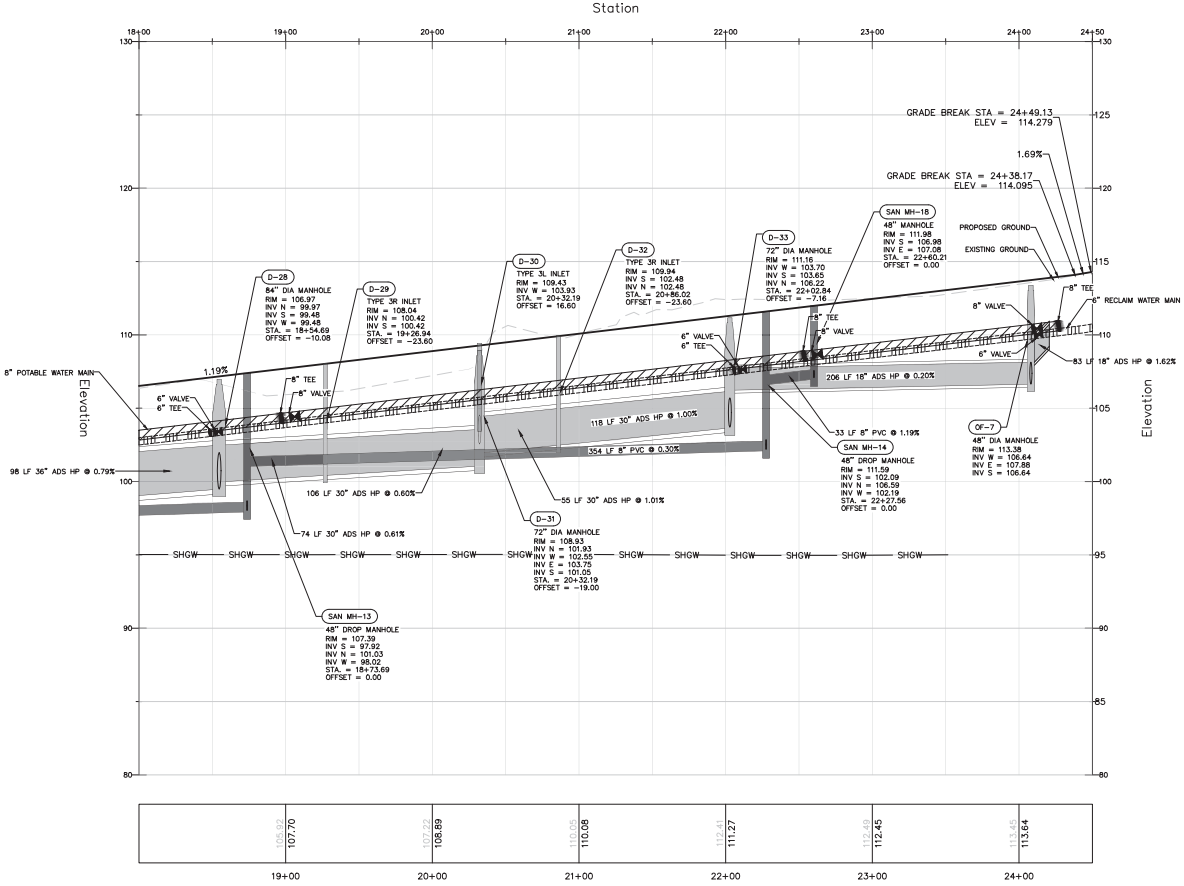
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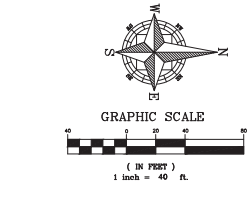
DRAWN:	SCALE
S. LANCASTER	1" = 40'
DESIGNED:	PROJECT
O. SANCHEZ	ASH-014
CHECKED:	SHEET
O. SANCHEZ	C7.12
DATE:	
11/11/2025	

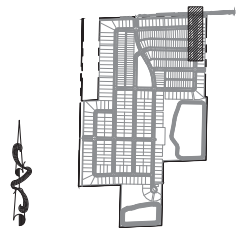
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KEY MAP

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

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

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SHEET 97 OF 144

NO.	DATE	DESCRIPTION	BY
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2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

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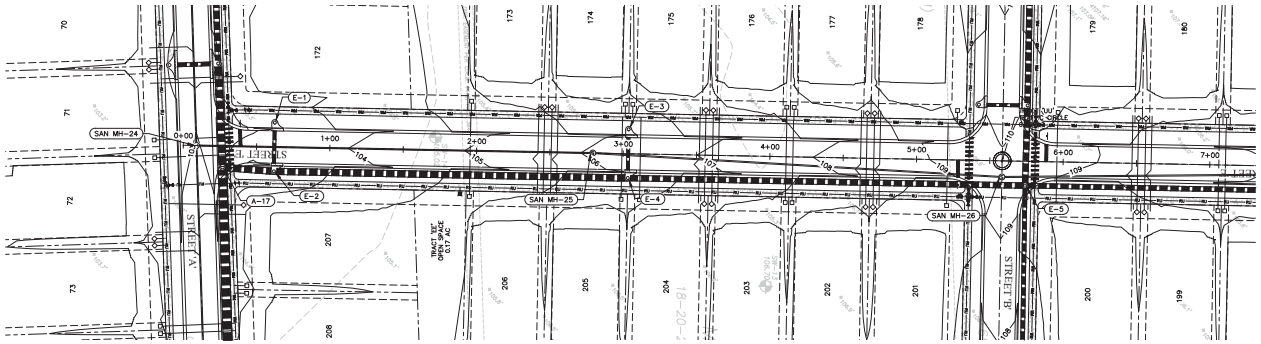
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S. LANCASTER	O. SANCHEZ
DESIGNED:	DATE:
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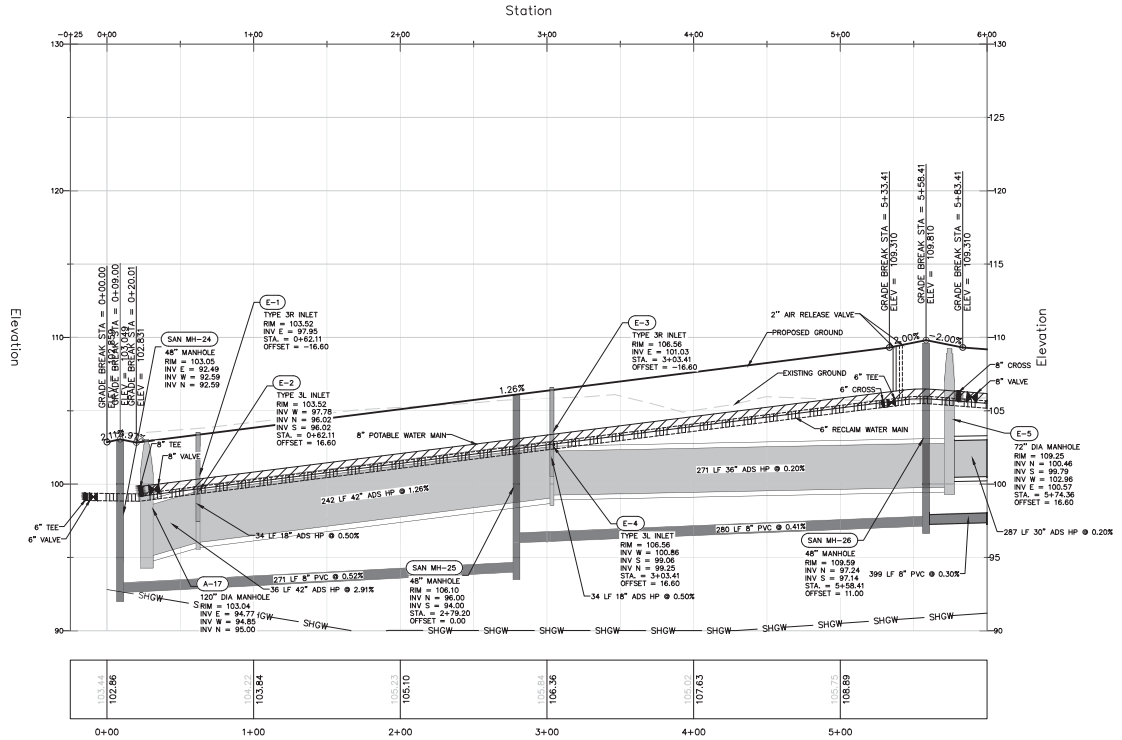
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1" = 40'	ASH-014	C7.13

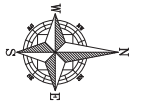
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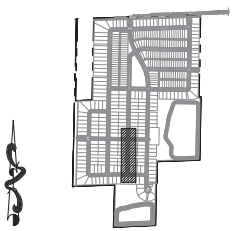
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KEY MAP

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HORIZONTAL SCALE: 1" = 40'

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SHEET 98 OF 144

NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/29/2025	DSS
3	10/23/2025	SJWMD COMMENTS - DATED 09/22/2025	DSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/08/2025	DSS
1	09/22/2025	SJWMD COMMENTS - DATED 08/20/2025	DSS

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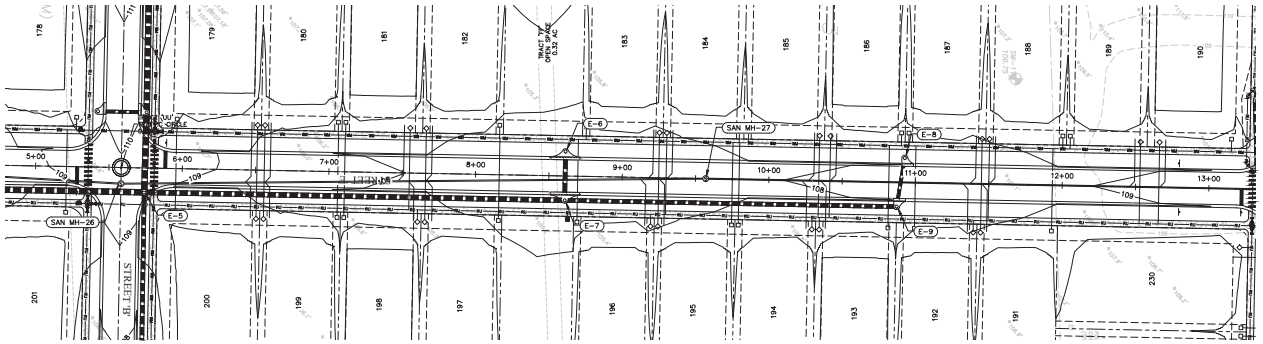
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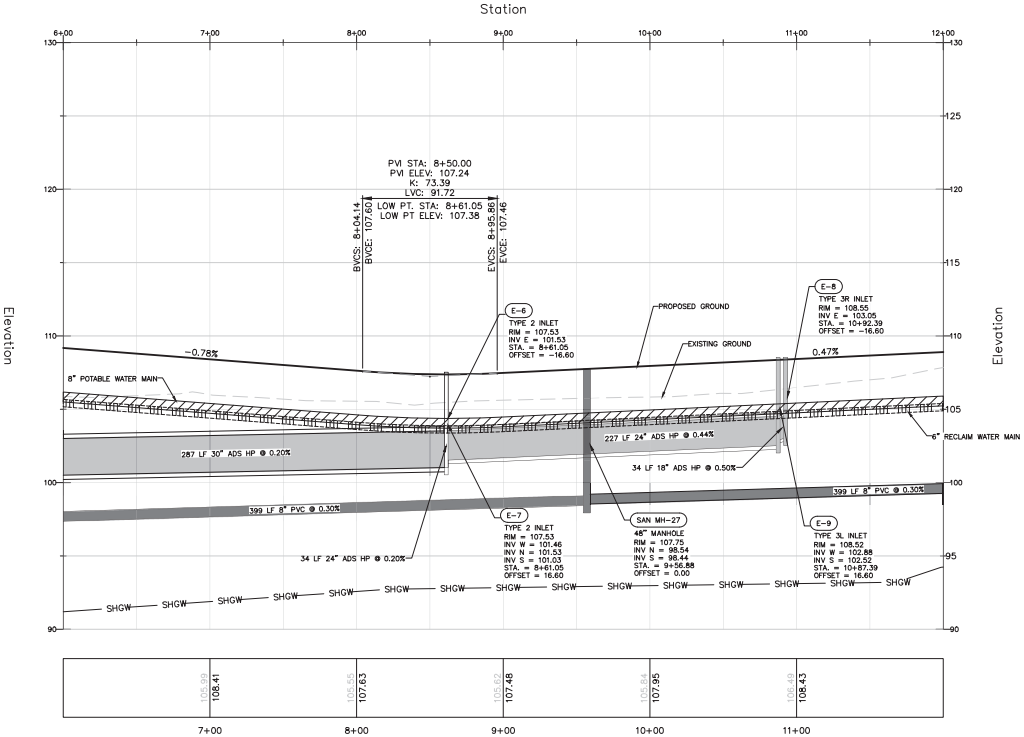
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DATE: 9/15/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.14

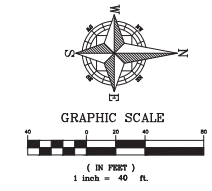
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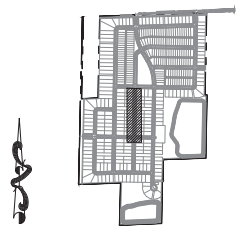




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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

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

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

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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CITY OF APOPKA, FLORIDA

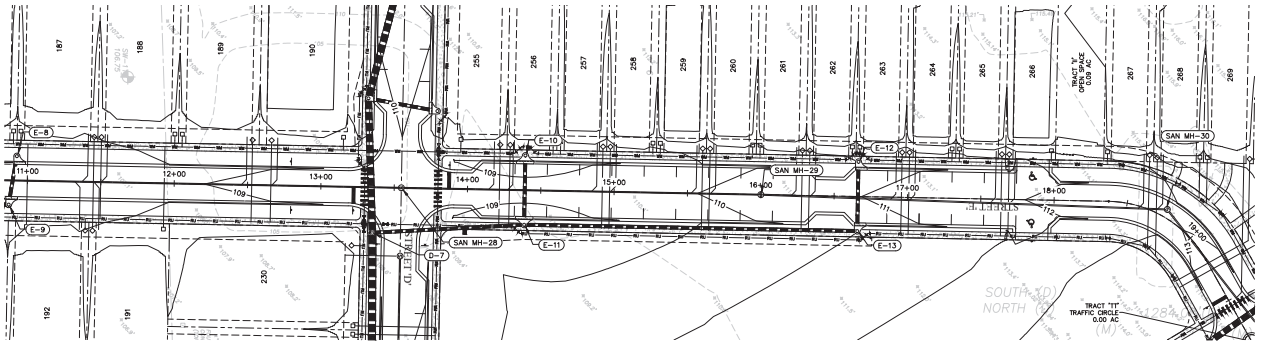
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

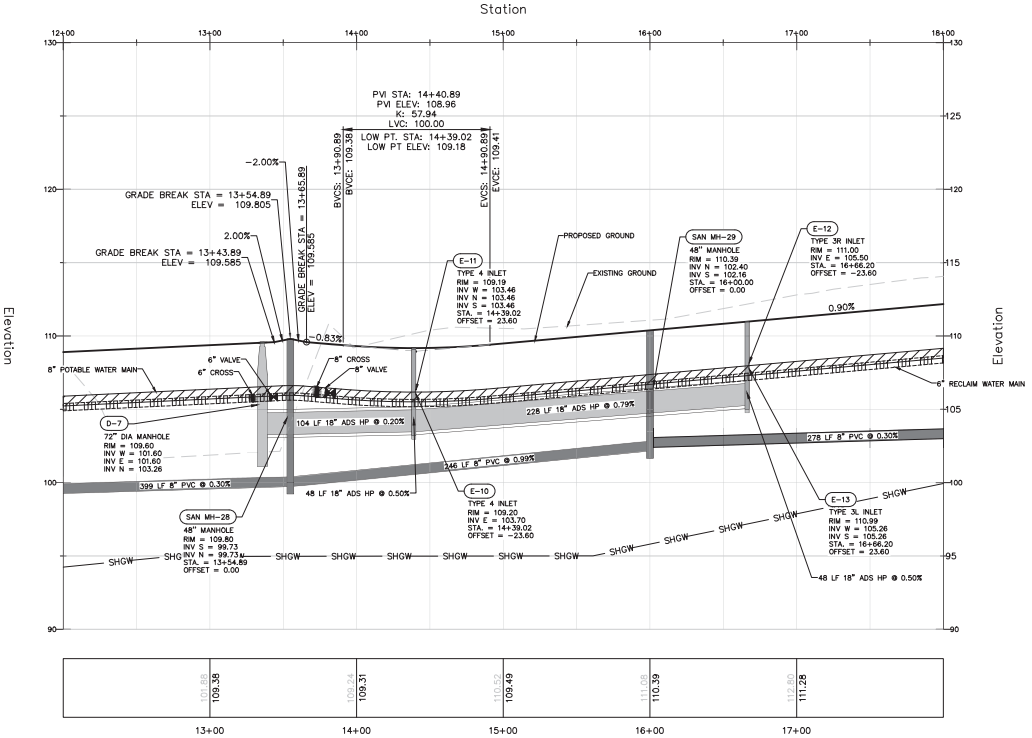
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SHEET: C7.15

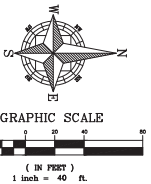
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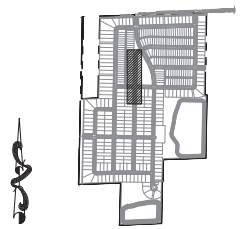






GRAPHIC SCALE

(IN FEET)
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KEY MAP

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

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

SHEET 100 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
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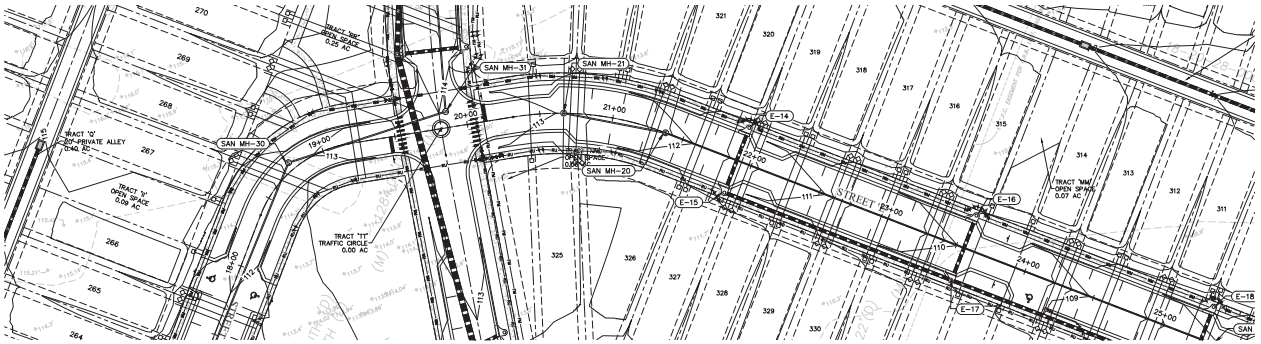
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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
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PROJECT: ASH-014
SHEET: C7.16

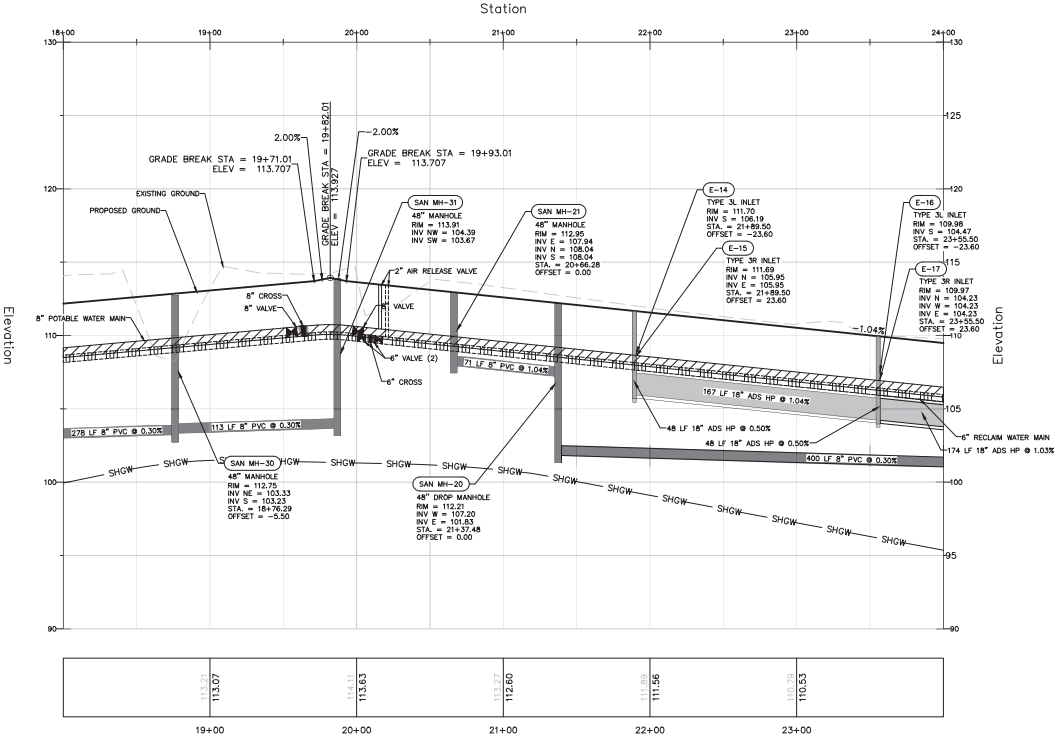
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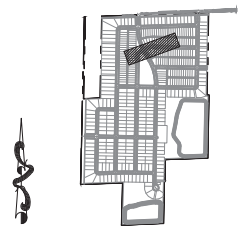






GRAPHIC SCALE

(IN FEET)
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VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 101 OF 144

NO.	DATE	DESCRIPTION	BY
1	06/20/2025	SJWMD COMMENTS - DATED 06/20/2025	OSS
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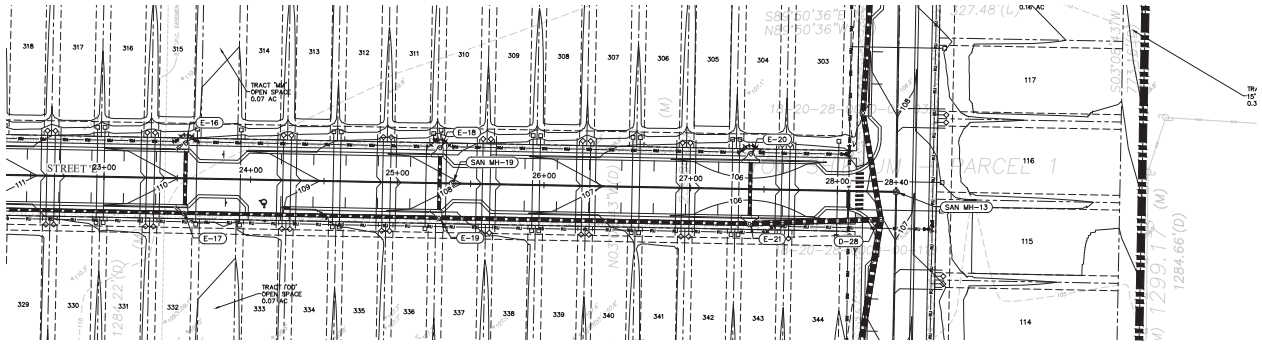
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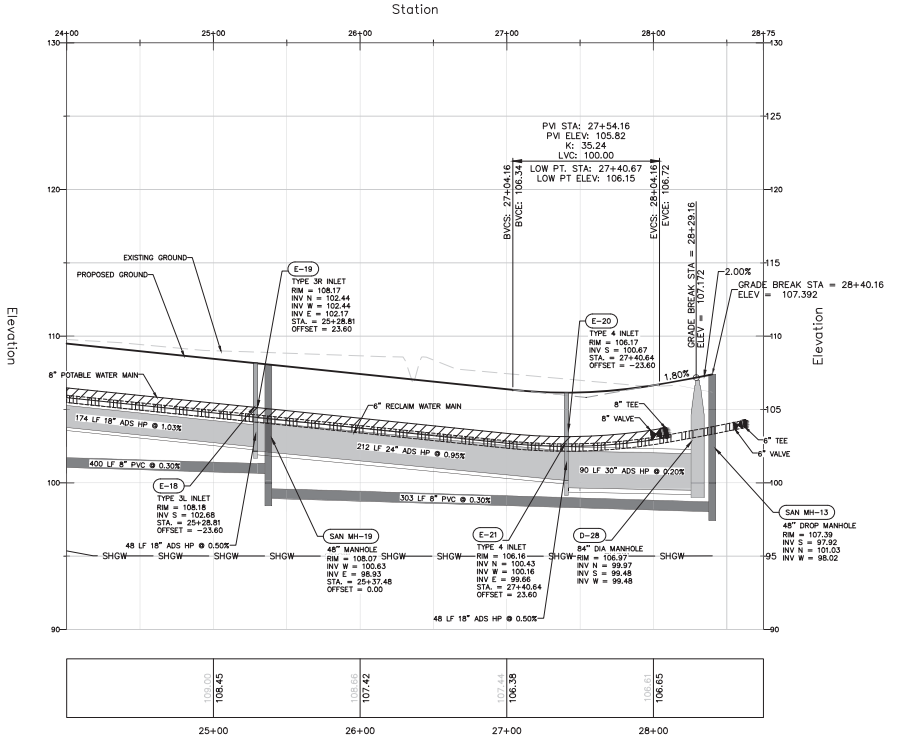
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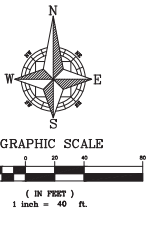
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DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
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PROJECT	ASH-014
SHEET	C7.17

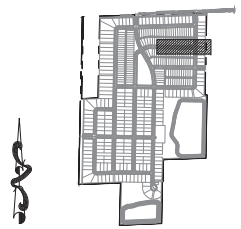


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KEY MAP

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

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

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1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/09/2025	DSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	DSS

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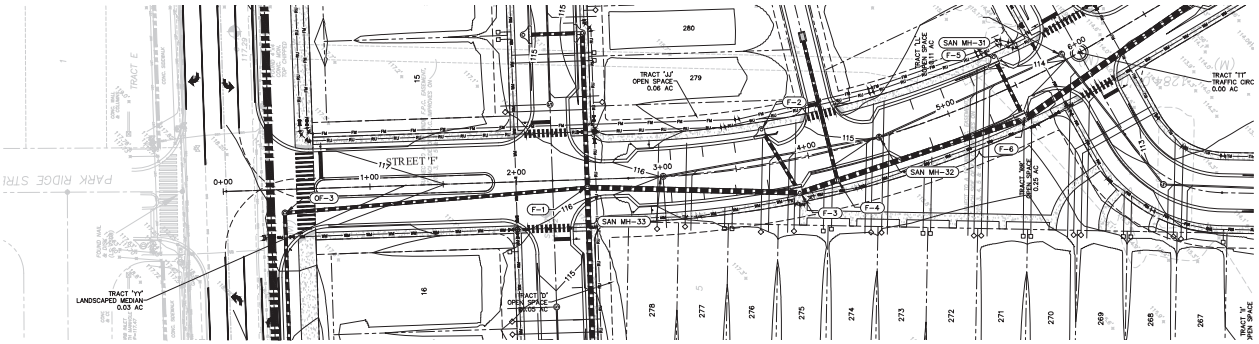
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

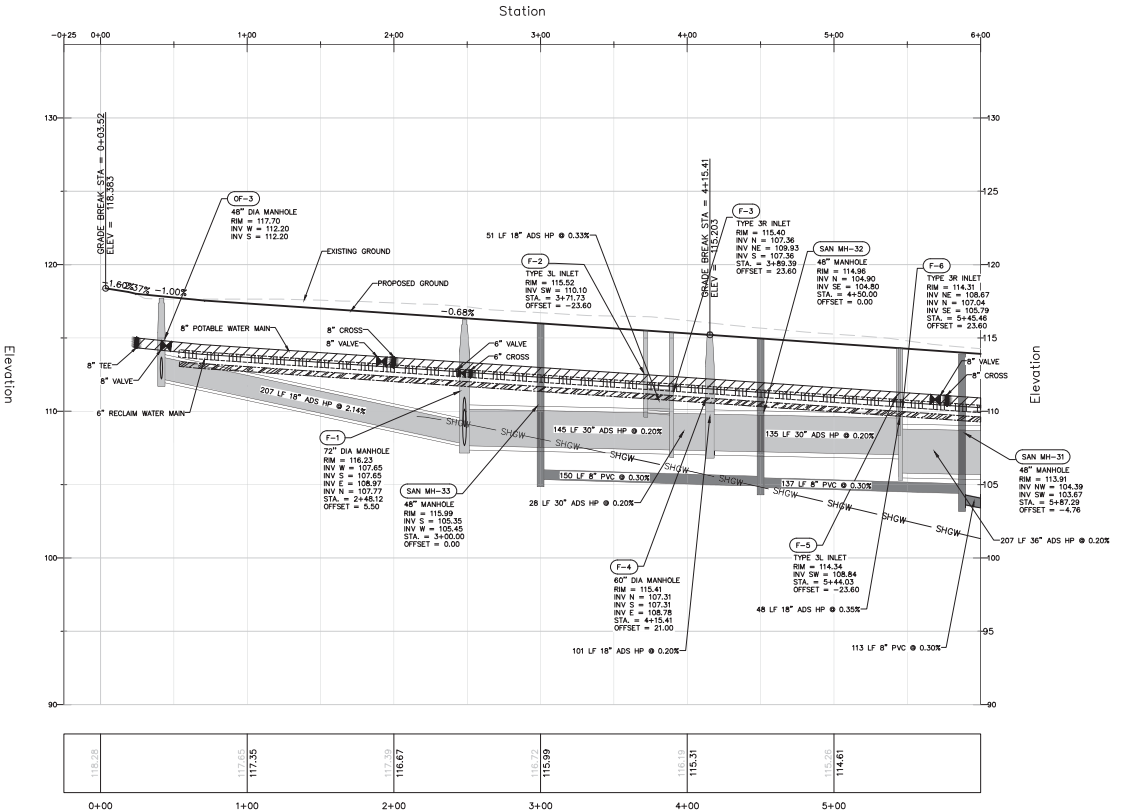
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SHEET: C7.18

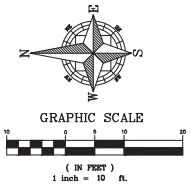
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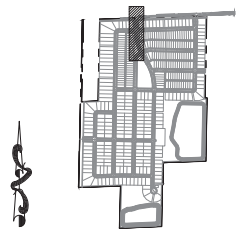
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KEY MAP

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

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

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(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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

SHEET 103 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
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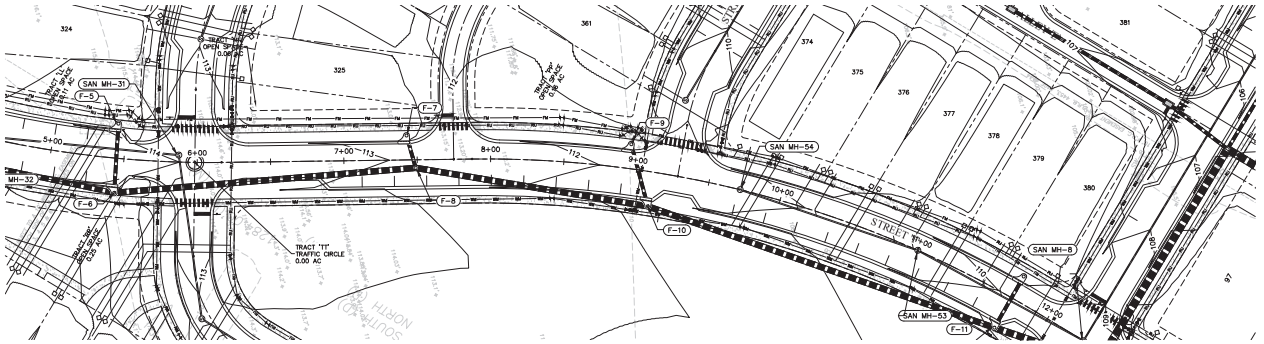
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
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DATE: 11/11/2025

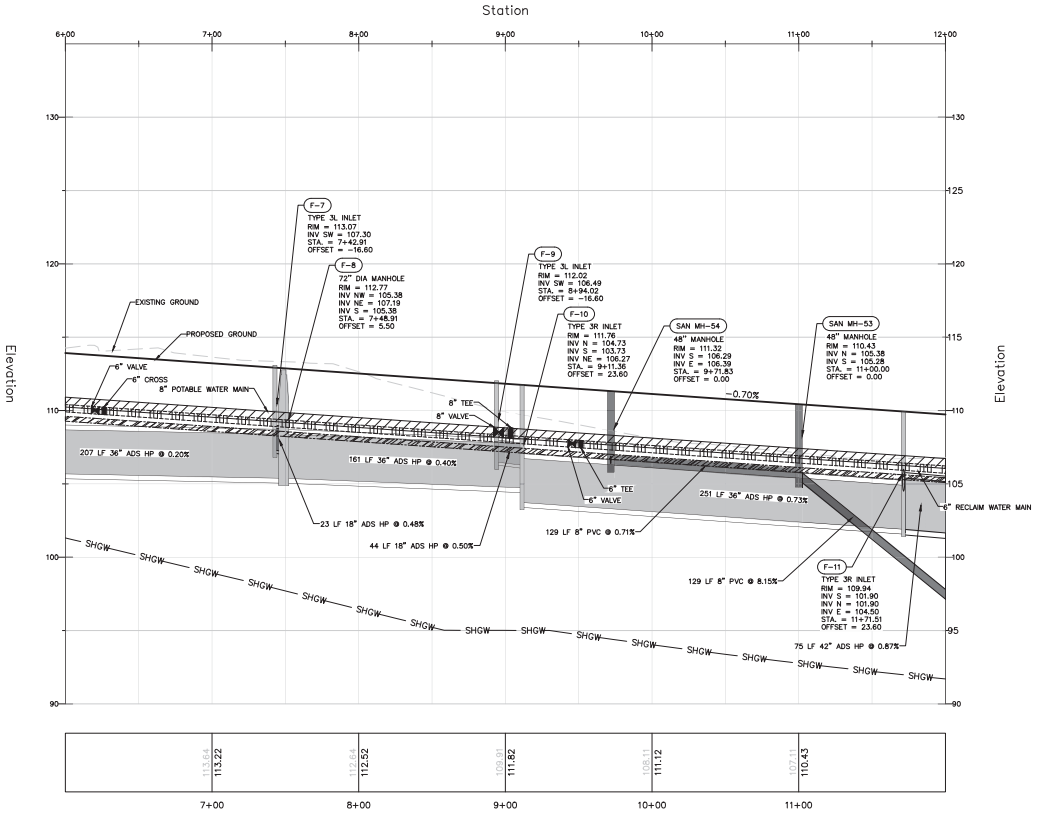
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SHEET: C7.19

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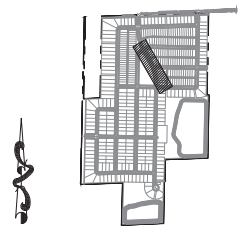
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KEY MAP

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

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

NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/29/2025	OSS
3	09/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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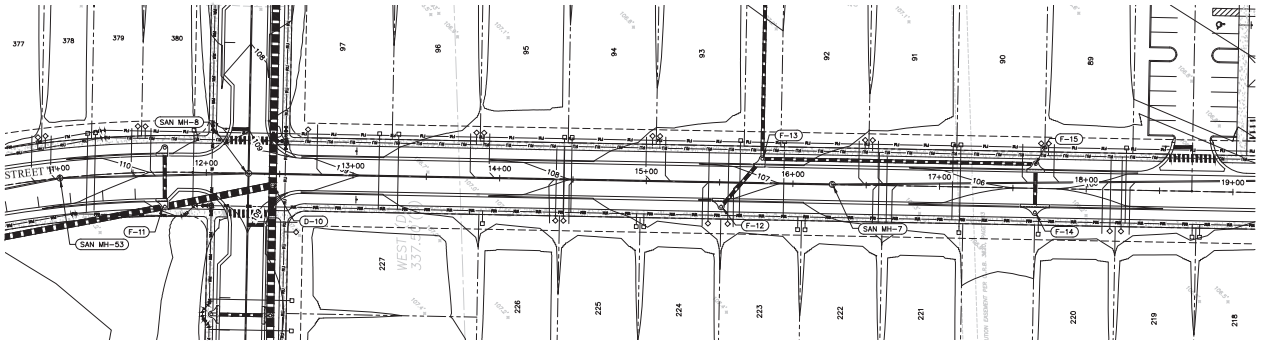
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DESIGNED: O. SANCHEZ
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DATE: 11/11/2025

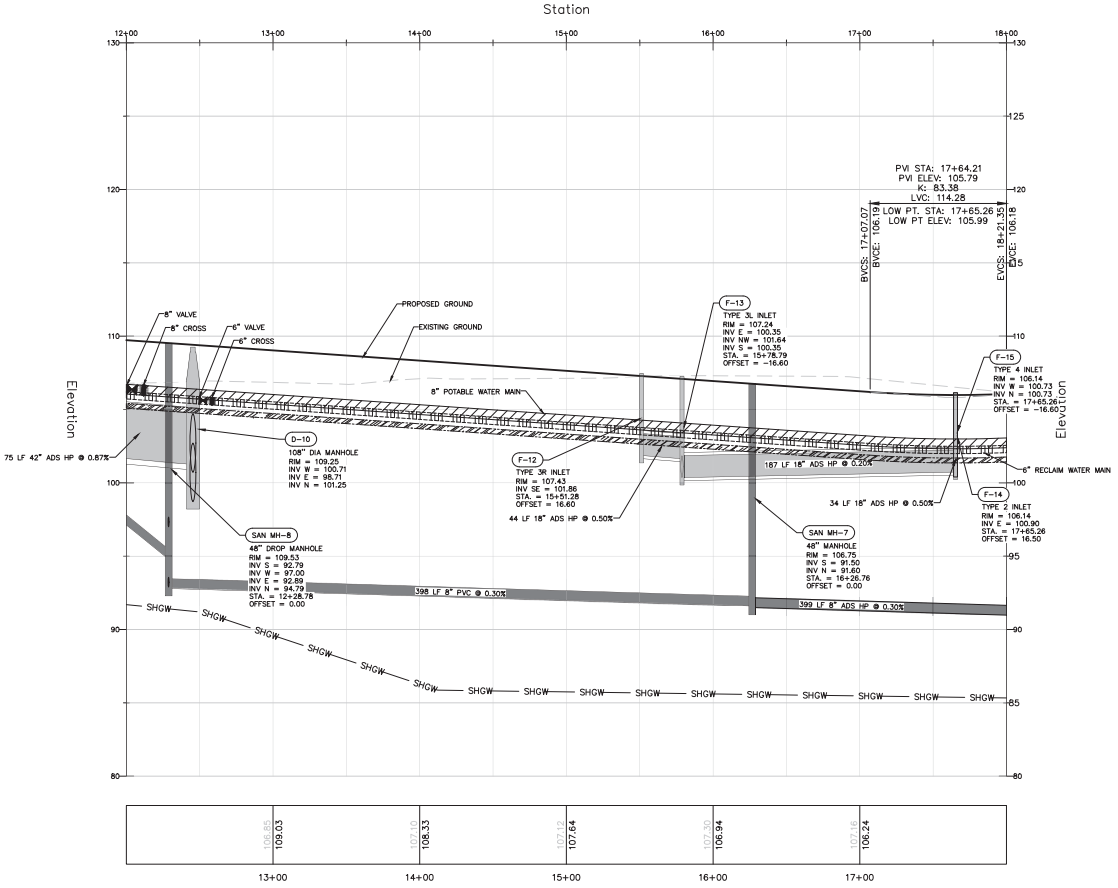
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SHEET: C7.20

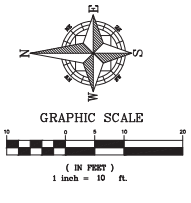
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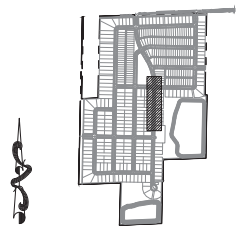
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KEY MAP

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

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

SHEET 105 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS
2	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/29/2025	OSS

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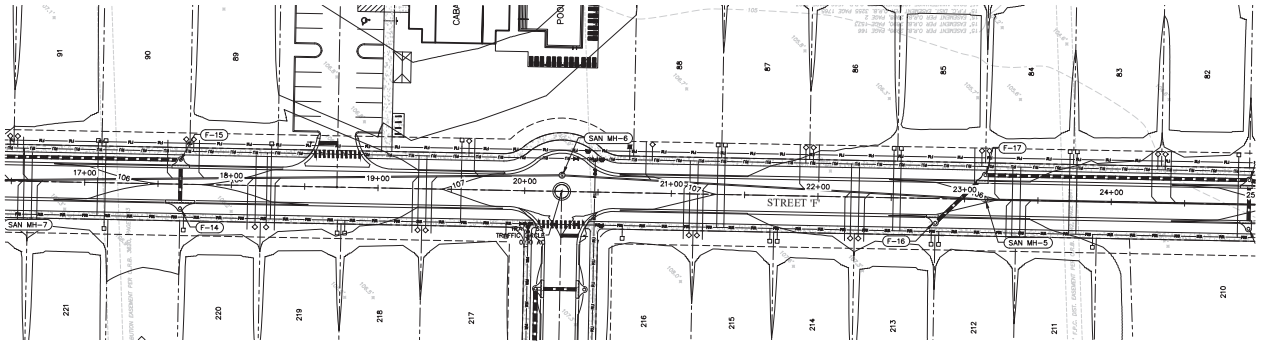
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DESIGNED: O. SANCHEZ
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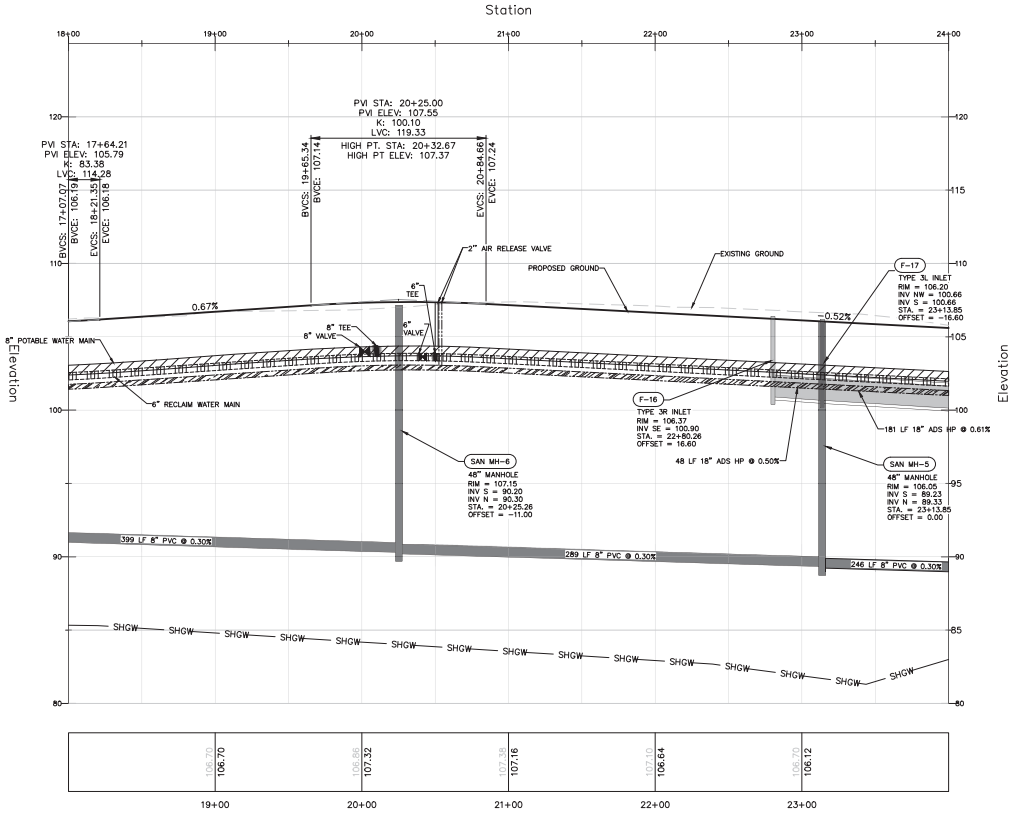
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.21

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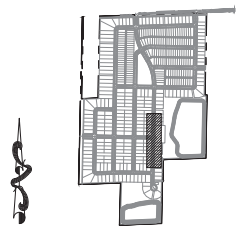




GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.



KEY MAP

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

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(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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

SHEET 106 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	DSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	DSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

PLAN & PROFILE - STREET F - STA. 18+00 TO STA. 24+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

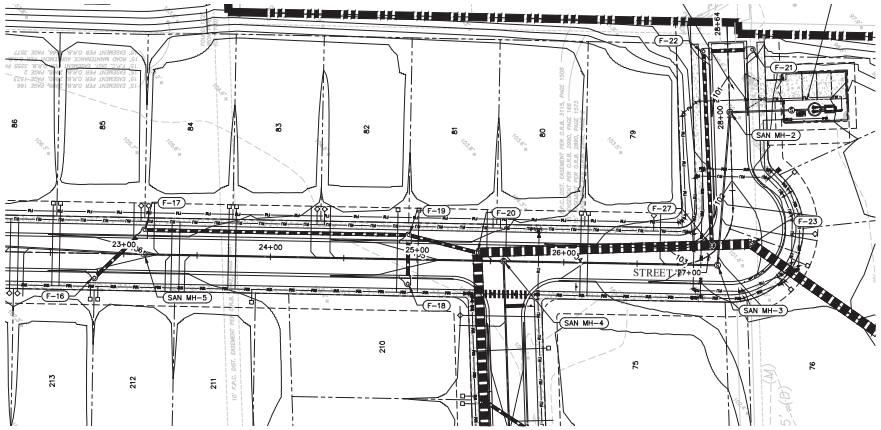
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.22

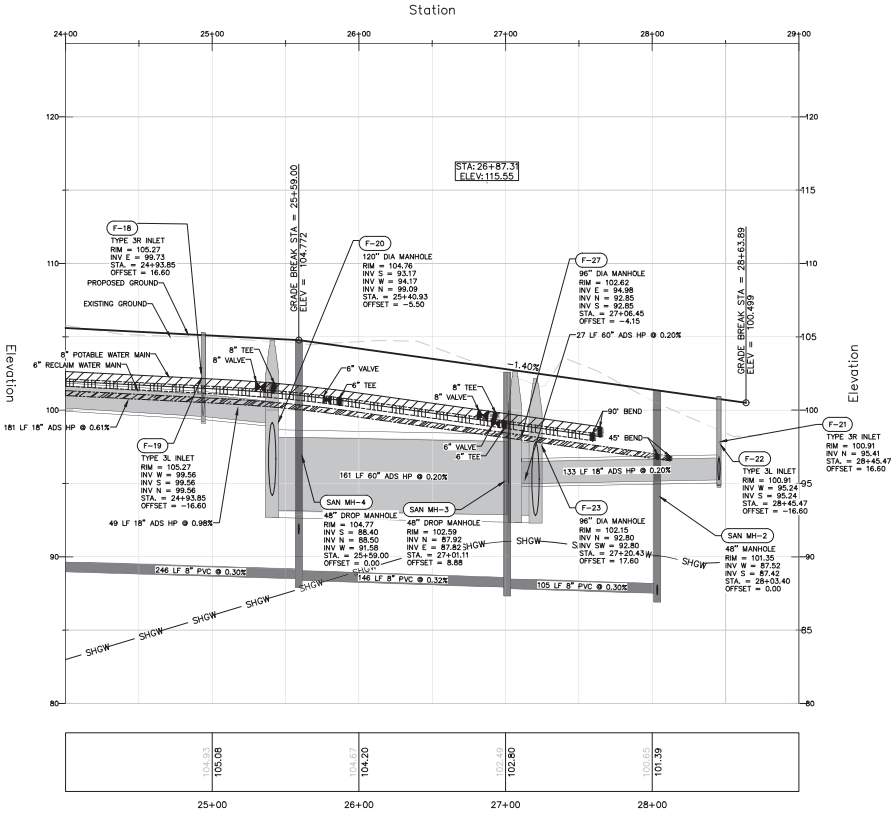
OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
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This item has been digitally signed and sealed by Ovidio Sanchez on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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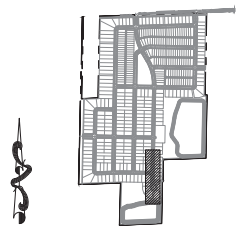
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-555.314

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

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NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSX-25-38) DATED 10/09/2025	DSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	DSS

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MAITLAND, FLORIDA 32751
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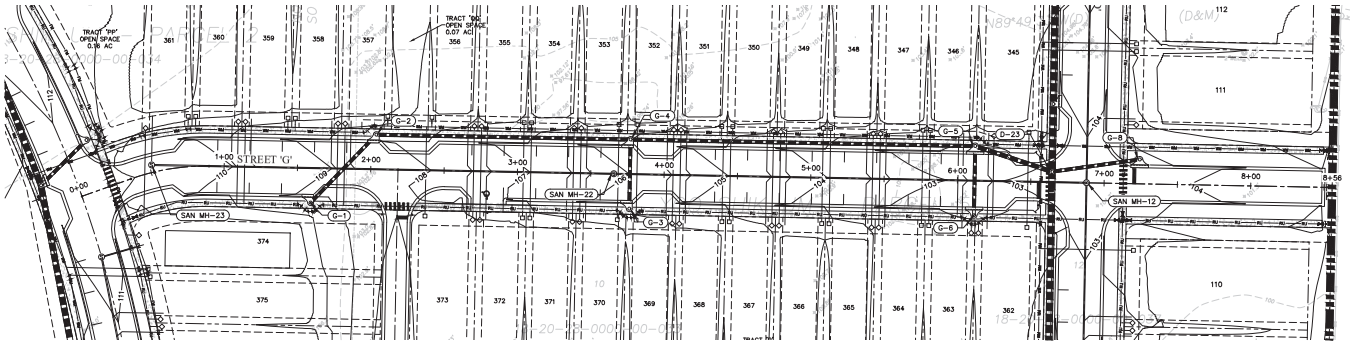
PLAN & PROFILE - STREET F - STA. 24+00 TO STA. 28+75
CONSTRUCTION SITE PLAN

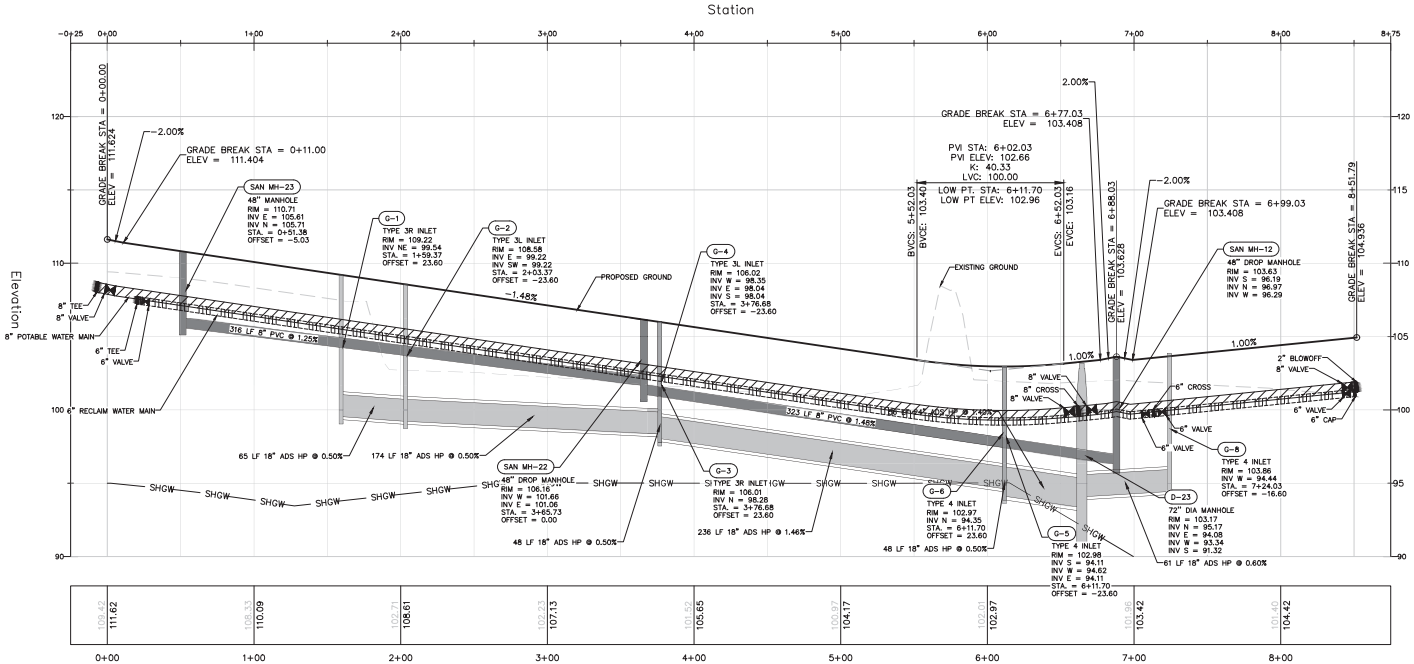
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.23

ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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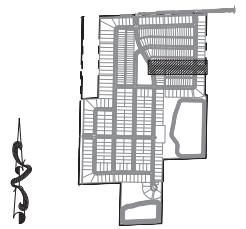




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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

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

SHEET 108 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	DSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	DSS

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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

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

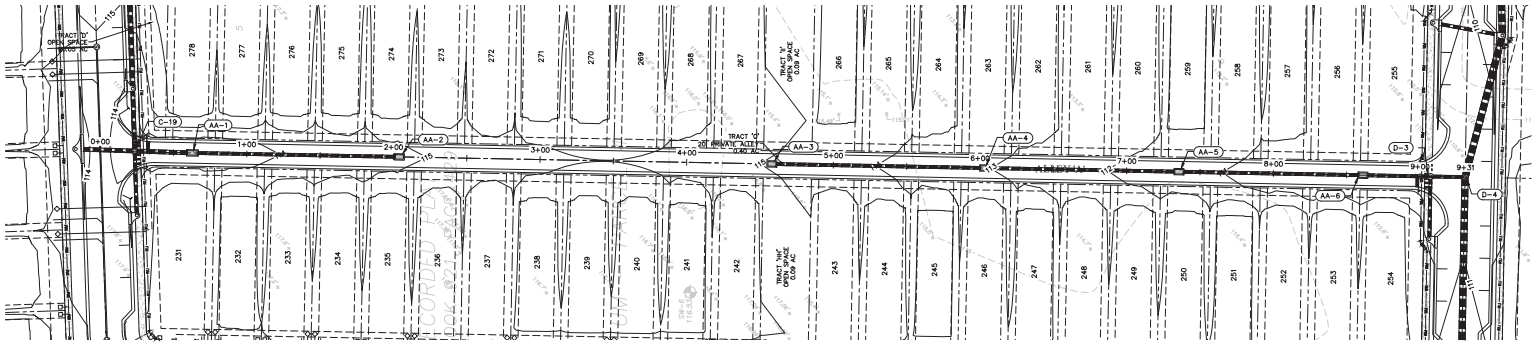
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

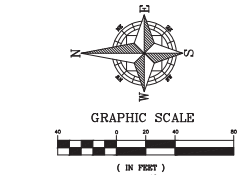
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.24



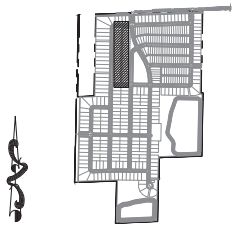
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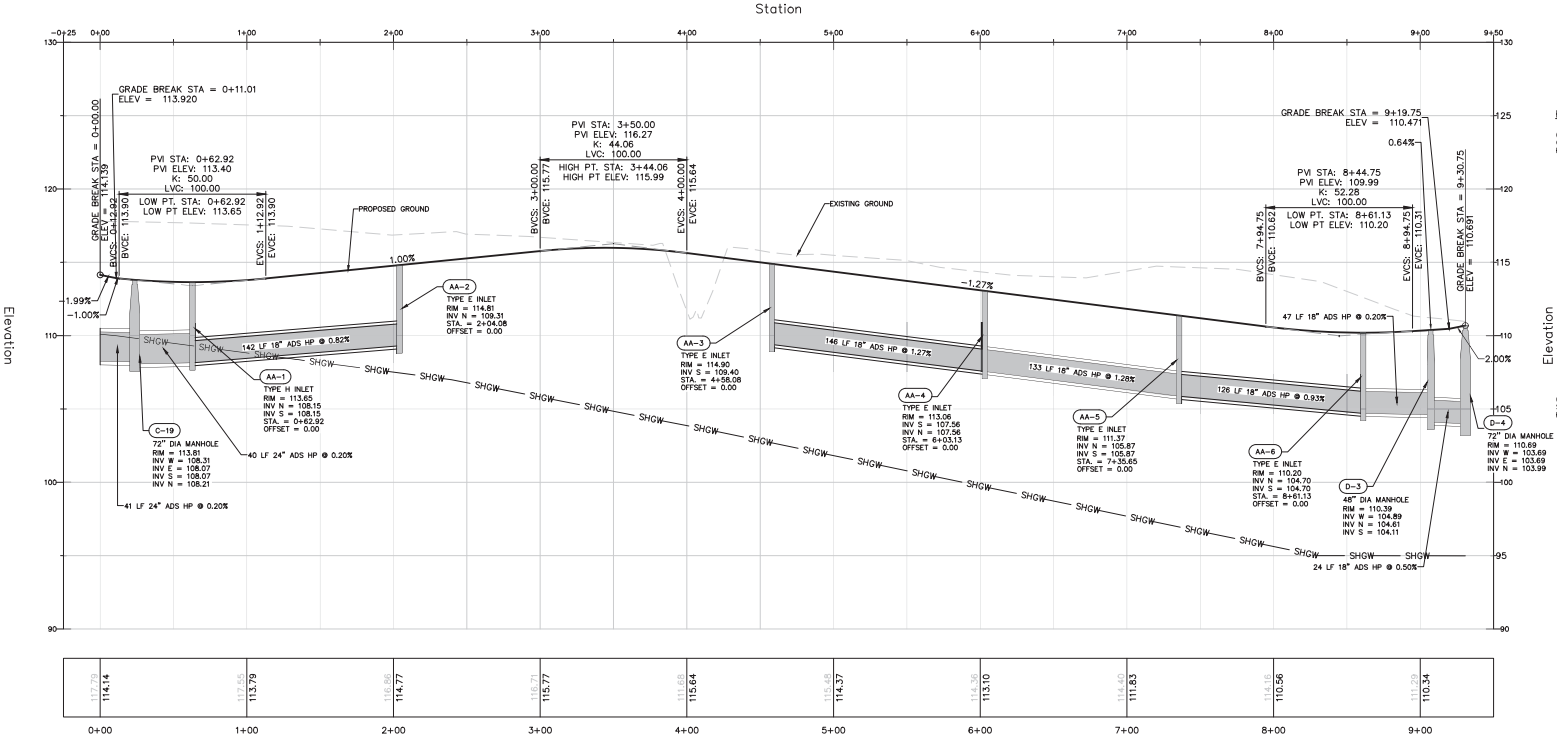


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



KEY MAP



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

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

SHEET 109 OF 144

NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-36) DATED 10/29/2025	DSS
3	10/03/2025	SJWMD COMMENTS - DATED 09/30/2025	DSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
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PLAN & PROFILE - ALLEY A - STA. 0+00 TO STA. 9+31
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

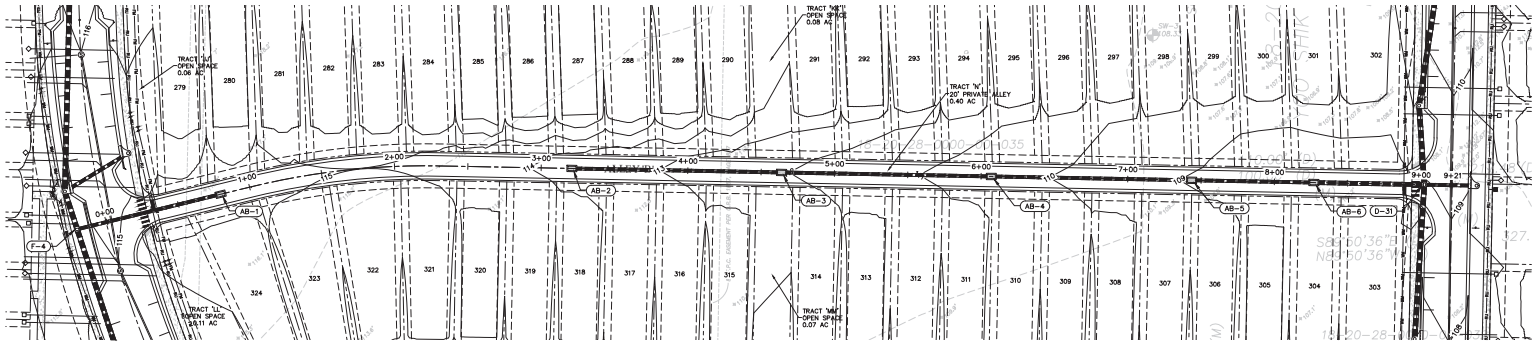
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.25

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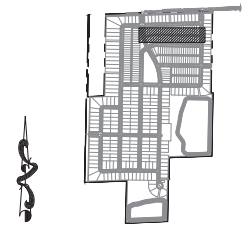




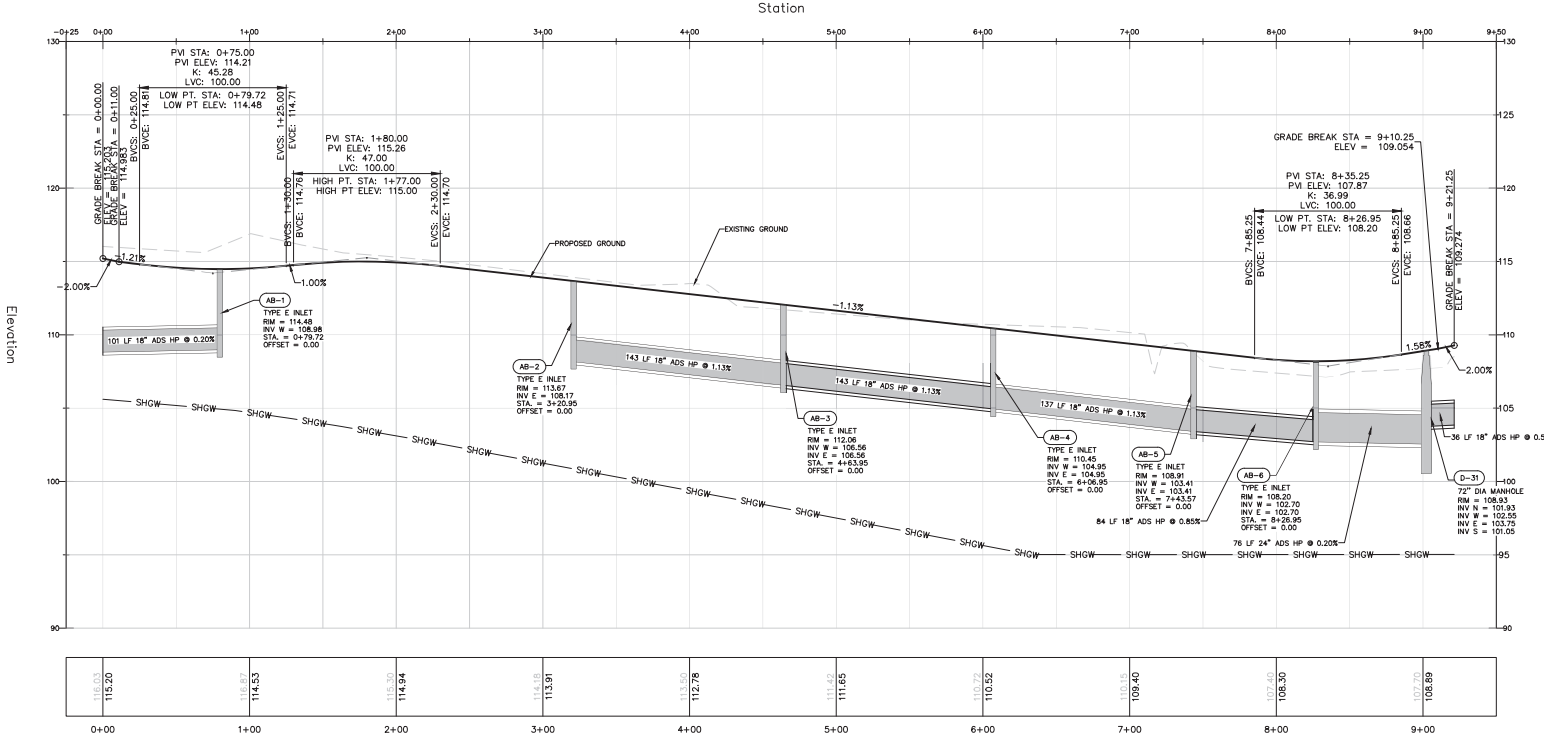
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP



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

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

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

SHEET 110 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/29/2025	DSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	DSS

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

PLAN & PROFILE - ALLEY B - STA. 0+00 TO STA. 9+21
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

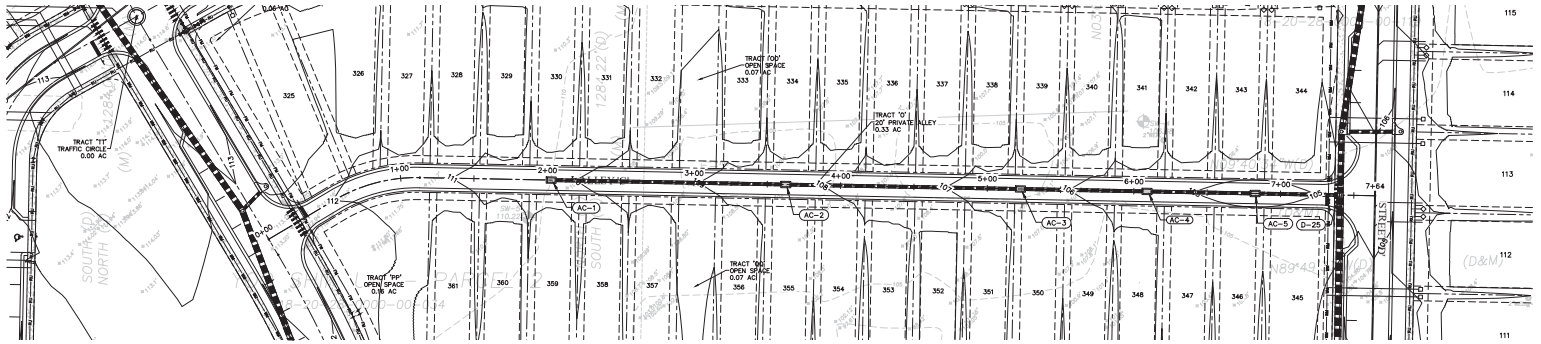
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/2/2025

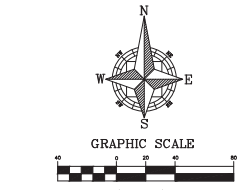
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.26



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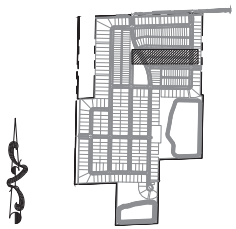
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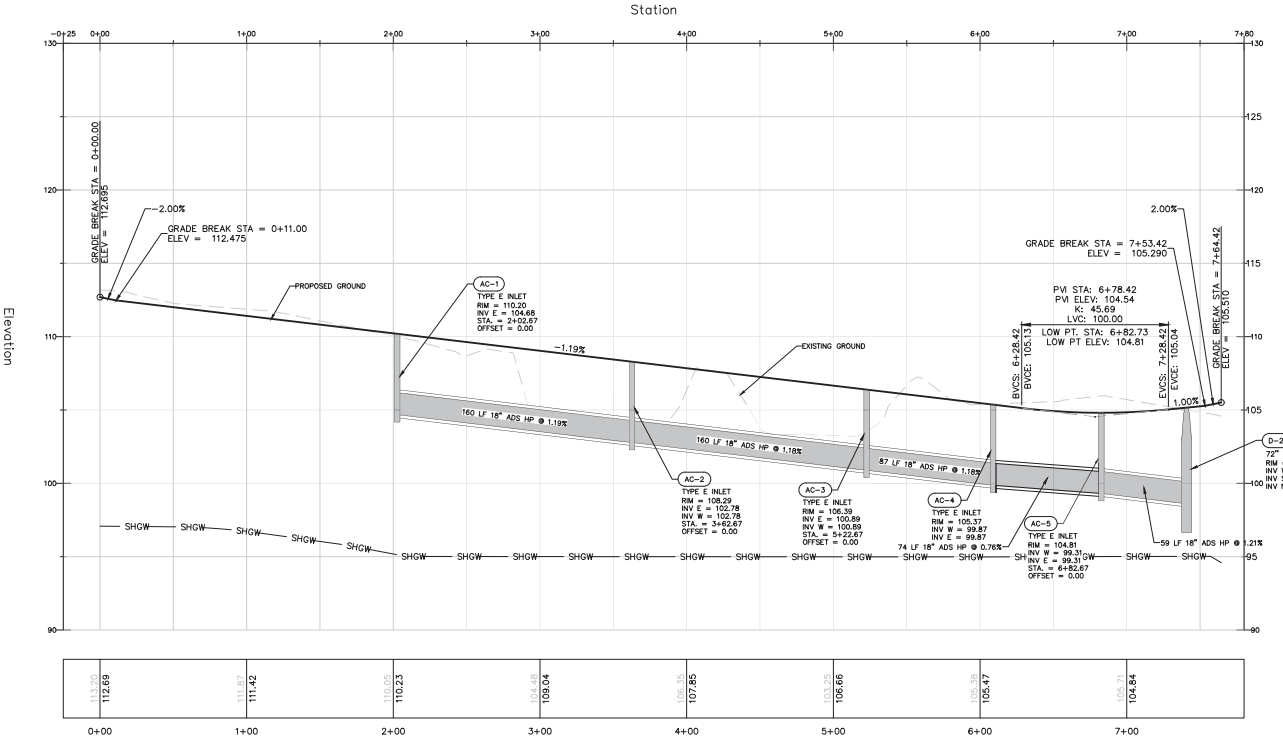


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



KEY MAP



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

SHEET 111 OF 144

NO.	DATE	DESCRIPTION	BY
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2	10/23/2025	SJWMD COMMENTS - DATED 10/20/2025	OSS

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MAITLAND, FLORIDA 32751
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PLAN & PROFILE - ALLEY C - STA. 0+00 TO STA. 7+64
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

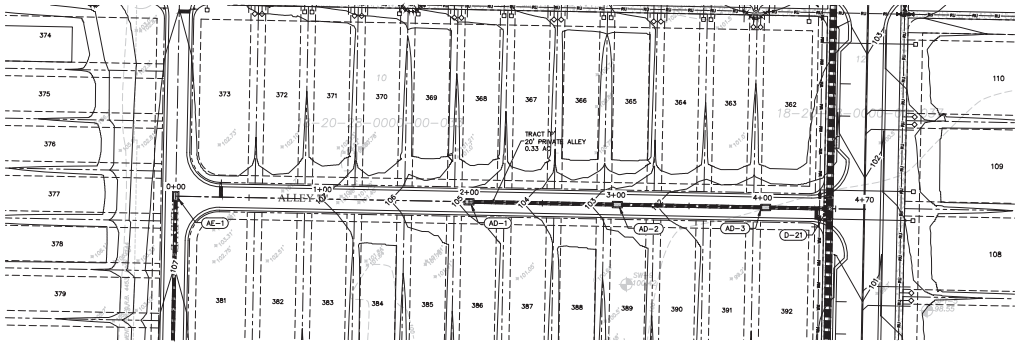
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/2/2025

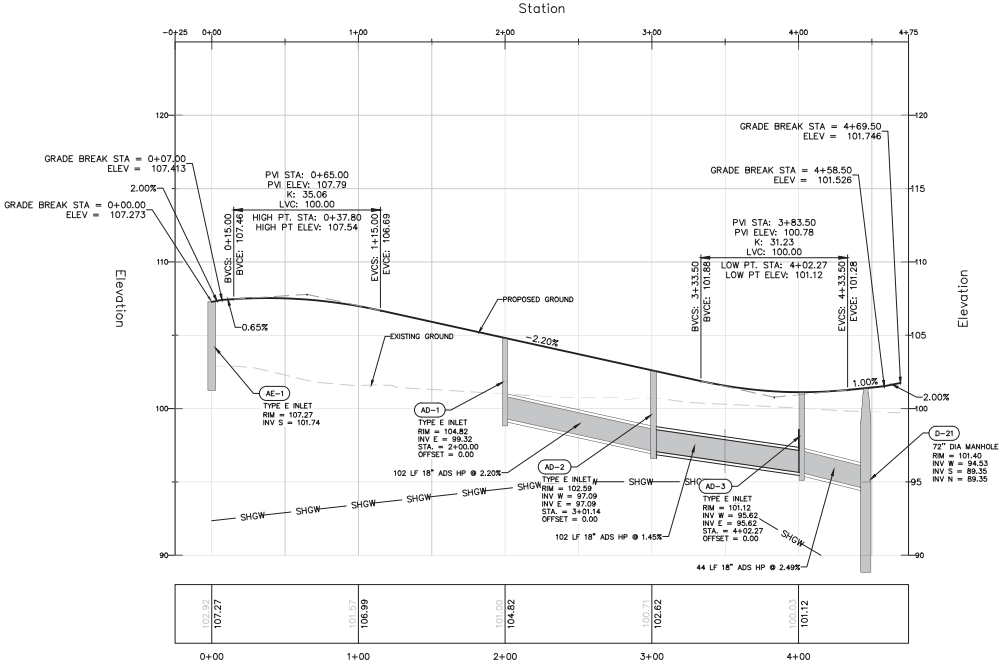
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.27

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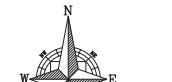
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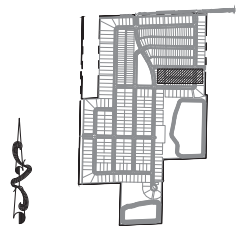
VERTICAL SCALE: 1" = 4'
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KEY MAP

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2	10/23/2025	SJWMD COMMENTS - DATED 10/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
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PLAN & PROFILE - ALLEY D - STA. 0+00 TO STA. 4+70
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

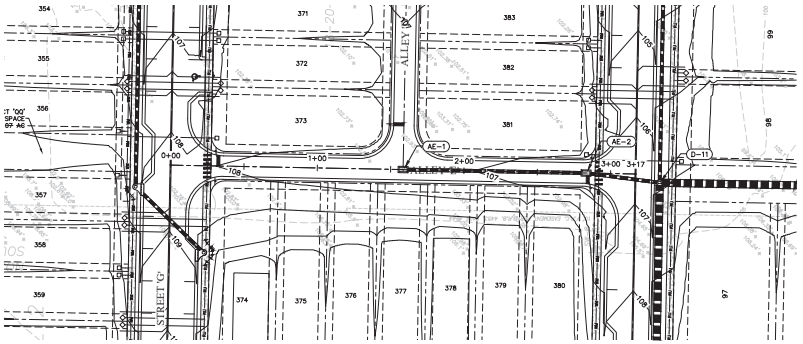
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025

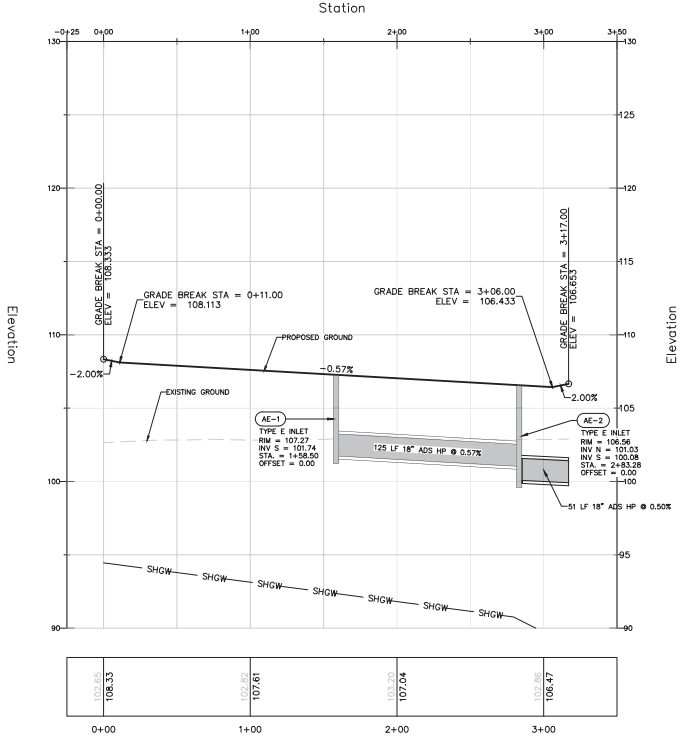
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PROJECT: ASH-014
SHEET: C7.28

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STATE OF FLORIDA
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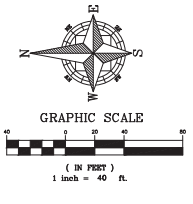
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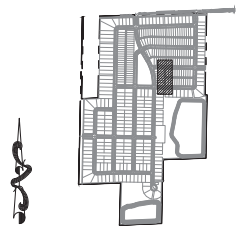
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VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'





KEY MAP

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(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

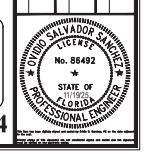
NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-W) DATED 10/09/2025	OSS
2	10/23/2025	SJWMD COMMENTS - DATED 10/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

PLAN & PROFILE - ALLEY E - STA. 0+00 TO STA. 3+17
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

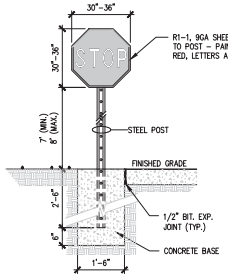
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.29



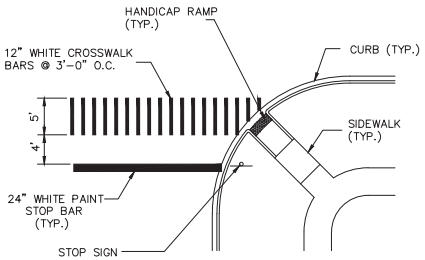


SHEET 113 OF 144

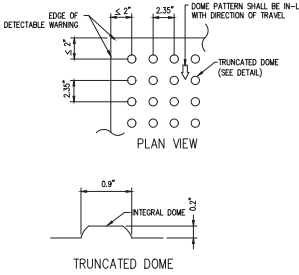
P:\PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - ALLEY E.dwg Modified:11/17/2025 By:osanchez Plotted By:brian killelo



1 STOP SIGN N.T.S.



2 INTERSECTION CROSSWALK/ STOP BAR DETAIL N.T.S.



3 DETECTABLE WARNING N.T.S.

NOTE:

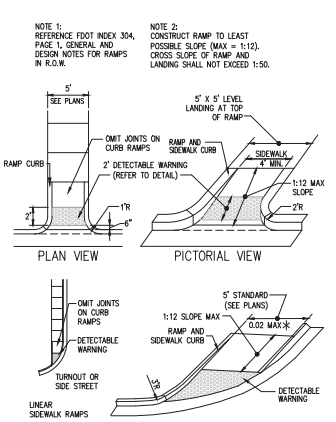
1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

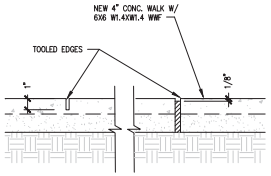
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.

4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)

5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525



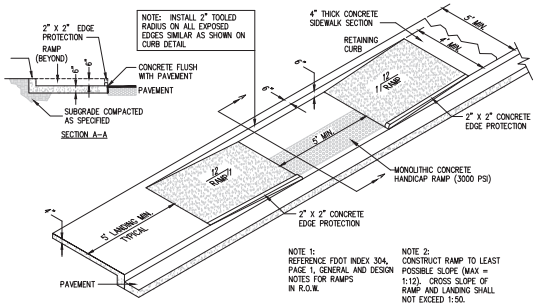
4 HANDICAP END RAMP 3000 PSI (MIN.) CONCRETE N.T.S.



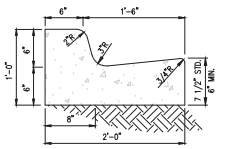
NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

5 CONCRETE WALK N.T.S.



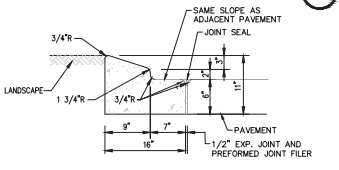
6 SIDEWALK HANDICAP RAMP 3000 PSI (MIN.) CONCRETE N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

7 TYPE "F" CURB AND GUTTER N.T.S.



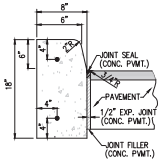
PLAN SYMBOL

NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

2. FOR CURB & GUTTER CONSTRUCTED ADJACENT TO CONCRETE PAVEMENT. 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

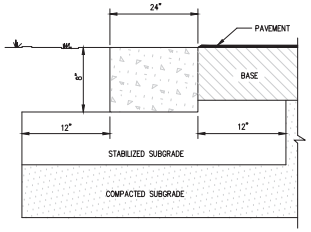
8 TYPE 'A' CURB (3,500 PSI (MIN.)) N.T.S.



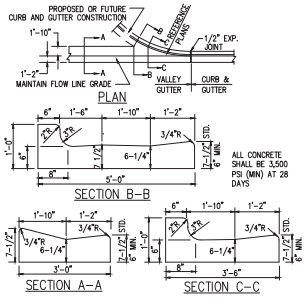
NOTES:

1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

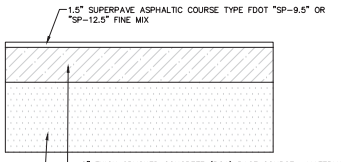
9 TYPE 'D' CURB (3,500 PSI (MIN)) N.T.S.



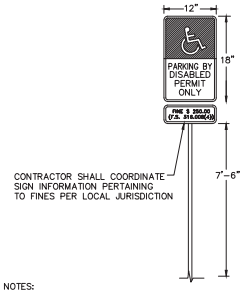
10 RIBBON CURB 3500 PSI (MIN.) N.T.S.



11 VALLEY GUTTER N.T.S. (REFER TO F.D.O.T. INDEX 300)



12 TYPICAL PAVEMENT SECTION N.T.S.



NOTES:

1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

13 HANDICAP SIGN N.T.S.

Call 48 Hours Before You Dig
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1-800-432-4770
Sunshine State One-Call of Florida, Inc.

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

NO.	DATE	DESCRIPTION
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-SW) DATED 10/29/2025
2	08/20/2025	SJWMD COMMENTS - DATED 08/20/2025

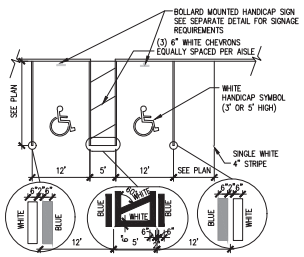
CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C8.0

ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

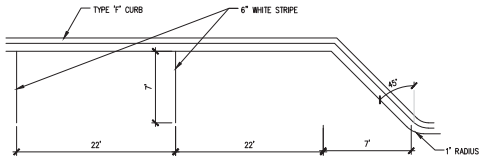
SHEET 114 OF 143

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NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)

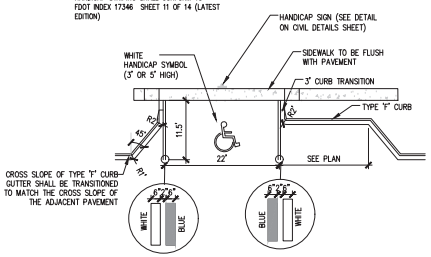
14 HANDICAP STRIPING
N.T.S.



15 STANDARD PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC
N.T.S.

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP

HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)



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

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-38) DATED 10/29/2025	DSS
2	08/29/2025	SJWMD COMMENTS - DATED 08/29/2025	DSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

CIVIL DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

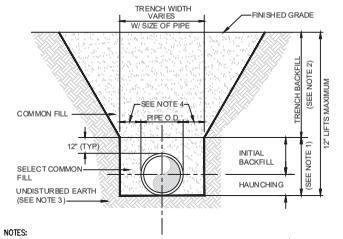
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C8.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

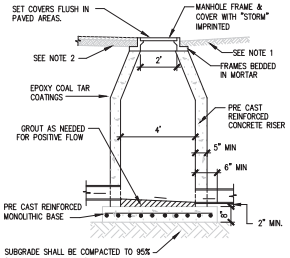
SHEET 115 OF 143

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NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

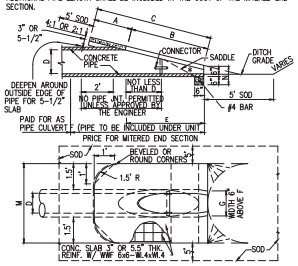
1 TRENCH DETAIL
N.T.S.



NOTE:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS
3. 12 INCHES OF STONE BEDDING (FDOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

2 MANHOLE
N.T.S.

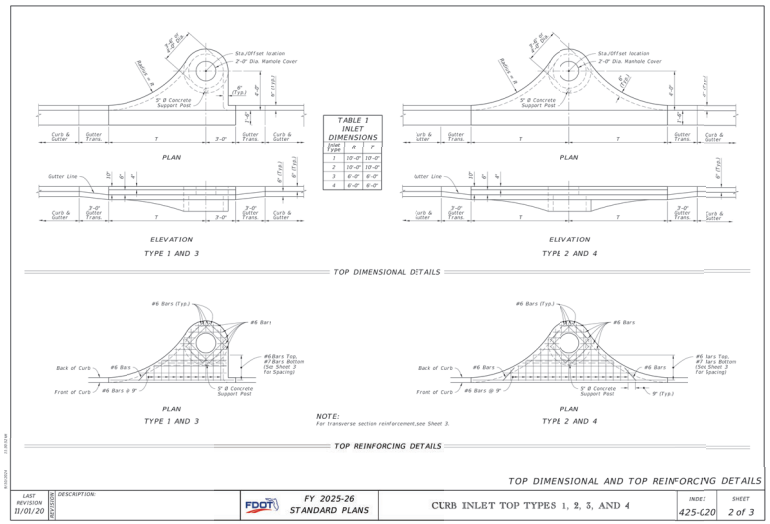
STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.



		DIMENSIONS AND QUANTITIES									
		D	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD. PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.08'	5'	1.22'	4.63'	7.21'	9.79'	12.33'
	18"	1.97'	2.74'	4.71'	4.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.08'	3.85'	5.91'	1.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.96'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.33'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.96'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.30'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	28.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'

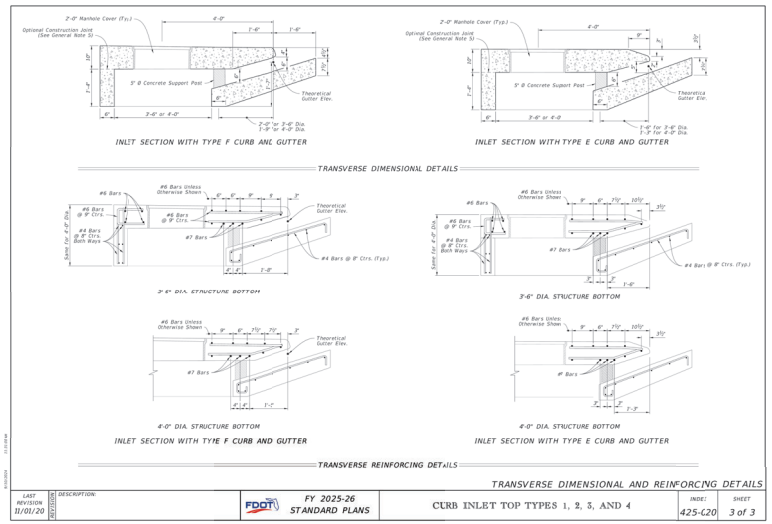
* SLOPE- 4:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

3 MITERED END SECTION (RCP)
FDOT STD. INDEX 430-021 N.T.S.



TOP DIMENSIONAL AND TOP REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX: 425-C20	SHEET 2 of 3



TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX: 425-C20	SHEET 3 of 3

4 TYPE 1, 2, 3, AND 4 INLETS
N.T.S.

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/09/2025	OSS
2	10/23/2025	SJRWMD COMMENTS - DATED 10/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

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

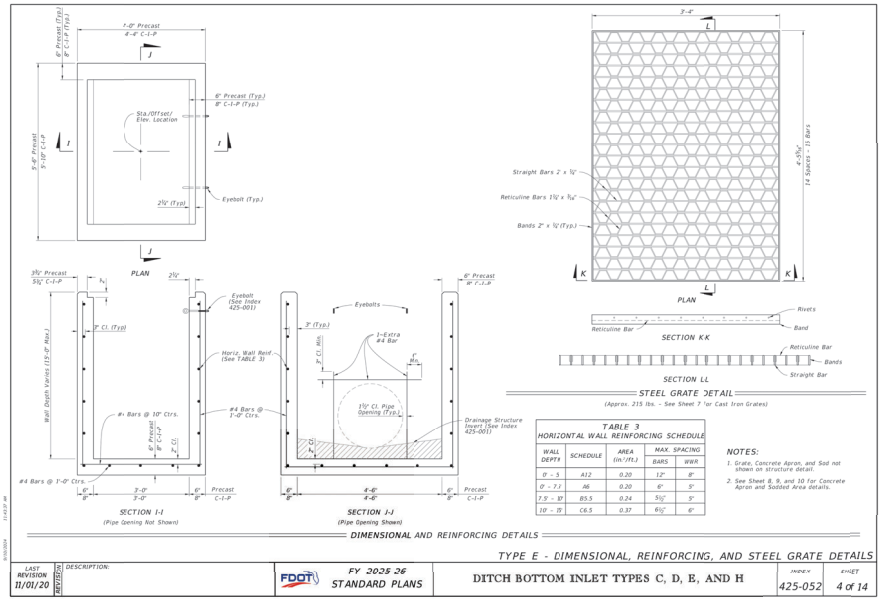
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C9.0

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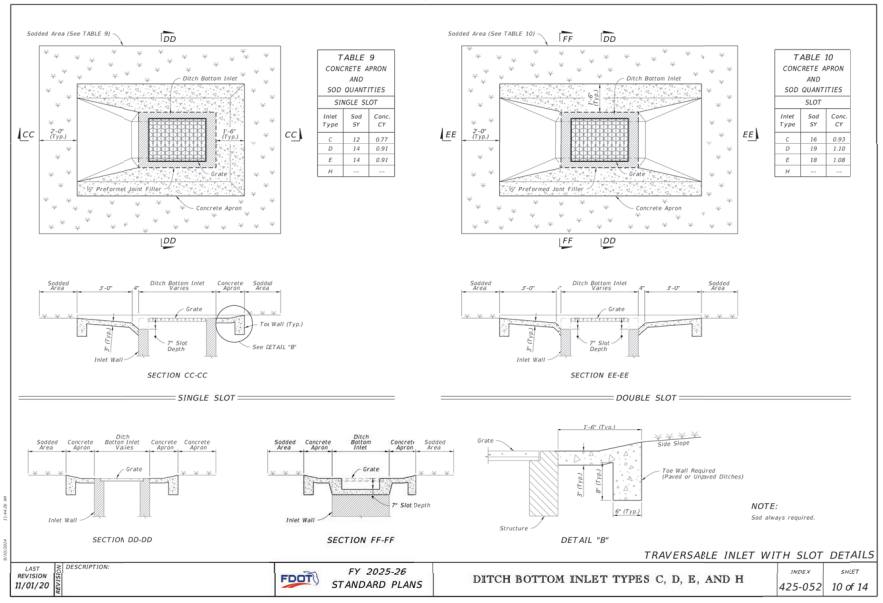
OVIDIO SALVADOR ZAMORA
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 116 OF 144

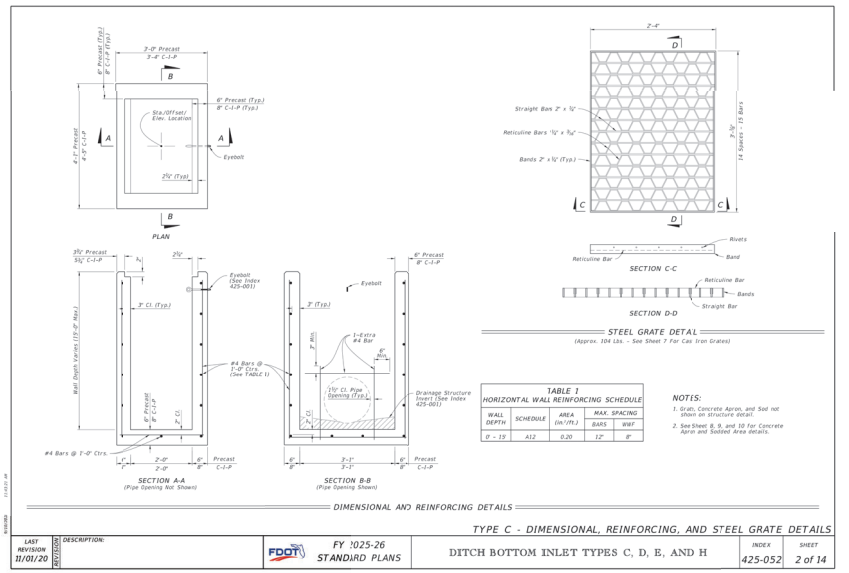
P:\PROJECTS\DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE DETAILS.dwg Modified:11/17/2025 By:osanchez Plotted By:brian killelo



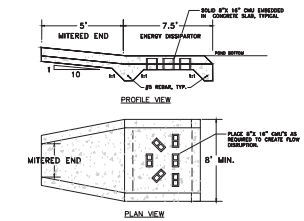
5 TYPE E INLET
N.T.S.



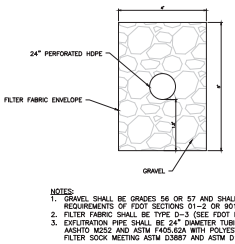
7 CONCRETE APRON FOR BUBBLE UP STRUCTURES
N.T.S.



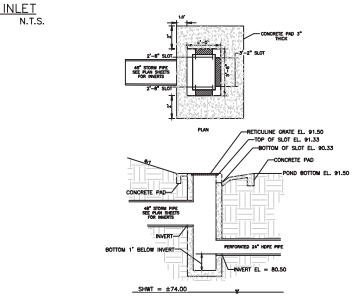
6 TYPE C INLET
N.T.S.



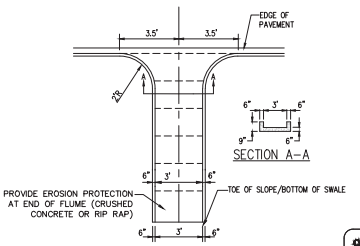
8 ENERGY DISSIPATOR DETAIL
N.T.S.



10 EXFILTRATION PIPE
N.T.S.



9 B.U.-1 MODIFIED TYPE-E INLET
N.T.S.



11 CONCRETE CURB FLUME
N.T.S.

A	10/28/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
B	10/31/2025	SJRWMD COMMENTS - DATED 10/30/2025	OSS
REV	DATE	DESCRIPTION	BY

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30960

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C9.1

OMAR SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 117 OF 144

PLOTTED DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE DETAILS.dwg Modified:11/17/2025 By:osanchez Plotted By:brian killelo

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	-	-	3'	12"	6'	12"	6'	6" ABOVE 12" BELOW	3'	6"
RECLAIMED* WATER	3'	12"	-	-	6'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12" BELOW	3'	12"	-	-	-	-	-	-

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C - DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O - DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

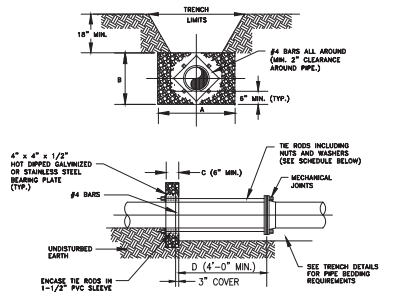
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



NOTES:

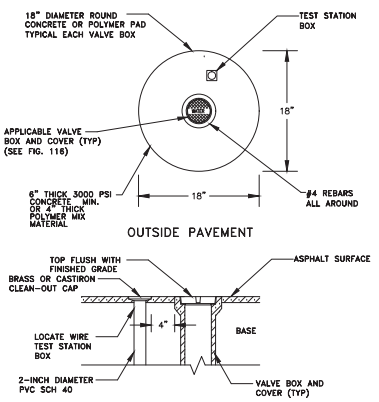
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL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

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

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 3,000 LBS. PER SQ. FT. SOIL RESISTANT BEARING. (1,200 KPA) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

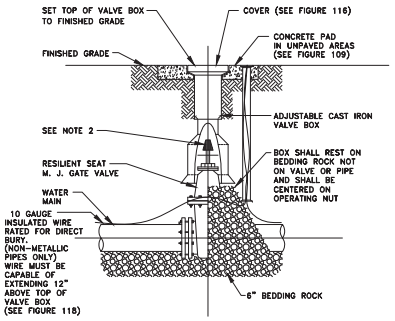
CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

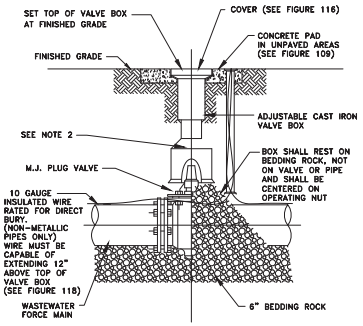


NOTES:

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

GATE VALVE AND BOX DETAIL

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

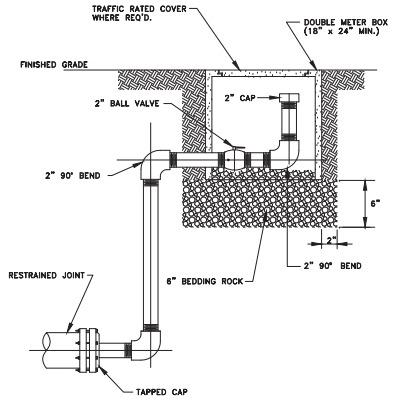


NOTES:

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

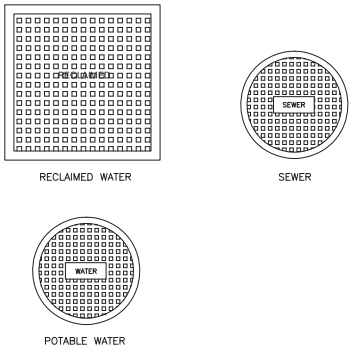


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 403



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-M) DATED 10/29/2025	OSS
2	08/20/2025	SJWMD COMMENTS - DATED 08/20/2025	OSS

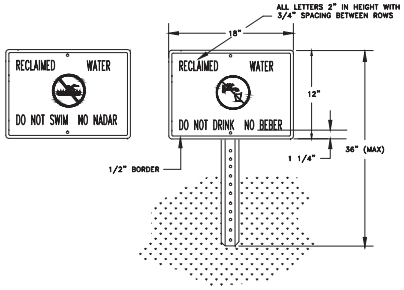
CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.0

ORLANDO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET 118 OF 143

P:\PROJECTS\DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\UTILITY DETAILS.dwg Modified:9/15/2025 By:kkilelo Plotted By:brian kilelo

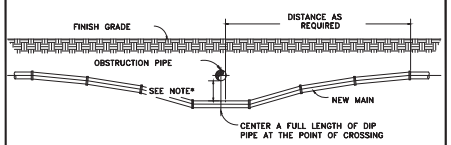


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



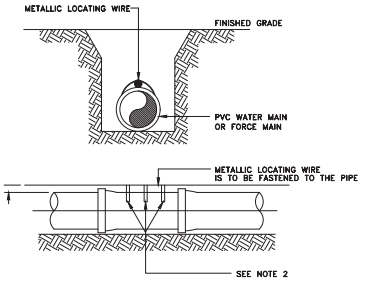
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

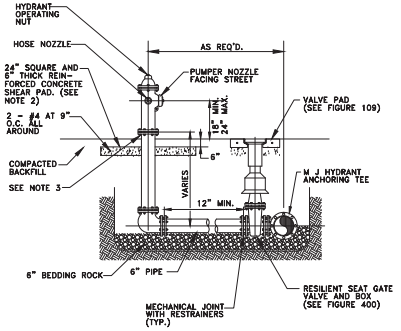


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

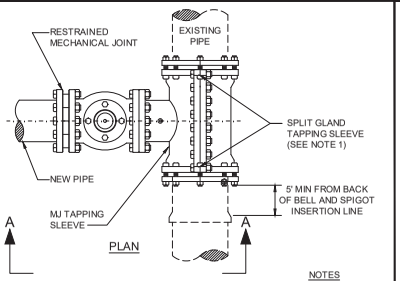


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



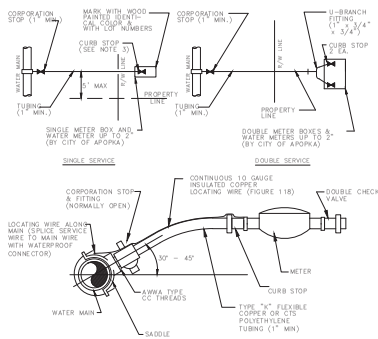
NOTES

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

SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

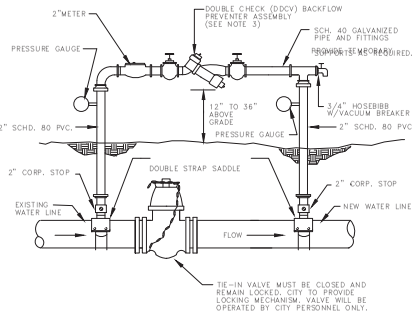


NOTES:

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



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

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2	08/29/2025	SJWMD COMMENTS - DATED 08/29/2025	OSS

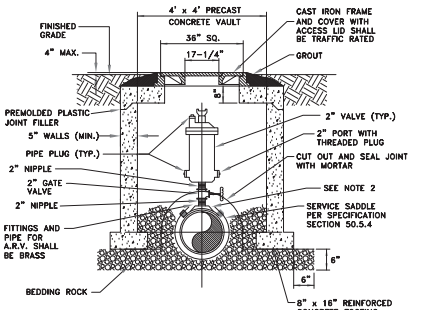
CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Sunshine State One Call of Florida, Inc. 811 or Dial 1-800-432-4770

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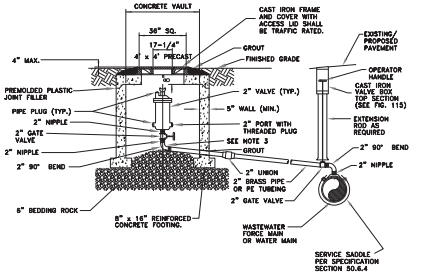


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

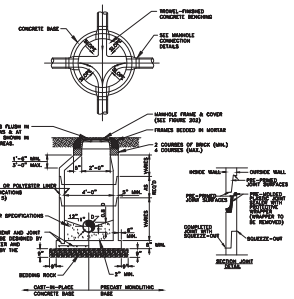


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3–6	7–12	13–17	MATERIAL	MANUFACTURER
48					
60					
72					

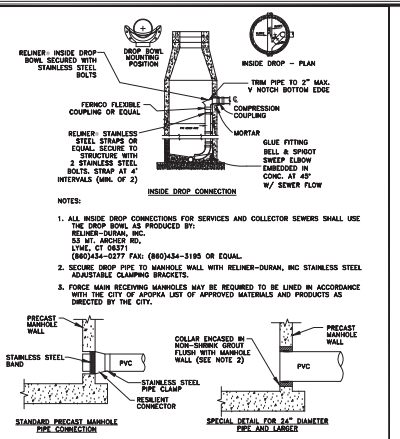
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

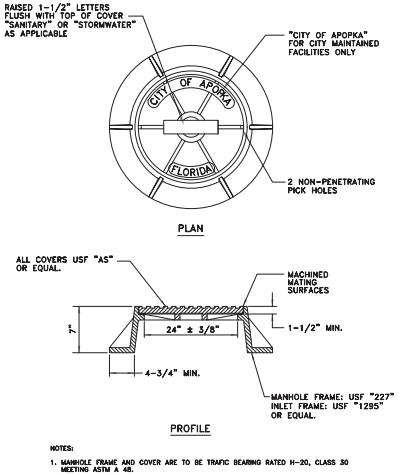
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.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

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

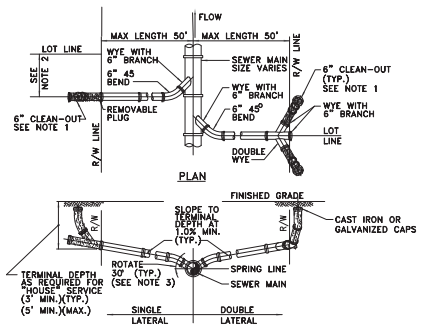


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

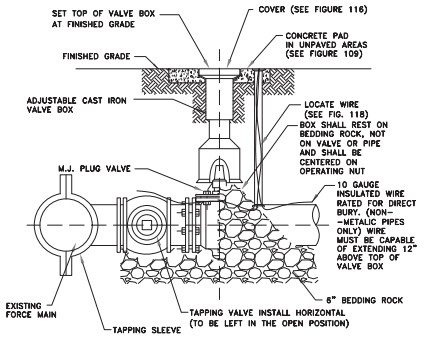


NOTES:

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

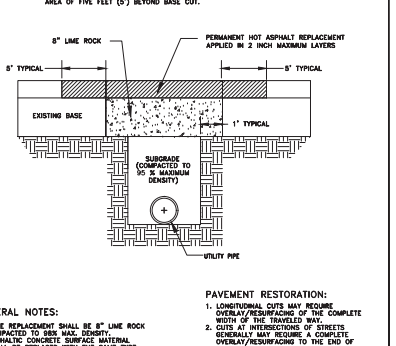
SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII, AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK
HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

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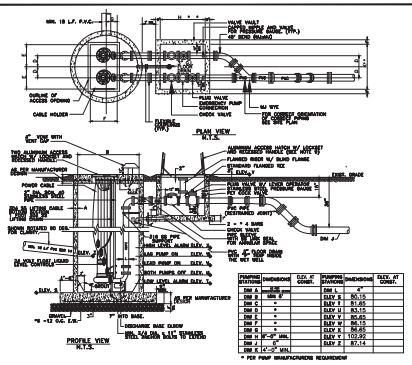
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CIVIL DETAILS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.2

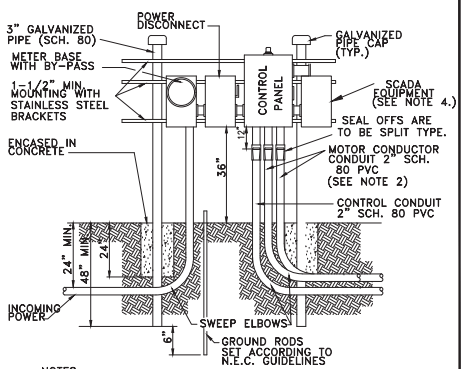
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PROFESSIONAL ENGINEER

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PUMP STATION DETAIL

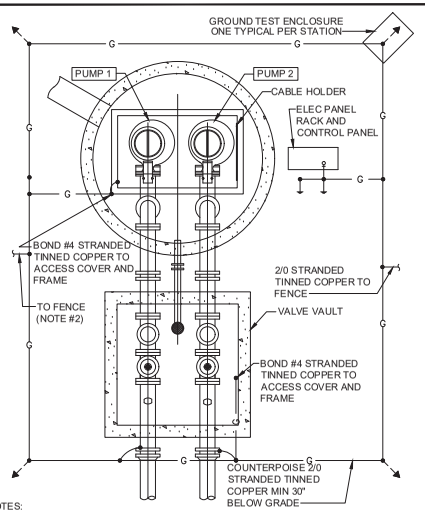
CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 301



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

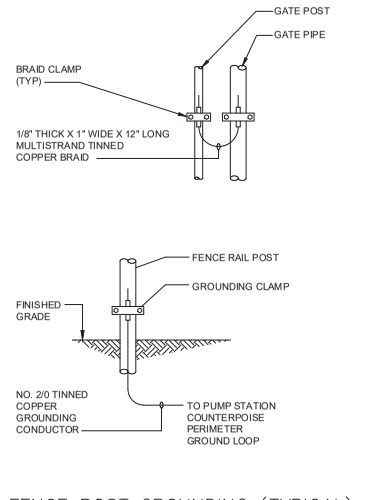
CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 302



NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

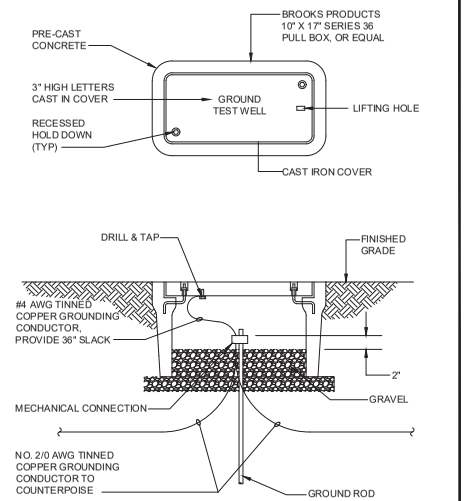
PUMP STATION GROUNDING (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 307



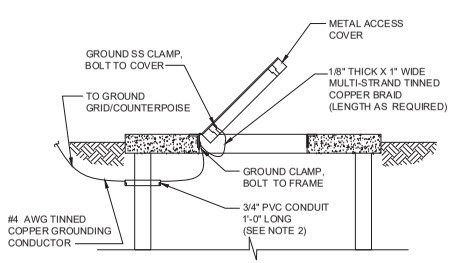
FENCE POST GROUNDING (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 307 A



GROUND TEST WELL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 307 B



NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 307 C

LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. PRIVATE LIFT STATION DESIGNED BY MESSINA & ASSOCIATES. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/29/2025	DSS
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CITY OF APOPKA LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
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CITY OF APOPKA, FLORIDA

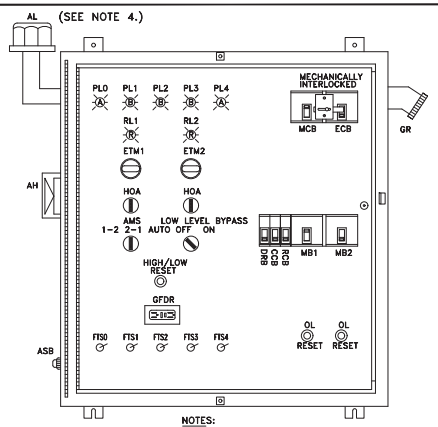
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C11.0

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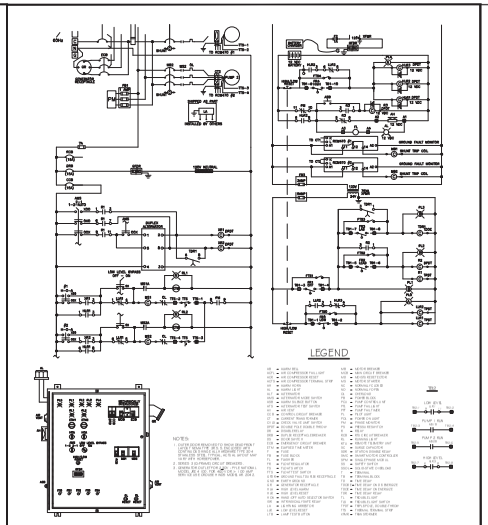


NOTES:

1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

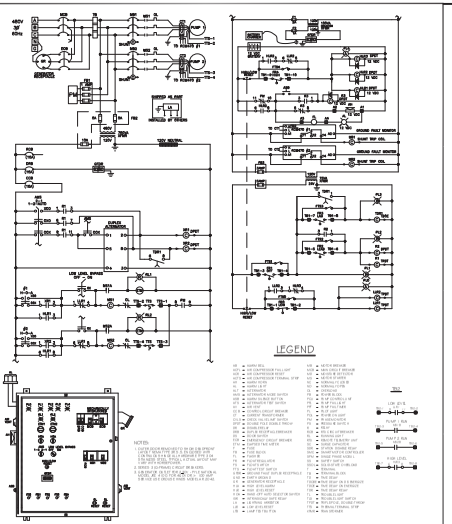
DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 303



DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC
(230V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 305 A



DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC
(480V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 305 C

AB – ALARM BELL
ACFL – AIR COMPRESSOR FAIL LIGHT
ACR – AIR COMPRESSOR RESET
ACTS – AIR COMPRESSOR TERMINAL STRIP
AH – ALARM HORN
AL – ALARM LIGHT
ALT – ALTERNATOR
AMS – ALTERNATOR MODE SWITCH
ASB – ALARM SILENCE BUTTON
ATS – ALTERNATOR TEST SWITCH
AV – AIR VENT
CCB – CONTROL CIRCUIT BREAKER
CT – CURRENT TRANSFORMER
CVLS – CHECK VALVE LIMIT SWITCH
DPDT – DOUBLE-POLE, DOUBLE-THROW
DR – DISABLE RELAY
DRB – DUPLEX RECEPTACLE BREAKER
DS – DOOR SWITCH
ECB – EMERGENCY CIRCUIT BREAKER
ETM – ELAPSED TIME METER
F – FUSE
FB – FUSE BLOCK
FL – FLASHER
FR – FLOAT REGULATOR
FS – FLOW SWITCH
FTS – FLOAT TEST SWITCH
GFDR – GROUND FAULT DUPLEX RECEPTACLE
GND – EARTH GROUND
GR – GENERATOR RECEPTACLE
HLA – HIGH LEVEL ALARM
HLR – HIGH LEVEL RESET
HOA – HAND-OFF-AUTO SELECTOR SWITCH
ISR – INTRINSICALLY SAFE RELAY
LA – LIGHTNING ARRESTOR
LLR – LOW LEVEL RESET
LTB – LAMP TEST BUTTON
MB – MOTOR BREAKER
MCB – MAIN CIRCUIT BREAKER
MD – MOISTURE DETECTOR
MS – MOTOR STARTER
NC – NORMALLY CLOSED
NO – NORMALLY OPEN
OL – OVERLOAD
PB – POWER BLOCK
PCU – PUMP CONTROL UNIT
PFL – PUMP FAIL LIGHT
PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
SMC – SMART MOTOR CONTROLLER
SPM – SINGLE PHASE MODULE
SS – SAFETY SWITCH
SSOL – SOLID-STATE OVERLOAD
T – TERMINAL
TB – TERMINAL BLOCK
TD – TIME DELAY
TDODE – TIME DELAY ON DE-ENERGIZE
TDOE – TIME DELAY ON ENERGIZE
TDR – TIME DELAY RELAY
TL – TROUBLE LIGHT
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 306

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AND ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-W) DATED 10/09/2025	OSS
2	10/23/2025	SJRWMD COMMENTS – DATED 10/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C11.1

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OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 122 OF 144

P:\PROJECTS\DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\LIFT STATION DETAILS.dwg Modified:11/17/2025 By:osanchez Plotted By:brian killelo

CONSTRUCTION SITE PLAN

FOR

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

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

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: JULY 19, 2024

LESS AND/OR

PARCEL 1:

THAT PART OF THE NORTH 467.33 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 50 FEET AND LESS THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH 467.33 FEET OF SECTION 18; THENCE S.89°59'29"W. ALONG THE NORTH LINE OF SAID NORTH 467.33 FEET FOR A DISTANCE OF 1320.00 FEET; THENCE S.00°00'31"E. PARALLEL WITH THE EAST LINE OF SAID NORTH 467.33 FEET FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°00'31"E. A DISTANCE OF 417.33 FEET; THENCE S.89°59'29"W. A DISTANCE OF 330.00 FEET; THENCE N.00°00'31"W. A DISTANCE OF 417.33 FEET; THENCE N.89°59'29"E. A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

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GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
   - CITY OF APOPKA, FLORIDA
   - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
   - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
   - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS. THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS, AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

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

HANDICAP ACCESSIBILITY NOTES:

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

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

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

ADA FACILITIES:

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

Sunshine State One Call of Florida, Inc. 811 Or Dial Local 1-(800)-432-4770

SHEET 2 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 1220-25-38) DATED 10/29/2025	OSS
2	11/19/2025	SJRWMD COMMENTS - DATED 06/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

GENERAL NOTES
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/19/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C1.0

ORLANDO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Orlando Salvador Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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P:\PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GENERAL NOTES.dwg Modified:11/19/2025 By:bkilleb Plotted By:brian killeb

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
OROP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCED(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR

MISC

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE (C/L)
- CHAIN LINK FENCE
- CONTOUR (81)
- EASEMENT
- FENCE (x)
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE (S)

POTABLE WATER

- WATER MAIN (WM)
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER (M)

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE (D)
- MITERED END
- STORM INLET
- SPOT ELEVATION (×100.00)
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS (50)
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN (GAS)
- OVER HEAD WIRE (OHW)
- ELECTRIC CABLE OR CONDUIT, BURIED (elec)
- UNDERGROUND TELEPHONE CABLE (utc)
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE (x)
- SILT FENCE (SF)
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR (81)

SANITARY SEWER

- SANITARY PIPE (100 LF OF 8" PVC @ 0.40%)
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE (S)
- FORCE MAIN (FM)
- PLUG VALVE

POTABLE WATER

- WATER MAIN (WM)
- FIRE MAIN (FIRE)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER (M)
- SAMPLE POINT (SPT)

RECLAIMED WATER

- RECLAIMED WATER MAIN (RU)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

- STORM PIPE (100 LF OF 24" RCP @ 0.20%)
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE (D)
- MITERED END SECTION (U)
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION (×100.00)
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE "A" FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A A)

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

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SHEET 3 OF 144

NO.	DATE	DESCRIPTION	BY
1	06/20/2025	1ST RND COMMENTS - DATED 06/20/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-M) DATED 10/09/2025	OSS

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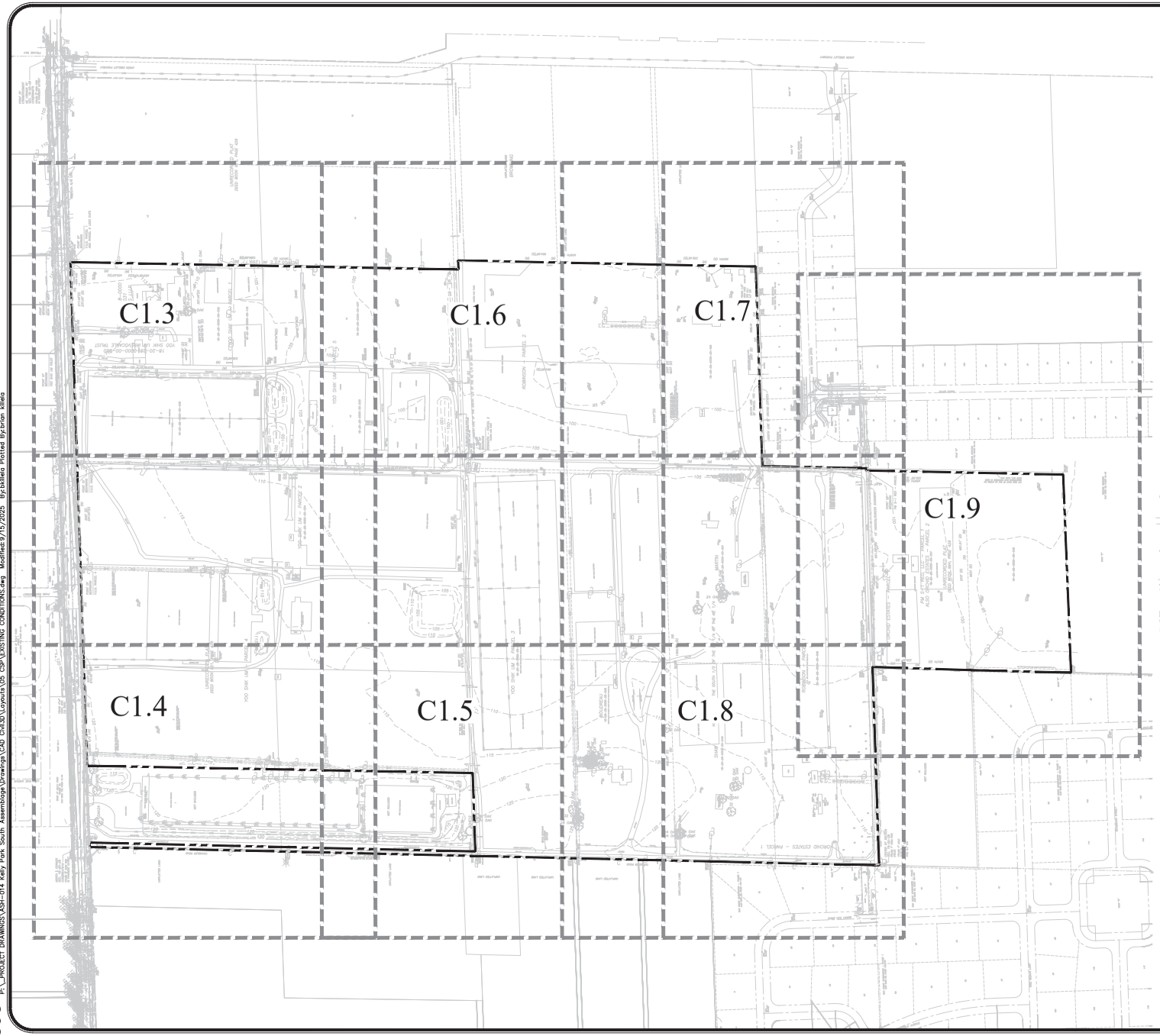
ABBREVIATIONS AND SYMBOLS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/10/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C1.1

ORLANDO SALVADOR SANCHEZ — LICENSE No. 86492 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\ABBREVIATIONS & SYMBOLS.dwg Modified:9/15/2025 By:billieo Plotted By:brian killela



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

SURVEYOR'S NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
3. UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.
5. THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE, THE LAND IS IN ZONE "X".
8. POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.
9. SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.
10. SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	° DEGREES	ALL PROPERTY CORNERS AS NOTED	EL. ELEVATION
D.B. DEED BOOK	(P) PLAT	' MINUTES	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.C. POINT OF TANGENCY
PG. PAGE	(D) DESCRIBED	" SECONDS	U.E. UTILITY EASEMENT	P.C. POINT OF CURVE
P.I.N. PARCEL IDENTIFICATION NUMBER	(M) MEASURED	# NUMBER OR LESS	P.C.P. PERMANENT CONTROL POINT	P.R.C. POINT OF REVERSE CURVE
SEC. SECTION	(NR) NON-RADIAL BEARING	L.B. LICENSED BUSINESS	P.O.B. POINT OF BEGINNING	P.I. POINT OF INTERSECTION
TWP. TOWNSHIP	CH. CHORD	L.S. LICENSED SURVEYOR	P.O.C. POINT OF COMMENCEMENT	C.L. CENTERLINE
RGE. RANGE	R. RADIUS	N.W.F. BARBED WIRE FENCE	F.F. FINISH FLOOR ELEVATION	C.M.P. CORRUGATED METAL PIPE
ORB. OFFICIAL RECORDS BOOK	Δ DELTA	H.W.F. HOG WIRE FENCE	G.F.E. GARAGE FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE
AC. ACRES	⊥ TANGENT	C.L.F. CHAIN LINK FENCE	M.F.E. GARAGE FLOOR ELEVATION	SQ. SQUARE
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	C.A. CENTERLINE	W.F. WOOD FENCE	R/W RIGHT OF WAY	FD. FOUND
		F.F. EDGE OF PAVEMENT	O.R. OFFICIAL RECORDS	P.R.M. PERMANENT REFERENCE MONUMENT
		FRM. FRAME	STY. STORY	
		O/S OFFSET	CONC. CONCRETE	TX TRANSFORMER
C.B.S. CONCRETE BLOCK & STUCCO				
UE UNDERGROUND POWER LINE		BT BURIED TELEPHONE LINE	BURIED WATER LINE
OHP OVERHEAD POWER LINE		GAS BURIED GAS MAIN	SAN BURIED SANITARY SEWER LINE

LEGEND

BENCHMARK	CO CLEAN OUT (SEWER)		
WOOD POWER POLE	GAS GAS METER		
CONCRETE POWER POLE	UGM UNDERGROUND GAS MARKER		
GUY WIRE ANCHOR	FOM FIBER OPTIC MARKER		
LIGHT POLE	WV WATER VALVE		
SIGN	WM WATER METER		
FIRE HYDRANT	CATV CABLE TELEVISION RISER BOX		
SANITARY SEWER MANHOLE	WOOD LIGHT POLE		
STORM SEWER MANHOLE	WELL		
GAS VALVE	ELECTRIC CONTROL BOX		
TELEPHONE RISER BOX	ELECTRIC TRANSFORMER		
MLP METAL LIGHT POLE	FLP FIBERGLASS LIGHT POLE		

SHEET 4 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 1258-25-SM) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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OVERALL EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C1.2

ORLANDO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
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PL: PROJECTS\DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified:9/15/2025 By:bkilleb Plotted By:brian killeb

REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C20-25-38) DATED 10/09/2025	OSS
2	09/25/2025	SJRWMD COMMENTS - DATED 09/30/2025	OSS

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CERTIFICATE OF AUTHORIZATION
NO. 29060

EXISTING CONDITIONS – NORTHEAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.3
PROJECT	ASH-014
SCALE	1" = 50'

OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHN E. HOLLOWAY, INC.
BARRY W. PERRITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

KEY MAP

SHEET 5 OF 144

PLEASE REFER TO SHEET C1.10 & C1.11 FOR OFFSITE EXISTING CONDITIONS

SHEET C1.3
SHEET C1.6
SHEET C1.4
SHEET C1.5

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REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/09/2025	OSS
2	09/25/2025	S.MANO COMMENTS - DATED 09/30/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING
ENGINEERING NO. 29060

EXISTING CONDITIONS – NORTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.4
PROJECT	ASH-014
SCALE	1" = 50'

VICTOR SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/09/2024

KEY MAP

SHEET 10 OF 144

PLEASE REFER TO SHEET C1.10 & C1.11 FOR OFFSITE EXISTING CONDITIONS

SHEET C1.3
SHEET C1.6
SHEET C1.4
SHEET C1.5

POINT OF BEGINNING
Y.U.S. PARCEL 4
YOO SHIK UM PARCEL 2
UNRECORDED PLAT SEPD BOOK 21, PAGE 29
YOO SHIK UM PARCEL 4
NORTH R/W LINE
EAST 675400
NORTH 1/4 CORNER SEC. 18-20-28 CCR#00047915 FOUND 5" IRON ROD IN PAVEMENT CONCRETE
OAKS AT KELLY PARK PHASE 3A PLAT BOOK 71, PAGES 72-76
WHITEHORN LANE
CHANDLER ROAD
UNPLATTED LAND
NOT INCLUDED
TRACT C
TRACT OS-1
TRACT RP-2
S88°06'27"W 30.00'
S01°19'50"W 30.00'
C1.2

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

EXISTING CONDITIONS – WEST
CONSTRUCTION SITE PLAN

SCALE	1" = 50'
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.5
PROJECT	ASH-014

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ENGINEERING
NO. 39060

REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C50-25-38) DATED 10/09/2025	OSS
2	09/25/2025	S.MANO COMMENTS – DATED 09/30/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING
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NO. 39060

REV	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C50-25-38) DATED 10/09/2025	OSS
2	08/25/2025	S.MMRO COMMENTS - DATED 08/20/2025	OSS

EXISTING CONDITIONS - EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.6
PROJECT	ASH-014
SCALE	1" = 50'

OVIDIO SANCHEZ
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
1	09/04/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/04/2025	OSS
2	08/25/2025	S.RAMOS COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERS CERT. NO. 39060

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

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.7
PROJECT	ASH-014
SCALE	1" = 50'

OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

Civil Engineering Landscape Architecture Land Planning Surveying
Mitchell Ryan Homes, Inc.
Construction Management Consultants, Inc.

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REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C90-25-38) DATED 10/09/2025	OSS
2	08/25/2025	S.MMRO COMMENTS - DATED 08/26/2025	OSS

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ENGINEERING NO. 29060

EXISTING CONDITIONS – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

SCALE	1" = 50'
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
PROJECT	ASH-014
CHECKED:	O. SANCHEZ
SHEET	C1.8
DATE:	9/15/2025

VICTOR SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

KEY MAP

SHEET 9 OF 144

SHEET C1.6
SHEET C1.7
SHEET C1.5
SHEET C1.8
SHEET C1.7
SHEET C1.8
SHEET C1.7
SHEET C1.9
SHEET C1.8
SHEET C1.9

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REV	DATE	DESCRIPTION	BY
A	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025	OSS
B	08/25/2025	S.RMND COMMENTS - DATED 08/20/2025	OSS

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CERTIFICATE NO. 39060

EXISTING CONDITIONS – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.9
PROJECT	ASH-014
SCALE	1" = 50'

SCALE	1" = 50'
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
PROJECT	ASH-014
CHECKED:	O. SANCHEZ
SHEET	C1.10
DATE:	9/15/2025

OFFSITE EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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BOARD OF PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 39060

REV	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C90-25-38) DATED 10/09/2025	OSS
2	09/25/2025	SUBMIT COMMENTS - DATED 09/30/2025	OSS

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHN E. HARTLEY & ASSOC. INC.
BARRY W. FREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

SHEET 12 OF 144

REV	DATE	DESCRIPTION	BY
1	09/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	OSS
2	09/25/2025	SUBMIT COMMENTS - DATED 09/30/2025	OSS

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ENGINEERING REGISTRY
NO. 39060

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

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SHEET	C1.11
PROJECT	ASH-014
SCALE	1" = 50'

SHEET 13 OF 144

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

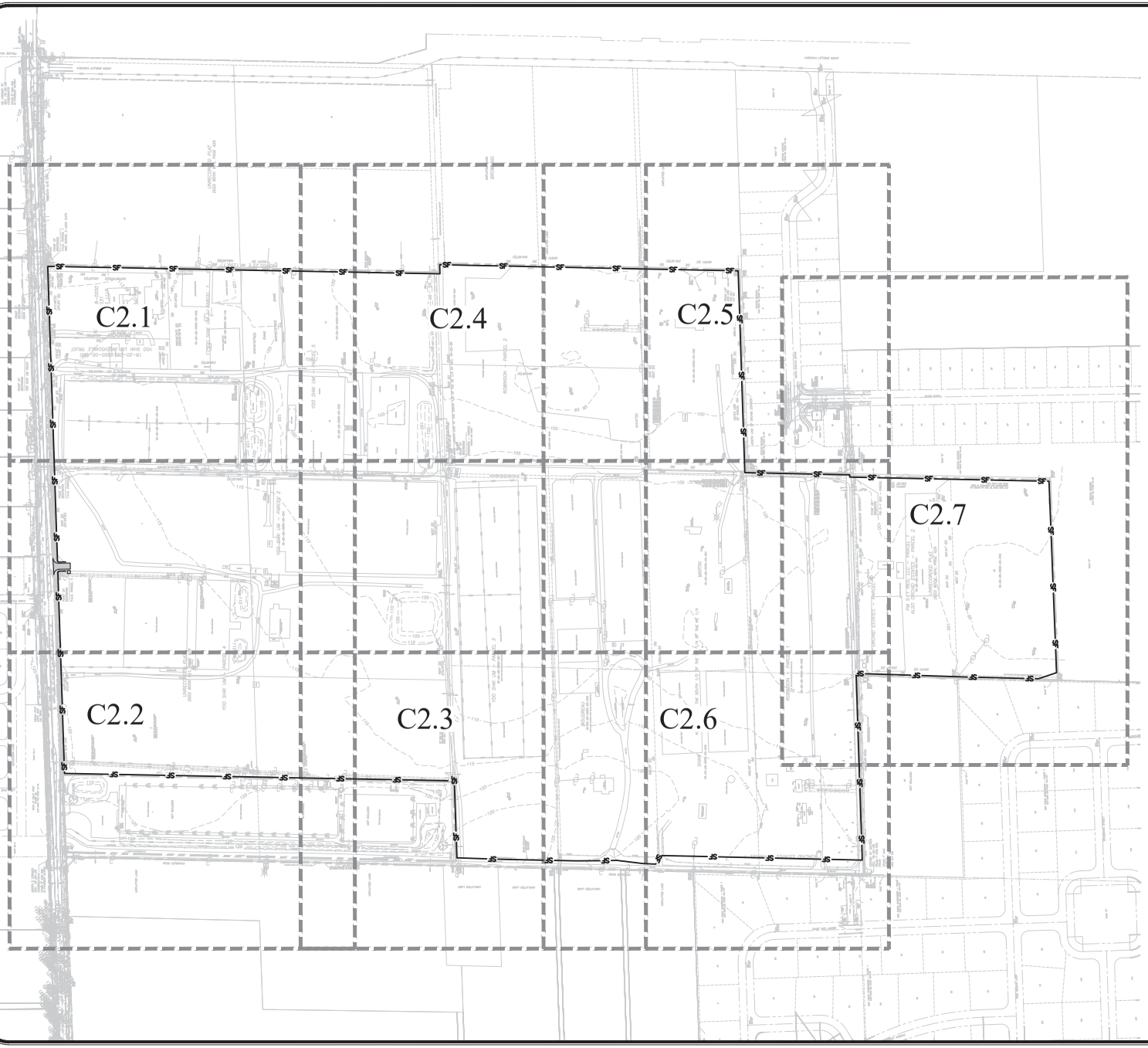
EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
JOHN E. HARTLEY & ASSOC. INC.
BARRY W. PIERMATTEI, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

KEY MAP

MATCHLINE C-C

MATCHLINE B-B

MATCHLINE C-C



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

EROSION CONTROL NOTES:

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE EXPECTED FOR ONE TOTAL ANTICIPATED CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN ALL EROSION CONTROL DEVICES, SUCH AS BAFFLING, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE (SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. *STOCKPILING MATERIALS:*
   ALL FILL MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. *EXPOSED AREA LIMITATION:*
   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
3. *INLET PROTECTION:*
   INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. *TEMPORARY SEEDING:*
   AREAS CREATED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE GROWING SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
5. *TEMPORARY SEEDING AND MULCHING:*
   SLOPES STEEPER THAN 3:1 SHALL FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE, MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.
6. *TEMPORARY GRASSING:*
   THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. *TEMPORARY RESEEDING:*
   IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND RESEEDED AS SPECIFIED ABOVE.
8. *MAINTENANCE:*
   ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. *DUST ABATEMENT:*
   DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. SODDING OF RETENTION POND AND CONVEYANCE SHALL SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEETS C2.1-C2.6 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.
13. SILT FENCE TO BE INSTALLED A MINIMUM OF SIX INCHES (6") FROM PROPERTY LINE, WETLAND LINE, WETLAND BUFFER, ETC..
14. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
15. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD AND FDEP PROCEDURES.
16. CONTRACTOR TO COORDINATE WITH ORANGE COUNTY HEALTH DEPARTMENT AND/OR FDEP TO OBTAIN ANY NECESSARY PERMITS TO REMOVE ANY EXISTING SEPTIC TANKS AND/OR DRAINFIELDS.
17. CONTRACTOR TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY AND ADJACENT PARCELS.
18. ALL ONSITE SOILS EXPOSED DURING SITE ALTERATION SHALL BE STABILIZED.
19. ALL RUNOFF AND SILTATION SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASIN AND/OR SEDIMENT TRAPS IN SUCH A MANNER AS TO PREVENT OFF-SITE IMPACTS.
20. A RIGHT-OF-WAY (ROW) PERMIT AND A MAINTENANCE OF TRAFFIC (MOT) PERMIT MUST BE APPLIED FOR BEFORE THE PRE-CONSTRUCTION MEETING.
21. A DETAILED TEMPORARY TRAFFIC CONTROL PLAN, INCLUDING PEDESTRIAN ACCOMODATION, MUST BE SUBMITTED AT THE MOT PERMIT.
22. A LANE CLOSURE OPERATIONAL ANALYSIS PER FDOT IS REQUIRED TO CONSIDER DAYTIME OPERATIONS.

FDEP NPDES PERMIT NOTES:

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

Call Sunshine 811 — It's the Law! 1-800-432-4770

SHEET 14 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-36) DATED 10/09/2025	OSS
2	10/29/2025	SJRWMD COMMENTS - DATED 10/29/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

OVERALL DEMO, EROSION CONTROL, & M.O.T. PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

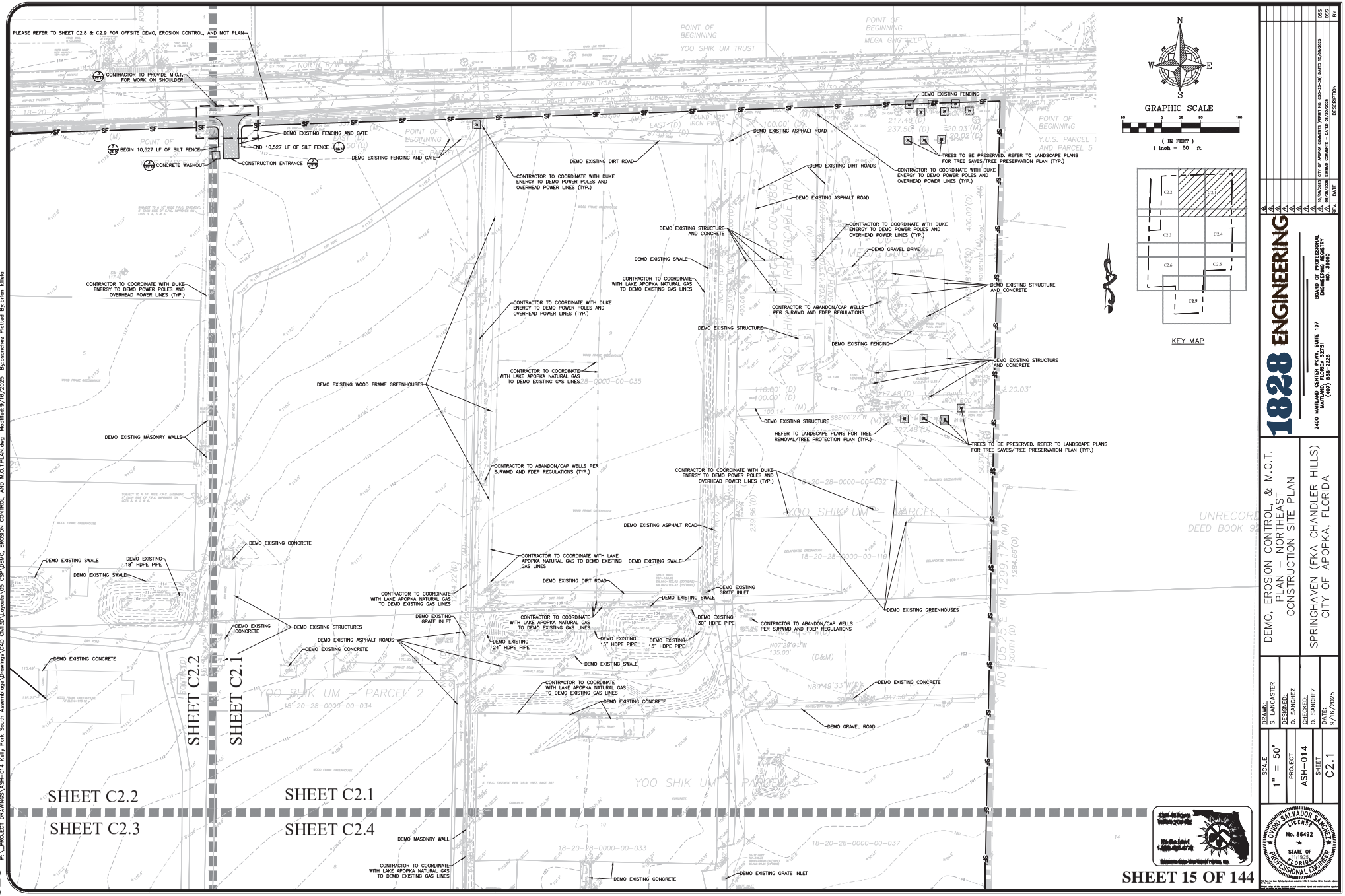
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/16/2025

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C2.0

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PLOTTED: 9/16/2025 By:osanchez
PLOT PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T.PLAN.dwg Modified:9/16/2025 By:osanchez Plotted By:brian killelo



NO.	DATE	DESCRIPTION	BY
1	10/03/2025	SJRWMD COMMENTS - DATED 09/29/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/09/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

DEMO, EROSION CONTROL, & M.O.T. PLAN NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/16/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C2.1

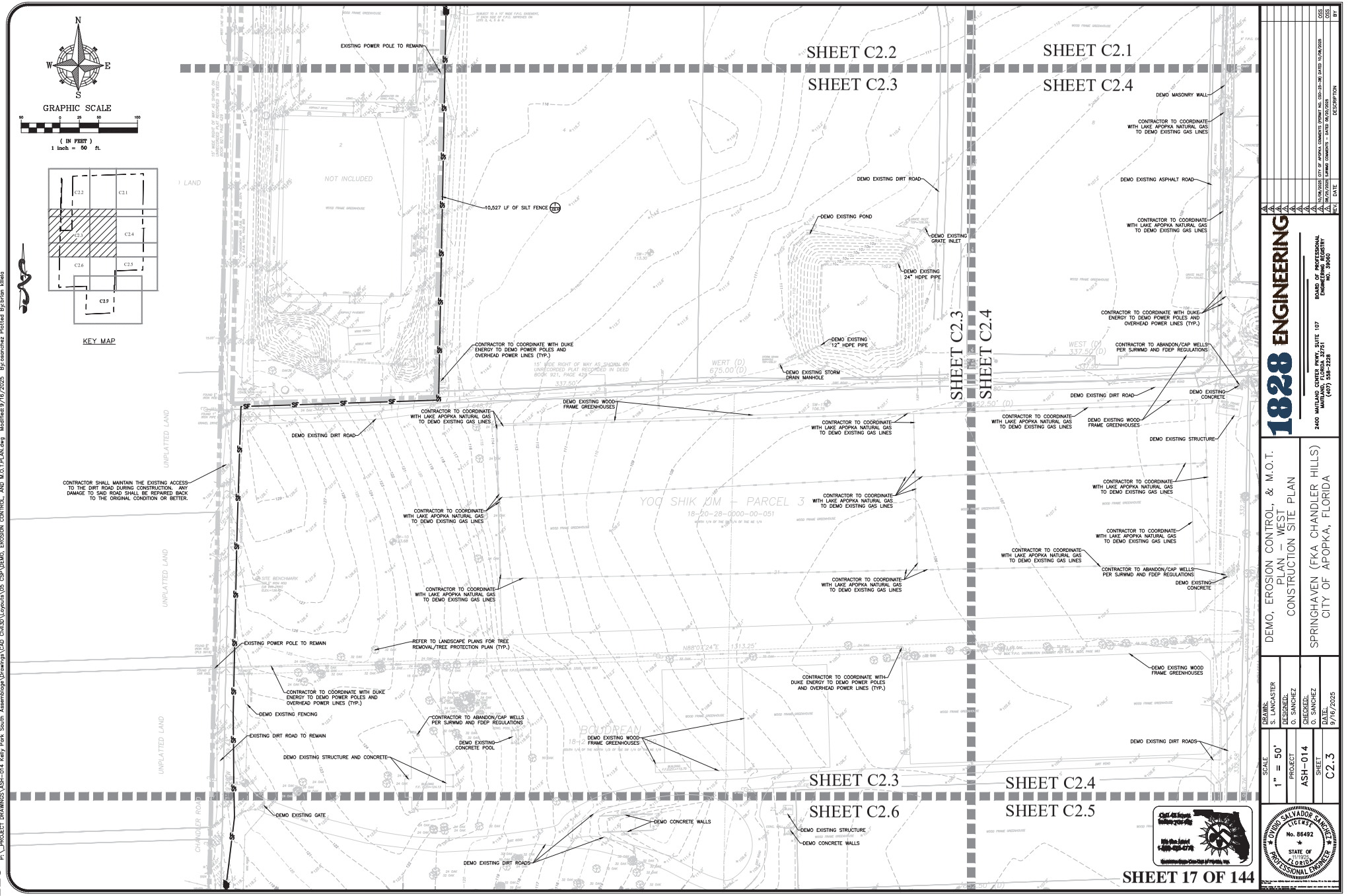
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ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 15 OF 144

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T PLAN.dwg Modified:9/16/2025 By:osanchez Plotted By:brian killelo

DEMO, EROSION CONTROL, & M.O.T. PLAN – NORTHWEST CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/16/2025
SHEET C2.2
PROJECT ASH-014
STATE OF FLORIDA
No. 86492
OSCAR SANCHEZ
PROFESSIONAL ENGINEER
9/16/2025
GRAPHIC SCALE
1 inch = 50 ft.
(IN FEET)
KEY MAP
SHEET C2.1
SHEET C2.2
SHEET C2.3
SHEET C2.4
SHEET 16 OF 144
PLEASE REFER TO SHEET C2.8 & C2.9 FOR OFFSITE DEMO, EROSION CONTROL, AND MOT PLAN
CONTRACTOR TO PROVIDE MOT FOR WORK ON SHOULDER
DEMO EXISTING FENCING
END 10,527 LF OF SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
BEGIN 10,527 LF OF SILT FENCE
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
DEMO EXISTING MASONRY WALLS
DEMO EXISTING CONCRETE
DEMO EXISTING STRUCTURES
DEMO EXISTING ASPHALT ROADS
DEMO EXISTING CONCRETE
DEMO EXISTING WOOD FRAME GREENHOUSES
CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES
DEMO EXISTING GRATE INLET
DEMO EXISTING SWALE
DEMO EXISTING 18" HDPE PIPE
DEMO EXISTING 6" HDPE PIPE
DEMO EXISTING FENCING AND GATE
DEMO EXISTING ASPHALT
EXISTING POWER POLE TO REMAIN
NOT INCLUDED
UNPLATTED LAND
CHANDLER ROAD
NORTH PARK ROAD
WHITEHORN LANE
OAKS AT KELLY PARK PHASE 3A PLAT BOOK 73, PAGES 72-76
UNRECORDED PLAT SEED BOOK 1, PAGE 429
SHIK UM PARCEL 2
SHIK UM PARCEL 4
POINT OF BEGINNING
NORTH 1/4 CORNER SEC. 18-20-28 CCR#0047915 FOUND 5" IRON ROD IN PAVEMENT CONC.
S01°19'50"W 30.08'
S88°06'27"W 2.12'
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NO.	DATE	DESCRIPTION	BY
1	10/29/2025	1ST RD COMMENTS - DATED 10/29/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-38) DATED 10/09/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

DEMO, EROSION CONTROL, & M.O.T. PLAN - WEST
CONSTRUCTION SITE PLAN

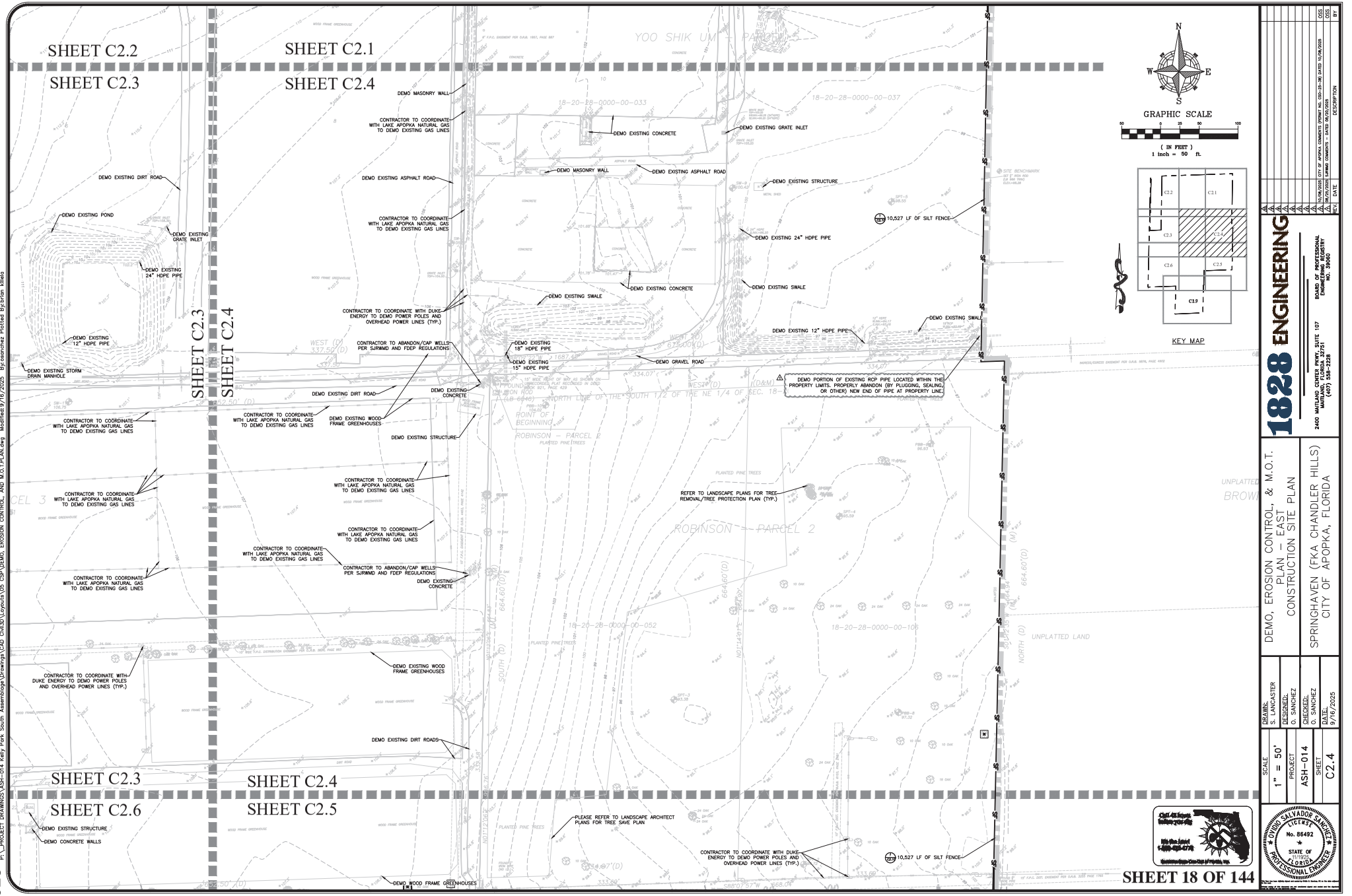
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/16/2025
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.3

OVIDIO SALVADOR SANCHEZ
LICENSE No. 85492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 17 OF 144

P:\PROJECT DRAWINGS_ASH--014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T.PLAN.dwg Modified:9/16/2025 By:osanchez Plotted By:brian killelo



NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-1M) DATED 10/09/2025	OSS
2	10/29/2025	SJRWMD COMMENTS - DATED 10/29/2025	OSS

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DEMO, EROSION CONTROL, & M.O.T. PLAN – EAST CONSTRUCTION SITE PLAN

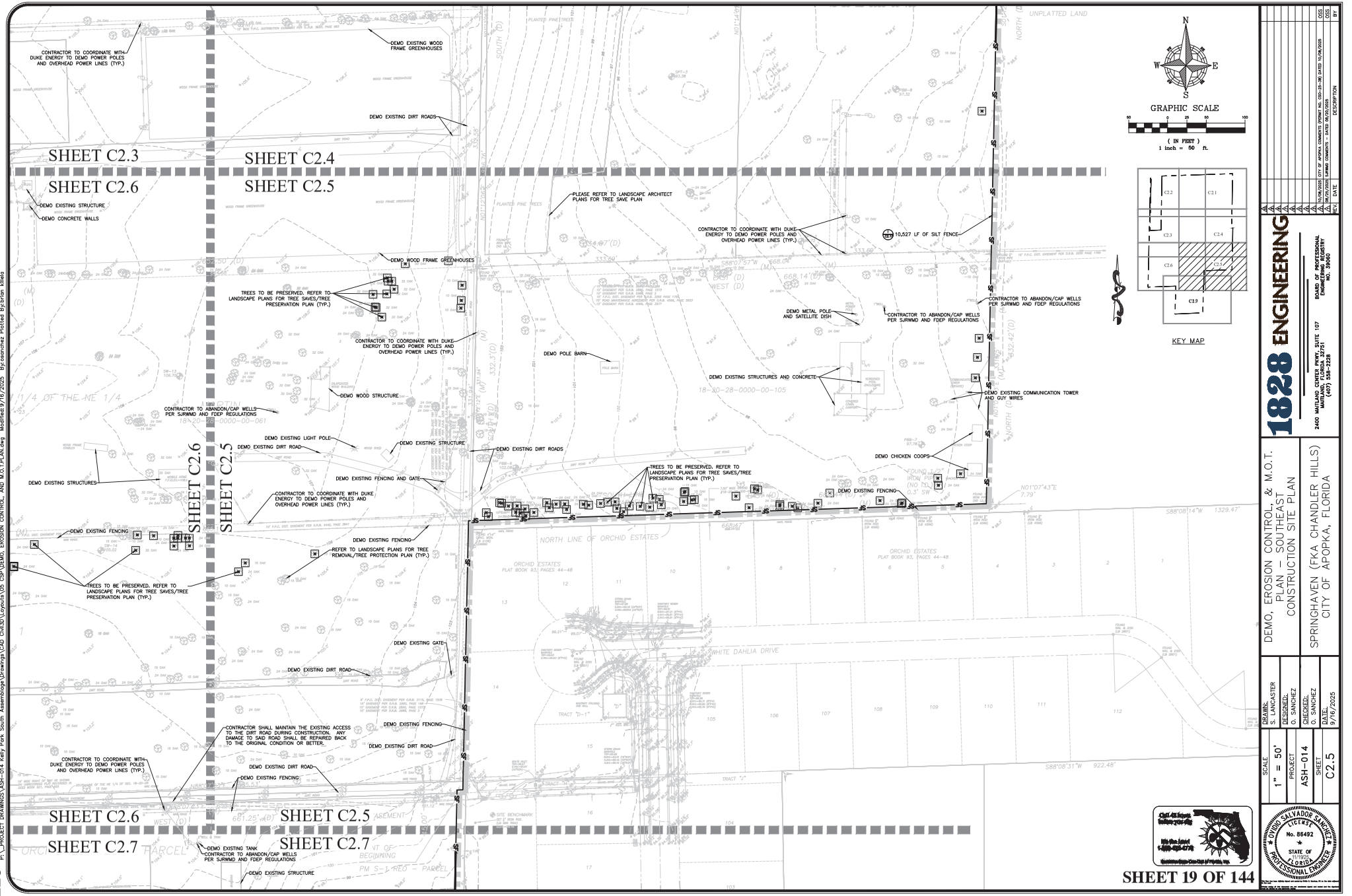
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/16/2025
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.4

CHRISTOPHER SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 18 OF 144

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblages\Drawings\CAD Civil\30\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T PLAN.dwg Modified:9/16/2025 By:csanchez Plotted By:brian killelo



NO.	DATE	DESCRIPTION	BY
5	10/29/2025	3rd RND. COMMENTS – DATED 10/29/2025	OSS
4	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 058-25-38) DATED 10/09/2025	OSS

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DEMO, EROSION CONTROL, & M.O.T. PLAN SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

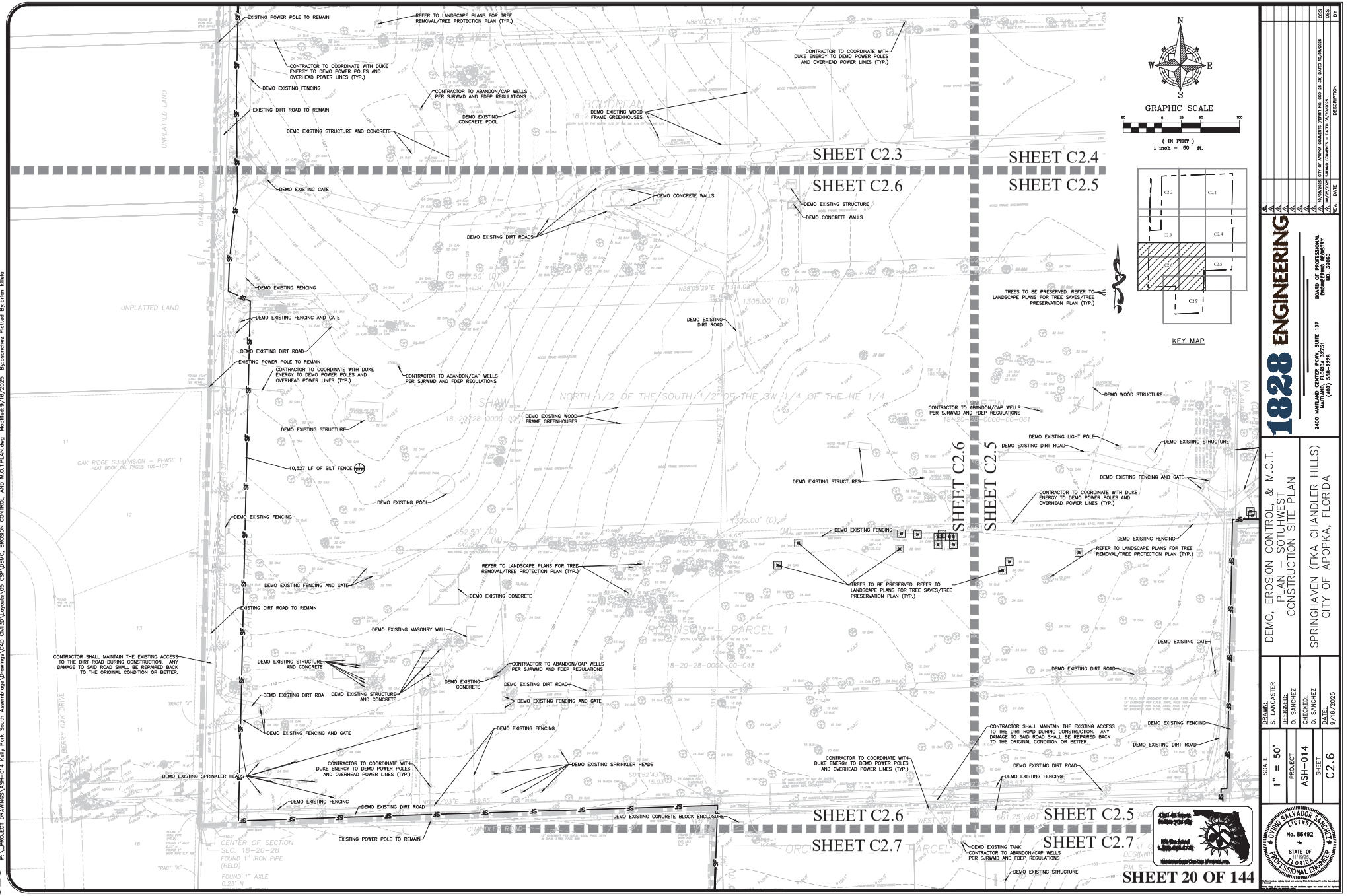
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/16/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C2.5

ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 19 OF 144

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PLOTTED: 9/16/2025 By:osanchez Plotted By:brian killelo
PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T.PLAN.dwg Modified:9/16/2025



NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-36) DATED 10/29/2025	OSS
2	10/29/2025	SJRWMD COMMENTS – DATED 09/29/2025	OSS

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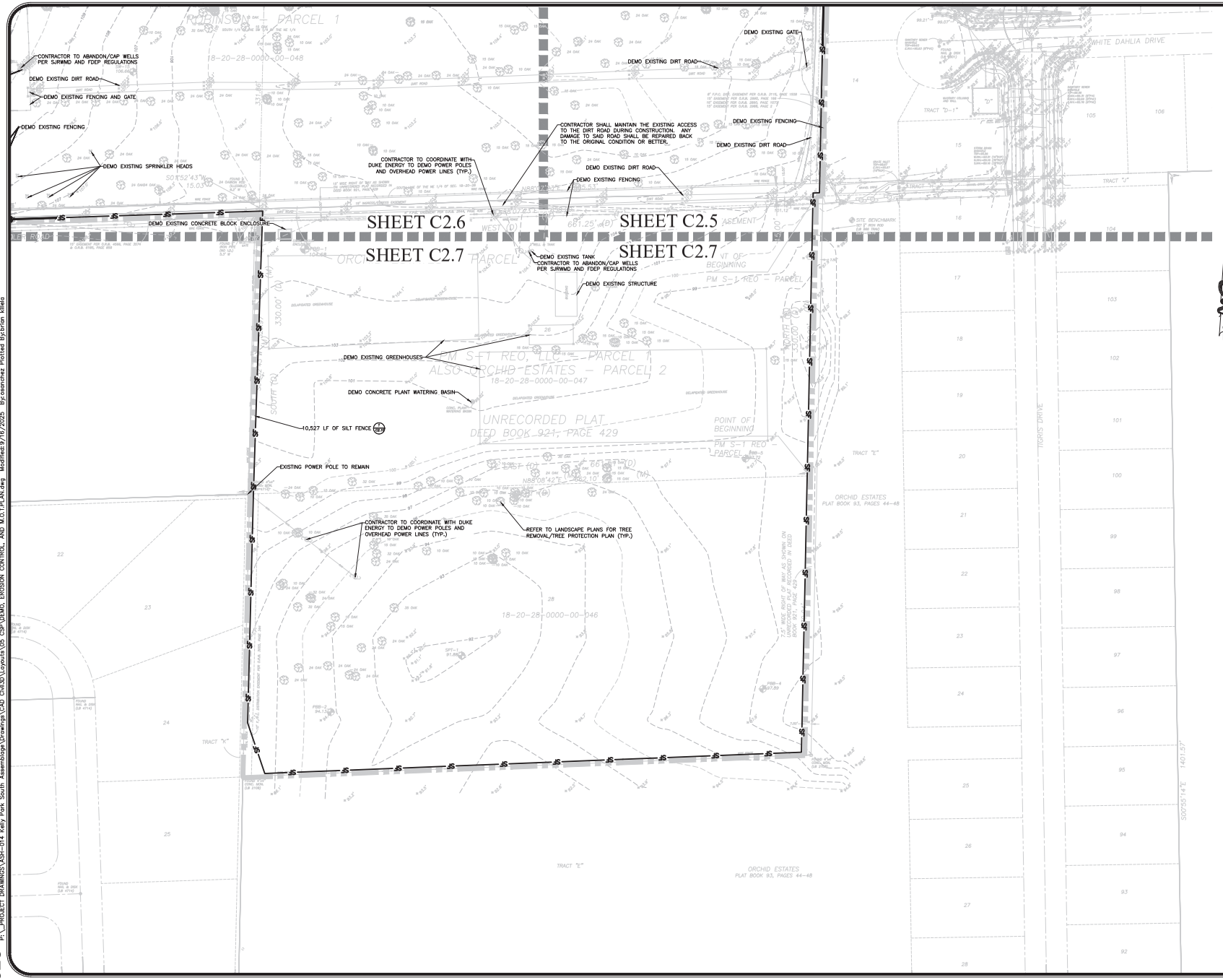
DEMO, EROSION CONTROL, & M.O.T. PLAN – SOTUHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/16/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C2.6

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No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PLOTTED: 9/16/2025 By:osanchez Pictred By:brian killelo
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SHEET 21 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-M) DATED 10/29/2025	OSS
2	10/30/2025	SJRWMD COMMENTS - DATED 10/29/2025	OSS

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DEMO, EROSION CONTROL, & M.O.T. PLAN - SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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

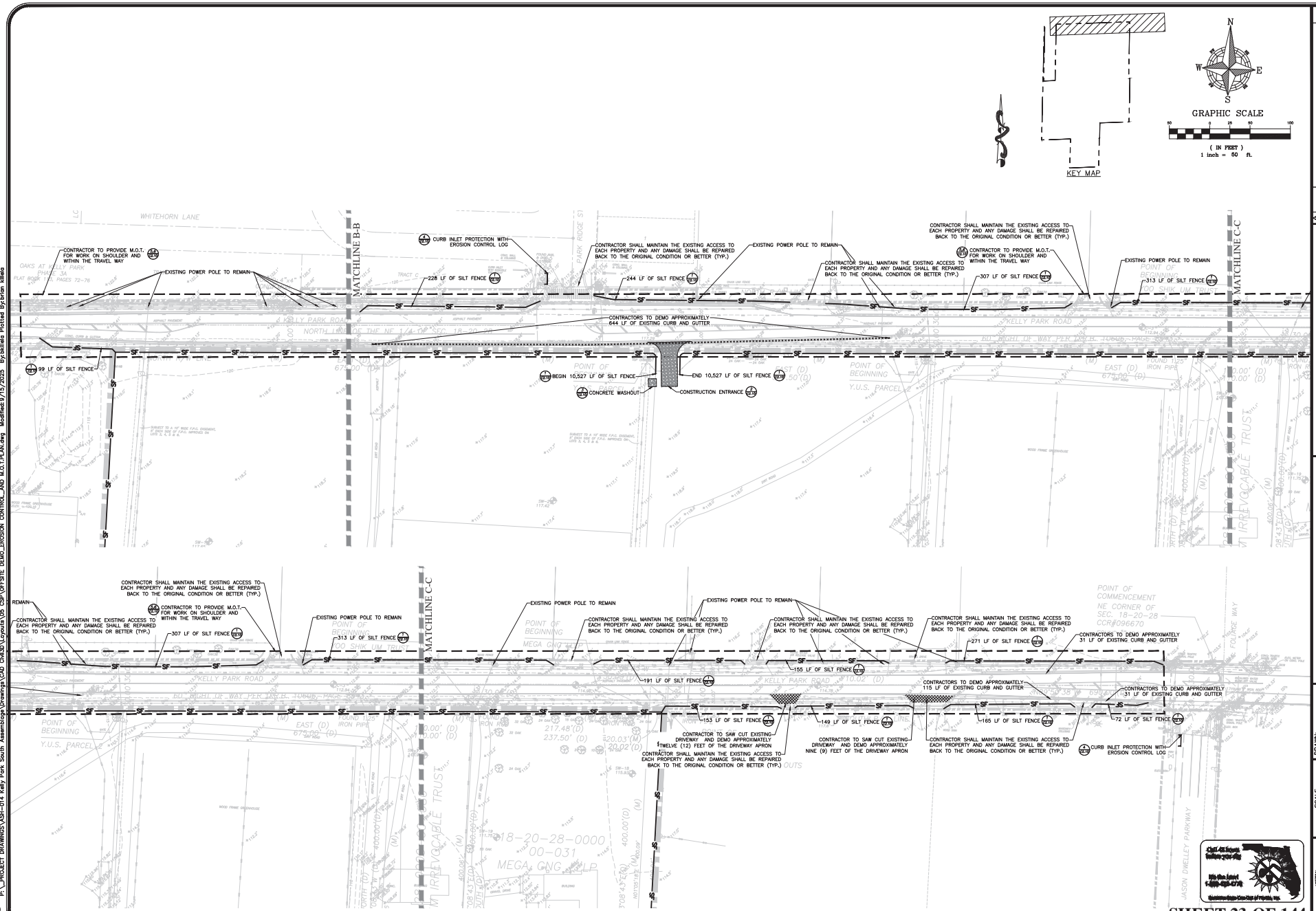
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.7

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OFFSITE DEMO, EROSION CONTROL, AND
M.O.T.PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 838-2228
BOARD OF PROFESSIONAL
ENGINEERING
NO. 26060
SCALE
1" = 50'
DRAWN:
S. LANCASTER
PROJECT
ASH-014
CHECKED:
O. SANCHEZ
SHEET
C2.8
DESIGNED:
O. SANCHEZ
DATE:
9/15/2025
OVIDIO SANCHEZ
No. 86492
STATE OF
FLORIDA
PROFESSIONAL
ENGINEER
REV. DATE DESCRIPTION BY
1 09/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. CEG-25-38) DATED 10/09/2025 OSS
2 09/25/2025 S.MAND COMMENTS - DATED 09/26/2025 OSS
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
MATCHLINE A-A
MATCHLINE B-B
CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO EACH PROPERTY AND ANY DAMAGE SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER (TYP.)
EXISTING POWER POLE TO REMAIN
CONTRACTOR TO PROVIDE M.O.T. FOR WORK ON SHOULDER AND WITHIN THE TRAVEL WAY
683 LF OF SILT FENCE
157 LF OF SILT FENCE
117 LF OF SILT FENCE
60 LF OF SILT FENCE
408 LF OF SILT FENCE
139 LF OF SILT FENCE
79 LF OF SILT FENCE
WHITEHORN LANE
SILT PARK ROAD
NORTH 1/4 CORNER
SEC. 18-20-28
CCR#0047915
FOUND NAIL & DISK
IN PAVEMENT
UNPLATTED LAND
OAKS AT RIVERSIDE
PLAT BOOK 73, PAGE 73-78
SHEET 22 OF 144
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CIVIL\03 CSP\OFFSITE DEMO_EROSION CONTROL_AND M.O.T.PLAN.dwg Modified:9/15/2025 By:bkillea Plotted By:bkillea
Page 280 of 306



NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/09/2025	OSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30660

OFFSITE DEMO_EROSION CONTROL_AND M.O.T.PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

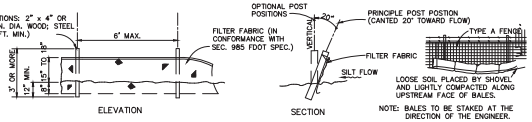
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	9/15/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C2.9

CHRISTIAN SALVADOR SANCHEZ
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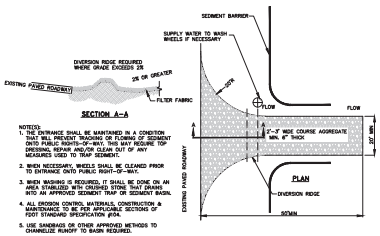
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NOTE

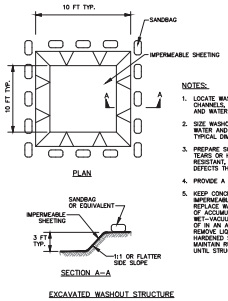
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

1 TYPE III SILT FENCE DETAIL



2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.

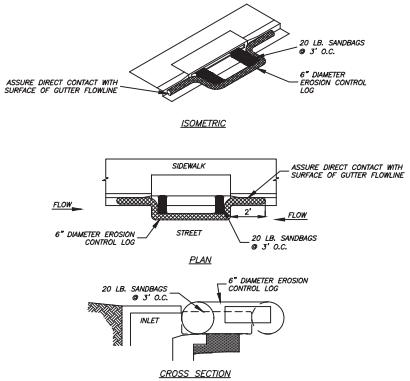


NOTES:

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF CONCRETE WASTE PROPERLY. DO NOT DISPOSE OF WASTE INTO STORM DRAINS, DITCHES, WATERWAYS, WETLANDS, OR VEGETATED AREAS. DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORM, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3 CONCRETE WASH OUT

N.T.S.

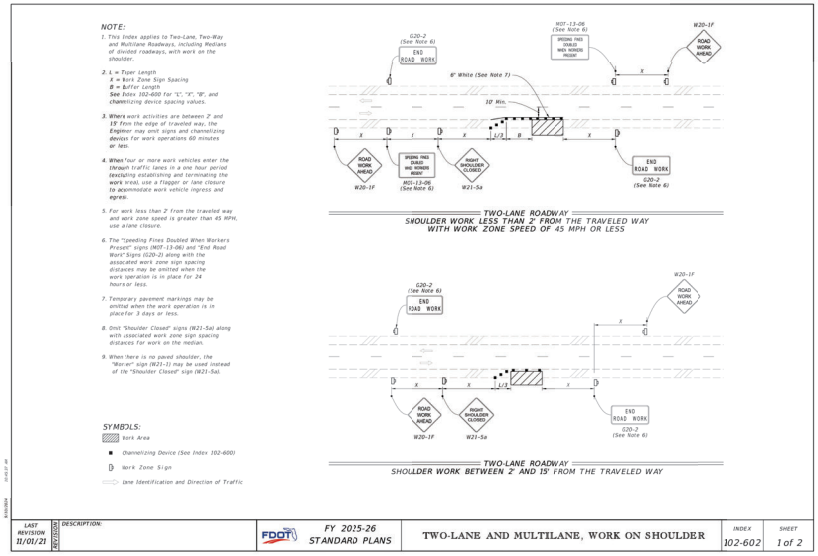


NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

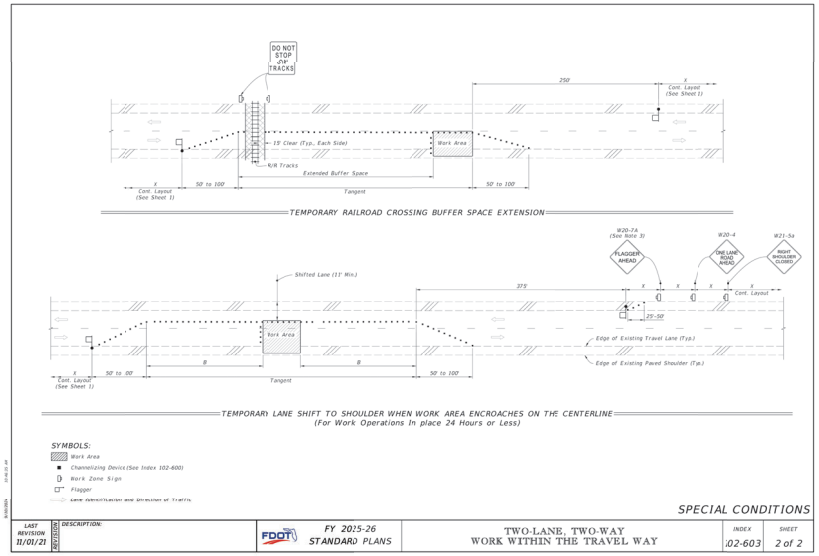
4 EROSION CONTROL LOG DETAIL

N.T.S.



5 FDOT M.O.T. DETAIL – WORK ON SHOULDER

N.T.S.



6 FDOT M.O.T. DETAIL – WORK WITHIN TRAVEL WAY

N.T.S.

REV	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 030-25-38) DATED 10/09/2025	OSS
2	10/23/2025	SJWMD COMMENTS – DATED 10/22/2025	OSS

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DEMO, EROSION CONTROL, AND M.O.T. DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

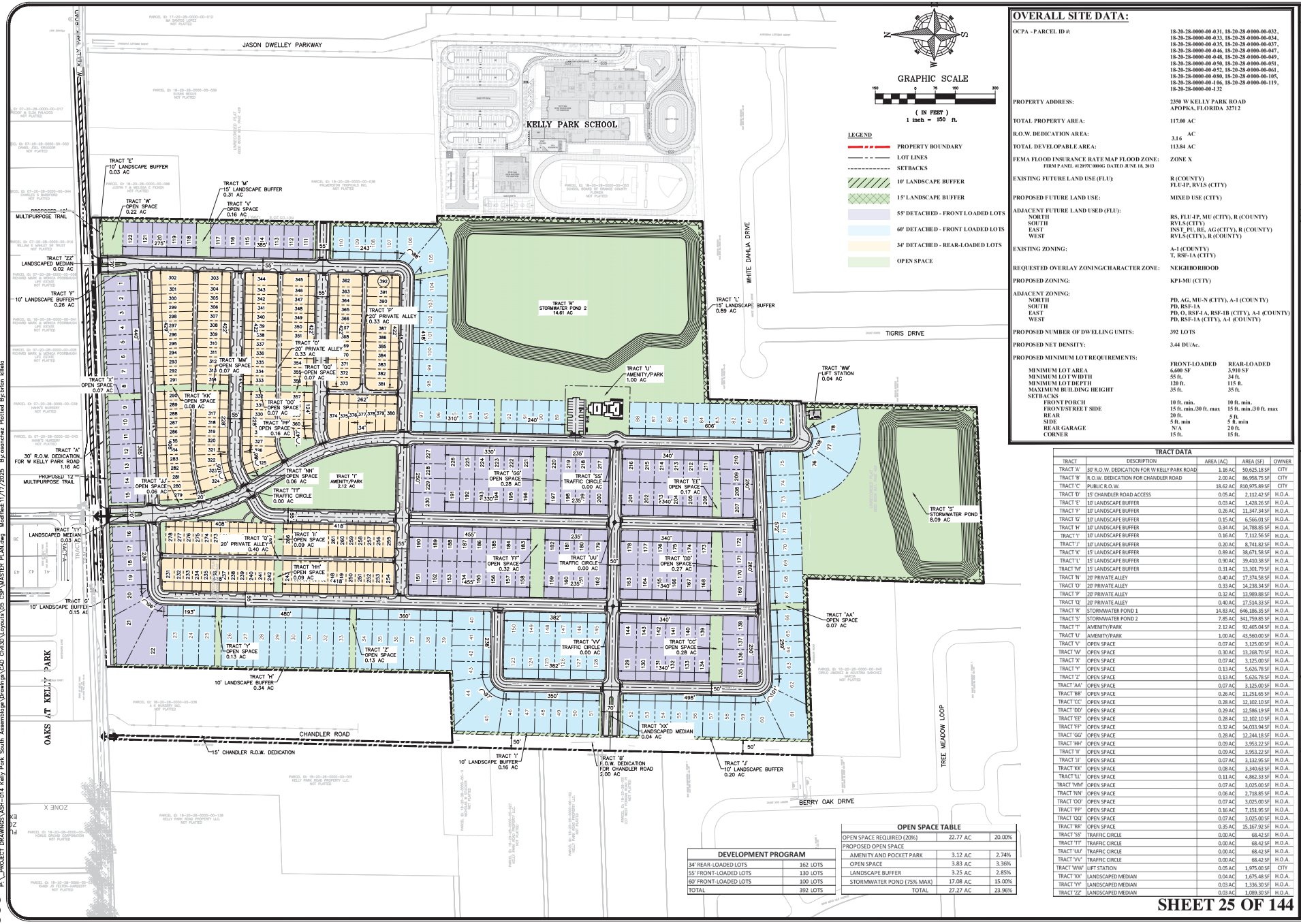
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C2.10

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 24 OF 144

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OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-185, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712
TOTAL PROPERTY AREA:	117.00 AC
R.O.W. DEDICATION AREA:	3.16 AC
TOTAL DEVELOPABLE AREA:	113.84 AC
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: (FIRM PANEL #12095C0010G DATED JUNE 18, 2013)	ZONE X
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-I-P, RVLS (CITY)
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)
ADJACENT FUTURE LAND USED (FLU): NORTH / SOUTH / EAST / WEST	RS, FLU-I-P, MU (CITY), R (COUNTY) / RVLS (CITY) / INST, PU, RE, AG (CITY), R (COUNTY) / RVLS (CITY), R (COUNTY)
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD
PROPOSED ZONING:	KPI-MU (CITY)
ADJACENT ZONING: NORTH / SOUTH / EAST / WEST	PD, AG, MU-N (CITY), A-1 (COUNTY) / PD, RSF-1A / PD, O, RSF-1 A, RSF-1B (CITY), A-1 (COUNTY) / PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS:	392 LOTS
PROPOSED NET DENSITY:	3.44 DU/Ac.

PROPOSED MINIMUM LOT REQUIREMENTS:

	FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	6,600 SF	3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft
MINIMUM LOT DEPTH	120 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	CITY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
TRACT 'D'	15' CHANDLER ROAD ACCESS	0.05 AC	2,112.42 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,788.85 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,741.82 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.89 AC	38,671.58 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.90 AC	39,410.38 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,301.79 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,374.58 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,238.34 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.32 AC	13,989.88 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,514.33 SF	H.O.A.
TRACT 'R'	STORMWATER POND 1	14.83 AC	646,186.35 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	7.85 AC	341,759.85 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465.04 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,560.00 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.30 AC	13,268.70 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.26 AC	11,251.65 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.29 AC	12,586.19 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,033.94 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244.18 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.07 AC	3,132.95 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,340.63 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,862.33 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,718.85 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,151.95 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.35 AC	15,167.92 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

DEVELOPMENT PROGRAM

34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/09/2025	OSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107, MAITLAND, FLORIDA 32751, (407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C3.0

OMAR SALVADOR SANCHEZ, LICENSE No. 86492, STATE OF FLORIDA, PROFESSIONAL ENGINEER

SHEET 25 OF 144

PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\MASTER PLAN.dwg Modified:11/17/2025 By:osanchez Plotted By:brian killelia

CHANDLER HILLS MASTER PLAN DEVELCPMENT STANDARDS

A. Design Standards (1

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

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

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

B. Architectural, Buiklings, and Accessory Structures

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

CHANDLER HILLS MASTER PLAN DEVELCPMENT STANDARDS

9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
    b) Front façade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) fee.
    b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
    c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width
    d) Front porches and porticos may be at grade level.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

CHANDLER HILLS MASTER PLAN DEVELCPMENT STANDARDS

C. Utilities and Infrastructure

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

D. Recreation and Open Space

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

CHANDLER HILLS MASTER PLAN DEVELCPMENT STANDARDS

E. Buffers and Landscaping

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

F. Maintenance and Plat

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

G. Wetlands and Environmental

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

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

H. Development Condition Continuity

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

I. Signage

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

J. Lighting

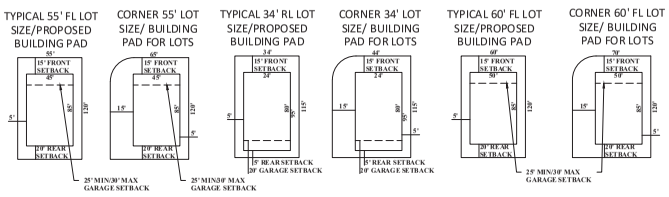
Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

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

L. Miscellaneous

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



NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 025-25-M) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY., SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

MASTER PLAN – DEVELOPMENT STANDARDS
CONSTRUCTION SITE PLAN

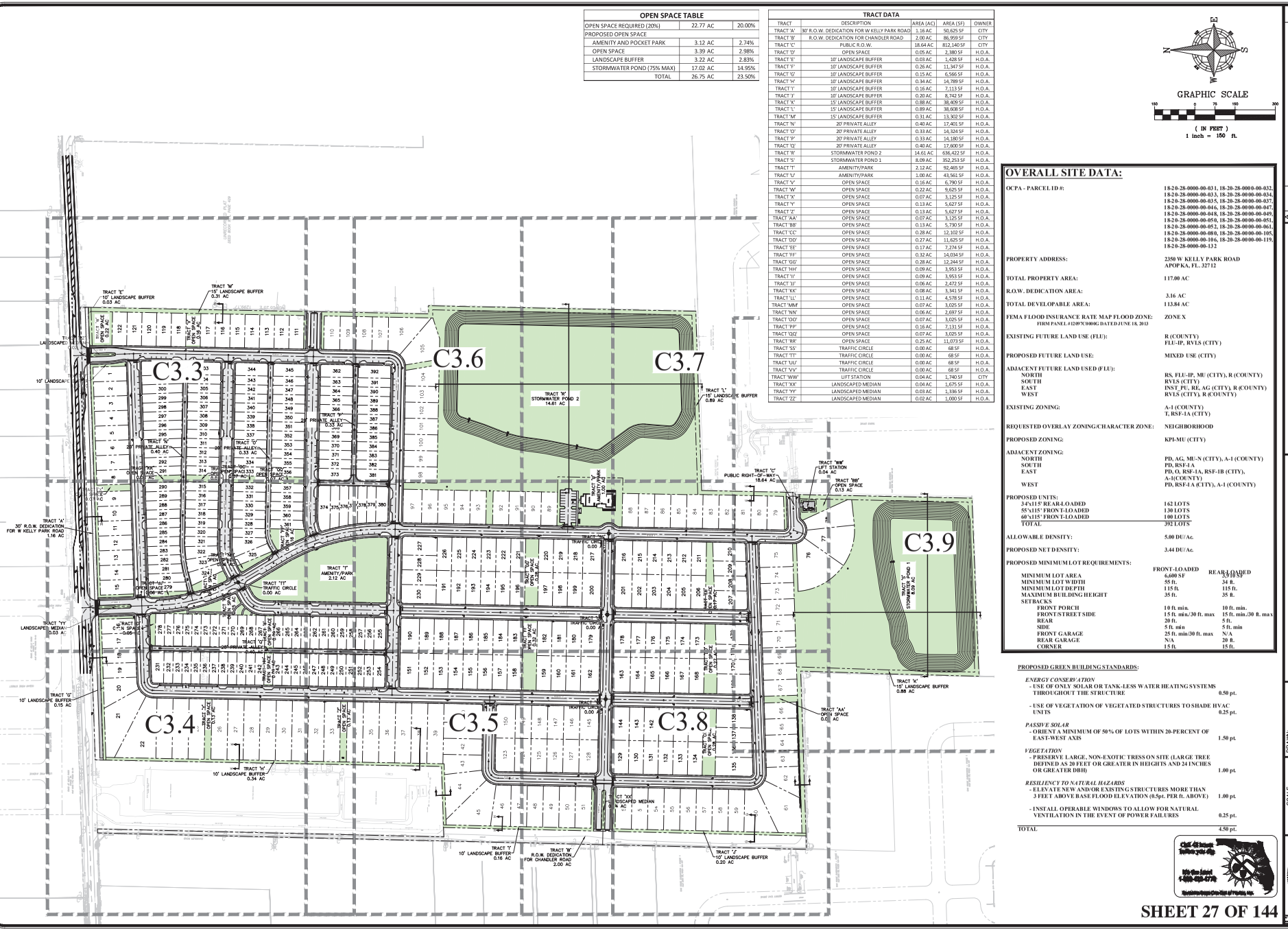
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.1

ORLANDO SALVADOR J. SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

This drawing has been digitally signed and sealed using Rule 5. Standards. Pursuant to the rules adopted by the Florida Board of Professional Engineers, the seal appearing above was authorized by Orlando Salvador J. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:\PROJECTS\DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\3D\Layouts\05 CSP\MASTER PLAN.dwg, Modified:11/17/2025, By:osanchez, Plotted By:brian.killelea



OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.39 AC	2.98%
LANDSCAPE BUFFER	3.22 AC	2.83%
STORMWATER POND (75% MAX)	17.02 AC	14.95%
TOTAL	26.75 AC	23.50%

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625 SF	CITY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,959 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.64 AC	812,140 SF	CITY
TRACT 'D'	OPEN SPACE	0.05 AC	2,380 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,789 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,113 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,742 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.88 AC	38,409 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.89 AC	38,608 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,302 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,401 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,324 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.33 AC	14,180 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,600 SF	H.O.A.
TRACT 'R'	STORMWATER POND 2	14.61 AC	636,422 SF	H.O.A.
TRACT 'S'	STORMWATER POND 1	8.09 AC	352,253 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,561 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.16 AC	6,790 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.22 AC	9,625 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,627 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,627 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.13 AC	5,730 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.27 AC	11,625 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.17 AC	7,274 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,034 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.06 AC	2,472 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,341 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,578 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,697 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,131 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.25 AC	11,073 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.04 AC	1,740 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.02 AC	1,000 SF	H.O.A.

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FL. 32712
TOTAL PROPERTY AREA:	117.00 AC
R.O.W. DEDICATION AREA:	3.16 AC
TOTAL DEVELOPABLE AREA:	113.84 AC
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0300G DATED JUNE 18, 2013	ZONE X
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-IP, RVLS (CITY)
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)
ADJACENT FUTURE LAND USED (FLU):	
NORTH	RS, FLU-IP, MU (CITY), R (COUNTY)
SOUTH	RVLS (CITY)
EAST	INST, PU, RE, AG (CITY), R (COUNTY)
WEST	RVLS (CITY), R (COUNTY)
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD
PROPOSED ZONING:	KPI-MU (CITY)
ADJACENT ZONING:	
NORTH	PD, AG, MU-N (CITY), A-1 (COUNTY)
SOUTH	PD, RSF-1A
EAST	PD, O, RSF-1A, RSF-1B (CITY), A-1(COUNTY)
WEST	PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED UNITS:	
34'x115' REAR-LOADED	162 LOTS
55'x115' FRONT-LOADED	130 LOTS
60'x115' FRONT-LOADED	100 LOTS
TOTAL	392 LOTS
ALLOWABLE DENSITY:	5.00 DU/Ac.
PROPOSED NET DENSITY:	3.44 DU/Ac.

PROPOSED MINIMUM LOT REQUIREMENTS:

	FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	6,600 SF	3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft.
MINIMUM LOT DEPTH	115 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
FRONT GARAGE	25 ft. min/30 ft. max	N/A
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

PROPOSED GREEN BUILDING STANDARDS:

ENERGY CONSERVATION	
- USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE	0.50 pt.
- USE OF VEGETATION OF VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
PASSIVE SOLAR	
- ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	1.50 pt.
VEGETATION	
- PRESERVE LARGE, NON-EXOTIC TRESS ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHTS AND 24 INCHES OR GREATER DBH)	1.00 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.5pt. PER ft. ABOVE)	1.00 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
TOTAL	4.50 pt.

Call 48 hours before you dig
Sunshine 811
811 or Dial 1-800-432-4770
Member Agency Call Before You Dig of Florida, Inc.

SHEET 27 OF 144

NO.	DATE	DESCRIPTION	BY
1	06/20/2025	1ST ADD COMMENTS - DATED 06/20/2025	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/09/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

OVERALL GEOMETRY PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C3.2

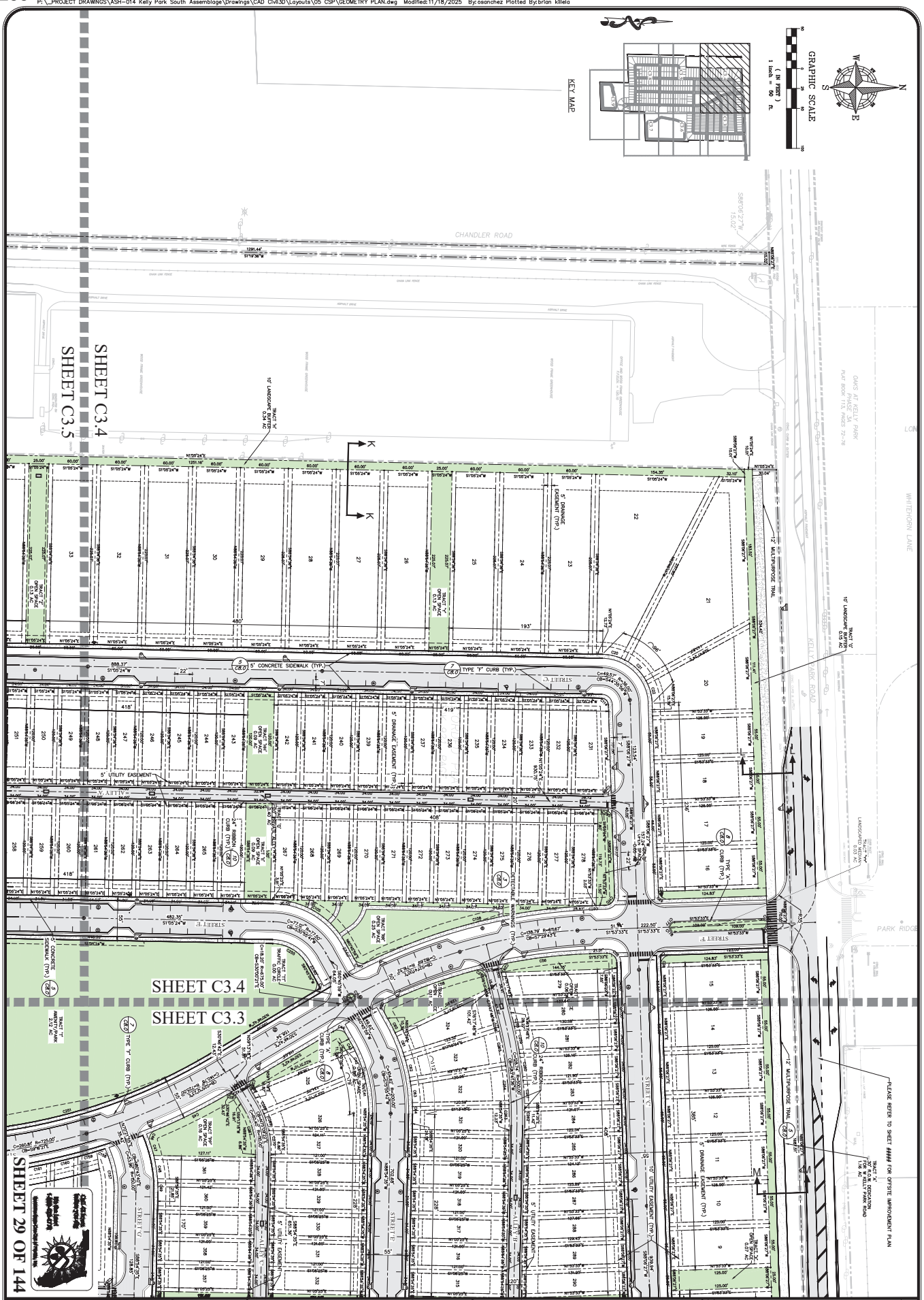
ORLANDO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified:11/18/2025 By:csanchez Plotted By:brian killela

GEOMETRY PLAN - NORTHEAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
PROJECT ASH-014
DESIGNED: O. SANCHEZ
SHEET C3.3
CHECKED: O. SANCHEZ
DATE: 11/18/2025
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.
KEY MAP
SHEET 28 OF 144
SHEET C3.3
SHEET C3.6
SHEET C3.4
SHEET C3.5
PLEASE REFER TO SHEET #### FOR OFFSITE IMPROVEMENT PLAN
ROADWAY CONNECTION TO FUTURE DEVELOPMENT
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
PARK RIDGE
DETECTABLE WARNINGS (TYP.)
5' CONCRETE SIDEWALK (TYP.)
5' DRAINAGE EASEMENT (TYP.)
10' UTILITY EASEMENT (TYP.)
5' UTILITY EASEMENT
12' MULTIPURPOSE TRAIL
TRACT 'A' 30' R.O.W. DEDICATION TO CITY OF APOPKA FOR PARK ROAD 1.16 AC
TRACT 'W' OPEN SPACE 0.16 AC
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TRACT 'RRRRRRRRRRRRRRRRRR' OPEN SPACE 0.07 AC
TRACT 'SSSSSSSSSSSSSSSSSS' OPEN SPACE 0.07 AC
TRACT 'TTTTTTTTTTTTTTTTTT' OPEN SPACE 0.07 AC
TRACT 'UUUUUUUUUUUUUUUUUU' OPEN SPACE 0.07 AC
TRACT 'VVVVVVVVVVVVVVVVVV' OPEN SPACE 0.07 AC
TRACT 'WWWWWWWWWWWWWWWWWW' OPEN SPACE 0.07 AC
TRACT 'XXXXXXXXXXXXXXXXXX' OPEN SPACE 0.07 AC
TRACT 'YYYYYYYYYYYYYYYYYY' OPEN SPACE 0.07 AC
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TRACT 'AAAAAAAAAAAAAAAAAAA' OPEN SPACE 0.07 AC
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TRACT 'CCCCCCCCCCCCCCCCCCC' OPEN SPACE 0.07 AC
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TRACT 'FFFFFFFFFFFFFFFFFFF' OPEN SPACE 0.07 AC
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TRACT 'JJJJJJJJJJJJJJJJJJJ' OPEN SPACE 0.07 AC
TRACT 'KKKKKKKKKKKKKKKKKKK' OPEN SPACE 0.07 AC
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TRACT 'NNNNNNNNNNNNNNNNNNN' OPEN SPACE 0.07 AC
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TRACT 'CCC

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified:11/18/2025 By:osanchez Plotted By:brian kiliela

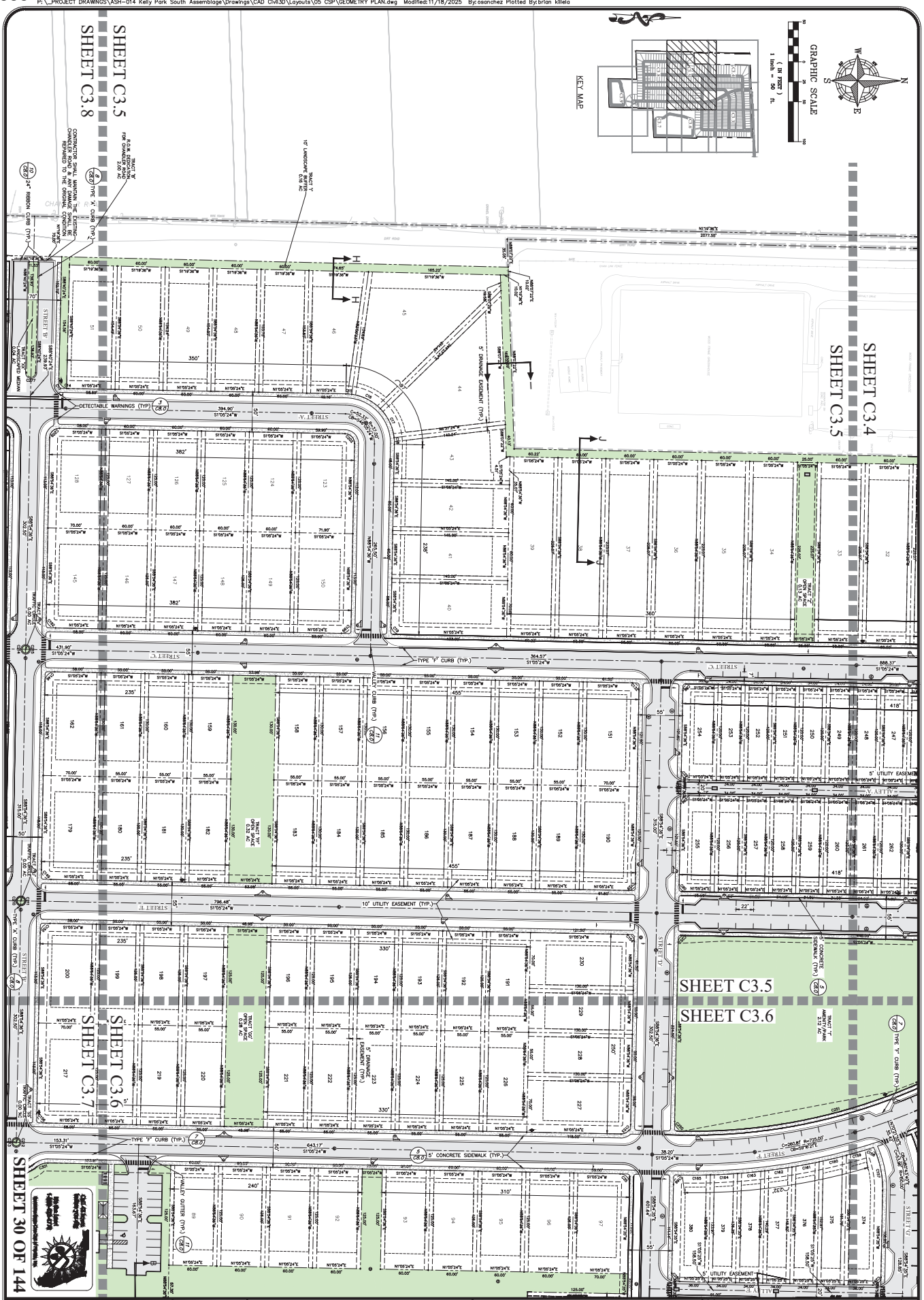


SCALE: 1" = 50'	DRAWN: S. LANCASTER	GEOMETRY PLAN – NORTHWEST CONSTRUCTION SITE PLAN	1828 ENGINEERING	
PROJECT: ASH-014	DESIGNED: O. SANCHEZ		2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
SHEET: C3.4	CHECKED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		
	DATE: 11/18/2025			

PROFESSIONAL ENGINEER — OVIDIO SALVADOR SANCHEZ — No. 68482 — STATE OF FLORIDA

REV.	DATE	DESCRIPTION	BY
1	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
2	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified:11/18/2025 By:osanchez Plotted By:brian kiliela



SCALE	1" = 50'	DRAWN: S. LANCASTER	GEOMETRY PLAN – WEST CONSTRUCTION SITE PLAN
PROJECT	ASH-014	DESIGNED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
SHEET	C3.5	CHECKED: O. SANCHEZ	
		DATE: 11/18/2025	

PROFESSIONAL ENGINEER * OVIDIO SALVADOR SANCHEZ * LICENSE NUMBER STATE OF FLORIDA No. 68482

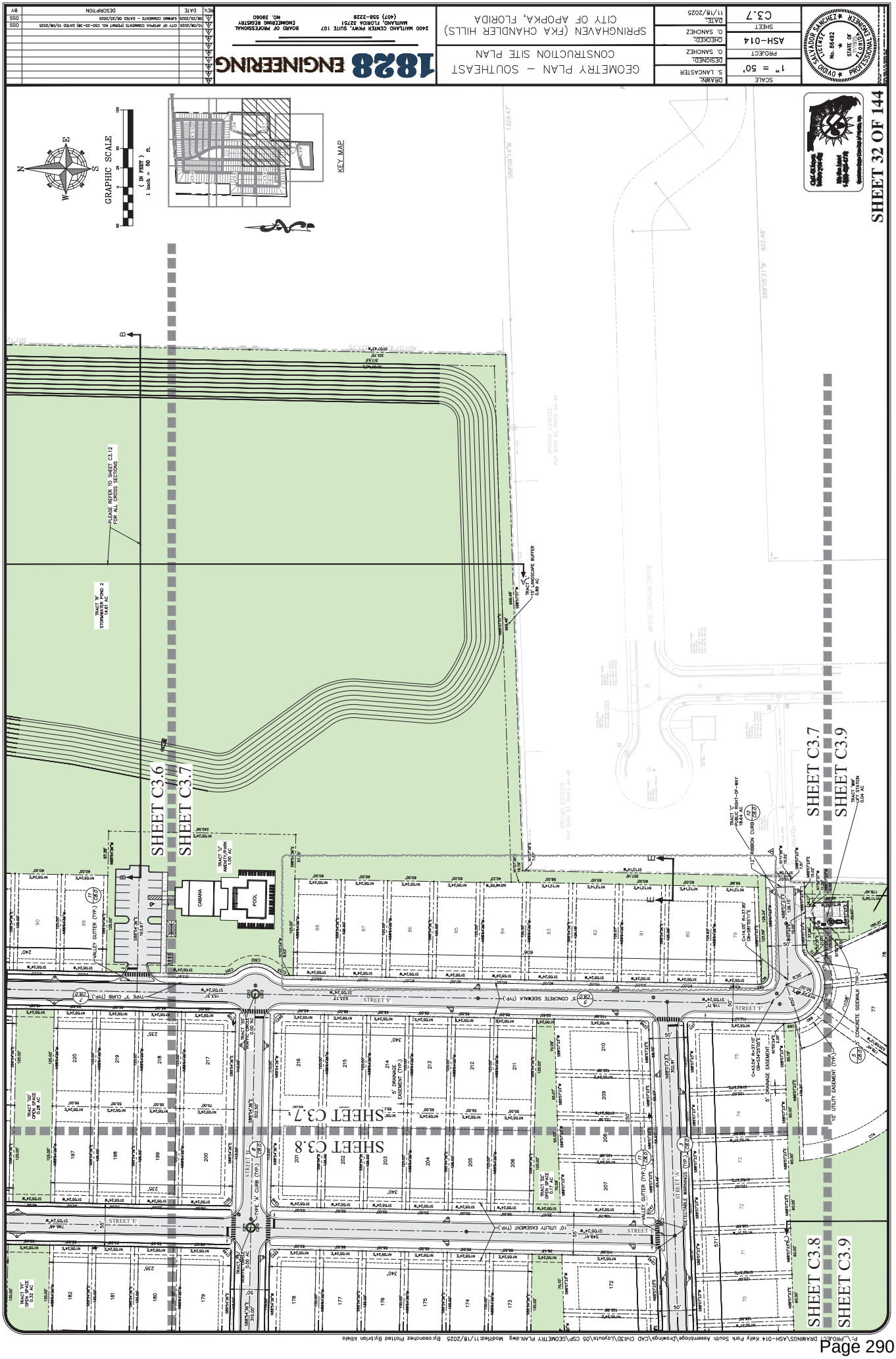
1828 ENGINEERING

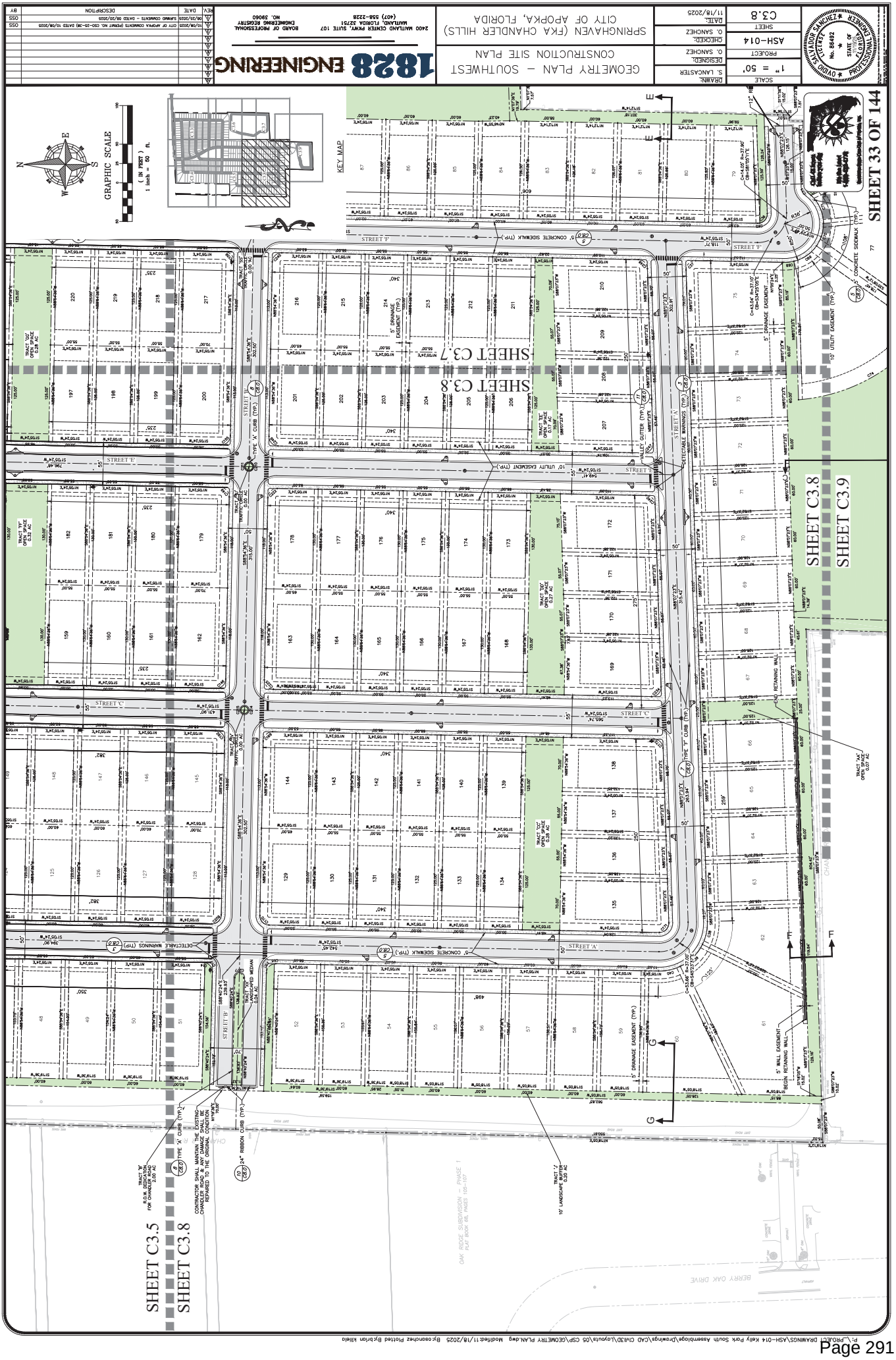
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

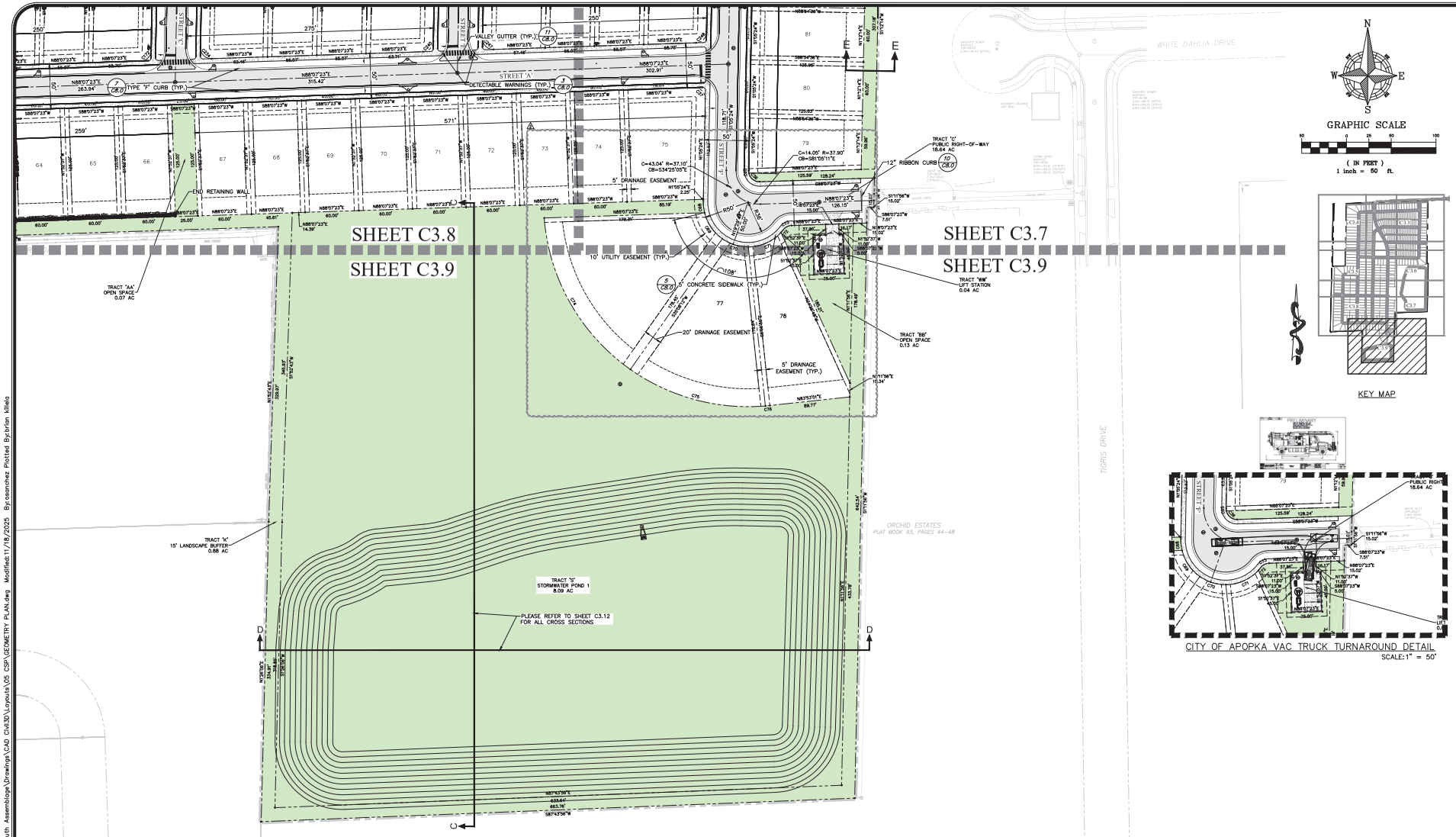
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
4			
3			
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
1	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

GEOMETRY PLAN – EAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
PROJECT ASH-014
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/18/2025
SHEET C3.6
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
REV DATE DESCRIPTION BY
1 09/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/09/2025 OSS
2 09/25/2025 SJRWMD COMMENTS - DATED 09/30/2025 OSS
GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.
KEY MAP
SHEET 31 OF 144
SHEET C3.3
SHEET C3.6
SHEET C3.6
SHEET C3.7
SHEET C3.6
SHEET C3.5
SHEET C3.5
SHEET C3.8
ROADWAY CONNECTION TO FUTURE DE
PLEASE REFER TO SHEET C3.12 FOR ALL CROSS SECTIONS
TRACT 'N' STORMWATER POND 2 14.41 AC
TRACT 'H' AMENITY PARK 1.00 AC
CABANA
POOL
TRACT 'I' AMENITY PARK 2.17 AC
TRACT 'J' OPEN SPACE 0.03 AC
TRACT 'K' OPEN SPACE 0.28 AC
TRACT 'L' OPEN SPACE 0.30 AC
TRACT 'M' OPEN SPACE 0.30 AC
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GEOMETRY PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
ENGINEERING BUSINESS
NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
PROJECT ASH-014
DESIGNED: O. SANCHEZ
SHEET C3.7
CHECKED: O. SANCHEZ
DATE: 11/18/2025
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
GRAPHIC SCALE
KEY MAP
SHEET 32 OF 144
SHEET C3.6
SHEET C3.7
SHEET C3.7
SHEET C3.9
SHEET C3.7
SHEET C3.8
SHEET C3.8
SHEET C3.9
PLEASE REFER TO SHEET C3.12 FOR ALL CROSS SECTIONS
TRACT 'H' STORMWATER POND 2 14.61 AC
TRACT 'I' AMENITY PARK 1.79 AC
CABANA
POOL
TRACT 'J' OPEN SPACE 0.28 AC
TRACT 'AA' OPEN SPACE 0.31 AC
TRACT 'BB' OPEN SPACE 0.00 AC
TRACT 'CC' OPEN SPACE 0.01 AC
TRACT 'DD' OPEN SPACE 0.00 AC
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TRACT


1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING
CERTIFICATE NO. 39060
GEOMETRY PLAN - SOUTHWEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
SCALE: 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
PROJECT: ASH-014
CHECKED: O. SANCHEZ
SHEET: C3.8
DATE: 11/18/2025
KEY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
SHEET 33 OF 144
SHEET C3.7
SHEET C3.8
SHEET C3.9
SHEET C3.5
SHEET C3.8
STREET 'A'
STREET 'B'
STREET 'C'
STREET 'F'
TYPE 'A' CURB (TYP.)
TYPE 'F' CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
DETECTABLE WARNINGS (TYP.)
VALLEY GUTTER (TYP.)
10' UTILITY EASEMENT (TYP.)
5' DRAINAGE EASEMENT (TYP.)
5' WALL EASEMENT
BEGIN RETAINING WALL
END RETAINING WALL
24" RIBBON CURB (TYP.)
CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN AND RESTORE ANY AREAS REPAIRED TO THE ORIGINAL CONDITION
TRACT 'A' R.O.W. DEDICATION FOR CHANDLER HILLS 2.00 AC
TRACT 'B' OPEN SPACE 0.33 AC
TRACT 'C' OPEN SPACE 0.07 AC
TRACT 'D' OPEN SPACE 0.38 AC
TRACT 'E' OPEN SPACE 0.17 AC
TRACT 'F' OPEN SPACE 0.00 AC
TRACT 'G' OPEN SPACE 0.30 AC
TRACT 'H' OPEN SPACE 0.00 AC
TRACT 'I' 10' LANDSCAPE BUFFER 0.30 AC
TRACT 'J' OPEN SPACE 0.00 AC
OAK RIDGE SUBDIVISION - PHASE 1
PLAT BOOK 69, PAGES 105-107
BERRY OAK DRIVE
CHANDLER HILLS
CITY OF APOPKA PERMIT NO. C50-25-38 DATED 10/09/2025
SUBMIT COMMENTS - DATED 08/20/2025
08/20/2025
10/09/2025
REV. DATE DESCRIPTION BY
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OSS



NO.	DATE	DESCRIPTION
5	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/29/2025
4	09/23/2025	S.WMD. COMMENTS - DATED 09/22/2025

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GEOMETRY PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/18/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C3.9

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Sunshine State One Call of Florida, Inc.
It's the Law! 1-800-432-4770

SHEET 34 OF 144

P:\PROJECT DRAWINGS_ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified:11/18/2025 By:osanchez Plotted By:brian kilkelly

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
2	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
3	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
4	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
5	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
6	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
7	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
8	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
9	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
10	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
11	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
12	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
13	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
14	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
15	0.16 AC	6,875 SF	4,050 SF	55.01 LF	PRIVATE
16	0.16 AC	6,875 SF	4,050 SF	55.01 LF	PRIVATE
17	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
18	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
19	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
20	0.23 AC	10,039 SF	6,179 SF	45.60 LF	PRIVATE
21	0.48 AC	20,733 SF	14,300 SF	37.66 LF	PRIVATE
22	0.51 AC	22,379 SF	16,665 SF	41.70 LF	PRIVATE
23	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
24	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
25	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
26	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
27	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
28	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
29	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
30	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
31	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
32	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
33	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
34	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
35	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
36	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
37	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
38	0.31 AC	13,504 SF	9,504 SF	60.00 LF	PRIVATE
39	0.31 AC	13,553 SF	9,545 SF	60.22 LF	PRIVATE
40	0.23 AC	10,119 SF	5,500 SF	76.85 LF	PRIVATE
41	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE
42	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE
43	0.22 AC	9,378 SF	5,885 SF	56.35 LF	PRIVATE
44	0.36 AC	15,667 SF	10,423 SF	40.87 LF	PRIVATE
45	0.42 AC	18,492 SF	12,823 SF	40.87 LF	PRIVATE
46	0.23 AC	10,058 SF	6,539 SF	56.47 LF	PRIVATE
47	0.21 AC	9,217 SF	5,931 SF	60.00 LF	PRIVATE
48	0.21 AC	9,232 SF	5,944 SF	60.00 LF	PRIVATE
49	0.21 AC	9,247 SF	5,956 SF	60.00 LF	PRIVATE
50	0.21 AC	9,262 SF	5,968 SF	60.00 LF	PRIVATE
51	0.21 AC	9,326 SF	6,020 SF	60.65 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
52	0.21 AC	9,364 SF	6,049 SF	60.01 LF	PRIVATE
53	0.21 AC	9,329 SF	6,024 SF	60.00 LF	PRIVATE
54	0.21 AC	9,344 SF	6,037 SF	60.00 LF	PRIVATE
55	0.21 AC	9,357 SF	6,048 SF	60.00 LF	PRIVATE
56	0.22 AC	9,371 SF	6,059 SF	60.00 LF	PRIVATE
57	0.22 AC	9,384 SF	6,070 SF	60.00 LF	PRIVATE
58	0.22 AC	9,397 SF	6,081 SF	60.00 LF	PRIVATE
59	0.22 AC	9,410 SF	6,092 SF	60.00 LF	PRIVATE
60	0.32 AC	13,959 SF	9,414 SF	90.31 LF	PRIVATE
61	0.47 AC	20,456 SF	14,325 SF	41.08 LF	PRIVATE
62	0.25 AC	10,863 SF	6,764 SF	49.86 LF	PRIVATE
63	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
64	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
65	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
66	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
67	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
68	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
69	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
70	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
71	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
72	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
73	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
74	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
75	0.25 AC	11,019 SF	6,169 SF	98.51 LF	PRIVATE
76	0.49 AC	21,163 SF	14,524 SF	36.00 LF	PRIVATE
77	0.39 AC	16,995 SF	11,249 SF	36.00 LF	PRIVATE
78	0.30 AC	12,944 SF	8,848 SF	36.00 LF	PRIVATE
79	0.18 AC	7,970 SF	4,841 SF	63.85 LF	PRIVATE
80	0.17 AC	7,553 SF	4,543 SF	60.00 LF	PRIVATE
81	0.17 AC	7,560 SF	4,549 SF	60.00 LF	PRIVATE
82	0.17 AC	7,568 SF	4,555 SF	60.00 LF	PRIVATE
83	0.17 AC	7,575 SF	4,561 SF	60.00 LF	PRIVATE
84	0.17 AC	7,552 SF	4,545 SF	60.00 LF	PRIVATE
85	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
86	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
87	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
88	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
89	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
90	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
91	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
92	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
93	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
94	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
95	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
96	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
97	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
98	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
99	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
100	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
101	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
102	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
103	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
104	0.20 AC	8,705 SF	5,318 SF	58.06 LF	PRIVATE
105	0.35 AC	15,062 SF	10,025 SF	44.13 LF	PRIVATE
106	0.32 AC	13,784 SF	8,819 SF	47.49.27	PRIVATE
107	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
108	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
109	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
110	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
111	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
112	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
113	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
114	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
115	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
116	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
117	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
118	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
119	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
120	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
121	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
122	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
123	0.21 AC	8,957 SF	4,671 SF	78.75 LF	PRIVATE
124	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
125	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
126	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
127	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
128	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
129	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
130	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
131	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
132	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
133	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
134	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
135	0.22 AC	9,756 SF	5,229 SF	76.93 LF	PRIVATE
136	0.17 AC	7,514 SF	4,572 SF	55.07 LF	PRIVATE
137	0.17 AC	7,358 SF	4,444 SF	55.07 LF	PRIVATE
138	0.21 AC	9,110 SF	4,789 SF	76.93 LF	PRIVATE
139	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
140	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
141	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
142	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
143	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
144	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
145	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
146	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
147	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
148	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
149	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
150	0.21 AC	8,957 SF	4,671 SF	78.75 LF	PRIVATE
151	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
152	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
153	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
154	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
155	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
156	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
157	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
158	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
159	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
160	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
161	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
162	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
163	0.19 AC	8,419 SF	4,275 SF	71.85 LF	PRIVATE
164	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
165	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
166	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
167	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
168	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
169	0.21 AC	9,261 SF	4,876 SF	81.93 LF	PRIVATE
170	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
171	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
172	0.21 AC	9,151 SF	4,803 SF	81.94 LF	PRIVATE
173	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
174	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
175	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
176	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
177	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
178	0.19 AC	8,419 SF	4,275 SF	71.85 LF	PRIVATE
179	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
180	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
181	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
182	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
183	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
184	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
185	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
186	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
187	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
188	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
189	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
190	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
191	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
192	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
193	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
194	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
195	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
196	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
197	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
198	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
199	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
200	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
201	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
202	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
203	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
204	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
205	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
206	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
207	0.20 AC	8,532 SF	4,367 SF	76.93 LF	PRIVATE
208	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
209	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
210	0.20 AC	8,539 SF	4,367 SF	76.93 LF	PRIVATE
211	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
212	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
213	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
214	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
215	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
216	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
217	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
218	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
219	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
220	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
221	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
222	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
223	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
224	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
225	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
226	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
227	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
228	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
229	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
230	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
231	0.13 AC	5,641 SF	2,293 SF	48.84 LF	PRIVATE
232	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
233	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
234	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
235	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
236	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
237	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
238	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
239	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
240	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
241	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
242	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
243	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
244	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
245	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
246	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
247	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
248	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
249	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
250	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
251	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
252	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
253	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
254	0.12 AC	5,265 SF	2,040 SF	48.85 LF	PRIVATE
255	0.12 AC	5,265 SF	2,040 SF	48.84 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
256	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
257	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
258	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
259	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
260	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
261	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
262	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
263	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
264	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
265	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
266	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
267	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
268	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
269	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
270	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
271	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
272	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
273	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
274	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
275	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
276	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
277	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
278	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
279	0.11 AC	4,801 SF	2,538 SF	34.00 LF	PRIVATE
280	0.10 AC	4,559 SF	2,368 SF	34.00 LF	PRIVATE
281	0.10 AC	4,340 SF	2,216 SF	34.00 LF	PRIVATE
282	0.10 AC	4,193 SF	2,117 SF	34.00 LF	PRIVATE
283	0.09 AC	4,125 SF	2,070 SF	34.00 LF	PRIVATE
284	0.09 AC	4,133 SF	2,076 SF	34.00 LF	PRIVATE
285	0.10 AC	4,190 SF	2,117 SF	34.00 LF	PRIVATE
286	0.10 AC	4,250 SF	2,159 SF	34.00 LF	PRIVATE
287	0.10 AC	4,310 SF	2,202 SF	34.00 LF	PRIVATE
288	0.10 AC	4,371 SF	2,244 SF	34.00 LF	PRIVATE
289	0.10 AC	4,431 SF	2,287 SF	34.00 LF	PRIVATE
290	0.10 AC	4,491 SF	2,329 SF	34.00 LF	PRIVATE
291	0.11 AC	4,596 SF	2,403 SF	34.00 LF	PRIVATE
292	0.11 AC	4,656 SF	2,446 SF	34.00 LF	PRIVATE
293	0.11 AC	4,716 SF	2,488 SF	34.00 LF	PRIVATE
294	0.11 AC	4,776 SF	2,531 SF	34.00 LF	PRIVATE
295	0.11 AC	4,836 SF	2,573 SF	34.00 LF	PRIVATE
296	0.11 AC	4,897 SF	2,616 SF	34.00 LF	PRIVATE
297	0.11 AC	4,957 SF	2,658 SF	34.00 LF	PRIVATE
298	0.12 AC	5,017 SF	2,701 SF	34.00 LF	PRIVATE
299	0.12 AC	5,077 SF	2,743 SF	34.00 LF	PRIVATE
300	0.12 AC	5,138 SF	2,786 SF	34.00 LF	PRIVATE
301	0.12 AC	5,198 SF	2,828 SF	34.00 LF	PRIVATE
302	0.18 AC	8,032 SF	3,843 SF	60.05 LF	PRIVATE
303	0.13 AC	5,793 SF	2,408 SF	52.85 LF	PRIVATE
304	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
305	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
306	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
307	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
308	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
309	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
310	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
311	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
312	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
313	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
314	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
315	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
316	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
317	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
318	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
319	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
320	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
321	0.10 AC	4,332 SF	2,211 SF	33.39 LF	PRIVATE
322	0.11 AC	4,863 SF	2,564 SF	31.87 LF	PRIVATE
323	0.11 AC	4,929 SF	2,612 SF	31.87 LF	PRIVATE
324	0.12 AC	5,129 SF	2,752 SF	31.88 LF	PRIVATE
325	0.11 AC	4,656 SF	2,444 SF	34.06 LF	PRIVATE
326	0.14 AC	6,274 SF	3,719 SF	75.63 LF	PRIVATE
327	0.10 AC	4,142 SF	2,077 SF	34.00 LF	PRIVATE
328	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
329	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
330	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
331	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
332	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
333	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
334	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
335	0.09 AC	4,114 S

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C13	16.84	15.49'	N51°07'25"E	12.00'
C14	2.06	2.06'	N6°00'19"E	12.00'
C15	7.31	7.30'	N4°28'01"E	62.00'
C16	40.87	40.13'	N26°43'37"E	62.00'
C17	40.87	40.13'	N64°29'36"E	62.00'
C18	8.35	8.34'	N87°14'00"E	62.00'
C19	18.85	16.97'	N46°05'24"E	12.00'
C20	28.97	28.72'	N14°09'36"E	63.50'
C21	37.66	37.11'	N44°13'13"E	63.50'
C22	29.81	29.54'	N74°39'32"E	63.50'
C23	2.01	2.01'	N83°18'38"E	12.00'
C24	16.84	15.49'	N38°18'38"E	12.00'
C25	16.84	15.49'	S42°05'43"E	12.00'
C26	2.01	2.01'	S87°05'43"E	12.00'
C27	14.62	12.88'	N38°50'32"E	8.50'
C28	44.67	44.63'	N6°09'28"W	300.00'
C29	52.06	52.05'	S0°24'04"E	1000.00'
C30	13.35	12.02'	S43°54'35"E	8.50'
C37	19.47	17.40'	N45°23'37"W	12.00'
C38	30.59	30.28'	N77°44'27"W	62.00'
C39	41.08	40.34'	N44°37'17"W	62.00'
C40	28.92	28.66'	N12°16'27"W	62.00'
C41	51.45	51.26'	S82°32'45"W	172.50'
C42	34.06	34.00'	S68°20'42"W	172.50'
C43	5.79	5.79'	S61°43'39"W	172.50'
C44	19.17	17.20'	S14°59'39"W	12.00'
C45	99.50	99.43'	S26°24'24"E	750.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C46	18.19	16.50'	S66°02'11"E	12.00'
C47	17.00	16.99'	N73°16'35"E	177.50'
C48	34.53	34.47'	N81°35'31"E	177.50'
C49	12.16	12.16'	N89°07'39"E	177.50'
C50	13.35	12.02'	N46°05'25"E	8.50'
C51	13.35	12.02'	N43°54'35"W	8.50'
C52	13.35	12.02'	N46°05'25"E	8.50'
C53	50.70	50.70'	N0°21'14"E	1972.50'
C54	13.58	12.18'	N46°08'15"W	8.50'
C55	18.85	16.97'	S43°06'27"W	12.00'
C56	103.62	103.51'	S6°27'33"E	650.00'
C57	40.64	40.63'	S12°49'02"E	650.00'
C58	115.08	114.93'	S19°40'49"E	650.00'
C59	19.79	17.62'	S71°59'35"E	12.00'
C60	15.59	15.59'	N62°43'46"E	227.50'
C61	31.87	31.84'	N68°42'19"E	227.50'
C62	31.87	31.84'	N76°43'53"E	227.50'
C63	31.87	31.84'	N84°45'26"E	227.50'
C64	9.21	9.21'	N89°55'49"E	227.50'
C66	1.96	1.96'	N3°35'19"W	12.00'
C67	16.84	15.49'	N48°28'13"W	12.00'
C86	13.35	12.02'	S43°54'36"E	8.50'
C90	13.35	12.02'	N46°05'24"E	8.50'
C105	109.36	104.49'	N30°55'42"E	105.00'
C107	18.20	16.51'	N17°18'36"E	12.00'
C108	293.21	291.07'	N14°08'47"W	700.00'
C110	18.85	16.97'	N46°53'33"W	12.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C114	12.91	11.70'	S44°35'56"W	8.50'
C129	13.35	12.02'	N43°54'36"W	8.50'
C132	13.35	12.02'	S46°05'24"W	8.50'
C146	18.85	16.97'	S43°54'36"E	12.00'
C149	18.85	16.97'	N46°05'24"E	12.00'
C153	18.85	16.97'	N43°54'36"W	12.00'
C154	13.35	12.02'	S46°05'24"W	8.50'
C155	18.85	16.97'	S43°54'36"E	12.00'
C156	18.85	16.97'	N46°05'24"E	12.00'
C157	43.69	43.46'	S80°52'18"W	122.50'
C158	18.29	16.57'	S26°59'42"W	12.00'
C159	24.43	24.43'	S15°43'48"E	750.00'
C160	35.13	35.13'	S13°27'18"E	750.00'
C161	34.75	34.74'	S10°47'09"E	750.00'
C162	34.45	34.45'	S8°08'34"E	750.00'
C163	34.23	34.23'	S5°31'10"E	750.00'
C164	34.09	34.08'	S2°54'36"E	750.00'
C165	34.03	34.03'	S0°18'28"E	750.00'
C166	18.83	16.96'	S43°57'32"E	12.00'
C167	13.35	12.02'	N46°05'25"E	8.50'
C168	13.35	12.02'	N43°54'35"W	8.50'
C169	18.85	16.97'	N43°54'36"W	12.00'
C170	18.85	16.97'	S46°05'24"W	12.00'
C171	19.47	17.40'	S45°23'37"E	12.00'
C172	18.23	16.53'	N44°36'23"E	12.00'
C177	8.90	8.01'	S46°53'33"E	5.67'
C178	8.90	8.01'	N43°06'27"E	5.67'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C179	8.90	8.01'	N46°53'33"W	5.67'
C180	8.90	8.01'	S43°06'27"W	5.67'
C182	8.90	8.01'	N46°53'33"W	5.67'
C189	28.73	28.72'	N1°08'56"E	270.67'
C192	18.85	16.97'	N46°05'24"E	12.00'
C199	18.85	16.97'	N43°54'36"W	12.00'
C202	18.85	16.97'	S46°05'24"W	12.00'
C209	18.85	16.97'	S43°54'36"E	12.00'
C210	14.66	9.33'	N90°00'00"E	4.67'
C211	14.66	9.33'	N90°00'00"W	4.67'
C212	14.66	9.33'	N88°54'36"W	4.67'
C213	14.66	9.33'	S88°54'36"E	4.67'
C214	14.66	9.33'	N90°00'00"E	4.67'
C215	14.66	9.33'	N90°00'00"W	4.67'
C216	14.66	9.33'	S60°45'59"W	4.67'
C217	14.66	9.33'	N60°45'59"E	4.67'
C222	18.85	16.97'	N43°54'36"W	12.00'
C225	18.85	16.97'	S46°05'24"W	12.00'
C234	19.47	17.40'	S45°23'37"E	12.00'
C240	18.23	16.53'	N44°36'23"E	12.00'
C245	18.85	16.97'	N43°54'36"W	12.00'
C246	18.85	16.97'	S46°05'24"W	12.00'
C247	19.47	17.40'	S45°23'37"E	12.00'
C248	18.23	16.53'	N44°36'23"E	12.00'
C250	18.87	16.99'	N46°02'07"E	12.00'
C251	385.24	380.33'	N14°53'55"W	695.00'
C253	18.53	16.74'	N75°00'21"W	12.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C255	52.08	49.76'	S30°55'41"W	50.00'
C257	13.35	12.02'	S43°54'36"E	8.50'
C258	6.46	6.46'	N76°39'33"E	510.00'
C259	34.44	34.44'	N78°57'24"E	510.00'
C260	34.15	34.15'	N82°48'35"E	510.00'
C261	34.02	34.01'	N86°38'21"E	510.00'
C262	22.61	22.61'	N89°49'12"E	510.00'
C263	26.05	26.05'	S89°34'02"W	490.00'
C264	48.77	48.75'	S85°11'35"W	490.00'
C265	49.01	48.99'	S79°28'35"W	490.00'
C266	2.69	2.69'	S76°27'13"W	490.00'
C267	55.62	54.91'	S75°09'22"W	100.00'
C268	17.30	17.28'	N63°21'04"E	120.00'
C269	22.07	22.04'	N72°44'58"E	120.00'
C270	27.38	27.32'	N84°33'16"E	120.00'
C271	12.21	8.29'	S88°06'27"W	4.17'
C272	31.42	28.28'	S43°54'35"E	20.00'
C273	31.42	28.28'	S46°05'25"W	20.00'
C280	15.71	14.14'	S43°54'35"E	10.00'
C281	15.71	14.14'	N43°54'35"W	10.00'
C282	15.71	14.14'	S46°05'25"W	10.00'
C283	15.71	14.14'	S46°05'25"W	10.00'
C284	15.71	14.14'	S43°54'35"E	10.00'
C285	15.71	14.14'	S46°05'25"W	10.00'
C286	15.71	14.14'	N43°54'35"W	10.00'
C287	15.61	14.07'	S14°30'26"W	10.00'
C288	15.64	14.10'	N75°35'44"W	10.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C289	0.06	0.06'	S59°24'16"W	10.00'
C290	15.71	14.14'	N46°05'25"E	10.00'
C291	15.71	14.14'	S43°54'42"E	10.00'
C292	15.87	14.25'	S30°50'39"W	10.00'
C293	15.85	14.24'	S56°26'26"E	10.00'
C294	15.71	14.14'	S46°05'32"W	10.00'
C295	15.19	13.77'	S44°35'56"W	10.00'
C296	15.71	14.14'	S43°54'36"E	10.00'
C297	15.71	14.14'	N46°05'24"E	10.00'
C298	16.23	14.51'	N45°24'04"W	10.00'
C299	3.10	3.10'	N2°01'10"W	700.00'
C300	0.32	0.32'	N77°13'15"E	10.00'
C301	15.05	14.73'	N19°26'12"W	21.00'
C302	57.32	52.54'	N1°05'24"E	40.00'
C303	15.05	14.73'	N21°37'00"E	21.00'

Know what's below. Call before you dig. 1-800-432-4770

SHEET 36 OF 144

NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 026-25-38) DATED 10/09/2025	OSS
2	10/30/2025	SJWMD COMMENTS - DATED 10/30/2025	OSS

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

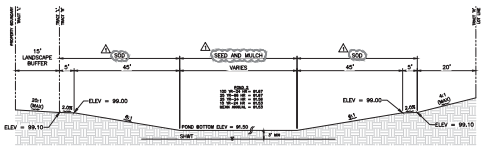
CURVE TABLES
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.11

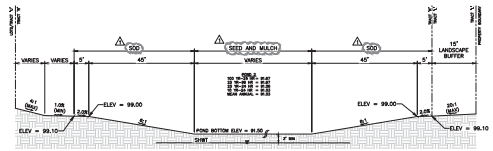
OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PL: PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\CURVE, LINE, & LOT DATA TABLES.dwg Modified:10/30/2025 By:osanchez Plotted By:brian killela



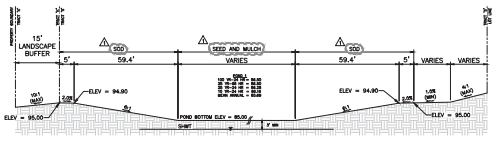
SECTION A-A

N.T.S.



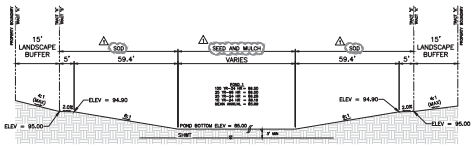
SECTION B-B

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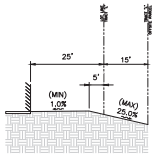
SECTION C-C

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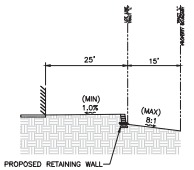
SECTION D-D

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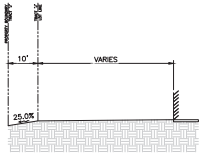
SECTION E-E

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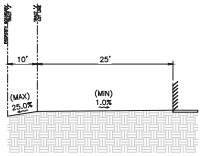
SECTION F-F

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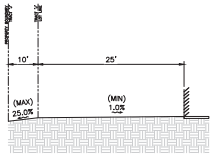
SECTION G-G

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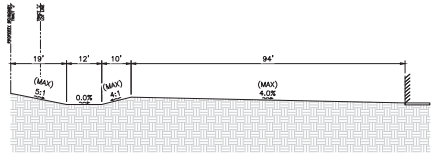
SECTION H-H

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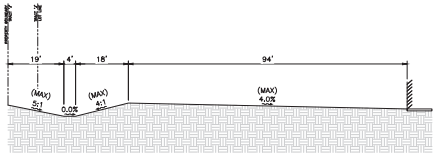
SECTION I-I

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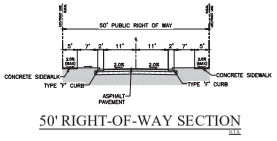
SECTION J-J

N.T.S.



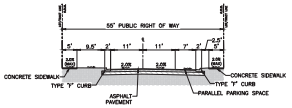
SECTION K-K

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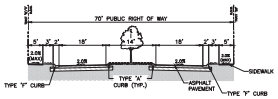
50' RIGHT-OF-WAY SECTION

STYLE



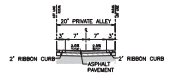
55' RIGHT-OF-WAY SECTION

STYLE



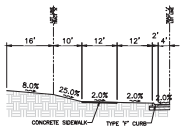
70' RIGHT-OF-WAY SECTIONS

STYLE



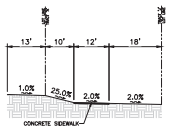
TYPICAL ALLEY SECTION

STYLE



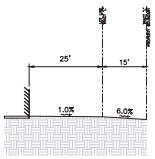
SECTION L-L

N.T.S.



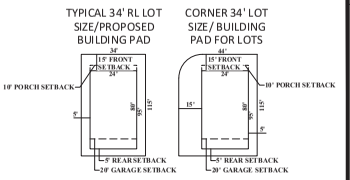
SECTION M-M

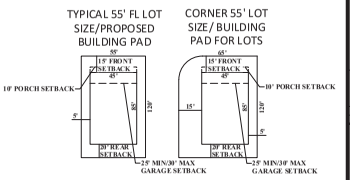
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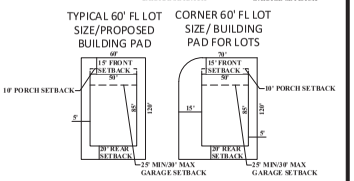


SECTION N-N

N.T.S.







NO.	DATE	DESCRIPTION	BY
5	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 035-25-36) DATED 10/09/2025	OSS
4	09/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

CROSS SECTIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

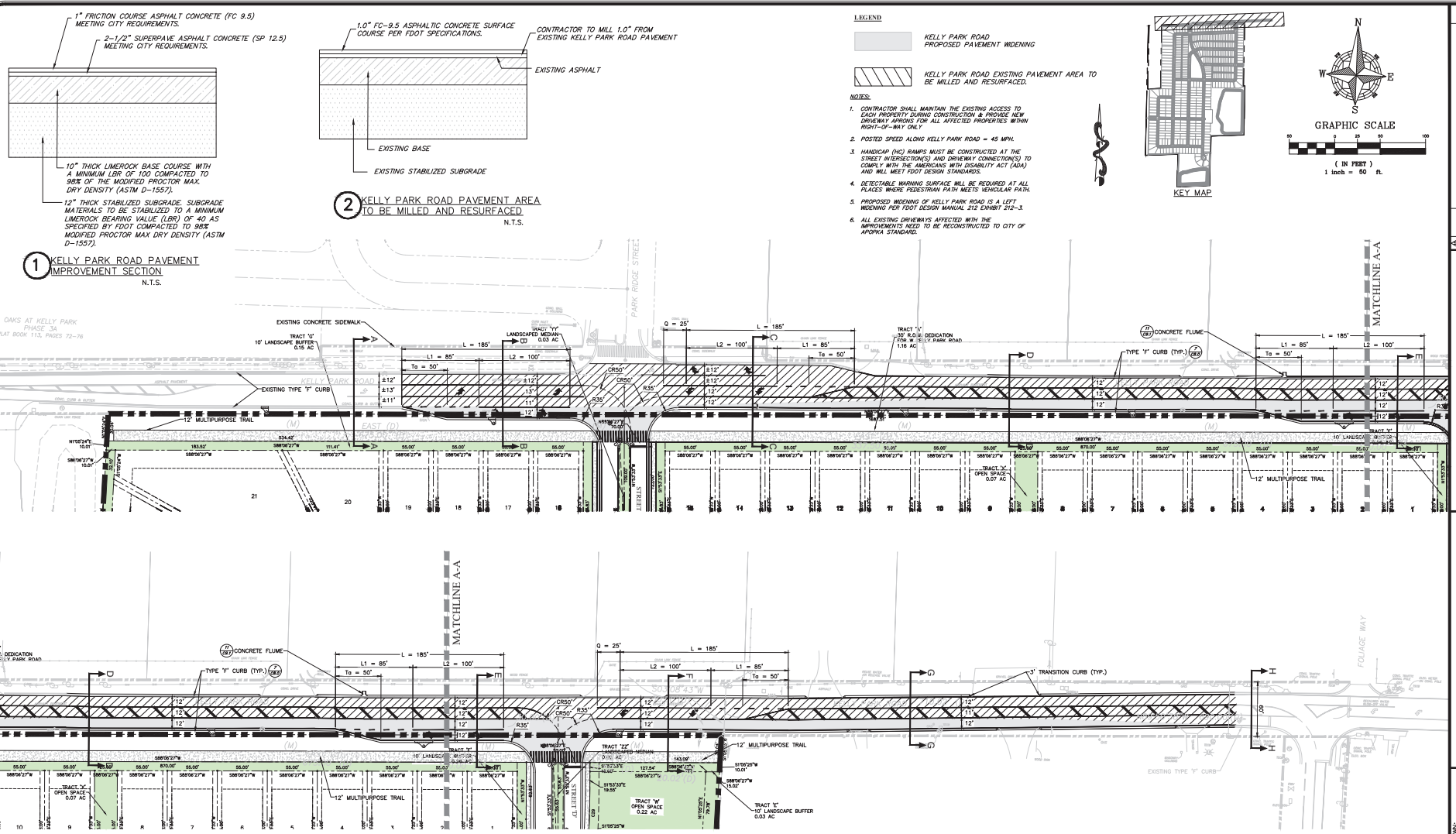
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	10/31/2025
SCALE	N.T.S.
PROJECT	ASH-014
SHEET	C3.12

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SHEET 37 OF 144

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NO.	DATE	DESCRIPTION	BY
1	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 025-25-36) DATED 10/29/2025	DSS
2	06/20/2025	SJWMD COMMENTS - DATED 06/20/2025	DSS

OFFSITE IMPROVEMENT PLANS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/17/2025
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.13

OVIDIO SALVADOR SANCHEZ
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STATE OF FLORIDA
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REV.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025	OSS
2	08/25/2025	SUBMIT COMMENTS - DATED 08/26/2025	OSS

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No. 39060

OFFSITE CROSS SECTIONS
CONSTRUCTION SITE PLAN

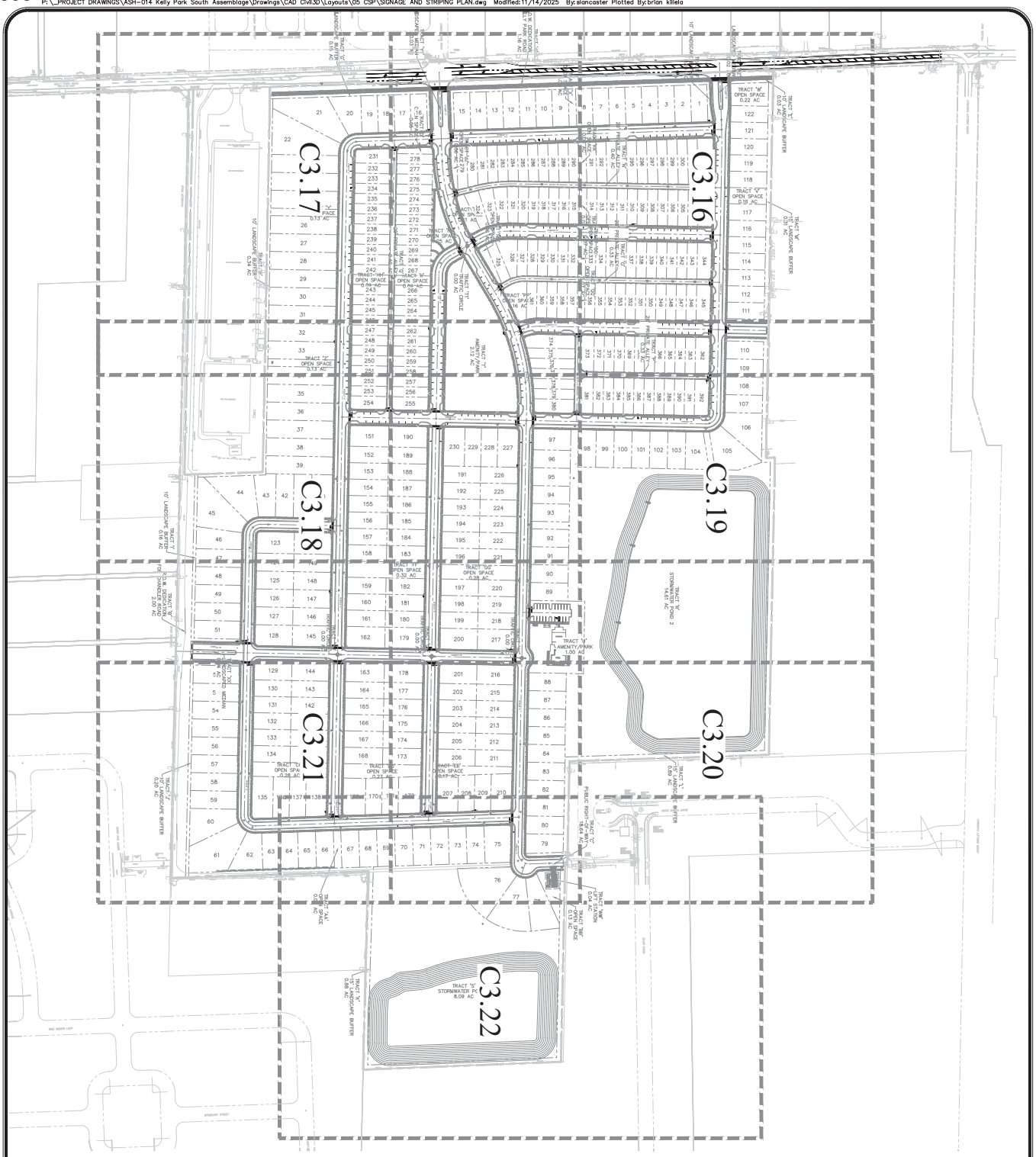
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/17/2025
SHEET	C3.14
PROJECT	ASH-014
SCALE	N.T.S.

OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/17/25

SHEET 39 OF 144

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian kllela



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

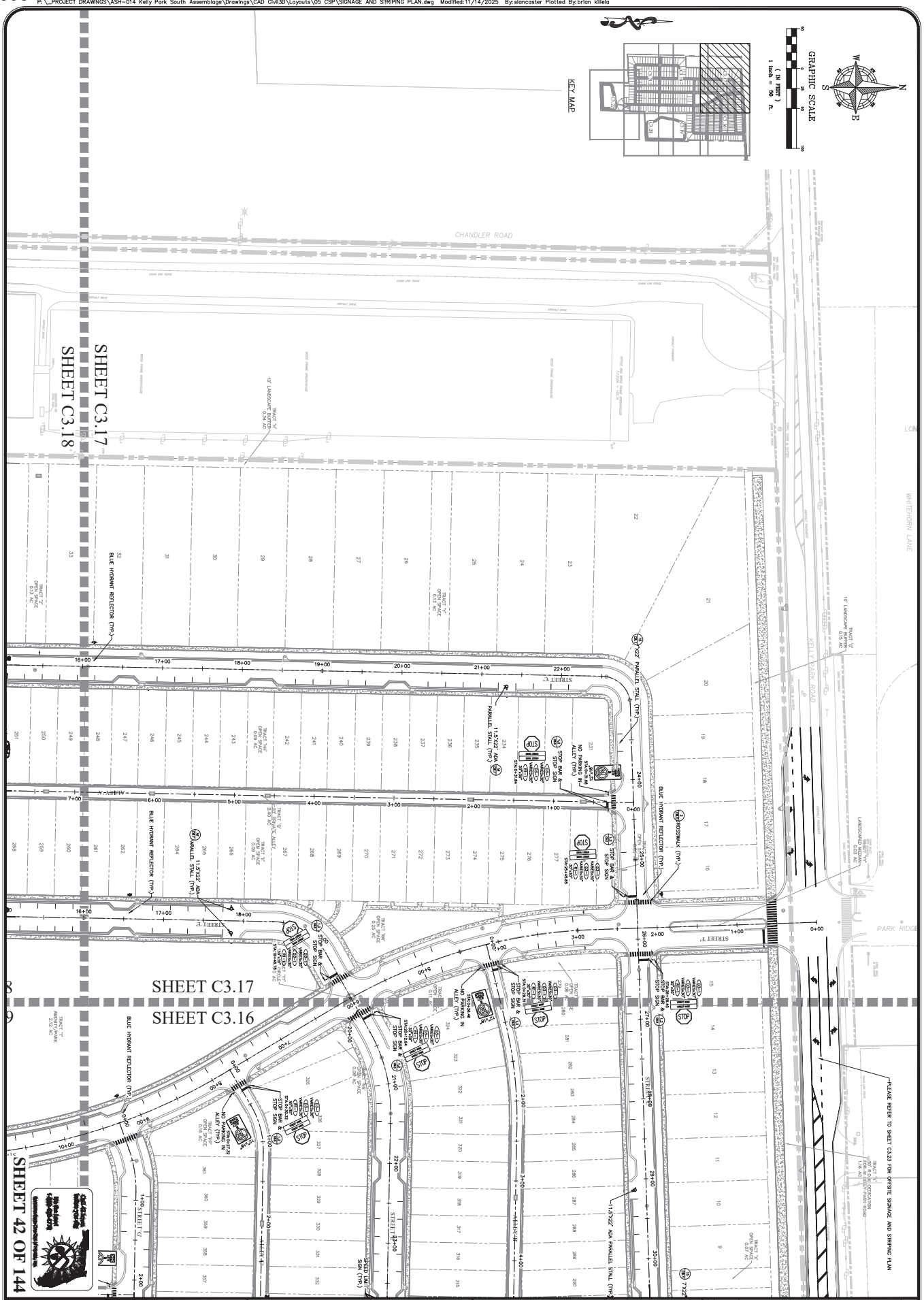
SHEET 40 OF 144

SCALE: 1" = 150'	DRAWN: S. LANCASTER	OVERALL SIGNAGE AND STRIPING PLAN CONSTRUCTION SITE PLAN	1828 ENGINEERING 2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060	
PROJECT: ASH-014	DESIGNED: O. SANCHEZ			
SHEET: C3.15	CHECKED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA		
	DATE: 11/14/2025			

REV.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
7	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
6	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

SIGNAGE AND STRIPING PLAN – NORTHEAST CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERING NO. 39060
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025
PROJECT ASH-014
SHEET C3.16
STATE OF FLORIDA
No. 86492
PROFESSIONAL ENGINEER
OVIDIO SANCHEZ
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
SHEET 41 OF 144
SHEET C3.16
SHEET C3.19
SHEET C3.17
SHEET C3.18
PLEASE REFER TO SHEET C3.23 FOR OFFSITE SIGNAGE AND STRIPING PLAN
STREET 'D'
STREET 'F'
STREET 'E'
STREET 'C'
7'X22' PARALLEL STALL (TYP.)
11.5'X22' ADA PARALLEL STALL (TYP.)
BLUE HYDRANT REFLECTOR (TYP.)
CROSSWALK (TYP.)
STOP BAR & STOP SIGN
SPEED LIMIT SIGN (TYP.)
NO PARKING IN ALLEY (TYP.)
TRACT 'A' 15' LANDSCAPE BUFFER 0.03 AC
TRACT 'B' 15' LANDSCAPE BUFFER 0.16 AC
TRACT 'C' 15' LANDSCAPE BUFFER 0.16 AC
TRACT 'G' OPEN SPACE 0.07 AC
TRACT 'H' OPEN SPACE 0.08 AC
TRACT 'I' OPEN SPACE 0.07 AC
TRACT 'J' OPEN SPACE 0.08 AC
TRACT 'K' OPEN SPACE 0.08 AC
TRACT 'L' OPEN SPACE 0.08 AC
TRACT 'M' OPEN SPACE 0.08 AC
TRACT 'N' 20' PRIVATE ALLEY 0.40 AC
TRACT 'O' 20' PRIVATE ALLEY 0.33 AC
TRACT 'P' 20' PRIVATE ALLEY 0.33 AC
TRACT 'Q' 20' PRIVATE ALLEY 0.40 AC
TRACT 'R' 20' PRIVATE ALLEY 0.33 AC
TRACT 'S' 20' PRIVATE ALLEY 0.33 AC
TRACT 'T' 20' PRIVATE ALLEY 0.40 AC
TRACT 'U' 20' PRIVATE ALLEY 0.33 AC
TRACT 'V' 20' PRIVATE ALLEY 0.40 AC
TRACT 'W' 20' PRIVATE ALLEY 0.33 AC
TRACT 'X' 20' PRIVATE ALLEY 0.40 AC
TRACT 'Y' 20' PRIVATE ALLEY 0.40 AC
TRACT 'Z' 20' PRIVATE ALLEY 0.40 AC
TRACT 'AA' 20' PRIVATE ALLEY 0.40 AC
TRACT 'BB' 20' PRIVATE ALLEY 0.40 AC
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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian kllela

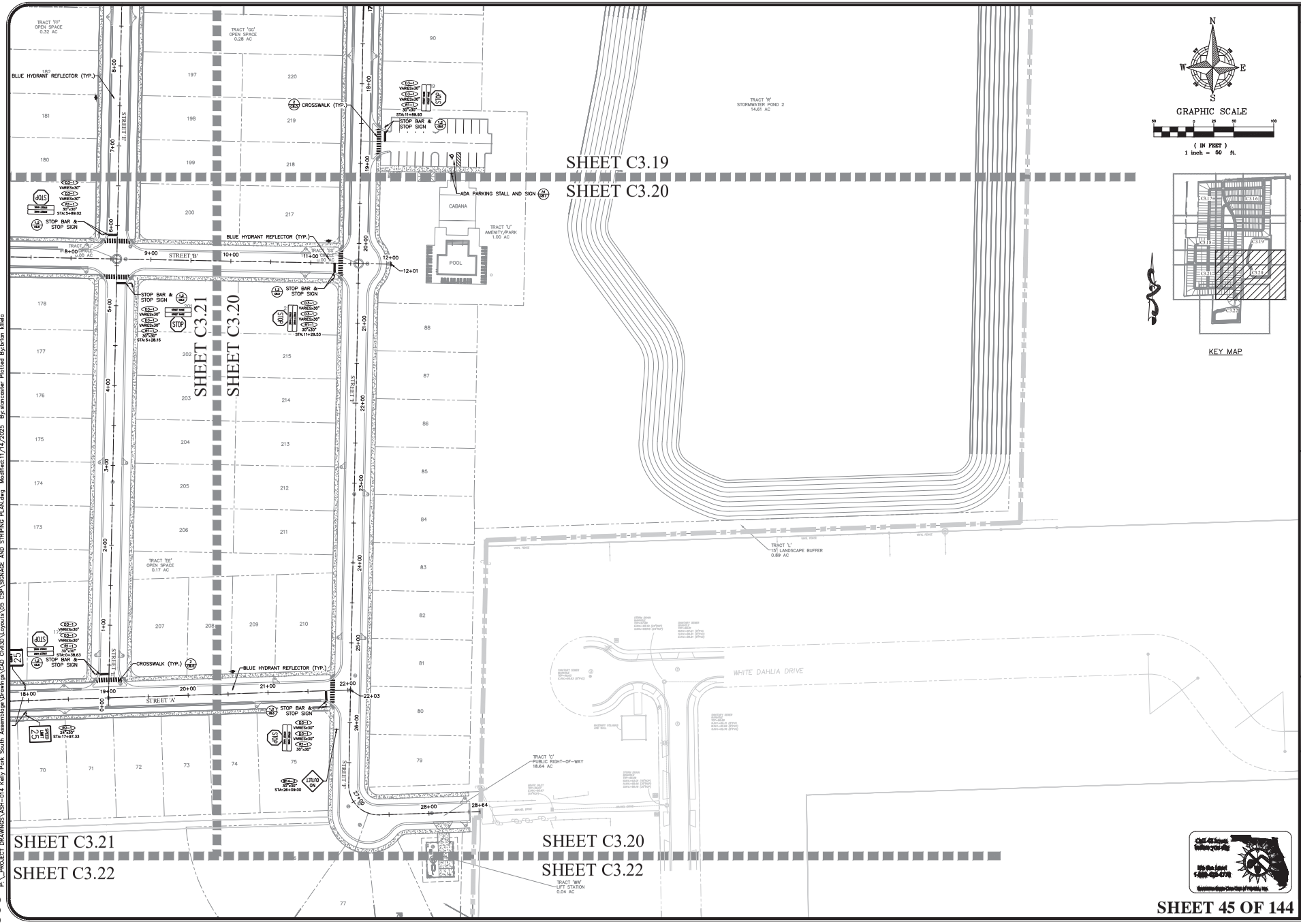


SCALE: 1" = 50'	DRAWN: S. LANCASTER	SIGNAGE AND STRIPING PLAN – NORTHWEST CONSTRUCTION SITE PLAN	1828 ENGINEERING		
PROJECT: ASH-014	DESIGNED: O. SANCHEZ		2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060	
SHEET: C3.17	CHECKED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA			
	DATE: 11/14/2025				

REV.	DATE	DESCRIPTION	BY
1	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
2	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

SIGNAGE AND STRIPING PLAN – WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 358-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY NO. 29060
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025
PROJECT ASH-014
SHEET C3.18
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
SHEET 43 OF 144
SHEET C3.19
SHEET C3.20
SHEET C3.17
SHEET C3.18
SHEET C3.18
SHEET C3.21
KEY MAP
GRAPHIC SCALE
1 inch = 50 ft.
N
S
E
W
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD C#3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:ronnycastro Plotted By:brian kelsa
Page 301 of 306

SIGNAGE AND STRIPING PLAN – EAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE NO. 29060
SCALE 1" = 50'
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025
PROJECT ASH-014
SHEET C3.19
OVIDIO SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
GRAPHIC SCALE 1 inch = 50 ft. (IN FEET)
KEY MAP
SHEET 44 OF 144
SHEET C3.16
SHEET C3.19
SHEET C3.19
SHEET C3.20
SHEET C3.19
SHEET C3.18
SHEET C3.18
SHEET C3.21
STREET 'D'
STREET 'E'
STREET 'F'
STREET 'G'
STREET 'H'
STREET 'I'
STREET 'J'
BLUE HYDRANT REFLECTOR (TYP.)
CROSSWALK (TYP.)
ADA PARKING STALL AND SIGN
7'X22' PARALLEL STALL (TYP.)
11.5'X22' ADA PARALLEL STALL (TYP.)
STOP BAR & STOP SIGN
SPEED LIMIT SIGN (TYP.)
NO PARKING IN ALLEY (TYP.)
TRACT 'H' AMENITY PARK 1.03 AC
TRACT 'I' STORMWATER POND 1 4.48 AC
TRACT 'K' STORMWATER POND 2 4.68 AC
TRACT 'L' OPEN SPACE 0.33 AC
TRACT 'M' PRIVATE ALLEY 0.33 AC
CABANA
POOL
REV. DATE DESCRIPTION BY
09/09/2025 CITY OF APOPKA COMMENTS (PERMIT NO. C30-25-38) DATED 10/09/2025 OSS
09/25/2025 SJMWD COMMENTS - DATED 09/30/2025 OSS
P:_PROJECTS DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD\C3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:rbroncostar Plotted By:brian kilela



NO.	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-36) DATED 10/09/2025	OSS
2	10/29/2025	SJWMD COMMENTS - DATED 10/29/2025	OSS

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30060

SIGNAGE AND STRIPING PLAN - SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

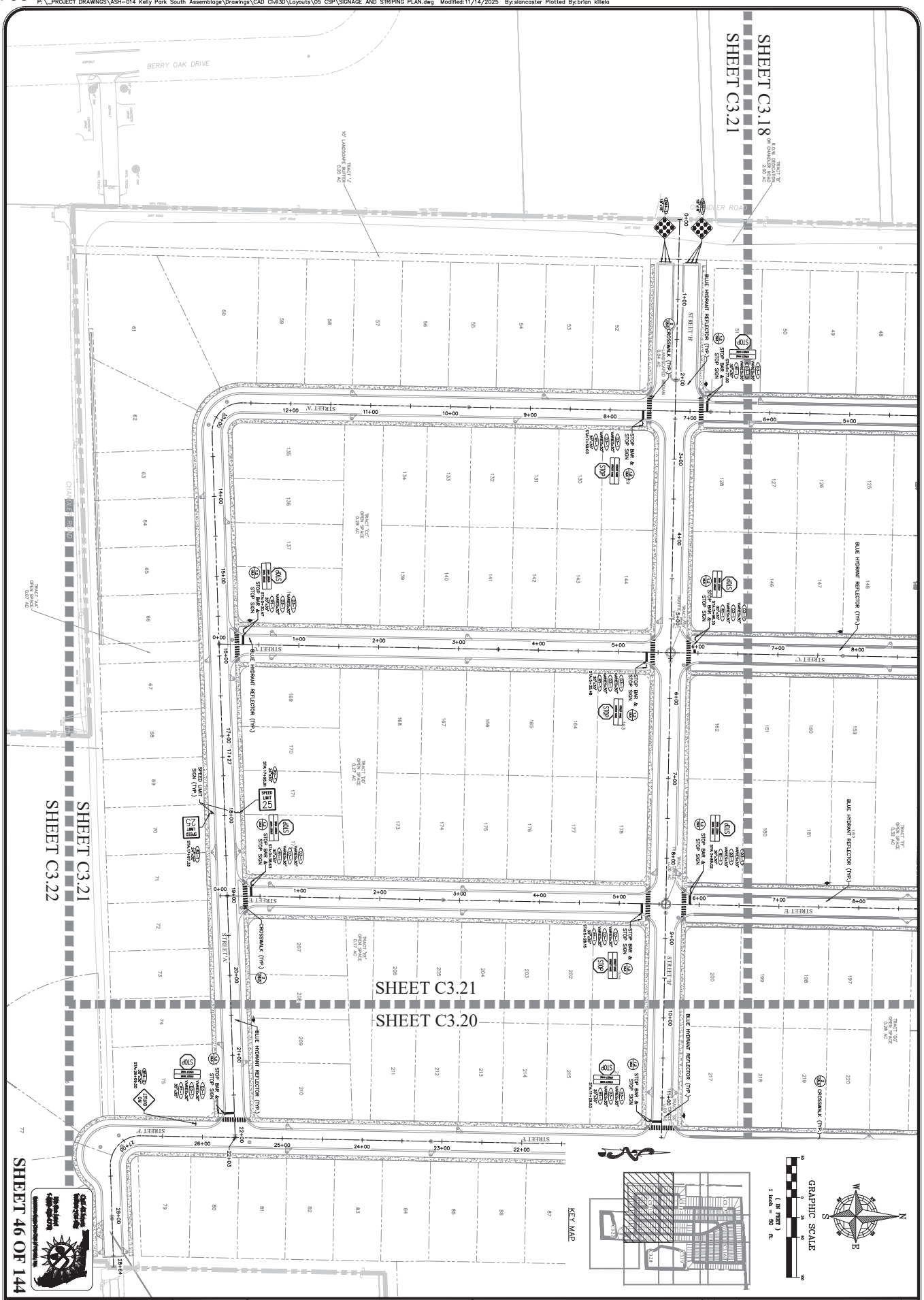
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	11/14/2025
SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C3.20

ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET 45 OF 144

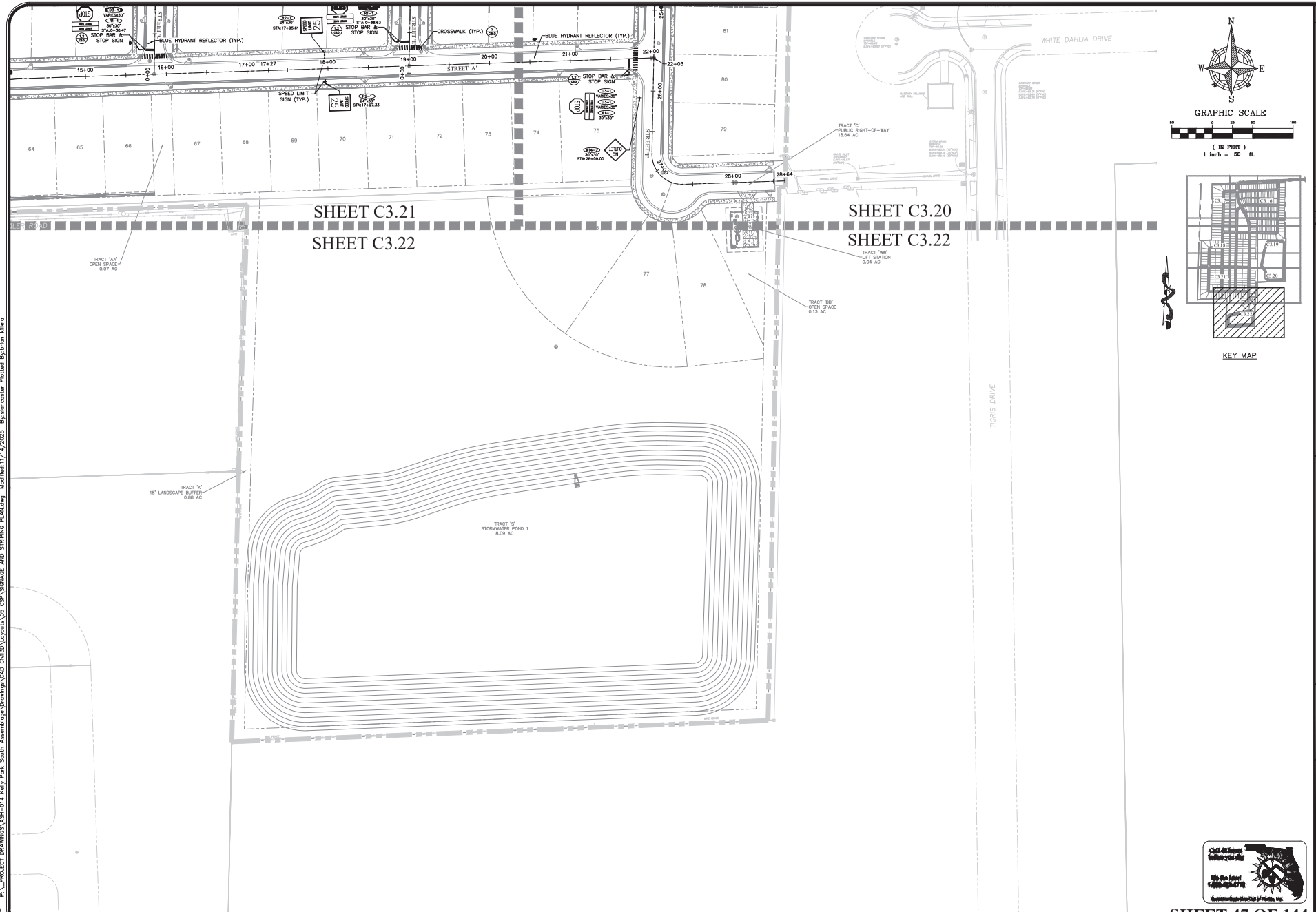
PLOTTED: 11/14/2025 By:slancaster
PROJECT DRAWINGS:\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil\30\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian killela

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified:11/14/2025 By:slancaster Plotted By:brian kllela



SCALE: 1" = 50'	DRAWN: S. LANCASTER	SIGNAGE AND STRIPING PLAN – SOUTHWEST CONSTRUCTION SITE PLAN	1828 ENGINEERING	
PROJECT: ASH-014	DESIGNED: O. SANCHEZ	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA	2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
SHEET: C3.21	CHECKED: O. SANCHEZ			
	DATE: 11/14/2025			

REV.	DATE	DESCRIPTION	BY
1	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
2	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS



NO.	DATE	DESCRIPTION	BY
4	10/29/2025	CITY OF APOPKA COMMENTS (PERMIT NO. 0324-25-38) DATED 10/29/2025	OSS
3	09/29/2025	SJWMD COMMENTS - DATED 09/29/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 29060

SIGNAGE AND STRIPING PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/14/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.22

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Call 811 Sunshine 1-800-432-4770

SHEET 47 OF 144

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REV	DATE	DESCRIPTION	BY
1	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	OSS
2	08/25/2025	SUBMD COMMENTS - DATED 08/20/2025	OSS
3			
4			
5			
6			
7			
8			
9			
10			

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 536-2328
BOARD OF PROFESSIONAL ENGINEERING
ENDORSEMENT NO. 39060

OFFSITE SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	8/4/2025
SHEET	C3.23
PROJECT	ASH-014
SCALE	1" = 50'

OSCAR SANCHEZ * No. 86492 * STATE OF FLORIDA * PROFESSIONAL ENGINEER * 11/19/25

SHEET 48 OF 144

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

KEY MAP

MATCHLINE A-A

MATCHLINE A-A

PARK RIDGE STREET

KELLY PARK ROAD

WHITEHORN LANE

LONG DR

FOLIAGE WAY

STREET

STREET 'D'

OAKS AT KELLY PARK PHASE 2A PLAT BOOK 71, PAGES 72-76

TRACT 'A' R.O.W. DEDICATION FOR W. KELLY PARK ROAD 1.16 AC

TRACT 'B' 10' LANDSCAPE BUFFER 0.10 AC

TRACT 'C' 10' LANDSCAPE BUFFER 0.03 AC

TRACT 'X' OPEN SPACE 0.07 AC

TRACT 'Y' OPEN SPACE 0.07 AC

TRACT 'Z' 10' LANDSCAPE BUFFER 0.02 AC

PROPOSED 6" SOLID WHITE PER FDOT STANDARD INDEX #711-001

PROPOSED 6" DOUBLE SOLID YELLOW

PROPOSED 18" SOLID YELLOW

PROPOSED 6" WHITE (6'-10' SKIP)

RIGHT TURN ARROWS PER FDOT INDEX #711-001 (TYP.)

LEFT TURN ARROWS PER FDOT INDEX #711-001 (TYP.)

CROSSWALK (TYP.)

STOP BAR & STOP SIGN

EXISTING SIGN TO REMAIN

EXISTING SIGNS TO BE RELOCATED BY CONTRACTOR

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD CIVIL3D\Layouts\05 CSP\OFFSITE SIGNAGE & STRIPING PLAN.dwg Modified:9/16/2025 By:osanchez Plotted By:brian Hillelia