



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 14, 2026 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

1. **AN-25-7 Raulerson - Annexation (AN), 1st Submittal**

Owner(s): Adelbert D. Raulerson, Jr., Adelbert D. Raulerson III, Stacey E. Summerlin, Jennifer L. Raulerson, Victoria K. Raulerson

Applicant(s): Lonnie N. Groot

Location: Southwest of Sebastian Springs Lane and Rock Springs Road

Proposed Use: TBD

Project Manager: Amer Hamza

SPECIAL EXCEPTION

1. **SPX-25-9 335 South Hawthorne Avenue - Special Exception (SPX), 1st Submittal**

Owner(s): Michael R. Cooper Construction Company Inc.

Applicant(s): Michael Cooper

Location: 335 South Hawthorne Avenue

Proposed Use: Special Exception - MUD request.

Project Manager: Amer Hamza

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-25-14 Wyld Oaks C-Store - Major Development Plan (MDP), 1st Submittal**

Owner(s): Kelly Park VB Development, LLC

Applicant(s): Kimley-Horn and Associates, Inc. - Mackenzie Cerjan

Location: W Kelly Park Rd between Effie Drive & HWY 429

Proposed Use: Commercial

Project Manager: Jean Sanchez

CONSTRUCTION SITE PLAN

1. **CSP-25-48 Shoppes at East Shore Multifamily - Construction Site Plan (CSP), 1st Submittal**

Owner(s): CRP/Sparrow Apopka Owner LLC

Applicant(s): Kimley-Horn and Associates, Inc. - Jordan Draper

Location: 2317 Ocoee Apopka Road

Proposed Use: Residential - Multifamily

Project Manager: Jean Sanchez

2. **CSP-25-51 Crossroads at Kelly Park Phase 1-2, 1-3 & 2 Master Infrastructure and Mass Grading - Construction Site Plan Revision (CSP), 1st Submittal**

Owner(s): Kelly Park Land Investments, LLC and Jen Florida 51 LLC

Applicant(s): Poulos and Bennett, LLC - Marc D. Stehli, PE

Location: South of Ondich Road, North of Zepher Lilly Avenue and on the east and west sides of Soapberry Avenue

Proposed Use: Residential Infrastructure
Project Manager: Jean Sanchez

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. **MDP-25-16 Madison Oaks 2(part of Wyld Oaks) - Major Development Plan (MDP), 1st Submittal**
Owner(s): Kelly Park Development VB Development, LLC
Applicant(s): Kimley-Horn and Associates Inc. - Mackenzie Cerjan
Location: East of Effie Drive between Sadler Road and W Kelly Park Rd (PORTION OF LOT 7)
Proposed Use: Residential - Multifamily
Project Manager: Jean Sanchez

DISCUSSION

ADJOURNMENT

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

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

DESCRIPTION:

PARCEL ID: 28-20-28-0000-00-079 (PER DOCUMENT # 20230504426):

THE NORTH 220 FEET OF THE SOUTH 750 FEET OF THE EAST 600 FEET OF THE SE 1/4 (LESS E 50 FEET FOR ROAD RIGHT-OF-WAY) AND (LESS COMMENCE AT THE SE CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 18 EAST THENCE N 00°73'24" E ALONG THE EAST LINE 750.07 FEET THENCE N 89°55'56" W 50 FEET TO THE WEST RIGHT-OF-WAY LINE NORTH ROCK SPRINGS ROAD AND THE POINT OF BEGINNING THENCE S 00°23'24" W ALONG WEST RIGHT-OF-WAY 31.06 FEET THENCE N 44°43'29" W 35.43 FEET THENCE S 89°55'56" E 35.61 FEET TO THE POINT OF BEGINNING SEE DOCUMENT# 20180603339), ORANGE COUNTY, FLORIDA.

PARCEL ID: 28-20-28-0000-00-087 (PER DOCUMENT # 20230504427):

THE WEST 330 FEET OF THE SOUTH 530 FEET OF THE EAST 600 FEET, LESS THE SOUTH 430 FEET OF THE EAST 1/4 OF THE SE 1/4 OF SECTION 28. TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

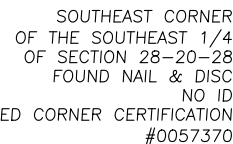
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF NORTH ROCK SPRINGS ROAD (STATE ROAD NUMBER 435) BEING S00°23'26"W. BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
6. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY POINT WITH DESIGNATION "GIS 0131 KAREN MCKEE", PID NUMBER AK7129 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
11. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75070-2503 AND INFORMATION OBTAINED ON THE ORANGE COUNTY PROPERTY APPRAISERS WEB SITE.
12. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
13. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
14. THE ABOVE DESCRIBED PARCEL CONTAINS 3.46 ACRES, MORE OR LESS.



Digitally signed by James E Mazurak
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D00000195E
D3138CA000A4D2C, cn=James E
Mazurak
Date: 2025.12.16 13:56:36 -05'00'

BOUNDARY SURVEY	DATE: DECEMBER 07, 2025 SK		CERTIFICATION NUMBER LB2108 67992003
	JOB NUMBER: 67992	SCALE: 1" = 100'	 SSMC™ SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
DOUGLAS RAULERSON JR	JAMES E. MAZURAK, PSM Registered Land Surveyor Number 6377		

N89°55'56"W
50.00' (D)



Certification Number LB2108
e-mail: info@southeasternsurveying.com

Page 4 of 84

CONSTRUCTION PLAN	
INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	GENERAL NOTES
4	DEMOLITION PLAN
5	STORM WATER POLLUTION PREVENTION PLAN
6	SITE DEVELOPMENT PLAN
7	UTILITY PLAN
8	ROOF DOWNSPOUT PLAN
9	CITY OF APOPKA DETAILS
10	CITY OF APOPKA DETAILS
11	CITY OF APOPKA DETAILS
12	STANDARD DETAILS
13	DRAINAGE DETAILS
14	LIFT STATION DETAILS
15	TYPICAL CROSS SECTIONS
16	LANDSCAPE PLAN
17	IRRIGATION PLAN
18	PHOTOMETRIC PLAN

PROPERTY OWNER: MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
MICHAEL R. COOPER (407) 889-2510

REFERENCE: CITY OF APOPKA CODE ADOPTED MARCH 6, 2019

PROPOSED USE: MIXED USE DEVELOPMENT

SCOPE OF WORK:

CONSTRUCT METAL BUILDING, WITH MASONRY WALLS UP 12'-8" SLAB
ON GRADE, ARCHITECTURAL, PLUMBING, MECHANICAL, FIRE
PROTECTION (SPRINKLER) AND ELECTRICAL

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.

TABLE 5.11.4.B: GREEN BUILDING POINT SYSTEM

ENERGY CONSERVATION	
PROVIDE SKYLIGHTS IN AN AMOUNT NECESSARY TO ENSURE NATURAL LIGHTING IS PROVIDED TO AT LEAST 25 PERCENT OF THE HABITABLE ROOMS IN THE STRUCTURE. (BUILDING PERMIT)	0.50
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED. (BUILDING PERMIT)	0.50
USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE. (BUILDING PERMIT)	0.50
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS.	0.25
TRANSPORTATION	
PROVIDE A MINIMUM OF FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE. (COA DRC SITE PLAN)	0.25
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET. (COA DRC SITE PLAN)	0.50 PER ADDITIONAL 5 PERCENT BICYCLE PARKING SPACES
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING. (COA DRC SITE PLAN)	0.50
RESILIENCY TO NATURAL HAZARDS	
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES. (BUILDING PERMIT)	0.25
POINTS	
REQUIRED:	3.00
PROVIDED:	3.25

PROJECT UPDATE: 02/09/24

HAWTHORNE BUSINESS CENTER

PARCEL ID:
09-21-28-0196-10-250

ADDRESS:
335 S HAWTHORNE AVENUE

CITY OF APOPKA
JUNE, 2023

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING	Harbor Freight Tools	5-1-24
FIRE	Fire Dept	5-1-24
BUILDING	City of Apopka	5-1-24
PLANNING/ZONING	City of Apopka	9-30-24
POLICE	City of Apopka	5-1-24
PUBLIC SERVICES/UTILITIES	City of Apopka	5-1-24

REVIEW/APPROVAL(S) REQUIRED DATE

Development Review Committee	Yes ☒ No ☐	4-12-24
Planning Commission	Yes ☐ No ☒	
City Council	Yes ☐ No ☒	

THIS REVIEW / APPROVAL DOES NOT GRANT
PERMISSION TO VIOLATE OR WAIVE ANY
APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

VICINITY MAP



NTS



NO VARIANCES
AND
NO WAIVERS

MINOR SITE PLAN SUBMITTAL ATTACHMENTS:

FLORIDA ENVIRONMENTAL REGULATION SPECIALISTS, INC. (FER)	
ENVIRONMENTAL REPORT - PHASE 1	OCTOBER 27, 2023
ENVIRONMENTAL REPORT - PHASE 2	NOVEMBER 24, 2023
YOVAISH ENGINEERING SERVICES, LLC.	
PROGRESS REPORT NO. 2, SUBSOIL AND GROUNDWATER LEVEL INVESTIGATION	OCTOBER 12, 2023
BBM STRUCTURAL	
CANTILEVERED RETAINING WALL REPORT AND DETAIL	OCTOBER 15, 2023
TRAFFIC PLANNING AND DESIGN, INC.	
TRAFFIC IMPACT ANALYSIS	OCTOBER 12, 2023
AMERICAN CIVIL ENGINEERING CO.	
STORMWATER MANAGEMENT REPORT	OCTOBER 24, 2023
PROFESSIONAL ENGINEERING SERVICES	
COVER LETTER	NOVEMBER 28, 2023
APPLICATION	NOVEMBER 28, 2023
COMMENT AND RESPONSE	NOVEMBER 28, 2023
CONSTRUCTION PLANS	OCTOBER 28, 2023
FIRE TRUCK TURN EXHIBITS	OCTOBER 28, 2023
CITY OF APOPKA UTILITY SCHEMATIC	OCTOBER 28, 2023
LANDSCAPE AND IRRIGATION DESIGN	
LANDSCAPE AND IRRIGATION PLANS	OCTOBER 26, 2023
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.	
REQUESTING TO REZONE TO PD, REZONING IN PROGRESS	OCTOBER 30, 2023
WASTEWATER FEE	OCTOBER 30, 2023
NIETO-WHITTAKER SURVEYING LLC.	
BOUNDARY AND TOPOGRAPHIC SURVEY	OCTOBER 20, 2023

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23
2	COA DRC	02/09/24
3	COA DRC	03/22/24

COVER SHEET
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

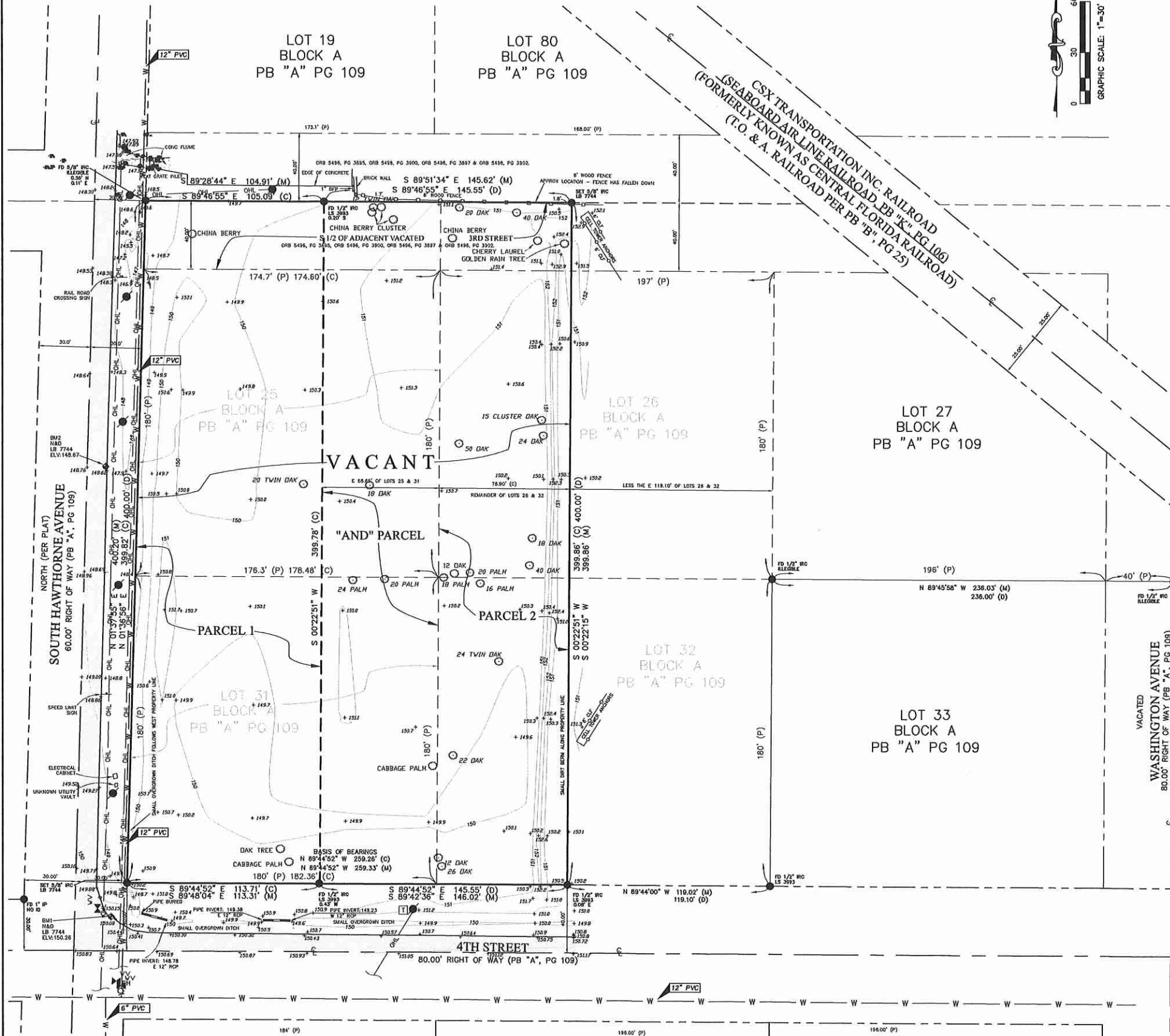
18243
4/26/24
K. Ehlert

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
8034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
HAWTHORNE
BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	1
SCALE AS SHOWN	

BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMMITMENT # 10977418)

PARCEL 1:

Lots 25 and 31, Block A, The Town of Apopka, according to the map or plot thereof, as recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida. Less and Except the East 68.85 feet thereof. Together with the South 1/2 of vacated Third Street lying adjacent thereto on the North side thereof.

PARCEL 2:

Lots 26 and 32, Block A, The Town of Apopka, according to the map or plot thereof, as recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida. Less and Except the East 119.1 feet thereof. Together with the South 1/2 of vacated Third Street lying adjacent thereto on the North side thereof.

And

The East 68.85 feet of Lots 25 and 31, Block A, The Town of Apopka, according to the map or plot thereof, as recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida. Together with the South 1/2 of vacated Third Street lying adjacent thereto on the North side thereof.

TITLE REVIEW

This survey notes or shows the following matters as listed in commitment for title insurance prepared by Fidelity National Title Insurance Company. Commitment # 10977418 having a date of 02/08/2023 @ 5:00 PM. Review comments appear in bold text following the noted exception.

4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Town of Apopka, recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida.
NOTE A CLEAR COPY OF THE PLAT SHOWS A NOTE DATED JULY, 1886 BY THE DEPUTY COUNTY SURVEYOR (S.P. SHEPHERD), REVISED LOT DIMENSIONS, AND REVISED 1/2 RIGHT-OF-WAY WIDTH (ROAD NAME NORTH PER PLAT) IN RED THAT MAY NOT BE DISCERNIBLE ON THE BLACK AND WHITE SCAN PREVIOUSLY AVAILABLE ON THE ORANGE COUNTY COMPTROLLER'S WEB SITE FOR PUBLIC RECORDS. NO EASEMENTS DEPICTED ON THE ORIGINAL PLAT RECORDED ON MARCH 24, 1886 REVISED JULY 1886.

5. The private rights of owners of property within the plat to use Third Street, as shown on the original plat of The Town of Apopka, as recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida.
NOT A SURVEY MATTER. NO DOCUMENTS PROVIDED FOR REVIEW.

6. Neighborhood Grant Use Agreement by and between South Apopka Safe Neighborhood, a Florida not-for-profit corporation, and Orange County, Florida, a charter county and political subdivision of the State of Florida, recorded in Official Records Book 10741, Page 5097. AFFECTS SITE AND SURROUNDING AREAS. BLANKET IN NATURE.

7. Resolutions by the City Council of the Town of Apopka City, Florida, recorded in Official Records Book 5496, Page 3895 and Official Records Book 5496, Page 3900, together with Amendments to Resolution recorded in Official Records Book 5496, Page 3897 and Official Records Book 5496, Page 3902.
BENEFITS SITE BY DEDICATING VACATED AND ADJACENT PORTIONS OF THIRD STREET TO BECOME PART OF THE SUBJECT PROPERTY. AFFECTS SITE BY RESERVATION OF A CITY OF APOPKA DRAINAGE EASEMENT IN AND AROUND THE DITCH WITHIN OR NEAR TO THE VACATED PORTIONS OF THIRD STREET FOR MAINTENANCE AND DRAINAGE PURPOSES.
AFFECTS SITE AS TO THE PORTION OF VACATED THIRD STREET IS RESERVED FOR THE CITY OF APOPKA DRAINAGE, UTILITY, INGRESS / EGRESS, CONSTRUCTION AND MAINTENANCE EASEMENT.

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY EXIST OTHER MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE NORTH LINE OF 4TH STREET, BLOCK A, TOWN OF APOPKA, AS RECORDED IN PLAT BOOK A, PAGE 109, ORANGE COUNTY, FLORIDA AS BEING SOUTH 89°44'52" EAST (AN ASSUMED DATUM PER FLORIDA STATE PLANE EAST ZONE, NAD 83 AS DERIVED FROM A PRIVATE NETWORK SOLUTION).
- SITE BENCHMARKS ARE SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF APOPKA PUBLIC SERVICES DEPARTMENTS CONSTRUCTION PLANS FOR BRADSHAW ROAD AS-BUILT SURVEY, PREPARED BY CPM CORPORATION DATED 10-3-14, SHEET 8 OF 13, HAVING A BENCHMARK SHOWN AS AN 5/8 IRON ROD LABELED SSMC TRAV. PT AT STATION 88+06.50 OFFSET LEFT 15.98' HAVING AN ELEVATION PUBLISHED AS 145.53' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0120H HAVING A REVISION DATE OF SEPTEMBER 24, 2021, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE "X".
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=30', AND IS INTENDED TO BE DISPLAYED ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.

ABBREVIATIONS

- | | |
|------------------------------------|----------------------------------|
| (C) = CALCULATED | (P) = PLAT |
| CONC = CONCRETE | PC = POINT OF CURVATURE |
| CU = CENTERLINE | PCP = PERMANENT CONTROL POINT |
| CH = CONCRETE MONUMENT | PRC = POINT OF REVERSE CURVATURE |
| (D) = DEED | PT = POINT OF TANGENCY |
| FD = FOUND | R/W = RIGHT OF WAY |
| ID = IDENTIFICATION | UE = UTILITY EASEMENT |
| IP = IRON PIPE | AC = AIR CONDITIONER |
| LB = LICENSED BUSINESS | PHR = PHONE RISER |
| (M) = MEASURED | EJB = ELECTRIC JUNCTION BOX |
| ORB = OFFICIAL RECORD BOOK | PP = POWER POLE |
| PG = PAGE | WM = WATER METER |
| ND = NAIL AND DISK | CTVR = CABLE TV RISER |
| PRM = PERMANENT REFERENCE MONUMENT | CO = CLEAN OUT |
| FF = FINISHED FLOOR | WV = WATER VALVE |
| ELEV = ELEVATION | OHL = OVERHEAD LINE |
| APPROX = APPROXIMATE | LP = LIGHT POLE |
| RCF = REINFORCED CONCRETE PIPE | BFP = BACK FLOW PREVENTER |
| CPP = CORRUGATED PLASTIC PIPE | EM = ELECTRIC METER |
| VCP = VITRIFIED CLAY PIPE | C/A = COVERED AREA |
| PVC = POLYVINYL CHLORIDE | TBM = TEMPORARY BENCHMARK |
| PGB = POINT OF BEGINNING | CCR = CERTIFIED CORNER OF RECORD |
| POC = POINT OF COMMENCEMENT | |

SYMBOLS

- | | |
|------------------------|--------------------|
| CONC MONUMENT | TRANSFORMER BOX |
| TYPE AS INDICATED | WATER METER |
| CONTROL POINT | TRAFFIC SIGNAL BOX |
| TYPE AS INDICATED | ELECTRIC BOX |
| BENCHMARK | TELEPHONE BOX |
| TYPE AND ELEVATION | LIGHT POLE |
| AS INDICATED | UTILITY POLE |
| SANITARY SEWER MANHOLE | GUY WIRE |
| DRAINAGE MANHOLE | FIRE HYDRANT |
| MANHOLE | CLEAN OUT |
| OHL = OVERHEAD LINE | SIGN |
| ATT = ATTACHED | WATER VALVE |
| CABLE TV LINE | |
| ELECTRIC LINE | |
| FIBER OPTIC LINE | |
| GAS LINE | |
| UTILITY LINE | |
| WATER LINE | |
| SEWER LINE | |
| CHAIN LINK FENCE | |
| WIRE FENCE | |
| WOOD FENCE | |

- THE UNDERGROUND WATER PIPES SHOWN HEREON ARE AS PER THE PLANS PROVIDED BY THE CITY OF APOPKA. THE LOCATIONS OF THE PIPES SHOWN ARE APPROXIMATE AND THE SIZES ARE BASED ON THE PLANS PROVIDED. UNDERGROUND PIPES FOR WATER HAVE NOT BEEN LOCATED OR CONFIRMED BY THIS FIRM. DATA SHOWN HEREON IS ONLY FOR GRAPHICAL USE.

W W
UNDERGROUND WATER - SIZE AS NOTED

CERTIFIED TO:

Michael R. Cooper Construction Company, Inc.
Fidelity National Title Insurance Company
Garrett Law Firm, P.A.

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the 'Standards of Practice' for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

DocuSigned by:

Ralph A. White
BBE8A55497C741E

10/20/2023
Print Date

Nieto-Whittaker Surveying LLC
1738 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744



DATE: 3/14/2023
FIELD BY: BP
ORDER NO.: NW23-126
DRAWN BY: BPS
SHEET: 1 OF 1
SCALE: 1"=30'

NO.	DATE	CHANGED TREE TYPES/ADDED TREES	ADDED FIRE HYDRANT LOCATION	ADDED UNDERGROUND WATER INFO	TOPOGRAPHY SURVEY	BOUNDARY REVISIONS
05	10/02/23					
04	05/08/23					
03	04/28/23					
02	03/29/23					
01	03/14/23					

PREPARED FOR:
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
335 SOUTH HAWTHORNE AVE & 225 WEST 4TH STREET
APOPKA, FL 32703

DEMOLITION AND EROSION CONTROL NOTES:

1. SILT SCREENS AND TURBIDITY BARRIERS INSTALLED MUST REMAIN IN PLACE AND MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL THE CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
2. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BY THE CITY OF APOPKA BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
3. ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION WORK SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. EROSION AND SEDIMENT CONTROL MEASURES AND TREE PROTECTION BARRIERS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
5. SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS AND TREE BARRICADES. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
7. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
9. THE SILT FENCE DETAIL IS SHOWN ON PLAN SHEET 5.

GENERAL NOTES:

1. EXISTING ROADWAY BASE MATERIALS SUCH AS LIMEROCK MAY BE USED IN STABILIZATION IF SUITABLE FOR MIXING.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFFSITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIALS. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR TO MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA REGISTERED P.E., RETAINED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE LATEST FL DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS".
5. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED. IF, DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS CHANGED, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF THREE WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO 600 OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
6. GOVERNING STANDARDS AND SPECIFICATIONS ON THIS PROJECT ARE: THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS (2017/2016 EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2016 EDITION), AND THE CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION MANUAL (2016 EDITION).
7. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (NOT RELOCATED BY THE PROPERTY OWNER), SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT INDEX NO. 532.
8. THE DISPOSAL OF EXCESS EARTHWORK MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. APPROVAL OF DISPOSAL SITES SHALL BE OBTAINED FROM THE CITY OF APOPKA PRIOR TO DISPOSAL.
9. ALL EXISTING TREES AND STUMPS WITHIN THE PUBLIC RIGHT-OF-WAY AND LIMIT OF THE PROJECT SHALL BE REMOVED AS CLEARING AND GRUBBING, AS DEPICTED IN THE CONSTRUCTION PLANS, UNLESS NOTED OTHERWISE.
10. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY SOD UNLESS DIRECTED OTHERWISE.
11. ALL PAVEMENT OFFSETS DEPICTED IN THE CONSTRUCTION PLANS ARE TO THE PROPOSED CENTERLINE OF CONSTRUCTION, WHEREAS RADIUS DIMENSIONS ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
12. TURNOUT LOCATIONS AND WIDTHS DEPICTED IN THE CONSTRUCTION PLANS ARE APPROXIMATE AND MAY BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER OF RECORD. ALL TURNOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 516.
13. THE VARIOUS PERMITS INCLUDED IN THE BID SPECIFICATIONS PAYMENT ARE INCLUDED IN THE BID PRICE FOR SECTION 104. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF "PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION", EXCLUDING ITEMS SPECIFIED ELSEWHERE. ENVIRONMENTAL CONTROLS SHALL BE USED AT LOCATIONS DESIGNATED IN THE CONSTRUCTION PLANS AND/OR DESIGNATED BY THE ENGINEER OF RECORD.
14. THE INFORMATION DEPICTED IN THE CONSTRUCTION PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS, BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO, AND IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION.
15. PRIOR TO ORDERING DRAINAGE STRUCTURES, THE CONTRACTOR SHALL DETERMINE IF DRAINAGE UTILITY CONFLICTS EXIST. INFORMATION ABOUT POSSIBLE CONFLICTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR A RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY OF SUCH CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY ALL GAS UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION AS REQUIRED BY CHAPTER 77-153, LAWS OF FLORIDA, PROTECTION OF GAS PIPELINES, OF THE FLORIDA STATE STATUTES.
17. ALL INLET/MANHOLE - PIPE JOINTS SHALL BE FILLED WITH NON-SHRUNK GROUT, COVERED WITH AN ASPHALTIC MASTIC COATING, AND WRAPPED WITH A FILTER FABRIC MATERIAL PER SECTION 13.03.03 OF THE ORANGE COUNTY PUBLIC ROAD CONSTRUCTION SPECIFICATIONS.
18. ALL CURB INLETS, DITCH BOTTOM INLETS, AND MANHOLES SHALL HAVE TRAFFIC BEARING FRAMES AND COVERS OR GRATES MEETING HS-20 LOADING REQUIREMENTS.
19. CHANGES OF PIPE INVERTS NOT EXCEEDING PLUS OR MINUS ONE FOOT WILL NOT BE CONSIDERED AS A BASIS FOR ADDITIONAL COMPENSATION FOR THE PERTINENT PIPE BID ITEM OF FOR THE MODIFICATION OF PRECAST STRUCTURES.
20. ALL BENCHMARKS (IRONS AND MONUMENTS) DEPICTED IN THE CONSTRUCTION PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
21. PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, WITHOUT DELAY, BY TELEPHONE. THE CONTRACTOR SHALL PROVIDE WRITTEN FOLLOW UP CONFIRMATION WITHIN 48-HOURS OF TELEPHONE NOTIFICATION.

GENERAL NOTES CONTINUED:

22. PRIOR TO BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD A SET OF FIELD NOTES VERIFYING THE BENCHMARK ELEVATIONS AND THE REFERENCE POINT CONNECTIONS ON THE PLAN AND PROFILE VIEW SHEETS, AND/OR A SET OF FIELD NOTES FOR ALL ADDITIONAL BENCHMARK AND REFERENCE POINT CONNECTIONS PROPOSED TO BE USED IN CONSTRUCTING THE PROJECT WITH THEIR LOCATION, DESCRIPTION AND ELEVATION, BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 29). ALL SUBMITTALS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
23. WITHIN 21 CALENDAR DAYS AFTER NOTICE TO PROCEED, THE CONTRACTOR SHALL STAKE THE PUBLIC RIGHT-OF-WAY AT 50 FOOT INTERVALS AND THE RIGHT-OF-WAY BREAKS WITH CORRESPONDING STATIONS SHOWN ON THE STAKES. NO INVOICE FOR PAYMENT OF MOBILIZATION WILL BE PROCESSED UNTIL THE RIGHT-OF-WAY HAS BEEN STAKED TO THE SATISFACTION OF THE ENGINEER OF RECORD.
24. ANY UNITED STATES CODE (USC) AND NATIONAL GEODETIC SURVEY (NGS) MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND BOTH SHALL NOTIFY: STATE OF FLORIDA GEODETIC ADVISOR
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU OF SURVEY AND MAPPING
MAIL STATION 105
3900 COMMONWEALTH BLVD.
TALLAHASSEE, FL 32399-300
PHONE: (850) 245-2606
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL NECESSARY RIGHT-OF-WAY UTILIZATION AND MAINTENANCE OF TRAFFIC PERMITS. THE CITY WILL WAIVE ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF PUBLIC RIGHT-OF-WAY OWNED AND MAINTAINED BY THE CITY OF APOPKA. FOR CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY BUT OWNED BY ORANGE COUNTY OF THE STATE OF FLORIDA, THE CONTRACTOR SHALL ACQUIRE THE REQUIRED PERMITS FROM THESE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.
26. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES DEPICTED IN THE CONSTRUCTION PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THEIR INACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THE CONSTRUCTION PLANS AND THE ACTUAL FIELD CONDITIONS, WHICH WOULD SUBSTANTIALLY AFFECT THE EXECUTION OF THE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY AT LEAST 48-HOURS BEFORE SCHEDULING ANY INSPECTION. ALSO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA, SCHEDULES, AND SIGNING THE SAID INSPECTIONS.
28. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTION, ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATIONS OR REMOVAL IS PROVIDED IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS ON THE CONTRACT.
29. ALL WORK AND ALL MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS OF THE CONTRACT.
30. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS.
31. APPARENT ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE BIDDING.
32. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY A COMPLETED AS-BUILT PLAN ONE WEEK PRIOR TO THE FINAL INSPECTION. BEFORE THE FINAL INSPECTION IS SCHEDULED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE CLEANUP FOR THE REMOVAL OF TRASH, DEBRIS, EXCESS MATERIALS, AND EQUIPMENT TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER.
33. NO EXTRA PAYMENTS SHALL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE TECHNICAL SPECIFICATIONS OR SHOWN IN THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS AND ENGINEER OF RECORD SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACT DOCUMENTS. BY ENTERING THE BIDDING PROCESS THE BIDDERS ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS.

GRADING AND DRAINAGE NOTES:

1. EXISTING TOPOGRAPHY AND ROADWAY RIGHTS-OF-WAY DATA SHOWN ARE BASED UPON CERTIFIED BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY NIETO WHITTAKER SURVEYING, LLC.
2. GEOTECHNICAL/SOIL REPORT PREPARED BY YOVAISH ENGINEERING SCIENCES, INC.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION WITHIN STREET RIGHTS-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIP RAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION (WHERE APPLICABLE).
6. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR SPREADING 4" OF TOPSOIL ON ALL LANDSCAPE AREAS AND REMOVING EXCESS TOPSOIL FROM SITE.
7. GRADING CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
8. FOR BENCHMARK INFORMATION REFER TO CERTIFIED BOUNDARY AND TOPOGRAPHIC SURVEY PLAN.
9. ALL GRADES SHOWN ARE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. INLET ELEVATIONS AND MANHOLE ELEVATIONS ARE TOP OF RIM.
11. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE STANDARDS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
12. COORDINATE VALUES, IF SHOWN, ARE BASED ON A LOCAL GRID ESTABLISHED BY THE SURVEYOR.
13. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES, FINISHED WITH ARGENTINE BAHIA SOD UNLESS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
14. SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS AT TIME OF CONSTRUCTION, INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENT EXISTING CONDITIONS AT SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE PERFORMED.
15. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN CONTRACT.
16. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR ARCHITECT, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE FAILS TO PROVIDE WRITTEN NOTIFICATION.
17. THE GENERAL CONTRACTOR MUST VERIFY SOIL CEMENT BASE FLOW LINE ELEVATIONS BEFORE PAVING TO ENSURE POSITIVE DRAINAGE TO INLET.

STANDARD UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITIES COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF OF THE LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
3. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO.
4. ALL UNSUITABLE MATERIALS UNDER WATER MAIN, STORM SEWER AND SANITARY SEWER PIPES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).
5. ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES AND SERVICES A MINIMUM OF THIRTY-SIX INCHES (36") BELOW FINISHED GRADE TO TOP OF PIPE UNLESS INDICATED OTHERWISE ON THE PLANS.
7. ALL SANITARY SEWER GRAVITY PIPE SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM-3034, SDR 35 AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
8. SANITARY SEWER PRESSURE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF TWENTY FIVE (25) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED POUNDS PER SQUARE INCH (100 P.S.I.).
9. UNLESS INDICATED OTHERWISE ON THE PLANS, SIX INCH (6") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF ONE PERCENT (1.0%) AND FOUR INCH (4") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF TWO PERCENT (2.0%).
10. WATER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 P.S.I.).
11. ALL WATER PIPE SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS C651, C600 OR M23 FOR POLY VINYL CHLORIDE AND LOCAL UTILITY SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
12. FULLY RESTRAINED DUCTILE IRON PIPING, IF SPECIFIED ON THE PLANS, SHALL BE USTR FLEX OR APPROVED EQUAL.
13. PVC JOINT RESTRAINT SHALL BE UNI-FLANGE SERIES 1350 OR APPROVED EQUAL.
14. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY OWNER IN CONFORMANCE WITH THE LOCAL UTILITY PROVIDER.
15. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES.
16. ELECTRICAL, TELEPHONE, GAS, AND CABLE TELEVISION SERVICE WILL BE PROVIDED BY APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SERVICES FOR THESE UTILITIES WITH THE ENTITIES INVOLVED.

UTILITY SEPARATION NOTES:

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)			
VACUUM SANITARY SEWER			
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)			
ON-SITE SEWAGE TREATMENT AND 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 II 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.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

GENERAL NOTES
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 16243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

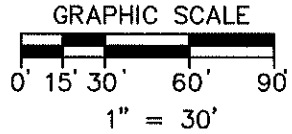
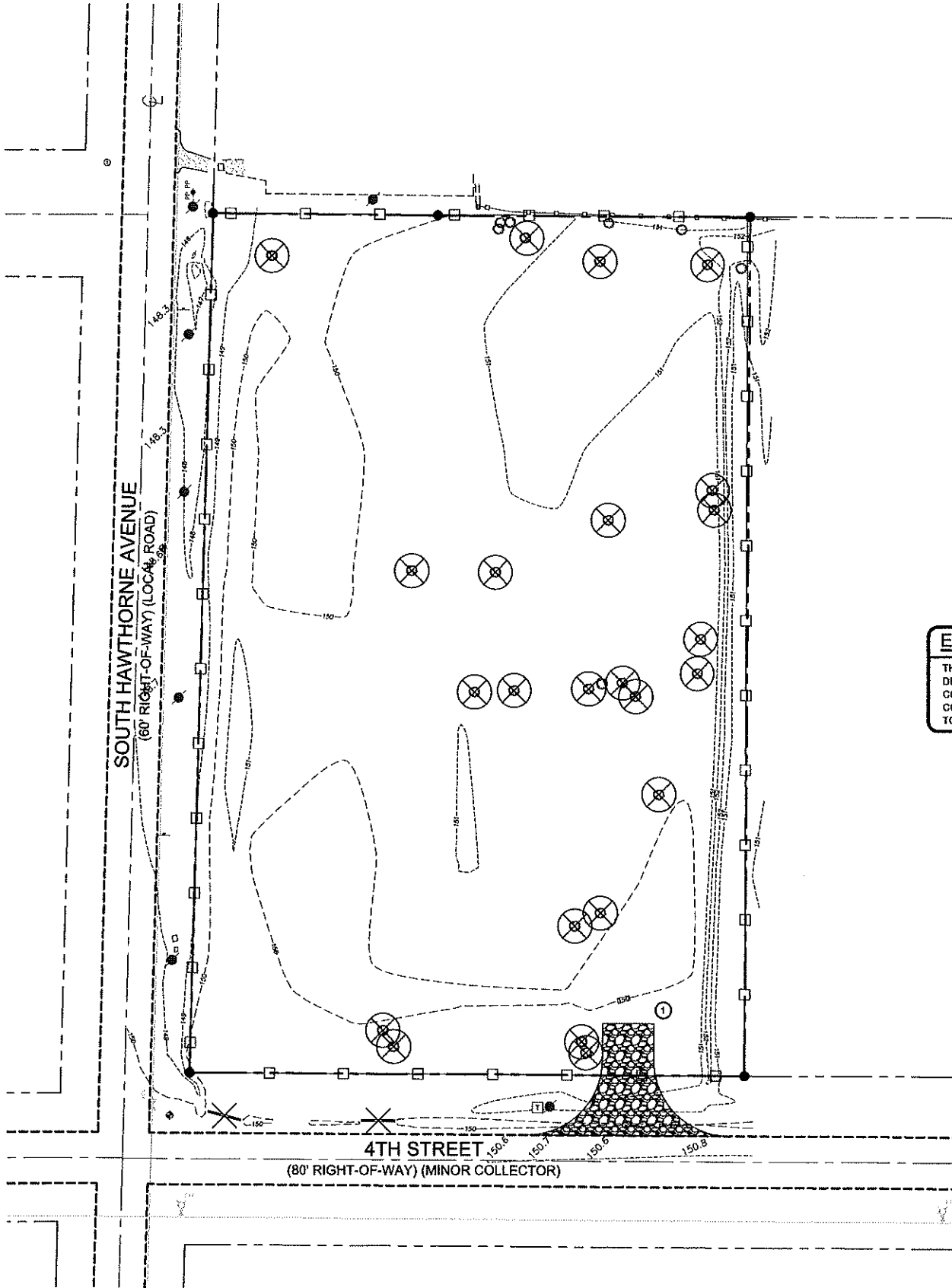
BUSINESS CENTER

DWG SHEETS 1-18	SHEET 3
DATE MARCH 31, 2023	
SCALE AS SHOWN	

PROJECT UPDATE: 02/09/24

GENERAL NOTES:

- PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION. ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.
- PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADE AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.
- TREES TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIP LINE OF A TREE. A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIP LINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIP LINE. THE DRIP LINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. BARRIER SPECIFICATIONS FOR TREES: FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY.
- NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH BARRIER SPECIFICATIONS FOR NATURAL AREAS: UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE. A. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE. B. TO PROTECT ROOT SYSTEMS FROM COMPACTION. C. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT.
- DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL, UNLESS APPROVED BY THE CITY OF APOPKA, TO REMOVE VEGETATION (EXCEPT BY HAND) BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON-SITE.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE MEASURES (I.E. HAY BALES, BAFFLES, SODDING, AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
- THE CONTRACTORS IS RESPONSIBILITY TO ENSURE THE INSTALLATION OF ADEQUATE EROSION CONTROL AS REQUIRED BY CITY OF APOPKA, AND PER PLANS. THESE DEVICES MUST BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. NO VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH CITY OF APOPKA SPECIFICATIONS, SUBJECT TO AUTHORIZATION AND APPROVED VARIANCES, WAIVERS, AND/OR CONDITIONAL CHANGES.
- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT PRE-CONSTRUCTION CONFERENCE. CONTRACTORS SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENT DURING CONSTRUCTION.
- CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
- ONLY TREES MARKED WILL BE REMOVED.



TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.6.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.

CONSTRUCTION NOTES:

- GRAVEL CONSTRUCTION ENTRANCE

LEGEND

- SILT FENCE
- TREE TO BE REMOVED
- TO BE REMOVED

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

DEMOLITION PLAN
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	4
SCALE AS SHOWN	

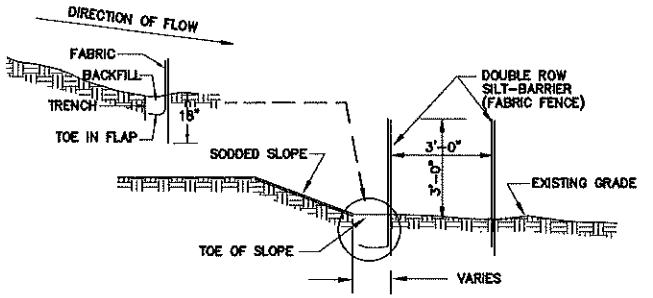
PROJECT UPDATE: 02/09/24

DEMOLITION PLAN

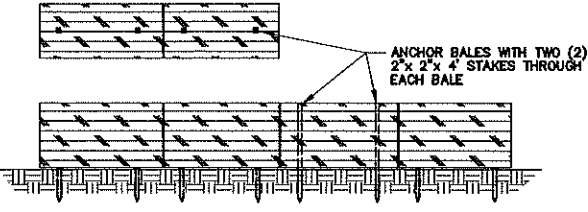
SCALE: 1" = 30'

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.



FABRIC FENCE SILT-BARRIER
NYS



BALED HAY SILT-BARRIER
NYS

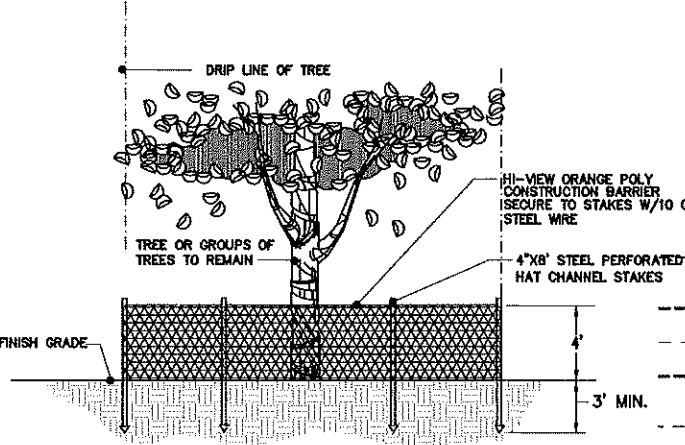
PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:

1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT BARRIER DETAIL

NOT TO SCALE

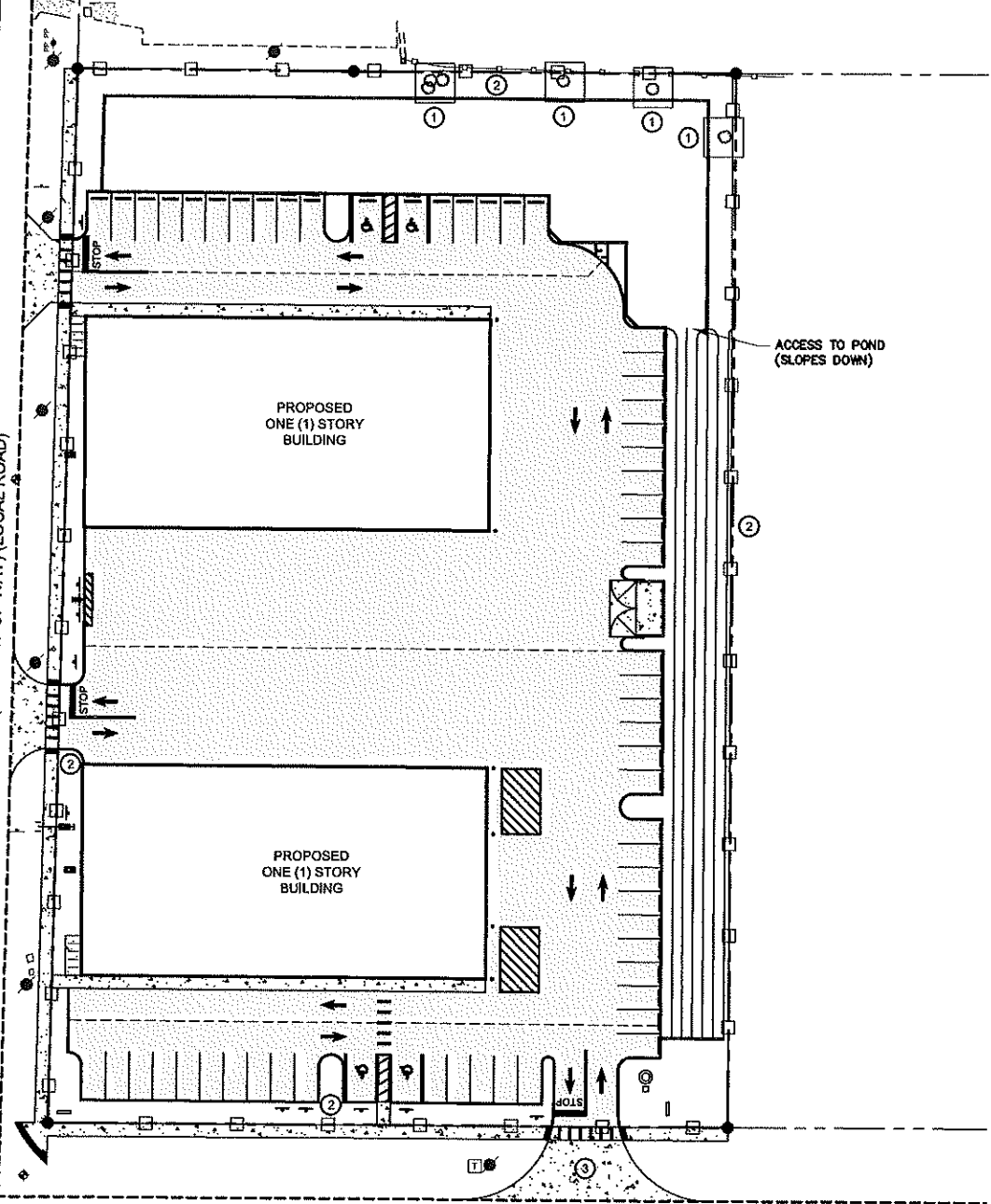


NOTE:
NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER.

TREE PROTECTION BARRIER

NOT TO SCALE

SOUTH HAWTHORNE AVENUE
(60' RIGHT-OF-WAY) (LOCAL ROAD)



4TH STREET
(80' RIGHT-OF-WAY) (MINOR COLLECTOR)

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF APOPKA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.
7. EROSION CONTROL PLANS TO BE SUBMITTED TO THE CITY OF APOPKA.

CONSTRUCTION NOTES:

- ① TREE PROTECTION BARRIER, SEE DETAIL.
- ② SEE SILT FENCE DETAIL.
- ③ GRAVEL CONSTRUCTION ENTRANCE (SEE PLAN SHEET 4)

TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.5.

LEGEND

SILT FENCE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

STORM WATER POLLUTION PREVENTION PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
8034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG
SHEETS 1-18
DATE
MARCH 31, 2023
SCALE
AS SHOWN

SHEET
5

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/09/24

PROPERTY BOUNDARY INFORMATION		
PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	S 89°28'44" E	104.91'
PB2	S 89°51'34" E	145.62'
PB3	S 00°22'15" W	399.86'
PB4	N 89°44'52" W	259.33'
PB5	N 01°37'55" E	400.20'

DETENTION POND RECOVERY:

ALL DETENTION PONDS SHALL BE DRY WITHIN 72 HOURS FOLLOWING A STORM EVENT.

CONSTRUCTION PHASING

SINGLE PHASE

RETAINING WALL

OWNED AND MAINTAINED BY THE PROPERTY OWNER

DRAINAGE OPENINGS IN RETAINING WALL

NUMBER:	TYPE OF OPENING:	INVERT:	HEIGHT:	LENGTH:
DO-1	RECTANGLE	148.00'	2.00'	6.00'

GREEN BUILDING POINTS

SEE COVER FOR TABLE 5.11.4.B GREEN BUILDING POINT SYSTEM

TRANSPORTATION	
NUMBER:	ITEM:
GB-1	HYBRID/ELECTRIC/LOW ENERGY PARKING SPACES
GB-2	BICYCLE PARKING (MORE THAN REQUIRED)
GB-3	ELECTRIC VEHICLE CHARGING STATIONS

DRAINAGE AND GENERAL NOTES

- ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
- ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
- VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (SOUTH HAWTHORNE AVE & 4TH STREET).
- CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
- ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
- THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
- NO OUTSIDE STORAGE OR MAINTENANCE.
- INTENDED USE: MIXED USE DEVELOPMENT.
- DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

SURVEY NOTES:

- THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
- THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

SITE DATA TABLE

CURRENT ZONING: MU-D

FUTURE LAND USE: COMMERCIAL

BUILDING SETBACK:

FRONT = N/A (FACING SOUTH HAWTHORNE AVE.)
N SIDE = N/A
S SIDE = N/A (FACING 4TH STREET)
REAR = N/A

LANDSCAPE BUFFER:

FRONT = N/A (FACING SOUTH HAWTHORNE AVE.)
N SIDE = N/A
S SIDE = N/A (FACING 4TH STREET)
REAR = N/A

FLOOR AREA RATIO ALLOWED: = 0.25

FLOOR AREA RATIO PROVIDED: = 0.23

INDIVIDUAL BUILDING INFORMATION:

TOTAL SQUARE FOOTAGE = 12,320 SF
MAX. BUILDING HEIGHT = 75 FT
ACTUAL BUILDING HEIGHT = 36 FT

PROPOSED CONDITIONS:

IMPERVIOUS (BUILDINGS) = 24,640 SF = 0.566 AC (23.28%)
IMPERVIOUS (DRIVEWAYS) = 47,424 SF = 1.089 AC (44.80%)
PERVIOUS = 33,787 SF = 0.775 AC (31.92%)
TOTAL PROPERTY (SF & AC) = 105,851 SF = 2.430 AC (100.00%)

PARKING REQUIREMENTS:

2 SPACES PER 1,000 SF OF BUILDING AREA
1 SPACE PER 250 SF OFFICE AREA

2 SPACES X (24,640 SF/1,000 SF) = 50 SPACES
1 SPACE X (0,000 SF/250 SF) = 00 SPACES
TOTAL SPACES REQUIRED = 50

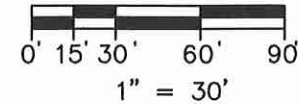
PARKING PROVIDED:

56 SPACES @ 9'x18' (REGULAR)
4 SPACES @ 12'x18' (HANDICAP)
60 SPACES TOTAL PROVIDED

PARCEL ID NUMBERS:

09-21-28-0196-10-250

GRAPHIC SCALE



CONSTRUCTION NOTES:

- CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
- STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
- INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
- CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
- RIGHT-OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6", 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 13 FOR CONSTRUCTION DETAILS.)
- INSTALL DOWNSPOUT TO BE TIED INTO STORMWATER DRAINAGE SYSTEM (SEE PLAN SHEET 13).
- ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
- MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
- CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 16.85 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 13.84 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
- SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
- CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
- ALL CURB RADII ARE 4'-8" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURE. CONTRACTOR TO VERIFY RIM ELEVATION.
- 3" CONCRETE CURB TAPER.
- REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO FLUME.
- CONCRETE BIKE RACK PAD ELEVATION FLUSH WITH SIDEWALK.
- CONSTRUCT 6' WIDE CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
- DUMPSTER ENCLOSURE (SEE PLAN SHEET 8). 21'-4" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 13).
- CONSTRUCT EMERGENCY OUTFALL DRAINAGE CONTROL STRUCTURE (SEE PLAN SHEET 13).
- CONTRACTOR TO INSTALL STOP SIGN.
- TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
- TWO (2) ELECTRIC CAR CHARGING STATIONS.
- MONUMENT SIGN: 5'-0" X 3'-0" (SEE PLAN SHEET 13).
- CONSTRUCT 35' RADIUS.
- CONSTRUCT 2' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 2'-3" RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 25' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO SWALE.
- DRAINAGE VALLEY
- CONSTRUCT FLUSH CURB (SEE PLAN SHEET 13).
- 4' HIGH RETAINING WALL (TRINITY SYSTEM) WITH 4" HIGH BLACK CHAIN LINK FENCE.
- CONSTRUCT 15' RADIUS.
- CONSTRUCT 2' WIDE BERM.
- CONSTRUCT 57 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.
- CONSTRUCT 45 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.
- CONCRETE BOLLARD
- LOADING ZONE: 15' WIDE X 25' LONG
- CONSTRUCT EMERGENCY OVERFLOW TYPE "C" DRAINAGE STRUCTURE WITH 25' OF 15" HDPE PIPE @ 1.00% AND MITERED END SECTION WITH INVERT SET AT 147.75' (SEE PLAN SHEET 13).

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

SITE DEVELOPMENT PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

18283
4/26/24
K. Ehlert

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

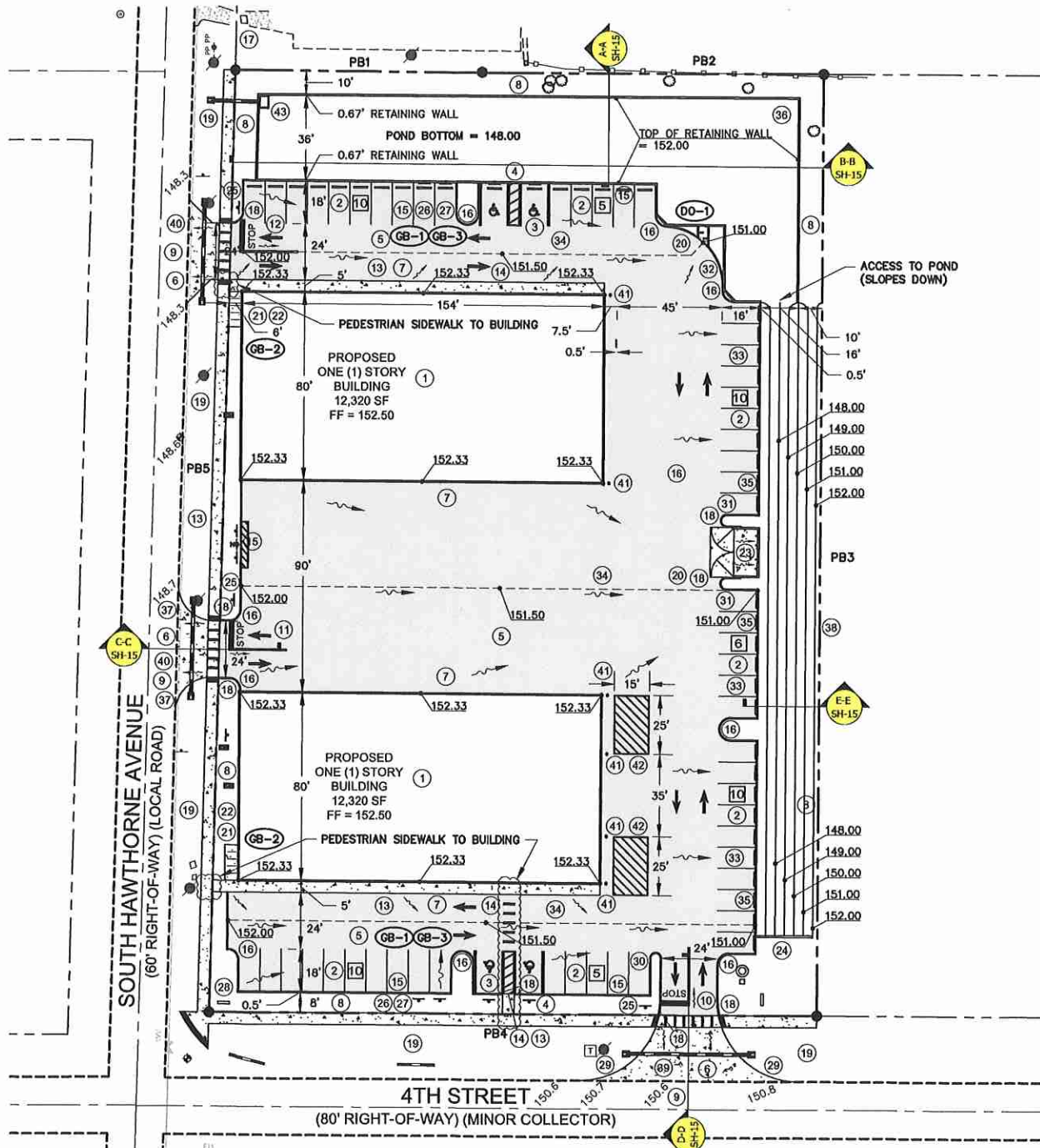
PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-18	
DATE	
MARCH 31, 2023	
SCALE	
AS SHOWN	6

PROJECT UPDATE: 02/09/24



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

SANITARY SEWER STRUCTURE TABLE			
STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
S-1	TIE-IN POINT	-	145.45 N
S-2	CLEANOUT	F.G.	146.66 N
S-3	CLEANOUT	F.G.	148.66 W
S-4	CLEANOUT	F.G.	147.43 N
S-5	CLEANOUT	F.G.	149.41 W
S-6	TWO-WAY CLEANOUT	151.50	148.66 S
S-7	TWO-WAY CLEANOUT	151.50	147.84 S
S-8	TWO-WAY CLEANOUT	151.50	147.29 S
S-9	TWO-WAY CLEANOUT	151.50	149.43 N
S-10	TWO-WAY CLEANOUT	151.50	148.59 N
S-11	TWO-WAY CLEANOUT	151.50	148.04 N

UTILITY AND GENERAL NOTES	
1.	POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER.
2.	ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).
3.	ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4.	SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.

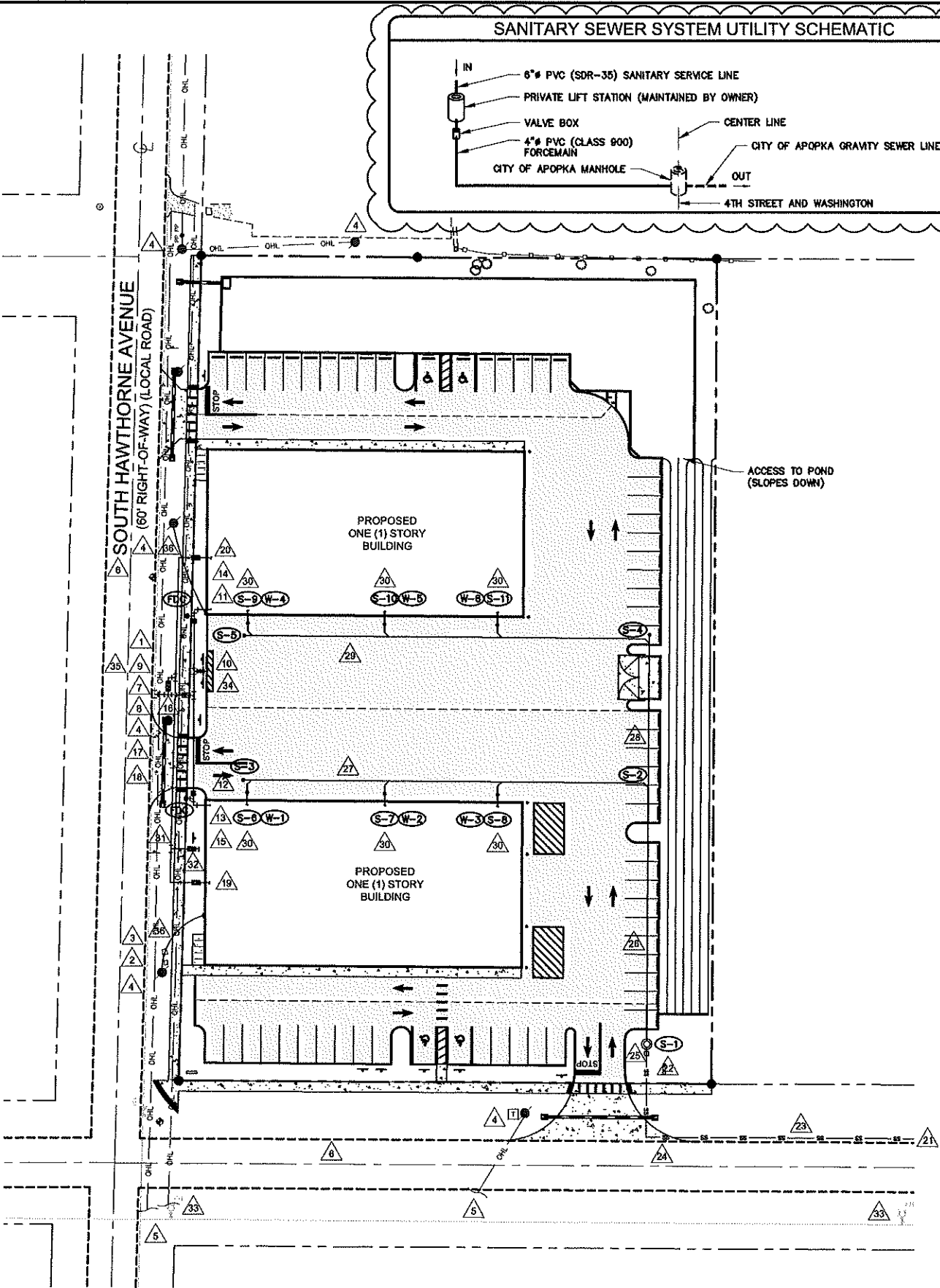
WATER USAGE CALCULATIONS	
NOTE: SEWER IS THE SAME AS WATER	
ITEM:	NUMBER OF F.U'S:
W-1 W-2 W-3 W-4 W-5 W-6	12 F.U'S
12 F.U'S X 6 = 72 F.U'S	
72 F.U'S X 25 GALLONS = 1,800 GALLONS PER DAY	

PRIVATE LIFT STATION	
OWNED AND MAINTAINED BY THE PROPERTY OWNER	

EXISTING UNDERGROUND AND OVERHEAD UTILITIES	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.	

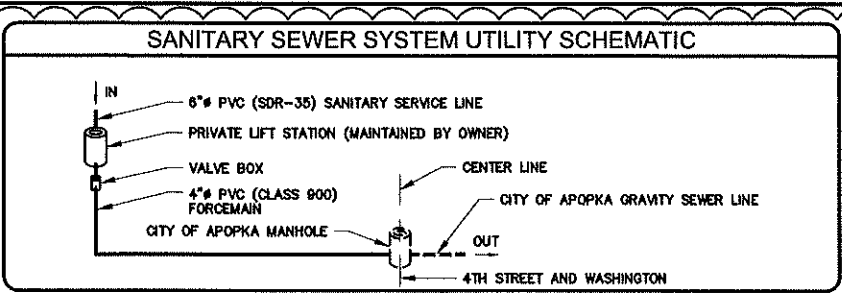
FIRE PROTECTION NOTES	
1.	ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2.	FIRE HYDRANTS MUST BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS.
3.	FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
4.	ALL BUILDINGS OVER 7,500 SF WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
5.	BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IF REQUIRED TO HAVE SPRINKLERS.
6.	FIRE DEPARTMENT WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM LOCATED WITHIN 25 FEET OF A HYDRANT.
7.	PROVIDE A FIRE LANE AT THE FDC LOCATION AND HYDRANTS.
8.	KNOX BOXES WILL NEED TO BE PROVIDED FOR EACH BUILDING.
9.	IF GATED MUST HAVE YELP SIREN ACTIVATION AND KEY CODE 1882 FOR EMERGENCY ACCESS AND KNOX KEY SWITCH.
10.	IF RACKS ARE INSTALLED, ANY STORAGE OVER 10 FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS.

PROJECT UPDATE: 02/09/24



UTILITY PLAN

SCALE: 1" = 30'



UTILITY NOTES:

- EXISTING 12" PVC (C800) DOMESTIC WATER MAIN (TO REMAIN).
- EXISTING ELECTRIC PAD (TO REMAIN).
- EXISTING UNDEFINED PAD (TO REMAIN).
- EXISTING UTILITY POLES (TO REMAIN).
- EXISTING OVERHEAD UTILITIES (TO REMAIN).
- EXISTING PUBLIC ROAD (TO REMAIN).
- 12"X6" TAPPING SLEEVE AND VALVE
- FIRE LINE POINT OF CONNECTION.
- 20 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X3"X6" TEE, 6"X6"X6" TEE AND 6" DOUBLE CHECK BACK FLOW PREVENTER.
- 50 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X4"X6" TEE AND 6"X6"X6" TEE WITH 10 LF OF 6" Ø PVC (C-900) FIRE LINE & FIRE HYDRANT ASSEMBLY.
- 5 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION.
- 65 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X4"X6" TEE.
- 5 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION.
- 6" Ø FIRE WATER RISER.
- 6" Ø FIRE WATER RISER.
- WATER SERVICE LINE POINT OF CONNECTION.
- 15 LF OF 3" Ø PVC (C-900) WATER LINE WITH 3" DOUBLE CHECK BACK FLOW PREVENTER AND 3"X3"X3" TEE.
- 85 LF OF 3" Ø PVC (C-900) WATER LINE WITH 2 1/2"X1 1/2"X1 1/2" TEE.
- 1 1/2" METER AND VALVE, 35 LF OF 1 1/2" Ø PVC (C-900) WATER SERVICE LINE.
- 1 1/2" METER AND VALVE, 75 LF OF 1 1/2" Ø PVC (C-900) WATER SERVICE LINE.
- FORCEMAIN POINT OF CONNECTION - APPROXIMATELY 200' TO CITY OF APOPKA MANHOLE LOCATED AT INTERSECTION OF 4TH STREET AND WASHINGTON STREET.
- PRIVATE LIFT STATION (SEE SHEET 14 - LIFT STATION DETAILS)
- 272 LF OF 4" Ø PVC (CLASS 900) FORCEMAIN.
- JACK AND BORE FOR 48" PVC FORCEMAIN.
- SANITARY SERVICE LINE POINT OF CONNECTION.
- 123 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 198 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 75 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 198 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 13 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- IRRIGATION SERVICE LINE POINT OF CONNECTION.
- 1" METER AND VALVE, 14 LF OF 1 1/2" Ø PVC (C-900) IRRIGATION SERVICE LINE.
- EXISTING FIRE HYDRANT.
- FIRE LANE (SEE PLAN SHEET 13 FOR DETAIL).
- RAISED PAVEMENT MARKER (RPM) FOR FIRE HYDRANT LOCATION.
- 2 - 4" PVC ELECTRIC SERVICE

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NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23
2	COA DRC	02/09/24

UTILITY PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	7
SCALE AS SHOWN	

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

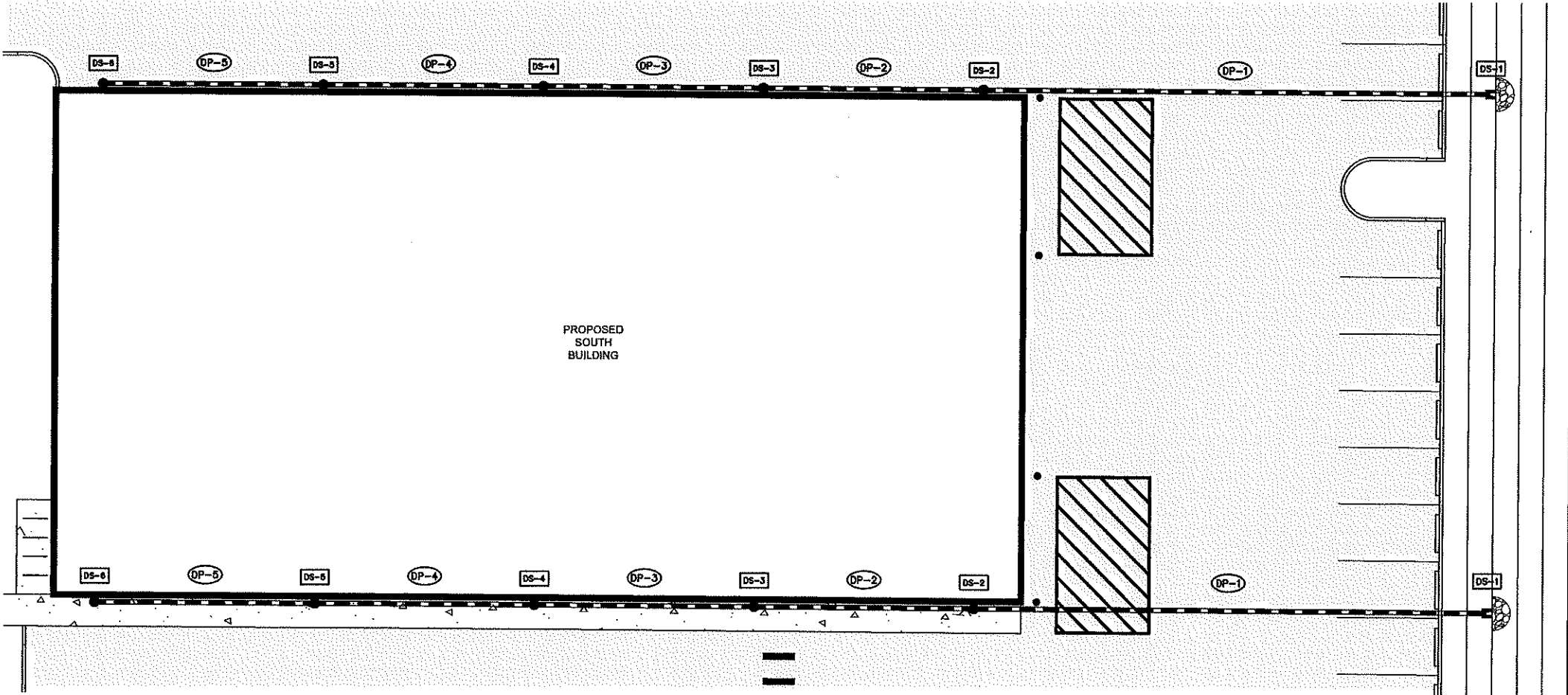
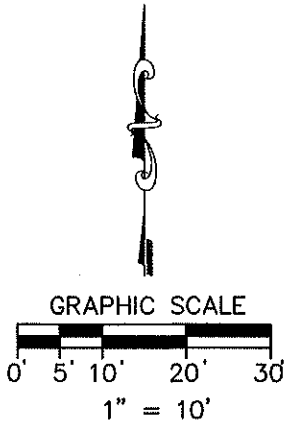
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

ROOF DOWNSPOUT DESIGN NOTE:

THE DESIGN SHOWN IN THE ROOF DOWNSPOUT PLAN IS THE BUILDING ON THE SOUTH SIDE OF THE PROPERTY. THE DESIGN WILL BE EXACTLY THE SAME FOR THE BUILDING ON THE NORTH SIDE OF THE PROPERTY.

ROOF DOWNSPOUT STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	MITERED END SECTION	-	W 148.00
DS-2	DOWNSPOUT INLET	152.33	E 148.80 W 148.90
DS-3	DOWNSPOUT INLET	152.33	E 149.25 W 149.35
DS-4	DOWNSPOUT INLET	152.33	E 149.70 W 149.80
DS-5	DOWNSPOUT INLET	152.33	E 150.15 W 150.25
DS-6	DOWNSPOUT INLET	152.33	E 150.60 W 150.70

ROOF DOWNSPOUT PIPE TABLE				
NUMBER:	TYPE:	SIZE:	GRADE:	LENGTH:
DP-1	HDPE	8"	1.00%	80.00'
DP-2	HDPE	8"	1.00%	35.00'
DP-3	HDPE	8"	1.00%	35.00'
DP-4	HDPE	8"	1.00%	35.00'
DP-5	HDPE	8"	1.00%	35.00'



ROOF DOWNSPOUT PLAN

SCALE: 1" = 10'

PROJECT UPDATE: 02/09/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

ROOF DOWNSPOUT PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

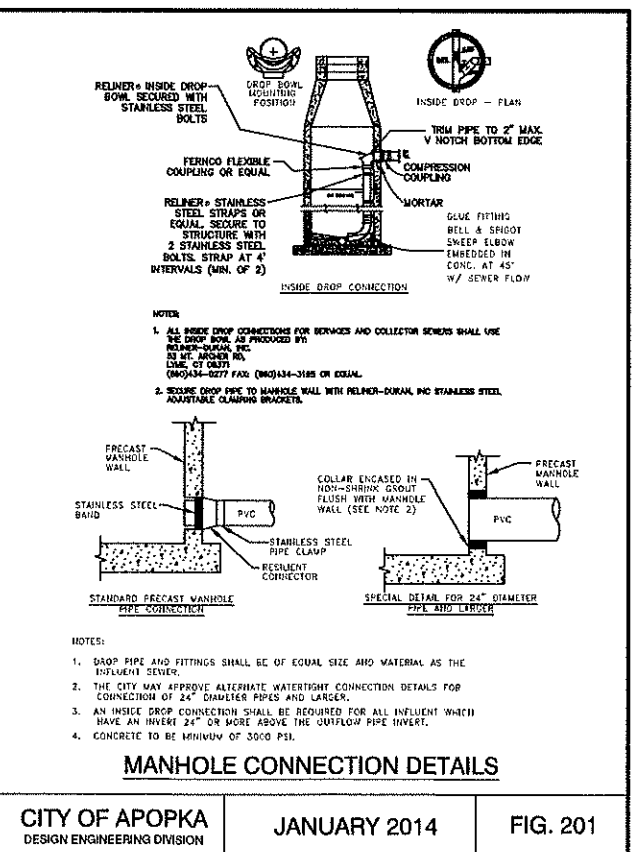
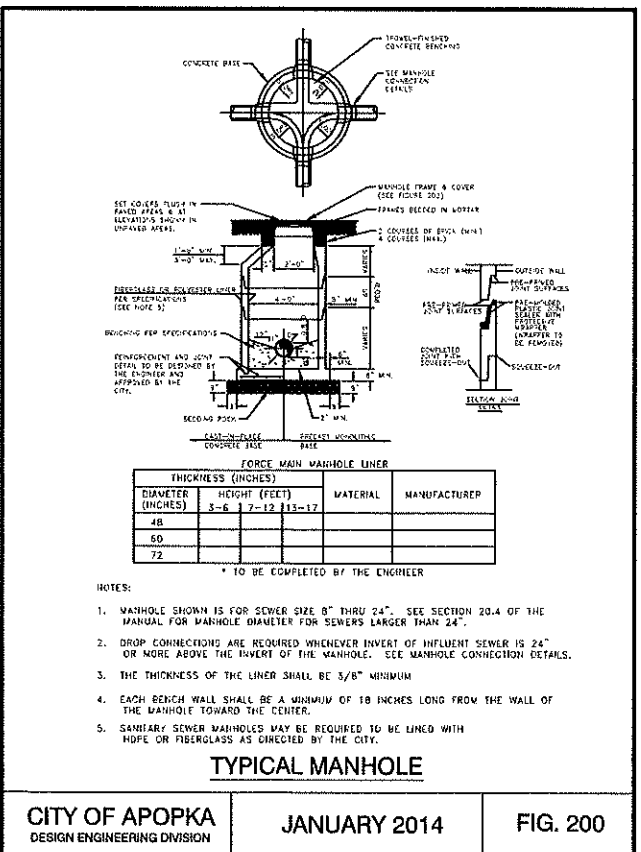
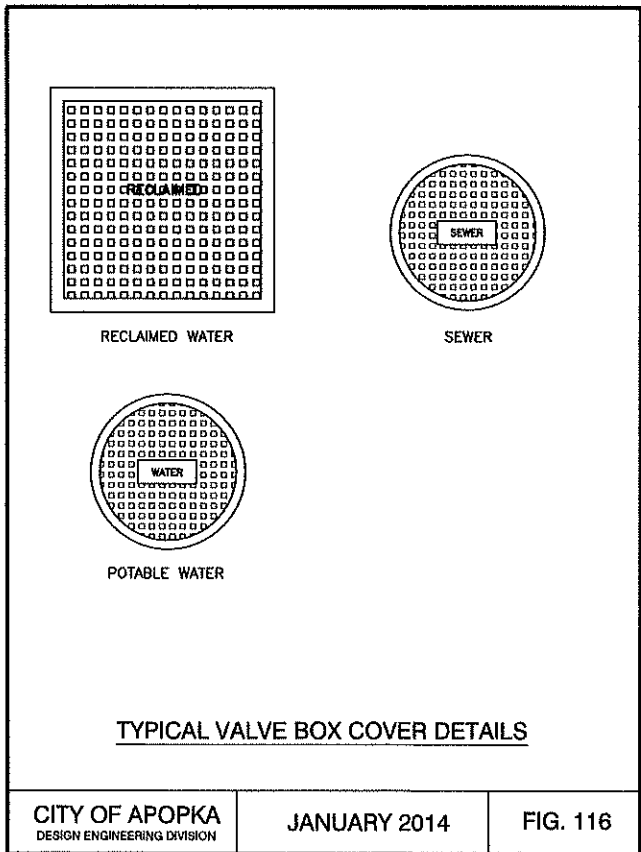
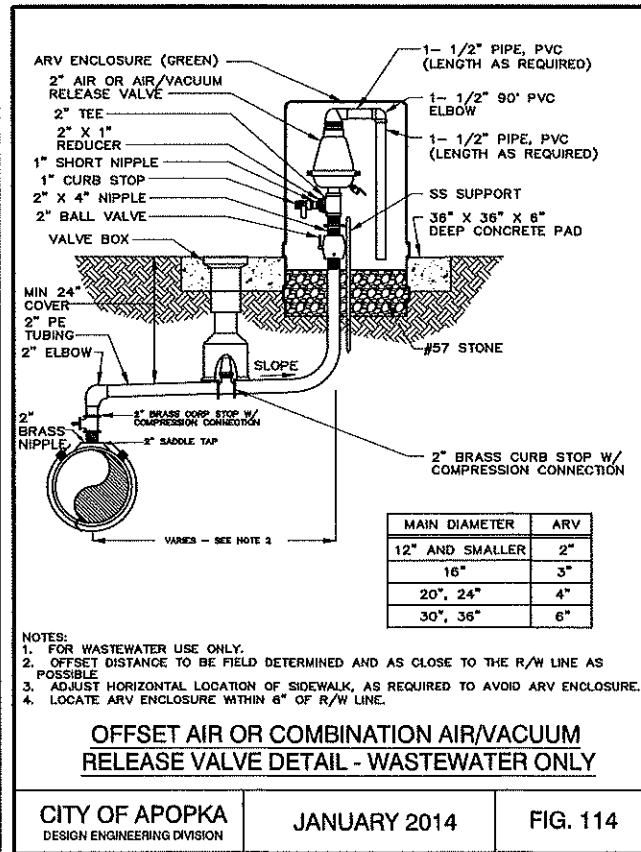
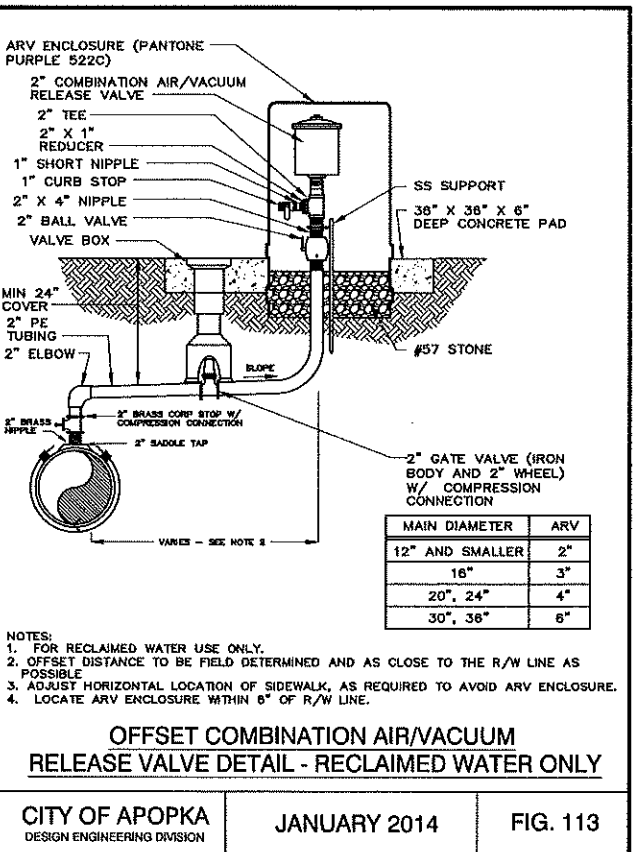
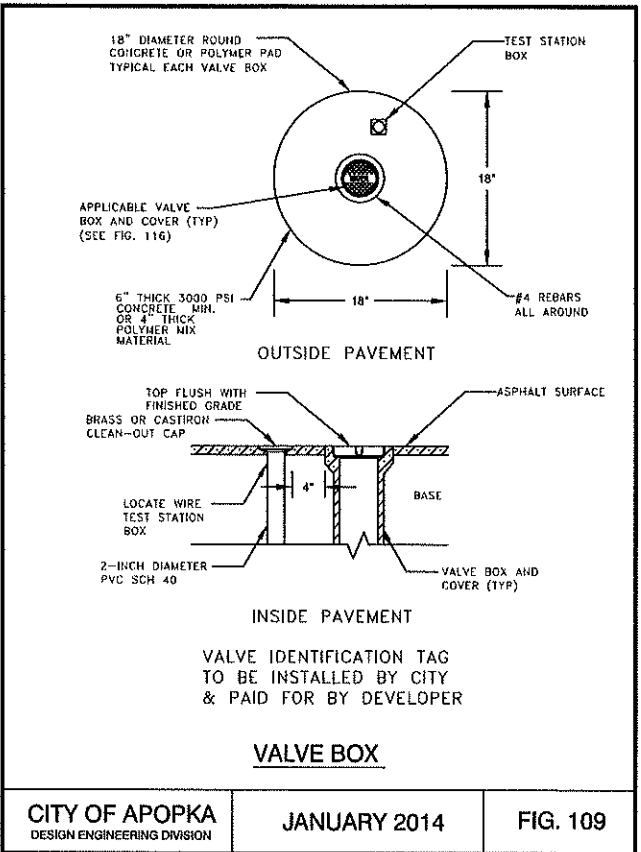
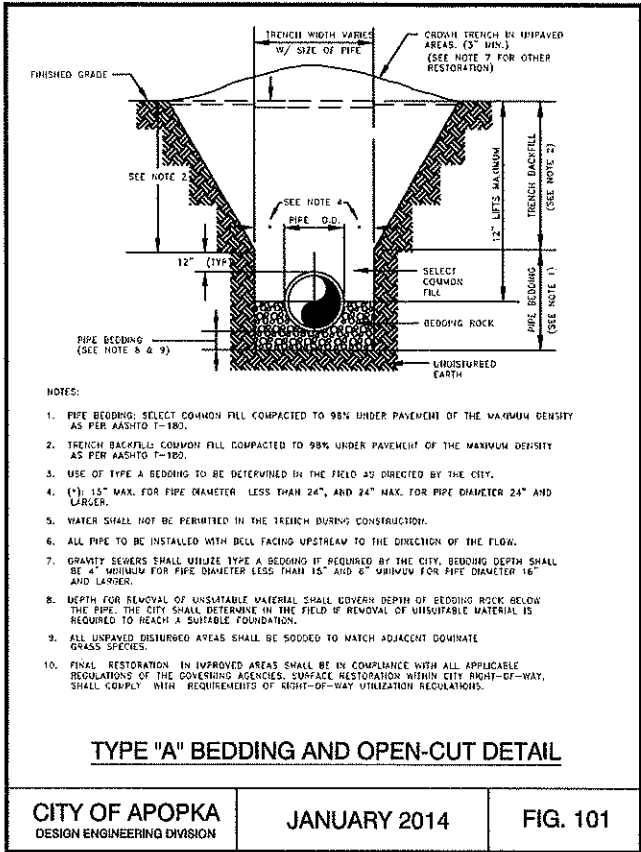
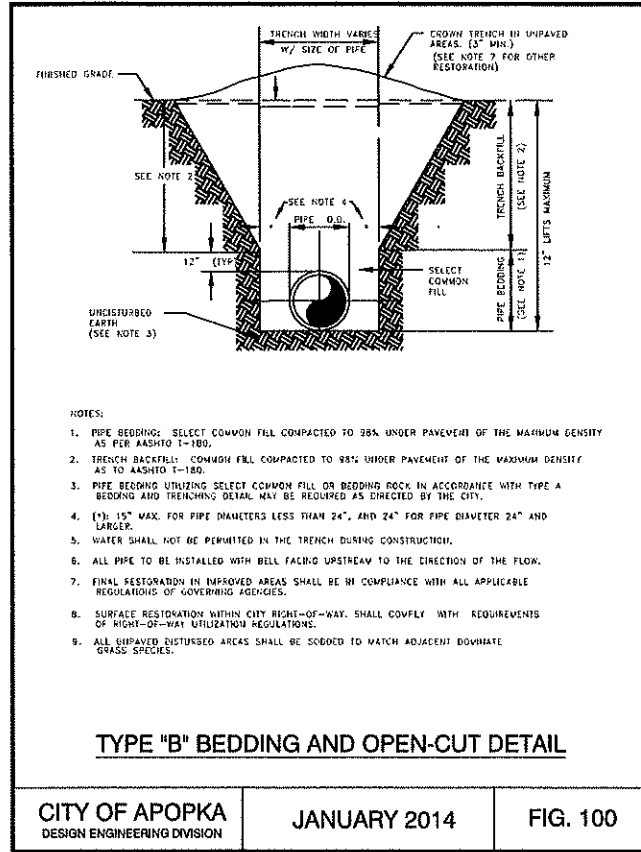
PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	8
SCALE AS SHOWN	

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

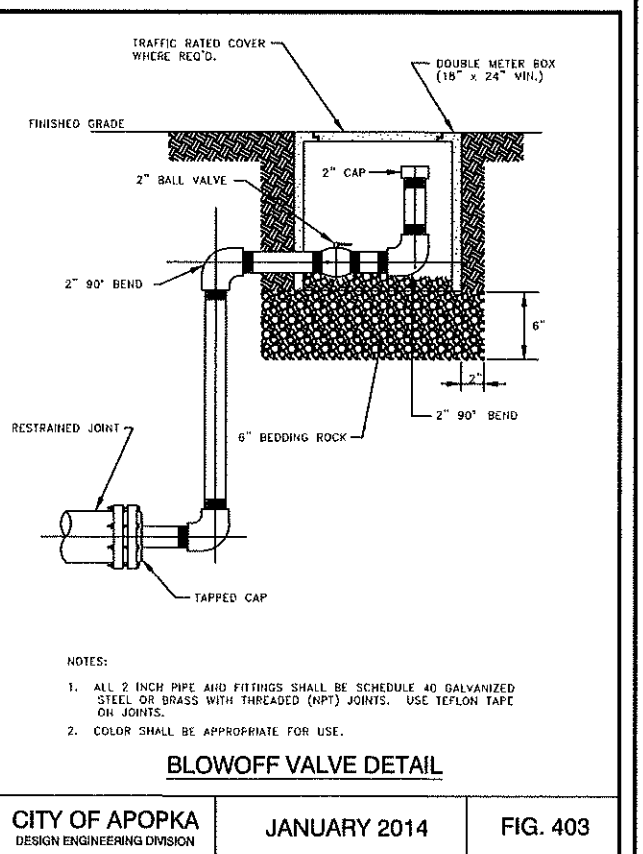
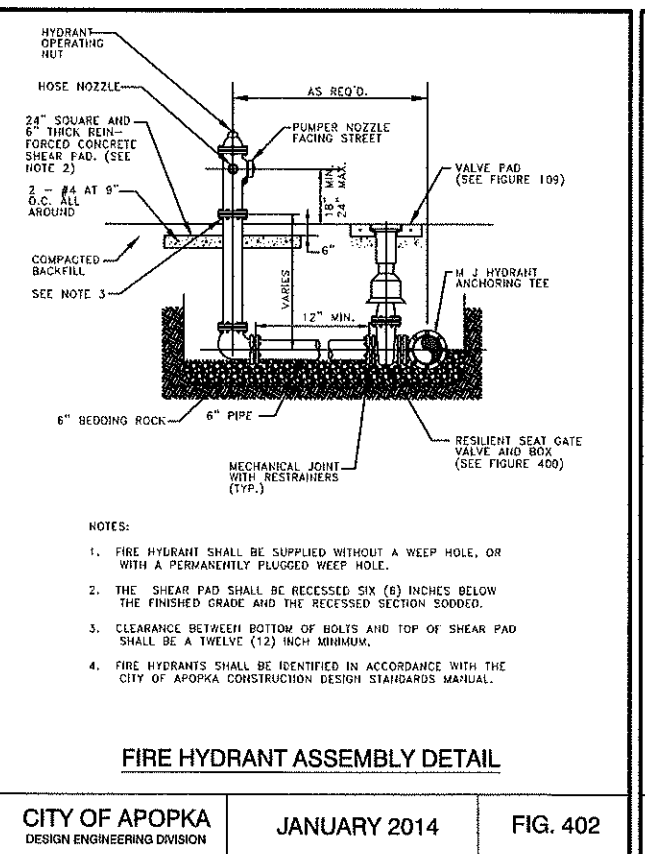
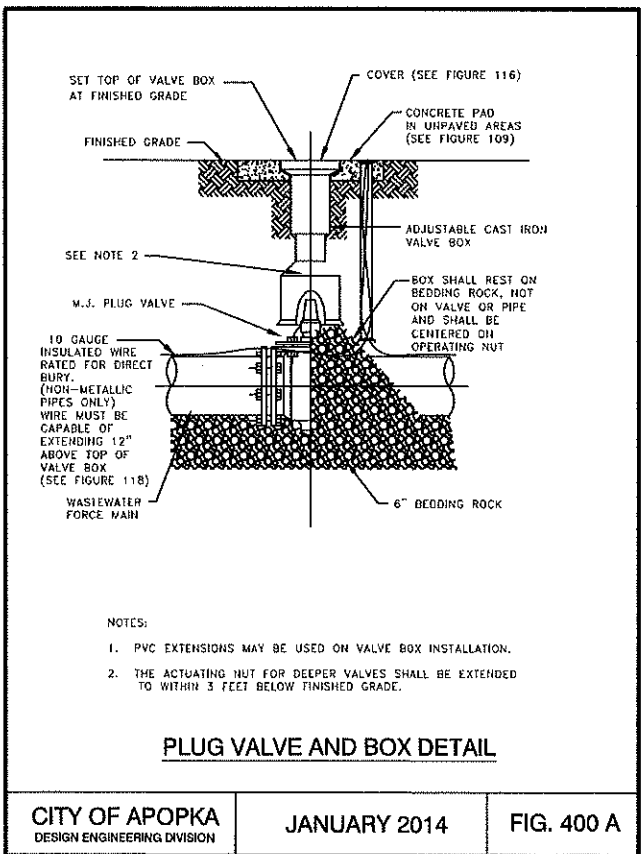
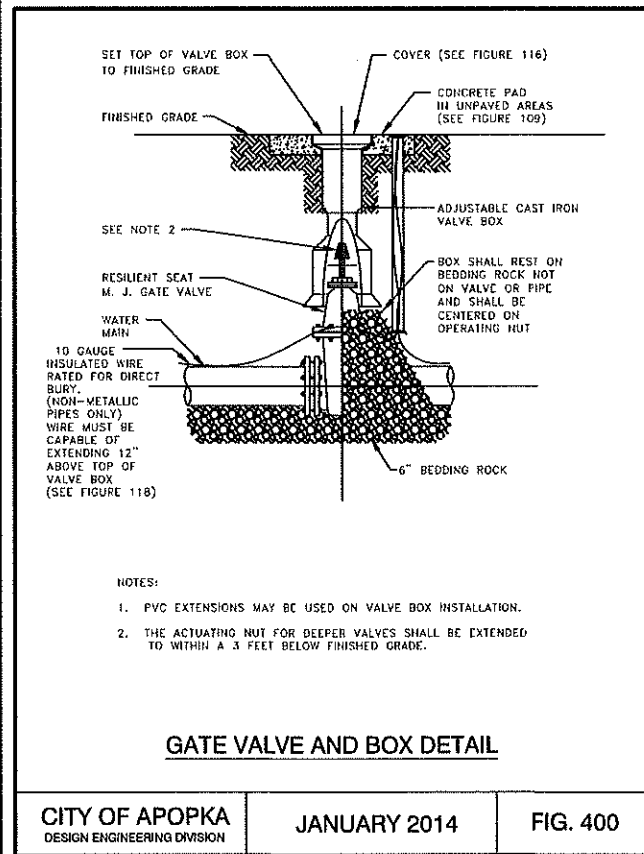
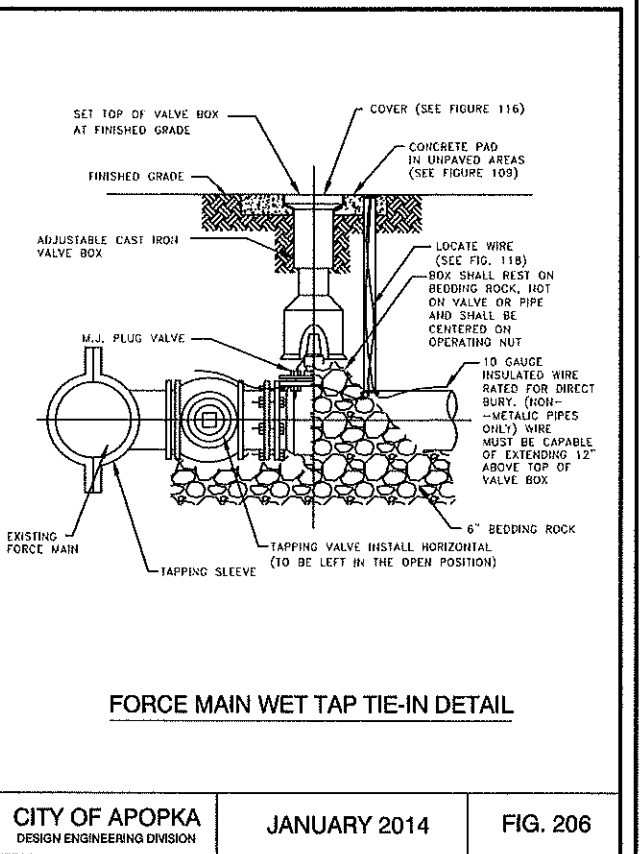
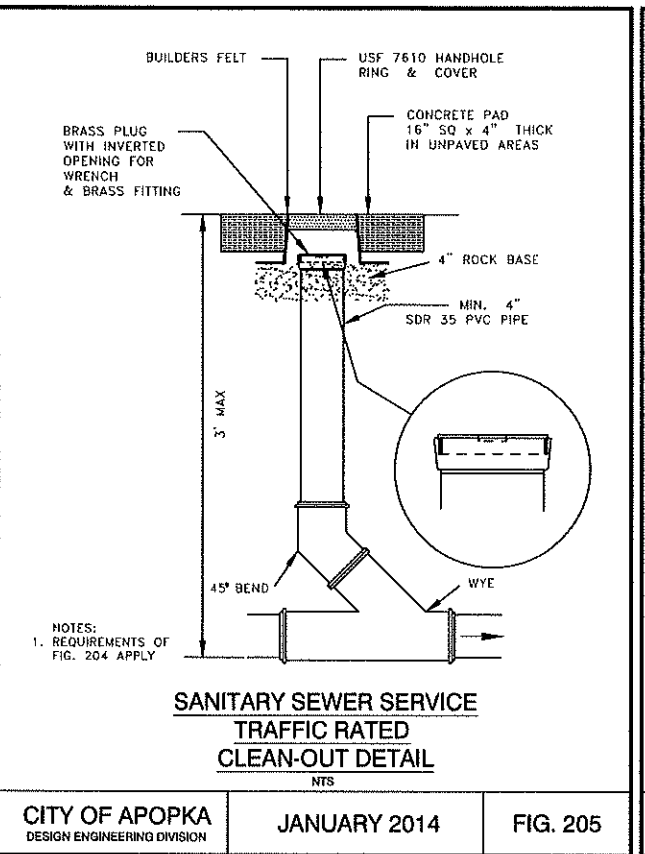
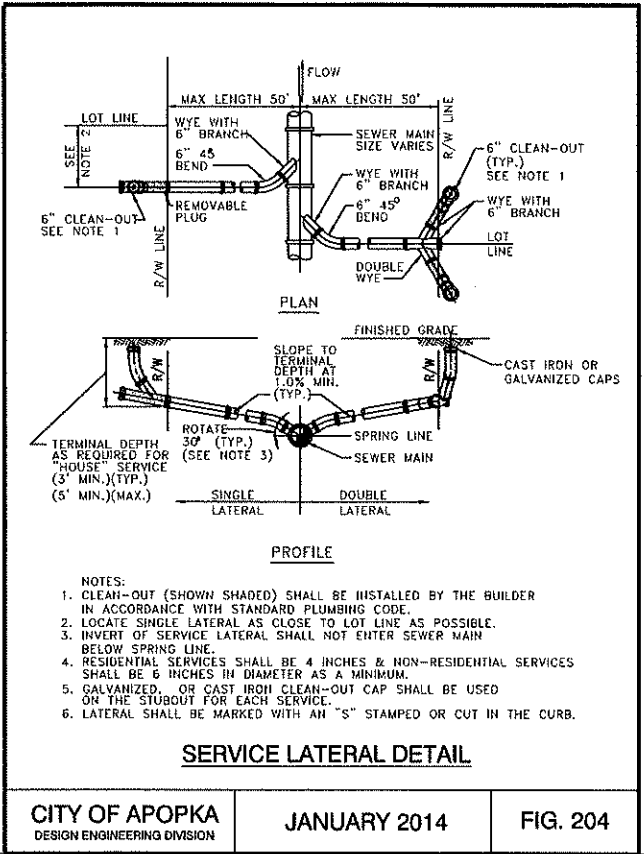
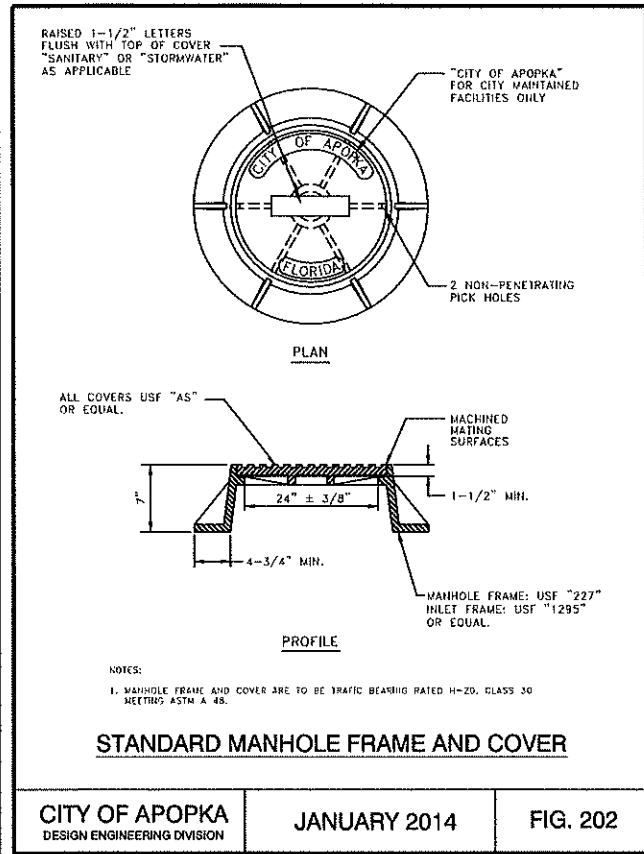
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32767
CELL PHONE: (407) 448-3412

PROJECT NAME
HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	9
SCALE AS SHOWN	



NO.	REVISION/ISSUE	DATE

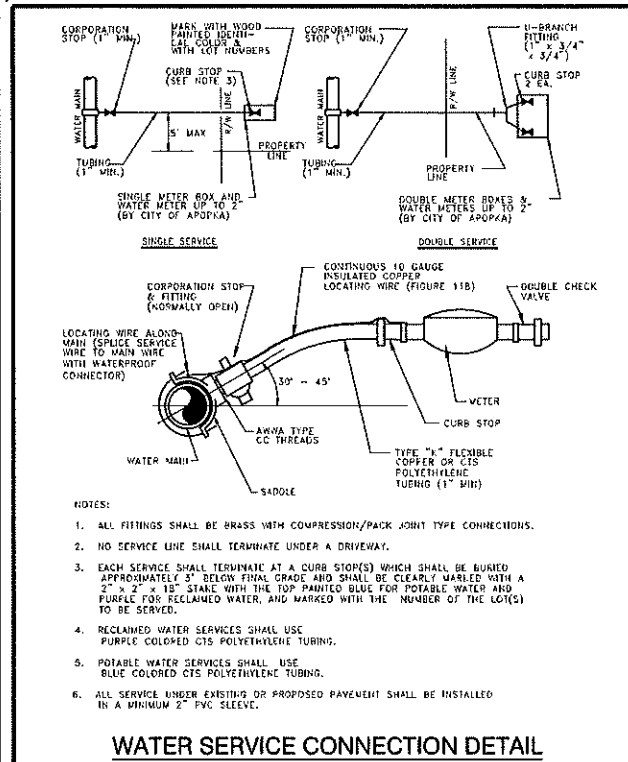
CITY OF APOPKA DETAILS

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

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PROJECT NAME
HAWTHORNE
BUSINESS CENTER

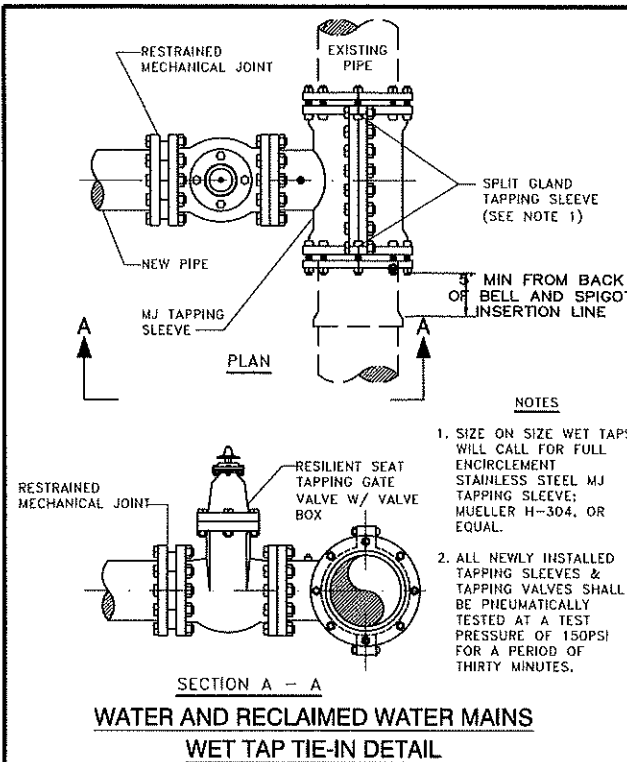
DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	10
SCALE AS SHOWN	



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

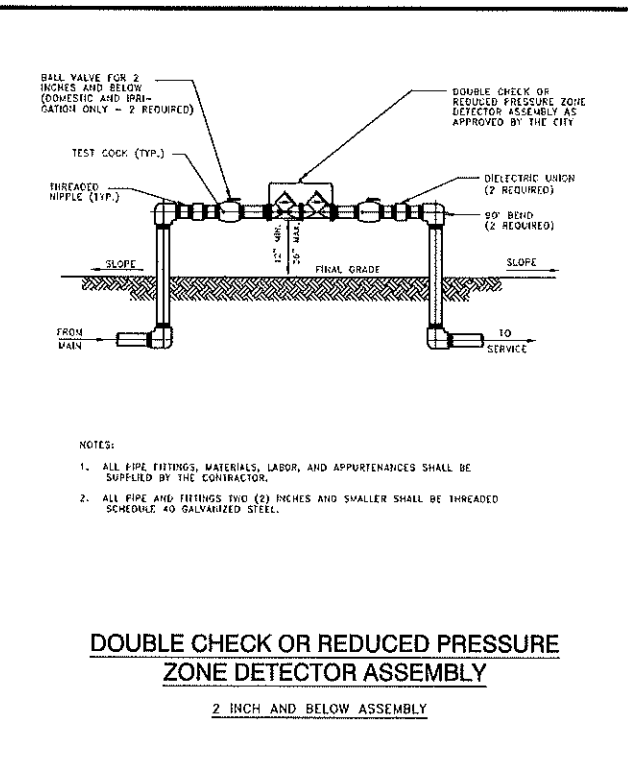
FIG. 405



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

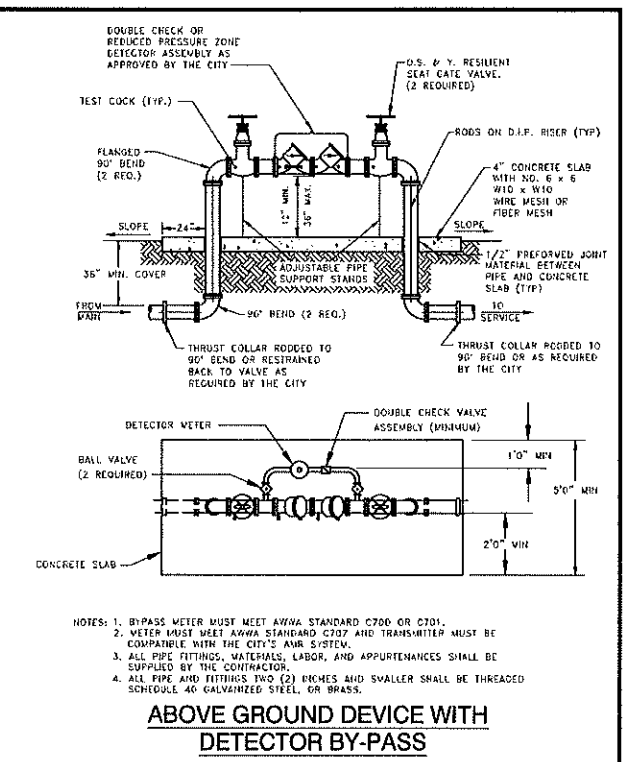
FIG. 406



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

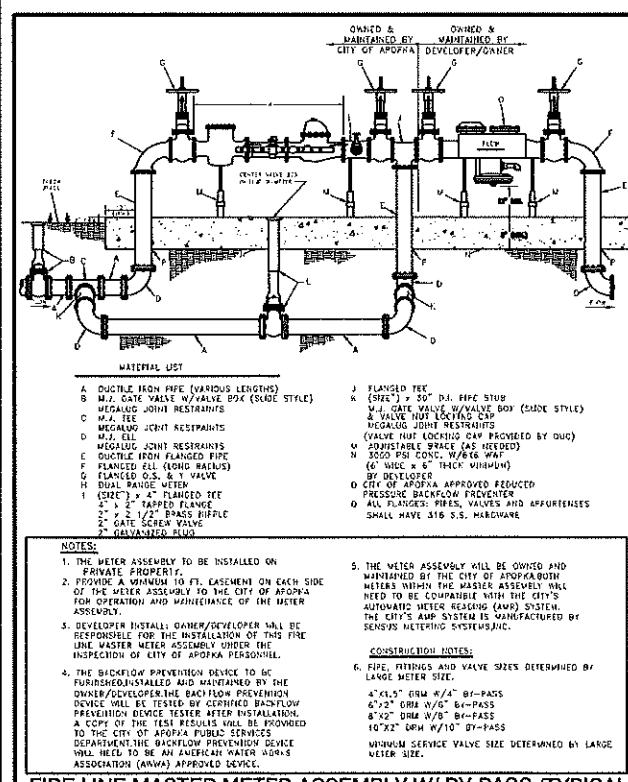
FIG. 500 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

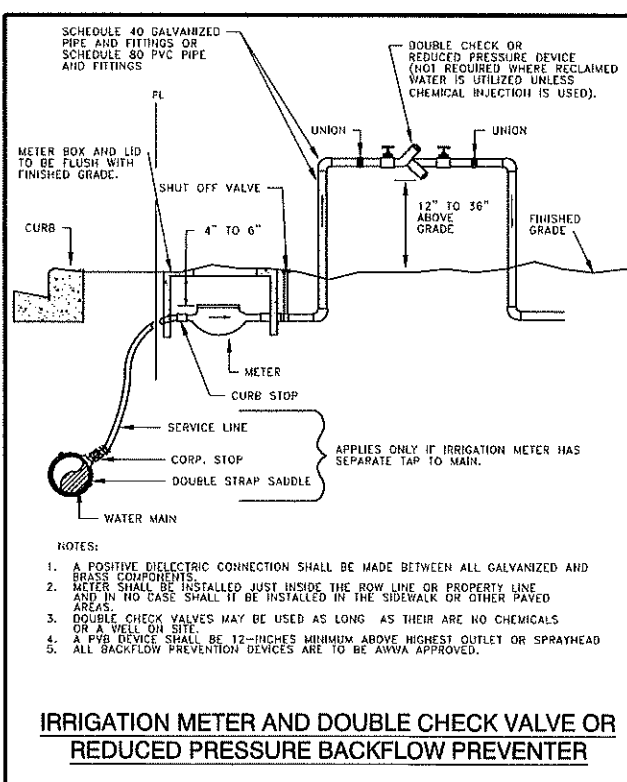
FIG. 500 B



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

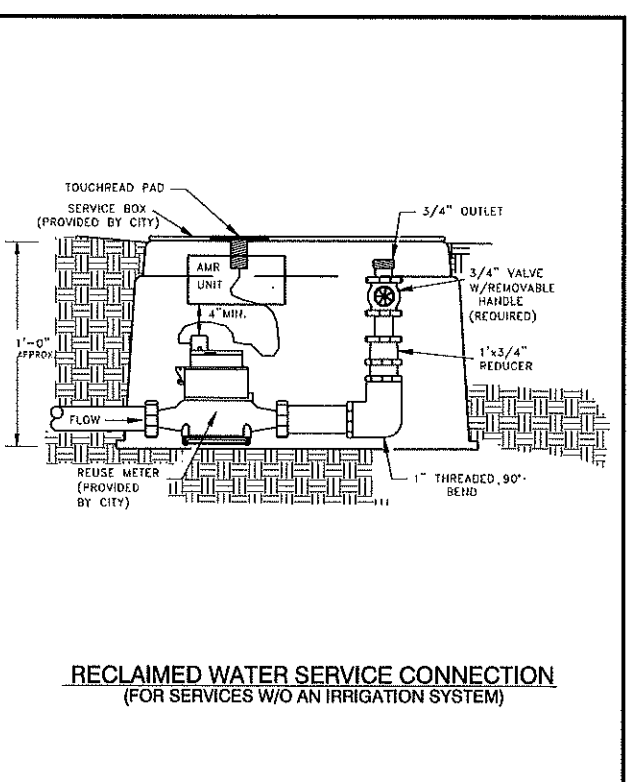
FIG. 500 C



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

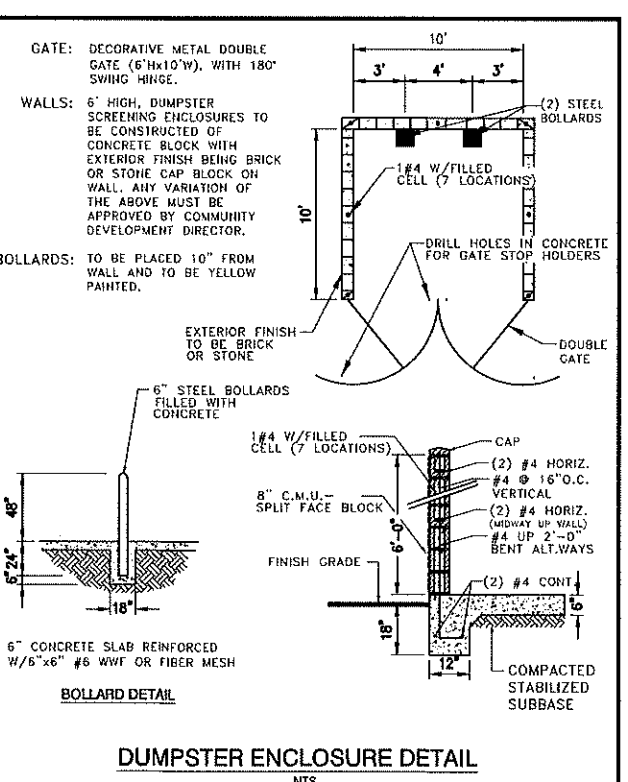
FIG. 502



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 506



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

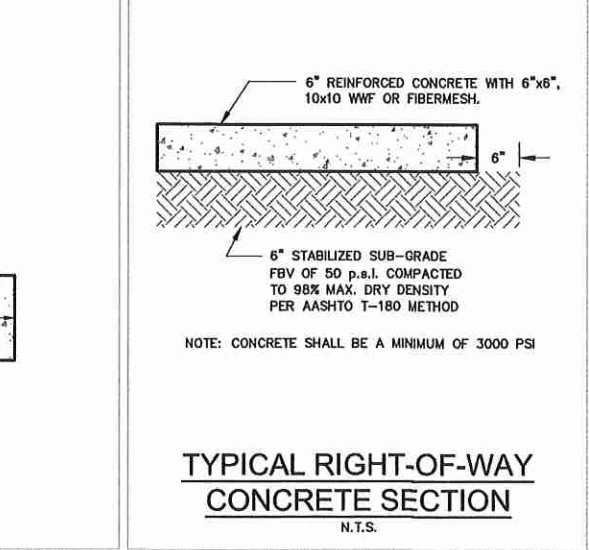
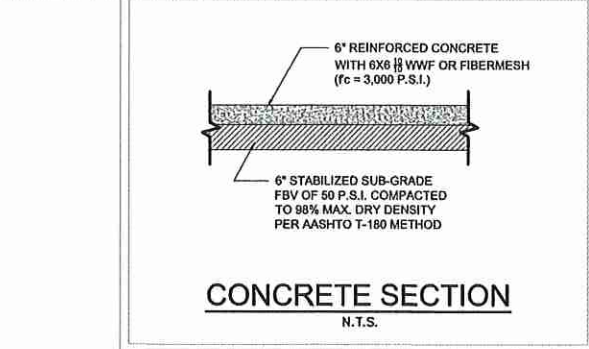
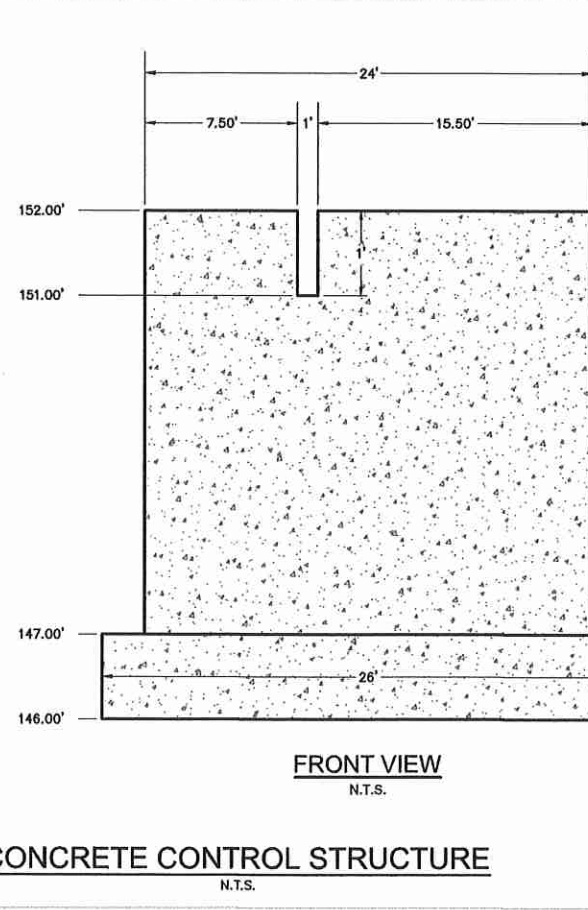
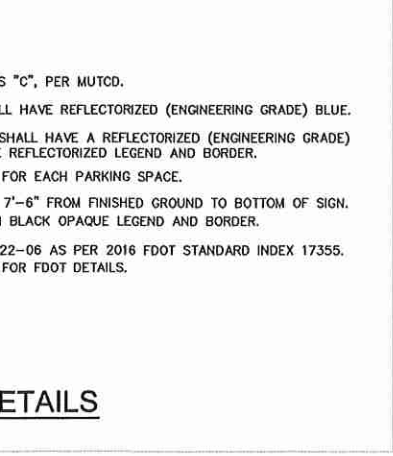
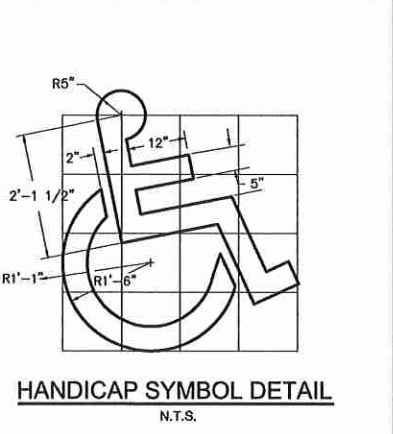
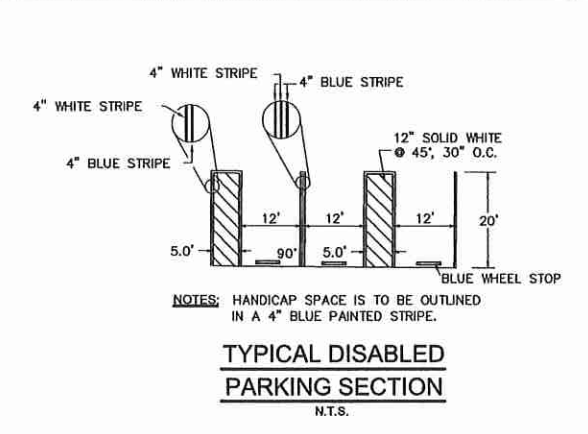
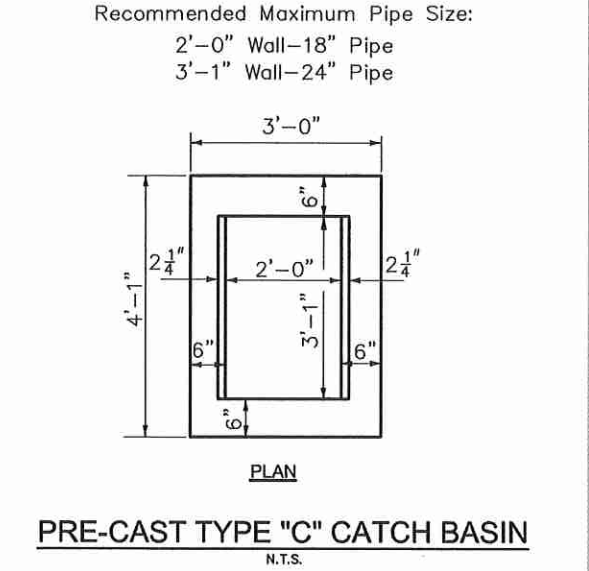
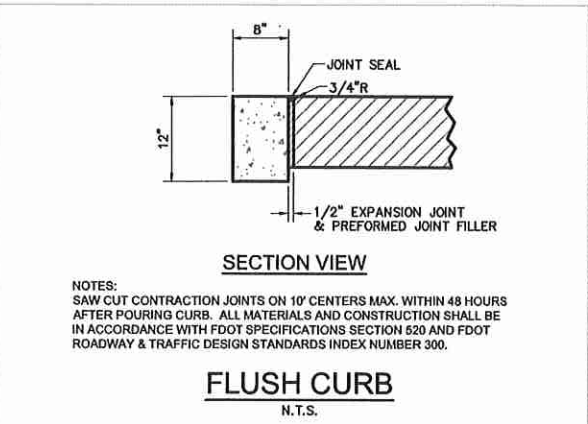
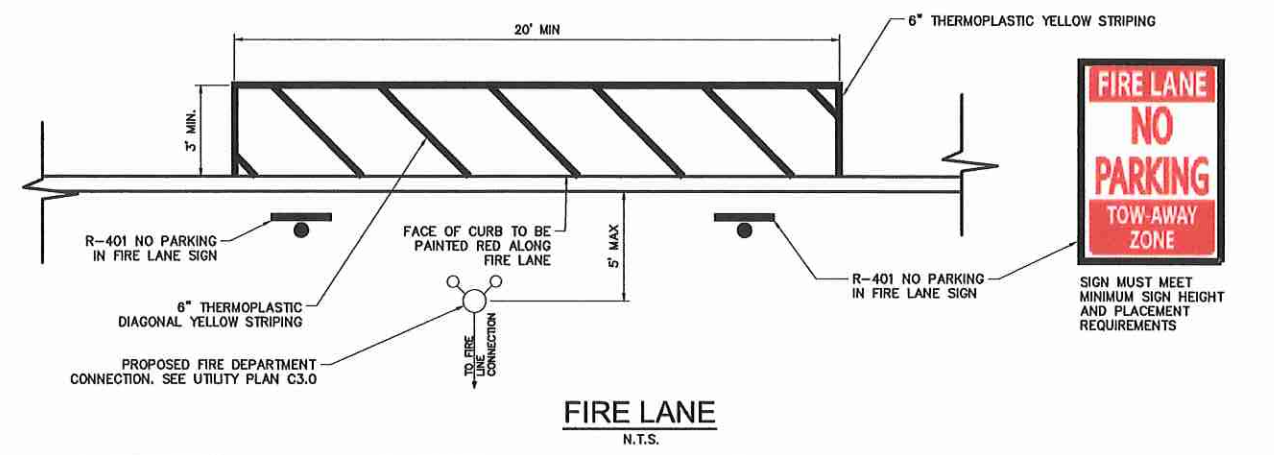
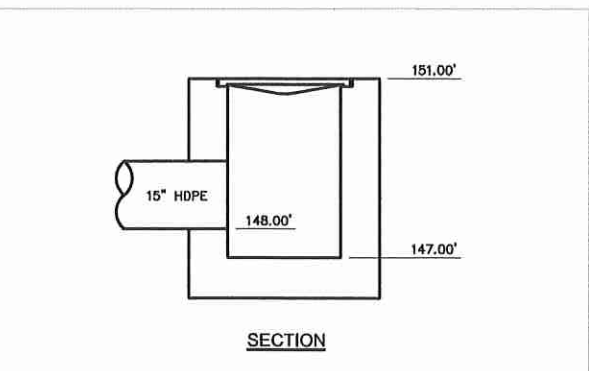
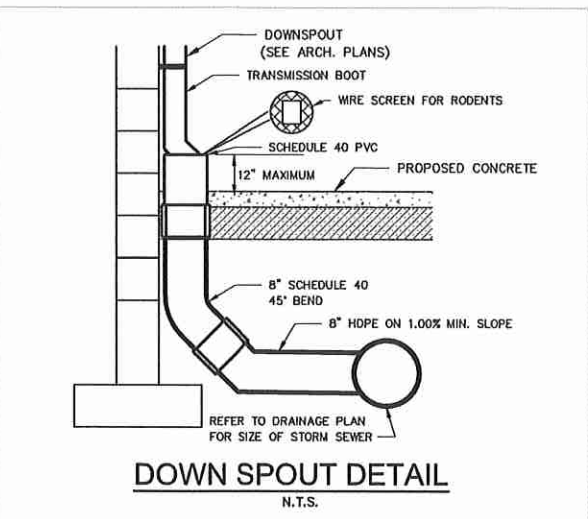
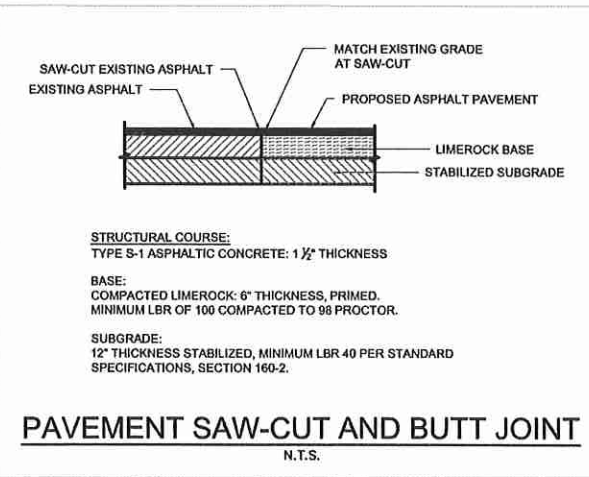
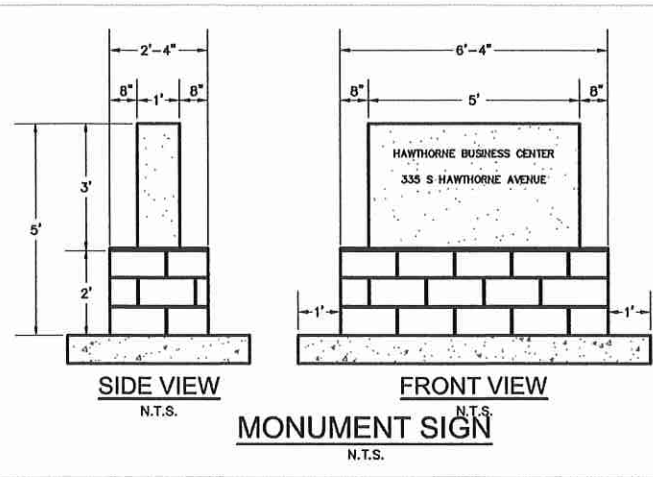
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
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CELL PHONE: (407) 448-3412

PROJECT NAME
HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	11
SCALE AS SHOWN	



NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

DRAINAGE DETAILS

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
HAWTHORNE
BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	13
SCALE AS SHOWN	

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

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

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

PUMPS: (3YR. WARRANTY w/ Maintenance Agreement) Submersible grinder pumps shall be HOMA Model GRP12 The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

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 the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY w/ Maintenance Agreement)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep fiberglass with 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) LED
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resettable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

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.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage 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 per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of 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. A phase monitor shall be supplied for (3) phase service. A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit. A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control 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. 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 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS. A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box. Slide rails shall be made of SCH.40 AISI 304SS pipe. Pump lifting cables shall be made of AISI 304 SS. Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS: The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter 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.

EXECUTION:

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

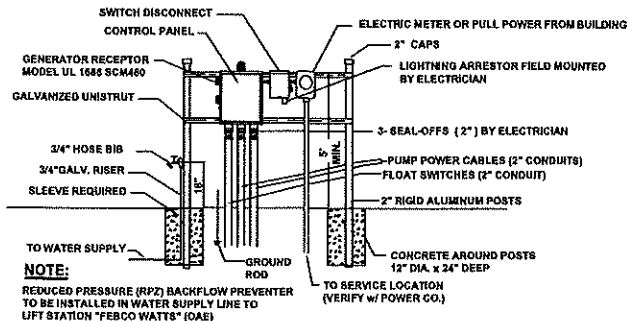
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be meggered out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	39.6 GPM	TOP OF WETWELL	152.00
PRIMARY TDH	19.6 'TDH	INLET INVERT	146.45
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	146.00
PUMP MODEL #	GRP12/3	2nd PUMP ON (LAG)	145.50
R.P.M.	3450	1st PUMP ON (LEAD)	145.00
HORSEPOWER	1.2	PUMPS OFF (OFF)	144.50
ELECTRICAL/ VOLTS / PHASE	230V/3	BOTTOM OF WETWELL	142.50
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"

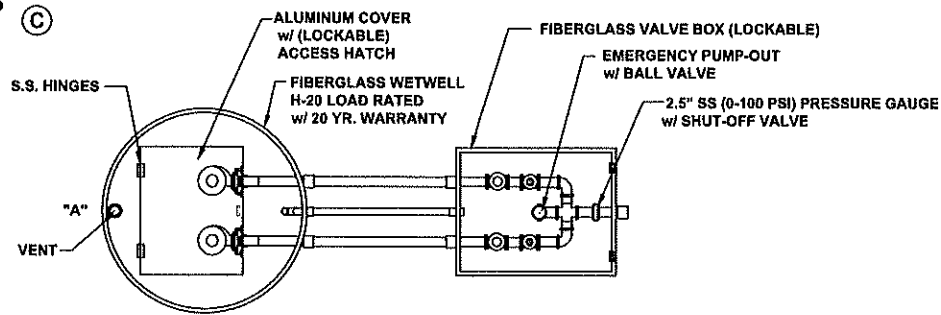
* ELECTRICIAN NOTES:

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

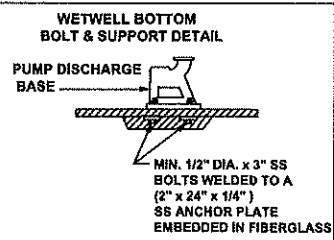
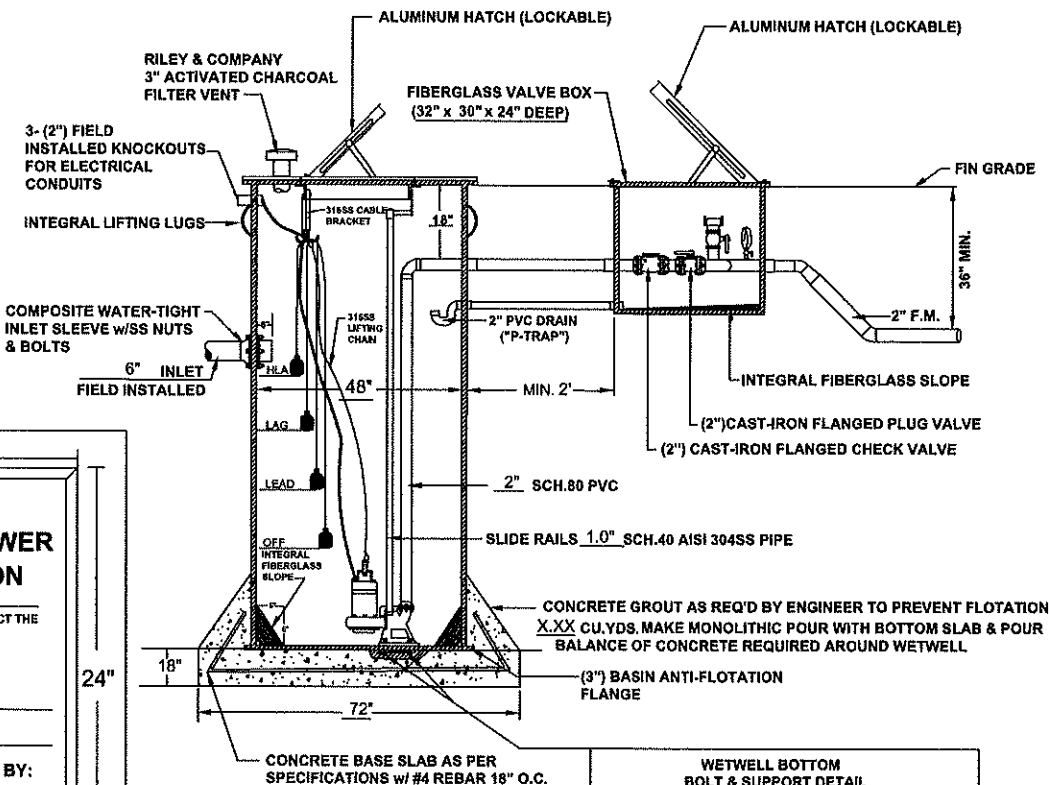
RILEY & CO. / H-20 GP 05-10-23 GV



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY



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



CITY OF APOPKA
UTILITIES
DESIGN AND CONSTRUCTION STANDARDS MANUAL
2016 EDITION

SECTION 22 - WASTEWATER PUMP STATIONS

22.6 PRIVATE PUMP STATIONS

22.6.1 SIGNAGE

PRIVATELY OWNED AND MAINTAINED PUMP STATIONS SHALL PROVIDE A SIGN THAT IDENTIFIES THE CURRENT OWNER AND PROVIDES A TWENTY-FOUR (24) HOUR PER DAY, SEVEN (7) DAYS A WEEK EMERGENCY RESPONSE TELEPHONE NUMBER. THE ALUMINUM SIGN SHALL BE CLEARLY VISIBLE FROM THE ADJACENT ROADWAY, AND USE TWO (2) INCH HIGH WHITE LETTERS ON A GREEN BACKGROUND MADE OF ENGINEERING GRADE REFLECTIVE MATERIALS, AND MEASURE A MINIMUM OF EIGHTEEN (18) INCHES HIGH BY TWENTY-FOUR (24) INCHES LONG. THE SIGN SHALL BE MOUNTED ON THE PERIMETER SECURITY FENCING WITH THE BOTTOM OF THE SIGN A MINIMUM OF FOUR (4) FEET ABOVE FINISH GRADE.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

LIFT STATION DETAILS

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

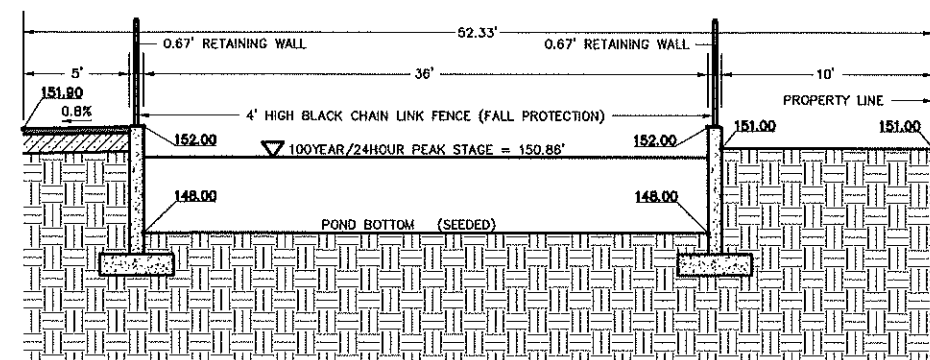
PROJECT NAME

HAWTHORNE

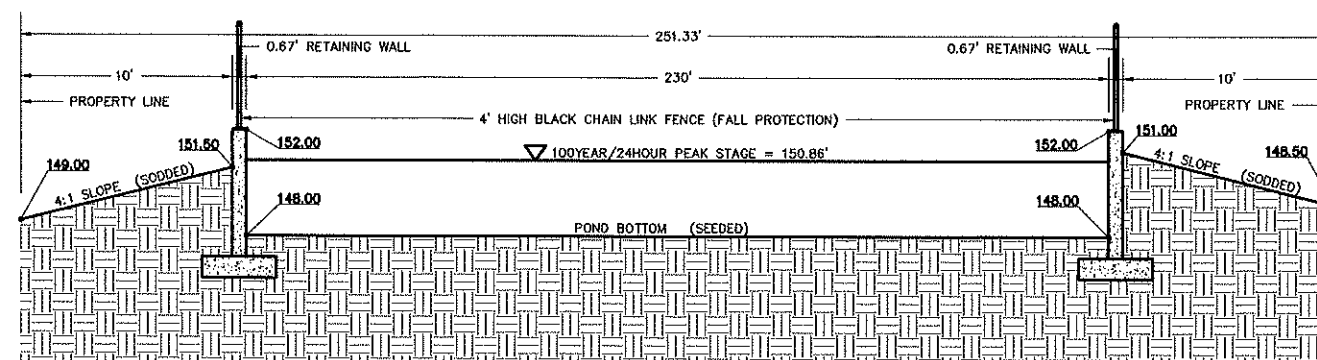
BUSINESS CENTER

DWG
SHEETS 1-18
DATE
MARCH 31, 2023
SCALE
AS SHOWN

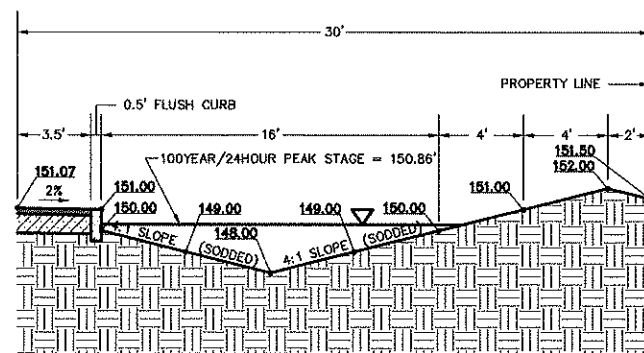
SHEET
14



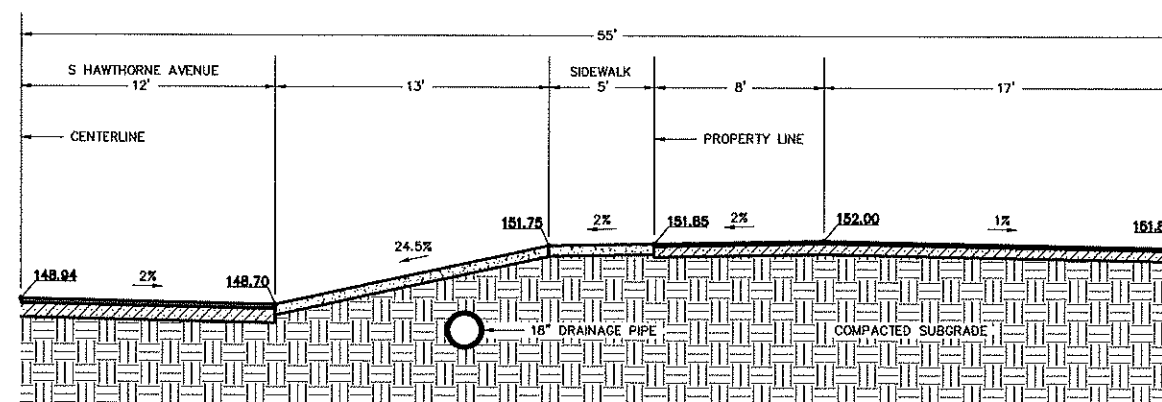
**TYPICAL POND SECTION
CROSS SECTION A-A**
N.T.S.



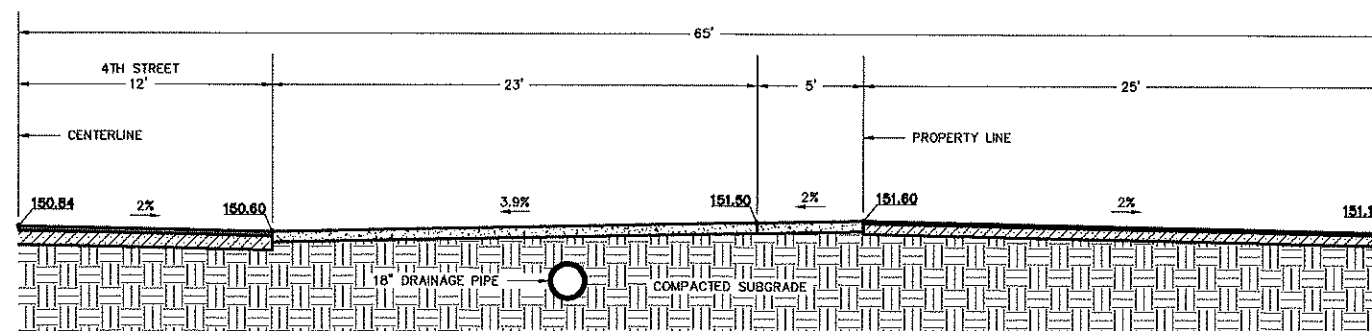
**TYPICAL POND SECTION
CROSS SECTION B-B**
N.T.S.



**TYPICAL SWALE SECTION
CROSS SECTION E-E**
N.T.S.



**TYPICAL CONCRETE ACCESS CONNECTION
S HAWTHORNE AVENUE
CROSS SECTION C-C**
N.T.S.



**TYPICAL CONCRETE ACCESS CONNECTION
4TH STREET
CROSS SECTION D-D**
N.T.S.

PROJECT UPDATE: 02/09/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

TYPICAL CROSS SECTIONS
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
**HAWTHORNE
BUSINESS CENTER**

DWG SHEETS 1-18	SHEET 15
DATE MARCH 31, 2023	
SCALE AS SHOWN	

LANDSCAPE NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE, PER THE FLORIDA GUIDES AND STANDARDS MANUAL. ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACES IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SOODED ASIDE FROM DEFINED PLANTING BEDS. SOO SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOO ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SOODED DOWN TO THE BOTTOM OF DESIGNED 5:1 OR 4:1 SIDE SLOPES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOO OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
- ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING, THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL DISPLAY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.

FOUNDATION LANDSCAPE CALCULATIONS - NORTH BUILDING

BUILDING LENGTH: 80 LF
REQUIRED: 80 LF X 4' = 320 SF; 80/20=4 U/S TREES + SHRUBS @ 30" O.C. = 33 SHRUBS
PROVIDED: 320+ SF; 4 U/S TREES + 33 SHRUBS; THEREFORE: OKAY

WEST BUFFER (400 LF) - 40' (CONCRETE) = 160 LF
REQUIRED: 1 CANOPY TREE @ 36" HT. + 10 SHRUBS @ 36" HT.
PROVIDED: 20 U/S TREES + 101 SHRUBS @ 36" HT.; THEREFORE: OK

FOUNDATION LANDSCAPE CALCULATIONS - SOUTH BUILDING

BUILDING LENGTH: 80 LF
REQUIRED: 80 LF X 4' = 320 SF; 80/20=4 U/S TREES + SHRUBS @ 30" O.C. = 33 SHRUBS
PROVIDED: 320+ SF; 4 U/S TREES + 33 SHRUBS; THEREFORE: OKAY

LANDSCAPE AND IRRIGATION PLANS SHALL BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.

LANDSCAPE CALCULATIONS

SOUTH BUFFER ROW FRONTAGE (260 LF):
REQUIRED: 1 CANOPY TREE + 10 SHRUBS 36" HT./35 LF = 7 TREES + 67 SHRUBS @ 36" HT.
PROVIDED: 1 EXISTING TREE + 6 NEW TREES + 74 SHRUBS @ 36" HT.; THEREFORE: OK

EXIST. TREE TO REMAIN W/ DRIPLINE SHOWN-TYP.

GRAPHIC SCALE

0' 15' 30' 60' 90'
1" = 30'

S. HAWTHORNE AVENUE

NORTH BUILDING

SOUTH BUILDING

4TH ST.

LANDSCAPE CALCULATIONS

SOUTH BUFFER ROW FRONTAGE (260 LF) - 27' (DRIVEWAY) = 233 LF
REQUIRED: 1 CANOPY TREE + 10 SHRUBS 36" HT./35 LF = 7 TREES + 67 SHRUBS @ 36" HT.
PROVIDED: 7 CANOPY TREES + 67 SHRUBS @ 36" HT.; THEREFORE: OK

FOUNDATION LANDSCAPE CALCULATIONS - SOUTH BUILDING

BUILDING LENGTH: 154 LF
REQUIRED: 154 LF X 4' = 616 SF; 154/20=8 TREES + SHRUBS @ 30" O.C. = 62 SHRUBS
PROVIDED: 616+ SF; 8 TREES + 67 SHRUBS; THEREFORE: OKAY
DUE TO USE OF BUILDING, FOUNDATION L/S IS PROVIDED ACROSS DRIVE AISLE FROM BUILDING.

FLORIDA NATIVE LANDSCAPE SCHEDULE

CANOPY TREES							
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
	PE	PINUS ELLIOTTII	SLASH PINE	14'-16' HT. 3" CAL.	18	SINGLE STRAIGHT TRUNK	Y
	MG	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8'-10' HT. 3" CAL.	6		
UNDERSTORY TREES							
	ED	ELAEOCARPUS DECIPENS	JAPANESE BLUE BERRY	10'- HT. 3" CAL.	3	SINGLE STRAIGHT TRUNK	Y
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	 10' HT 15 GAL.	10		
PALM TREES							
	SP	SABAL PALMETTO	CABBAGE PALM	15'-18' HT. C.T.	5	STRAIGHT TRUNK, HORIZONTAL CUTS	Y
SHRUBS							
	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	30" HT. 36" O.C.	267		Y
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL. 24"-30" 30" O.C.	70		Y
	IV	SCHELLINGS DWARF	ILEX VOMITORIA	3 GAL. 24" 24" O.C.	110		Y
	MU	MUHLNBERGIA SPP.	RED MUHLY GRASS	3 GAL. 24"-30" 30" O.C.	23		Y
GROUND COVER							
	BM	BRUNNERA MACROPHYLLA	JACK FROST	3 GAL. 12" O.C.	165		Y
SOD/MISC.							
	GV	GRAVEL	GRAVEL	8" DEPTH	230 SF		
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR				

EXISTING TREE TOTALS

TOTAL TREES REMOVED = 19 - 5 PALM TREES
TOTAL CALIPER REMOVED = 235"
TOTAL TREES PRESERVED = 1
TOTAL CALIPER PRESERVED = 42"
REQUIRED REPLACEMENT TREES: 42" = 14 TREES x 3" CALIPER

PROPOSED TREE TOTALS

TOTAL TREES PROPOSED = 33
TOTAL TREES AT 3" CALIPER PROPOSED 21 = 63"
TOTAL TREES AT 2" CALIPER PROPOSED 3 = 6"
TOTAL CALIPER PROPOSED = 69"
THEREFORE: OK.

FORM SAUCER WITH 3" CONT. RIM

SPECIFIED PLANTING MIX WATER 4 TAMP TO REMOVE AIR POCKET

SHRUB PLANTING

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

PAINT ALL CUTS OVER 1" DIAM. NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE PETAL WIRE ON ANY STAKES.

HARDWOOD STAKES 3 STAKES 2" x 2" DRIVEN 1/4" IN 1/4" FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX WATER 4 TAMP TO REMOVE AIR POCKET

TREE PLANTING VERTICAL STAKES

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE

LANDSCAPE PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

Richard T. Abt
Digitally signed by Richard T. Abt
Date: 2024.02.17 11:50:16 -05'00'

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE BUSINESS CENTER

DWG SHEETS 1-18

DATE MARCH 31, 2023

SCALE AS SHOWN

SHEET

16

LANDSCAPE PLAN

SCALE: 1" = 30'

NO.	REVISION/ISSUE	DATE

IRRIGATION PLAN
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

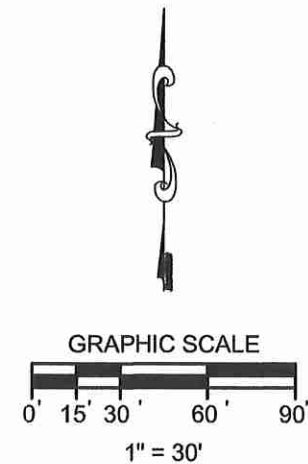
Richard T. Abt
Digitally signed by Richard T. Abt
Date: 2024.02.17 11:49:22 -05'00'

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
HAWTHORNE BUSINESS CENTER

DWG SHEETS 1-18
DATE MARCH 31, 2023
SCALE AS SHOWN
SHEET **17**

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



IRRIGATION NOTES:

- CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED AREAS PROVIDE ALL PIPING, VALVES, VALVE BOXES, & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
- ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
- CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
- COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
- PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
- OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
- ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
- IRRIGATION CONTROLLER IS HUNTER IRRIGATION CONTROLLER SIZED APPROPRIATELY TO SUPPORT THE SYSTEM DESIGN. GET APPROVAL FROM OWNER PRIOR TO INSTALLATION. COORDINATE WITH CONTRACTOR FOR POWER REQUIREMENTS AND CONFIRM LOCATION WITH OWNER.
- PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS. THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATION AREAS.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
- ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.

IRRIGATION LEGEND

- DRIF Emitter - 2 PER TREE
- DRIFLINE ZONE VALVE
- DRIFLINE ZONE 12" ON CENTER
- SOD AREA
- CONTROLLER
- RAIN SENSOR
- PVC SLEEVE-2 SIZES LARGER
- VALVE ZONE NO. VALVE SIZE
XX.X VALVE GPM

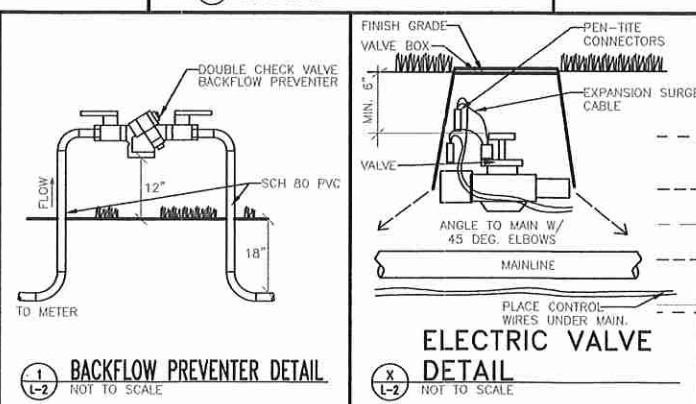
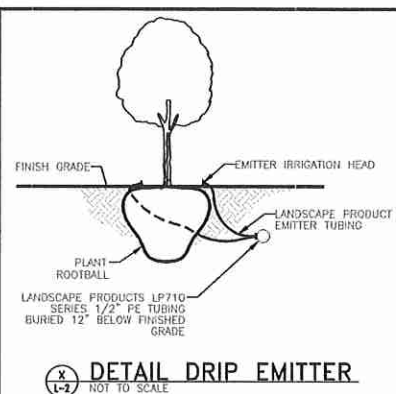
TOTAL IRRIGATED AREA = 3,844 SF
REQUIRED IRRIGATION = 0.5"/WEEK
TOTAL IRRIGATION DEMAND = 1,198 GAL/WEEK = 172 GPD
IRRIGATION TO BE PROVIDED THRU 1" IRRIGATION METER

IRRIGATION PLAN

SCALE: 1" = 30'

S. HAWTHORNE AVENUE

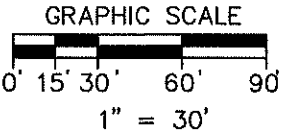
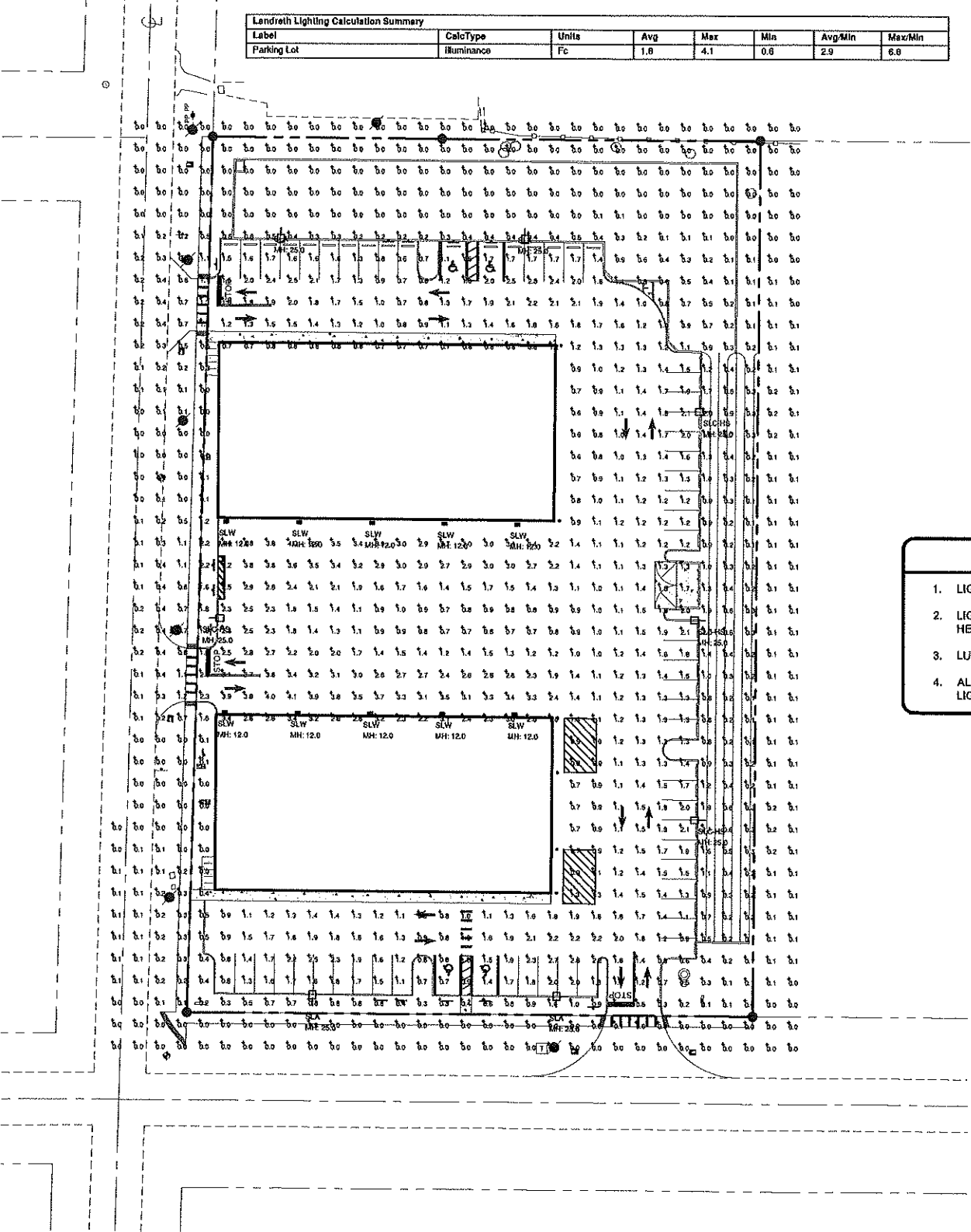
4TH ST.



PROJECT UPDATE: 02/09/24

Landreth Lighting Luminaire Schedule								
Symbol	(MANUFAC)	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens
	Lithonia Lighting	4	SLA	Single	DSX0 LED P5 40K 70CRI BLC3 MVOLT RPA NLTAIR2 PIRH FINISH; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY FIBERGLASS POLE	1.000	90.12	8793
	Lithonia Lighting	4	SLC-HS	Single	DSX0 LED P5 40K 70CRI TFTM MVOLT RPA NLTAIR2 PIRH HS FINISH; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY FIBERGLASS POLE	1.000	90.12	10361
	Lithonia Lighting	10	SLW	Single	WDGE2 LED P3 40K 70CRI TFTM MVOLT NLTAIR2 PIR FINISH; WALL MOUNTED @ 12' AFG	1.000	32.1375	3573
								BUG Rating
								B0-U0-G2
								B1-U0-G3
								B1-U0-G1

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.8	4.1	0.6	2.9	6.8



- DECORATIVE STREET LIGHT POLE**
1. LIGHT POLE FOOTERS WILL NOT BE EXPOSED ABOVE GROUND.
 2. LIGHT POLE FIXTURE WILL NOT EXCEED THE HEIGHT OF THE BUILDING HEIGHT.
 3. LUMINERS SHALL NOT EXCEED 1.0 AT THE PROPERTY LINE.
 4. ALL POLE FIXTURE LAMPS SHALL BE 120W, 120-227 VOLTS TYPE TO BE LIGHT EFFICIENT DESIGN, LED ONLY OR EQUAL MD#LED-8090M50-5000K.

PHOTOMETRIC PLAN
SCALE: 1" = 30'

PROJECT UPDATE: 02/09/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23

PHOTOMETRIC PLAN
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG SHEETS 1-18	SHEET
DATE MARCH 31, 2023	18
SCALE AS SHOWN	

48 HOURS BEFORE DEDICATING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PROJECT LOCATION
ORANGE COUNTY

APPLICANT
M & R UNITED, INC.
402 HIGHTON DRIVE, STE 101
COCOA, FL 32926
(321) 831-0245
CARMEL32927@GMAIL.COM

ARCHITECT
ANDREW SISSON
CENTERLINE ARCHITECTURE AND DESIGN
1675 S. JOHN RODES BLVD.
MELBOURNE, FL 32904
(716) 969-3789
ASISSON@CENTERLINEAD.COM

SURVEYOR
STEPHEN BRAY
GET TO THE POINT SURVEYING, LLC
34414 ALICANTE CT
SORRENTO, FL 32776
SBRAYGTPSURVEY@GMAIL.COM

LIST OF CONTACTS

TRANSPORTATION
CITY OF APOPKA
120 E. MAIN ST., 2ND FLOOR
APOPKA, FL 32703
(407) 703-1627
CONTACT: VLADIMIR SIMONOVSKI

TELEPHONE PROVIDER
LUMEN (CENTURYLINK)
555 LAKE BORDER DR.
APO/KA, FL 32703
(407) 814-5310

CABLE PROVIDER
SPECTRUM
3301 E STATE RD 436
APOPKA, FL 32703
(407) 532-8509

NATURAL GAS PROVIDER
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
(407) 656-2734

ELECTRIC PROVIDER
DUKE ENERGY
ROT SUBDIVISIONS - APOPKA
P.O. BOX 14042
SAINT PETERSBURG, FL 33733
(321) 280-3534
CONTACT: KRISTIN CORDELL

RECLAIMED WATER
CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1627
VSMONOVSKI@APOPKA.NET
CONTACT: VIADIMIR SIMONOVSKI

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	GENERAL NOTES
C-200	DEMOLITION AND EROSION CONTROL PLAN
C-250	EROSION CONTROL DETAILS
C-300	SITE PLAN
C-400	PAVING GRADING AND DRAINAGE PLAN
C-401	PAVING GRADING AND DRAINAGE DETAILS
C-402	PAVING GRADING AND DRAINAGE DETAILS
C-500	UTILITY PLAN
C-501	UTILITY DETAILS
C-502	UTILITY DETAILS
C-600	DELIVERY TRUCK MOVEMENT PLAN
C-601	FIRE TRUCK MOVEMENT PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-200	IRRIGATION PLAN
L-201	IRRIGATION DETAILS

LD OAKS C-STORE
PREPARED FOR
M & R UNITED, INC.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811.com

SHEET NUMBER
C-000

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
247022000	07/11/2025		AKR	NCM	MRC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE CERJAN ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EROSION CONTROL NOTES (CONT.)

- [illegible]

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

- ## TYPICAL ENGINEER OBSERVATIONS
- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES
- PRE CONSTRUCTION MEETING
 - SUBGRADE PREPARATION
 - BASE INSTALLATION
 - CURB AND SIDEWALK CONSTRUCTION
 - UNDERGROUND PIPING AND UTILITIES INSTALLATION
 - INSTALLATION OF STRUCTURES, DUCK, HYDRANTS, METERS, ETC.
 - SURVEILLANCE AND INSPECTION
 - CONSTRUCTION OF MANHOLE, INVERTED AND SEWER MAINS
 - TESTS OF UTILITIES
- ## 3RD PARTY TEST REPORTS REQ'D

- UNDERGROUND PIPING AND UTILITIES INSTALLATION
- INSTALLATION OF STRUCTURES, DOCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

- *DENSITY TEST REPORTS
- *BACTERIOLOGICAL TESTS OF WATER SYSTEM
- *PRESSURE TEST OF WATER/SEWER
- *LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- *ANY OTHER TESTING REQUIRED BY THE AGENCY

MAINTENANCE

- [illegible]

MAINTENANCE

- [illegible]

TYPICAL ENGINEER OBSERVATIONS

- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING:
- PRE-CONSTRUCTION MEETING
 - SUBGRADE PREPARATION
 - BASE INSTALLATION
 - CURB AND GUTTER INSTALLATION
 - UNDERGROUND PIPING AND UTILITIES INSTALLATION
 - INSTALLATION OF STRUCTURES, DUCKY, HYDRANTS, METERS, ETC.
 - SIDEWALK INSTALLATION
 - CLOSING OF TRAFFIC, WATER AND SEWER MAINS
 - TESTS OF UTILITIES
- 3RD PARTY TEST REPORTS REQ'D**

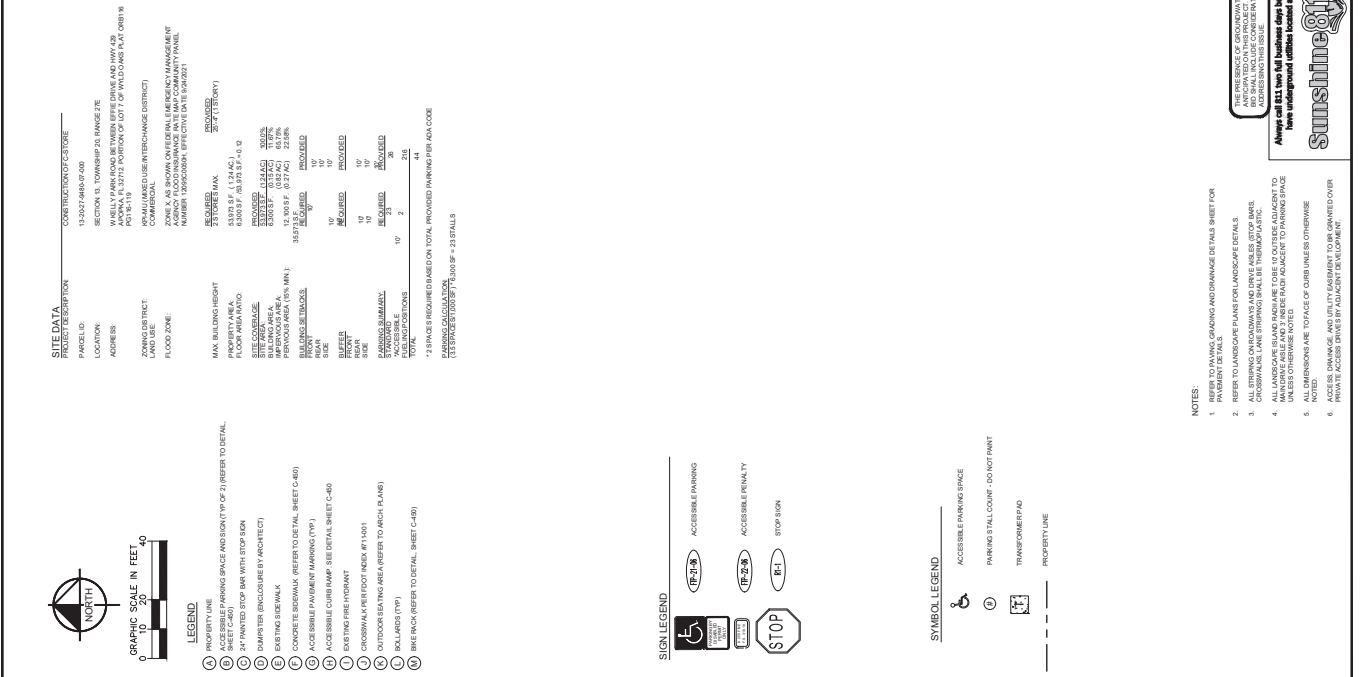
[illegible]

GENERAL NOTES

WYI
SHEET NUMBER
C-100
APOPKA

days call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com



THE PRESENCE OF GROUNDWATER SHOULD BE
DETERMINED BY A LICENSED GROUNDWATER
ENGINEER. BIDDING SHALL INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.

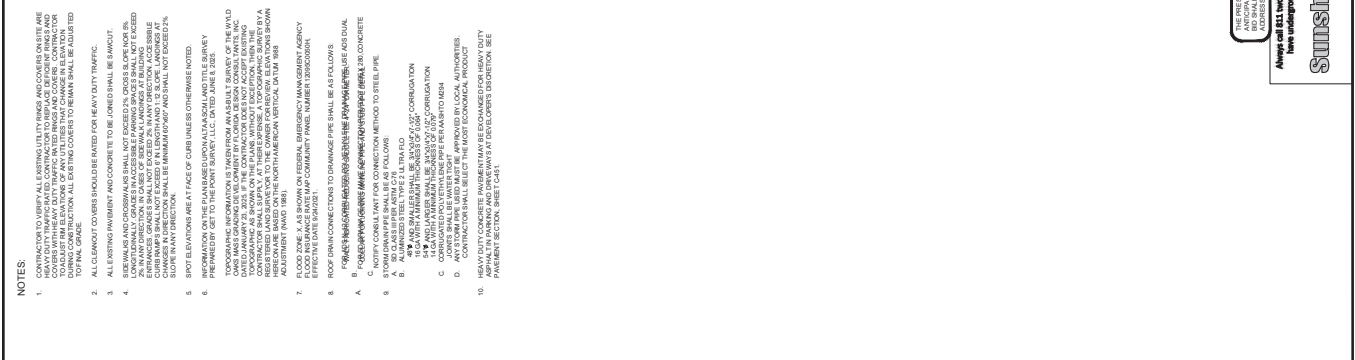
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SITE PLAN

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PHONE: 772-794-4100
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[illegible]



THE INFORMATION BEING DISCLOSED HEREIN SHOULD BE
UNDERSTOOD TO BE A SUMMARY OF THE INFORMATION CONTAINED IN
THE COMPANY'S SECURITIES PROSPECTUS. INVESTORS SHOULD
OBTAIN A COPY OF THE PROSPECTUS AND READ IT CAREFULLY
BEFORE MAKING ANY INVESTMENT DECISION. THE INFORMATION
CONTAINED HEREIN IS NOT A GUARANTEE OF THE ACCURACY OF
THE INFORMATION. THE COMPANY DOES NOT ACCEPT ANY
LIABILITY FOR ANY LOSS OR DAMAGE OF ANY KIND
RESULTING FROM THE USE OF THE INFORMATION.
THE INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF
THE INFORMATION. THE COMPANY DOES NOT ACCEPT ANY
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RESULTING FROM THE USE OF THE INFORMATION.

WYLD OAKS C-STORE PREPARED FOR M & R UNITED, INC.		PAVING GRADING PLAN		CHECKED BY WBC DESIGNED BY KCR SCALE AS SHOWN 07/17/2025 DATE 24722000		PROFESSIONAL ENGINEER STATE OF FLORIDA No. 95945 LICENSE		445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-774-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.		No. REVISIONS DATE BY	
---	--	------------------------	--	--	--	---	--	--	--	-----------------------------	--

SHEET NUMBER
C-401

WYLD OAKS C-STORE
PREPARED FOR
M & R UNITED, INC.

FL

DRAINAGE PROFILE

CHECKED BY - MHC
DESIGNED BY - MHC
SCALE AS SHOWN
DATE 07/01/2025
PROJECT 247022000

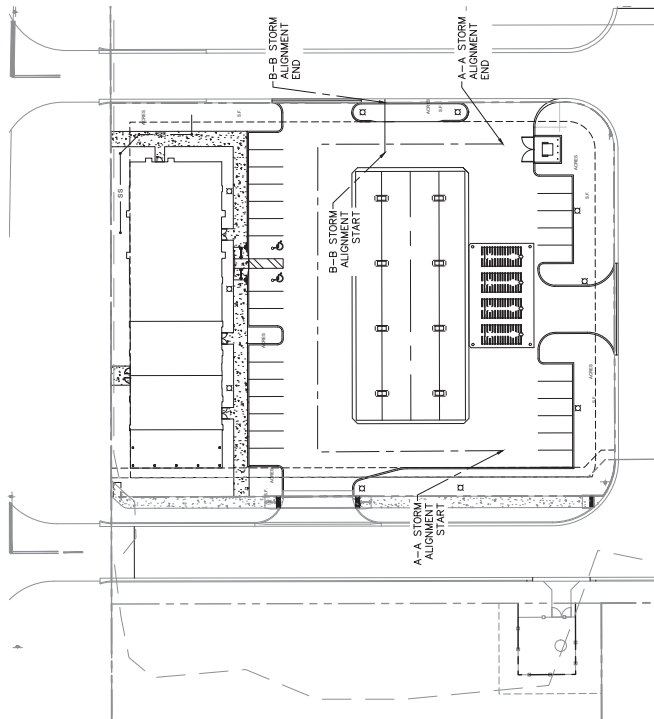


Kimley-Horn
445 24TH STREET, SUITE 200, MIAMI BEACH, FL 33260
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

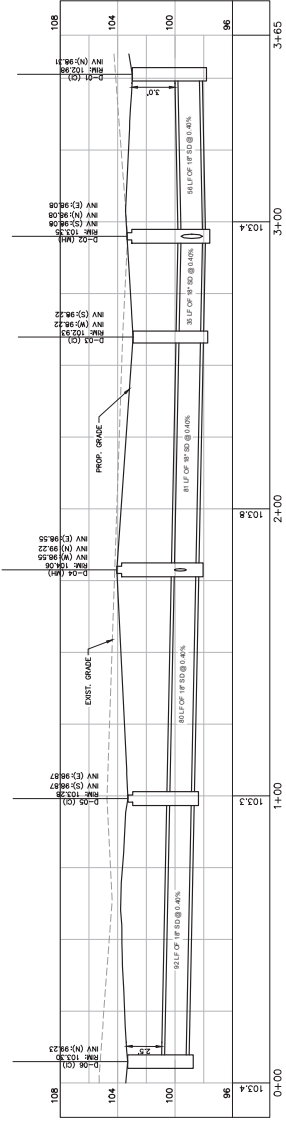
No.	REVISIONS	DATE	BY

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WE ARE THE ONLY DIGGING SERVICE PROVIDER IN FLORIDA
THAT PROVIDES A DIGGING SERVICE TO THE PUBLIC
AND WE ARE THE ONLY DIGGING SERVICE PROVIDER
THAT PROVIDES A DIGGING SERVICE TO THE PUBLIC
THAT PROVIDES A DIGGING SERVICE TO THE PUBLIC

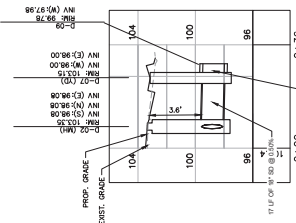
PROFILES ALIGNMENTS LAYOUT
N.T.S



A-A STORM WATER PROFILE



B-B STORM WATER PROFILE



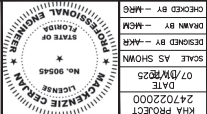
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

1/16/2025
CHECKED BY - MGC
DESIGNED BY - MGC
SCALE AS SHOWN
07/07/2025
DATE
24702000
KHA PROJECT



PROFESSIONAL ENGINEER
STATE OF FLORIDA
MICHAEL G. CRAMER
LICENSE NO. 95045

1/16/2025
CHECKED BY - MGC
DESIGNED BY - MGC
SCALE AS SHOWN
07/07/2025
DATE
24702000
KHA PROJECT

PAVING GRADING AND DRAINAGE DETAILS

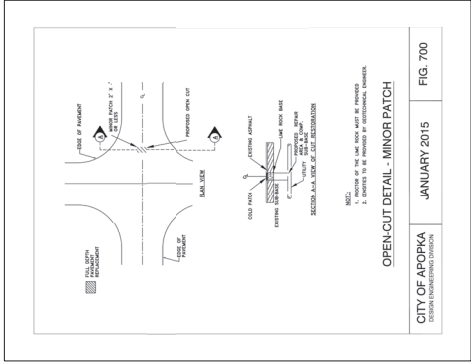
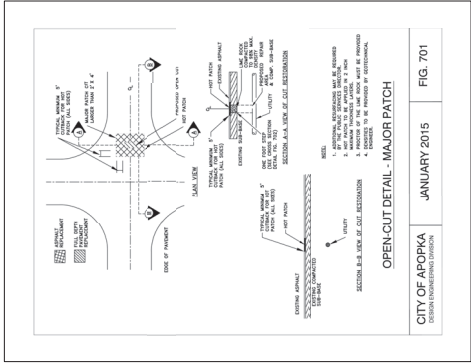
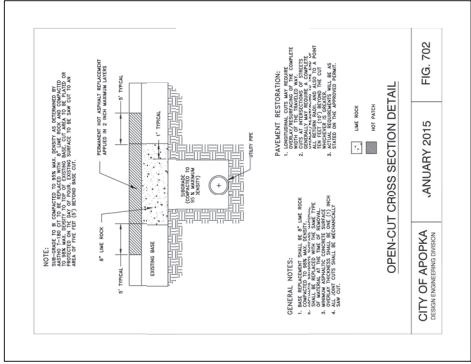
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M & R UNITED, INC.
FL

SHEET NUMBER
C-451
APOPKA



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FL

UTILITY PLAN

	DATE	07/11/2025
	SCALE AS SHOWN	
	DESIGNED BY	AKR
	DRAWN BY	MCM
	CHECKED BY	MRC



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No.	REVISIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE CERJAN ON THE DATE
ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

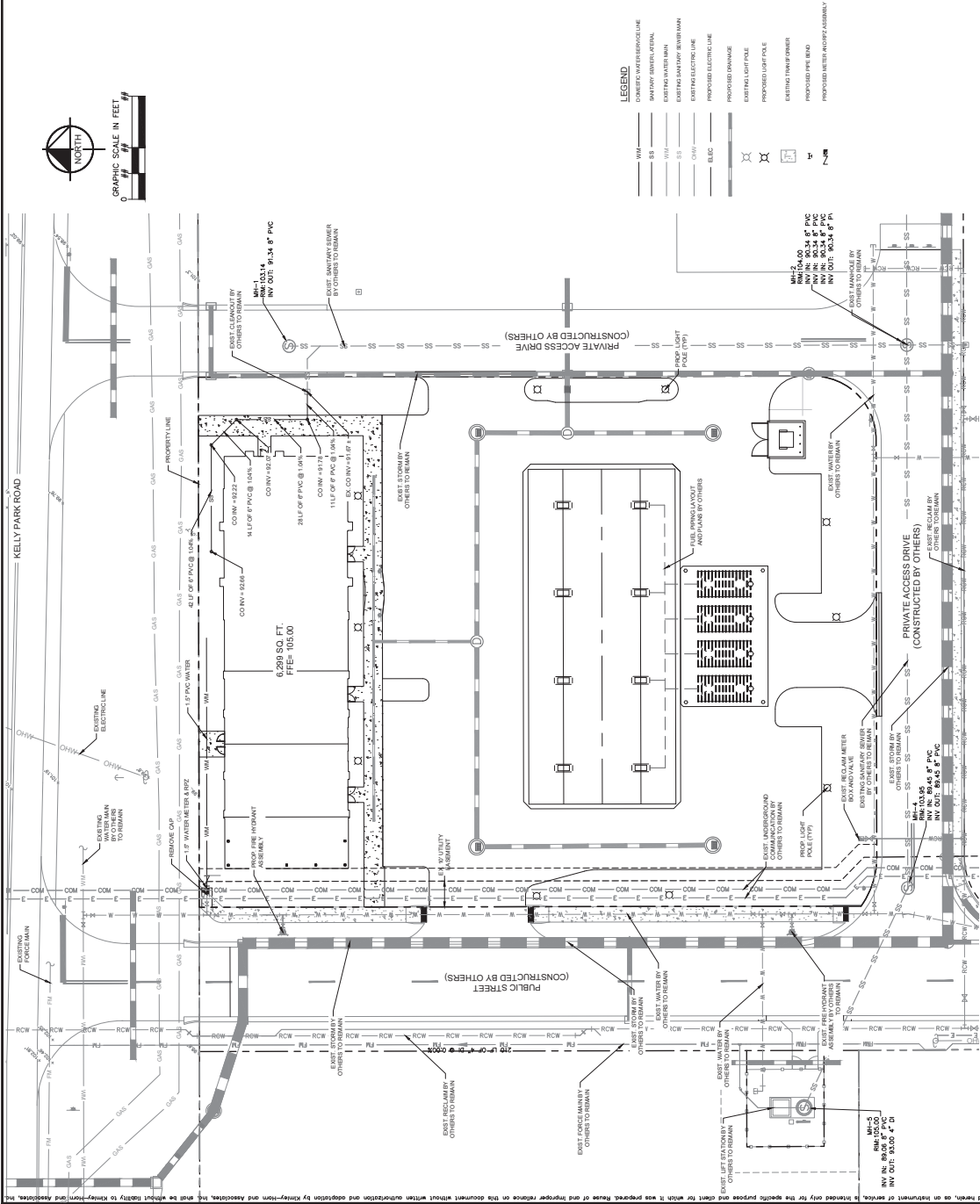
UTILITY NOTES

- [illegible]

CITY OF APOPKA (C O A) UTILITY NOTES

1. THE DEVELOPER/CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK BEFORE THE POINT OF CONNECTION/NO SERVICE CONTROL VALVE & WATER METER. THE WATER MAIN & METER SHALL BE REQUIRED WORK SHALL BE COMPLETED PER CURRENT C.O.A MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION TO SCHEDULE C.A.O.A. INSPECTION CALL 407-703-1718
2. THE DEVELOPER/CONTRACTOR SHALL FILL VERTICALLY THE VERTICAL & HORIZONTAL LOCATION OF THE SERVICE CONNECTION. THE SERVICE CONNECTION IS THE REQUIRED FOR ALL REQUIRED OPERATIONS.

LEGEND

[illegible]

Plotted By:RJUL, Kerni Sheet Set:WJD OAKS C-500 UTILITY PLAN November 06, 2025 09:05:19am K:\WB\LD\CV\247022000 - WJD OAKS C-500 UTILITY PLAN.dwg



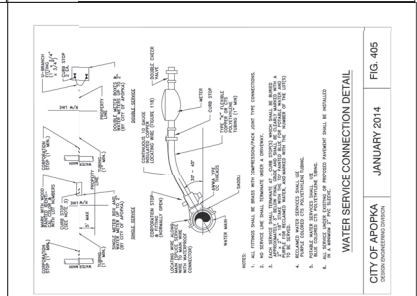
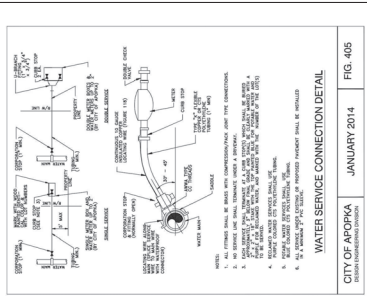
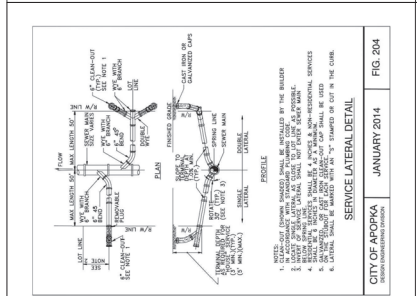
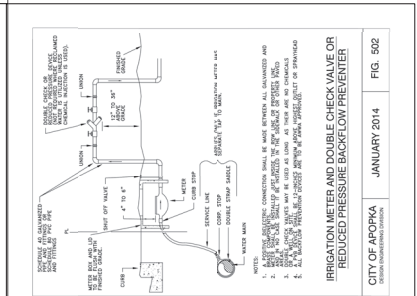
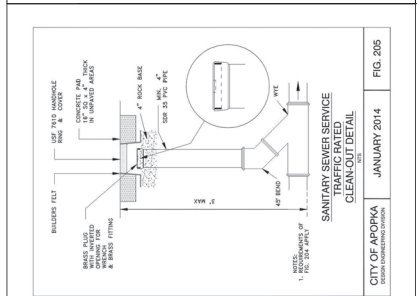
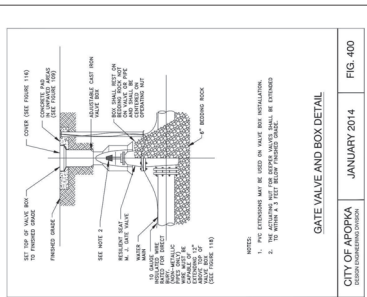
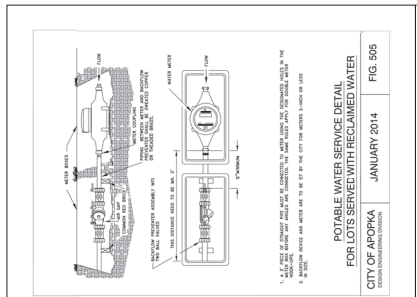
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NOTE:
CONTRACTOR SHALL OBTAIN A COPY OF AND MAKE BY THE CITY OF APOPKA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.



Sunshine81.com

WLD OAKS C-STORE
PREPARED FOR
M & R UNITED, INC.

M
Y

DATE	07/14/2025
SCALE AS SHOWN	
DESIGNED BY --AKR	
DRAWN BY --MCM	
CHECKED BY --MRG	

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No.	REVISIONS	DATE	BY

Plotted By:Rufol, Kemi Sheet Set:WLD OAKS C-STORE Layout:C-600 DELIVERY TRUCK MOVEMENT PLAN November 06, 2025 09:50:50am K:\WLD\LDV\247022000 - WLD OAKS C-STORE\CADD\Plans\Sheets\C-600 TRUCK MOVEMENT PLAN.dwg

WLD OAKS C-STORE
PREPARED FOR
M & R UNITED, INC.
FL

FIRE TRUCK MOVEMENT PLAN

KHA PROJECT	247022000	DATE	07/04/2025	SCALE AS SHOWN	DESIGNED BY --AKR	DRAWN BY --MGM	CHECKED BY --MRG
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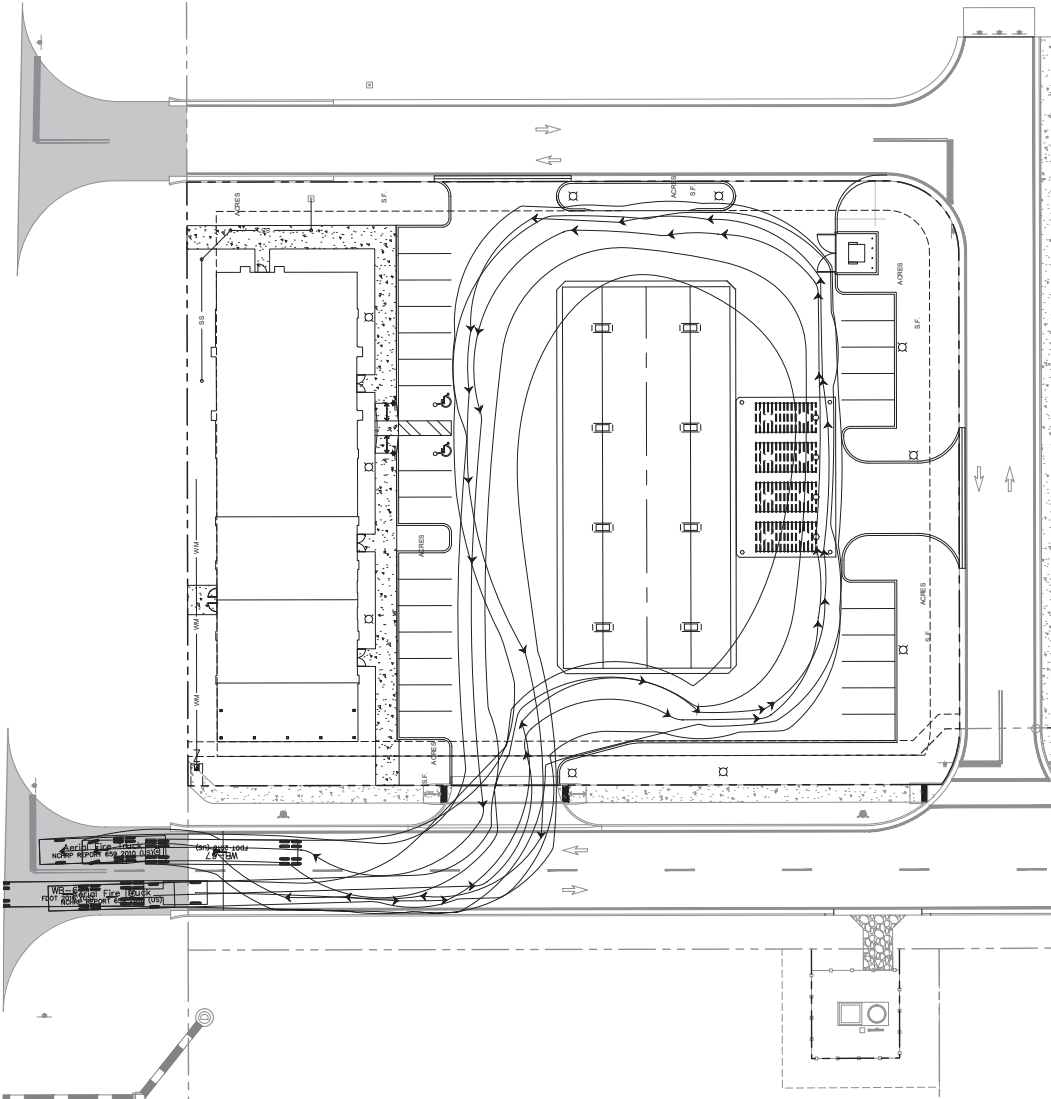
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[illegible]

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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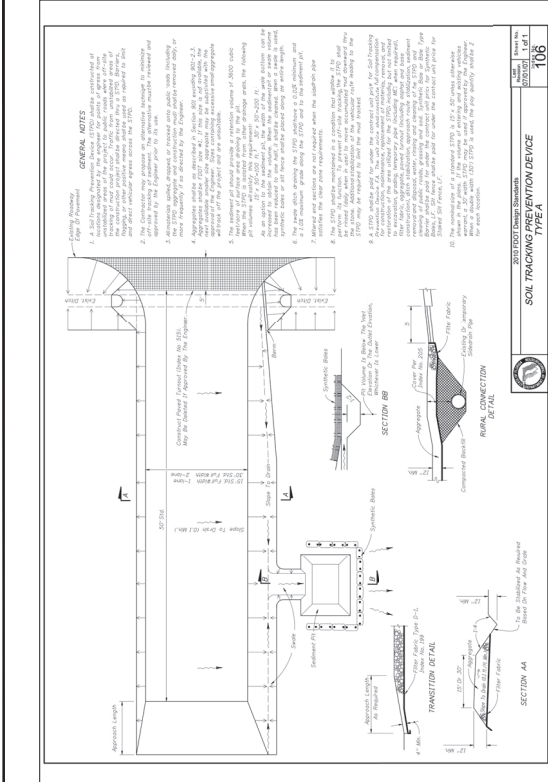
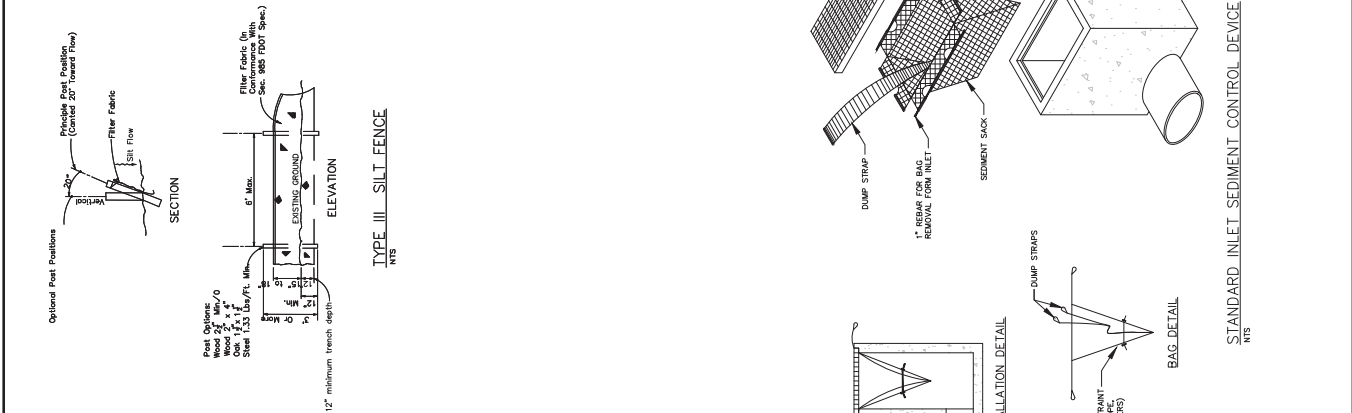
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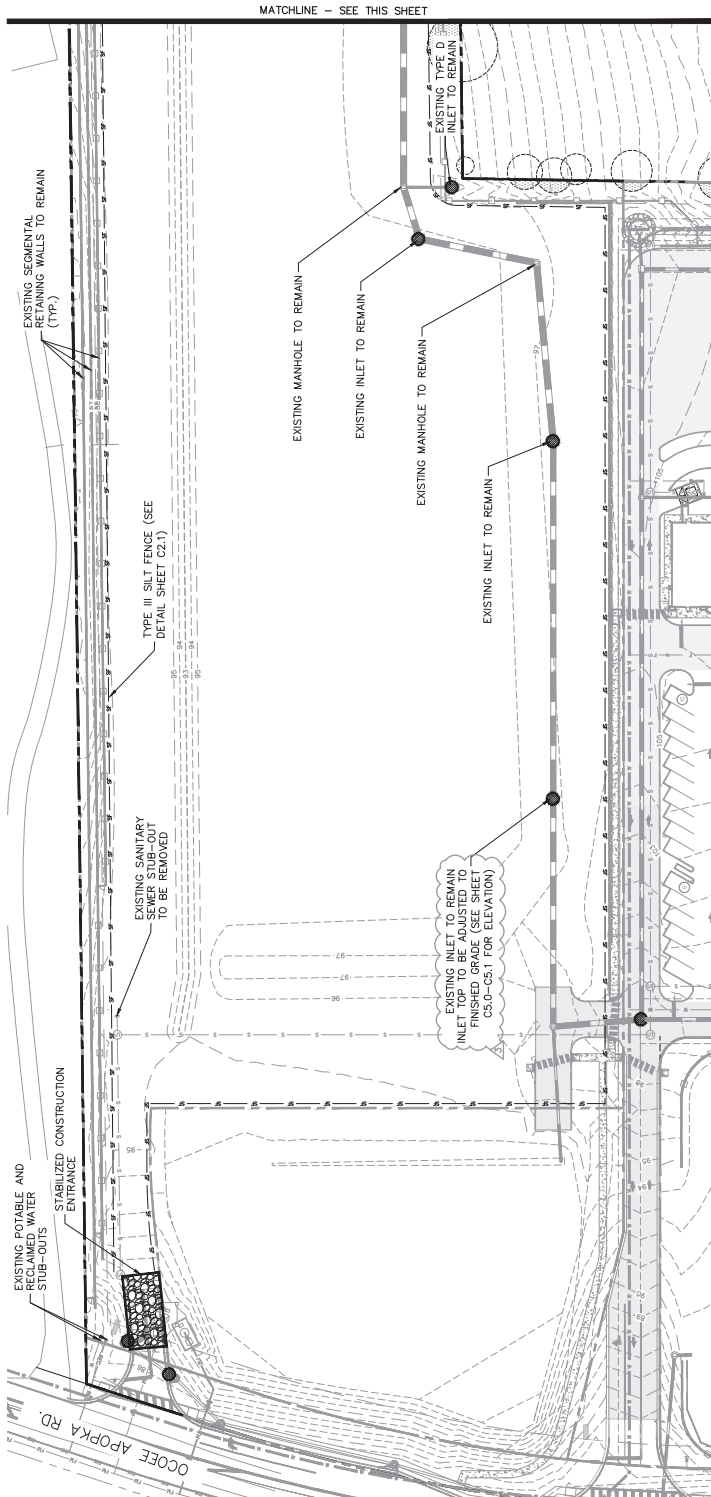
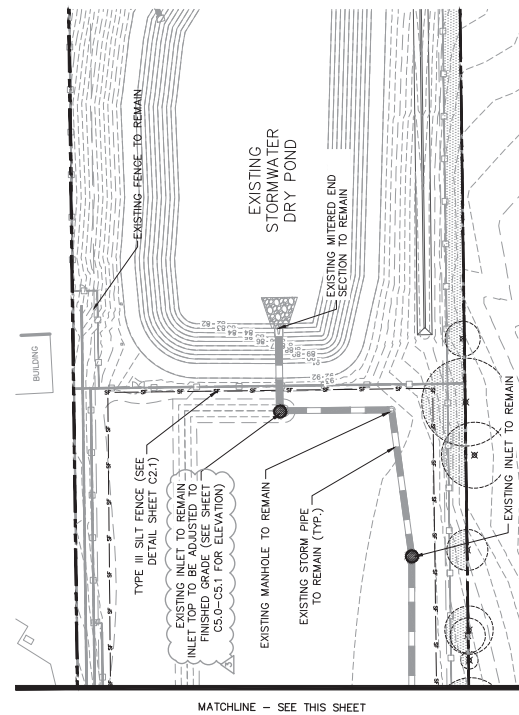
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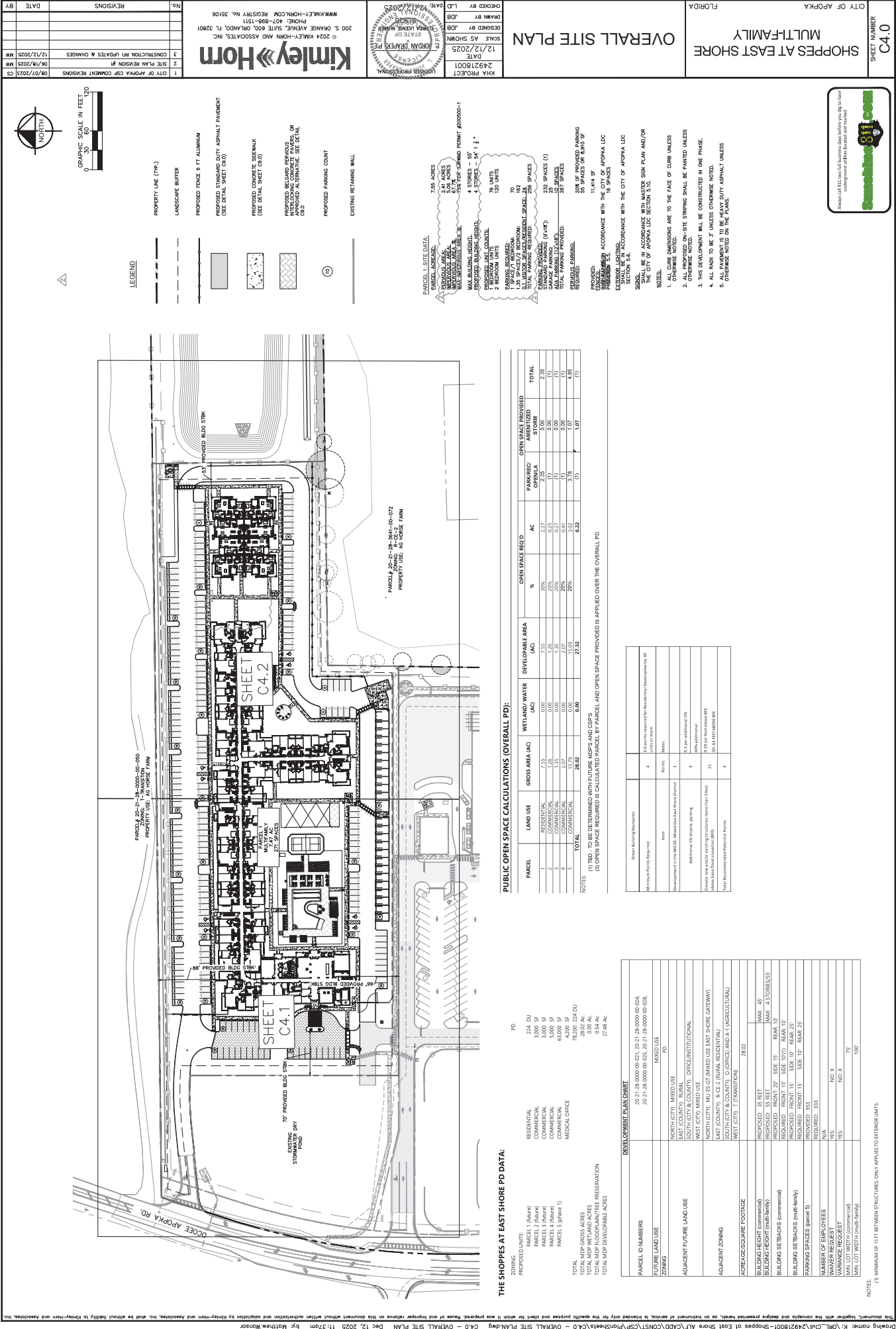
Drawing name: K:\vol\ch\429218001--shoppes at east shore of adopka\CONS\T\CS\p\shrink\shrink\c2.1 - EROSION CONTROL DETAILS.dwg C2.1 - EROSION CONTROL DETAILS.dwg Date: 12/2025 11:35am by: Matthew Winkler This document, together with the concepts and designs presented herein, are an instrument of service, prepared solely for the specific purpose and client for which it was prepared. Release of and/or reuse of any part of this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY
1	CITY OF APOEKA CSP COMMENT REVISIONS	08/07/2023	CS
2	SITE PLAN REVISION #1	06/08/2025	MW
3	CONSTRUCTION RFI UPDATES & CHANGES	12/12/2025	MW



Drawing name: K:\ORL\civil\249218001-Shoppes at East Shore ALF\CADD\CONS\CSF\Plansheets\C3.0 - EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
C3.0 - EXISTING CONDITIONS PLAN.dwg
C3.0 - EXISTING CONDITIONS AND DEMOLITION PLAN Dec 12, 2025 11:37am by Matthew Mansoor



SITE PLAN

No.	REVISIONS	DATE	BY
1	CITY OF ARKANSAS CSP COMMENT REVISIONS	06/07/2023	CS
2	SITE PLAN REVISION #1	06/16/2023	AW
3	CONSTRUCTION SET UP UPDATES & CHANGES	12/12/2025	AW



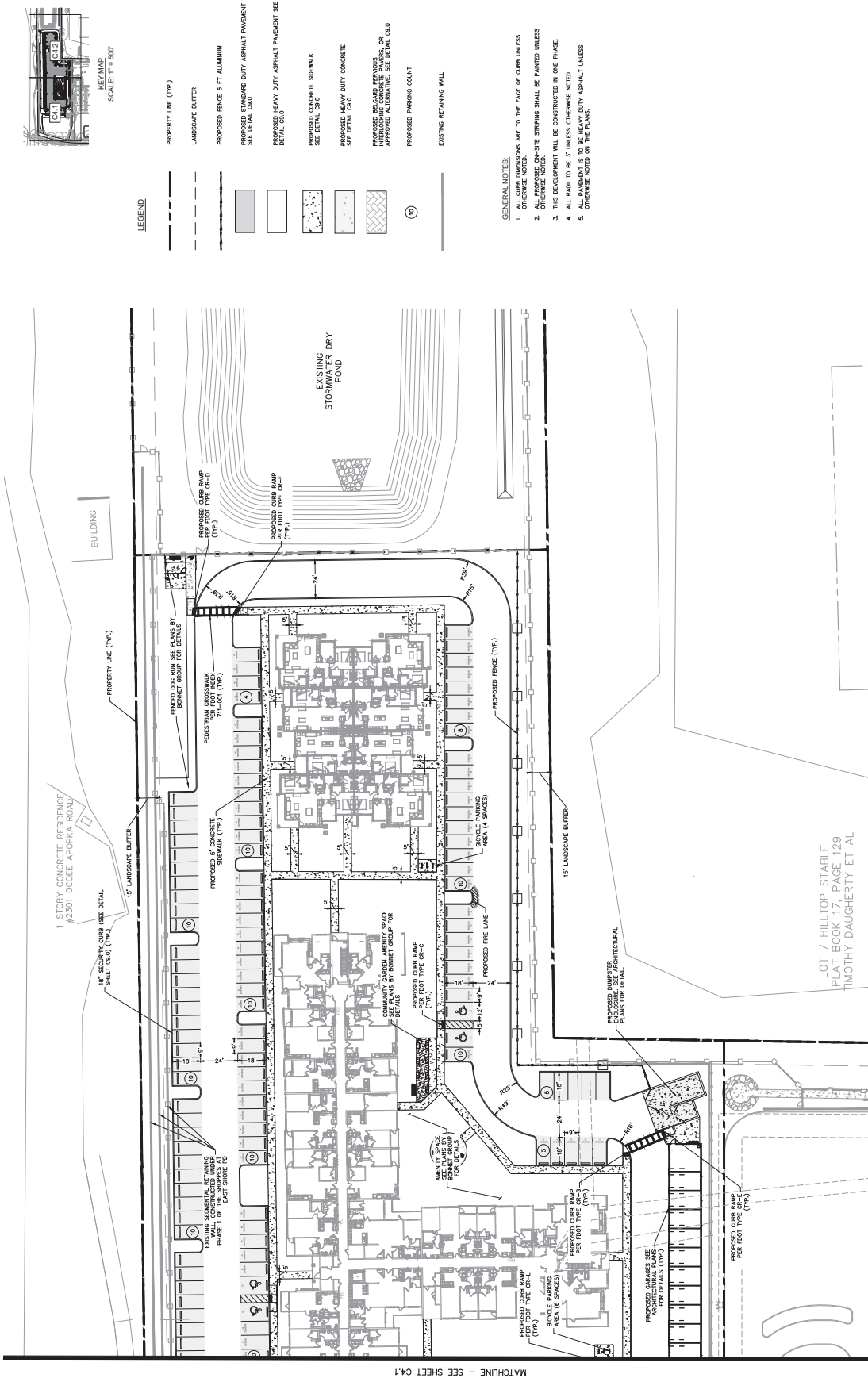
STATE OF ARKANSAS
JUDICIAL DISTRICT NO. 1
COUNTY OF PULASKI

Kimley-Horn

200 S. OAKLAND AVENUE, SUITE 600, OKMUNO, IL 32801
2024 KIMLEY-HORN AND ASSOCIATES, INC.
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE: 12/12/2025
 LPT: RECORDED BY JDB
 JDB: OKMUNO BY JDB
 JDB: SCALE AS SHOWN
 12/12/2025
 242418001
 KAP PROJECT

COOLING



GENERAL NOTES:

1. ALL CURB DIMENSIONS OTHERWISE NOTED.
2. ALL PROPOSED ON OTHERWISE NOTED.
3. THIS DEVELOPMENT.
4. ALL RADII TO BE :
5. ALL PAVEMENT IS OTHERWISE NOTED.

PROPOSED PARKING COUNT

PROPOSED BELGARD PERVIOUS
INTERLOCKING CONCRETE PAVERS, OR
APPROVED ALTERNATIVE. SEE DETAIL C9.0.

PROPOSED HEAVY DUTY CONCRETE
SEE DETAIL C9.0

PROPOSED CONCRETE SIDEWALK
SEE DETAIL C9.0

PROPOSED HEAVY DUTY ASPHALT
DETAIL C9.0

PROPOSED STANDARD DOTT AS
SEE DETAIL C9.0

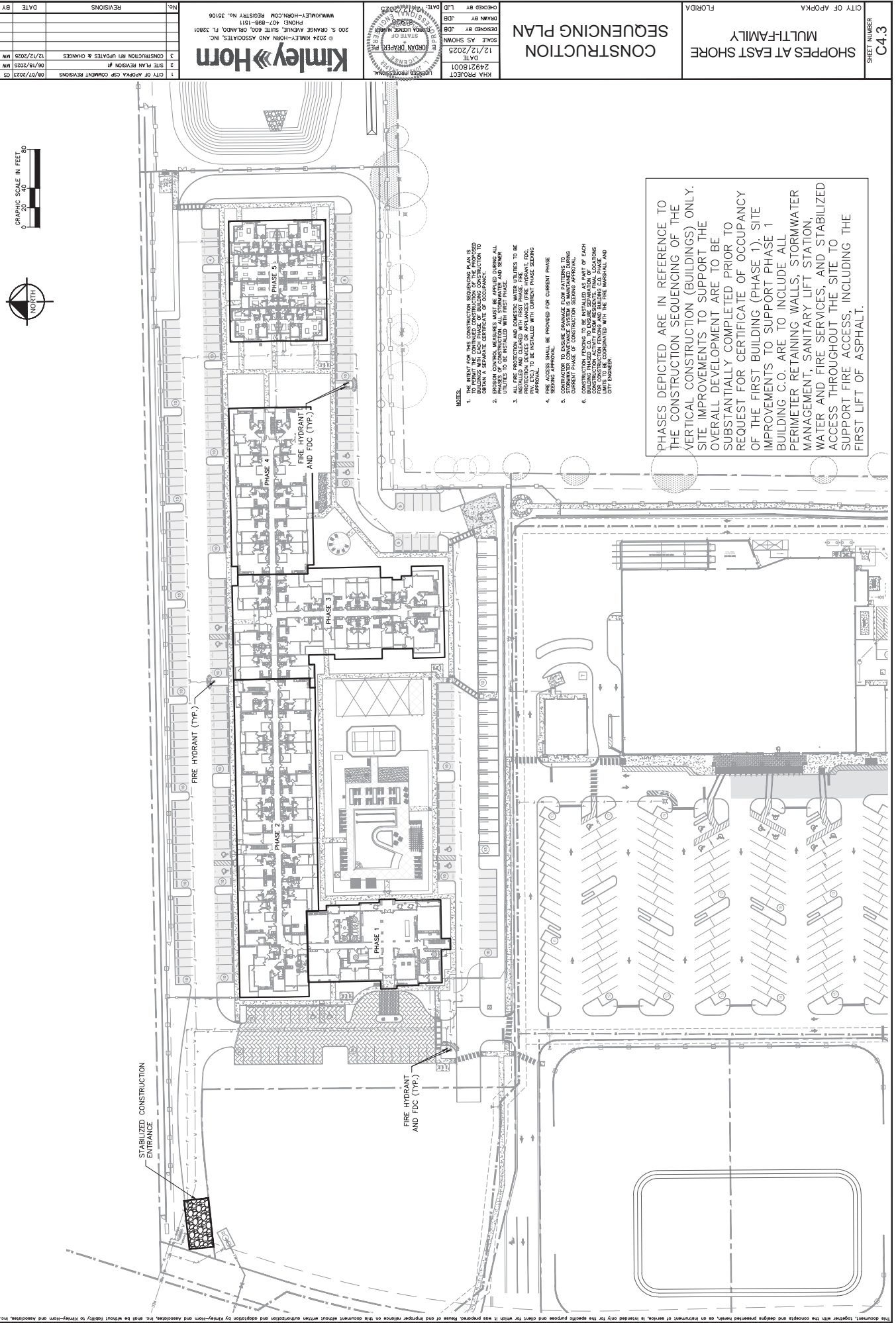
PROPOSED FENCE 6 FT ALUMINUM

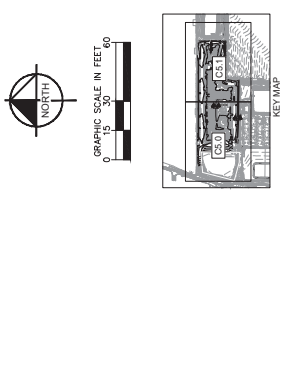
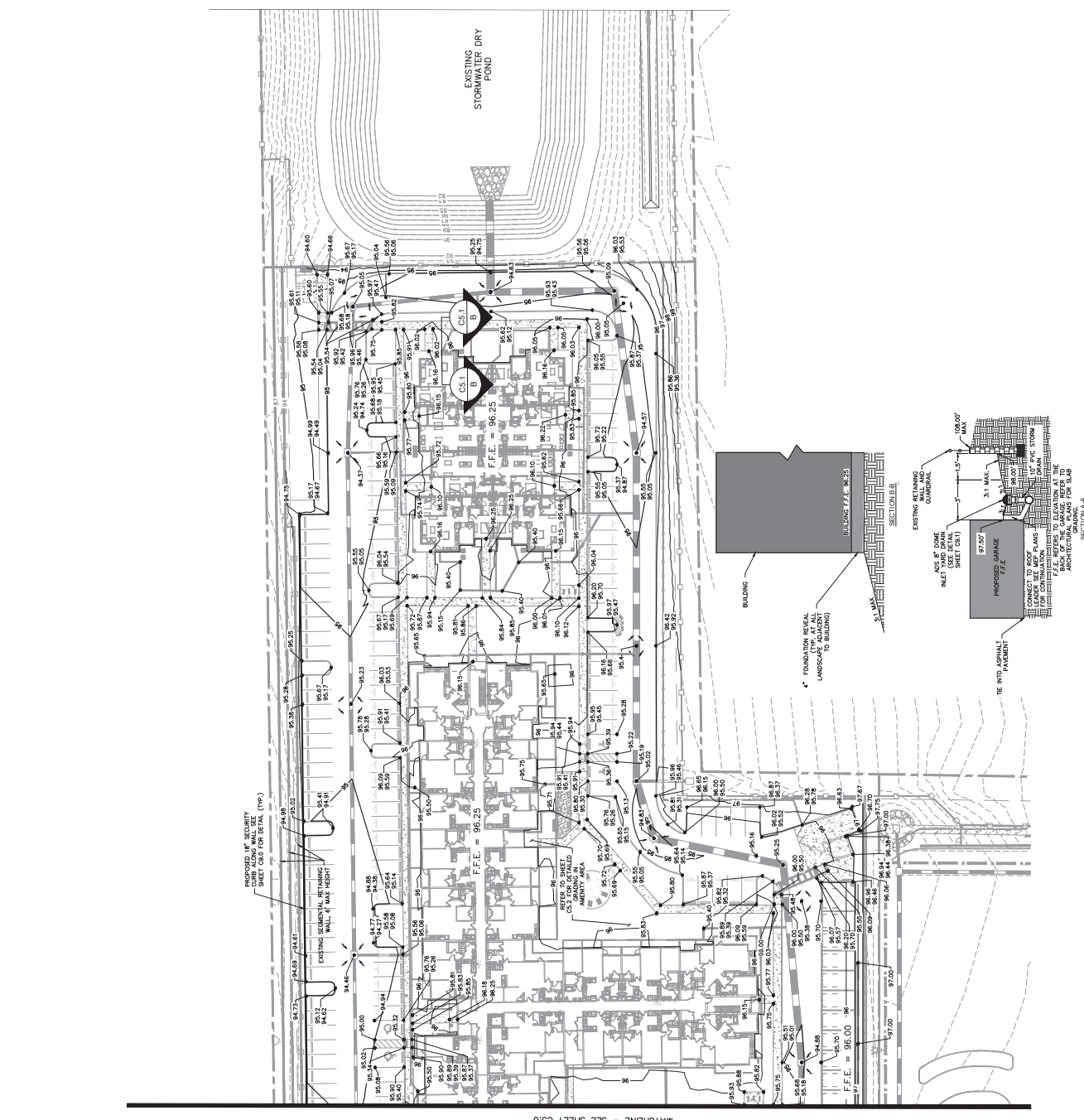
LANDSCAPE BUFFER

PROPERTY LINE (TYP.)

KEY MAP
SCALE: 1:100,000

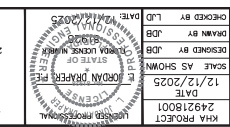
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No.	REVISIONS	DATE	BY
3	CONSTRUCTION RFI UPDATES & CHANGES	12/12/2025	NW
2	SITE PLAN REVISION #1	06/18/2025	NW
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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PAVING AND GRADING PLAN

SHOPPES AT EAST SHORE
MULTIFAMILY
CITY OF APOKA
FLORIDA

SHEET NUMBER
C5.1



5

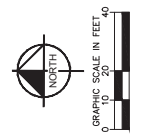
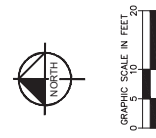
JORDAN DRAVER
FLORIDA LICENSE NUMBER
1A089678

DATE: 12/12/2025

CHECKED BY LJD
CREATED BY JDB
DESIGNED BY JDB
SCALE AS SHOWN
DATE 12/12/2025
7-927-0001

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No.	REVISIONS	DATE	BY
3	CONSTRUCTION RFI UPDATES & CHANGES	12/12/2025	NW
2	SITE PLAN REVISION #1	06/18/2025	NW



NOTES:

1. ALL ACCESSIBLE RAMPWAYS, GENERAL AND IF BE BUILDING ELEMENTS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN LATEST EDITION.
2. BEFORE PLACING PAVEMENT, CONTRACTORS SHALL VERIFY THAT:
 - a. ALL EXISTING DRIVEWAYS, SIDEWALKS, CURBS, DRIVEWAYS AND (A) EXIST TO AND FROM EVERY DOOR AND ALONG DRIVEWAYS, ACCESSIBLE RAMP SLOPE EXCEEDED 1:12
 - b. ALL EXISTING DRIVEWAYS, SIDEWALKS, CURBS, DRIVEWAYS AND (B) ACCESSIBLE RAMP SLOPE EXCEEDED 1 VERTICAL TO 12 HORIZONTAL
 - c. ALL EXISTING DRIVEWAYS, SIDEWALKS, CURBS, DRIVEWAYS AND (C) IN CASE SHALL LONGITUDINAL SLOPE MAX EXCEED 5:1
 - d. ALL EXISTING DRIVEWAYS, SIDEWALKS, CURBS, DRIVEWAYS AND (D) SHALL NOT EXCEED 20 PERCENT SLOPE IN ANY SECTION
3. ALL PEDESTRIAN DRIVEWAYS, PATHWAYS, AND DRIVEWAYS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% DOWNSLOPE, MAX. 5.0% TURNING SLOPE.

FOR EROSION CONTROL NOTES REFER TO SHEET C-21.

LEGEND

	PROPERTY LINE (TYP.)
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR (TYP.)
	EXISTING RETAINING WALL (HEIGHT MARKS)
	EXISTING CONTOUR

Drawing name: K:\proj\civil\249218001-shoppes at east shore of cadd\CD\CONS\CS\wp\on sheets\CS.2 - PAVING GRADING AND DRAINAGE PLAN.dwg CS.2 - PAVING GRADING AND DRAINAGE PLAN Dec 12, 2025 11:41am by Matthew Wansor



SHEET NUMBER
C5.3

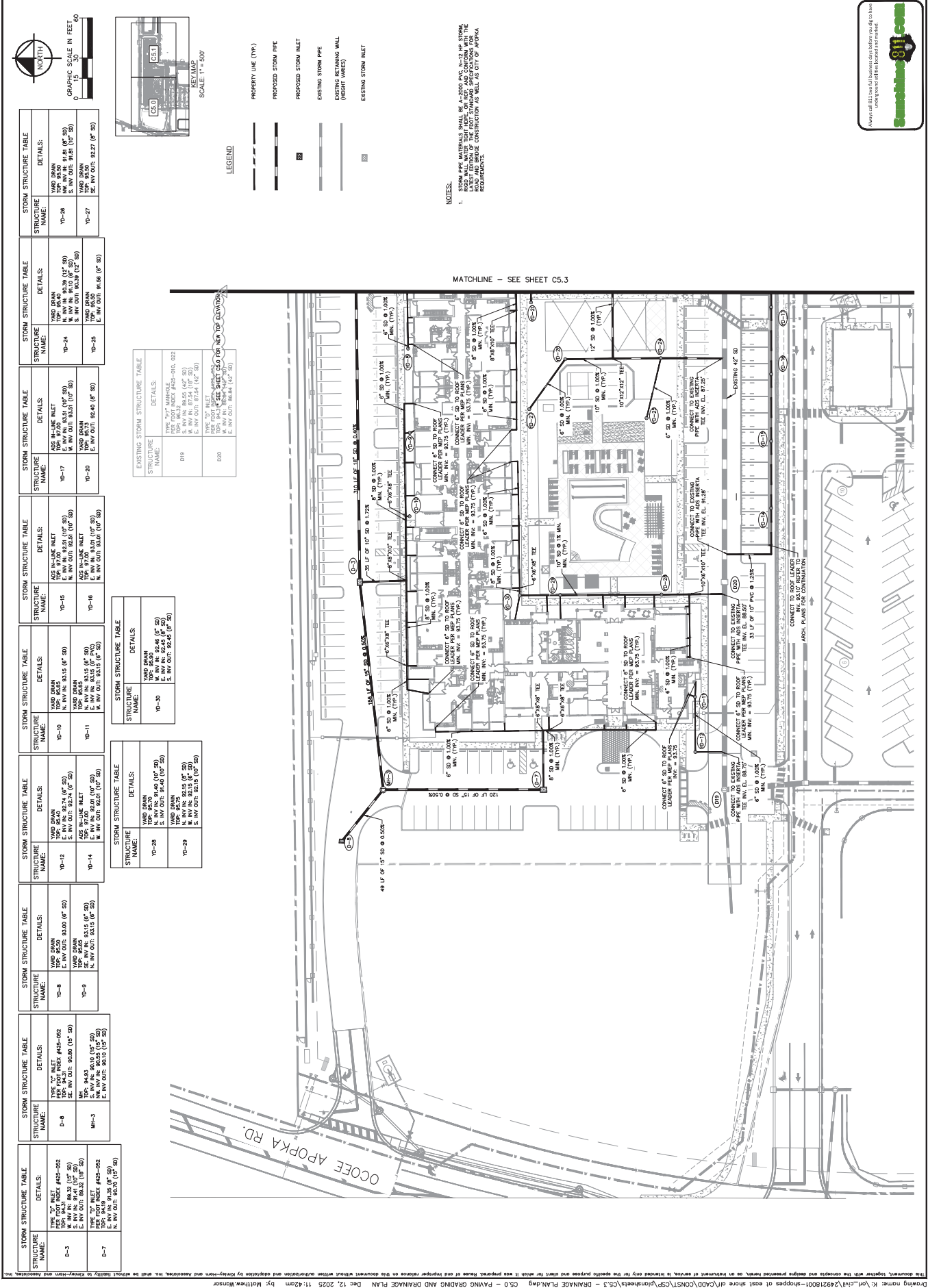
CITY OF APOPKA
MULTI-FAMILY
SHOPPES AT EAST SHORE
FLORIDA

DRAINAGE PLAN

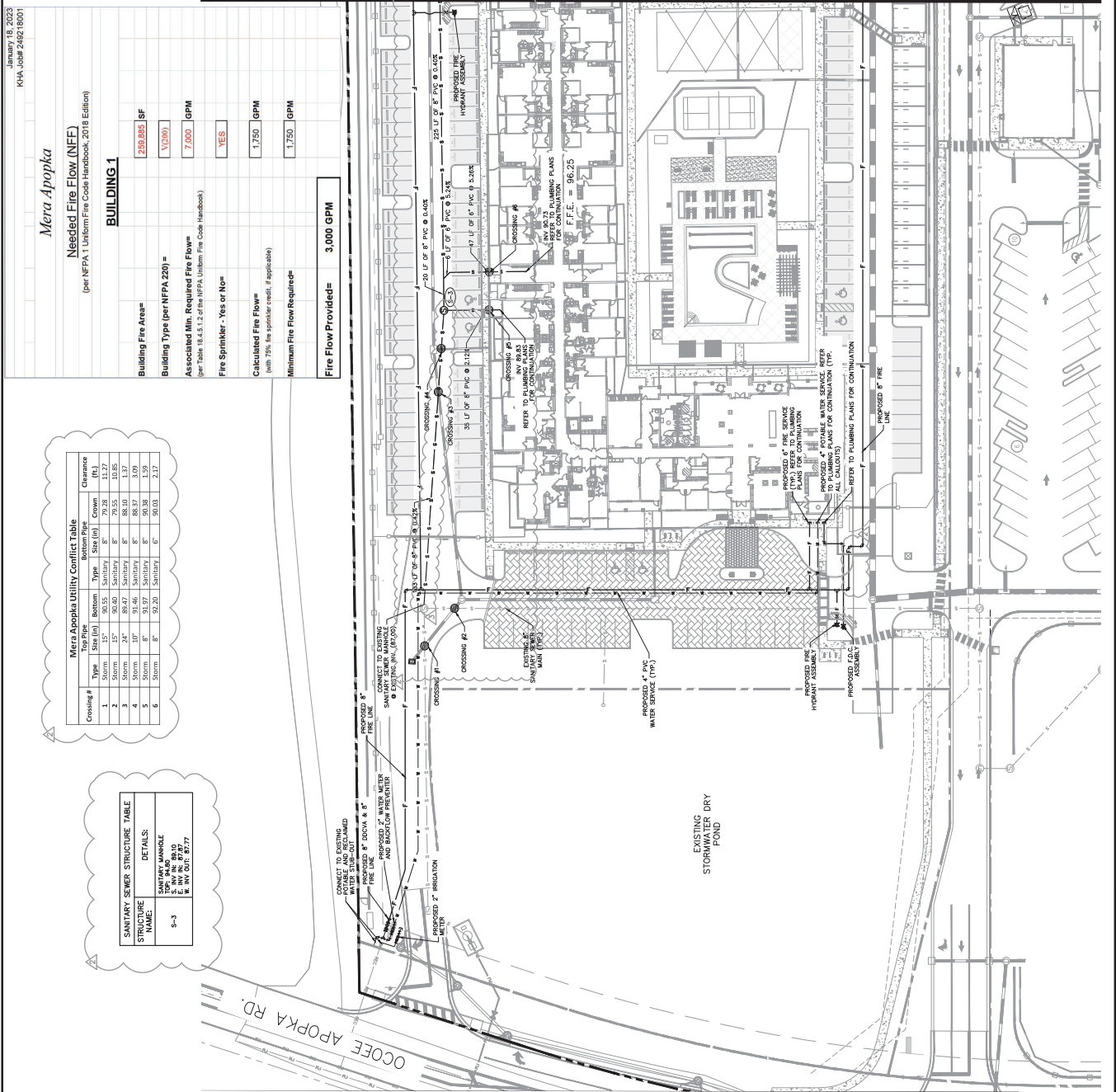
PROJECT NO. 249218001
DATE 12/12/2025
DESIGNED BY JDB
CHECKED BY JDB
SCALE AS SHOWN
KHA PROJECT

Kimley-Horn
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-988-1511
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No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CIP COMMENT REVISIONS	06/07/2025	CS
2	SITE PLAN REVISION #1	06/18/2025	WM
3	CONSTRUCTION SET UPDATES & CHANGES	12/17/2025	WM



Drawing name: K:\08\CLM\244218001-Shoppes at East Shore AP\CAD\CONST\CS\PHONSHORE\06.0 - UTILITY PLAN.dwg C6.0 - UTILITY PLAN Dec 12, 2025 11:45am by: Matthew Monahan



Mera Apopka Utility Conflict Table

Crossing #	Type	Size (in)	Bottom	Type	Size (in)	Clearance (ft)
1	Storm	12"	90.55	Sanitary	8"	79.28
2	Storm	12"	90.40	Sanitary	8"	79.55
3	Storm	12"	90.40	Sanitary	8"	88.10
4	Storm	12"	90.40	Sanitary	8"	88.10
5	Storm	8"	91.97	Sanitary	8"	90.38
6	Storm	8"	92.20	Sanitary	8"	90.03

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME	DETAILS
S-3	SANITARY MANHOLE TOP: 89.30 ELEV: 89.30 INLET: 89.30 OUTLET: 89.30

Mera Apopka

Needed Fire Flow (NFF)
(per NFPA 1 Uniform Fire Code Handbook, 2018 Edition)

BUILDING 1

Building Fire Area=	259,885 SF
Building Type (per NFPA 220) =	V(200)
Associated Min. Required Fire Flow=	7,000 GPM
Fire Sprinkler - Yes or No=	YES
Calculated Fire Flow=	1,750 GPM
Minimum Fire Flow Requirement=	1,750 GPM
Fire Flow Provided=	3,000 GPM

January 18, 2023
KHA Job# 244218001

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMP COMMENT REVISIONS	06/07/2023	CS
2	CONSTRUCTION WITH UPDATES & CHANGES	12/17/2023	MR
3	SITE PLAN REVISION #1	06/18/2023	MR

PROPERTY LINE (TYP.)

EXISTING POTABLE WATER MAIN

EXISTING RECLAIMED WATER MAIN

EXISTING SANITARY SEWER MAIN

EXISTING SANITARY SEWER MANHOLE

PROPOSED POTABLE WATER MAIN

PROPOSED RECLAIMED WATER MAIN

PROPOSED FIRE MAIN

PROPOSED SANITARY SEWER MAIN

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED F.E.C.

PROPOSED SANITARY SEWER MANHOLE

UTILITY CROSSING

LEGEND

GRAPHIC SCALE IN FEET

0 15 30 60

NORTH

KEY MAP

SCALE: 1"=500'

Kimley-Horn

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
TEL: 407-988-1515
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PROFESSIONAL SEAL

STATE OF FLORIDA
CIVIL ENGINEER
No. 12402
Exp. 12/31/2025

KHA PROJECT 244218001
DATE 12/12/2025
DESIGNED BY AS SHOWN
CHECKED BY LJD
DRAWN BY JDB

UTILITY PLAN

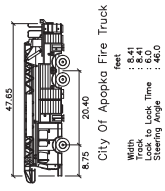
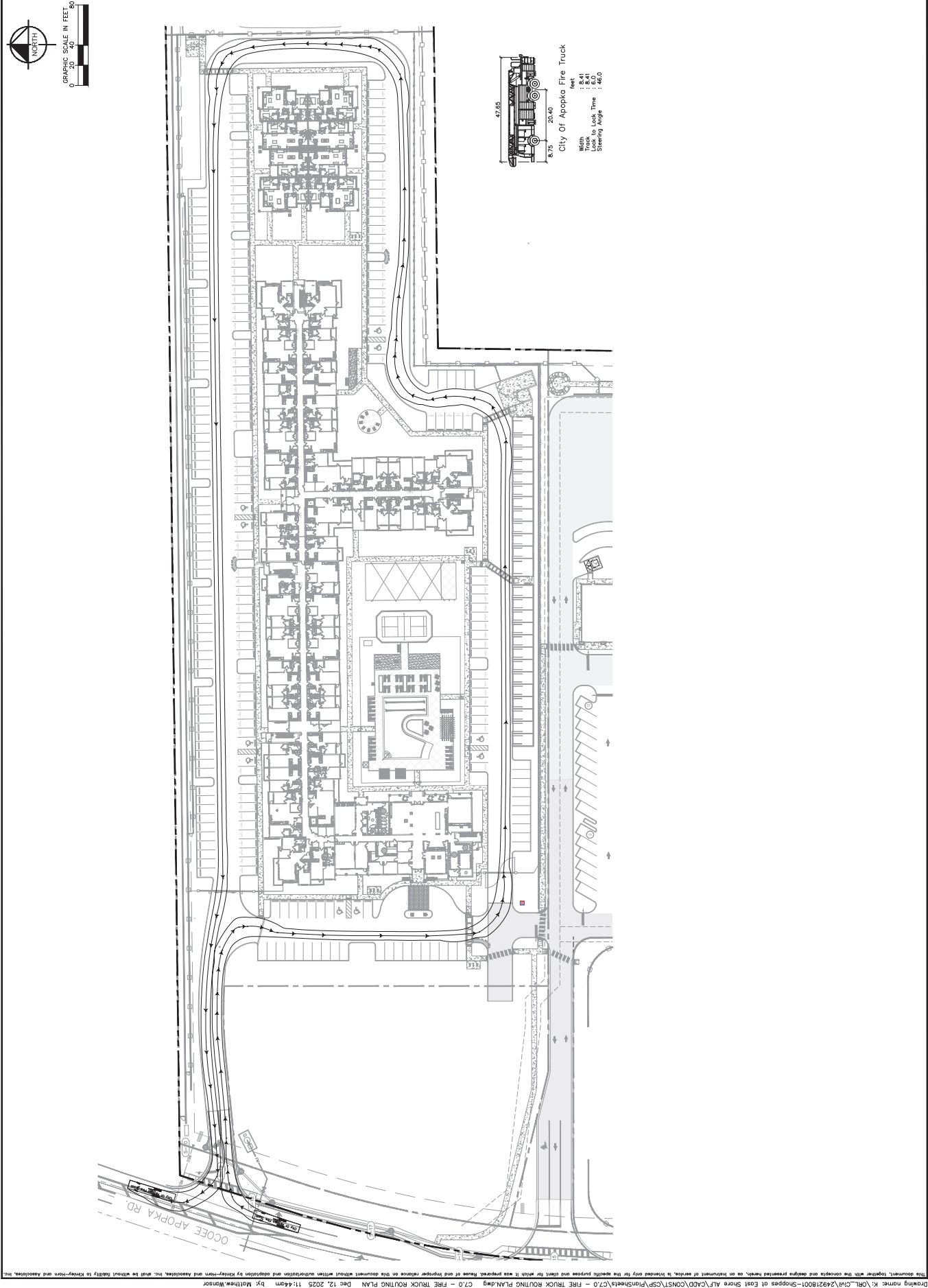
SHOPPES AT EAST SHORE
MULTI-FAMILY
FLORIDA

CITY OF APOPKA
SHEET NUMBER
C6.0



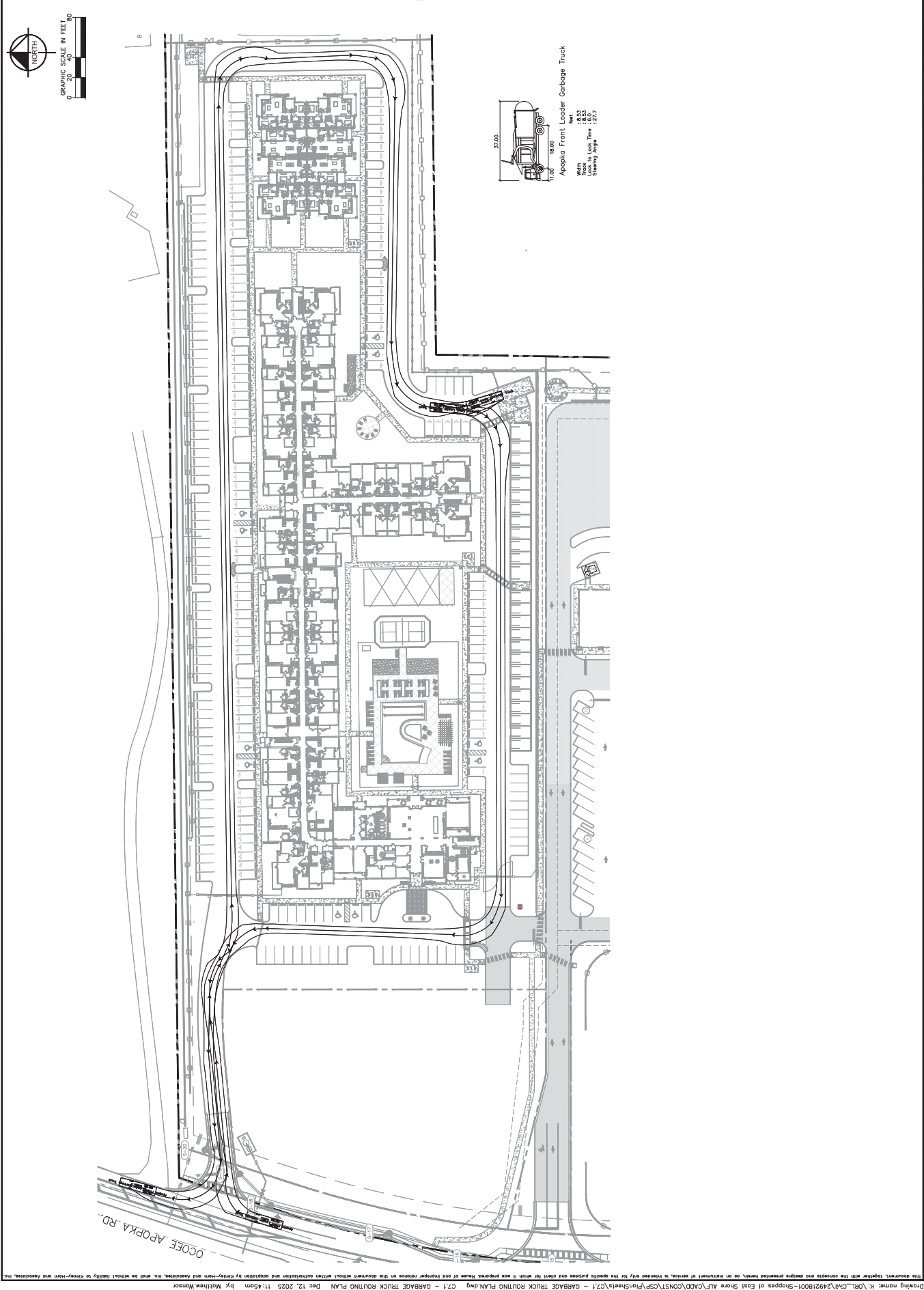
- NOTES:**
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
 - ALL WATER MAINS AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA SANITARY SEWER CODE (FSSC).
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - TO ELECTRIC AND TELEPHONE EXISTING SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA ELECTRICAL CODE (FEC) AND THE FLORIDA TELEPHONE CODE (FTC).
 - CONTRACTOR TO LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE MARKED WITH THE APPROPRIATE UTILITY MARKING SYSTEM (UMS) AND THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE EXISTING PLANS.
 - WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA SANITARY SEWER CODE (FSSC). ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 3'-FT OF COVER OVER ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL COMPLY WITH THE LATEST STANDARDS OF APOPKA SPECIFICATIONS OR APOPKA SPECIFICATIONS TO THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA SANITARY SEWER CODE (FSSC). THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPE, BENDING AND OTHER DETAILS AS SPECIFIED IN THE APOPKA SPECIFICATIONS TO THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA SANITARY SEWER CODE (FSSC).
 - CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY. OTHERS ARE TO BE CENTERLINE OF PAVE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE.
 - SEE SITE LAYOUT PLANS FOR MORE INFORMATION.
 - PRIVATE UTILITY STANDARDS: WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS, PRIVATE UTILITY STANDARDS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY CONSTRUCTION BEING BROUGHT ONLINE.
 - CONTRACTOR TO OBTAIN RECORD DRAWING FROM ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF APOPKA PRIOR TO START OF CONSTRUCTION IF ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - ALL UTILITIES INCLUDING PUMP STATION (IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CONTRACTOR.
 - CONTRACTOR SHALL SCHEDULE A RECONSTRUCTION MEETING WITH THE CITY OF APOPKA PRIOR TO START OF CONSTRUCTION. THE RECONSTRUCTION MEETING SHALL BE SCHEDULED WITHIN 14 DAYS OF THE DATE OF THE RECONSTRUCTION MEETING AND SET OF STAMPED PLANS.
 - ALL UTILITIES SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS OF APOPKA SPECIFICATIONS TO THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA SANITARY SEWER CODE (FSSC).
 - PROJECT SHALL CONFORM TO FPC 6TH EDITION (NFPA 1 AND 101 2005 EDITION).
 - PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DRAWINGS TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL. THE CITY OF APOPKA SHALL REVIEW THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DRAWINGS. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DRAWINGS. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DRAWINGS.
 - CONTRACTOR TO OBTAIN RECORD DRAWING FROM ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF APOPKA PRIOR TO START OF CONSTRUCTION IF ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - CONTRACTOR TO OBTAIN RECORD DRAWING FROM ALL EXISTING UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF APOPKA PRIOR TO START OF CONSTRUCTION IF ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.

CITY OF APOPKA MULTIFAMILY SHOPS AT EAST SHORE FLORIDA		SHEET NUMBER C7.0
FIRE TRUCK ROUTING PLAN		
KHA PROJECT DATE: 2/4/21 SCALE: AS SHOWN DESIGNED BY: JDB CHECKED BY: JDB DRAWN BY: JDB		
KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-998-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		
REVISIONS NO. DATE BY 1 06/07/2025 CS CITY OF APOPKA CSP COMMENT REVISIONS 2 06/18/2025 NH SITE PLAN REVISION #1 3 12/17/2025 NH CONSTRUCTION WITH UPDATES & CHANGES		



Drawing name: K:\ORL_CHA\244218001-Shops at East Shore AL\CA00\CONST\CSP\PlanSheet\7.0 - FIRE TRUCK ROUTING PLAN.dwg C7.0 - FIRE TRUCK ROUTING PLAN.dwg Dec 12, 2025 11:44am by: Matthew Monitor
This document, together with the concepts and designs presented herein, is prepared for the specific purpose and shall not be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. and without liability to Kimley-Horn and Associates, Inc.

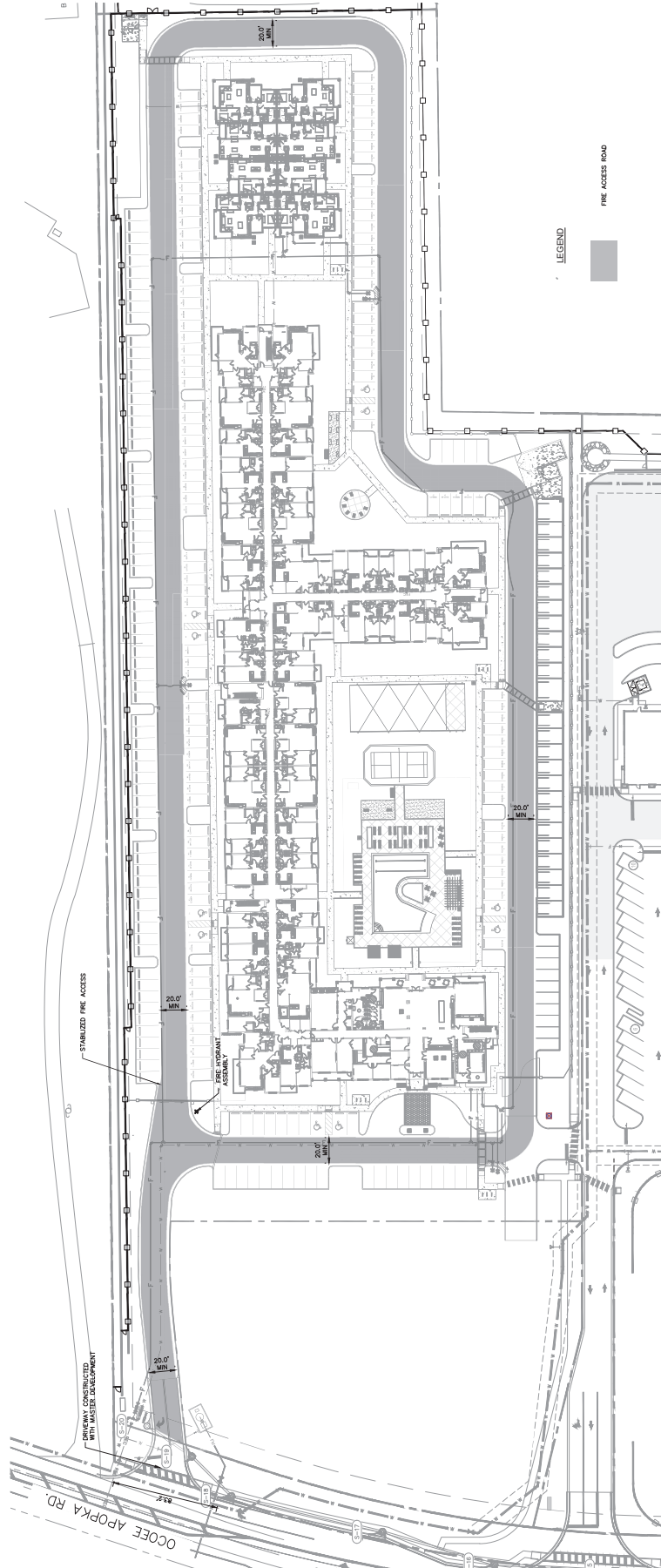
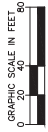
CITY OF APOPKA MULTIFAMILY SHOPS AT EAST SHORE FLORIDA		SHEET NUMBER C7.1	
GARBAGE TRUCK ROUTING PLAN		KHA PROJECT 249218001 DATE 12/12/2025 SCALE AS SHOWN DESIGNED BY JDB CHECKED BY JDB LID DATE 12/12/2025 LICENSED PROFESSIONAL ORGANIZATION STATE OF FLORIDA LICENSE NUMBER 13132	
NO. REVISIONS 1 CITY OF APOPKA CSP COMMENT REVISIONS 2 SITE PLAN REVISION #1 3 CONSTRUCTION RFI UPDATES & CHANGES DATE BY 06/07/2025 CS 06/18/2025 MW 12/17/2025 MW		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-988-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 Kimley-Horn	



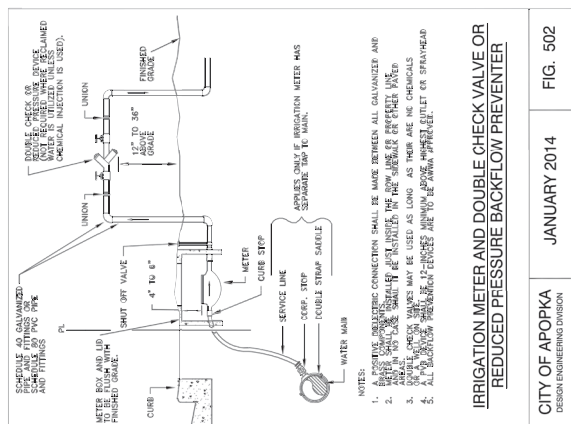
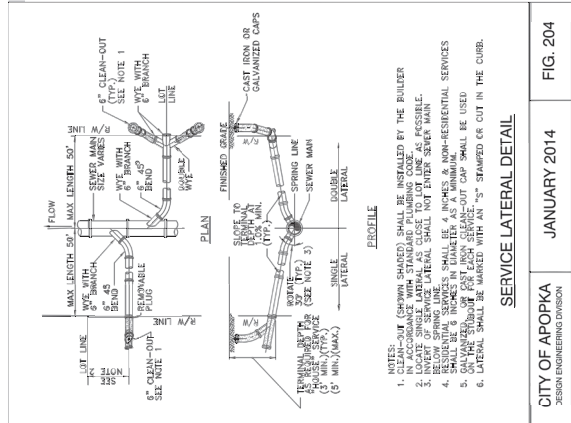
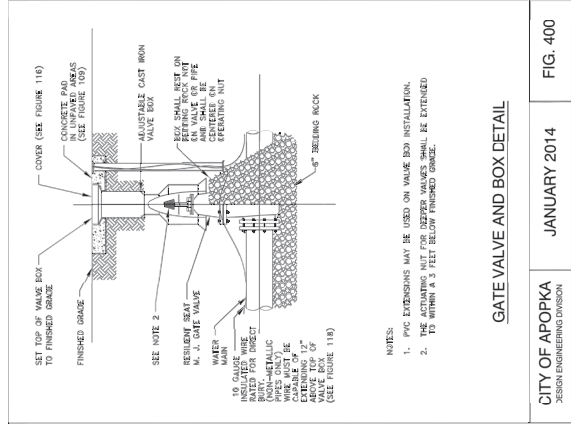
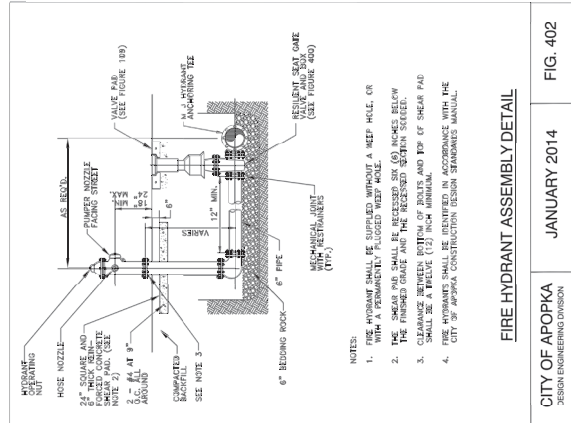
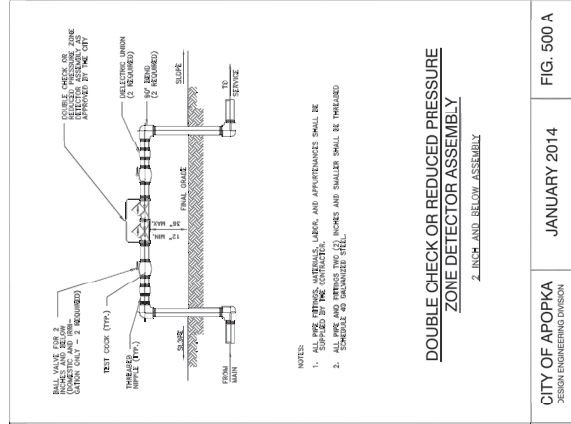
Drawing name: K:\ORL_Civil\249218001-Shops at East Shore ALU\CADD\CONST\CSP\PhonSheet\071 - GARBAGE TRUCK ROUTING PLAN.dwg C7.1 - GARBAGE TRUCK ROUTING PLAN.dwg Dec 12, 2025 11:45am by: Matthew Worsdor

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NOTE:
PROJECT DRIVEWAY WITH FULL DEPTH SUBGRADE, BASE AND 1" MINIMUM LIFT OF ASPHALT, STABILIZED ACCESS ROADWAY AROUND PROPOSED BUILDING AND FIRE HYDRANT REQUIRED TO BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF BUILDING PERMITS.



Drawing name: K:\proj\249218001-shops at east shore of cadd\csp\plansheets\c7.2-FIRE ACCESS ROAD.dwg Dec 12, 2025 11:45am by: Matthew.Wansor
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SHOPPES AT EAST SHORE
MULTI-FAMILY

CONSTRUCTION
DETAILS

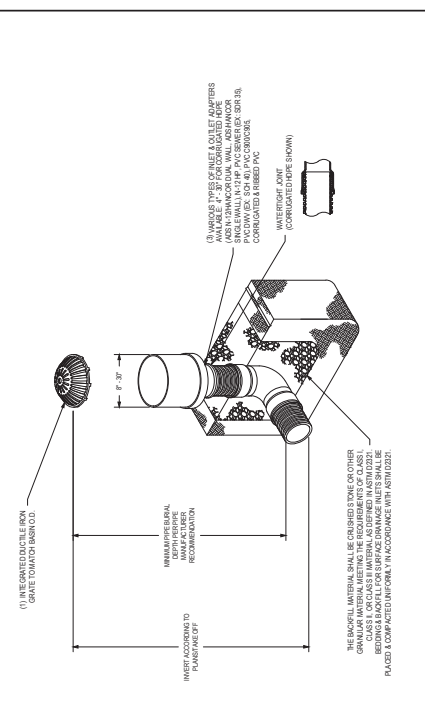
12/12/2025	SCALE AS SHOWN	JORDAN DRAPER, PE
DESIGNED BY JDB	DESIGNED BY JDB	STATE OF
DRAWN BY JDB	DRAWN BY JDB	PROFESSIONAL ENGINEER
CHECKED BY JLD	CHECKED BY JLD	DATE: 12/12/2025



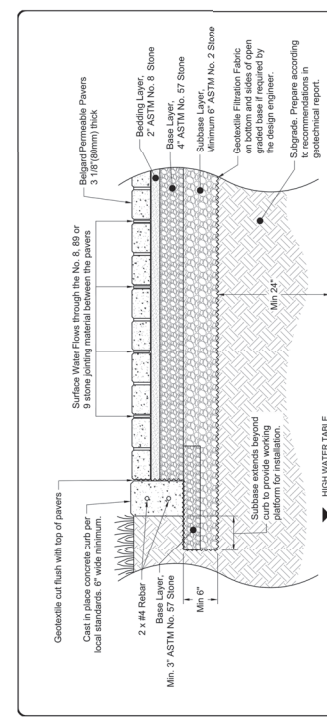
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

10.	REVISIONS	DATE	BY
3	COMPLETION OF DRAFTS & CHANGES	12/12/2023	MMH

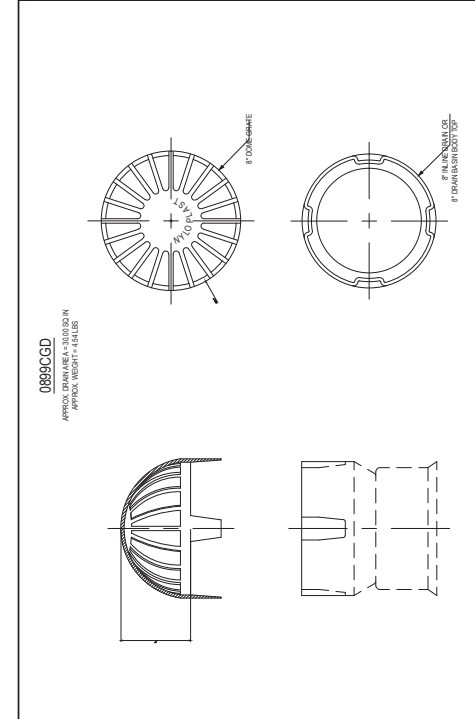
NYLOPLAST INLINE DRAIN WITH DOME GRATE



P. "COVER SHEET" SHALL BE CATTLE BRAND PAPER AND SHOWN TO THE DRAWING CONSULTANT PRIOR TO BEING FINAL, CONFORM TO THE FOLLOWING:	FROM PREVIOUS DRAWING MATERIALS WITH THE FOLLOWING INFORMATION:		15% VERTICAL SCALE 1" = 10'-0"
	TRANSMISSION OF THE LINE CANNOT BE TRANSMISSION OF THE LINE CANNOT BE TRANSMISSION OF THE LINE CANNOT BE		1" = 10'-0"
P. "COVER SHEET" SHALL BE CATTLE BRAND PAPER AND SHOWN TO THE DRAWING CONSULTANT PRIOR TO BEING FINAL, CONFORM TO THE FOLLOWING:	FROM PREVIOUS DRAWING MATERIALS WITH THE FOLLOWING INFORMATION:		1" = 10'-0"
	TRANSMISSION OF THE LINE CANNOT BE TRANSMISSION OF THE LINE CANNOT BE TRANSMISSION OF THE LINE CANNOT BE		1" = 10'-0"



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	BelgardCommercial.com 877-236-4373	Drawing Title: Permeable Paving Detail Drawing Number: MAH Drawing Date: 11/11/2011

[illegible]

Crossroads at Kelly Park

City of Apopka, FL

PROJECT NARRATIVE
LOCATED IN THE KELLY PARK TRANSITION DISTRICT AND VILLAGE CENTER DISTRICT, THIS CROSSROADS AT KELLY PARK PROJECT PROVIDES A MIXTURE OF USES INCLUDING DETACHED SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL. THIS CONSTRUCTION SITE PLAN SUBMITTAL PROPOSES CONSTRUCTION OF THE PROJECT'S MAIN SPINE, ROAD AND ASSOCIATED UTILITIES AND DRAINAGE FACILITIES NECESSARY TO SUPPORT THE PROJECT DEVELOPMENT.

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, EDITION GREEN BOOK, AND CITY OF APOKA REGULATIONS AND SPECIFICATIONS.

PROJECT LOCATION
(ORANGE COUNTY)

ST TEAM

CIVIL ENGINEER
MACKENZIE CERJAN, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4132
MACKENZIE.CERJAN@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
CHRISTINA VIVONA
445 24 TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 236-0616
CHRISTINA.VIVONA@KIMLEY-HORN.COM

GEOTECHNICAL CONSULTANT
JUSTIN BERNABAS, P.E.
UES PROFESSIONAL SOLUTIONS, LLC
3532 MAGGIE BLVD
ORLANDO, FL 32811
JBERNABAS@TEAMUES.COM

PLANNING AND ZONING
CITY OF APOKA PLANNING AND ZONING
100E MAIN STREET
APOKA, FL 32703
(407) 703-1699
CONTACT: JEAN SANCHEZ

BUILDING DIVISION
CITY OF APOKA BUILDING DIVISION
100E MAIN STREET
APOKA, FL 32703
(407) 703-1699
CONTACT: JEAN SANCHEZ

LANDSCAPING AND TREE PRESERVATION
CITY OF APOKA PARKS AND RECREATION
100E MAIN STREET
APOKA, FL 32703
(407) 703-1700

RECLAIM WATER
748E CLEVELAND ST
APOKA, FL 32703
(407) 703-1167
CONTACT: VLADIMIR SMONOVSKI

SANITARY SEWER
748E CLEVELAND ST
APOKA, FL 32703
(407) 703-1627
CONTACT: VLADIMIR SMONOVSKI

FIRE PREVENTION
CITY OF APOKA FIRE DEPARTMENT
100E MAIN STREET
APOKA, FL 32703
(407) 703-1167
CONTACT: JASON HEDERFIELD

WATER
CITY OF APOKA UTILITIES
100E MAIN STREET
APOKA, FL 32703
(407) 703-1777
(888) 328-4500

STORMWATER
CITY OF APOKA WATER MGT. DIST.
4040 RED STREET
APOKA, FL 32703
(407) 703-1777
(888) 328-4500

VICINITY
N.T.S.



Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EROSION CONTROL PLAN
C-101	EROSION CONTROL PLAN
C-102	EROSION CONTROL PLAN
C-150	EROSION CONTROL DETAILS
C-151	EROSION CONTROL DETAILS
C-200	OVERALL PLAN
C-201	SITE PLAN
C-202	SITE PLAN
C-210	APPROVED MASTER PLAN
C-300	PAVING, GRADING AND DRAINAGE PLAN
C-301	PAVING, GRADING AND DRAINAGE PLAN
C-310	MASTER DRAINAGE PLAN
C-330	PUBLIC ROADWAY PLAN AND PROFILE
C-350	PAVING, GRADING AND DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY PLAN
C-450	UTILITY DETAILS
C-451	UTILITY DETAILS
C-600	TRUCK MOVEMENT PLAN
SLC-1	SITE LIGHTING PLAN
SLC-2	SITE LIGHTING PLAN
MOPS	
L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-210	LANDSCAPE SCHEDULE
L-250	LANDSCAPE DETAILS
L-251	LANDSCAPE NOTES AND SPECIFICATIONS
IRI-100	OVERALL IRRIGATION PLAN
IRI-150	IRRIGATION SCHEDULES
IRI-151	IRRIGATION DETAILS
IRI-152	IRRIGATION NOTES AND SPECIFICATIONS

IRRIGATION NOTES AND SPECIFICATIONS

Kimley»»Horn

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811.com

WYLD OAKS MF-2
PREPARED FOR
MADISON COMMUNITIES,
LLC
CITY OF APOKA

SHEET NUMBER
C-000

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
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REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
147922002	11/24/2025		KR	CJ	MRC

COVER SHEET

1

GENERAL CONSTRUCTION NOTES

- [illegible]

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES (E.G., LOCATED WITHIN THE PROJECT SITE, UNLESS OTHERWISE NOTED, INCLUDING BUT NOT LIMITED TO, EXISTING UTILITIES, EXISTING TREES, ETC.), EASEMENTS, AND ADJACENT PROPERTIES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF THE CONTRACTOR'S RESPONSIBILITY TO ASSESS AND REMOVE THE FULL EXTENT OF THE ITEMS SUBJECT TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL CONTACT THE UNDERPINNING FOR REMOVAL OF EXISTING STRUCTURES. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND THE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO FINISH.

PAVING, GRADING AND DRAINAGE NOTES

- [illegible]

15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, EROSION, AND SEDIMENTATION AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS TO RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL LOCATIONS WHERE THERE IS A POSSIBILITY OF CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THE CONTRACTOR SHALL MAINTAIN REMOVE THE BARRIERS AT NO TIME SHALL RE-ENTRY OF TURBIDITY BE ALLOWED. THE WATER QUALITY STANDARDS IN CHAPTER 17.002, FLORIDA ADMINISTRATIVE CODE.
16. SOILS WERE CALLED FOR TO BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL PERMIT MODIFICATION IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE PROTECTED FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNSUITABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER WATER MANAGEMENT DISTRICT RECOMMENDATIONS.

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 2 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2007 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY FLOOD PROTECTION SYSTEMS AS SHOWN ON SEVERAL LINES AND DOMESTIC WATER AND FLOOD PROTECTION SYSTEMS AS SHOWN ON SEVERAL LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
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3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
5. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PPE SHALL NOT EXCEED THE LIMITS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
6. ALL PIPES SHALL BE CLEANED AND JOINT SURFACES WIPED CLEAN AND DRY AFTER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
7. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRUCKING, LAYING AND BACK FILLING SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
9. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMPLETION OF THE PROJECT.
10. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE CONFINING REQUIREMENTS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EQUIPMENT, MATERIALS, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK.

EROSION CONTROL NOTES

8. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPOSED OF THIS CONTRACT DOCUMENT, THE STORM WATER POLLUTION PREVENTION PLAN MANUAL, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
9. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERSONNEL ON THE WORK SITE ARE AWARE OF THE PLAN AND THE STORM WATER POLLUTION PREVENTION SYSTEM GENERAL PERMIT. AFTER PERMIT AND BECOME FAMILIAR WITH THESE CONTENTS.
10. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE STORM WATER POLLUTION PREVENTION PLAN, AS WELL AS THE COSTS INCURRED BY THE CONTRACTOR DURING THE PHASES OF CONSTRUCTION.
11. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES, AS APPLICABLE. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL BMPs AND CONTROLS AS REQUESTED BY THE PERMITTING AGENCY OR OWNER.
12. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
13. THE CONTRACTOR SHALL MAINTAIN CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE PERMITTING AGENCY OR OWNER.
14. CONTRACTOR SHALL DEVELOP AND MAINTAIN TEMPORARY DRAINAGE AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
15. ALL WASTE WATER, OIL, AND FUEL SHALL BE STORED IN EQUIPMENT CLEANING, FILLING, AND FUELING TANKS AND PROPERLY TREATED PRIOR TO DISCHARGE.
16. ALL OIL, GREASE, AND RESIDUAL MATERIALS AND FLUENT BODIES SHALL BE MAINTAINED ON SITE OR RESIDUAL AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT FROM SPRINKLING OR OTHER METHODS OF DUST CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DUST SUPPRESSION OPERATIONS SHALL BE BASED ON DAILY INSPECTIONS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
18. RUBBER, TIRMS, CHROME, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED IN SEPARATE CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PROJECTS THROUGHOUT THE PROJECT. ALL OIL AND STORM WATER DISCHARGE INTO THE WATER BODY OR OTHER RECEIVING WATER BODY SHALL BE PROHIBITED.
19. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. PRACTICAL, BUT NOT NECESSARILY NECESSARY, WHERE CONSTRUCTION IS SOON AS POSSIBLE BEING COMPLETED, TEMPORARILY CEASED.
14. DIRTED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY REVEGETED. REVEGETATION SHALL BE COMPLETED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS STOPPED. THESE AREAS REFER TO SECTION 9.01 OF THE STANDARD SPECIFICATIONS FOR SOILING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL SURFACE OF THE ROADWAY IS SUCH THAT THE GRAVEL SURFACE OF THE ROADWAY IS BEING DAMAGED, THE GRAVEL SURFACE OF THE ROADWAY SHALL BE REPAIRED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF PAVING IS REQUIRED, THE PAVING SHALL BE COMPLETED BEFORE THE WATER AND PAVEMENT BEHIND THE SEDIMENT BARRIER IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE SITE SHALL BE REMOVED AS SOON AS POSSIBLE. MATERIALS NOT BEING REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SWIFT DRAINAGE SYSTEMS IN THE DETENTION POND.
18. ALL TYPES OF TREE STUMPS AND BRANCHES SHALL BE PROTECTED FROM EROSION AND REDEVELOPMENT THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (TOPPOLE REMOVAL, BRANCH REMOVAL, BRANCH CUTTING, BRANCH CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH SPECIAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO CLIMATE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR

MAINTENANCE

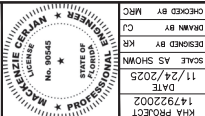
1. ALL MEASURES INITIATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE EROSION AND SEDIMENT CONTROL MANUAL, SHALL BE COMPLETED BY THE END OF THE CONSTRUCTION PERIOD. ANY UNCOMPLETED MEASURES SHALL BE COMPLETED BY THE END OF THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO DETERMINE THAT A GOOD STAND OF SEED HAS BEEN ESTABLISHED. SEEDING AREAS SHALL BE RESEED AS REQUIRED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
3. ALL SLOPES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. REPAIRS SHALL BE COMPLETED WITHIN 72 HOURS OF THE DAMAGE OCCURRING.
4. ALL SLOPES SHALL BE MAINTAINED AT A MINIMUM OF ONE-FOURTH THE HEIGHT OF THE SLOPE.
5. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE ENTRY OF SEDIMENT INTO THE ADJACENT ROADWAY. THERE MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCE(S) AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION AT ALL TIMES. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
7. OUTLET STRUCTURES, IF APPLICABLE, IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE BASINS SHALL BE KEPT FREE OF SEDIMENT. SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REACHED BY SCOURING, MUST BE DREDGED AND DISPOSED OF OFF SITE.
8. ALL SLOPES SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THERE SHALL BE NO CAVE-IN, SLIDING, OR COLLAPSE OF ANY SLOPE DURING THE INSPECTION PERIOD.

TYPICAL ENGINEER OBSERVATIONS

- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
- PRE-CONSTRUCTION MEETING
 - SUBGRADE PREPARATION
 - BASE INSTALLATION
 - PAVEMENT CONSTRUCTION
 - UNDERGROUND PIPING AND UTILITIES INSTALLATION
 - INSTALLATION OF STRUCTURES, DOWNS, HYDRANTS, METERS, ETC.
 - CONSTRUCTION OF FLOOD WALLS
 - CONNECTIONS TO WATER AND SEWER MAINS
 - TESTS OF UTILITIES
- 3RD PARTY TEST REPORTS REQ'D**
- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

3RD PARTY TEST REPORTS REQ'D

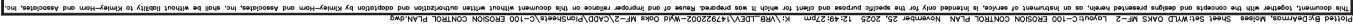
- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
- DENSITY TEST REPORTS
 - BACTERIOLOGICAL TESTS OF WATER SYSTEM
 - PRESSURE TEST OF WATER/SEWER
 - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
 - ANY OTHER TESTING REQUIRED BY THE AGENCY

[illegible]

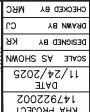
NOTES

WYLD OAKS MF-2
PREPARED FOR
ADISON COMMUNITIES,
LLC
OF APOKA

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.



The image contains two cross-sectional diagrams of a storm sewer inlet, labeled 'GOOD' and 'BAD'.

GOOD: This diagram shows a storm sewer inlet with a curb filter on the side. The storm sewer gate is at the bottom, and there is an overflow gap above it. The storm sewer pipe is shown below the gate.

Labels for GOOD:

- CURB AND GUTTER INLET
- OVERFLOW GAP
- STORM SEWER GATE
- STORM SEWER
- STORM SEWER GATE (COMPLETELY COVERED)
- CURB FILTER

BAD: This diagram shows a storm sewer inlet with a dandy cliff (or improved equal) on the side. The storm sewer gate is at the bottom, and there is an overflow gap above it. The storm sewer pipe is shown below the gate. There is also a manhole opening and an adjacent pough below the gate.

Labels for BAD:

- DANDY CLIFF (OR IMPROVED EQUAL)
- MANHOLE
- OVERFLOW GAP
- ADJACENT POUGH
- STORM SEWER GATE
- STORM SEWER
- CURB OPENING (WITHOUT GATE)

SILT DIKE ON EXISTING PAVEMENT

[illegible]

N.T.S.

SWPPP INFORMATION SIGN

NOTES:

1. "SHIPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SHEET.

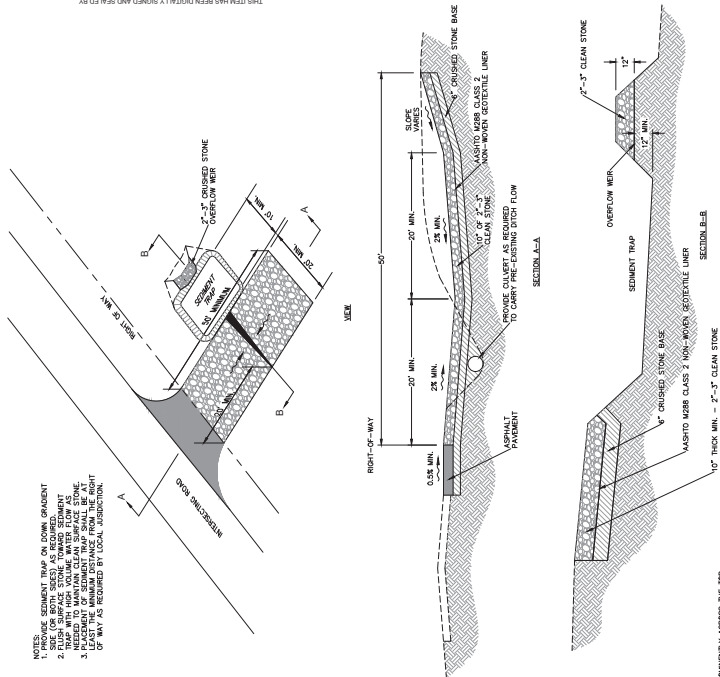
2. SHEET SHALL BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD, OR OTHER MATERIAL, CAPABLE OF WITHSTANDING ALL WEATHER CONDITIONS TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

3. SHEET INFORMATION SIGN MUST BE LOCATED NEAR THE GENERAL FOOT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE OVERSEER. ALL LOCATED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY MARKED LOCATION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE CONTRACTOR SHALL STOP THEIR STORM WATER AND/OR EROSION AND LOCALIZATION OF THE SHEET. RELATED PERMITS ON THE SHEET AS REQUIRED BY THE LOCAL AGENCIES.

4. SHEET SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND SHALL BE CONSTRUCTED OF A RIGID MATERIAL, CAPABLE OF WITHSTANDING ALL WEATHER CONDITIONS TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SHEEP

CONSTRUCTION EXIT



SILT FENCE INSTALLATION

NOTES:

1. PROVIDE SEDIMENT TRAP ON DOWN GRADENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

NOTES:
INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

ATTACHING TWO SILT FENCES

POST THE END OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

ROVATE BOTH POSTS AT LEAST 18" INTO THE GROUND AND COVER WITH THE FABRIC MATERIAL TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DRIVE BOTH POSTS 18" INTO THE GROUND AND BURY FLAP

DIRECTION OF RUNOFF WATERS

Section 21	Name	Title	Company Name, Address and Phone Number	Date

Section 10	Describe all temporary and permanent modifications to existing structures, processes and equipment, including any new equipment, that will be required to properly and safely conduct the proposed research.
Section 11	BUT FENCE AND LANDSCAPING OF THE SITE THE FENCE IS 1000 METERS LONG AND 10 METERS HIGH. THE FENCE IS 1000 METERS LONG AND 10 METERS HIGH. THE FENCE IS 1000 METERS LONG AND 10 METERS HIGH. Section 11 Describe all temporary and permanent modifications to existing structures, processes and equipment, including any new equipment, that will be required to properly and safely conduct the proposed research.
Section 12	BUT FENCE AND LANDSCAPING OF THE SITE Describe all temporary and permanent modifications to existing structures, processes and equipment, including any new equipment, that will be required to properly and safely conduct the proposed research.
Section 13	THE FENCE AND LANDSCAPING OF THE SITE Describe all temporary and permanent modifications to existing structures, processes and equipment, including any new equipment, that will be required to properly and safely conduct the proposed research.

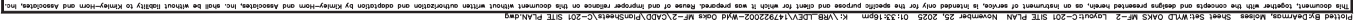
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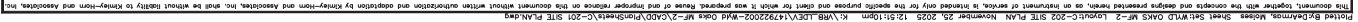
KHA PROJECT	147922002
DATE	11/24/2025
SCALE AS SHOWN	
DESIGNED BY	KR
DRAWN BY	CJ
CHECKED BY	MRC



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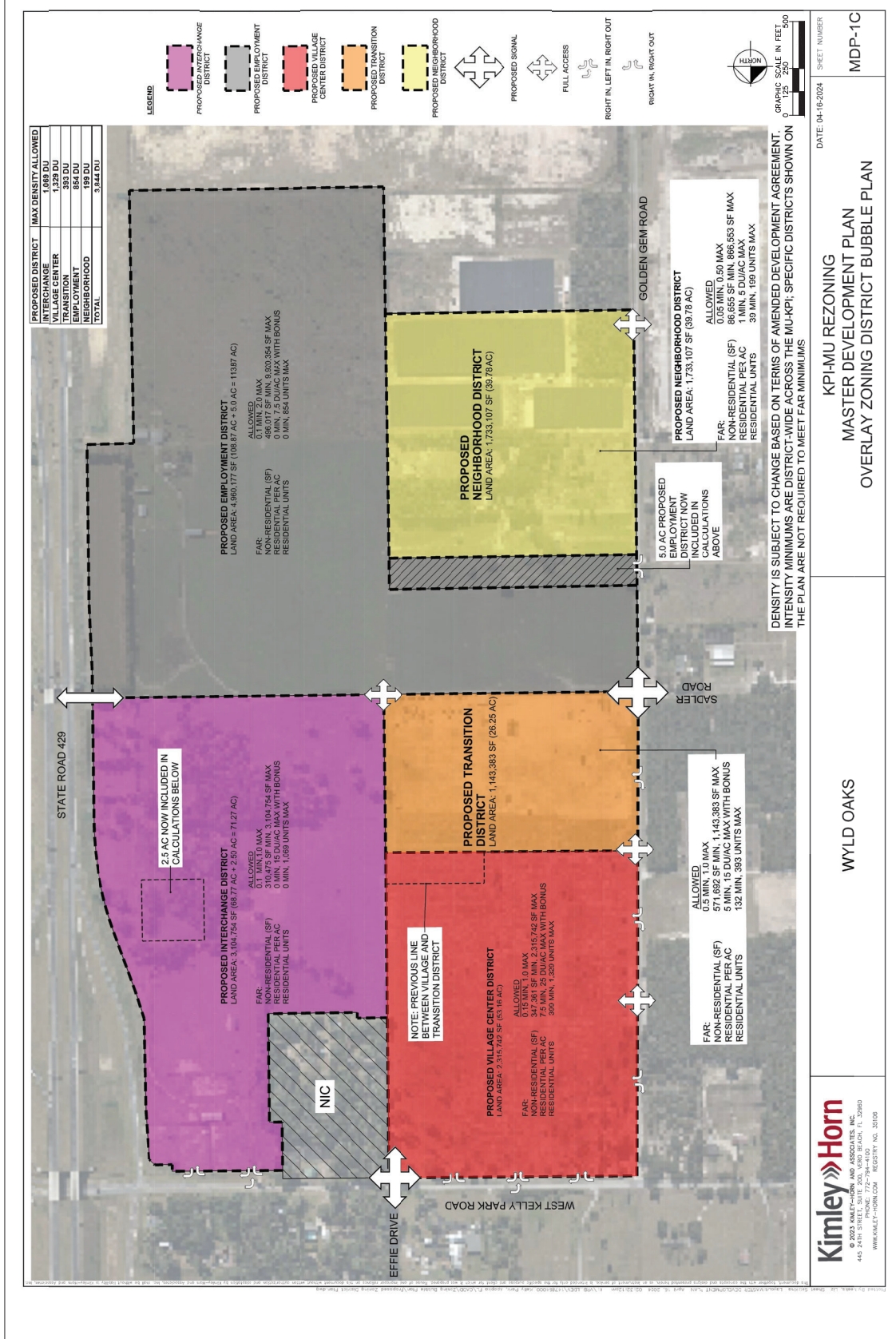




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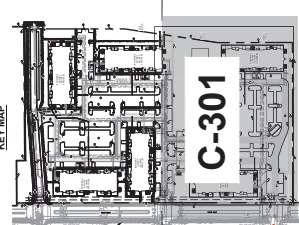
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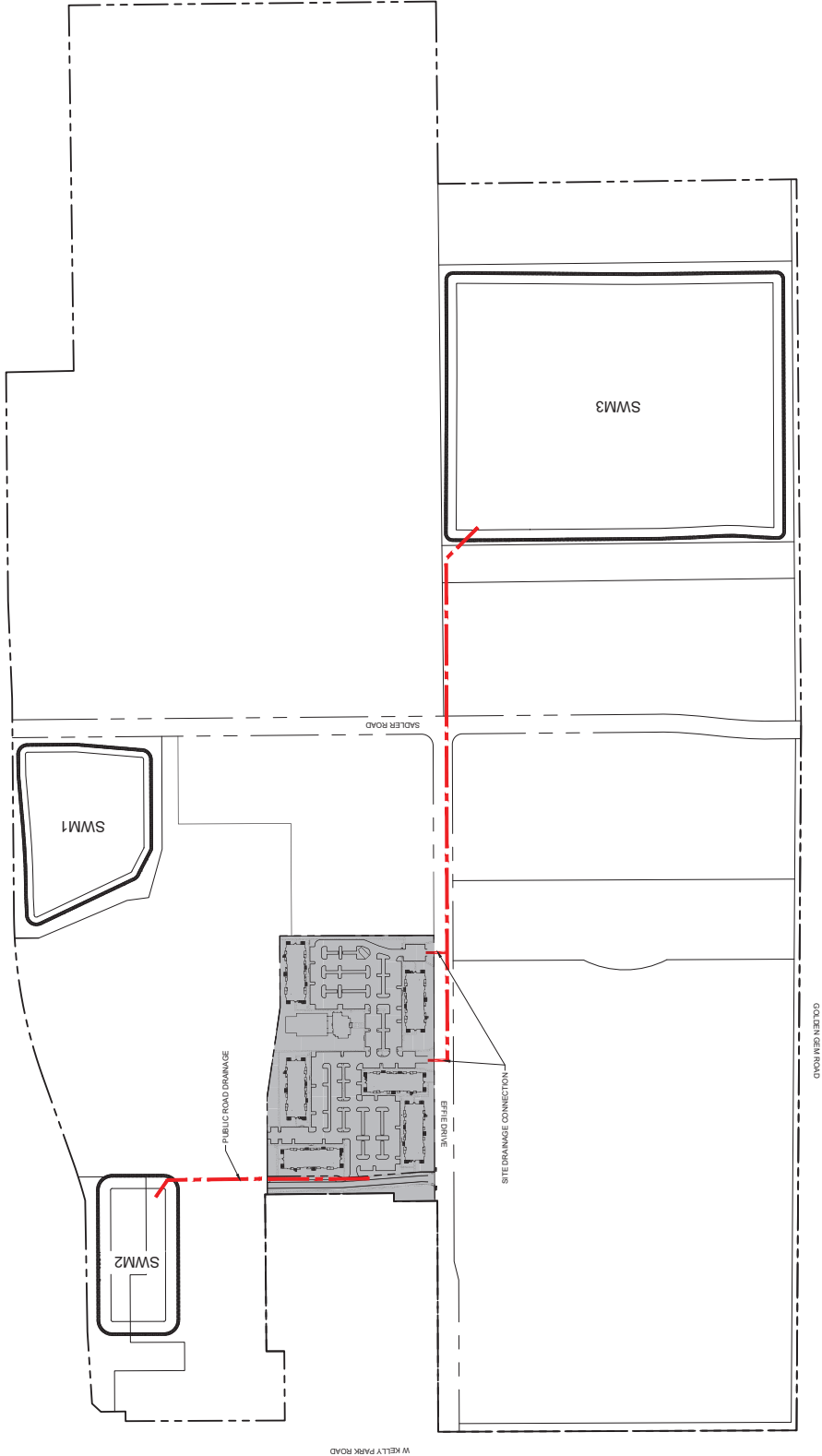
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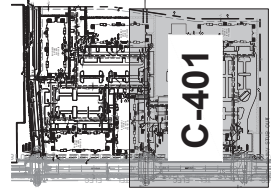
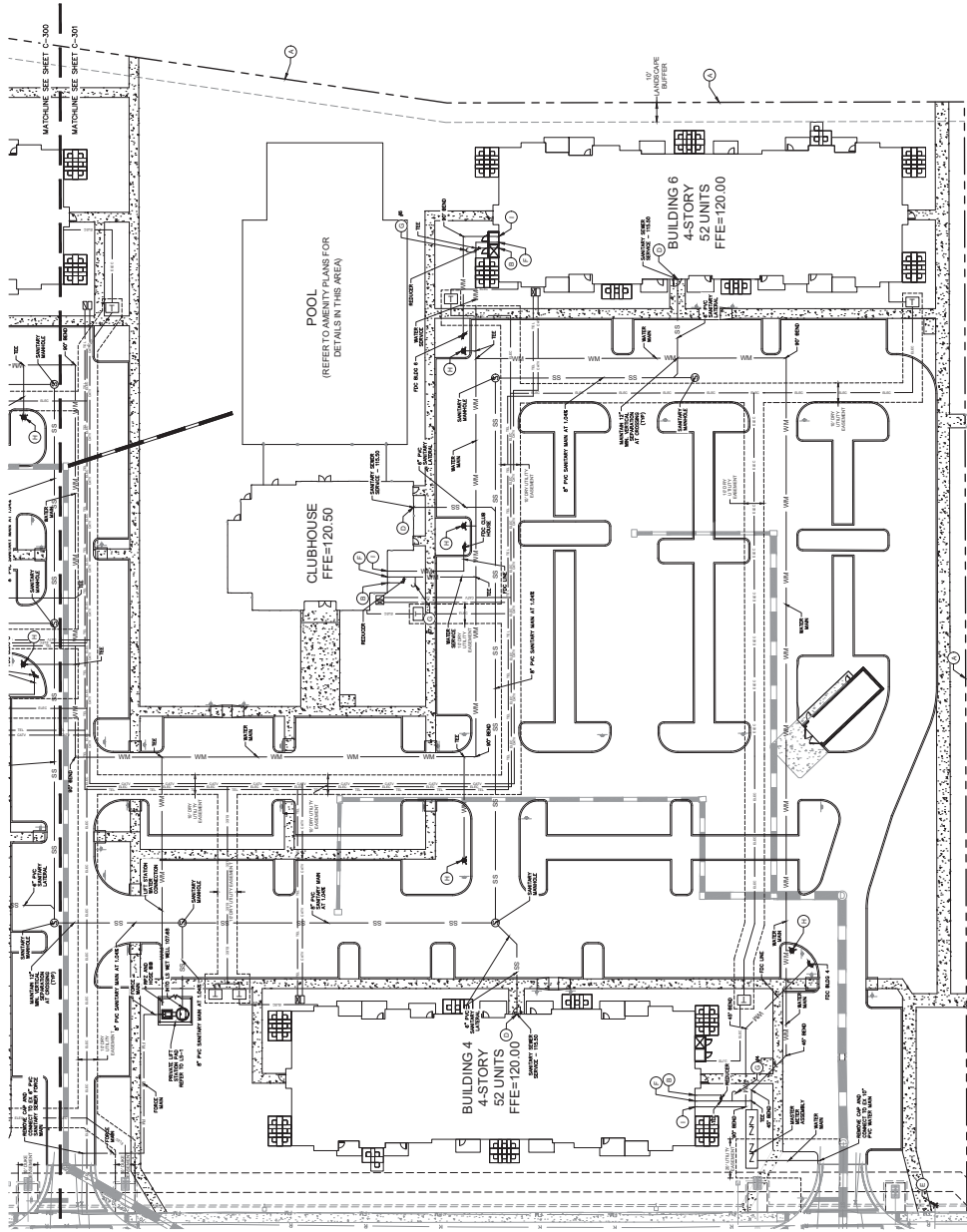
GRAPHIC SCALE IN FEET



A horizontal graphic scale with tick marks at 0, 100, 200, and 400 feet. The scale is labeled "GRAPHIC SCALE IN FEET" above it.



NOTE: PRIVATE FIRE SERVICE MAIN SHOWN FOR ALIGNMENT PURPOSES ONLY. FIRE SERVICE MAIN TO BE DESIGNED BY A LICENSED FIRE SERVICE DESIGNER. PRIVATE FIRE SYSTEM MAIN DESIGN INSTALLATION IS PER NFPA 24. PLUMBING CONTRACTOR MUST SECURE FIRE SERVICE PERMIT.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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WYLD OAKS MF-2
PREPARED FOR
MADISON COMMUNITIES, LLC
CITY OF APOKA
FL

UTILITY PLAN

KHA PROJECT	147922002	DATE	11/24/2025	SCALE AS SHOWN	DESIGNED BY	KR	DRAWN BY	CJ	CHECKED BY	MRC
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REGISTRY NO. 35106

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[illegible]

LEGEND

A PROPERTY LINE

B DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONNECTION)

C LIGHT POLE (TYP.) REFER TO PHOTOGRAPHIC RECORD

D SANITARY SEWER CONNECTION (REFER TO PLUMBING PLANS FOR CONNECTION)

E EXISTING FIRE HYDRANT

F EXISTING LINE CONNECTION (REFER TO MEP PLANS FOR CONNECTION)

G SAMPLE POINT

H FIRE HYDRANT

I FIRE DEPARTMENT CONNECTION (FDC) LINE (REFER TO MEP PLANS FOR CONNECTION)

_____ MM	_____	WATER LINE	_____
_____ MM	_____	EXISTING MAIN	_____
_____ MM	_____	PROPOSED 48" WAVE, SAND LINE SIZE	_____
_____ MM	_____	MARKET STREET ASSESSMENT PER CITY DEBARS	_____
_____ MM	_____	THIRD HYDRANT	_____
_____ MM	_____	FIRE DEPARTMENT CONNECTION (FDC)	_____
_____ MM	_____	EXISTING 12" WATER MAIN	_____
_____ MM	_____	PROPOSED 12" SANDY LINE SIZE	_____
_____ MM	_____	EXISTING 8" WATER MAIN	_____
_____ MM	_____	PROPOSED 8" SANDY LINE SIZE	_____
_____ MM	_____	PROPOSED 6" SANDY LINE SIZE	_____
_____ MM	_____	PROPOSED 4" SANDY LINE SIZE	_____
_____ MM	_____	PROPOSED 3" SANDY LINE SIZE	_____
_____ MM	_____	EXISTING 2" FILL	_____
_____ MM	_____	TRANSFORMER ON CONCRETE PAD	_____
_____ MM	_____	EXISTING 12" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 12" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 10" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 8" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 6" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 4" ELECTRIC LINE	_____
_____ MM	_____	PROPOSED 3" ELECTRIC LINE	_____

UTILITY NOTES

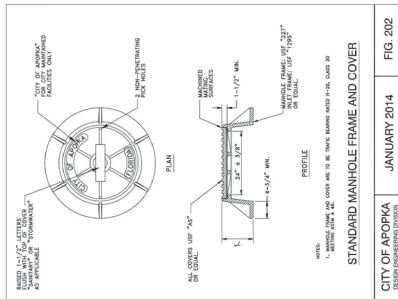
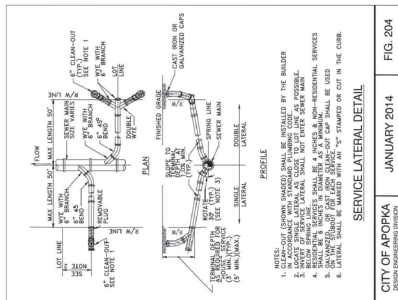
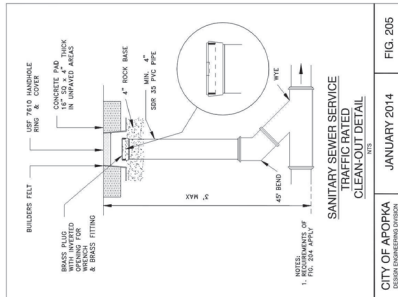
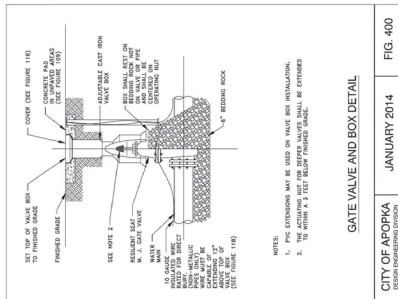
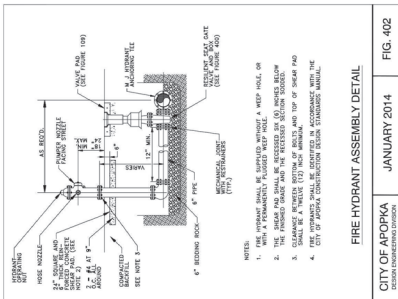
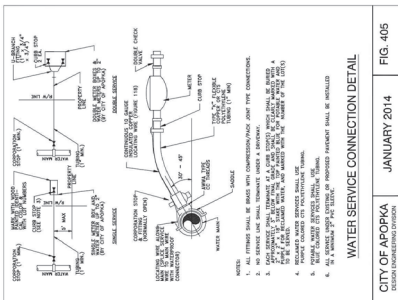
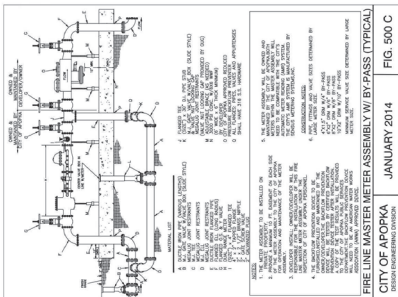
1. SEE NOTES, SHEET C-400
2. FIRE FLOW CALCULATIONS FOUND ON SHEET C-400
3. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT RELY SOLELY ON LABELED LENGTHS FOR BIDDING PURPOSES.

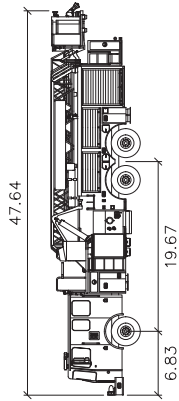
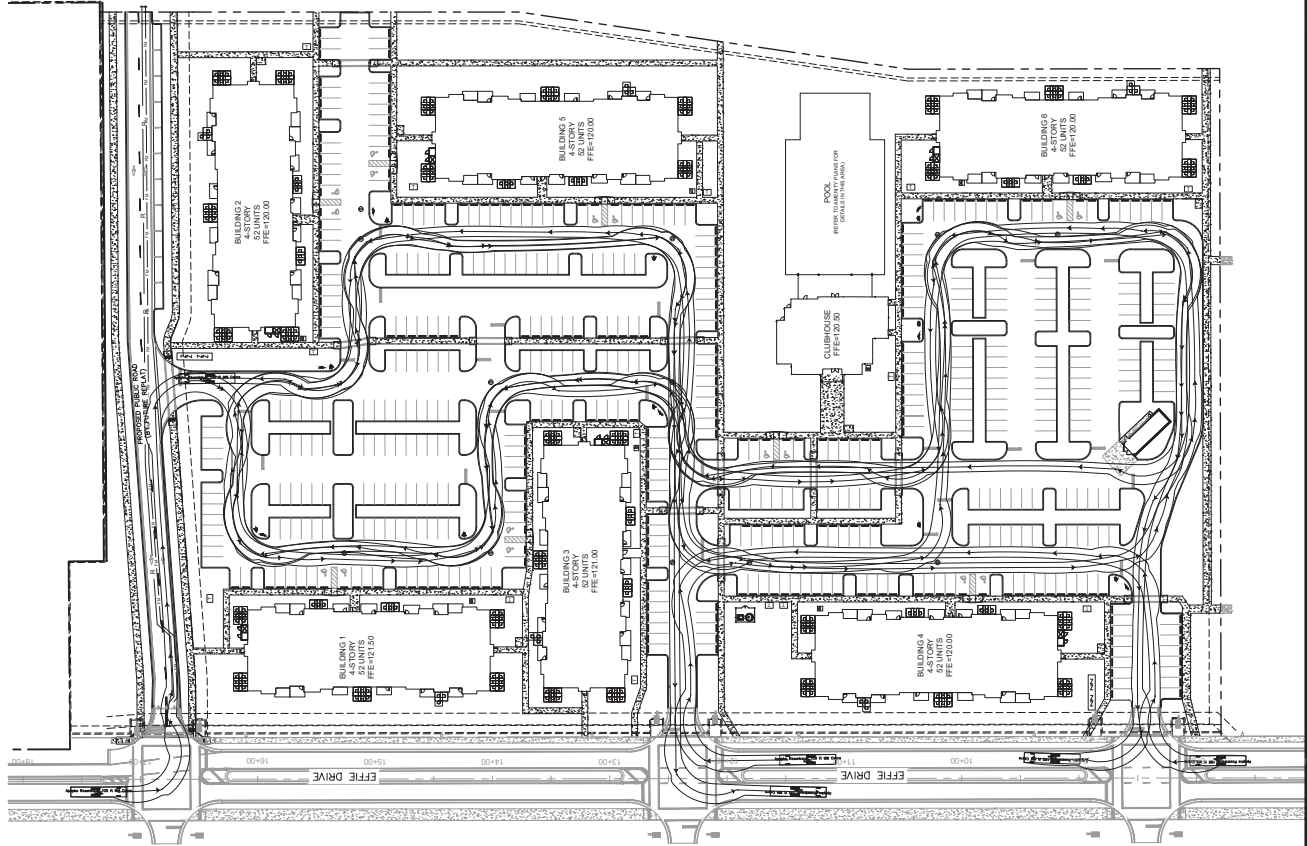
A vertical graphic scale in feet. It consists of a vertical line with horizontal tick marks at 0, 15, 30, and 60 feet. The text "GRAPHIC SCALE IN FEET" is written vertically along the left side of the scale.



Diagram illustrating the Fire Dept. Connection (FDC) components and dimensions:

- 6"**: Dimension for the vertical riser pipe.
- 3'**: Dimension for the horizontal distance from the riser to the connection point.
- FINISH GRADE**: Indicated by a shaded area representing the ground level.
- OL Pipe**: Outside Line Pipe.
- RETAINER GLAND BY MECA LUG OR APPROVED EQUIV.**: Component used to secure the pipe to the structure.
- THRUST BLOCK**: A concrete block used to anchor the pipe and prevent movement.
- 90° M.J. BEND**: A 90-degree mechanical joint bend.
- M.J. SWING CHECK VALVE**: A mechanical joint swing check valve.
- FIRE DEPT. CONNECTION (FDC)**: The overall assembly for fire department water supply.





Apopka Rosenbauer 100 ft MM Cobra

Width : 8.41 feet
Track : 7.75 feet
Lock to Lock Time : 6.0 seconds
Steering Angle : 46.0 degrees

THE PRESENCE OF A SUNSHINE 801 SIGN SHALL BE
APPLICATED ON THE PROJECT CONTRACTORS
ADDRESSING THIS ISSUE
Always call 811 two full business days before you dig to
have underground utilities located and marked.



NO.	REVISIONS	DATE	BY

Kimley-Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT
147322002
DATE
11/24/2025
SCALE AS SHOWN
DESIGNED BY KH
CHECKED BY MRC
DRAWN BY CJ

**TRUCK MOVEMENT
PLAN**

WYLD OAKS MF-2
PREPARED FOR
MADISON COMMUNITIES, LLC
CITY OF APOPKA

SHEET NUMBER
C-600

