APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
March 18, 2026 9:00 AM
Apopka City Hall Commission Chambers

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-25-49 Hermit Smith Industrial - Construction Site Plan (CSP), 2nd Submittal**
   Owner(s): Marilyn S Boughan Trust
   Applicant(s): 1828 Engineering LLC - Luke Classon
   Location: 95 Hermit Smith Road, 135 Hermit Smith Road
   Proposed Use: Small Modular Building and Private Lift Station
   Project Manager: Amer Hamza

2. **CSP-26-6 - 1250 Ocoee Apopka - Construction Site Plan (CSP), 1st Submittal**
   Owner(s): Resende Correa Holdings LLC
   Applicant(s): Mint Homes USA LLC - Jeffrey Sanon
   Location: 1250 Ocoee Apopka Road
   Proposed Use: Three Single Story Commercial Retail Buildings
   Project Manager: Jun Sohn

SUBDIVISION

CONSTRUCTION SITE PLAN

1. **CSP-25-38 - Springhaven (fka Chandler Hills) - Construction Site Plan (CSP), 3rd Submittal**
   Owner(s): Mega GNG LLC, Yoo Shik Um Irrevocable Trust, Un Yoo Shik, PM S-1 REO LLC, Matthew E Shaw Deborah B Shaw, 4625 Chandler Rd LLC, Walter H Robinson III, Daphne J Martin, Jacob Christian Snavely, Walter H Robinson III, Windy Hill Greenhouse Inc and Orchid Estates Community Homeowners Association
   Applicant(s): 1828 Engineering Inc - Luke Classon
   Location: 2126 West Kelly Park Road, 2136 West Kelly Park Road, 2228 West Kelly Park Road, 2250 West Kelly Park Road, 2350 West Kelly Park Road, West Kelly Park Road, 4481 Chandler Road, 4501 Chandler Road, 4506 Chandler Road, 4509 Chandler Road, 4514 Chandler Road, 4613 Chandler Road, 4625 Chandler Road, 4641 Chandler Road, Chandler Road, and Jason Dwelley Parkway
   Proposed Use: Development of Single Family Subdivision
   Project Manager: Bobby Howell

DISCUSSION

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

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such

invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN
FOR
HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA
OCPA ID# 01-21-27-0000-00-029 & 01-21-27-0000-00-081

LEGAL DESCRIPTION PER WRIGHTPSM, LLC ON MAY 9, 2025 :

THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING EAST AND WEST OF HERMIT SMITH ROAD

AND THE WEST 200 FEET OF THE NORTH 660 FEET OF THE EAST THREE QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT OF WAY FOR HERMIT SMITH ROAD.

TOGETHER WITH THOSE EASEMENTS, RIGHTS, TERMS AND CONDITIONS SET FORTH IN THAT DECLARATION AND RESERVATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT, BY MARILYN S. BOUGHAN, AS TRUSTEE, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER, 1988, KNOWN AS TRUST NUMBER B-101, RECORDED AUGUST 06, 2003, IN OFFICIAL RECORDS BOOK 7035, PAGE 3449 , IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS CORRECTED AND RE-RECORDED SEPTEMBER 10, 2007, IN OFFICIAL RECORDS BOOK 9428, PAGE 2024 , IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND AS FURTHER CORRECTED IN THAT CORRECTIVE DECLARATION AND RESERVATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT, RECORDED OCTOBER 05, 2012, IN OFFICIAL RECORDS BOOK 10453, PAGE 8531 , IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH THOSE EASEMENTS, RIGHTS, TERMS AND CONDITIONS SET FORTH IN THAT DECLARATION OF NON-EXCLUSIVE UTILITIES, INGRESS AND EGRESS EASEMENT BY AND AMONG MARILYN S. BOUGHAN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER, 1988, KNOWN AS TRUST NUMBER B-101, RAYNOR APOPKA LAND MANAGEMENT, LLC, AND EAGLES LANDING AT OCONEE, LLC F/K/A EAGLES LANDING AT OCONEE, INC., RECORDED JUNE 24, 2015, IN OFFICIAL RECORDS BOOK 10940, PAGE 6649 , IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROJECT TEAM:

APPLICANT/DEVELOPER
DALFEN INDUSTRIAL
CONTACT: GEOFF KASE, P.E.
100 MATSONFORD ROAD, SUITE 215
WAYNE, PENNSYLVANIA 19087
PHONE: (484) 883-5683
EMAIL: MAIN GKASE@DALFEN.COM

ENGINEER
1828 ENGINEERING, LLC
ENGINEER: LUKE CLASSON, P.E.
2400 MAINTLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
PHONE: (407) 558-2228
EMAIL: LCLASSON@1828ENG.COM

SURVEYOR
WRIGHTPSM, LLC
SURVEYOR: WILLIAM J. WRIGHT, P.S.M.
2225 53RD AVE
VERO BEACH, FL 32966
PHONE: (772) 538-1858
EMAIL: INFO@WRIGHTPSM.COM

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING
ENVIRONMENTALIST: JOSEPH GALLETTI
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969
EMAIL: JOE@BIO-TECHCONSULTING.COM

GEOTECHNICAL ENGINEER
INTERTEK-PSI
ENGINEER: ROBERT A. TROMPKE, P.E.
1748 33RD STREET
ORLANDO, FLORIDA 32839
PHONE: (407) 304-5560
EMAIL: ROBERT.TROMPKE@INTERTEK.COM

UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT: DIANA ALMODOVAR P.E.
PHONE: (407) 703-1731

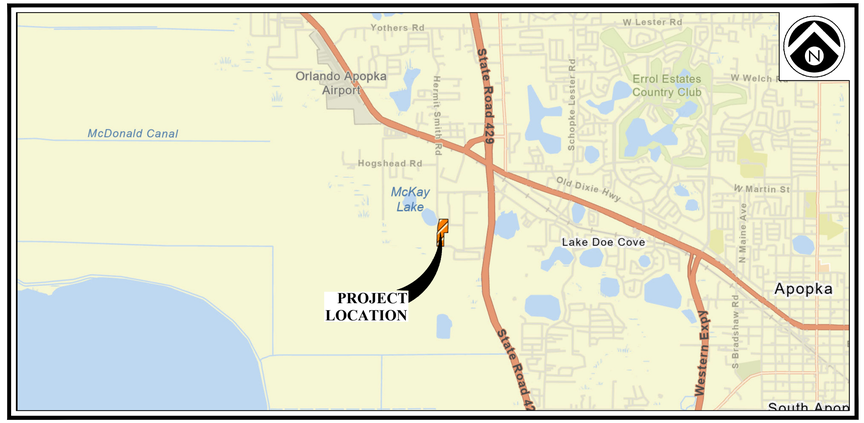
SOLID WASTE COLLECTION:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FLORIDA 33716
CONTACT: GARY BLEVINS
PHONE: (813) 302-0800

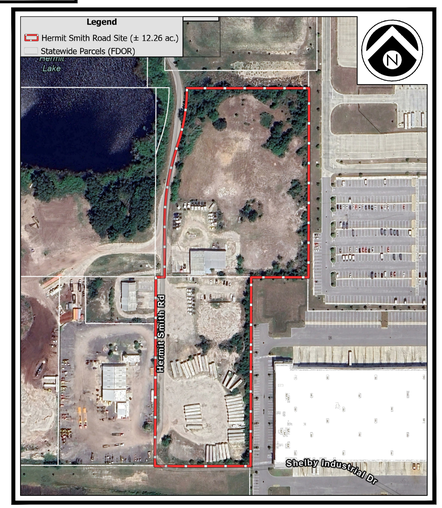
TELEPHONE/FIBER:
CENTURY LINK
1325 BLAIRSTONE RD RM 113
TALLAHASSEE, FLORIDA 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 815-3144

GAS
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
CONTACT: MINGO COLON
PHONE: (407) 656-2734

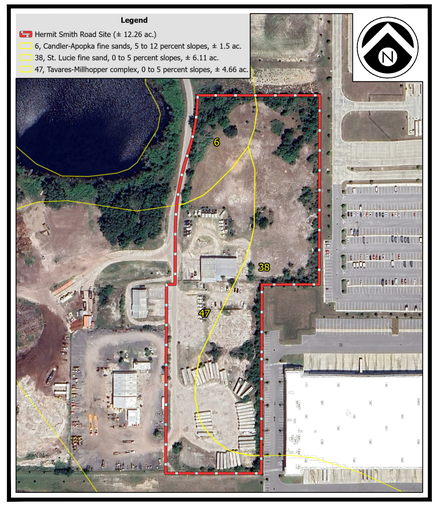
POWER:
DUKE ENERGY
3300 EXCHANGE PL
LAKE MARY, FLORIDA 32746
PHONE: (407) 629-1010



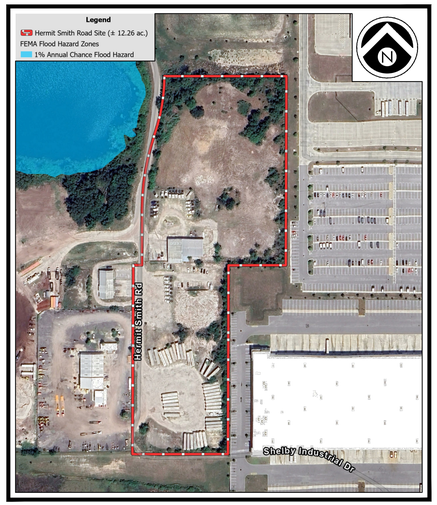
LOCATION MAP
SCALE: 1" = 1 MI



AERIAL MAP
SCALE: 1" = 250'



SOILS MAP
SCALE: 1" = 250'



FEMA FLOOD MAP
SCALE: 1" = 250'

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	ALTA BOUNDARY SURVEY

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	CONSTRUCTION SITE PLAN			
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			

REV.	DATE	DESCRIPTION
1		
2		
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10		

LUKE CLASSON LICENSE No. 77068 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Luke C. Classon, PE
DN: cn=Luke M Classon
Date: 2026.02.10 13:57:12 -05'00'
STATE OF 2/10/26

This item has been digitally signed and sealed by Luke C. Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\COVER SHEET.dwg Plotted:2/10/2026 By:tmoore

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF APOPKA, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983, WITH THE WEST LINE OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, HAVING AN OBSERVED BEARING OF N00°15'21"E.

2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: ORANGE COUNTY BENCHMARK"J1750011", ELEV=120.946' (NAVD88)

3. ALL TRAFFIC CONTROL DEVICES AND SIGNAGE SHALL MEET OR EXCEED CURRENT F.D.O.T. AND MUNICIPALITY SPECIFICATIONS, AND MEET THE REQUIREMENTS OF CHAPTER 316 FLORIDA STATUTES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A DETERMINATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY OTHER CONTRACTORS WHO MAY BE PERFORMING WORK AT THE PROJECT SITE.

6. EXISTING FACILITIES THAT ARE NOT SHOWN TO BE DEMOLISHED AND ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.

7. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON THE JOB SITE AN ACCURATE & UP TO DATE SET OF AS-BUILT DRAWINGS. THESE DRAWINGS SHALL INCLUDE LOCATIONS AND ELEVATIONS OF MAINS, FITTINGS, VALVES, SERVICES, CASINGS, AND OTHER APPURTENANCES AS WELL AS ANY DEVIATIONS FROM THAT WHICH IS SHOWN IN THE PLANS. THESE AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK FOR HIS REVIEW AND USE.

8. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING & OBTAINING ALL REQUIRED PERMITS AS REQUIRED BY ALL REGULATORY AUTHORITIES.

10. ALL REINFORCED CONCRETE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.

11. ALL EARTHWORK SHALL BE SODDED/SEEDED UNLESS OTHERWISE NOTED.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.

2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.

3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.

4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.

5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.

6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.

7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

8. CONTRACTOR TO REFER TO ORANGE COUNTY DETAILS AS NEEDED.

9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.

12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.

13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GENERAL NOTES
MINOR DEVELOPMENT PLAN / CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/12/2025

SCALE: N.T.S.
PROJECT: DAL-001
SHEET: C1.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

This item has been digitally signed and sealed by Luke Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified:12/16/2025 By:tmoore Plotted By:tj moore

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%

- SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- FIRE MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER
- SAMPLE POINT

RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

100 LF OF 24" RCP @ 0.20%

- STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- ASPHALT MILLINGS
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 10 / C1.0 — DETAIL REFERENCE
- ×100.00 — SPOT ELEVATION
- LOT TYPE "A" FFE=100.00 — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- 50 — STATE ROADS
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- A — A — CROSS SECTION DETAIL

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

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

REV.	DATE	DESCRIPTION	BY
△	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

ABBREVIATIONS & SYMBOLS
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN
HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ | DESIGNED: T. MOORE | CHECKED: L. CLASSON | DATE: 10/21/2025

SCALE: N.T.S. | PROJECT: DAL-001 | SHEET: C1.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/10/26

This item has been digitally signed and sealed by Luke A. Classson, PE on the date adjacent to the seal.
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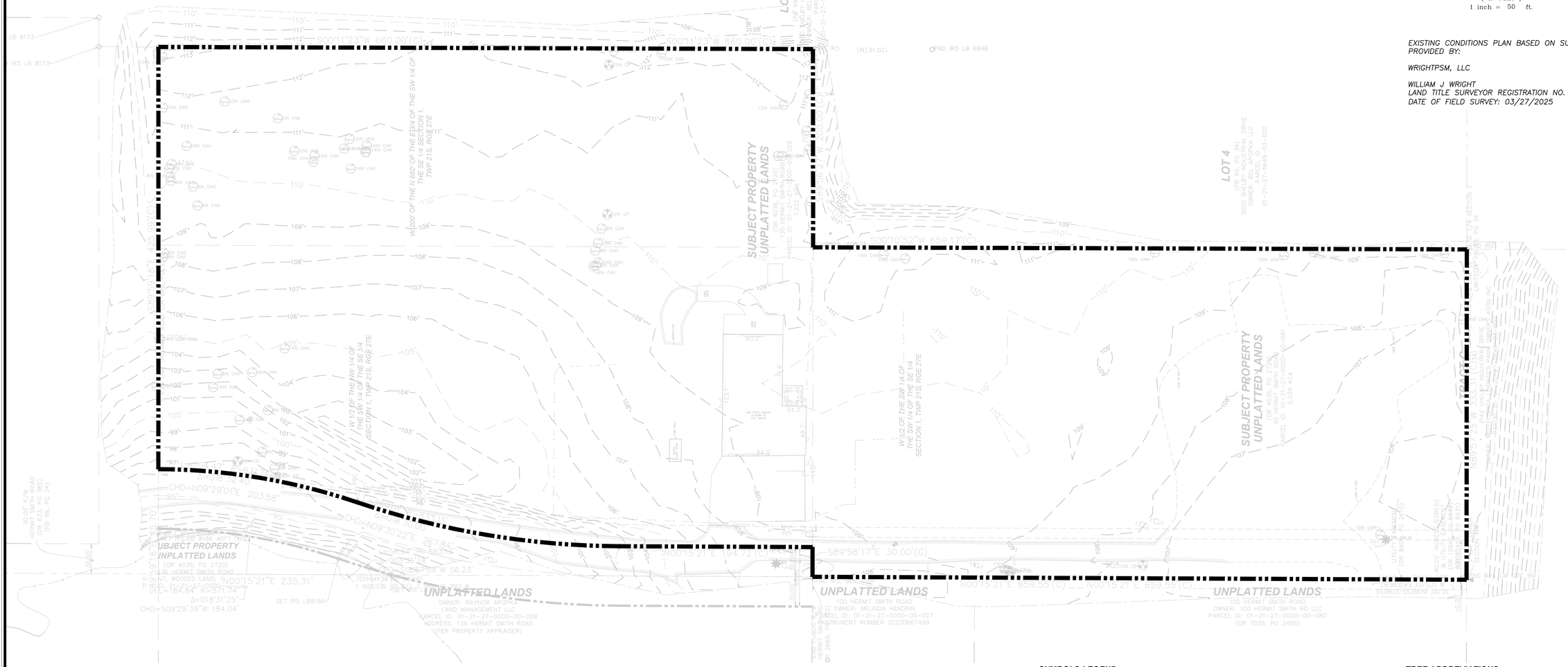
P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\ABBREVIATIONS & SYMBOLS.dwg Modified:12/15/2025 By:tmoore Plotted By:tj moore

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983, WITH THE WEST LINE OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST HAVING AN OBSERVED BEARING OF N00°15'21"E. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: ORANGE COUNTY BENCHMARK "J1750011", ELEV.=120.946' (NAVD88)
3. ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
4. ONLY PERMANENT ABOVE GROUND IMPROVEMENTS LOCATED BY THIS FIRM. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE PAINTED MARKINGS VISIBLE IN THE FIELD AT THE SAME TIME OF SURVEY. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED WITHOUT PHYSICAL EXCAVATION. NO GUARANTEE IS MADE AS TO THE CORRECTNESS OR COMPLETENESS OF UNDERGROUND FEATURES SHOWN. ALWAYS CALL 811 BEFORE DIGGING.
5. NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, LANDFILL, RECENT EARTHWORK CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED ON PREMISES AT THE TIME OF FIELDWORK OTHER THAN SHOWN HEREON.
6. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WERE OBSERVED AT THE TIME OF FIELDWORK.
7. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM. NO GUARANTEE IS MADE AS TO THE COMPLETENESS OF TITLE SEARCH PROVIDED BY OTHERS. PROPERTY MAY BE SUBJECT TO EASEMENTS RESTRICTIONS, RESERVATIONS AND RIGHT OF WAY RECORDS IF AN INCOMPLETE SEARCH WAS PROVIDED.
8. SUBJECT PROPERTY SHOWN ON THIS SURVEY IS ONE AND THE SAME AS THAT DESCRIBED IN THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON. REFERENCED TITLE COMMITMENT INCLUDES LANDS "AND EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4" WHICH ARE NOT PRESUMED TO BE INCLUDED IN SUBJECT PROPERTY.
9. SUBJECT PROPERTY IS CONTIGUOUS, WITH NO GAPS OR GORES DISCOVERED DURING THE COURSE OF THIS SURVEY.
10. ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED, UNLESS NOTED OTHERWISE.
11. PROPERTY IS ACCESSED DIRECTLY BY WAY OF THE PUBLIC RIGHT OF WAY OF HERMIT SMITH ROAD, AS SHOWN.
12. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17-17.051.
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.
14. NO ZONING REPORT LETTER WAS SUPPLIED TO THIS FIRM. ZONING INFORMATION MAY BE ADDED TO SURVEY ONCE IT IS RECEIVED.
15. TREE IDENTIFICATIONS SHOWN HEREON ARE TO BEST OF FIELD SURVEYOR'S ABILITY, AND SHOULD BE FIELD VERIFIED BY AN APPROPRIATELY LICENSED PROFESSIONAL WHERE NECESSARY.
16. FEMA NATIONAL FLOOD HAZARD BOUNDARIES SHOWN ON THIS SURVEY ARE DERIVED FROM GIS INFORMATION. BASED ON PLOT OF GIS INFORMATION, BUILDING APPEARS TO LIE ENTIRELY WITHIN ZONE X, AS SHOWN.
17. LEGAL DESCRIPTION SHOWN PER REFERENCED TITLE COMMITMENT.



ABBREVIATIONS LEGEND

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

SYMBOLS LEGEND

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

TREE ABBREVIATIONS

00IN	=DIAMETER AT BREAST HEIGHT(INCHES)
CP	=CABBAGE PALM
OAK	=OAK TREE
FIG	=STRANGLER FIG
FIC	=FICUS
GL	=GUMBO LIMBO
MAGN	=MAGNOLIA
CYP	=CYPRESS
UNK	=UNKNOWN TREE

- =COMMON TREE TYPES
- =SPECIMEN TREE
- =PINE TREE
- =CABBAGE PALM
- =OTHER PALM
- =TREE CLUSTER

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

WRIGHTPSM, LLC

WILLIAM J WRIGHT
LAND TITLE SURVEYOR REGISTRATION NO. 6868
DATE OF FIELD SURVEY: 03/27/2025

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REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL EXISTING CONDITIONS MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/8/2025
SCALE: 1" = 50'
PROJECT: DAL-001
SHEET: C2.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

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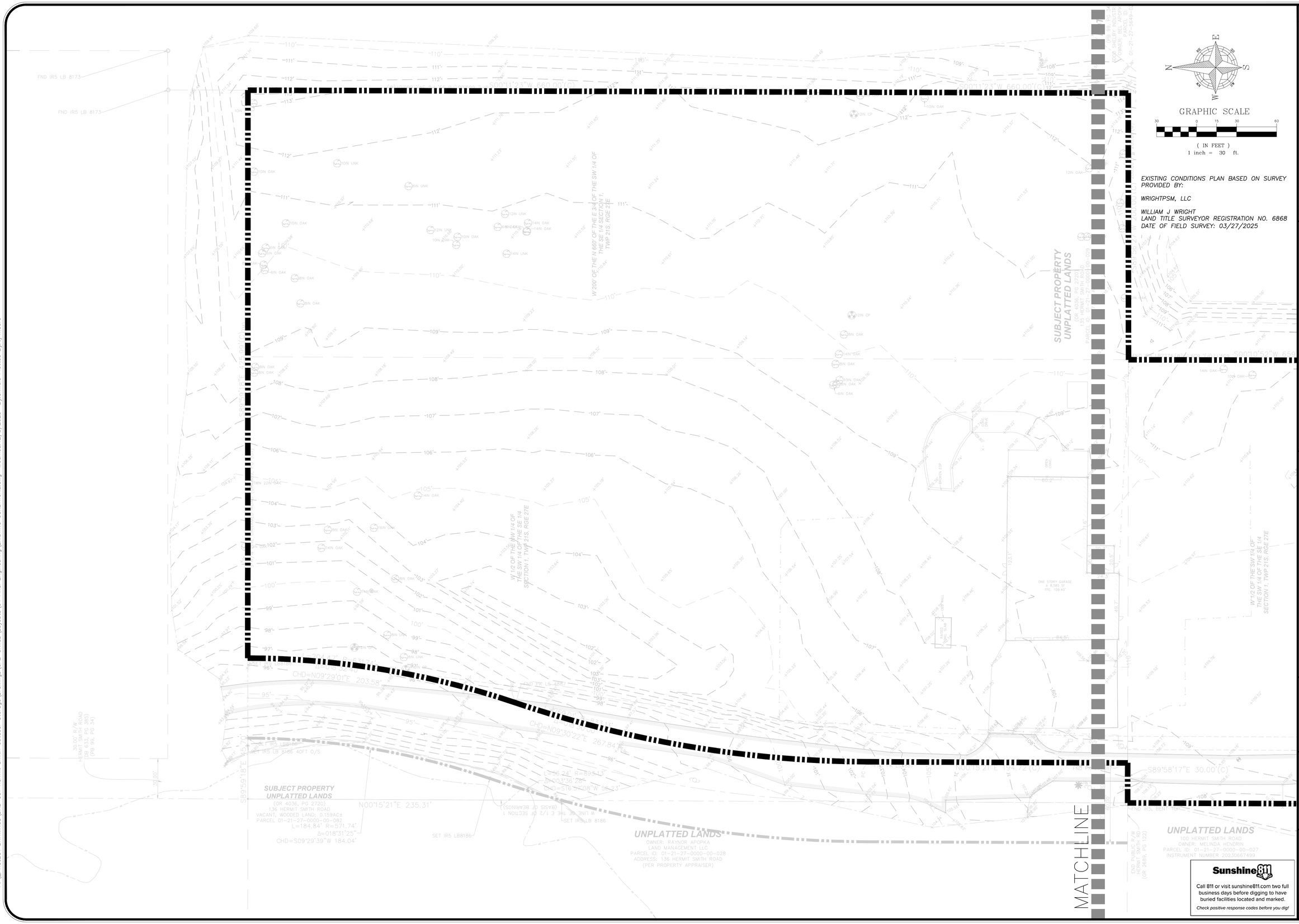
P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:12/8/2025 By:bkillelo Plotted By:tj moore

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:12/8/2025 By:kkillelea Plotted By:tj moore


FND IR5 LB 8173
FND IR5 LB 8173
W 200' OF THE N 660' OF THE E 3/4 OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TWP 21S, RGE 27E
W 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TWP 21S, RGE 27E
W 1/2 OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TWP 21S, RGE 27E
SUBJECT PROPERTY
UNPLATTED LANDS
(OR 4036, PG 2720)
136 HERMIT SMITH ROAD
VACANT, WOODED LAND; 0.159AC±
PARCEL 01-21-27-0000-00-082
L=184.84' R=571.74'
Δ=018°31'25"
CHD=S09°29'39"W 184.04'
SUBJECT PROPERTY
UNPLATTED LANDS
(OR 4036, PG 2720)
136 HERMIT SMITH ROAD
VACANT, WOODED LAND; 0.159AC±
PARCEL ID: 01-21-27-0000-00-029
UNPLATTED LANDS
OWNER: RAYNOR APOPKA LAND MANAGEMENT, LLC
PARCEL ID: 01-21-27-0000-00-028
ADDRESS: 136 HERMIT SMITH ROAD
(PER PROPERTY APPRAISER)
UNPLATTED LANDS
100 HERMIT SMITH ROAD
OWNER: MELINDA HENDRIX
PARCEL ID: 01-21-27-0000-00-027
INSTRUMENT NUMBER 202306667499
MATCHLINE
30.00' R/W
HERMIT SMITH ROAD
(DB 633, PG 395)
(PB 99, PG 34)
END PUBLIC R/W
HERMIT SMITH RD
(OR 2699, PG 122)
SET IR5 LB8186
SET IR5 LB 8186
SET IR5 LB 8186 40FT O/S
FND IR5 LB 8186
FND IR5 LB 8186
FND IRS, BENT 100
(BASIS OF BEARINGS) N 00°15'21" E ALONG THE E LINE OF SECTION 1
S89°59'18"E 425.99'(C)
S89°58'17"E 30.00'(C)
N00°15'21"E 235.31'
N00°15'21"E 194.72'(C)
CHD=N09°29'01"E 203.58'
CHD=N09°30'22"E 267.84'
L=56.24' R=893.33'
Δ=003°36'25"
CHD=S16°52'08"W 56.23'
L=201.47' R=1,031.00'
Δ=011°11'58"
CHD=S10°39'21"W 201.09'
L=201.47' R=1,031.00'
Δ=011°11'58"
CHD=S10°39'21"W 201.09'
L=184.84' R=571.74'
Δ=018°31'25"
CHD=S09°29'39"W 184.04'
L1
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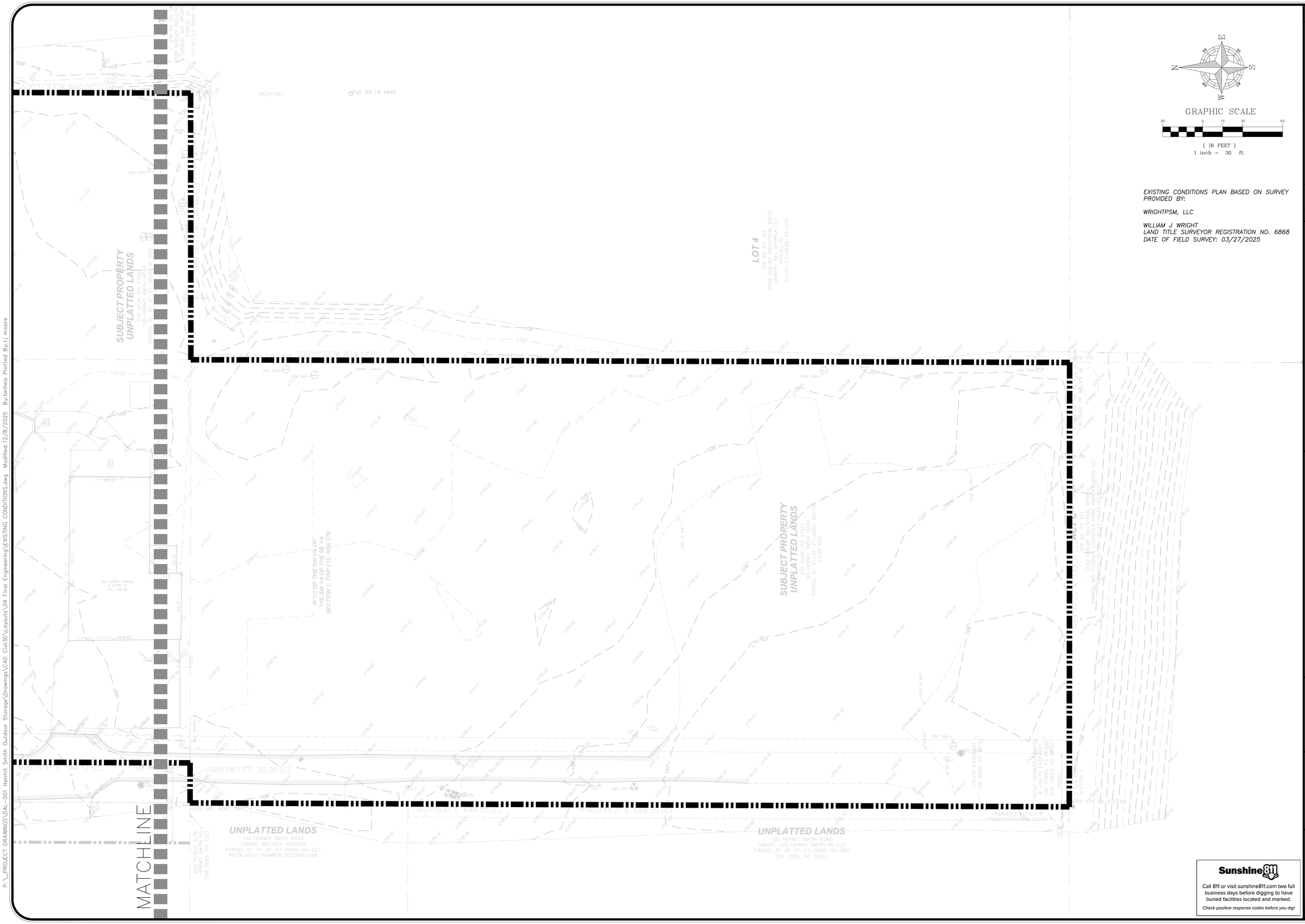

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

WRIGHTPSM, LLC

WILLIAM J WRIGHT
LAND TITLE SURVEYOR REGISTRATION NO. 6868
DATE OF FIELD SURVEY: 03/27/2025

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS - SOUTH
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

SCALE:	DRAWN:	DESIGNED:	CHECKED:	DATE:
1" = 30'	K. GOMEZ	T. MOORE	L. CLASSON	12/8/2025

PROJECT: DAL-001
SHEET: C2.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

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EROSION CONTROL NOTES:

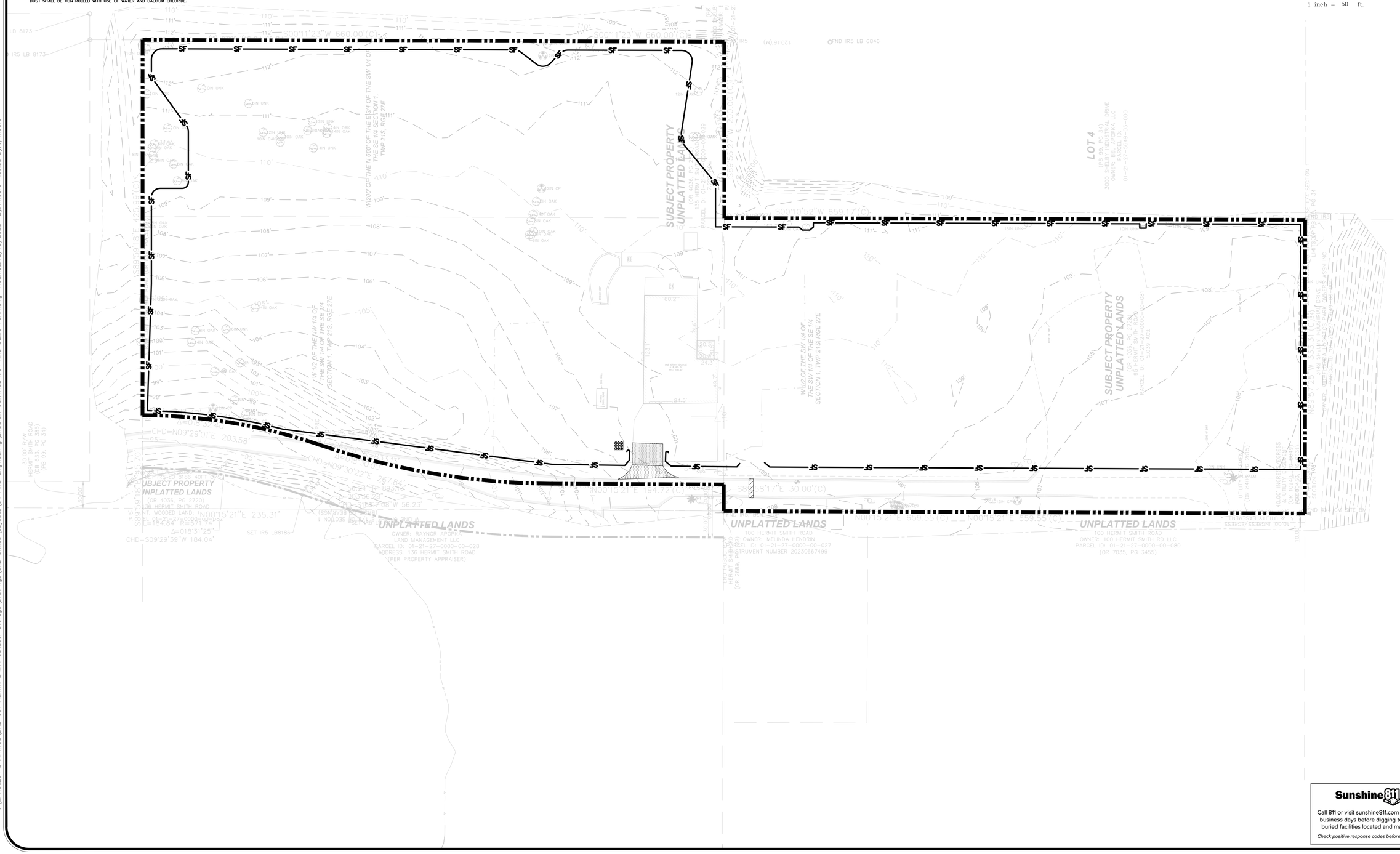
AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR, CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK MEDES, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. STOCKPILING MATERIAL:
   NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. EXPOSED AREA LIMITATION:
   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
3. INLET PROTECTION:
   INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. TEMPORARY SEEDING:
   AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
5. TEMPORARY SEEDING AND MULCHING:
   SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.
6. TEMPORARY GRASSING:
   THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. TEMPORARY REGRASSING:
   IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
8. MAINTENANCE:
   ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. DUST ABATEMENT:
   DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OR IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.1 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D EROSION PROTECTION STANDARDS.
13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD PROCEDURES.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



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REV.	DATE	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026

DESCRIPTION

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL EROSION CONTROL MOT AND DEMO PLAN
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/15/2025

SCALE: 1" = 50'
PROJECT: DAL-001
SHEET: C2.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

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PLEASE REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREES TO REMAIN (TYP.)

3,430 LF SILT FENCE (TYP.) (1 / C2.6)

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

APPROXIMATE LIMITS OF SEPTIC TANK TO REMAIN. LOCATION TO BE FIELD VERIFIED PRIOR TO SITE DEMO.

DEMO BROKEN PAVEMENT AND CONCRETE DRIVE

DEMOLISH ±160 LF OF EXISTING FENCE

DEMOLISH ±300 LF OF EXISTING FENCE

EXISTING BUILDING TO REMAIN

PLEASE REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREES TO REMAIN (TYP.)

CONTRACTOR TO ABANDON/CAP WELL PER SJRWMD AND FDEP REGULATIONS (TYP.)

DEMOLISH ±462 LF OF EXISTING FENCE

DEMO EXISTING CBS WALL AND RAISED CONCRETE SLAB

DEMO EXISTING FENCE ALONG PROPERTY BOUNDARY

EXISTING CONCRETE PAVEMENT TO REMAIN

CONSTRUCTION ENTRANCE (2 / C2.6)

EXISTING DRIVEWAY APRON TO REMAIN

(3 / C2.6) CONCRETE WASHOUT

BEGIN 105 LF SILT FENCE (TYP.) (1 / C2.6)

END 105 LF SILT FENCE (TYP.) (1 / C2.6)

END 3,430 LF SILT FENCE (TYP.) (1 / C2.6)

(1 / C2.6) BEGIN 3,430 LF SILT FENCE (TYP.)

DEMOLISH AND INSTALL NEW SLIDING GATE/FENCE

CONTRACTOR TO INSTALL APPROPRIATE DIVERSION RIDGE AND EROSION CONTROL MEASURES AT CONSTRUCTION ENTRANCE AS APPROVED BY NPDES AND TAKE STANDARD BEST MANAGEMENT PRACTICES (BMP'S)

DEMOLISH ±462 LF OF EXISTING FENCE

CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS ROADWAY. ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION OR BETTER.

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING LIGHT POLE DURING CONSTRUCTION (TYP.)

LIMITS OF C… PROPOSED … EXISTING CT…

SUBJECT PROPERTY
UNPLATTED LANDS
(OR 4036, PG 2720)
136 HERMIT SMITH ROAD
VACANT, WOODED LAND; 0.159ACE
PARCEL 01-21-27-0000-00-082

UNPLATTED LANDS
OWNER: RAYNOR APOPKA LAND MANAGEMENT LLC
PARCEL ID: 01-21-27-0000-00-028
ADDRESS: 136 HERMIT SMITH ROAD
(PER PROPERTY APPRAISER)

SUBJECT PROPERTY
UNPLATTED LANDS

MATCHLINE

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

Sunshine811
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Check positive response codes before you dig!

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

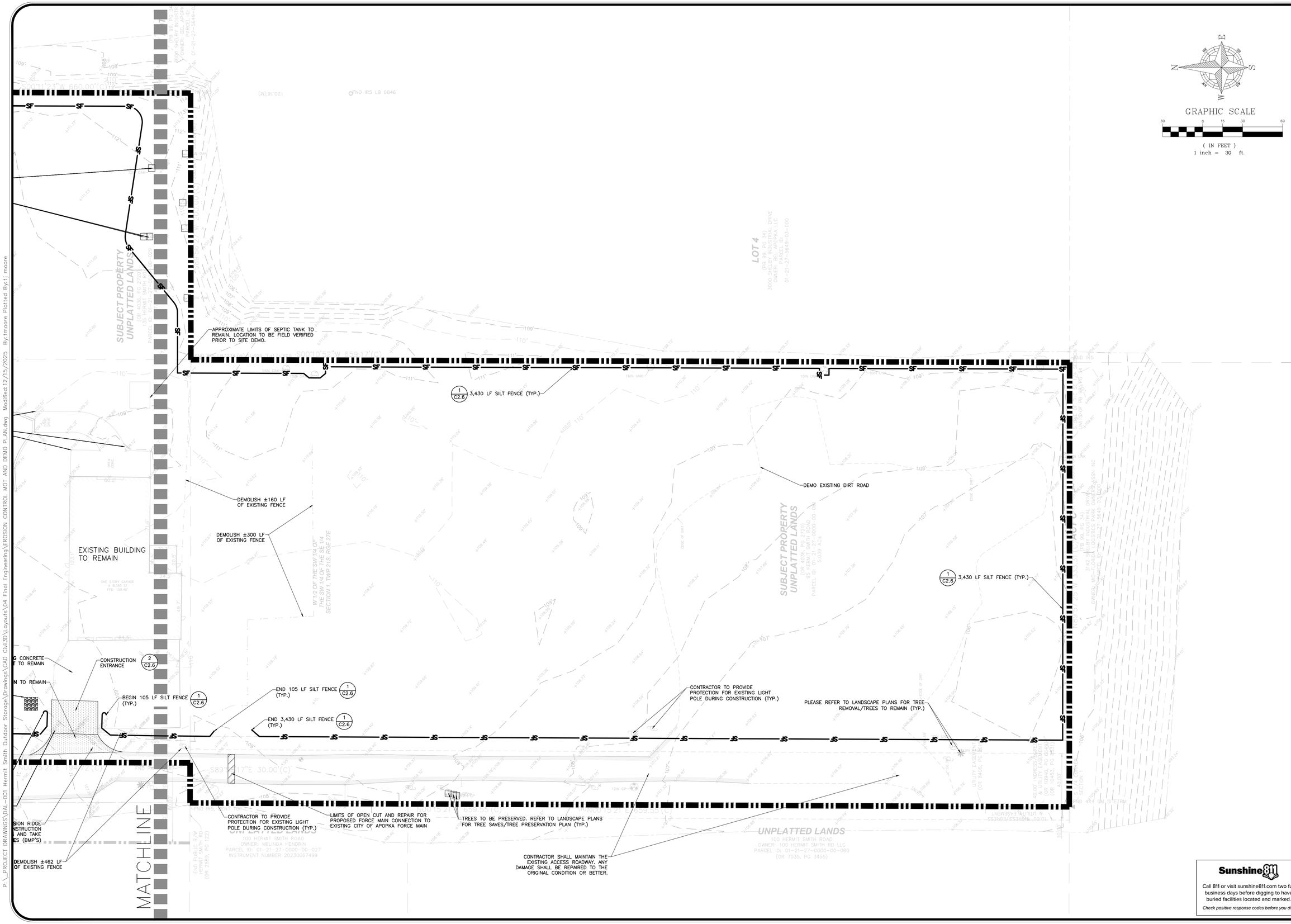
EROSION CONTROL MOT AND DEMO PLAN – NORTH
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/15/2025
SCALE: 1" = 30'
PROJECT: DAL-001
SHEET: C2.4

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/10/26

This item has been digitally signed and sealed by Luke R. Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL MOT AND DEMO PLAN.dwg Modified:12/15/2025 By:tmoore Plotted By:tj moore

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EROSION CONTROL MOT AND DEMO PLAN – SOUTH
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/15/2025

SCALE: 1" = 30'
PROJECT: DAL-001
SHEET: C2.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 2/10/26 PROFESSIONAL ENGINEER

Sunshine811

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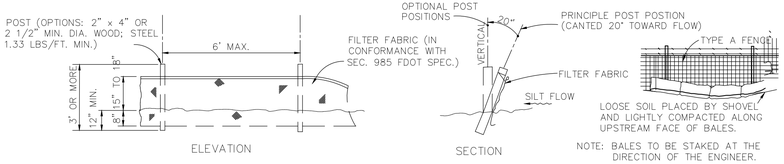
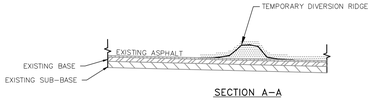


NOTE

SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

1 TYPE III SILT FENCE DETAIL
N.T.S.



SECTION A–A

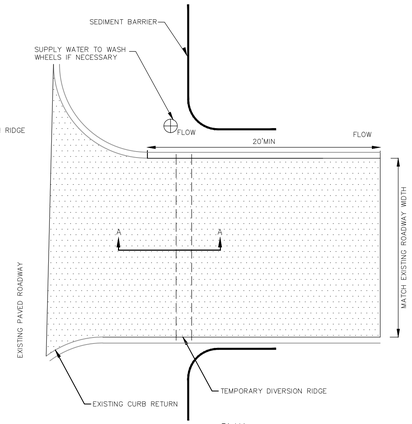
NOTE(S):
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT TRAPS SEDIMENT FROM REACHING THE PUBLIC RIGHT-OF-WAY.

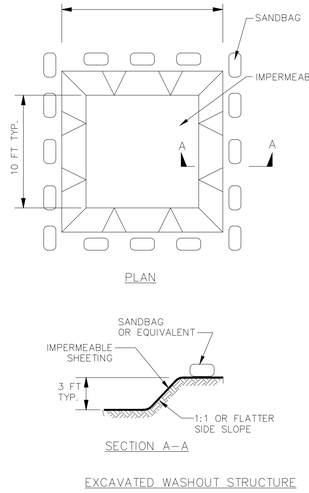
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.

5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.



PLAN

2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



EXCAVATED WASHOUT STRUCTURE

NOTES:

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

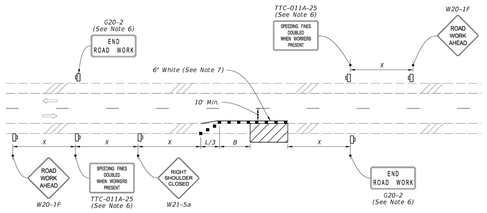
3 CONCRETE WASH OUT

NOTE:

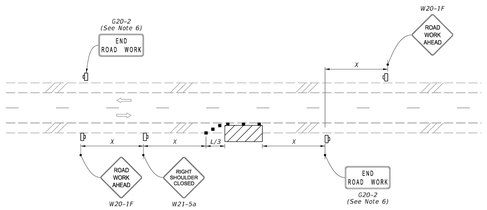
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Lane Identification and Direction of Traffic

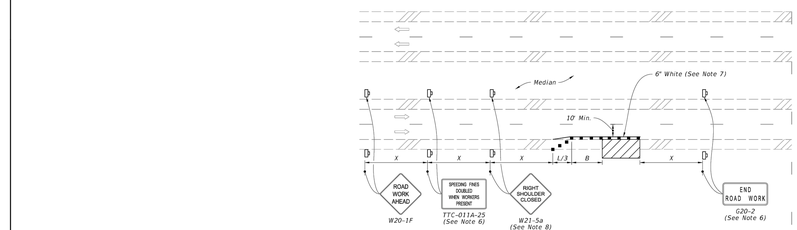


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

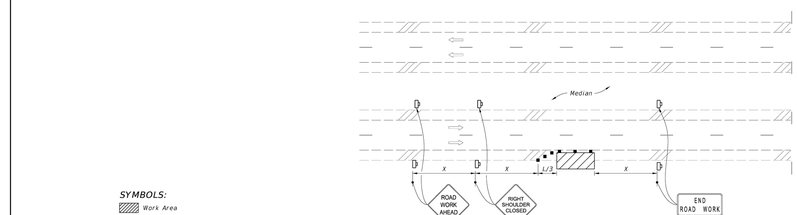


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/25					102-602	1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/25					102-602	2 of 2

4 MAINTENANCE OF TRAFFIC – WORK WITHIN SHOULDER
N.T.S.

BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS – DATED 01/16/2026	01/16/2026	1

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EROSION CONTROL AND MOT DETAILS
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/15/2025

SCALE: N.T.S.
PROJECT: DAL-001
SHEET: C2.6

LIKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
210026

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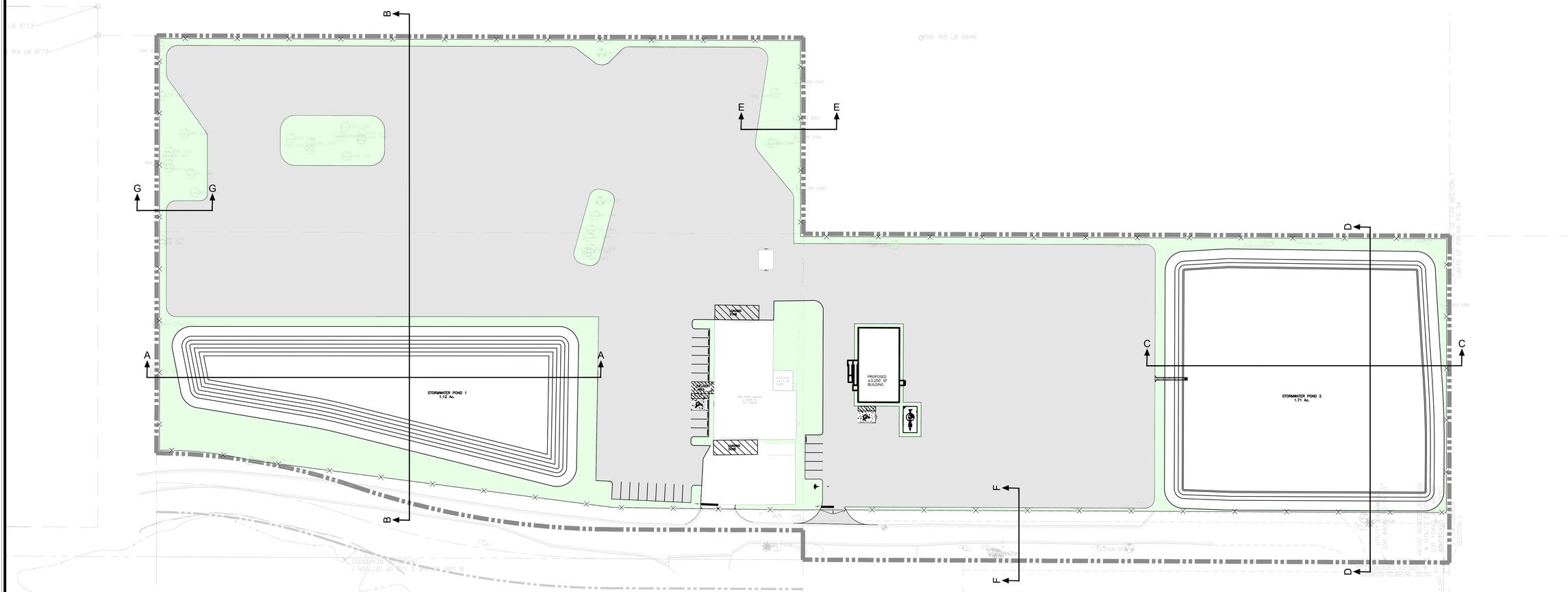
P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL MOT AND DEMO PLAN.dwg Modified:12/15/2025 By:tmoore Plotted By:tj moore



SITE DATA:

OCPA -PARCEL ID #:	**01-21-27-0000-00-029** **01-27-27-0000-00-081**
PROPERTY ADDRESS:	**135 HERMIT SMITH RD** **APOPKA, FL 32776**
TOTAL PROPERTY AREA:	**12.26 Ac**
EXISTING FUTURE LAND USE:	**INDUSTRIAL**
EXISTING ZONING:	**I-L (LIGHT INDUSTRIAL)**
MAXIMUM BUILDING HEIGHT:	**45 ft.**
MAXIMUM FLOOR AREA RATIO:	**0.40**
FLOOR AREA RATIO: **[(12,202 SQ. FT. / 43,560 SQ.FT./AC) / 12.26 Ac.]**	**0.02**
REQUIRED OPEN SPACE: **(TOTAL PROPERTY AREA) * 5%** **(12.26 Ac.) * 5% =**	**0.62 Ac.**
PROVIDED OPEN SPACE:	
STORMWATER POND (75% MAX)	**1.54 Ac.**
OPEN/GREEN SPACE	**1.88 Ac.**
TOTAL :	**3.42 Ac. (27.9%)**

PROPOSED GREEN BUILDING STANDARDS:

LOCATION **DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)**	**0.50 pt.**
RESILIENCY TO NATURAL HAZARDS **- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)**	**2.50 pt.***
TOTAL	**3.00 pt.**

*** FFE OF THE BUILDING IS 109.40', AND THE NEAREST ESTABLISHED BFE LOCATED SOUTHWEST OF THE PROJECT SITE IS ELEVATION 68.30'.**

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL GEOMETRY PLAN
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE: 1" = 50'
PROJECT: DAL-001
SHEET: C3.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sunshine811
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Check positive response codes before you dig!

The seal(s) on these sheets depicts and names the person(s) whose name(s) is/are affixed hereto. The use of this seal(s) on any document not authorized and sealed and the digitally signature verified by the person(s) whose name(s) is/are affixed hereto.

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GEOMETRY PLAN.dwg Modified: 2/10/2026 By:tmoore Plotted By:tj moore

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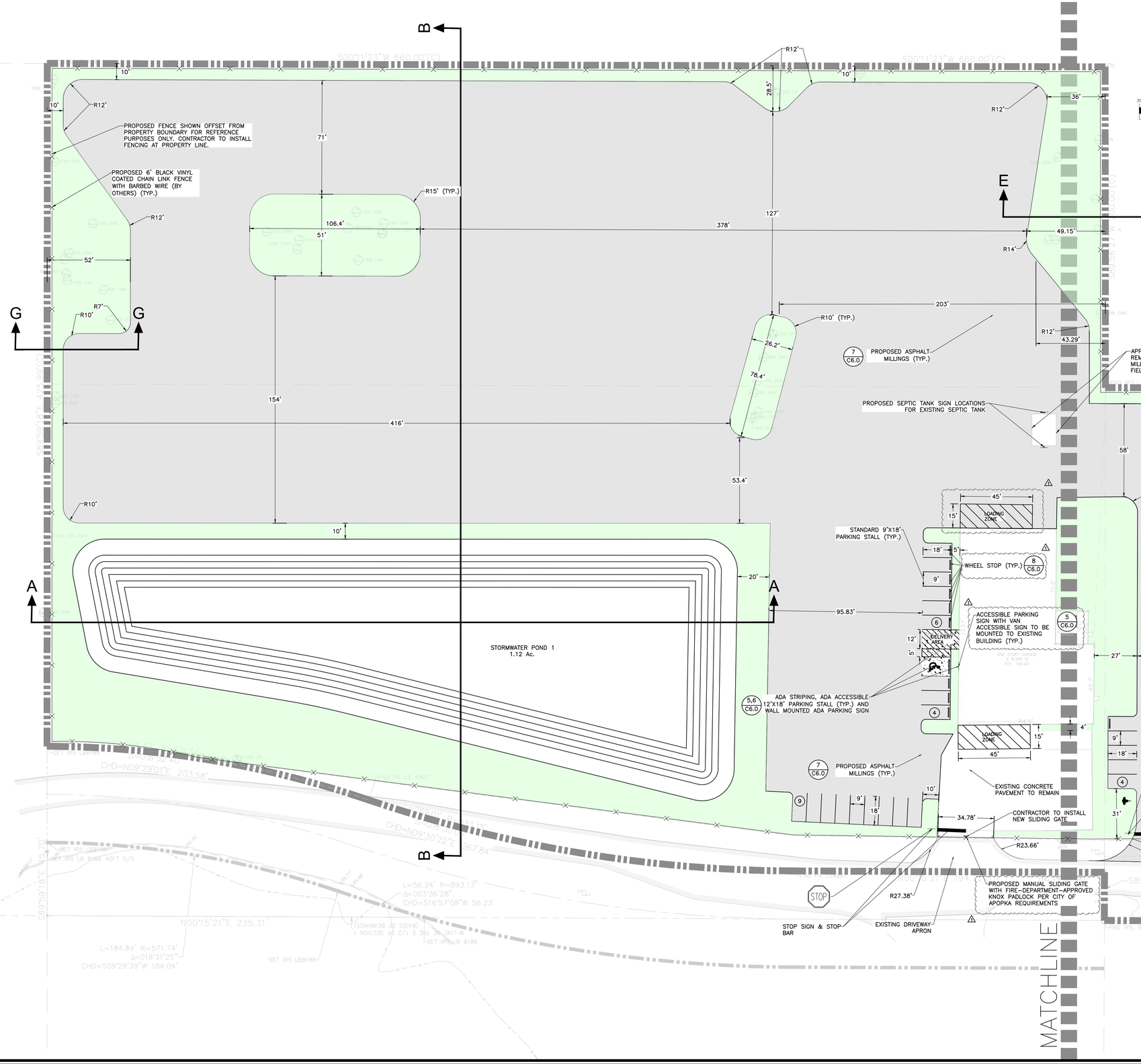

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

GEOMETRY PLAN – NORTH
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE: 1" = 30'
PROJECT: DAL-001
SHEET: C3.1

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/10/26

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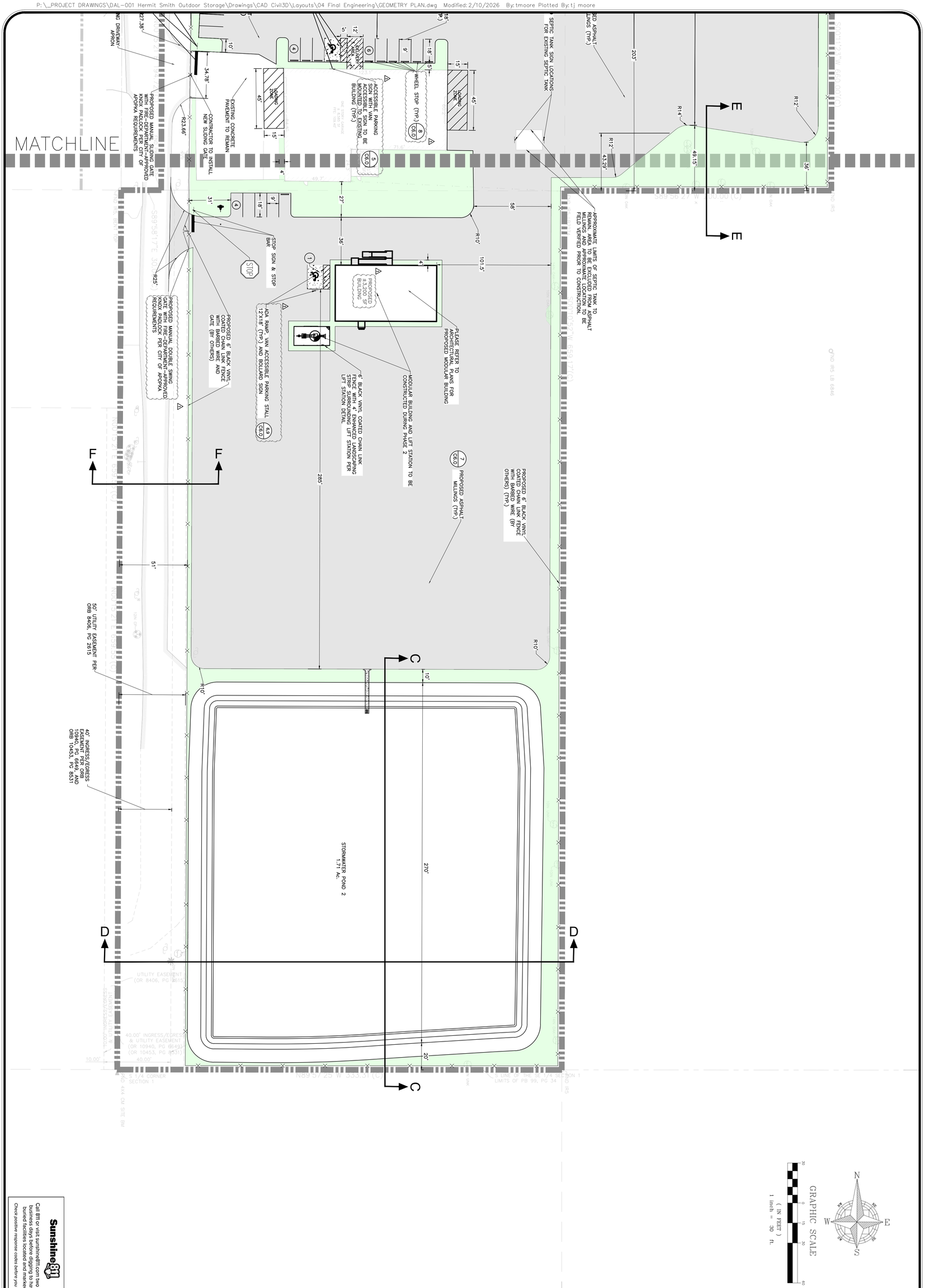

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
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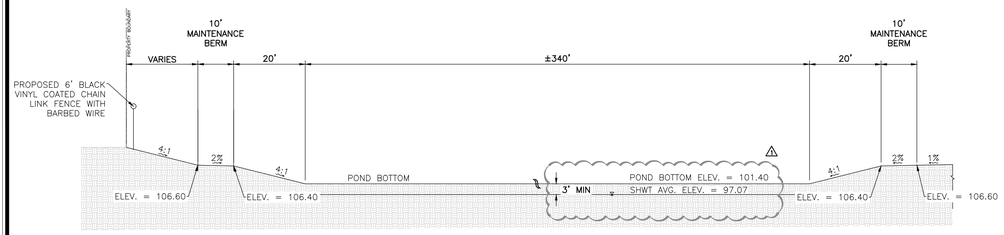
SCALE 1" = 30'	DRAWN: K. GOMEZ	GEOMETRY PLAN – SOUTH MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN	**1828 ENGINEERING**	
PROJECT DAL-001	DESIGNED: T. MOORE		2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
SHEET C3.2	CHECKED: L. CLASSON	HERMIT SMITH INDUSTRIAL CITY OF APOPKA, FLORIDA		
	DATE: 2/10/2026			

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

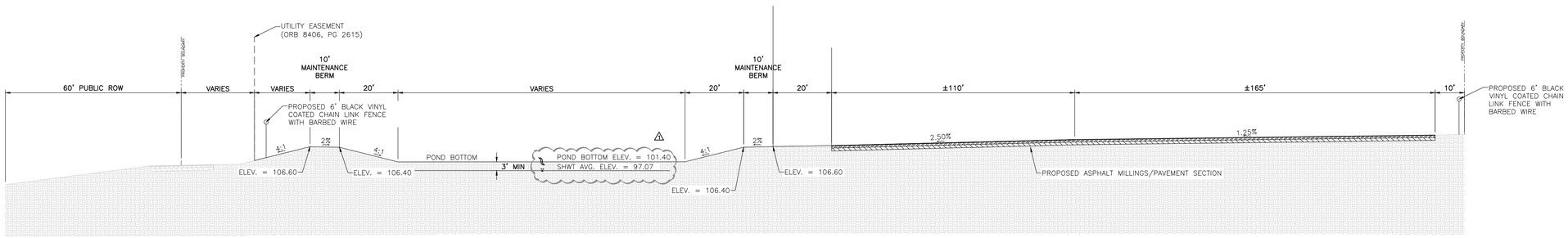
REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS – DATED 01/16/2026	LMC

BLACK VINYL
LINK FENCE
WIRE



CROSS SECTION A-A

N.T.S.



CROSS SECTION B-B

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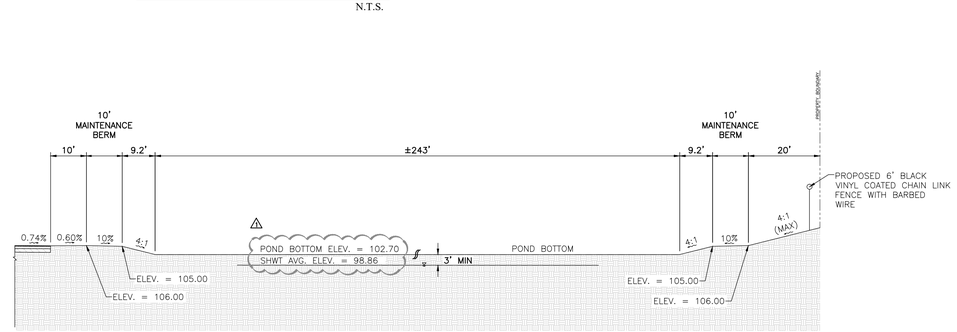

CROSS SECTION C-C

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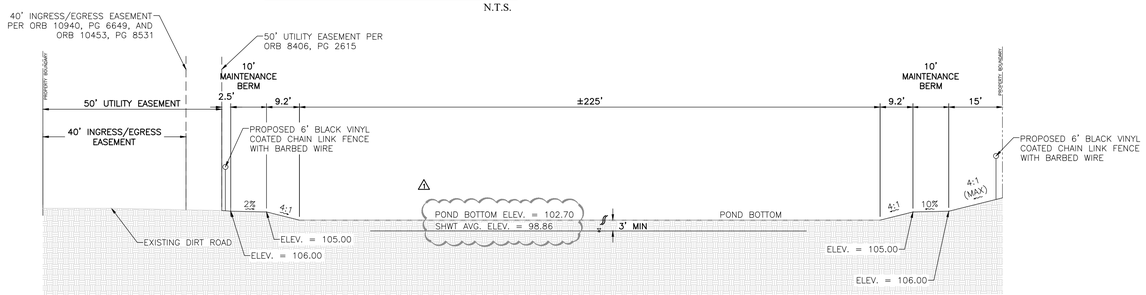

CROSS SECTION D-D

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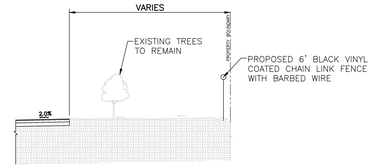
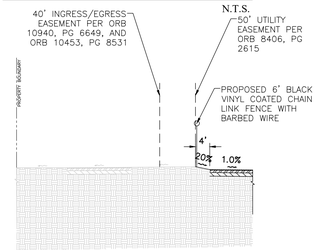


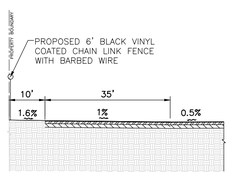
CROSS SECTION E-E

N.T.S.



CROSS SECTION F-F

N.T.S.



CROSS SECTION G-G

N.T.S.

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BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS - DATED 01/16/2026	01/16/2026	1

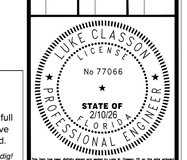
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CROSS SECTIONS
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

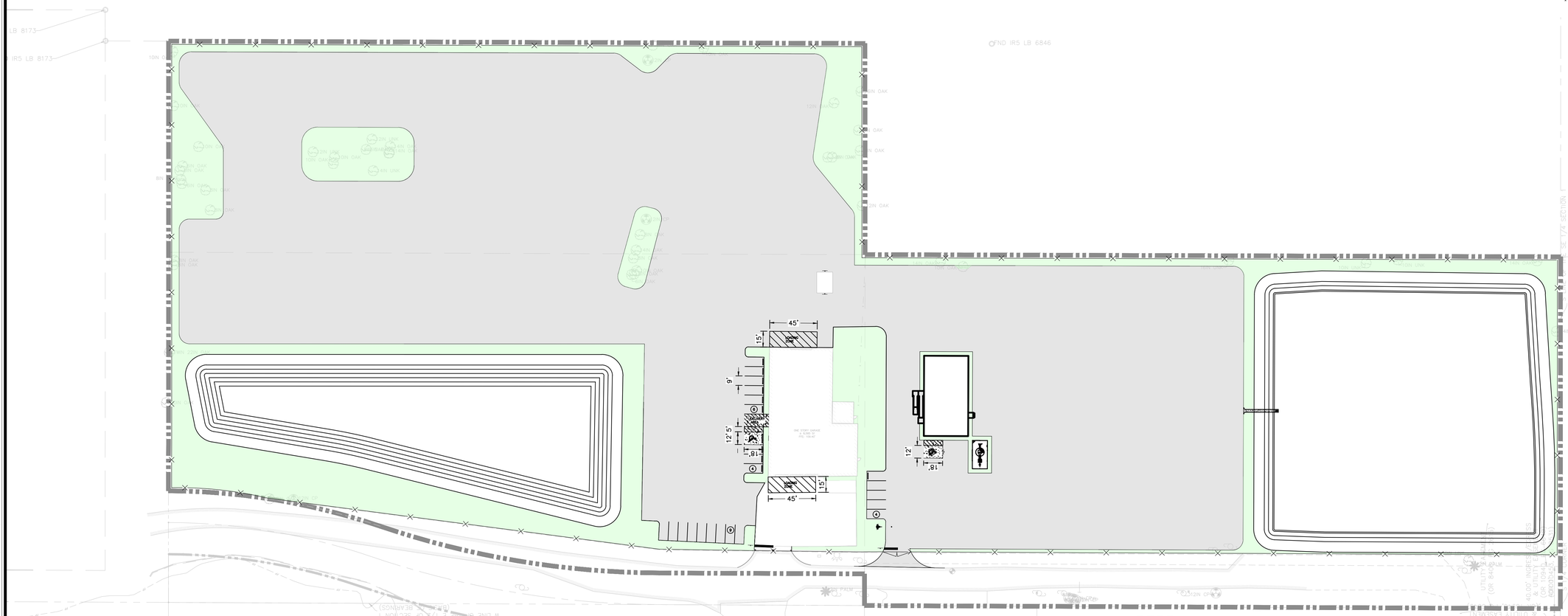
HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 1/28/2026

SCALE: N.T.S
PROJECT: DAL-001
SHEET: C3.3



P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\CROSS SECTIONS.dwg Modified:2/10/2026 By:tmoore Plotted By:tj moore



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PARKING PLAN:

OCPA PARCEL ID #:	**01-21-27-0000-00-029** **01-27-27-0000-00-081**
PROPERTY ADDRESS:	**135 HERMIT SMITH RD** **APOPKA, FL 32776**
TOTAL PROPERTY AREA:	**12.26 Ac**
TOTAL PARKING SPACES REQUIRED:	**25**
PER CITY CODE*, TWO (2) PARKING SPACES ARE TO BE PROVIDED PER 1,000 SQ. FT	
12,202 SQUARE FEET X 2 SPACES / 1,000 SQ. FT = 25 SPACES	
TOTAL PARKING SPACES PROVIDED:	
ACCESSIBLE SPACES	**2**
STANDARD SPACES	**23**
TOTAL:	**25**

***PER TABLE 5.1.6.A OF CITY OF APOPKA LAND DEVELOPMENT CODE.**

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PARKING PLAN
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 1/22/2026

SCALE: 1" = 50'
PROJECT: DAL-001
SHEET: C3.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 210026

The seal appearing on this document was authorized by Luke Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PARKING PLAN.dwg Modified: 2/10/2026 By: tmoore Plotted By: tj moore

GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET–TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.

2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.

3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.

4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.

5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".

6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.

7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.

8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR–AND–ONE–HALF INCH (4–1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.

9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.

10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.

11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T–180 MODIFIED PROCTOR TEST.

13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.

14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.

15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.

17. ALL WATER MAINS SHALL BE NSF–APPROVED FOR POTABLE WATER USE.

18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

    (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
    (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI–BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI–B–4. ALL PVC PIPE SHALL BEAR THE NSF–DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

SP#

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.

5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.

6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.

4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW–PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI–BELL PVC PIPE ASSOCIATION.

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

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

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62–555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY

3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62–555.340, F.A.C.

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID–WALL BLUE PIPE, SHALL HAVE A CO–EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90–DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62–555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY– OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY– OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

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

   (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS – DATED 01/16/2026	01/16/2026	1

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY NOTES
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN
HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 10/21/2025
SCALE: N.T.S.
PROJECT: DAL–001
SHEET: C4.0

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/10/26

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
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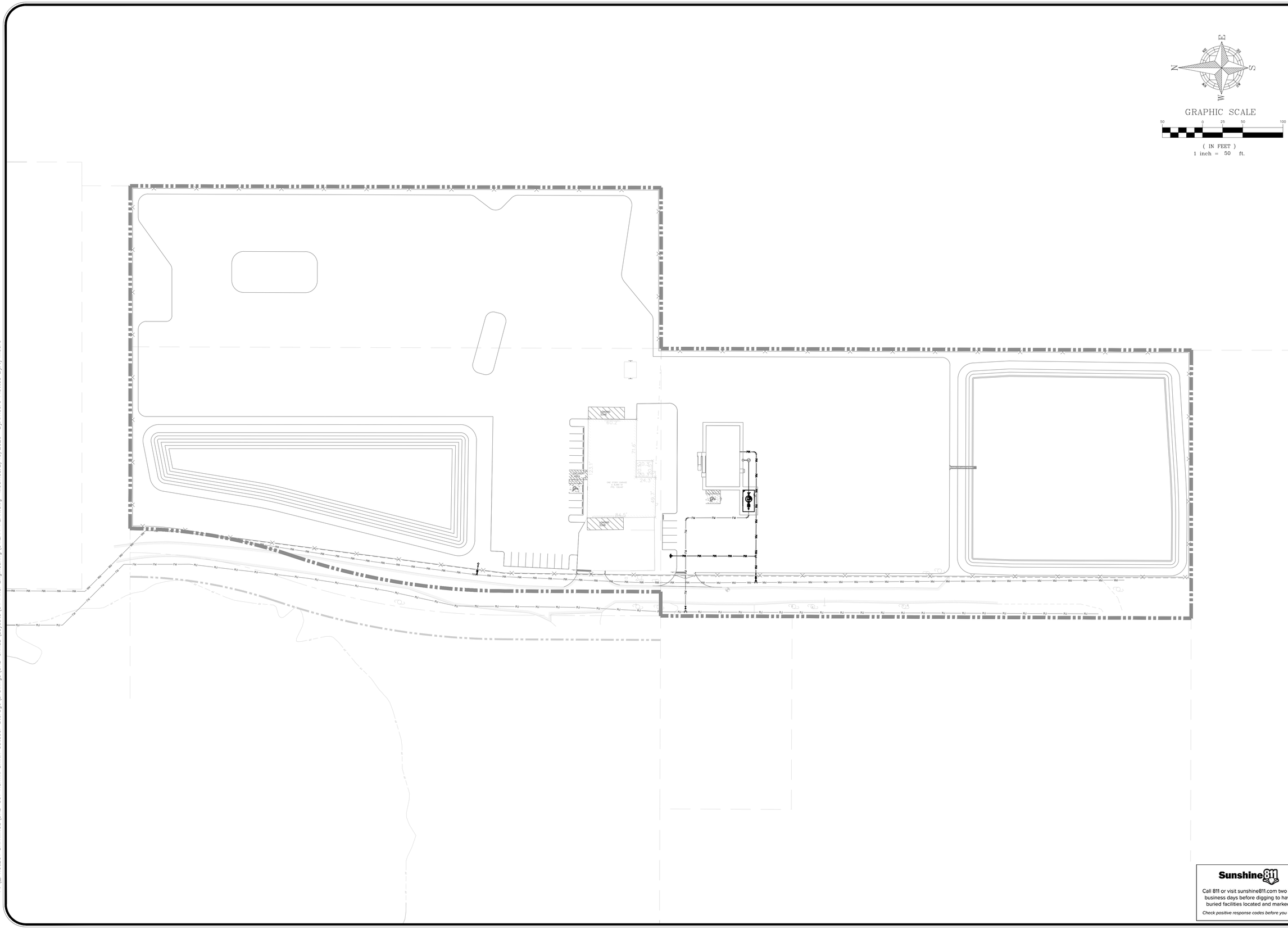
P:_PROJECT DRAWINGS\DAL–001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY NOTES.dwg Modified:1/23/2026 By:bkillela Plotted By:tj moore



P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified: 2/10/2026 By: tmoore Plotted By: tj moore

BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS - DATED 01/16/2026	01/16/2026	1

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

OVERALL UTILITY PLAN
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	2/10/2026

SCALE	PROJECT	SHEET
1" = 50'	DAL-001	C4.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
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Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified:2/10/2026 By:tmoore Plotted By:tj moore

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

EXISTING SEPTIC TANK TO REMAIN

(1) 1½" RECLAIM SERVICE
(1) 1½" GATE VALVE
(1) 1½" METER
(1) BACKFLOW PREVENTER

PRIMARY POINT OF CONNECTION TO EXISTING 12" WATER MAIN FOR IRRIGATION METER. CONTRACTOR TO CONNECT WITH A 12"X1½" TAPPING SLEVE AND VALVE.

LOADING ZONE

DELIVERY AREA

ONE STORY GARAGE
± 5,580 SF
FFE: 109.40

8 LF 4" PVC @ 0.82%

49 LF 4" PVC @ 0.92%

(2) 45° BEND (TYP.)

200 LF OF 2" FORCE MAIN

134 LF OF 6" POTABLE WATER MAIN

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

(1) 2" PLUG VALVE

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 6" FORCE MAIN. CONTRACTOR TO CONNECTED WITH A 2"X6" TAPPING SLEEVE AND VALVE.

MATCHLINE

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – NORTH
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE 1" = 30'
PROJECT DAL-001
SHEET C4.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/10/26

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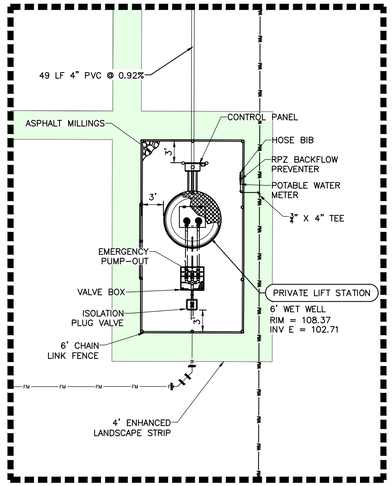
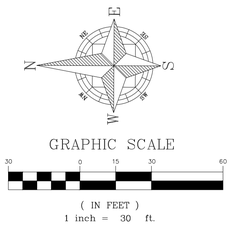
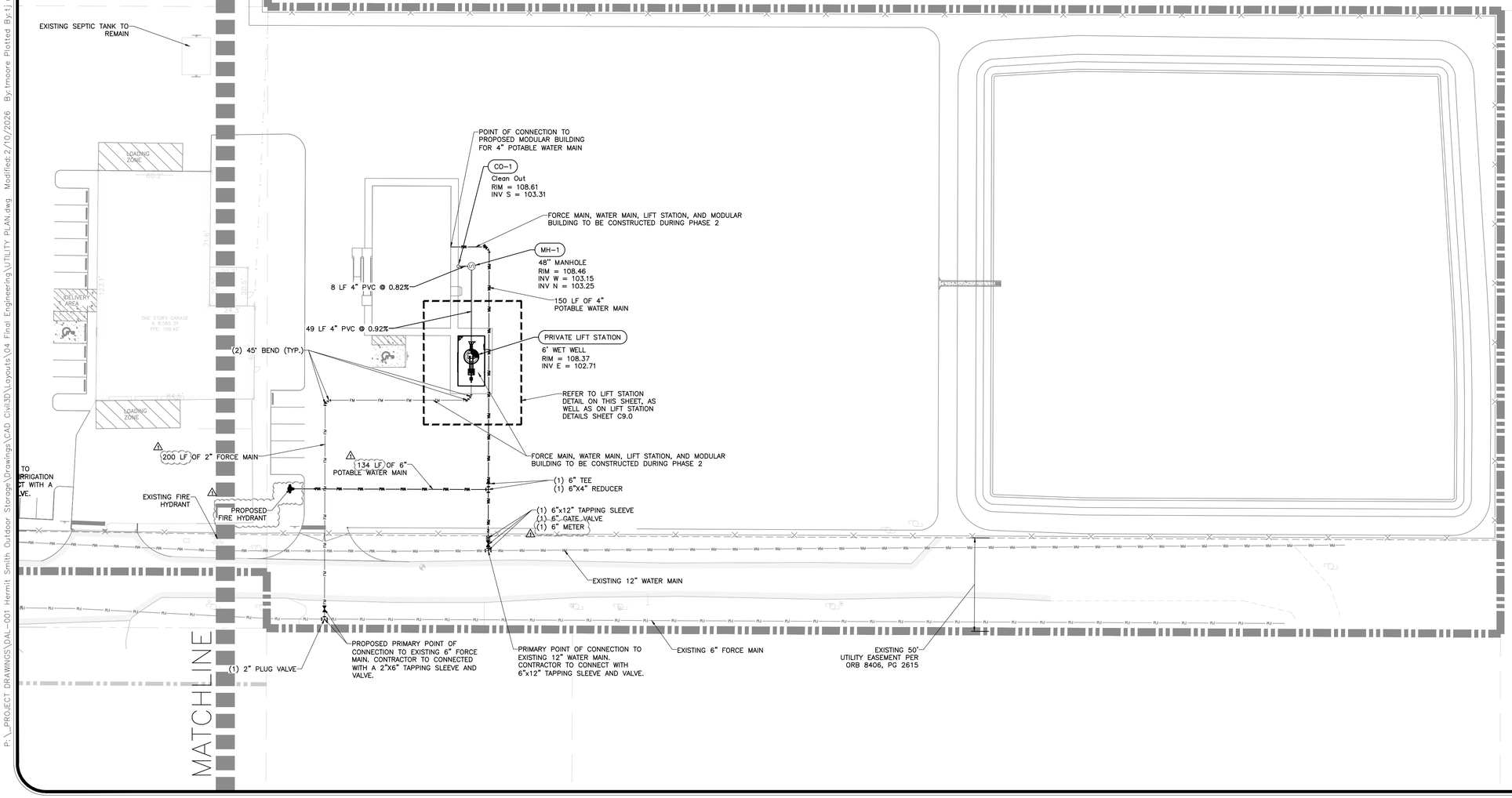


LIFT STATION DETAIL

SCALE: 1" = 10'





BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS – DATED 01/16/2026	01/16/2026	1

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – SOUTH
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE: 1" = 30'
PROJECT: DAL-001
SHEET: C4.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

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Sunshine811

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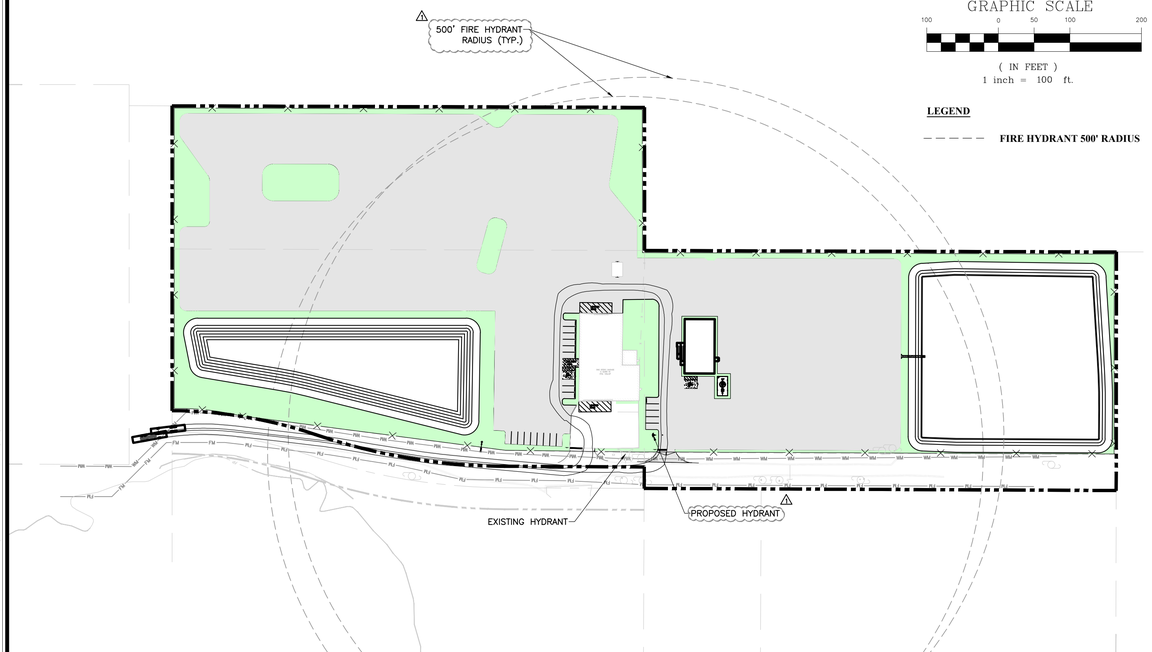
Check positive response codes before you dig!

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified:2/10/2026 By:tmoore Plotted By:tj moore

1 CITY OF APOPKA FIRE TRUCK – ROSENBAUER 100 FT MM COBRA



GRAPHIC SCALE

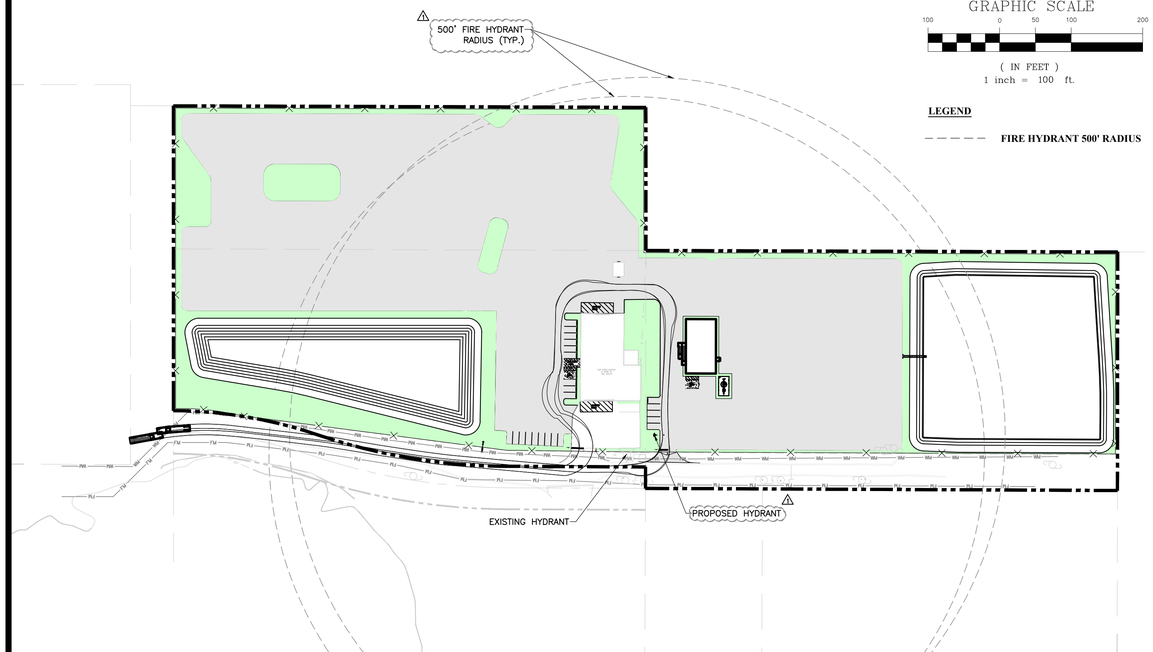
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

FIRE HYDRANT 500' RADIUS

2 BOX/DELIVERY TRUCK



GRAPHIC SCALE

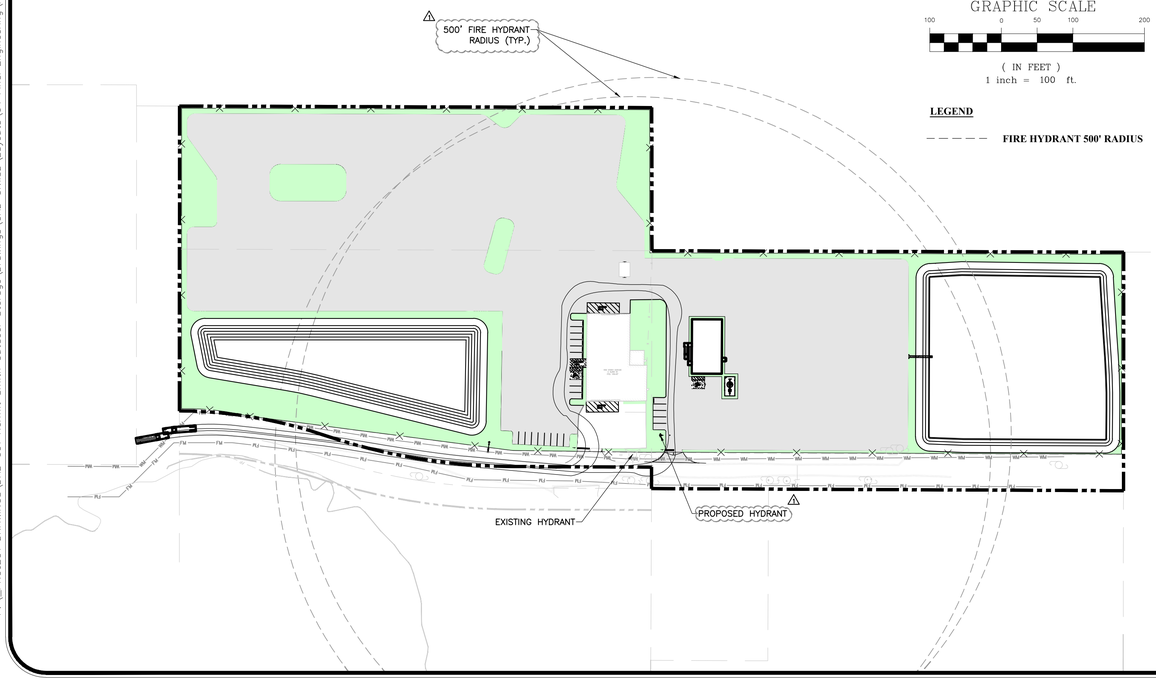
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

FIRE HYDRANT 500' RADIUS

3 SEMI–TRUCK & TRAILER



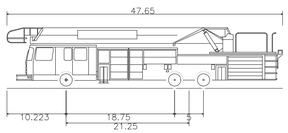
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

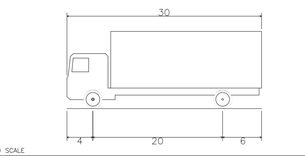
FIRE HYDRANT 500' RADIUS



*NOT DRAWN TO SCALE

1 CITY OF APOPKA – ROSENBAUER 100 FT MM COBRA

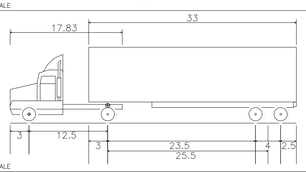
	feet
Width	: 10.46
Track	: 8.16
Lock to Lock Time	: 6.0 s
Max Steering Angle	: 46.0°



*NOT DRAWN TO SCALE

2 BOX/DELIVERY TRUCK

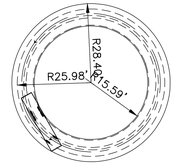
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 5.0s
Curb to Curb Radius	: 42.0
Max Steering Angle	: 45.0°



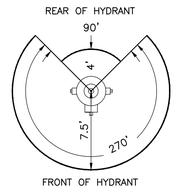
*NOT DRAWN TO SCALE

3 SEMI–TRUCK & TRAILER

	feet
Width	: 8.00
Track	: 8.33
Lock to Lock Time	: 4.0s
Curb to Curb Radius	: 40.0
Max Steering Angle	: 46.0°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE HYDRANT NOTES:

1. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
2. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2).
3. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1).

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18,2,3,4,2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18,5,10,1).

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS – DATED 01/16/2026	01/16/2026	1

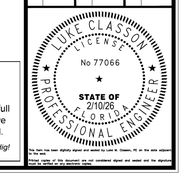
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

FIRE TRUCK & TRUCK ROUTING PLAN
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	1/27/2026

SCALE:	PROJECT	SHEET
1" = 100'	DAL-001	C4.4



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P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\FIRE TRUCK ROUTE PLAN.dwg Modified:1/27/2026 By:bkillela Plotted By:tj moore

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERS' REGISTRY NO. 39060

OVERALL PAVING GRADING AND DRAINAGE PLAN/ MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN:	K. GOMEZ
DESIGNED:	T. MOORE
CHECKED:	L. CLASSON
DATE:	2/10/2026
SCALE:	1" = 50'
PROJECT	DAL-001
SHEET	C5.0

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P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PAVING AND GRADING PLAN.dwg Modified:2/10/2026 By:tmoore Plotted By:tj moore

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PAVING AND GRADING PLAN.dwg Modified:2/10/2026 By:tmoore Plotted By:tj moore

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

POND BOTTOM = 101.40

MATCH LINE

LOADING ZONE

DELIVERY AREA

ONE STORY GARAGE
± 5,580 SF
FFE: 109.40

FFE=108.700

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING GRADING AND DRAINAGE PLAN/
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE: 1" = 30'
PROJECT: DAL-001
SHEET: C5.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/10/26

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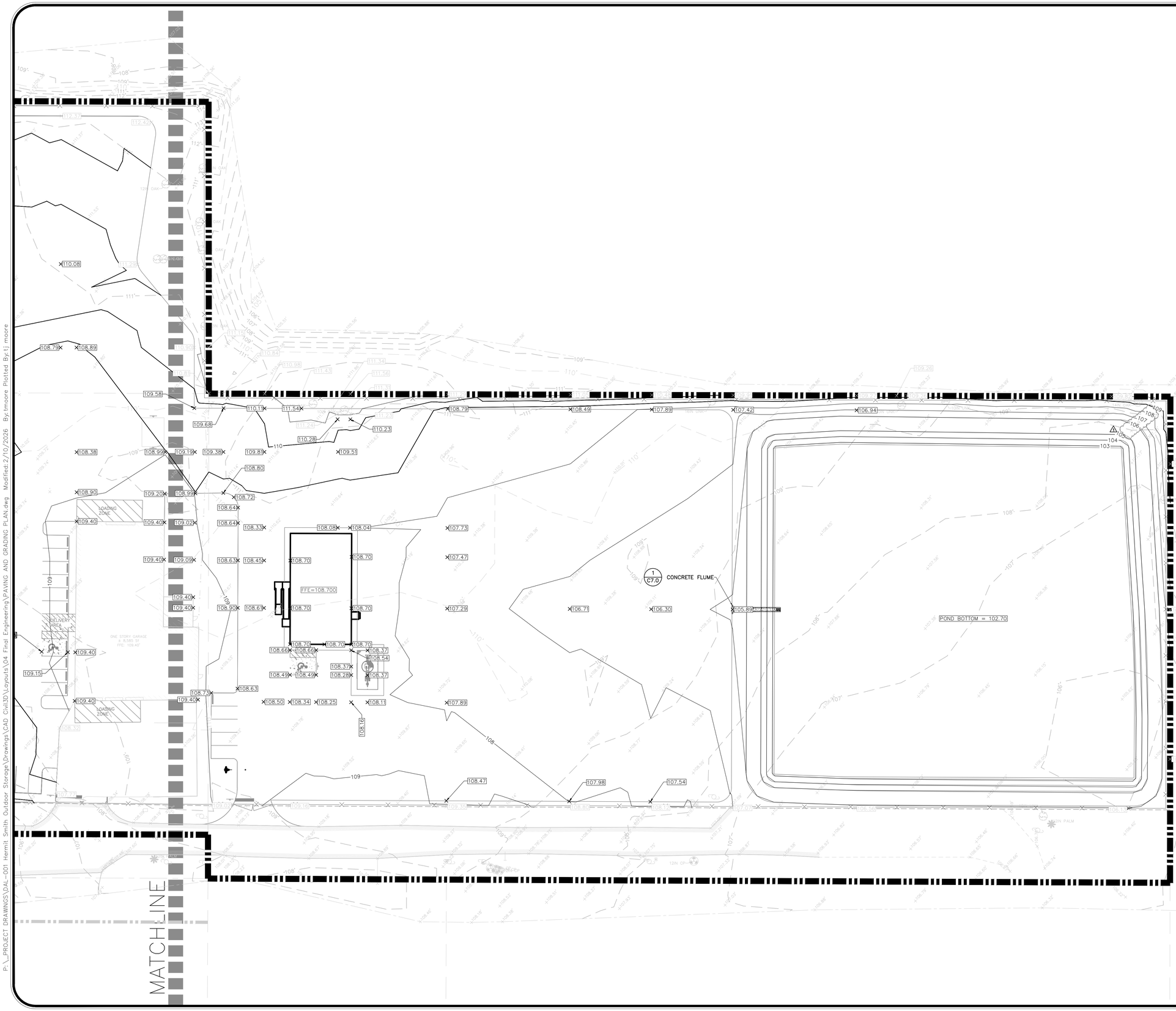
MATCH LINE
LOADING ZONE
DELIVERY AREA
LOADING ZONE
ONE STORY GARAGE
F. S.M. 54
FFE: 109.40'
FFE=108.700
1
C7.0
CONCRETE FLUME
POND BOTTOM = 102.70
110.08
108.78
108.89
109.58
110.11
111.54
108.79
108.49
107.89
107.42
106.94
109.68
110.23
110.28
108.38
108.99
109.19
109.38
109.81
109.51
108.80
108.90
109.20
108.95
108.72
108.64
109.40
109.02
108.64
108.33
108.08
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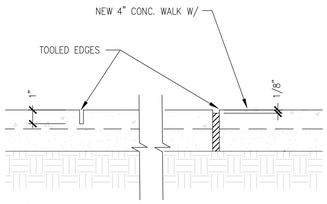
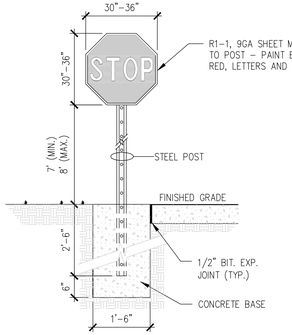
109.40



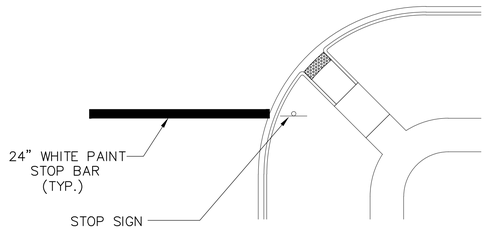
NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

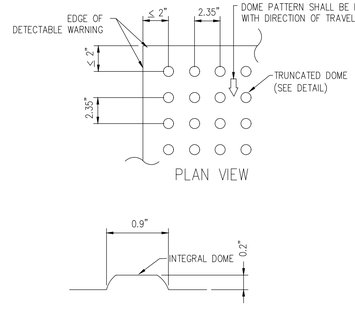
1 CONCRETE WALK
N.T.S.



2 STOP SIGN
N.T.S.



3 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



4 DETECTABLE WARNING
N.T.S.

NOTE:

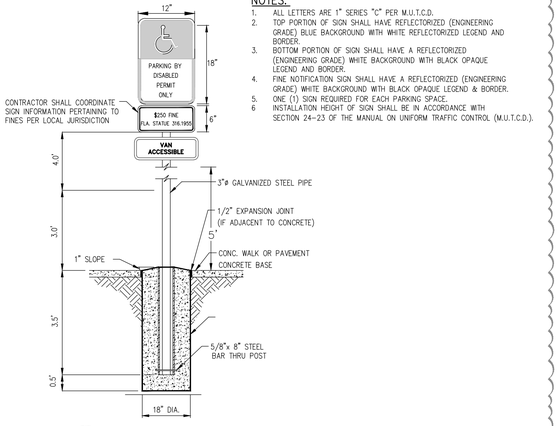
1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.

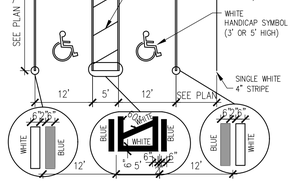
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK–ON–LIGHT OR LIGHT–ON–DARK. (SAFETY YELLOW OR BRICK RED)

5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682–2525



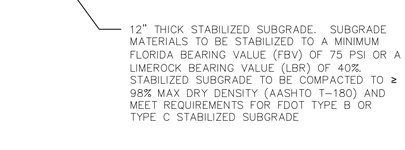
NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6 INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (M.U.T.C.D.).

5 ACCESSIBLE PARKING SIGN
N.T.S.

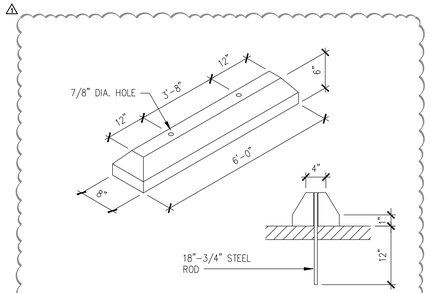


NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)

6 HANDICAP STRIPING
N.T.S.

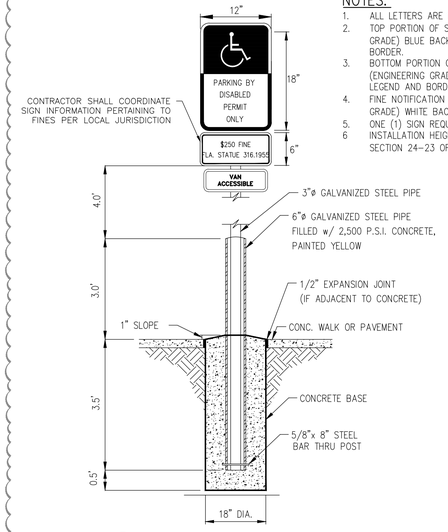


7 ASPHALT MILLINGS SECTION
N.T.S.



NOTE:
CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

8 WHEEL STOP
N.T.S.



NOTES:
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4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6 INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (M.U.T.C.D.).

9 BOLLARD PROTECTED ACCESSIBLE PARKING SIGN
N.T.S.

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS – DATED 01/16/2026	LMC

1828 ENGINEERING
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538–2228

CIVIL DETAILS
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/10/2026

SCALE: N.T.S
PROJECT: DAL–001
SHEET: C6.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/10/26

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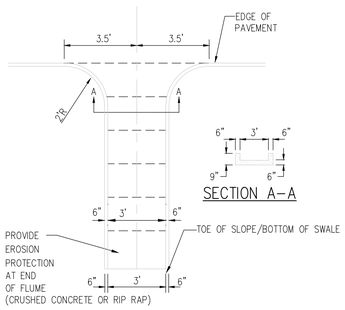
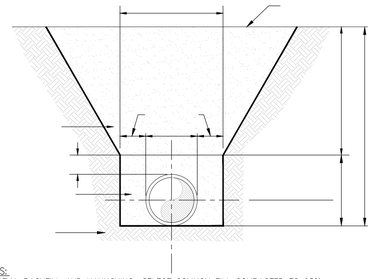
P:_PROJECT DRAWINGS\DAL–001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\CIVIL DETAILS.dwg Modified: 2/10/2026 By:tmoore Plotted By:tj moore

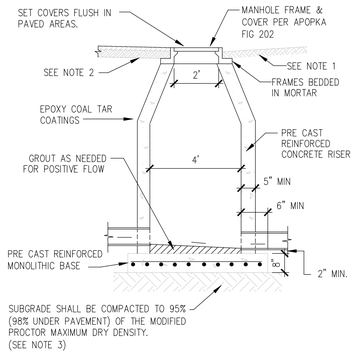


1 CURB FLUME



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

2 TRENCH DETAIL



NOTES:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS
3. 12 INCHES OF STONE BEDDING (FDOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

3 MANHOLE

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REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DRAINAGE DETAILS
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/15/2025

SCALE N.T.S.
PROJECT DAL-001
SHEET C7.0

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
2/10/26
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke Classon, PE on the date adjacent to the seal.
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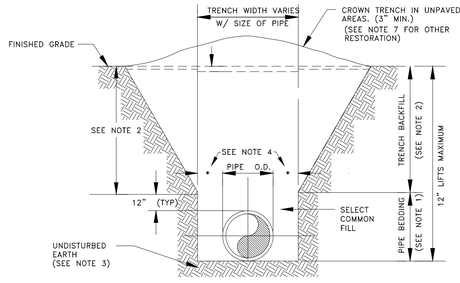
P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE DETAILS.dwg Modified:12/15/2025 By:tmoore Plotted By:tj moore

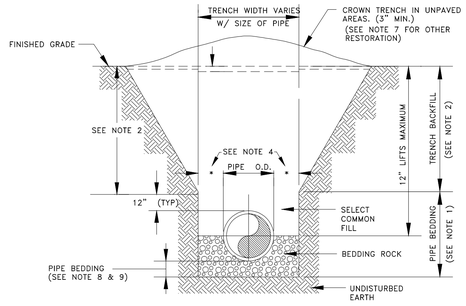


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6" ABOVE 12"BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12"BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104

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

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

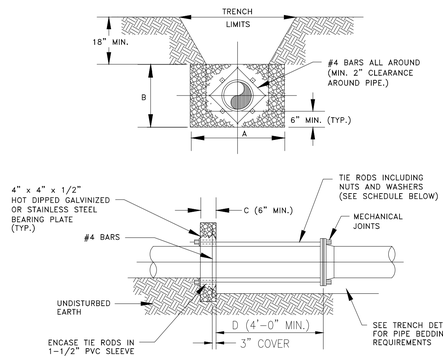
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

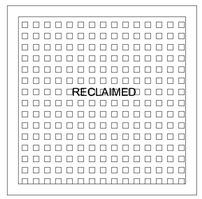
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

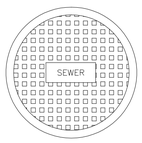
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

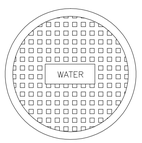
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



RECLAIMED WATER



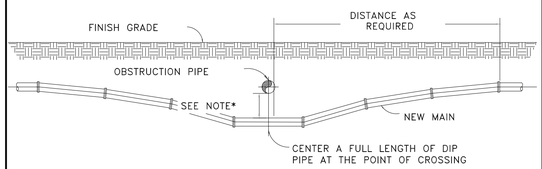
SEWER



POTABLE WATER

TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



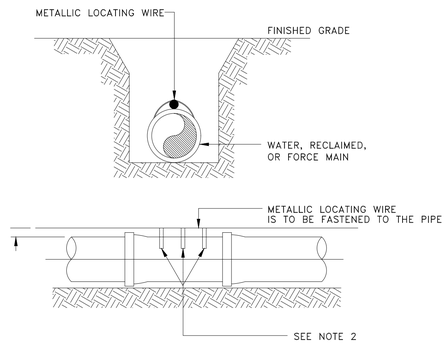
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



NOTES:

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

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

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NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS – DATED 01/16/2026	01/16/2026	LMC

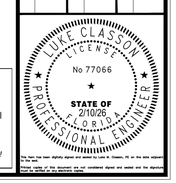
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY DETAILS
MINOR DEVELOPMENT PLAN/ CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 11/25/2025

SCALE: N.T.S.
PROJECT: DAL-001
SHEET: C8.0



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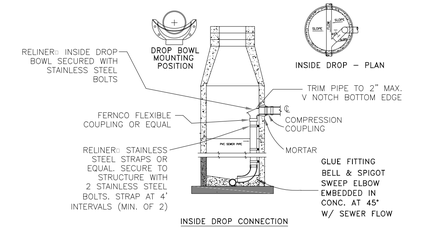
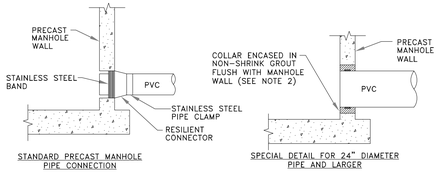


NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD,
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

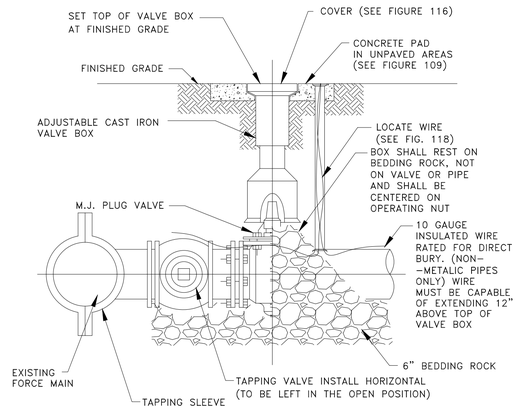


NOTES:

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

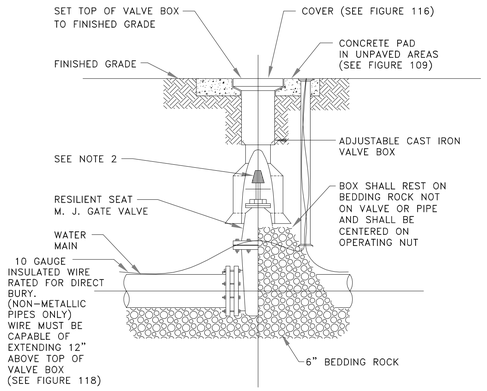
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

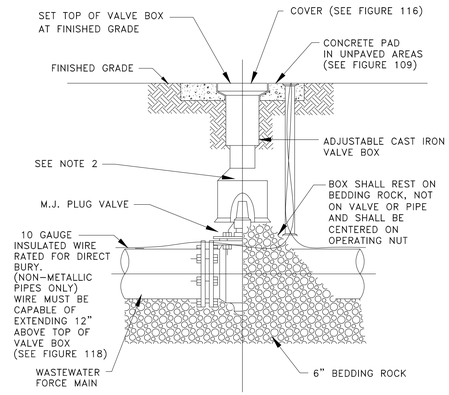


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

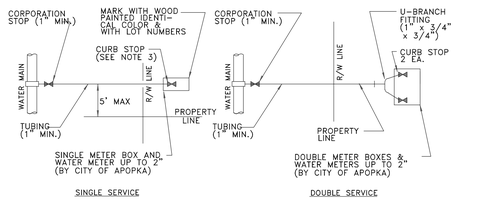


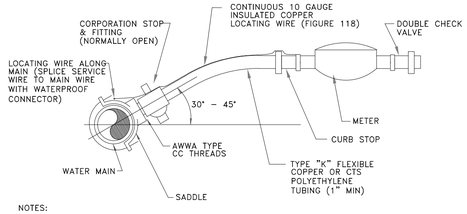
NOTES:

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

PLUG VALVE AND BOX DETAIL

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



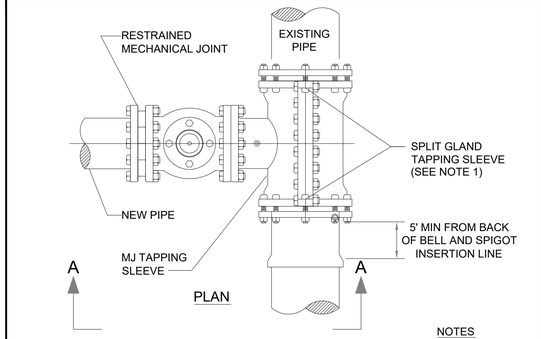


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

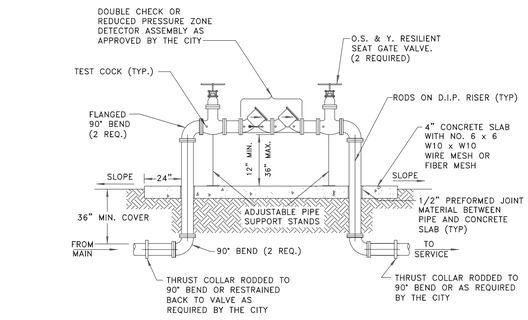


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

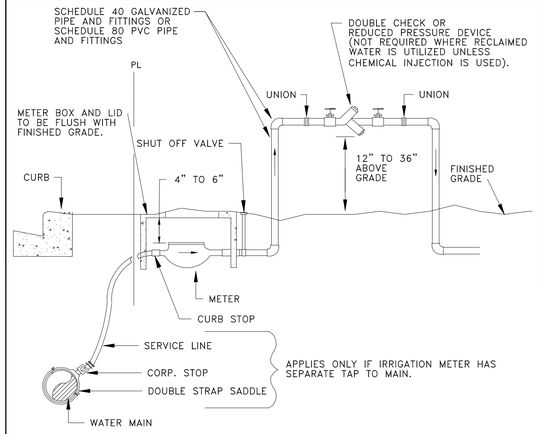


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS - DATED 01/16/2026	LMC

UTILITY DETAILS
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 11/25/2025

SCALE: N.T.S.
PROJECT: DAL-001
SHEET: C8.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/10/26
This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
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P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified:12/12/2025 By:kbillela Plotted By:tj moore

RILEY & Company, Inc. (H-20 GP)©

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

(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

PUMPS: SPECIFICATION

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

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 and 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 a magnectic contactor coil in the control panel. If the winding temperature exceeeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

CONTROL PANEL: SPECIFICATION

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

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Guard Pro IV Monitoring Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

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 - UL489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
2- ea. Elapsed Time Meter, Non-Resettable

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 with in 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 the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: SPECIFICATION

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

****Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.***
****Saturated Soil Weight: 120 lbs. Per Cubic Ft.***
****Soil Modulus: 700 lbs Per SQ Ft.***
****Pipe Stiffness as Specified in ASTM D 3753***

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

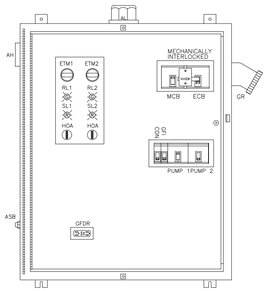
The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

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

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

12/11/25 SR



1-OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT
NEMA TYPE 4X ENCLOSURE
ALL HARDWARE STAINLESS STEEL
ACTUAL LAYOUT/ORIENTATION MAY VARY.

2-ENCLOSURE SIZE WILL BE 30" X 20" X 10" MINIMUM.
CONTROL PANEL SHALL HAVE A 3 POINT LATCHING SYSTEM

STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	28	GPM
PRIMARY TDH	98	'TDH
RUN-OUT PUMP CAPACITY	36	GPM
RUN-OUT TDH	14	'TDH
PUMP MODEL #	HOMA RC30039	
R.P.M.	3450	
HORSEPOWER	3.4	
ELECTRICAL VOLTS / PHASE	460V/3Φ	
PUMP DISCHARGE SIZE	2"	

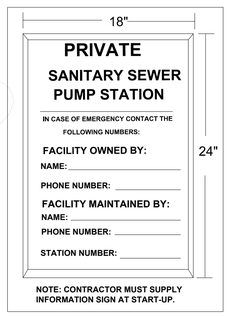
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION		xxx.xx'
WET WELL DIAMETER	(A)	48"
INVERT DIAMETER	(B)	PER EOR
TOP OF WET WELL	(C)	108.02'
INLET / INVERT	(D)	102.71'
HIGH LEVEL ALARM (HLA)	(E)	102.20'
2nd PUMP ON (LAG)	(F)	101.70'
1st PUMP ON (LEAD)	(G)	101.20'
PUMPS OFF (OFF)	(H)	100.91'
BOTTOM OF WET WELL	(I)	98.52'
GUIDE RAIL DIAMETER	(J)	½"
DISCHARGE PIPE DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	2"
REDUCER (If Required)	(M)	n/a

STATION MANUFACTURING MATERIALS	
DISCHARGE/RISER PIPE	HDPE
INLET PIPE	PVC
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS PSF ALUM

STATION VALVE BOX SIZES	
(36" x 36" x 36" DEEP)	FOR 2" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE

STATION HATCH OPENINGS			
WET WELL DIA.	36"	48"	60"
	27" x 20"	36" x 24"	36" x 30"

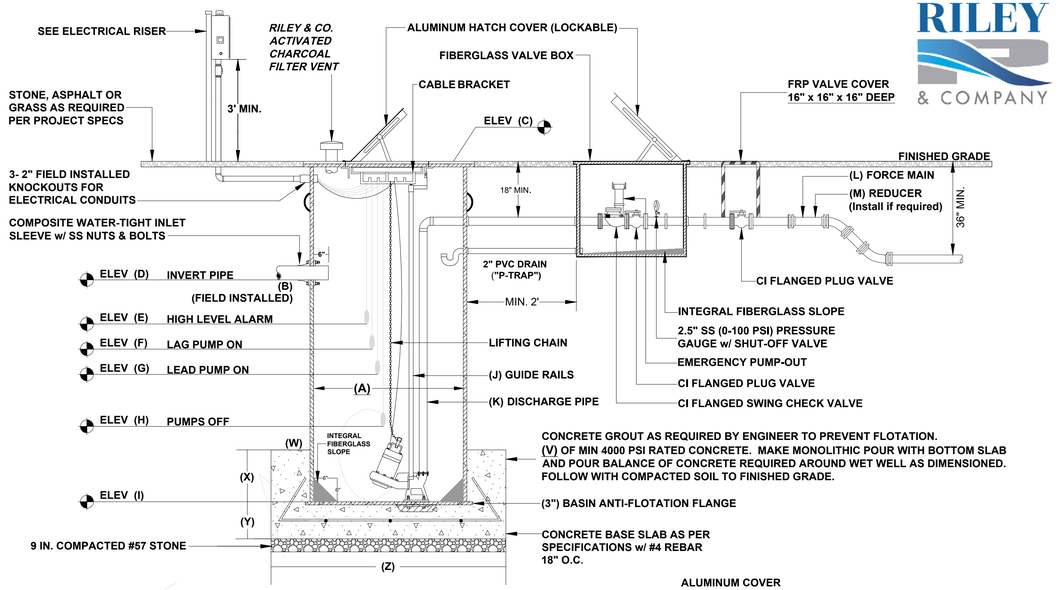
CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	1.90 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	12.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	12.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	72.0"

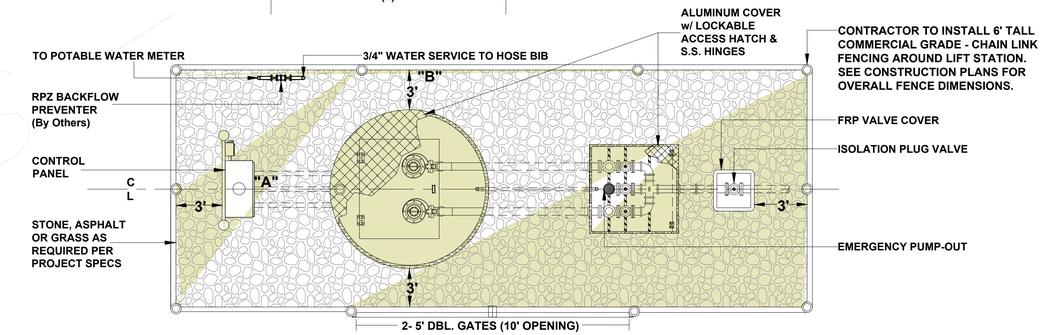


NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.

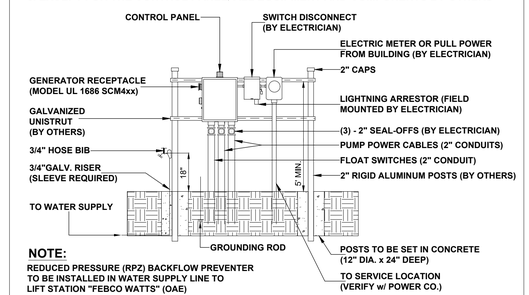




NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

For Lift Station Proposal:
Please Contact Chase Rachal
(407) 265-9963
c.rachal@rileyandco.com

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RILEY & COMPANY, INC.
5491 BENCHMARK LANE
SANFORD, FL. 32773
PH. 407-265-9963

HERMIT SMITH INDUSTRIAL

REVISIONS		BY

REV.	DATE	DESCRIPTION	BY
1	01/16/2026	CITY OF APOPKA COMMENTS – DATED 01/16/2026	LMC

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
DRAWING NO.
SHEET NO.

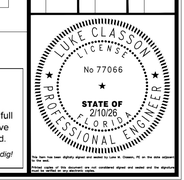
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

LIFT STATION DETAILS
MINOR DEVELOPMENT PLAN/
CONSTRUCTION SITE PLAN

HERMIT SMITH INDUSTRIAL
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 12/11/2025

SCALE: N.T.S.
PROJECT: DAL-001
SHEET: C9.0



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SUBSTITUTES

P:_PROJECT DRAWINGS\DAL-001 Hermit Smith Outdoor Storage\Drawings\CAD Civil3D\Layouts\04 Final Engineering\LIFT STATION DETAILS.dwg Modified:12/12/2025 By:tmoore Plotted By:tj moore

1250 OCOEE APOPKA ROAD
APOPKA

THIS SITE CONTAINS:

COMMERCIAL UNITS = 3

TOTAL PROJECT ACRES = 1.01 ACRES (44241.17 SqFt)

TOTAL ON-SITE PROPOSED IMPERVIOUS AREA = 13284.00 SF + 17036 ROAD

PARCEL ID : 16-21-28-0000-00-224

FUTURE Comm Land

ZONING: Comm Vacant Land

VINCINITY MAP

NO SCALE

UTILITY COMPANIES

WATER/SEWER	CITY OF APOPKA UTILITIES	(407) 703-1727
ELECTRIC	DUKE ENERGY	800-700-8744
CABLE/PHONE/INTERNET	TO BE DETERMINED	

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

STATE PLANE COORDINATES

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM

VERTICAL DATUM SHOWN HEROEN IS BASED ON THE FLORIDA F.D.O.T. GPS NETWORK WITH A PUBLISHED ELEVATION DATUM OF THE NORTH AMERICAN VERTICAL DATUM DATED 1988.

OWNER/DEVELOPER

IVAN FRANK CORREA

CIVIL ENGINEER

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF APOPKA LAND DEVELOPMENT REGULATIONS AND THE APOPKA UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0454D, EFFECTIVE DATE OF AUGUST 8th, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH APOPKA REQUIREMENTS.
6. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON
LICENSE
No. 70946
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:10:33 -05'00'

Revision

Description	Date

DATE:	
DRAWN BY:	1" = 40'
SCALE:	AS INDICATED

Sheet Title:
COVER SHEET

1.0

Project No:

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA , FLORIDA BUILDING AND ACCESSIBILITY CODES, CITY OF APOPKA LAND DEVELOPMENT REGULATIONS AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH CITY OF APOPKA SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA ENGINEERING DIVISION AND ESCALA FL AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A CITY OF APOPKA R/W PERMIT PRIOR TO COMMENCING WORK WITHIN CITY OF APOPKA R/W's.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 82-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF APOPKA PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 24' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY CITY OF APOPKA AND ESCALA FL PRIOR TO CONSTRUCTION.
7. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGARDED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
8. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
11. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
12. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
17. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF APOPKA MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.4% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
9. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
    A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
13. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
    1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
14. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
    A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
    B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A CITY OF APOPKA REPRESENTATIVE.
    C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
    D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

SANITARY SEWER SERVICES SHALL BE INSTALLED 18 FEET FROM BACK OF CURB OF BUILDING .

15. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF APOPKA PRIOR TO CONSTRUCTION.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE CITY OF CASSELBERY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF CASSELBERY UTILITIES.
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
    2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
    2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
    2.5. EXCEPTIONS / MITIGATION:
    ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK DRINKING WATER SERVICES WITH 4" x 4" x 8' PT POST PAINTED BLUE ON END.
11. PIPE MATERIALS : ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA UTILITIES PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWA C651-92 AND CITY OF APOPKA UTILITIES STANDARDS AND SPECIFICATIONS MANUAL FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 450-A WHICH INCLUDES A FULL FLUSH.
13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 8" AND SHALL INCLUDE AN AUXILIARY VALVE, PER SEC.7.5.2. OF THE CITY OF SEMINOLE LAND DEVELOPMENT REGULATIONS.
15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C, USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3
27. WATER SERVICES SHALL BE INSTALLED 15' FROM BACK OF CURB, UNLESS SHOWN ON THE PLANS.

FIRE DEPARTMENT NOTES

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 7th EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER CITY OF APOPKA CRITERIA:
   FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FIVE-HUNDRED (500) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL HAVE TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

REUSE NOTES

1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UTILITIES SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 8' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEV

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA

1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

SIC

JEFFREY M SANON
LICENSE
No. 70946
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:11:11 -05'00'

Revisions

Description	Date

DATE:	
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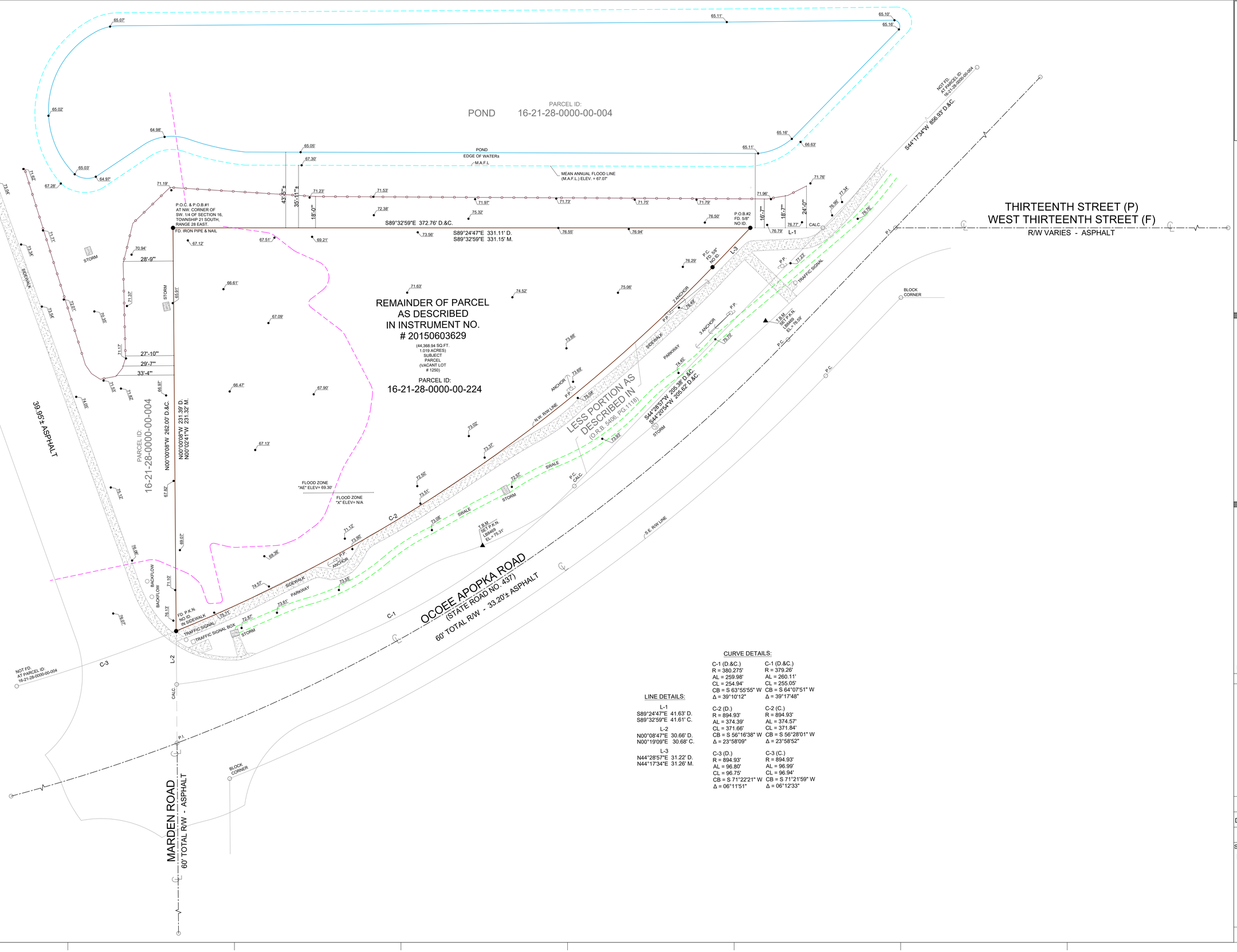
SCALE:	AS INDICATED

Sheet Title:
AERIAL PHOTOGRAPH

3.0

Project No:



LINE DETAILS:

L-1	
S89°24'47"E	41.63' D.
S89°32'59"E	41.61' C.
L-2	
N00°08'47"E	30.66' D.
N00°19'09"E	30.68' C.
L-3	
N44°28'57"E	31.22' D.
N44°17'34"E	31.26' M.

CURVE DETAILS:

C-1 (D.&C.)	C-1 (D.&C.)
R = 380.275'	R = 379.26'
AL = 259.98'	AL = 260.11'
CL = 254.94'	CL = 255.05'
CB = S 63°55'55" W	CB = S 64°07'51" W
Δ = 39°10'12"	Δ = 39°17'48"
C-2 (D.)	C-2 (C.)
R = 894.93'	R = 894.93'
AL = 374.39'	AL = 374.57'
CL = 371.66'	CL = 371.84'
CB = S 56°16'38" W	CB = S 56°28'01" W
Δ = 23°58'09"	Δ = 23°58'52"
C-3 (D.)	C-3 (C.)
R = 894.93'	R = 894.93'
AL = 96.80'	AL = 96.99'
CL = 96.75'	CL = 96.94'
CB = S 71°22'21" W	CB = S 71°21'59" W
Δ = 06°11'51"	Δ = 06°12'33"

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:11:37 -05'00'

Revisions

Description	Date

DATE:	
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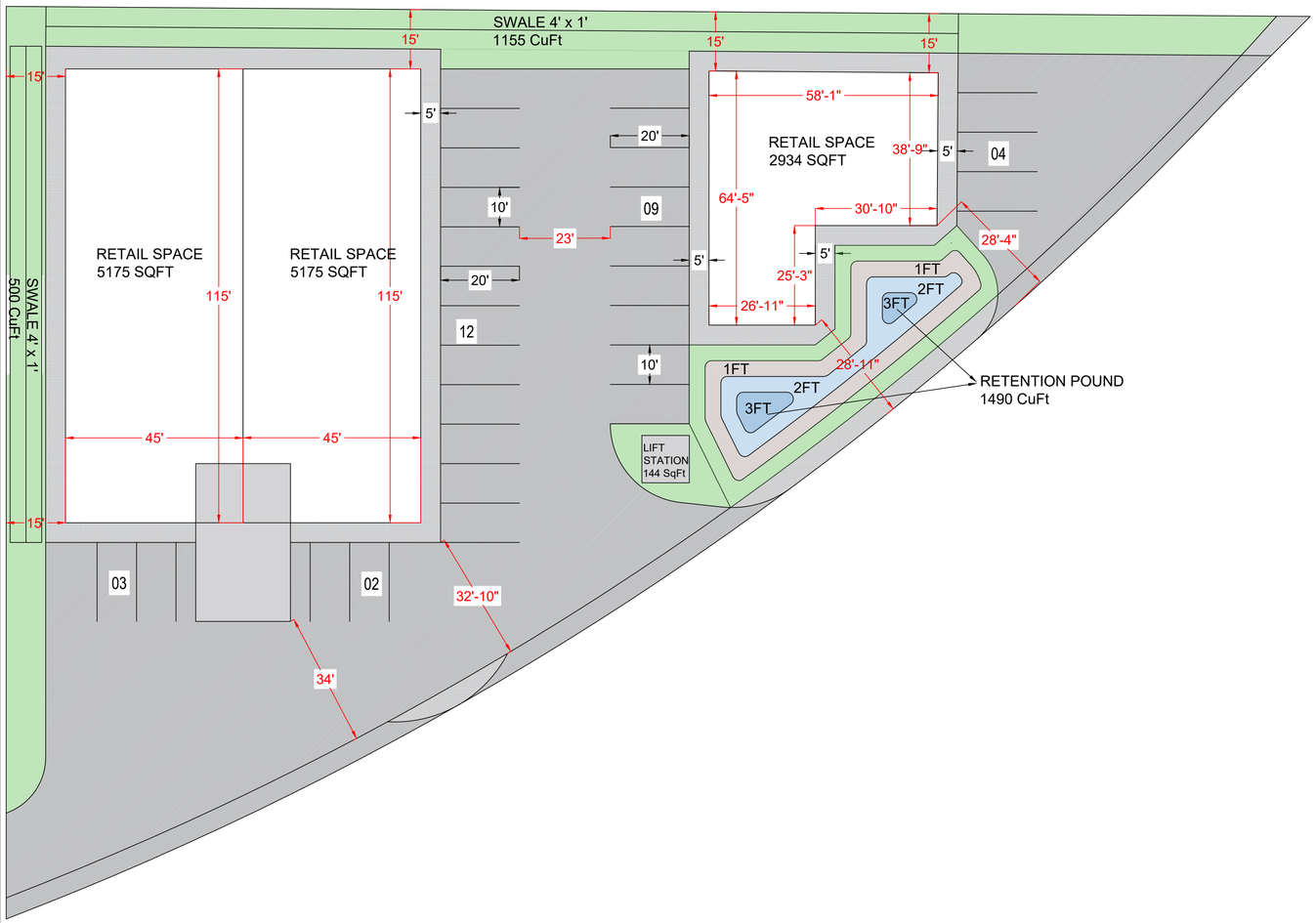
SCALE:	1" = 40'

Sheet Title:
EXISTING SITE PLAN

4.0

Project No:



NOTES:

1. PRIVATE ROAD STATUS WITH 25' RIGHT-OF-WAY WIDTH TOGETHER WITH 18'-6" UTILITY, ACCESS AND DRAINAGE EASEMENT.
2. STREET RIGHTS-OF-WAY IS COMMON AREA.
3. REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE AND UTILITIES, MAINTENANCE, INGRESS, EGRESS, REGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE APPOPKA LAND DEVELOPMENT CODE AND THE CITY OF APPOPKA LAND DEVELOPMENT REGULATIONS.
7. OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
8. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED ON THIS SHEET.
10. DESIGNED FOLLOWING THE 7TH EDITION 2020 FLORIDA BUILDING CODE REQUIREMENTS.
11. SEE SHEET 16.0 FOR MAILBOX ISLAND DETAILS.

SITE DATA

PARCEL ID:
16-21-28-0000-00-224

PROJECT AREA:
1.02 ACRE
44,241 SqFt

BUILDING HEIGHT:
25 FEET (1 FLOOR)

BUILDINGS:
PROPOSED RETAIL SPACE: 03
AREA BUILDING : 13284.00 SqFt.

LAND USE AND ZONING:
1000 - COMM LAND

PARKING SPACES:
TOTAL PARKING LOTS = 30
HANDICAPPED PARKING SPACES = 4
MINIMUM REQUIRED = 3 (per 8th Edition 2023 Florida Building and Accessibility Codes requirements)

UTILITIES:
ELETRIC BY: DUKE ENERGY
POTABLE WATER BY: CITY OF APPOPKA
IRRIGATION BY: CITY OF APPOPKA UTILITIES
FIRE BY: CITY OF APPOPKA UTILITIES
SANITARY SEWER BY: CITY OF APPOPKA UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: TO BE DETERMINED

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WATER BODY
- GREEN AREA (GRASS)

AREA SCHEDULE

AREA	SQ. FT.	%
LOT AREA	44241.00	100.00
BUILDING	13284.00	30.02
ROAD	17036.00	38.50
GREEN AREA	10556.00	23.86
SIDEWALK	3365.00	7.62

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:12:53 -05'00'

Revisions

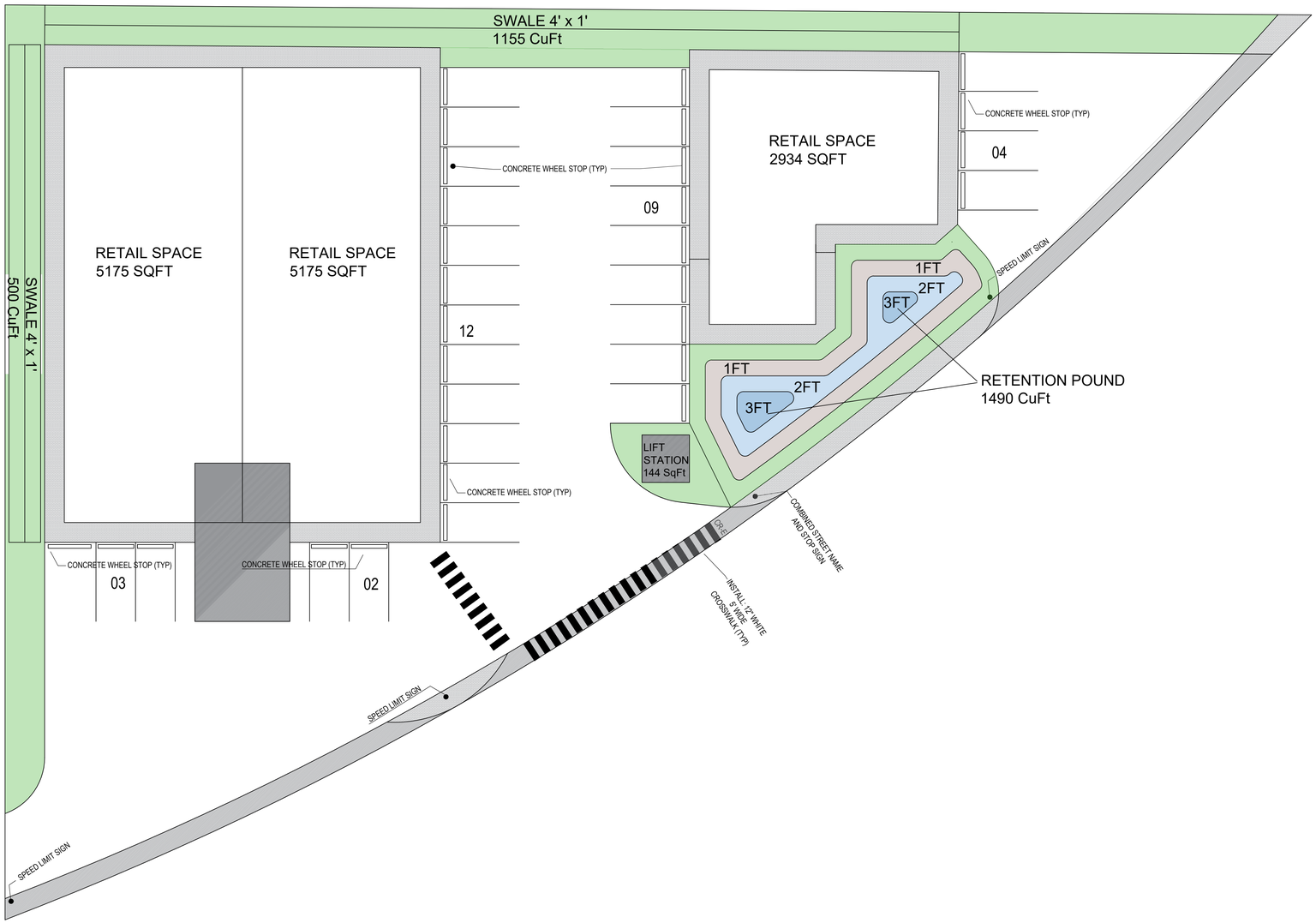
Description	Date

DATE:
DRAWN BY:
SCALE: 1" = 40'

Sheet Title:
PROPOSED MASTER PLAN

5.0

Project No:



TRAFFIC NOTES:

1. STOP SIGN FACES SHALL BE 3M DIAMOND GRADE. THE STREET SIGNS SHALL BE (4) BLADES NINE INCHES (9) WIDE.
2. ALL TRAFFIC SIGNS AND MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD LATEST EDITION.
3. ALL STRIPING REMOVAL TECHNIQUES SHALL ADHERE TO THE STANDARDS SET FORTH BY POLK COUNTY ENGINEERING AND TRAFFIC DIVISIONS. REPLACEMENT OF DAMAGED PAVEMENT WILL BE AT THE CONTRACTOR'S EXPENSE AND MUST BE ACCEPTABLE TO POLK COUNTY.
4. ALL PAVEMENT STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 711 AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 706.
5. ALL STRIPING AND PAVEMENT MESSAGES TO BE THERMOPLASTIC.
6. TEMPORARY SIGNS ARE TO BE REMOVED ONCE ROUNDABOUT AND ADJACENT STREETS AND DRIVEWAYS PERMITTED SEPARATELY ARE CONSTRUCTED.
7. DESIGNED FOLLOWING THE 7TH EDITION 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES REQUIREMENTS.
9. SEE SHEETS 8.1 AND 8.2 FOR DETAILS.

STOP R1-1

W11-2

SPEED LIMIT 20 R2-1

W16-7LP

"W1-2aL" OR "W1-2aR", 30" x 30" WITH POSTED SPEED ON DECO. POST PER FOLLOWING CRITERIA:

C/L RADIUS	DESIGN	POSTED
> 150'	30	20
< 150' - 100'	20	15
< 100' - 60'	15.00	15
< 60'	10	10

IVOR DEVELOPMENT

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1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:13:16 -05'00'

Revisions

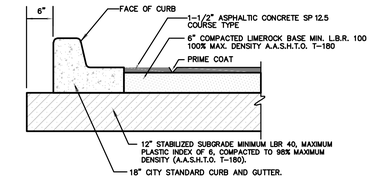
Description	Date

DATE:
DRAWN BY:
SCALE: 1" = 40'

Sheet Title: SIGNAGE AND STRIPING PLAN

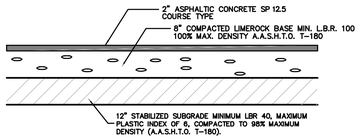
6.0

Project No:



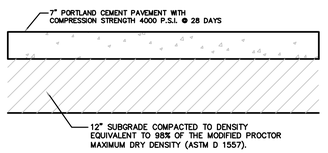
NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
5. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTION
N.T.S.

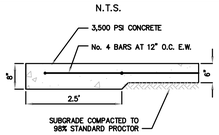


NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
5. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

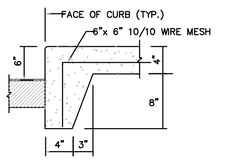
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



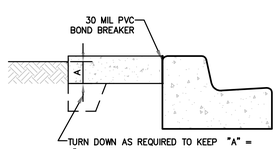
TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.



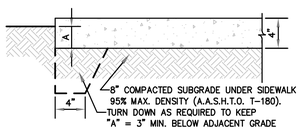
DUMPSTER PAD APRON PAVEMENT SECTION
N.T.S.



AT ASPHALT PAVEMENT



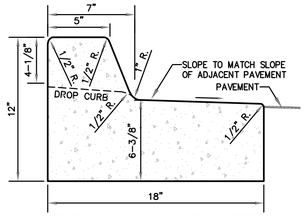
AT CURB AND GUTTER



AT GRADE

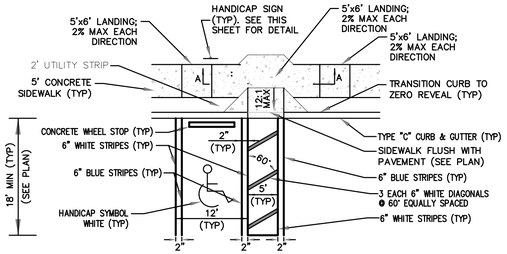
NOTES:
1. CONSTRUCT STRAIGHT JOINTS WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. TRAVERSE JOINTS SHALL BE AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED ON PLANS.
2. PROVIDE EXPANSION JOINTS AT 100' INTERVAL MAXIMUM SPACING ON CENTER.
3. PROVIDE EXPANSION JOINTS FILLER FOR JOINTS ABUTTING CURBS, CATCH BASINS, MANHOLES, INLETS STRUCTURES, WALKS AND OTHER FIXED OBJECTS UNLESS OTHERWISE INDICATED ON PLANS.
4. EXTEND JOINTS FILLER FULL WIDTH AND DEPTH OF JOINT, AND 1/2" BELOW FINISHED SURFACE. PLACE SEALANT OVER JOINT FILLER PER MANUFACTURERS RECOMMENDATIONS.
5. USE PREMOLDED ASPHALT-IMPREGNATED FIBERBOARD, 1/2" THICK CONFORMING TO ASTM D1751. CONTRACTION JOINT SHALL BE SAW CUT (1/4" WIDE BY 1" DEEP).
6. FINISHED SURFACE FOR CONCRETE SIDEWALK SHALL BE GRAY CONCRETE WITH LIGHT BROOM FINISH PERPENDICULAR TO LINE OF TRAFFIC (UNLESS OTHERWISE INDICATED ON PLANS).
7. PROVIDE CRACK CONTROL JOINTS @ (SAME AS WIDTH) O.C.
8. PROVIDE 16" STRIP SOD ADJACENT TO ALL EDGES OF SIDEWALK, CURB AND PAVEMENT AREAS.
9. CONCRETE COMPRESSION STRENGTH 3000 P.S.I. @ 28 DAYS UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
10. SIDEWALK TO BE CONSTRUCTED WITH SLOPES COMPLYING TO WITH LATEST ADA CODE AND FDOT INDEX 522-001. SIDEWALK MAX. VERTICAL SLOPE OF 5.0% AND MAX CROSS SLOPE OF 2.0%.

CONCRETE WALK
N.T.S.



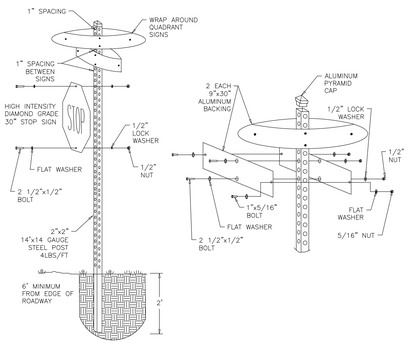
TYPE "C" CURB AND GUTTER TO BE USED AT ALL MEDIANS
N.T.S.

CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

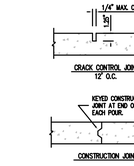


NOTE:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE CHAPTER 9B-7 AND AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. CONTRACTOR SHALL INSTALL A DETECTABLE WARNING SURFACE (IF REQUIRED) IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND FLORIDA BUILDING CODE SECTION 11.
3. REFER TO PAVING AND DRAINAGE PLAN FOR SIDEWALK TRANSITION AND DIMENSIONS.

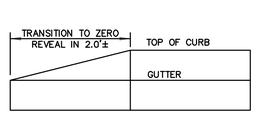
HANDICAP RAMP DETAILS
N T S



COMBINED STREET NAME AND STOP SIGN INSTALLATION
N.T.S.

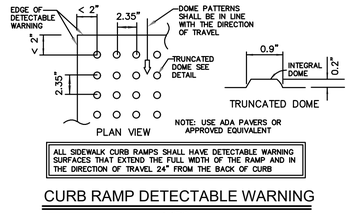


CONCRETE JOINT DETAIL
N.T.S.



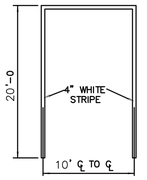
SECTION

CURB TRANSITION DETAIL
N.T.S.

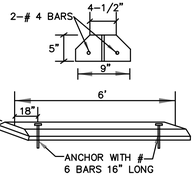


ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB

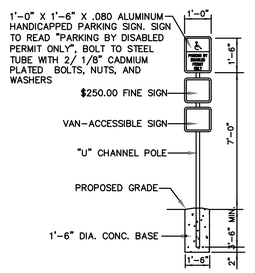
CURB RAMP DETECTABLE WARNING
'N' T'S



PARKING SPACE STRIPING DETAIL
N.T.S.

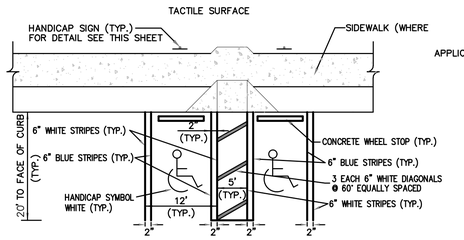


PREFABRICATED WHEEL STOP
N.T.S.



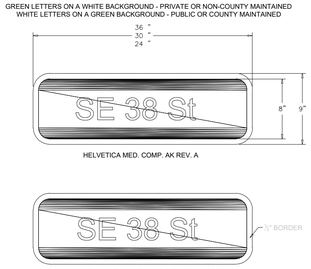
NOTE:
HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL AND FEDERAL CODES AND REGULATIONS.

HANDICAP PARKING SIGN DETAIL
N.T.S.



NOTE:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FDOT STANDARD INDEX 522-002 FOR DETECTABLE WARNING PLACEMENT.
3. ALL PAINT AND STRIPING SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.

UNIVERSAL HANDICAP PARKING DETAIL
N.T.S.



STREET NAME SIGN
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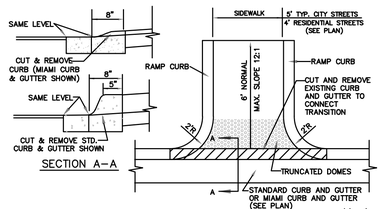
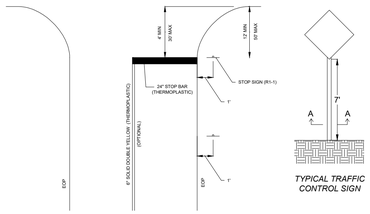


NOTES:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FDOT STANDARD INDEX 522-002 FOR FURTHER INFORMATION.

STANDARD HANDICAP RAMP DETAILS
N.T.S.



LEGEND
EOP EDGE OF PAVEMENT
MIN MINIMUM
MAX MAXIMUM
TRAFFIC SIGN

NOTE:
DOUBLE SOLID STRIPING IS REQUIRED ON ALL ROADS APPROACHING ARTERIAL, COLLECTOR AND MAJOR LOCAL ROADS.

INTERSECTION SIGN AND STRIPING DETAIL
N.T.S.

GENERAL NOTES:
1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION FDOT SECTION 522.
2. PROVIDE TRUNCATED DOMES AT ALL VEHICULAR PEDESTRIAN CROSSING POINTS. ALL RAMP LANDINGS SHALL HAVE DETECTABLE WARNINGS PER FBC 406.8 AND FDOT REGULATION 49 CFR 37.21.
3. FOR TURNOUTS SEE FDOT SECTION 515.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN ½".
5. WHEN ROADWAYS OR DRIVEWAYS ARE NEWLY CONSTRUCTED, RECONSTRUCTED OR ALTERED, CONSTRUCT THE CROSS SLOPES FOR CROSSWALKS AND DISCONTINUOUS SIDEWALKS AS FOLLOWS:
   A. A. CROSS SLOPE = 0.02 FOR ROADWAYS OR DRIVEWAY CONTROLLED BY "STOP" SIGN OR "YIELD" SIGN.
   B. B. CROSS SLOPE = 0.05 FOR ROADWAYS OR DRIVEWAYS CONTROLLED BY TRAFFIC SIGNAL.
6. FOR MORE DETAILS, SEE FDOT INDEX 11860, SHEETS 3, 4 AND 5.
7. HANDICAPPED PARKING SPACE SIGN REQUIREMENTS PER FDOT INDEX 700-102 (SHEET 4) AND FDOT INDEX 711-001 (SHEET 11).

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

SEAL
JEFFREY M SANON
LICENSE
No. 70946
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:13:40 -05'00'

Revisions

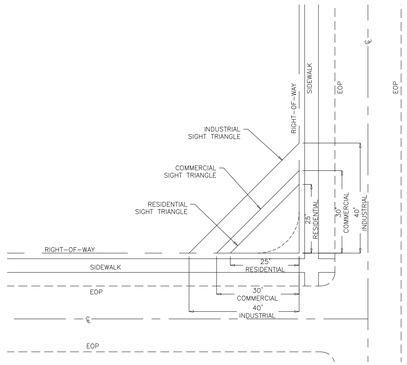
Description	Date

DATE:	
DRAWN BY:	
SCALE:	AS INDICATED

Sheet Title:
ROAD AND PAVEMENT DETAILS

6.1

Project No:

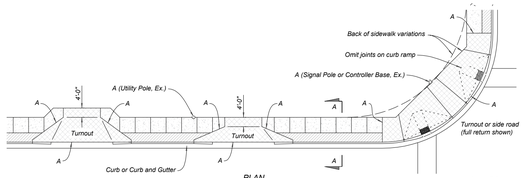


LEGEND
EOP - EDGE OF PAVEMENT
℄ - CENTERLINE OF ROADWAY

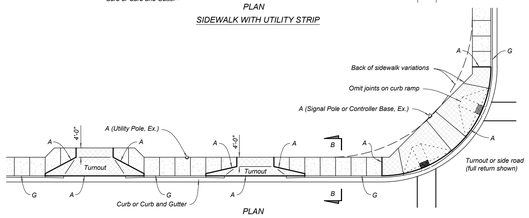
NOTE:
NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE SHOWN.

SIGHT TRIANGLE

N.T.S.



PLAN
SIDEWALK WITH UTILITY STRIP



PLAN
SIDEWALK WITHOUT UTILITY STRIP

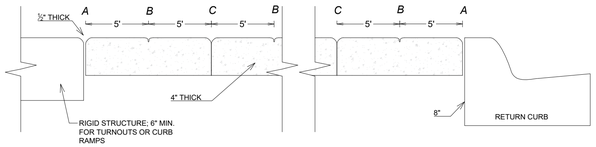
SECTION A-A

SECTION B-B

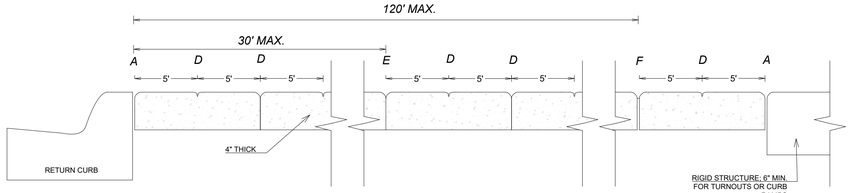
LEGEND:
- *4" Thick Sidewalk*
- *6" Thick Sidewalk*
- *Utility Strip*

CONCRETE SIDEWALK ON CURBED ROADWAYS

N.T.S.



OPEN JOINTS



SAWED JOINTS

LEGEND:
A - ½" Expansion Joints (preformed joint filler)
B - ⅛" Dummy Joints, tooled
C - ⅛" Formed Open Joints
D - ¾₁₆" Saw Cut Joints, 1 ½" deep (within 96 hours) max. 5' centers
E - ¾₁₆" Saw Cut Joints, 1 ½" deep (within 12 hours) max. 30' centers joint(s) required when length exceeds 30'
F - ½" Expansion Joint when run of sidewalk exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the engineer.
G - Cold joint with bond breaker, tooled

SIDEWALK SECTION

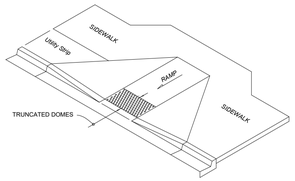
N.T.S.

GENERAL NOTES:
1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION FDOT SECTION 522.
2. PROVIDE TRUNCATED DOMES AT ALL VEHICULAR PEDESTRIAN CROSSING POINTS. ALL RAMP LANDINGS SHALL HAVE DETECTABLE WARNINGS PER FBC 406.8 AND FDOT REGULATION 49 CFR 37.21.
3. FOR TURNOUTS SEE FDOT SECTION 515.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN ½".
5. WHEN ROADWAYS OR DRIVEWAYS ARE NEWLY CONSTRUCTED, RECONSTRUCTED OR ALTERED, CONSTRUCT THE CROSS SLOPES FOR CROSSWALKS AND DISCONTINUOUS SIDEWALKS AS FOLLOWS:
   A. A. CROSS SLOPE = 0.02 FOR ROADWAYS OR DRIVEWAY CONTROLLED BY "STOP" SIGN OR "YIELD" SIGN.
   B. B. CROSS SLOPE = 0.05 FOR ROADWAYS OR DRIVEWAYS CONTROLLED BY TRAFFIC SIGNAL.
6. FOR MORE DETAILS, SEE FDOT INDEX 11860, SHEETS 3, 4 AND 5.
7. HANDICAPPED PARKING SPACE SIGN REQUIREMENTS PER FDOT INDEX 700-102 (SHEET 4) AND FDOT INDEX 711-001 (SHEET 11).

IVOR DEVELOPMENT

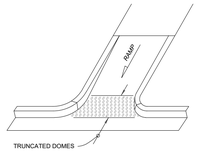
OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCCEE APOPKA ROAD
APOPKA, FL 32703

CR-B MOD

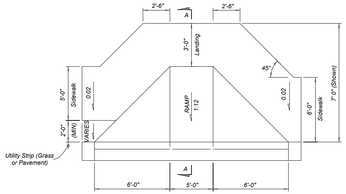


ISOMETRIC VIEW

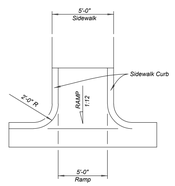
CR-E



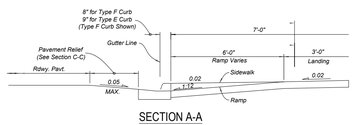
ISOMETRIC VIEW



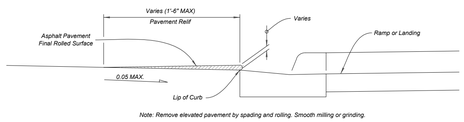
PLAN VIEW



PLAN VIEW



SECTION A-A



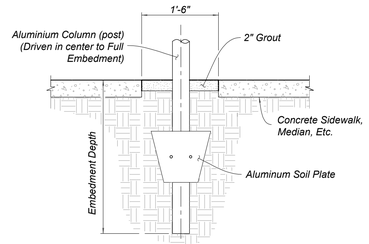
Note: Remove elevated pavement by spading and rolling. Smooth milling or grinding.

SECTION C-C

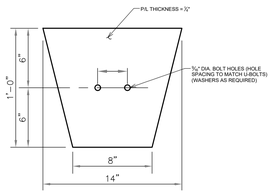
NOTES:
1. CROSSWALKS 5 FEET WIDE;
2. SIDEWALKS WITHOUT UTILITY STRIP MUST BE 8 FEET WIDE, PER FDOT INDEX 522-001, SHEET 1.
3. FOR ADDITIONAL INFORMATION ON SIDEWALK CURB CONSTRUCTION, SEE SIDEWALK CURB OPTIONS DETAILS, FDOT INDEX 522-002, SHEET 3.

CURB RAMPS DETAIL

N.T.S.



DRIVEN POST DETAIL

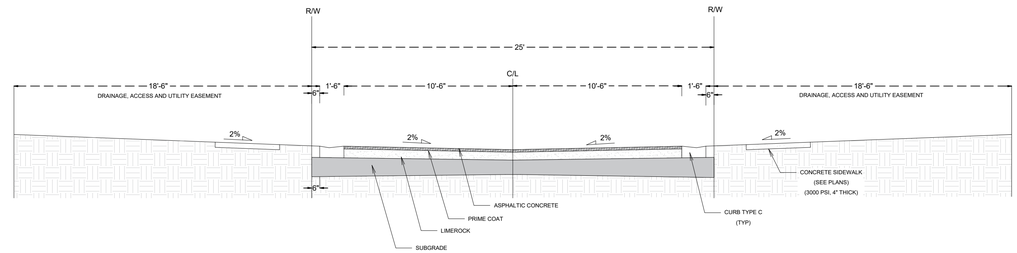


NOTES:
1. ALIGN SOIL PLATE BOTTOM AT ½ OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2" x 1'-0" MAY BE USED AS AN ALTERNATIVE.

ALUMINUM SOIL PLATE DETAIL

SIGN EMBEDMENT

N.T.S.



NOTES:
1. ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE.

25' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S.

S

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.11.21 11:14:08 -05'00'

Revisions

Description	Date

DATE:	
DRAWN BY:	
SCALE:	AS INDICATED

Sheet Title:
ROAD AND PAVEMENT DETAILS

6.2

Project No:

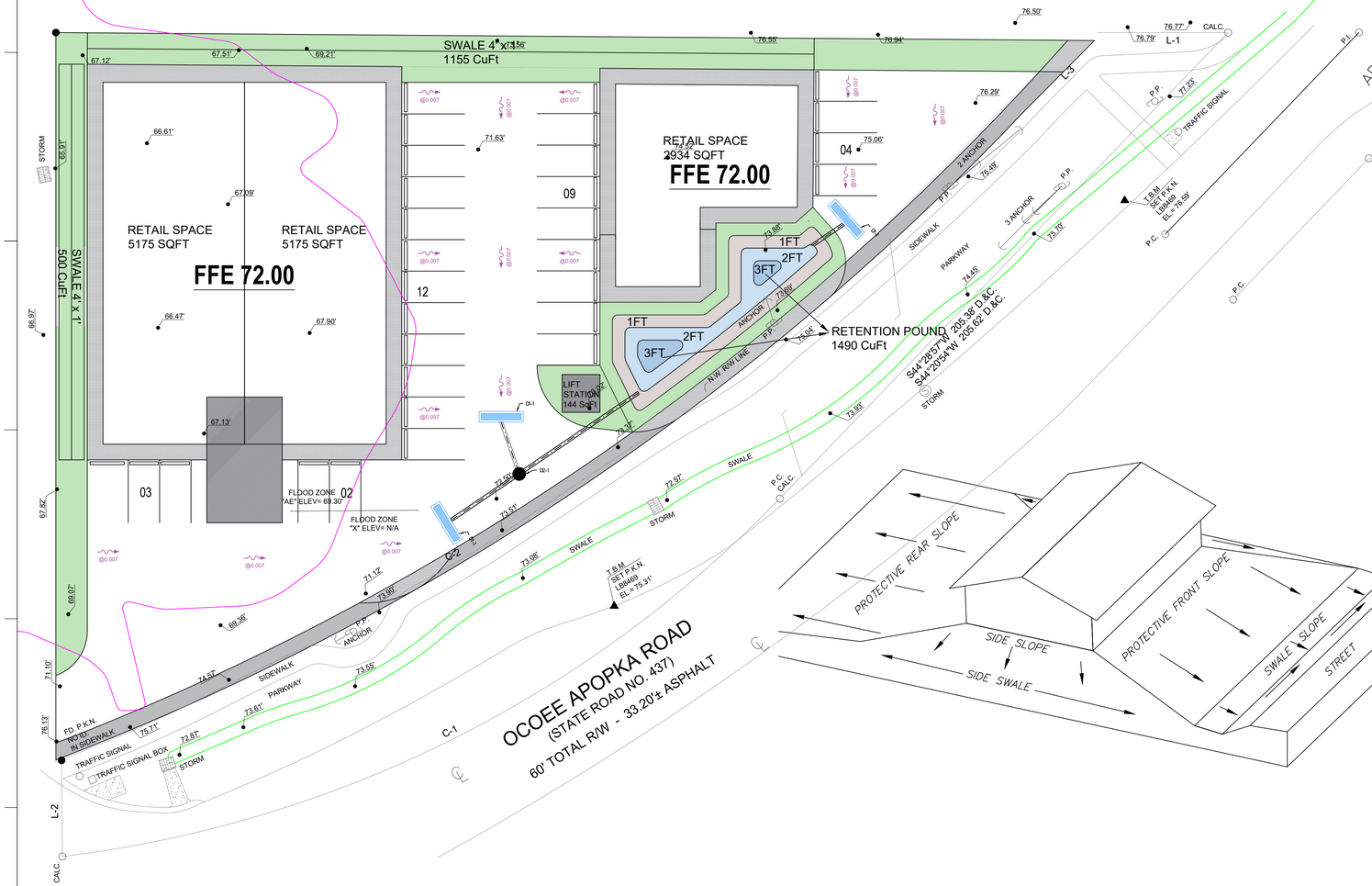
GENERAL:
1. 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
2. 4:1 MAXIMUM SIDE YARD SLOPE (PAD TO LOT LINE), 5:1 MAX REAR YARD SLOPE.
3. 6" (0.5') DIFFERENCE FROM PAD TO FINISHED FLOOR.

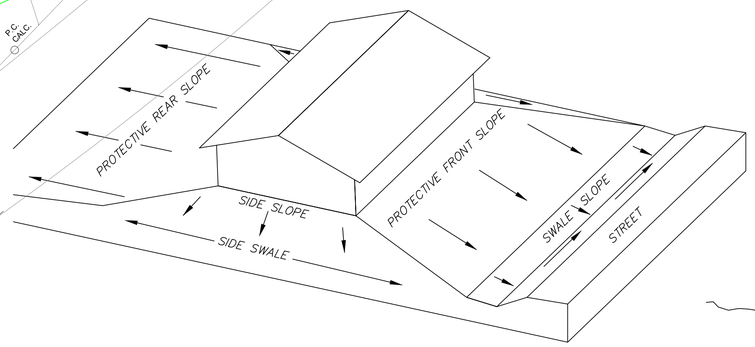
DRIVEWAYS:
1. RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 10% (BASED ON 22' DRIVEWAY).
2. SEE LOT GRADING PLANS FOR RESTRICTED DRIVEWAYS.
IF DRIVEWAYS ARE STEEPER THAN 10%, THE PADS MUST BE SHIFTED TOWARD THE REAR LOT LINE, OF ADDITIONAL STEPS IN THE GARAGE WILL BE REQUIRED.

LEGEND

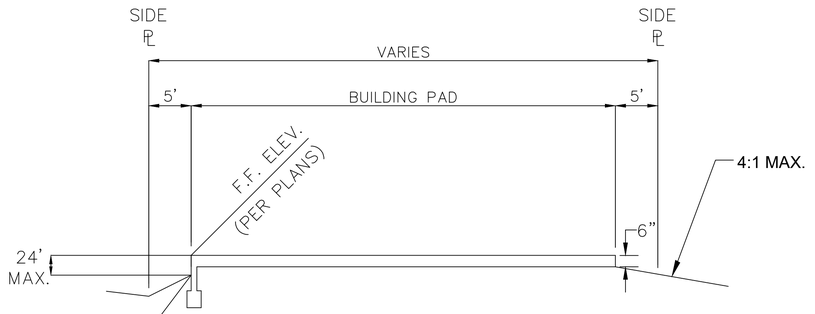
PROPOSED FLOW DIRECTION

64.19 EDGE OF PAVEMENT ELEVATION

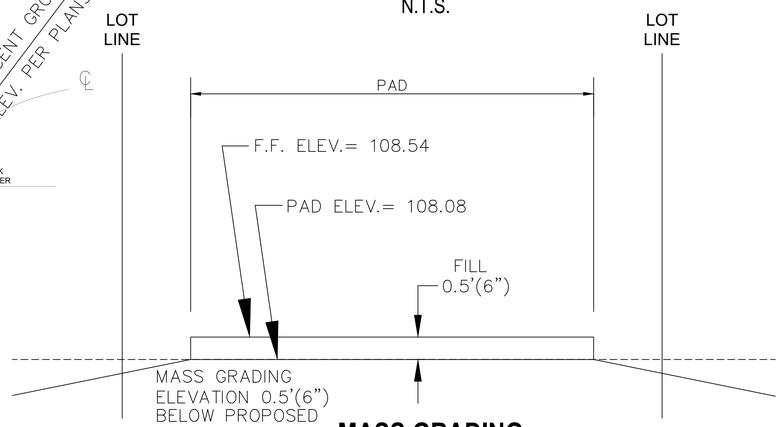




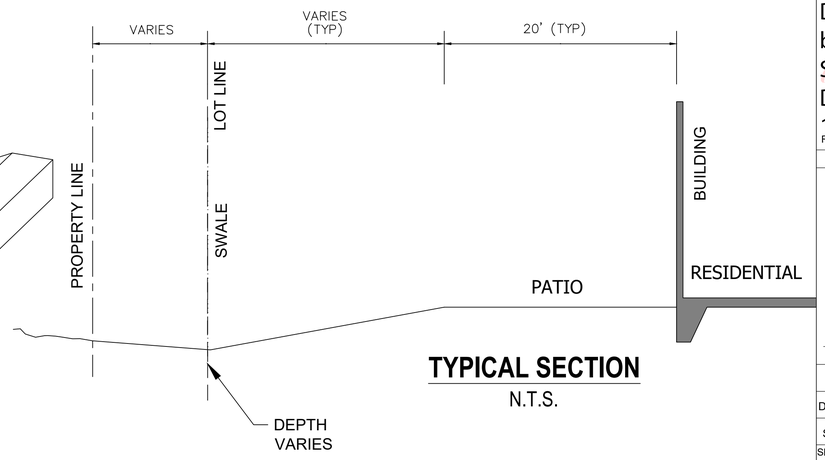
TYPICAL TYPE B LOT GRADING
GRADE BREAK NEAR CENTER OF BUILDING PAD



MONOLITHIC SLAB/TURN DOWN DETAIL
N.T.S.



MASS GRADING
N.T.S.



TYPICAL SECTION
N.T.S.

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

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Revisions

Description	Date

DATE:	
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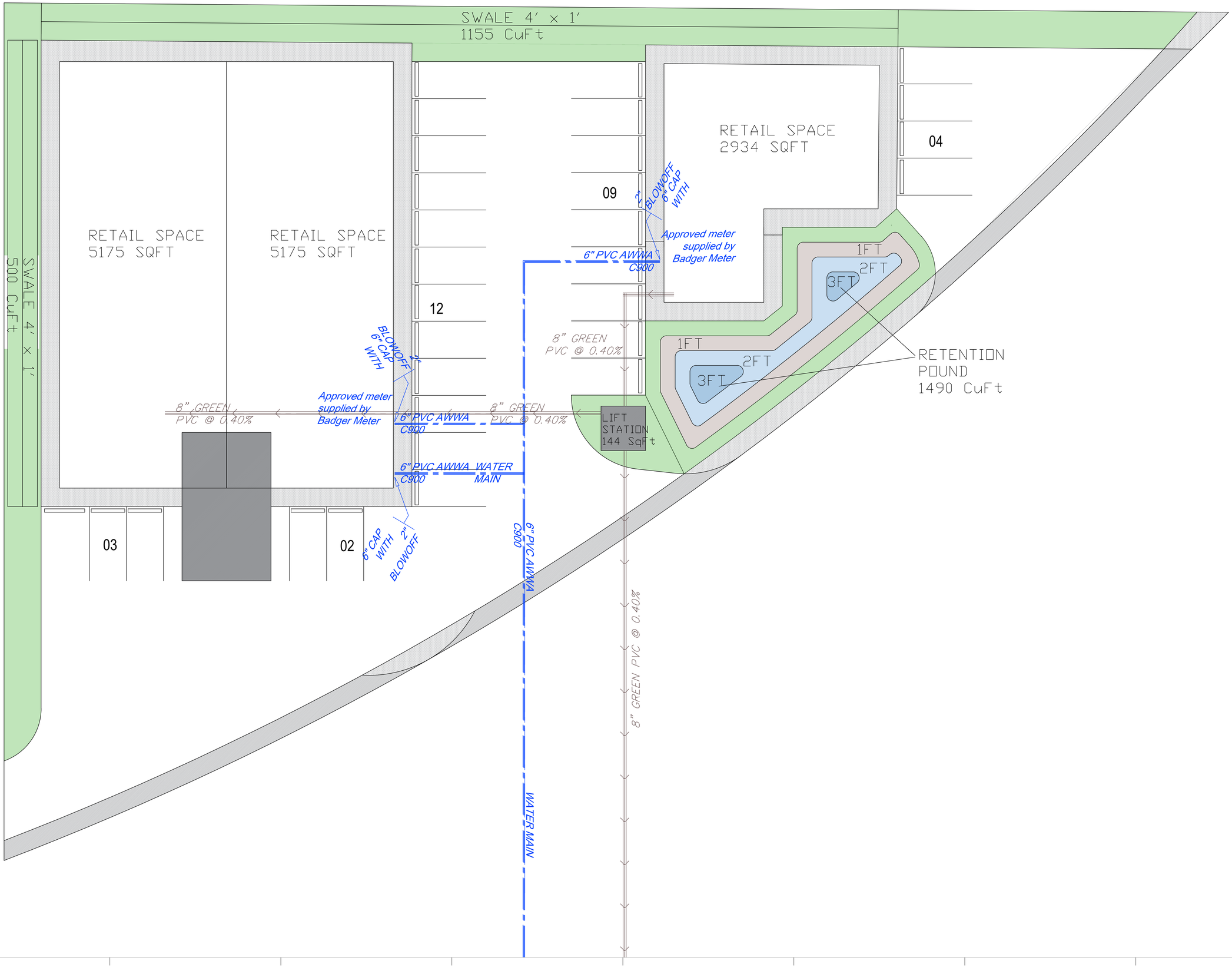
SCALE:	1" = 40'

Sheet Title:
LOT GRADING PLAN

7.0

Project No:



IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.11.21 11:14:59 -05'00'

Revisions

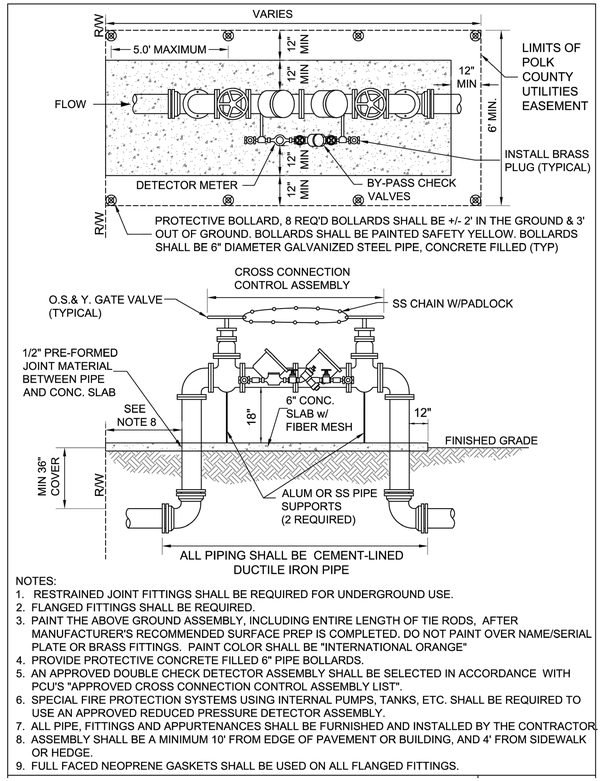
Description	Date

DATE:	
DRAWN BY:	
SCALE:	1" = 40'

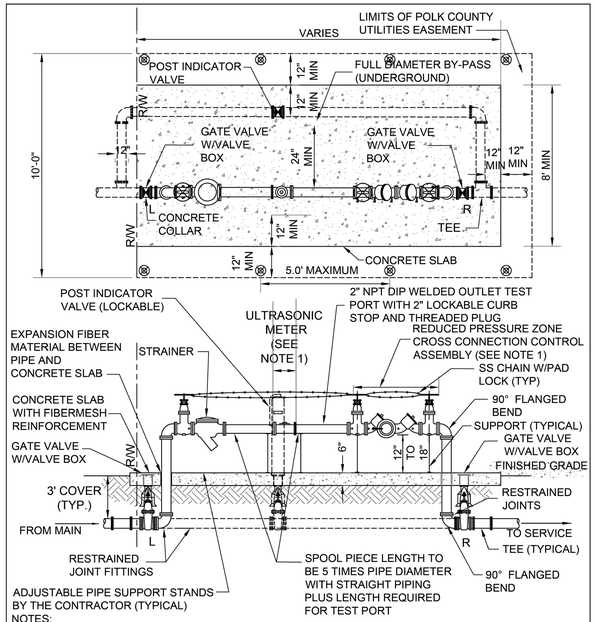
Sheet Title:
UTILITY PLAN

8.0

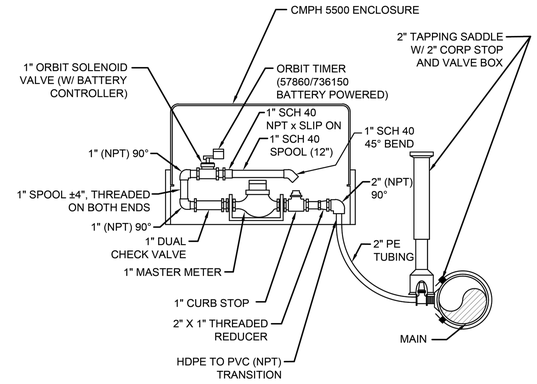
Project No:



NOTES:
1. RESTRAINED JOINT FITTINGS SHALL BE REQUIRED FOR UNDERGROUND USE.
2. FLANGED FITTINGS SHALL BE REQUIRED.
3. PAINT THE ABOVE GROUND ASSEMBLY, INCLUDING ENTIRE LENGTH OF TIE RODS, AFTER MANUFACTURER'S RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS. PAINT COLOR SHALL BE "INTERNATIONAL ORANGE"
4. PROVIDE PROTECTIVE CONCRETE FILLED 6" PIPE BOLLARDS.
5. AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE SELECTED IN ACCORDANCE WITH PCU'S "APPROVED CROSS CONNECTION CONTROL ASSEMBLY LIST".
6. SPECIAL FIRE PROTECTION SYSTEMS USING INTERNAL PUMPS, TANKS, ETC. SHALL BE REQUIRED TO USE AN APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY.
7. ALL PIPE, FITTINGS AND APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
8. ASSEMBLY SHALL BE A MINIMUM 10' FROM EDGE OF PAVEMENT OR BUILDING, AND 4' FROM SIDEWALK OR HEDGE.
9. FULL FACED NEOPRENE GASKETS SHALL BE USED ON ALL FLANGED FITTINGS.

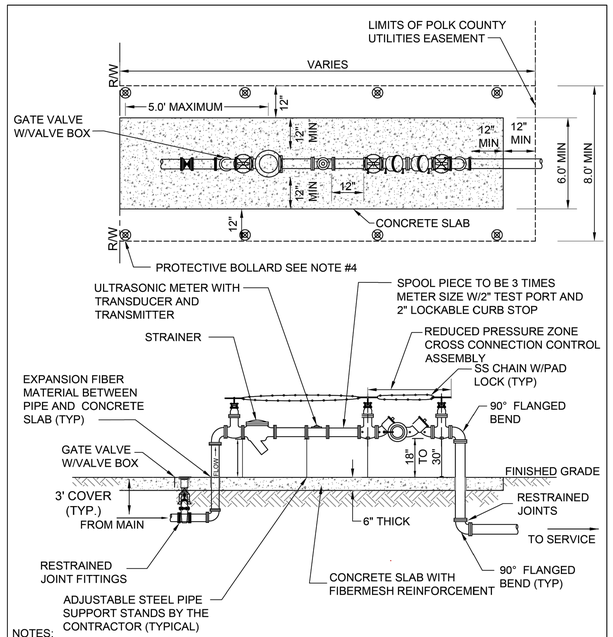


NOTES:
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE MASTER METER INCLUDING THE METER, CROSS CONNECTION CONTROL ASSEMBLY, ALL PIPE FITTINGS, STAINLESS STEEL (CHAINS) AND APPURTENANCES.
2. ALL THE ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. PAINT THE ABOVE GROUND ASSEMBLY, INCLUDING ENTIRE LENGTH OF TIE RODS, AFTER MANUFACTURER'S RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS. PAINT COLOR SHALL BE BLUE (RGB: 0, 204, 255).
4. PROTECTIVE BOLLARD, 8 REQ'D BOLLARDS SHALL BE +/- 2' IN THE GROUND & 3' OUT OF GROUND. BOLLARDS SHALL BE PAINTED SAFETY YELLOW. BOLLARDS SHALL BE 6" DIAMETER GALVANIZED STEEL PIPE, CONCRETE FILLED (TYP).
5. ABOVE GROUND VALVES SHALL BE O.S. & Y TYPE.

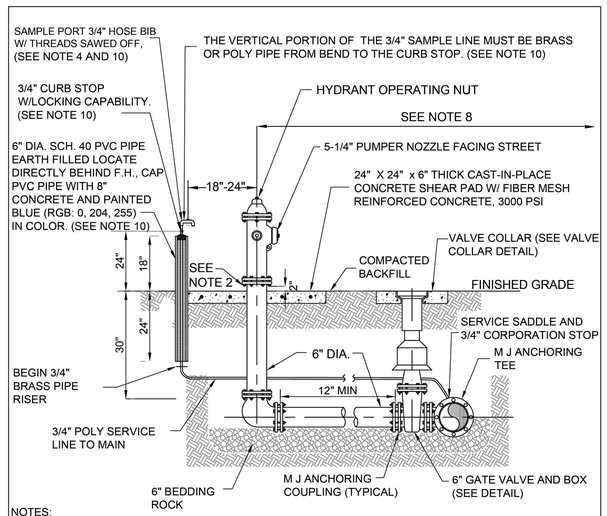


NOTES:

1. ENCLOSURE AND BASE SHALL BE CMPH 5500 DIMENSIONS: 31.51"L X 18.86"W X 29.83"H
2. NO AUTOMATIC BLOW OFF VALVE WILL BE INSTALLED ON RECLAIMED WATER SYSTEMS.



NOTES:
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL POTABLE WATER IRRIGATION MASTER CONTROL ASSEMBLY, ALL PIPE FITTINGS, STAINLESS STEEL (CHAINS) AND APPURTENANCES.
2. ALL THE ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. PAINTING SHALL BE IN ACCORDANCE WITH FDOH REQUIREMENTS AND THE UTILITIES STANDARDS AND SPECIFICATIONS MANUAL.
4. PROTECTIVE BOLLARD, 8 REQ'D BOLLARDS SHALL BE +/- 2' IN THE GROUND & 3' OUT OF GROUND. BOLLARDS SHALL BE PAINTED SAFETY YELLOW. BOLLARDS SHALL BE 6" DIAMETER GALVANIZED STEEL PIPE, CONCRETE FILLED (TYP).
5. ABOVE GROUND VALVES SHALL BE O.S. & Y TYPE.
6. METER SHALL BE CAPABLE OF ACCURATELY MEASURING THE ENTIRE RANGE OF EXPECTED FLOWS AND THE TYPE AND MANUFACTURE SHALL BE APPROVED BY PCU.



NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE (DRY BARREL TYPE) UNLESS OTHERWISE APPROVED BY PCU.
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE 2".
3. RESTRAINED JOINTS OR ALL-THREAD ROD REQUIRED TO SECURE PIPE, RISER AND VALVE IN THE FIRE HYDRANT ASSEMBLY TO THE MAIN.
4. TOP OF SAMPLE PORT TO BE LOWER THAN FLANGE ON FIRE HYDRANT BONNET.
5. HYDRANT SHALL BE PAINTED 1 COAT THEMEC 69-HIBUILD EPOXOLINE II (4-6DFT) AND ONE COAT 73-COLOR ENDURA SHIELD (3-5DFT); COLOR INTERNATIONAL ORANGE
6. VALVE COLLAR AND HYDRANT SHEAR PAD MAY BE INCORPORATED INTO ONE 6" THICK PAD.
7. THRUST BLOCKS MAY ONLY BE USED WHEN CONNECTION IS TO AN EXISTING WATER MAIN AND IT IS NOT KNOWN IF THERE ARE RESTRAINED JOINTS BOTH WAYS FROM THE CONNECTION.
8. HYDRANT SHALL BE MIN OF 2' FROM EDGE OF SIDEWALK, 5' MIN FROM BACK OF MIAMI CURB AND 10' MIN FROM EDGE OF DRIVEWAY OR TURNOUT.
9. A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED 6 INCHES TO THE SIDE OF THE LANE STRIPE WHICH IS CLOSEST TO THE HYDRANT AND IN LINE WITH THE LARGEST PORT.
10. A PRE-MANUFACTURED ONE PIECE SAMPLE STATION MAY BE SUBSTITUTED FOR THE FIELD CONSTRUCTED SAMPLING STATION IN ACCORDANCE WITH THE APPROVED MATERIAL CHECKLIST.

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2025.11.21 11:16:32 -05'00'

Revisions

Description	Date

DATE:	
DRAWN BY:	
SCALE:	1" = 40'

Sheet Title:
UTILITY DETAILS

8.1

Project No:

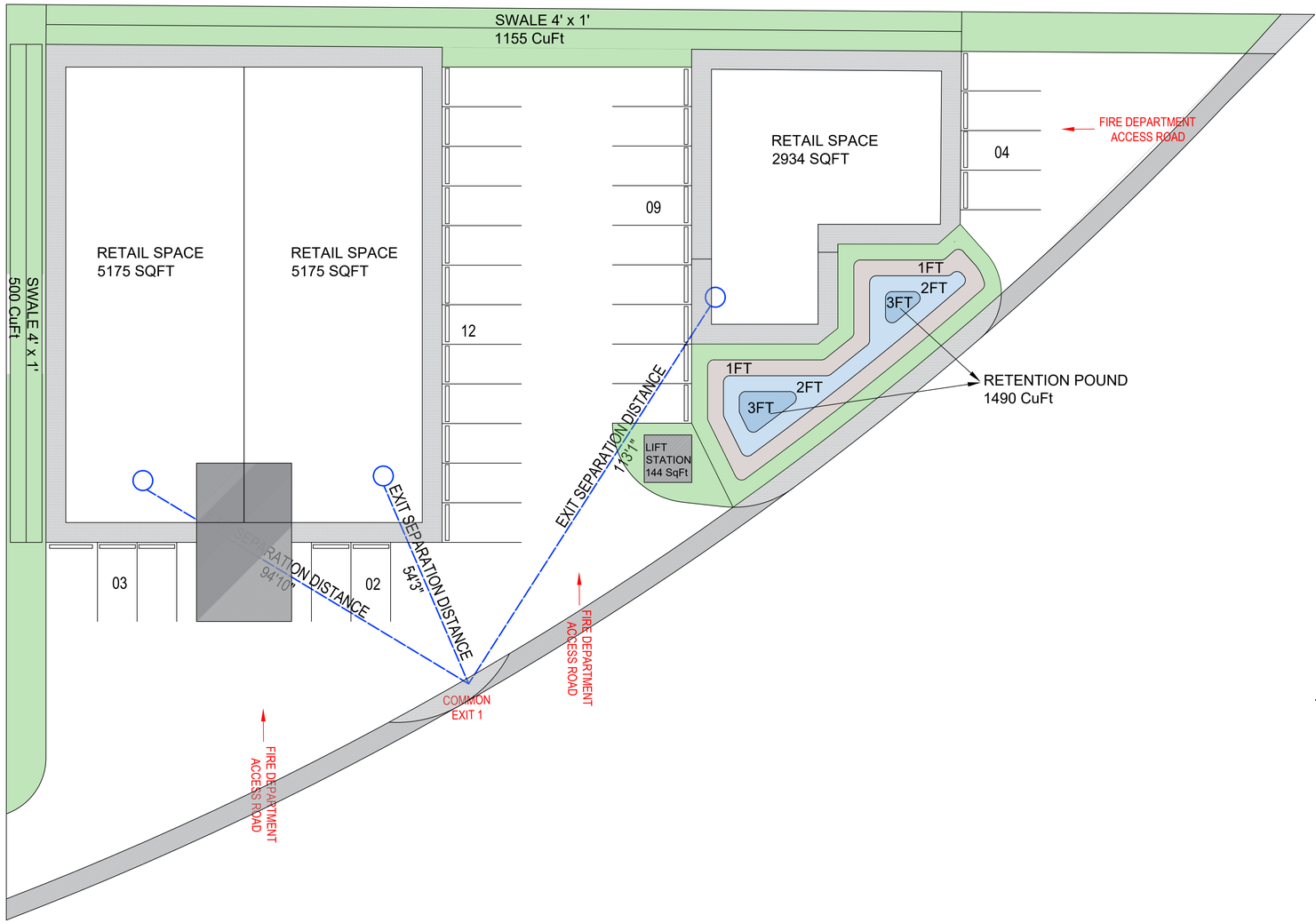
USE OF BUILDING:
COMERCIAL

TYPE OF CONSTRUCTION:
V-A (PROTECTED WOOD FRAME)

SEPARATION DISTANCES:
94'10" (Exit 1 to Common Exit 1)
54'-3" (Exit 2 to Common Exit 1)
113'1" (Exit 2 to Common Exit 1)

LEGEND

TRAVEL DISTANCE TO AN EXIT



IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
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APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.11.21 11:16:48 -05'00'

Revisions

Description	Date

DATE:	
DRAWN BY:	
SCALE:	1" = 40'

Sheet Title:
LIFE SAFETY PLAN

9.0

Project No:

CONSTRUCTION SITE PLAN

FOR

SPRINGHAVEN

(FKA CHANDLER HILLS)

CITY OF APOPKA, FLORIDA

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

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

YOO SHIK YM

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S 89°09'30" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 698.00 FEET; THENCE S 0°45'04" W, 2646 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 0°45'04" W 773.66 FEET; THENCE N 89°49'25" W 217.50 FEET; THENCE N 0°49'04" W 125.00 FEET; THENCE N 89°49'47" E 217.50 FEET; THENCE S 0°49'04" E 125.00 FEET; THENCE S 89°49'25" E 217.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL NOS. 7 AND 8 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:, AND MORE PARTICULARLY DESCRIBED AS: BEGIN 20 FEET SOUTH AND 1369 FEET WEST OF THE NE CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1206.22 FEET, WEST 327.5 FEET, NORTH 1201 FEET AND EAST 327.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH HALF OF 15.00 FEET WIDE RIGHT OF WAY AS SHOWN ON THE UNRECORDED PLAT RECORDED IN DEED BOOK 921, PAGE 429 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING SOUTH OF AND ADJACENT TO THE PARCEL 2.

PARCEL 3:

PARCEL NO. 21 AS PER PLAT OF SURVEY RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:, AND MORE PARTICULARLY DESCRIBED AS: NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 25 FEET THEREOF, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST.

TOGETHER WITH THE SOUTH HALF OF 15.00 FEET WIDE RIGHT OF WAY AS SHOWN ON THE UNRECORDED PLAT RECORDED IN DEED BOOK 921, PAGE 429 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTH OF AND ADJACENT TO THE PARCEL 3.

PARCEL 4:

BEGIN 20 FEET SOUTH AND 1702.2 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 1204 FEET, WEST 675 FEET, NORTH 1202.56 FEET, AND EAST 675 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A LOTS 1, 4, 5 AND 6, AS DESCRIBED IN DEED BOOK 921, PAGE 429.

TOGETHER WITH THE NORTH HALF OF 15.00 FEET WIDE RIGHT OF WAY AS SHOWN ON THE UNRECORDED PLAT RECORDED IN DEED BOOK 921, PAGE 429 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING SOUTH OF AND ADJACENT TO THE PARCEL 4.

PARCEL 5:

BEGIN 20 FEET SOUTH AND 649 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 1206.66 FEET; THENCE WEST 675.00 FEET; THENCE NORTH 1206.22 FEET; THENCE EAST 675.00 FEET TO THE POINT OF BEGINNING, BEING PARCELS 9, 10, 11 AND 12 AS DEPICTED ON THE PLAT RECORDED IN DEED BOOK 921, PAGE 429, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE NORTH HALF OF 15.00 FEET WIDE RIGHT OF WAY AS SHOWN ON THE UNRECORDED PLAT RECORDED IN DEED BOOK 921, PAGE 429 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING SOUTH OF AND ADJACENT TO THE PARCEL 5.

LESS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S 89°09'30" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 698.00 FEET; THENCE S 0°45'04" W 2646.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 0°45'04" W 773.66 FEET; THENCE N 89°49'25" W 217.50 FEET; THENCE N 0°49'04" W 125.00 FEET; THENCE N 89°49'47" E 217.50 FEET; THENCE S 0°49'04" E 125.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS: BEING AT A POINT 20 FEET SOUTH AND 972.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 400 FEET, THENCE WEST 100 FEET, THENCE NORTH 400 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

BOI DREAU

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

MARTIN

THE EAST 402.5 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 BEING THE EAST 1/2 OF TRACT 23 OF UNRECORDED PLAT, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PMA 5 HOA, LLC

PARCEL 1:

BEGINNING 15 FEET SOUTH AND 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST 663.25 FEET; THENCE SOUTH 330 FEET; THENCE EAST 663.51 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING; BEING TRACT NO. 26 OF AN UNRECORDED PLAT AS SHOWN IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND DESCRIBED AS PARCEL NO. 28, AS PER PLAT THEREOF RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 245 SOUTH 7.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN WEST 663.51 FEET, SOUTH 220 FEET, EAST 663.77 FEET, NORTH 220 FEET TO THE POINT OF BEGINNING.

ROBINSON

PARCEL 1:

THAT CERTAIN PARCEL OF REAL ESTATE LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND DESCRIBED AS PARCEL 24, AS PER PLAT THEREOF, RECORDED IN DEED BOOK 921, PAGE 429, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:, AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE WEST 15 FEET, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LAND LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL 2:

BEGINNING AT S/W CORNER SE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 664 FEET, RUN THENCE EAST 660.3 FEET, THENCE NORTH 664.6 FEET, RUN THENCE WEST 660.6 FEET TO THE POINT OF BEGINNING, LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH HALF OF 15.00 FEET WIDE RIGHT OF WAY AS SHOWN ON THE UNRECORDED PLAT RECORDED IN DEED BOOK 921, PAGE 429 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING SOUTH OF AND ADJACENT TO THE PARCEL 2, LESS THE EAST 30.00 FEET THEREOF.

TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 4982, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SNAVELY

THAT CERTAIN PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS PARCEL NO. 53 OF THAT CERTAIN SURVEY MADE BY C.R. SHIVEY, DATED JUNE 30, 1955, REG. SURVEYOR NO. 622, AND 62.83 BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CONVEYED BY DEED RECORDED IN DEED BOOK 1027, PAGE 466, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 53: FROM A POINT 30 FEET SOUTH OF NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER RUN SOUTH 332.2 FEET; EAST 660.66 FEET; NORTH 332.42 FEET; WEST 660.6 FEET TO POINT OF BEGINNING.

SHAW

THAT CERTAIN PARCEL OF REAL ESTATE SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND DESCRIBED AS PARCEL NO. 53 OF THAT CERTAIN SURVEY MADE BY C.R. SHIVEY, DATED JUNE 30, 1955, REG. SURVEYOR NO. 622, AND 62.83 BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CONVEYED BY DEED RECORDED IN DEED BOOK 1027, PAGE 466, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 53: FROM A POINT 30 FEET SOUTH OF NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER RUN SOUTH 332.2 FEET; EAST 660.66 FEET; NORTH 332.42 FEET; WEST 660.6 FEET TO POINT OF BEGINNING.

ORCHID ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

PARCEL 1:

WEST 15 FEET OF THE NORTHEAST QUARTER AND THE NORTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT ANY LAND CONTAINED IN COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10606, PAGE 8043, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SOUTH 00°11'56" WEST, 15.02 FEET TO A POINT ON A LINE THAT IS 15.00 SOUTHERLY OF AND PERPENDICULAR TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG A LINE THAT IS 15 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE SOUTH 89°08'52" WEST, 1320.18 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE NORTH 00°11'56" EAST, 15.02 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SOUTH 89°08'52" EAST, 1320.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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

LESS AND EXCEPT THE LAND CONTAINED IN THE CERTIFICATE OF TITLE RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT NUMBER 20190159780, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND

MEGA ENG, LLLP

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE RUN 89°09'30" WEST, ALONG THE NORTHLINE OF SAID NORTHEAST 1/4 OF A DISTANCE THAT FEET; THENCE SOUTH 0°49'47" WEST, 30.00 FEET A POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°49'47" WEST, 400.00 FEET; THENCE NORTH 89°09'30" WEST, 217.50 FEET; THENCE NORTH 0°49'47" EAST, 400.00 FEET; THENCE EAST 217.50 FEET TO THE POINT OF BEGINNING.

YOO SHIK YM IRREVOCABLE TRUST

BEGINNING AT A POINT 20 FEET SOUTH AND 972.5 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 400 FEET; THENCE WEST 100 FEET, THENCE NORTH 400 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

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PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
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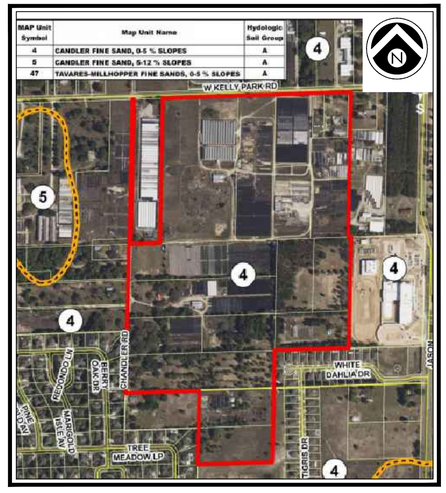
PHONE: (407) 938-6611

VICINITY MAP

SCALE: 1" = 2,000'

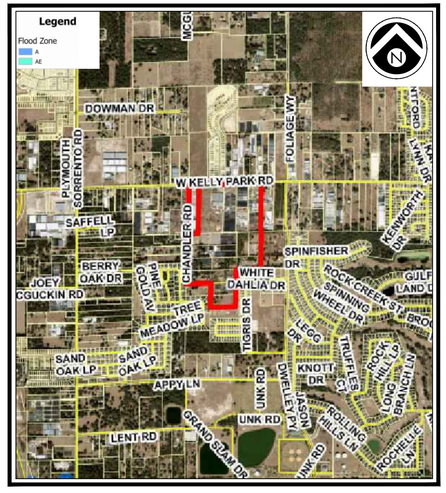
AERIAL MAP

SCALE: 1" = 500'



SOILS MAP

SCALE: 1" = 500'



FEMA FLOOD MAP

SCALE: 1" = 2,000'

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SHEET 1 OF 157

1828 ENGINEERING

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BOARD OF PROFESSIONAL
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NO. 39060

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)	03/12/2025	06/25/2025	MDP-25-6
CITY OF APOPKA	CONSTRUCTION SITE PLAN (CSP)	09/17/2025		CSP-25-38
CITY OF APOPKA	ARBOR MITIGATION PERMIT			
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)	07/22/2025		239115-1
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			

REV.	DATE	DESCRIPTION
1	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 10/08/2025
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-25-38) DATED 01/06/2026
4		
5		
6		
7		
8		
9		
10		

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PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\COVER SHEET.dwg Plotted: 2/19/2026 By: bkilleli

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF APOPKA, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS)

2. ACCORDING TO THE FLOOD INSURNACE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

3. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.

2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.

3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.

4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.

5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.

6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.

7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

8. CONTRACTOR TO REFER TO CITY OF APOPKA DETAILS AS NEEDED.

9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.

12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.

13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

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REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/9/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C1.0

This item has been digitally signed and sealed by Ovidio Sanchez, PE on the date adjacent to the seal.
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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GENERAL NOTES.dwg Modified: 2/19/2026 By:bkillela Plotted By:brian killela

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%

- SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- FIRE MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER
- SAMPLE POINT

RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

100 LF OF 24" RCP @ 0.20%

- STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION (×100.00)
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE "A" FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A – A)

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

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SHEET 3 OF 157

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

ABBREVIATIONS AND SYMBOLS
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	6/10/2025

SCALE	PROJECT	SHEET
N.T.S.	ASH-014	C1.1

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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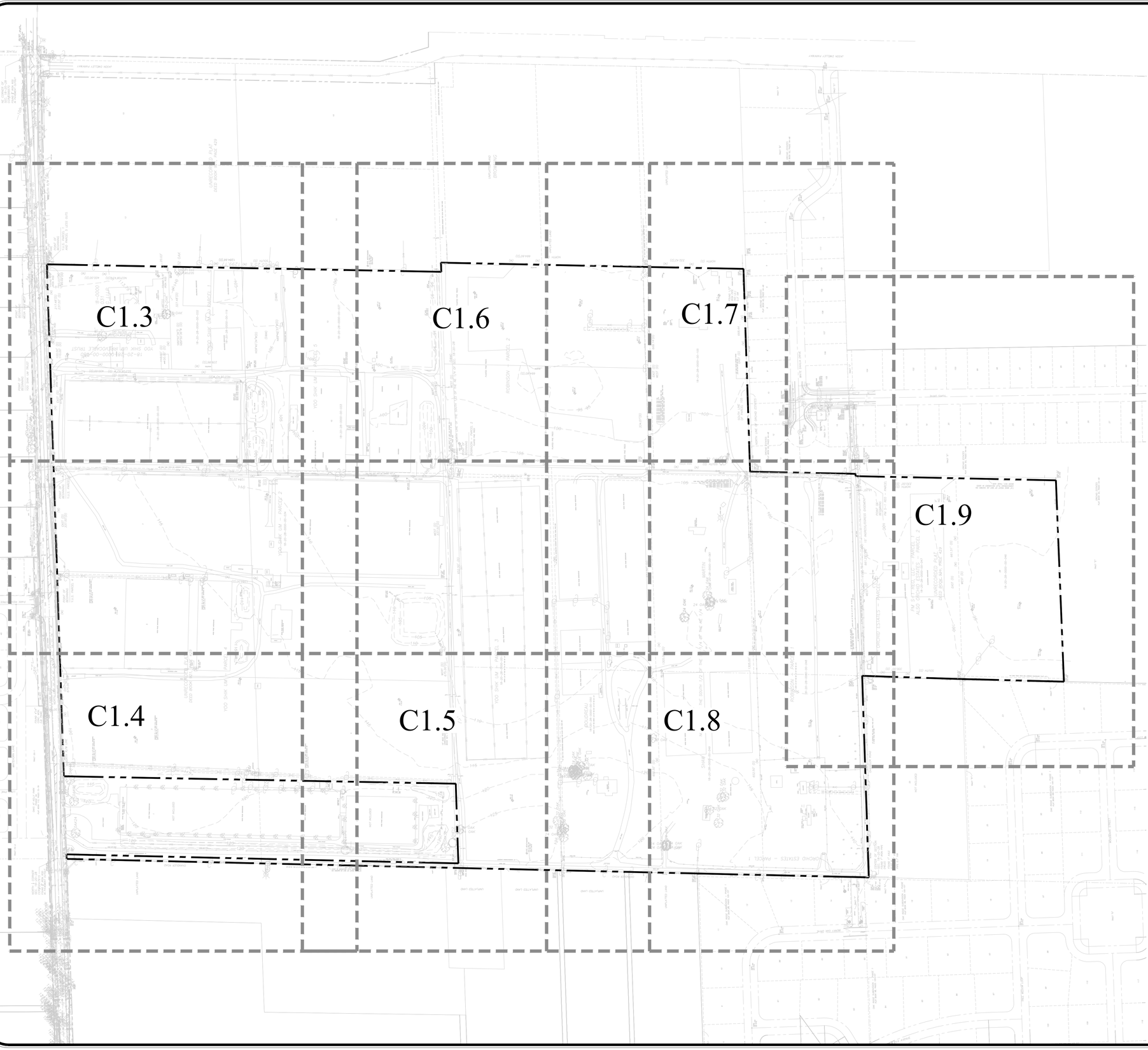
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\ABBREVIATIONS & SYMBOLS.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

SURVEYOR'S NOTES:

1. *ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.*
2. *BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).*
3. *UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.*
4. *NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.*
5. *THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.*
6. *NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
7. *ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".*
8. *POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.*
9. *SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.*
10. *SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.*

ABBREVIATIONS

P.B. PLAT BOOK
D.B. DEED BOOK
BK. BOOK
PG. PAGE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM. BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
C.B. CHORD BEARING
CH. CHORD
R/W RIGHT-OF-WAY
Δ DELTA
T TANGENT
℄ CENTERLINE
° DEGREES
' MINUTES
" SECONDS
M/L MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
R.W.F. RIDG WIRE FENCE
C.L.F. CHAIN LINK FENCE
F. WOOD FENCE
E/P EDGE OF PAVEMENT
FFN. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED
D.U.E. DRAINAGE AND UTILITY EASEMENT
I.D. IDENTIFICATION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F.F. FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STR. STORM
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
PVC PIPING
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER

OHE OVERHEAD POWER LINE
UE UNDERGROUND POWER LINE
BT BURIED TELEPHONE LINE
GAS BURIED GAS MAIN
W BURIED WATER LINE
SAN BURIED SANITARY SEWER LINE

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELEPHONE RISER BOX
MLP METAL LIGHT POLE
CO CLEAN OUT (SEWER)
GAS GAS METER
GAS UNDERGROUND GAS MARKER
FIBER OPTIC MARKER
WATER VALVE
WM WATER METER
CATV CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
WELL
ELECTRIC CONTROL BOX
ELECTRIC TRANSFORMER
FLP FIBERGLASS LIGHT POLE

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SHEET 4 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C1.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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PLEASE REFER TO SHEET C1.10 & C1.11 FOR OFFSITE EXISTING CONDITIONS

SHEET C1.4

SHEET C1.3

SHEET C1.4

SHEET C1.5

SHEET C1.3

SHEET C1.6

N

W E

S

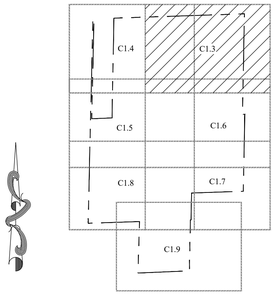
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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2400 MAITLAND CENTER PKWY, SUITE 107
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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.3

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET 5 OF 157

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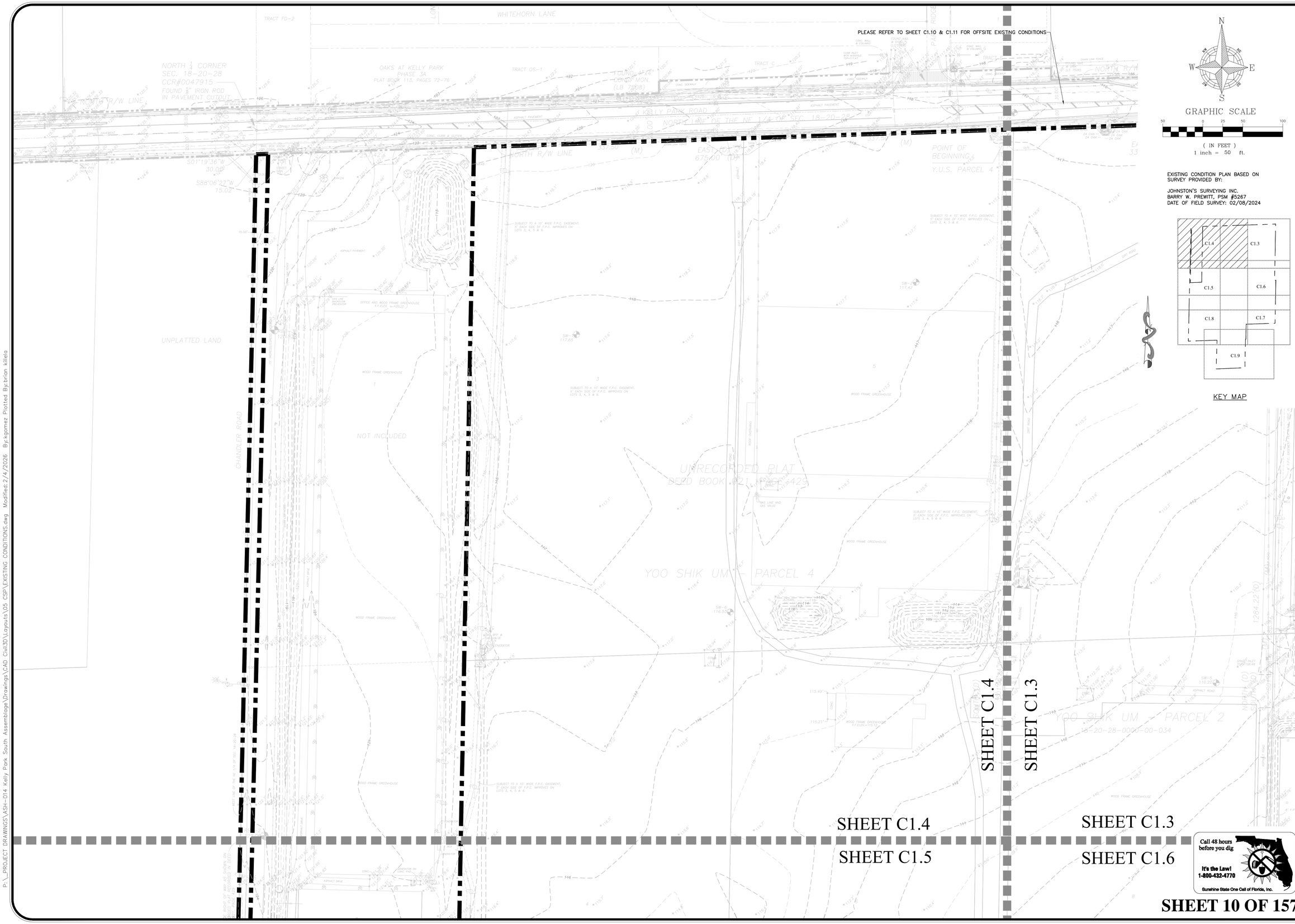

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

KEY MAP

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SHEET 10 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – NORTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.4

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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N

W E

S

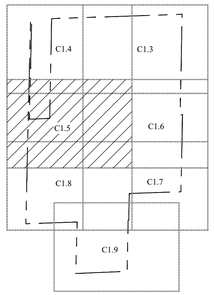
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

SHEET C1.4
SHEET C1.5
SHEET C1.3
SHEET C1.6
SHEET C1.5
SHEET C1.6
SHEET C1.5
SHEET C1.8
SHEET C1.6
SHEET C1.7

NOT INCLUDED

YOO SHIK OM - PARCEL 3
18-20-28-0000-00-051
NORTH 1/4 OF THE SW 1/4 OF THE NE 1/4

BOUDREAU
18-20-28-0000-001-050
SOUTH 1/4 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4

UNPLATTED LAND

CHANDLER ROAD

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SHEET 6 OF 157

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS - WEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET C1.4

SHEET C1.5

SHEET C1.3

SHEET C1.6

SHEET C1.5

SHEET C1.6

SHEET C1.5

SHEET C1.8

SHEET C1.6

SHEET C1.7

N

W E

S

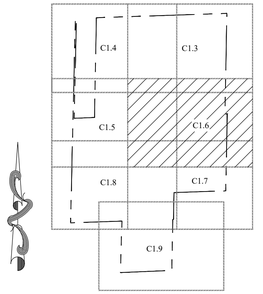
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.6

OVIDIO SALVADOR SANCHEZ
LICENSED
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET 7 OF 157

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SHEET C1.5

SHEET C1.8

SHEET C1.6

SHEET C1.7

SHEET C1.6

SHEET C1.7

SHEET C1.8

SHEET C1.7

SHEET C1.8

SHEET C1.9

SHEET C1.7

SHEET C1.9

N

W E

S

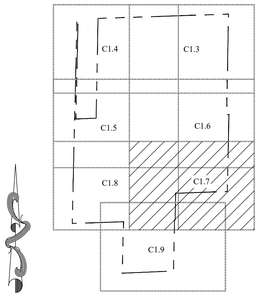
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
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3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/4/2026

SCALE	PROJECT	SHEET
1" = 50'	ASH-014	C1.7

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FLORIDA SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/19/26

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P:\...PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

SHEET C1.5

SHEET C1.6

SHEET C1.8

SHEET C1.7

SHEET C1.8

SHEET C1.7

SHEET C1.8

SHEET C1.9

SHEET C1.7

SHEET C1.9

N

W E

S

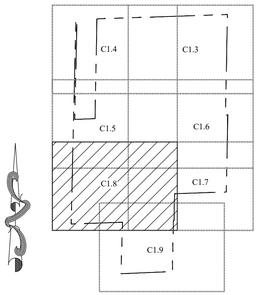
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

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SHEET 9 OF 157

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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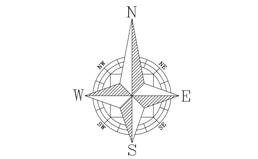
SHEET C1.8
SHEET C1.9

SHEET C1.7
SHEET C1.9



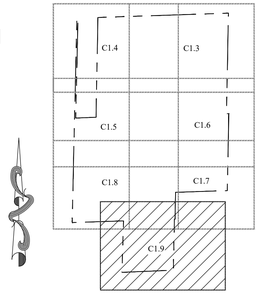
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.9

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2/19/26
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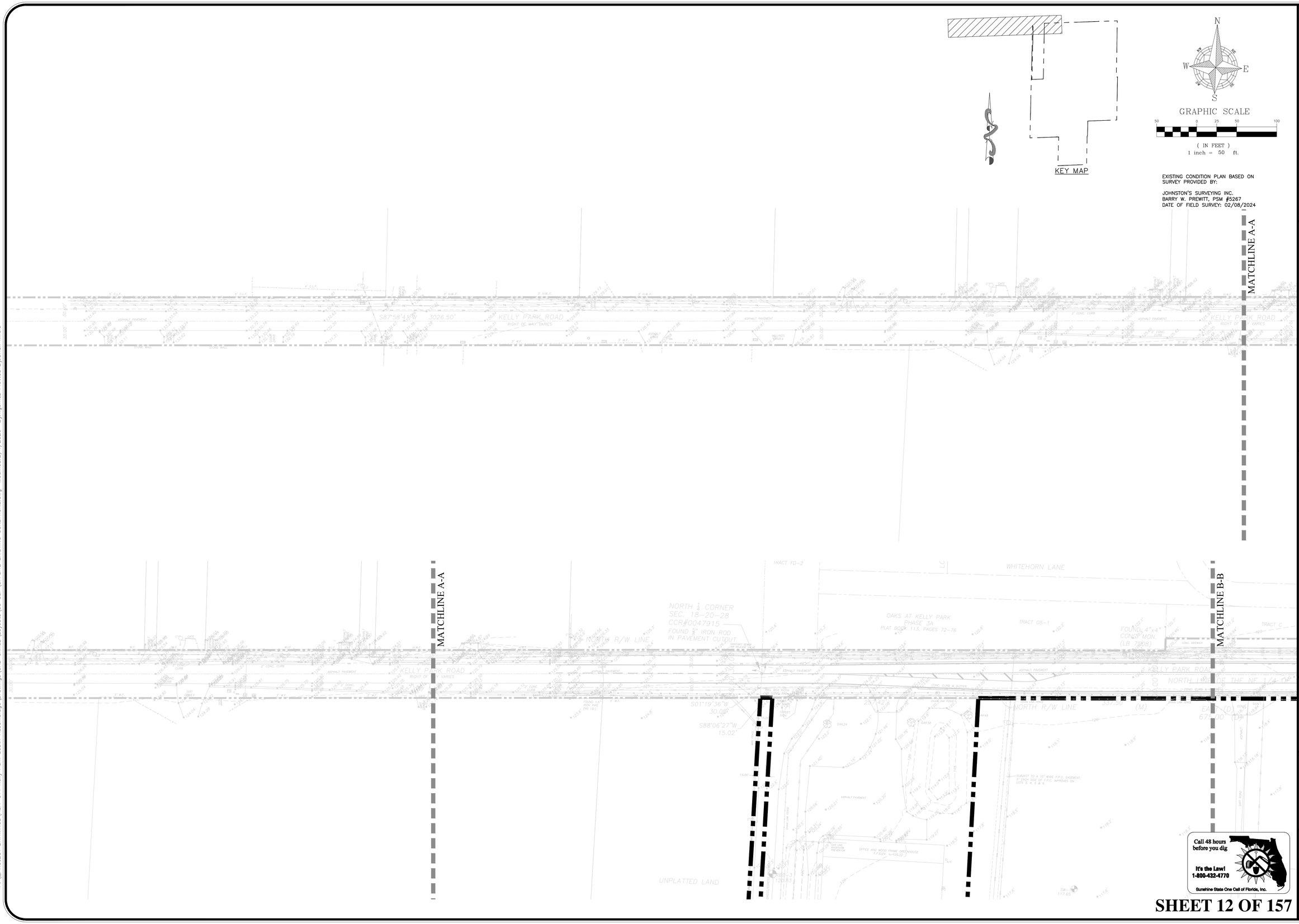

SHEET 12 OF 157

REV.	DATE	DESCRIPTION	BY
6	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
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OFFSITE EXISTING CONDITIONS CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

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

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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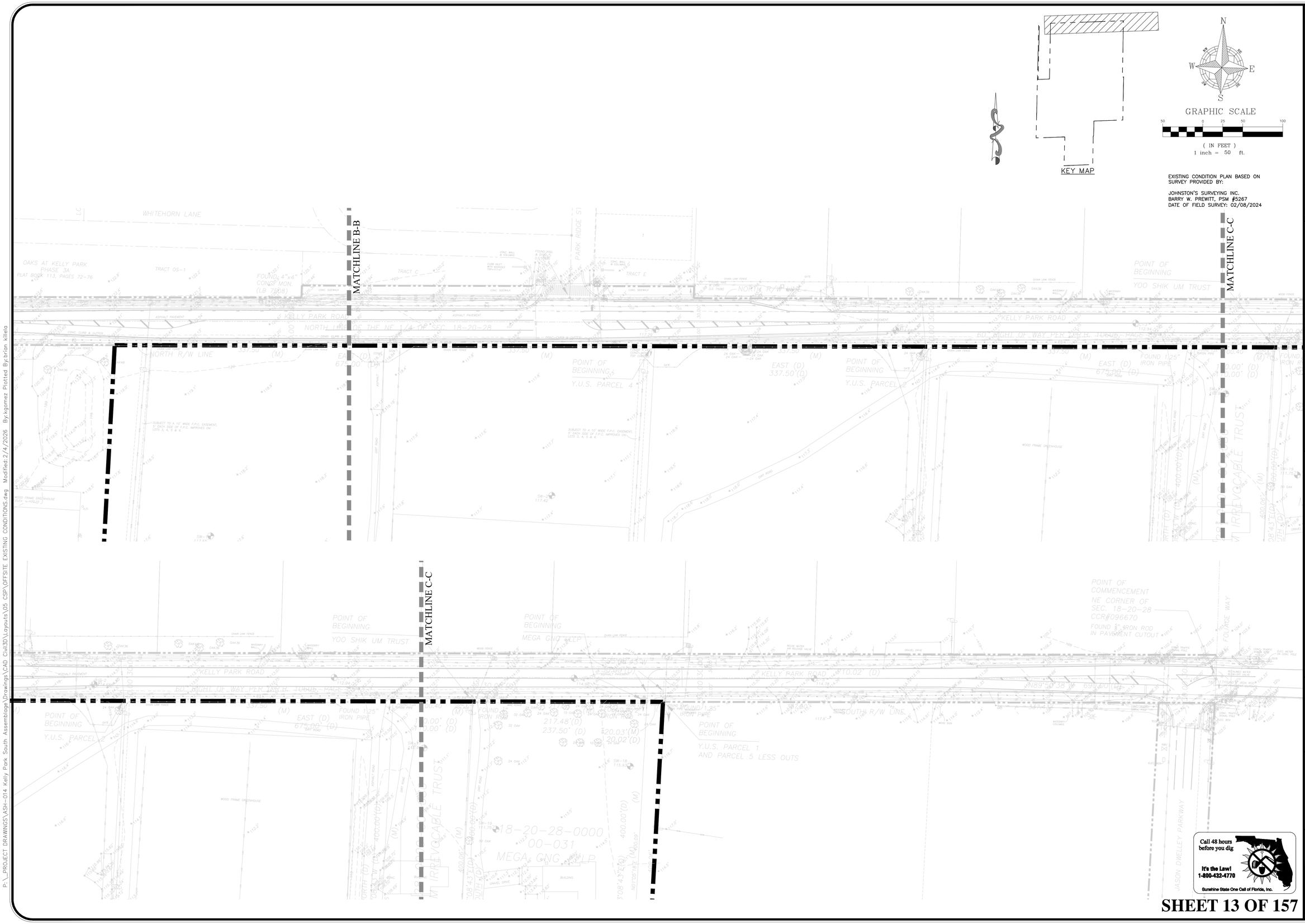
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\OFFSITE EXISTING CONDITIONS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killeld



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING INC.
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 02/08/2024

REV.	DATE	DESCRIPTION	BY
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4	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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OFFSITE EXISTING CONDITIONS CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C1.11

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STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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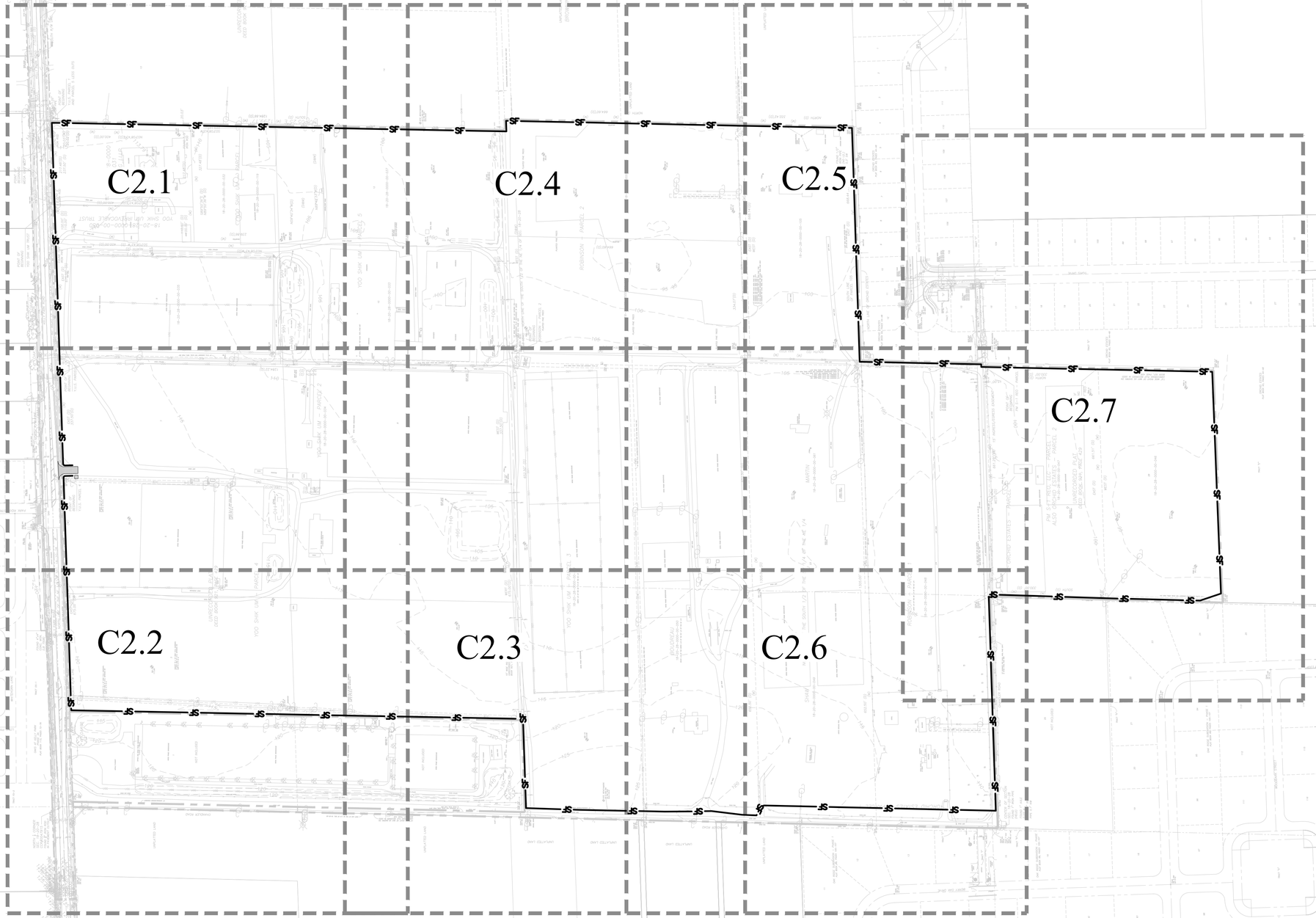
SHEET 13 OF 157



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

EROSION CONTROL NOTES:

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. STOCKPILING MATERIAL:
   NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. EXPOSED AREA LIMITATION:
   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
3. INLET PROTECTION:
   INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. TEMPORARY SEEDING:
   AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
5. TEMPORARY SEEDING AND MULCHING:
   SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.
6. TEMPORARY GRASSING:
   THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. TEMPORARY REGRASSING:
   IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
8. MAINTENANCE:
   ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. DUST ABATEMENT:
   DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEETS C2.1-C2.8 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.
13. SILT FENCE TO BE INSTALLED A MINIMUM OF SIX INCHES (6") FROM PROPERTY LINE, WETLAND LINE, WETLAND BUFFER, ETC..
14. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
15. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD AND FDEP PROCEDURES.
15. CONTRACTOR TO COORDINATE WITH ORANGE COUNTY HEALTH DEPARTMENT AND/OR FDEP TO OBTAIN ANY NECESSARY PERMITS TO REMOVE ANY EXISTING SEPTIC TANKS AND/OR DRAINFIELDS.
16. CONTRACTOR TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY AND ADJACENT PARCELS.
17. ALL ONSITE SOILS EXPOSED DURING SITE ALTERATION SHALL BE STABILIZED.
18. ALL RUNOFF AND SILTATION SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASIN AND/OR SEDIMENT TRAPS IN SUCH A MANNER AS TO PREVENT OFF-SITE IMPACTS.
19. A RIGHT-OF-WAY (ROW) PERMIT AND A MAINTENANCE OF TRAFFIC (MOT) PERMIT MUST BE APPLIED FOR BEFORE THE PRE-CONSTRUCTION MEETING.
20. A DETAILED TEMPORARY TRAFFIC CONTROL PLAN, INCLUDING PEDESTRIAN ACCOMODATION, MUST BE SUBMITTED AT THE MOT PERMIT.
21. A LANE CLOSURE OPERATIONAL ANALYSIS PER FDOT IS REQUIRED TO CONSIDER DAYTIME OPERATONS.

FDEP NPDES PERMIT NOTES:

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

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SHEET 14 OF 157

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL DEMO, EROSION CONTROL, & M.O.T. PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C2.0

OVIDIO SALVADOR SANCHEZ
LICENSED
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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PLEASE REFER TO SHEET C2.8 & C2.9 FOR OFFSITE DEMO, EROSION CONTROL, AND MOT PLAN

5/C2.10 CONTRACTOR TO PROVIDE M.O.T. FOR WORK ON SHOULDER

1/C2.10 BEGIN 10,527 LF OF SILT FENCE

END 10,527 LF OF SILT FENCE 1/C2.10

3/C2.10 CONCRETE WASHOUT

CONSTRUCTION ENTRANCE 2/C2.10

DEMO EXISTING FENCING AND GATE

DEMO EXISTING FENCING

DEMO EXISTING ASPHALT ROAD

DEMO EXISTING DIRT ROAD

DEMO EXISTING DIRT ROADS

DEMO EXISTING ASPHALT ROAD

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

DEMO EXISTING STRUCTURE AND CONCRETE

DEMO GRAVEL DRIVE

DEMO EXISTING SWALE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING STRUCTURE

DEMO EXISTING FENCING

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING MASONRY WALLS

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS (TYP.)

DEMO EXISTING ASPHALT ROAD

DEMO EXISTING GREENHOUSES

DEMO EXISTING CONCRETE

DEMO EXISTING SWALE

DEMO EXISTING 18" HDPE PIPE

DEMO EXISTING STRUCTURES

DEMO EXISTING GRATE INLET

DEMO EXISTING ASPHALT ROADS

DEMO EXISTING 24" HDPE PIPE

DEMO EXISTING 15" HDPE PIPE

DEMO EXISTING 30" HDPE PIPE

DEMO GRAVEL ROAD

DEMO MASONRY WALL

SHEET C2.2

SHEET C2.1

SHEET C2.3

SHEET C2.4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C2.1 C2.2 C2.3 C2.4 C2.5 C2.6 C2.7

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 09/30/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.1

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OLDID SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET 15 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T.PLAN.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

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PLEASE REFER TO SHEET C2.8 & C2.9 FOR OFFSITE DEMO, EROSION CONTROL, AND MOT PLAN

CONTRACTOR TO PROVIDE M.O.T. FOR WORK ON SHOULDER (5 / C2.19)

DEMO EXISTING FENCING

END 10,527 LF OF SILT FENCE (1 / C2.19)

BEGIN 10,527 LF OF SILT FENCE (1 / C2.19)

CONCRETE WASHOUT (3 / C2.19)

CONSTRUCTION ENTRANCE (2 / C2.19)

DEMO EXISTING CONCRETE

DEMO EXISTING FENCING AND GATE

DEMO EXISTING ASPHALT

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING MASONRY WALLS

DEMO EXISTING CONCRETE

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING 6" HDPE PIPE

DEMO EXISTING SWALE

DEMO EXISTING 18" HDPE PIPE

DEMO EXISTING SWALE

DEMO EXISTING CONCRETE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING GRATE INLET

DEMO EXISTING CONCRETE

DEMO EXISTING STRUCTURES

DEMO EXISTING ASPHALT ROADS

DEMO EXISTING CONCRETE

DEMO EXISTING CONCRETE

EXISTING POWER POLE TO REMAIN

EXISTING POWER POLE TO REMAIN

EXISTING POWER POLE TO REMAIN

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING CONCRETE

DEMO EXISTING WOOD FRAME GREENHOUSES

SHEET C2.2

SHEET C2.1

SHEET C2.3

SHEET C2.4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C2.1
C2.2
C2.3
C2.4
C2.5
C2.6
C2.7

REV.	DATE	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

DESCRIPTION

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – NORTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.2

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OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET 16 OF 157

N

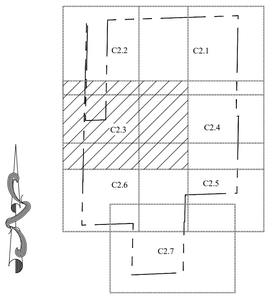
W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

SHEET C2.2

SHEET C2.3

SHEET C2.1

SHEET C2.4

EXISTING POWER POLE TO REMAIN

10,527 LF OF SILT FENCE (1 / C2.7)

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING DIRT ROAD

CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO THE DIRT ROAD DURING CONSTRUCTION. ANY DAMAGE TO SAID ROAD SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER.

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

EXISTING POWER POLE TO REMAIN

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING FENCING

EXISTING DIRT ROAD TO REMAIN

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING CONCRETE POOL

DEMO EXISTING STRUCTURE AND CONCRETE

DEMO EXISTING GATE

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO CONCRETE WALLS

DEMO EXISTING DIRT ROADS

DEMO EXISTING STRUCTURE

DEMO CONCRETE WALLS

DEMO EXISTING DIRT ROADS

DEMO MASONRY WALL

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING ASPHALT ROAD

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING DIRT ROAD

DEMO EXISTING CONCRETE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING STRUCTURE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING CONCRETE

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING DIRT ROADS

DEMO EXISTING DIRT ROAD

DEMO EXISTING POND

DEMO EXISTING GRATE INLET

DEMO EXISTING 24" HDPE PIPE

DEMO EXISTING 12" HDPE PIPE

DEMO EXISTING STORM DRAIN MANHOLE

SHEET C2.3

SHEET C2.6

SHEET C2.4

SHEET C2.5

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SHEET 17 OF 157

REV.	DATE	DESCRIPTION	BY
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DEMO, EROSION CONTROL, & M.O.T. PLAN – WEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE 1" = 50'
PROJECT ASH-014
SHEET C2.3

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET C2.2

SHEET C2.3

SHEET C2.1

SHEET C2.4

DEMO MASONRY WALL

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING CONCRETE

DEMO EXISTING GRATE INLET

DEMO EXISTING DIRT ROAD

DEMO EXISTING ASPHALT ROAD

DEMO MASONRY WALL

DEMO EXISTING ASPHALT ROAD

DEMO EXISTING STRUCTURE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

10,527 LF OF SILT FENCE

DEMO EXISTING POND

DEMO EXISTING GRATE INLET

DEMO EXISTING 24" HDPE PIPE

DEMO EXISTING CONCRETE

DEMO EXISTING SWALE

DEMO EXISTING SWALE

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING 12" HDPE PIPE

DEMO EXISTING SWALE

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING 18" HDPE PIPE

DEMO EXISTING 15" HDPE PIPE

DEMO GRAVEL ROAD

DEMO EXISTING 12" HDPE PIPE

DEMO EXISTING STORM DRAIN MANHOLE

DEMO EXISTING DIRT ROAD

DEMO EXISTING CONCRETE

DEMO PORTION OF EXISTING RCP PIPE LOCATED WTIHIN THE PROPERTY LIMITS. PROPERLY ABANDON (BY PLUGGING, SEALING, OR OTHER) NEW END OF PIPE AT PROPERTY LINE.

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING STRUCTURE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING CONCRETE

CONTRACTOR TO COORDINATE WITH LAKE APOPKA NATURAL GAS TO DEMO EXISTING GAS LINES

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING DIRT ROADS

SHEET C2.3

SHEET C2.6

SHEET C2.4

SHEET C2.5

DEMO EXISTING STRUCTURE

DEMO CONCRETE WALLS

PLEASE REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE SAVE PLAN

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

10,527 LF OF SILT FENCE

DEMO WOOD FRAME GREENHOUSES

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

KEY MAP

C2.2 C2.1 C2.3 C2.4 C2.6 C2.5 C1.9

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SHEET 18 OF 157

REV.	DATE	DESCRIPTION	BY
5	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/06/2026	OSS
4	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – EAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.4

OLDIS SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING WOOD FRAME GREENHOUSES

DEMO EXISTING DIRT ROADS

SHEET C2.3

SHEET C2.4

SHEET C2.6

SHEET C2.5

DEMO EXISTING STRUCTURE

DEMO CONCRETE WALLS

PLEASE REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE SAVE PLAN

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

10,527 LF OF SILT FENCE

DEMO WOOD FRAME GREENHOUSES

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO METAL POLE AND SATELLITE DISH

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO POLE BARN

DEMO EXISTING STRUCTURES AND CONCRETE

DEMO WOOD STRUCTURE

DEMO EXISTING COMMUNICATION TOWER AND GUY WIRES

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING LIGHT POLE

DEMO EXISTING DIRT ROAD

DEMO EXISTING STRUCTURE

DEMO EXISTING DIRT ROADS

DEMO CHICKEN COOPS

DEMO EXISTING STRUCTURES

DEMO EXISTING FENCING AND GATE

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING FENCING

DEMO EXISTING FENCING

DEMO EXISTING FENCING

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)

TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)

DEMO EXISTING GATE

DEMO EXISTING DIRT ROAD

CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO THE DIRT ROAD DURING CONSTRUCTION. ANY DAMAGE TO SAID ROAD SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER.

DEMO EXISTING FENCING

DEMO EXISTING DIRT ROAD

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

DEMO EXISTING DIRT ROAD

DEMO EXISTING FENCING

SHEET C2.6

SHEET C2.5

SHEET C2.7

SHEET C2.7

DEMO EXISTING TANK

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING STRUCTURE

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

C2.2 C2.1

C2.3 C2.4

C2.6 C2.5

C2.7

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER

DESIGNED: O. SANCHEZ

CHECKED: O. SANCHEZ

DATE: 2/4/2026

SCALE 1" = 50'

PROJECT ASH-014

SHEET C2.5

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OVIDIO SALVADOR SANCHEZ
LICENSED
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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EXISTING POWER POLE TO REMAIN
REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
DEMO EXISTING FENCING
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS
EXISTING DIRT ROAD TO REMAIN
DEMO EXISTING CONCRETE POOL
DEMO EXISTING WOOD FRAME GREENHOUSES
DEMO EXISTING STRUCTURE AND CONCRETE
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
SHEET C2.3
SHEET C2.4
SHEET C2.6
SHEET C2.5
DEMO EXISTING GATE
DEMO CONCRETE WALLS
DEMO EXISTING STRUCTURE
DEMO CONCRETE WALLS
DEMO EXISTING DIRT ROADS
DEMO EXISTING FENCING
DEMO EXISTING FENCING AND GATE
DEMO EXISTING DIRT ROAD
DEMO EXISTING DIRT ROAD
EXISTING POWER POLE TO REMAIN
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS
DEMO EXISTING STRUCTURE
DEMO EXISTING WOOD FRAME GREENHOUSES
10,527 LF OF SILT FENCE (1 SHT)
DEMO EXISTING POOL
DEMO EXISTING FENCING
DEMO EXISTING FENCING AND GATE
REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)
DEMO EXISTING CONCRETE
EXISTING DIRT ROAD TO REMAIN
DEMO EXISTING MASONRY WALL
CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO THE DIRT ROAD DURING CONSTRUCTION. ANY DAMAGE TO SAID ROAD SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER.
DEMO EXISTING STRUCTURE AND CONCRETE
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS
DEMO EXISTING CONCRETE
DEMO EXISTING DIRT ROAD
DEMO EXISTING DIRT ROA
DEMO EXISTING STRUCTURE AND CONCRETE
DEMO EXISTING FENCING AND GATE
DEMO EXISTING FENCING
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
DEMO EXISTING SPRINKLER HEADS
DEMO EXISTING SPRINKLER HEADS
DEMO EXISTING FENCING
DEMO EXISTING DIRT ROAD
DEMO EXISTING CONCRETE BLOCK ENCLOSURE
EXISTING POWER POLE TO REMAIN
SHEET C2.6
SHEET C2.7
SHEET C2.5
SHEET C2.7
TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)
DEMO WOOD STRUCTURE
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS
DEMO EXISTING LIGHT POLE
DEMO EXISTING DIRT ROAD
DEMO EXISTING STRUCTURE
DEMO EXISTING FENCING AND GATE
DEMO EXISTING STRUCTURES
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
DEMO EXISTING FENCING
DEMO EXISTING FENCING
REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)
TREES TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREE SAVES/TREE PRESERVATION PLAN (TYP.)
DEMO EXISTING GATE
DEMO EXISTING DIRT ROAD
CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO THE DIRT ROAD DURING CONSTRUCTION. ANY DAMAGE TO SAID ROAD SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER.
DEMO EXISTING FENCING
DEMO EXISTING DIRT ROAD
CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)
DEMO EXISTING DIRT ROAD
DEMO EXISTING FENCING
DEMO EXISTING TANK
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS
DEMO EXISTING STRUCTURE
SHEET C2.6
SHEET C2.5
SHEET C2.7
SHEET 20 OF 157

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C2.1 C2.2 C2.3 C2.4 C2.5 C2.6 C2.7

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3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

DESCRIPTION

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – SOTUHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.6

OTHO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO, EROSION CONTROL, AND M.O.T.PLAN.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING DIRT ROAD

DEMO EXISTING FENCING AND GATE

DEMO EXISTING FENCING

DEMO EXISTING SPRINKLER HEADS

DEMO EXISTING CONCRETE BLOCK ENCLOSURE

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESS TO THE DIRT ROAD DURING CONSTRUCTION. ANY DAMAGE TO SAID ROAD SHALL BE REPAIRED BACK TO THE ORIGINAL CONDITION OR BETTER.

DEMO EXISTING GATE

DEMO EXISTING DIRT ROAD

DEMO EXISTING FENCING

DEMO EXISTING DIRT ROAD

DEMO EXISTING DIRT ROAD

DEMO EXISTING FENCING

SHEET C2.6

SHEET C2.5

SHEET C2.7

SHEET C2.7

DEMO EXISTING TANK
CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO EXISTING STRUCTURE

DEMO EXISTING GREENHOUSES

DEMO CONCRETE PLANT WATERING BASIN

10,527 LF OF SILT FENCE (1 / C2.10)

EXISTING POWER POLE TO REMAIN

CONTRACTOR TO COORDINATE WITH DUKE ENERGY TO DEMO POWER POLES AND OVERHEAD POWER LINES (TYP.)

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLAN (TYP.)

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

C2.2 C2.1
C2.3 C2.4
C2.6 C2.5
C2.7

KEY MAP

REV.	DATE	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

DESCRIPTION

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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION CONTROL, & M.O.T. PLAN – SOUTH CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.7

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET 21 OF 157

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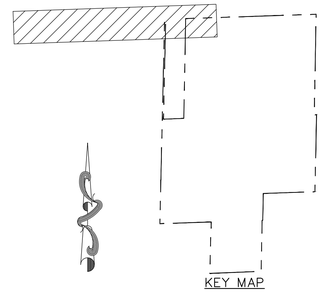

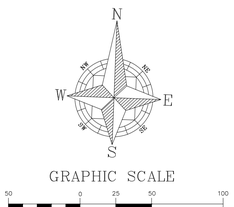

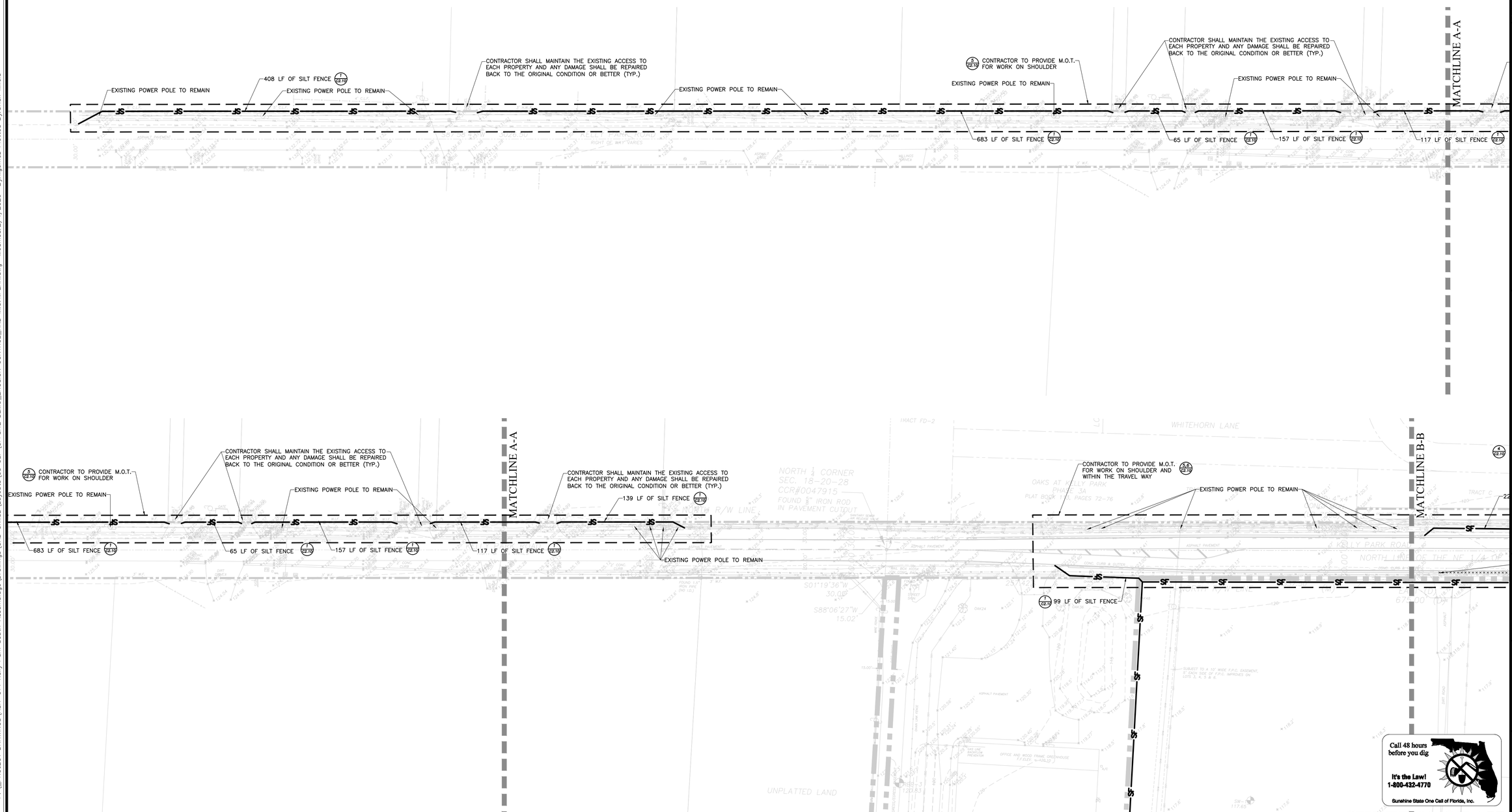

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SHEET 22 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/09/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OFFSITE DEMO, EROSION CONTROL, AND M.O.T.PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE 1" = 50'
PROJECT ASH-014
SHEET C2.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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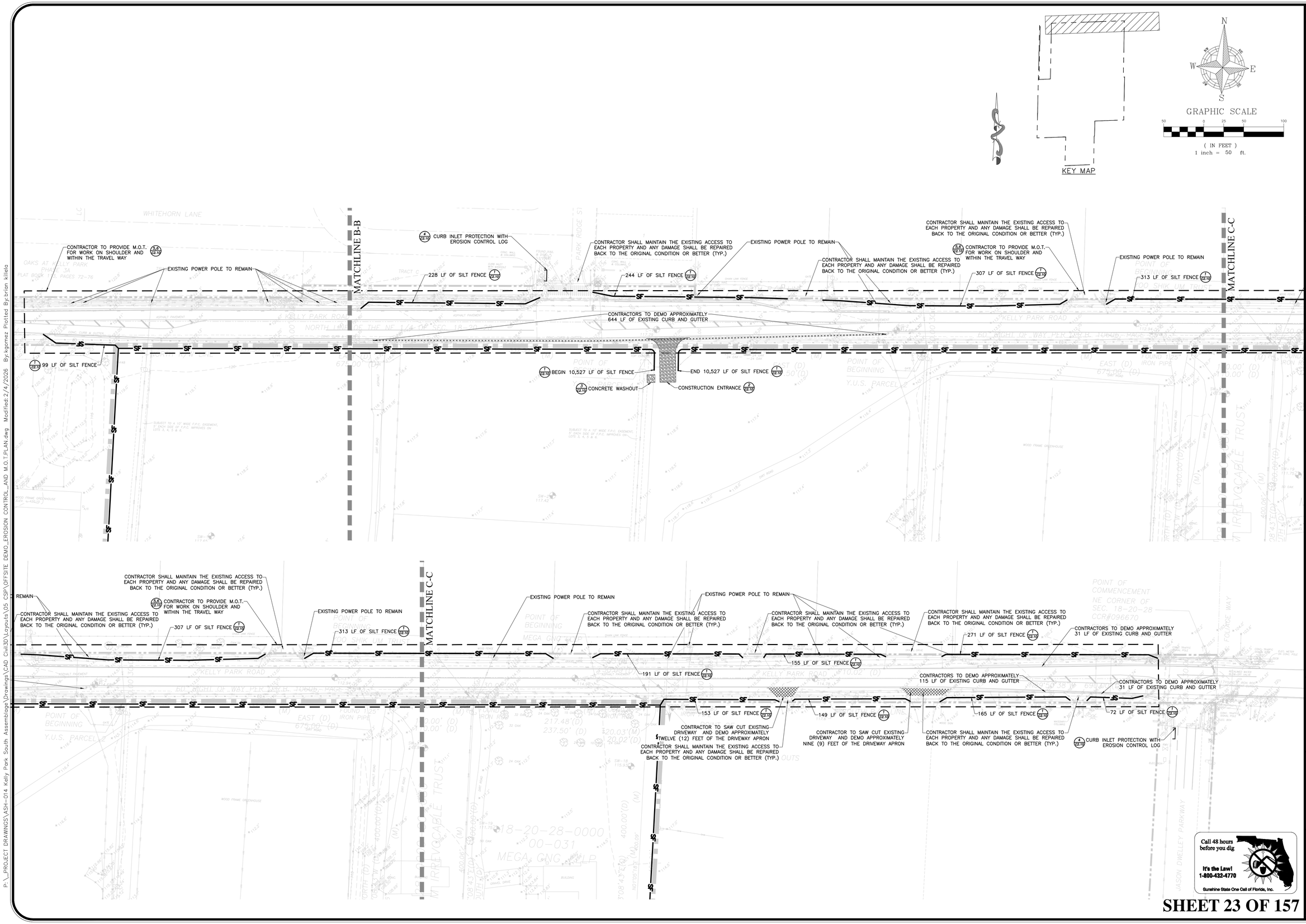

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/09/2026	OSS
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OFFSITE DEMO_EROSION CONTROL_AND M.O.T.PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
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DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C2.9

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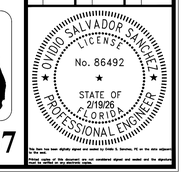
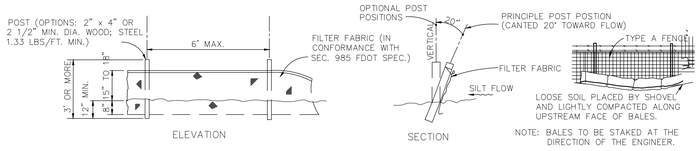


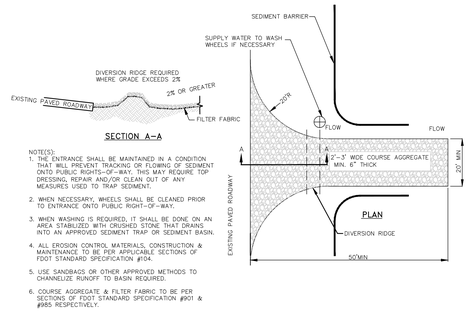
SHEET 23 OF 157



NOTE

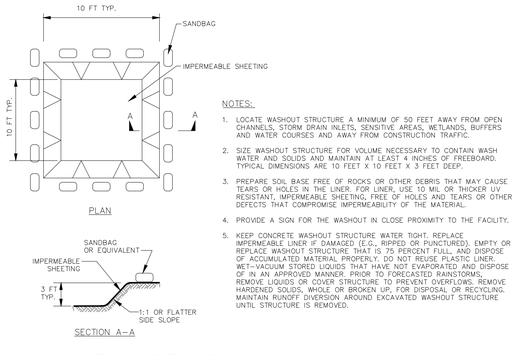
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

1 TYPE III SILT FENCE DETAIL



2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.



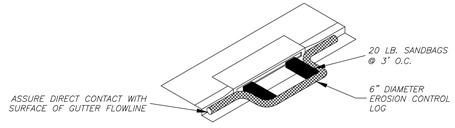
EXCAVATED WASHOUT STRUCTURE

NOTES:

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3 CONCRETE WASH OUT

N.T.S.



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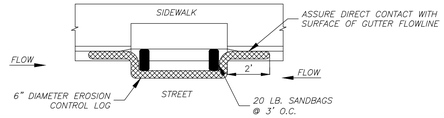
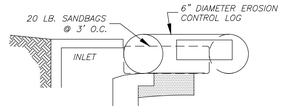


PLAN



CROSS SECTION

NOTES:

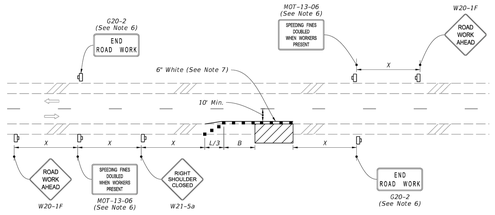
1. *EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.*
2. *DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".*
3. *CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.*
4. *INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.*

4 EROSION CONTROL LOG DETAIL

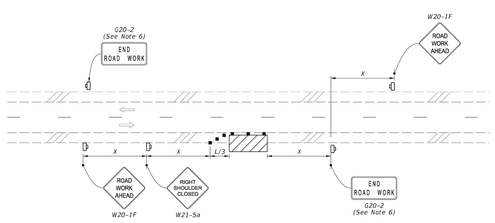
N.T.S.

NOTE:

1. *This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.*
2. *L = Taper Length*
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. *Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.*
4. *When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.*
5. *For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.*
6. *The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.*
7. *Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.*
8. *Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.*
9. *When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).*



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

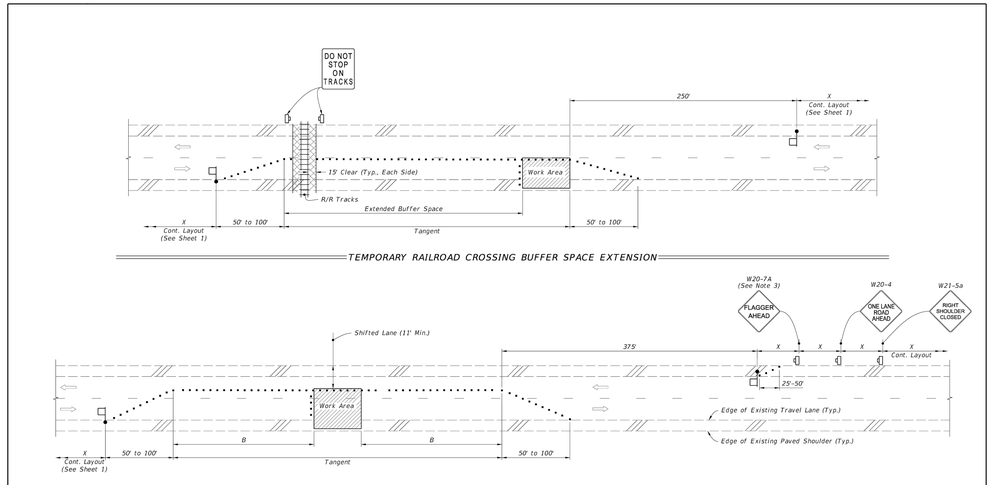
SYMBOLS:

- *Work Area*
- *Channelizing Device (See Index 102-600)*
- *Work Zone Sign*
- *Lane Identification and Direction of Traffic*

LAST REVISION 11/01/21	REVISION: DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2

5 FDOT M.O.T. DETAIL – WORK ON SHOULDER

N.T.S.



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION

TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- *Work Area*
- *Channelizing Device (See Index 102-600)*
- *Work Zone Sign*
- *Flagger*
- *Lane Identification and Direction of Traffic*

SPECIAL CONDITIONS

LAST REVISION 11/01/21	REVISION: DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2

6 FDOT M.O.T. DETAIL – WORK WITHIN TRAVEL WAY

N.T.S.

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	01/30/2026	4
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	10/08/2025	3
OSS	SJRWMD COMMENTS – DATED 08/20/2025	08/25/2025	2

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(407) 658-2228
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DEMO, EROSION CONTROL, AND M.O.T. DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C2.10

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SHEET 24 OF 157

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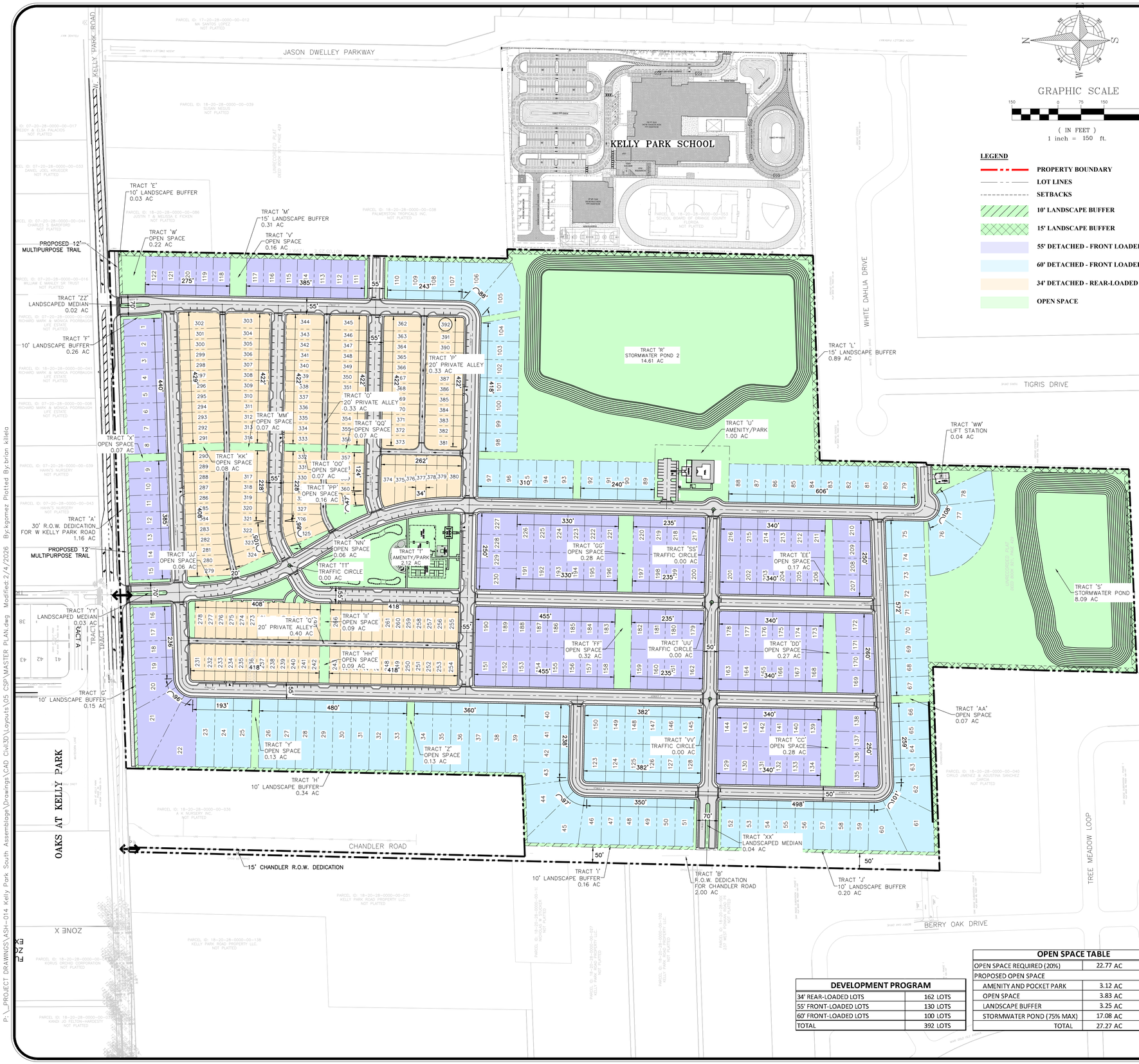


OVERALL SITE DATA:

OCPA - PARCEL ID #:	**18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132**
PROPERTY ADDRESS:	**2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712**
TOTAL PROPERTY AREA:	**117.00 AC**
R.O.W. DEDICATION AREA:	**3.16 AC**
TOTAL DEVELOPABLE AREA:	**113.84 AC**
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12097C0000G DATED JUNE 18, 2013	**ZONE X**
EXISTING FUTURE LAND USE (FLU):	**R (COUNTY) FLU-IP, RVLS (CITY)**
PROPOSED FUTURE LAND USE:	**MIXED USE (CITY)**
ADJACENT FUTURE LAND USED (FLU):	
NORTH	RS, FLU-IP, MU (CITY), R (COUNTY)
SOUTH	RVLS (CITY)
EAST	INST_PU, RE, AG (CITY), R (COUNTY)
WEST	RVLS (CITY), R (COUNTY)
EXISTING ZONING:	**A-1 (COUNTY) T, RSF-1A (CITY)**
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	**NEIGHBORHOOD**
PROPOSED ZONING:	**KPI-MU (CITY)**
ADJACENT ZONING:	
NORTH	PD, AG, MU-N (CITY), A-1 (COUNTY)
SOUTH	PD, RSF-1A
EAST	PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY)
WEST	PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS:	**392 LOTS**
PROPOSED NET DENSITY:	**3.44 DU/Ac.**

PROPOSED MINIMUM LOT REQUIREMENTS:

	FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	6,600 SF	3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft.
MINIMUM LOT DEPTH	120 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	CITY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
TRACT 'D'	15' CHANDLER ROAD ACCESS	0.05 AC	2,112.42 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,788.85 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,741.82 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.89 AC	38,671.58 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.90 AC	39,410.38 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,301.79 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,374.58 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,238.34 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.32 AC	13,989.88 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,514.33 SF	H.O.A.
TRACT 'R'	STORMWATER POND 1	14.83 AC	646,186.35 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	7.85 AC	341,759.85 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465.04 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,560.00 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.30 AC	13,068.70 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.26 AC	11,251.65 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.29 AC	12,586.19 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,033.94 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244.18 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.07 AC	3,132.95 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,340.63 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,862.33 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,718.85 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,151.95 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.35 AC	15,167.92 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

DEVELOPMENT PROGRAM

34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C3.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

The seal appearing on this document was authorized by Ovidio Salvador Sanchez, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\MASTER PLAN.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

SHEET 25 OF 157

A. Design Standards (1)

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

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

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

B. Architectural, Buildings, and Accessory Structures

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

9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
    b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
    b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
    c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
    d) Front porches and porticos may be at grade level.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

C. Utilities and Infrastructure

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

D. Recreation and Open Space

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

E. Buffers and Landscaping

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

F. Maintenance and Plat

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

G. Wetlands and Environmental

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

H. Development Condition Continuity

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

I. Signage

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

J. Lighting

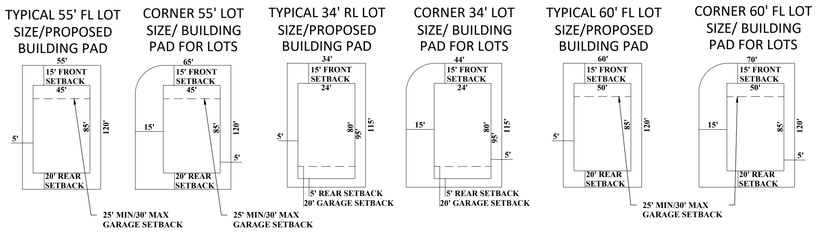
Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

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

L. Miscellaneous

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



SHEET 26 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-30) DATED 01/09/2026	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-30) DATED 10/09/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

MASTER PLAN – DEVELOPMENT STANDARDS CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.1

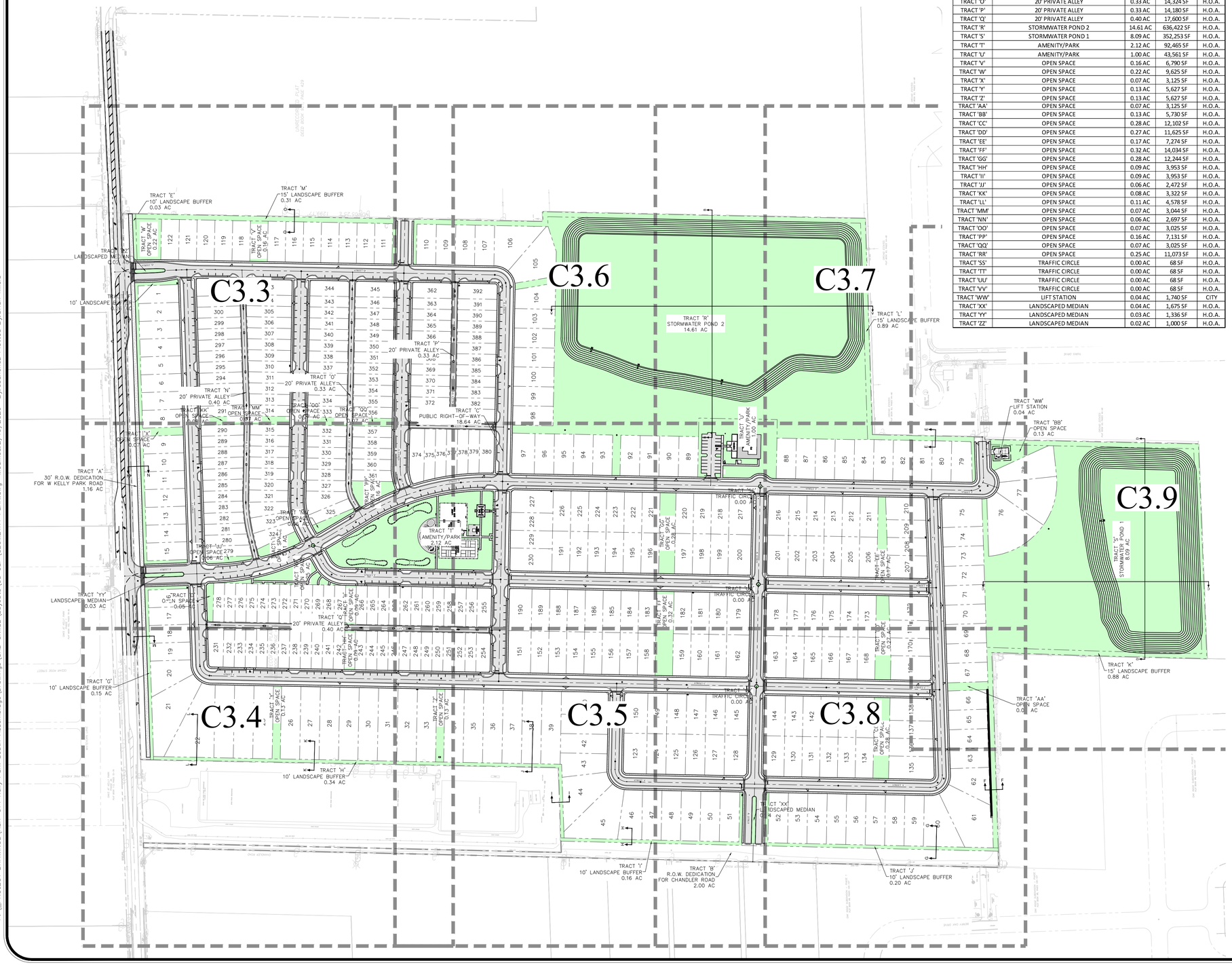
OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/19/26

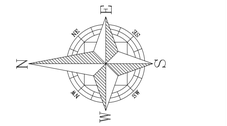
This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\MASTER PLAN.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.39 AC	2.98%
LANDSCAPE BUFFER	3.22 AC	2.83%
STORMWATER POND (75% MAX)	17.02 AC	14.95%
TOTAL	26.75 AC	23.50%

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625 SF	CITY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,959 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.64 AC	812,140 SF	CITY
TRACT 'D'	OPEN SPACE	0.05 AC	2,380 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,789 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,113 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,742 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.88 AC	38,409 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.89 AC	38,608 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,302 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,413 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,324 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.33 AC	14,180 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,600 SF	H.O.A.
TRACT 'R'	STORMWATER POND 2	14.61 AC	636,422 SF	H.O.A.
TRACT 'S'	STORMWATER POND 1	8.09 AC	352,253 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,561 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.16 AC	6,790 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.22 AC	9,625 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,627 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,627 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.13 AC	5,730 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.27 AC	11,625 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.17 AC	7,274 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,034 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.06 AC	2,472 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,322 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,578 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,044 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,697 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,131 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.25 AC	11,073 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.04 AC	1,740 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.02 AC	1,000 SF	H.O.A.





OVERALL SITE DATA:

OCPA - PARCEL ID #:	**18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132**
PROPERTY ADDRESS:	**2350 W KELLY PARK ROAD APOPKA, FL. 32712**
TOTAL PROPERTY AREA:	**117.00 AC**
R.O.W. DEDICATION AREA:	**3.16 AC**
TOTAL DEVELOPABLE AREA:	**113.84 AC**
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12097C0000G DATED JUNE 18, 2013	**ZONE X**
EXISTING FUTURE LAND USE (FLU):	**R (COUNTY) FLU-IP, RVLS (CITY)**
PROPOSED FUTURE LAND USE:	**MIXED USE (CITY)**
ADJACENT FUTURE LAND USED (FLU):	
NORTH	RS, FLU-IP, MU (CITY), R (COUNTY)
SOUTH	RVLS (CITY)
EAST	INST_PU, RE, AG (CITY), R (COUNTY)
WEST	RVLS (CITY), R (COUNTY)
EXISTING ZONING:	**A-1 (COUNTY) T, RSF-1A (CITY)**
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	**NEIGHBORHOOD**
PROPOSED ZONING:	**KPI-MU (CITY)**
ADJACENT ZONING:	
NORTH	PD, AG, MU-N (CITY), A-1 (COUNTY)
SOUTH	PD, RSF-1A
EAST	PD, O, RSF-1A, RSF-1B (CITY), A-1(COUNTY)
WEST	PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED UNITS:	
34'x115' REAR-LOADED	162 LOTS
55'x115' FRONT-LOADED	130 LOTS
60'x115' FRONT-LOADED	100 LOTS
TOTAL	392 LOTS
ALLOWABLE DENSITY:	**5.00 DU/Ac.**
PROPOSED NET DENSITY:	**3.44 DU/Ac.**

PROPOSED MINIMUM LOT REQUIREMENTS:

	FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	6,600 SF	3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft.
MINIMUM LOT DEPTH	115 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
FRONT GARAGE	25 ft. min/30 ft. max	N/A
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

A MINIMUM OF FIVE (5) FEET OF SEPARATION IS TO BE PROVIDED BETWEEN STORM STRUCTURES PER CITY OF APOPKA MUNICODE.

PROPOSED GREEN BUILDING STANDARDS:

ENERGY CONSERVATION	
- USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE	0.50 pt.
- USE OF VEGETATION OF VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
PASSIVE SOLAR	
- ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	1.50 pt.
VEGETATION	
- PRESERVE LARGE, NON-EXOTIC TRESS ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHTS AND 24 INCHES OR GREATER DBH)	1.00 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.5pt. PER ft. ABOVE)	1.00 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
TOTAL	**4.50 pt.**

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SHEET 27 OF 157

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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OVERALL GEOMETRY PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026
SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C3.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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PLEASE REFER TO SHEET ##### FOR OFFSITE IMPROVEMENT PLAN

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

TRACT 'A' 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD 1.16 AC

KELLY PARK ROAD

PARK RIDGE

12' MULTIPURPOSE TRAIL (5 C8.0)

TRACT 'E' 10' LANDSCAPE BUFFER 0.26 AC

TRACT 'X' OPEN SPACE 0.07 AC

TYPE 'A' CURB (TYP.) (8 C8.0)

5' DRAINAGE EASEMENT (TYP.)

5' CONCRETE SIDEWALK (TYP.) (5 C8.0)

10' UTILITY EASEMENT (TYP.)

STREET 'C'

STREET 'F'

STREET 'D'

TRACT 'Z' OPEN SPACE 0.05 AC

TRACT 'W' OPEN SPACE 0.22 AC

TRACT 'Z2' LANDSCAPED MEDIAN 0.02 AC

TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC

TRACT 'U' OPEN SPACE 0.08 AC

TRACT 'N' 20' PRIVATE ALLEY 0.40 AC

5' UTILITY EASEMENT

24" RIBBON CURB (TYP.) (10 C8.0)

DETECTABLE WARNINGS (TYP.) (3 C8.0)

ALLEY 'B'

TRACT 'Y' OPEN SPACE 0.11 AC

TRACT 'RR' OPEN SPACE 0.25 AC

TRACT 'MM' OPEN SPACE 0.07 AC

TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC

TRACT 'OO' OPEN SPACE 0.07 AC

TRACT 'O' 20' PRIVATE ALLEY 0.33 AC

ALLEY 'C'

TRACT 'PP' OPEN SPACE 0.16 AC

TRACT 'QQ' OPEN SPACE 0.07 AC

TRACT 'V' OPEN SPACE 0.16 AC

TRACT 'I' OPEN SPACE 0.09 AC

TRACT 'Q' 20' PRIVATE ALLEY 0.40 AC

TYPE 'F' CURB (TYP.) (7 C8.0)

STREET 'E'

STREET 'G'

TRACT 'T' AMENITY/PARK 2.12 AC

PLAYGROUND

SMALL DOG PARK

LARGE

5' CONCRETE SIDEWALK (TYP.) (5 C8.0)

TRACT 'R' 20' PRIVATE ALLEY 0.33 AC

ALLEY 'D'

TYPE 'D' CURB (TYP.) (9 C8.0)

ROADWAY CONNECTION TO FUTURE DEVELOPMENT

5' DRAINAGE EASEMENT (TYP.)

SHEET C3.4

SHEET C3.5

SHEET C3.3

SHEET C3.6

UNRECORDED
DEED BOOK 9...

N0°05'25"E 1299.17'

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJKIMIG COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/09/2026	OSS

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GEOMETRY PLAN – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.3

OMAR SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET 28 OF 157

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N

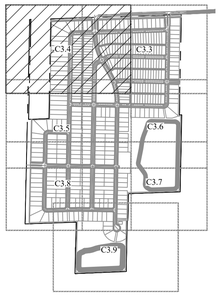
W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

SHEET C3.4

SHEET C3.5

SHEET C3.4

SHEET C3.3

PLEASE REFER TO SHEET ##### FOR OFFSITE IMPROVEMENT PLAN

SHEET 29 OF 157

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REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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GEOMETRY PLAN – NORTHWEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.4

CVILDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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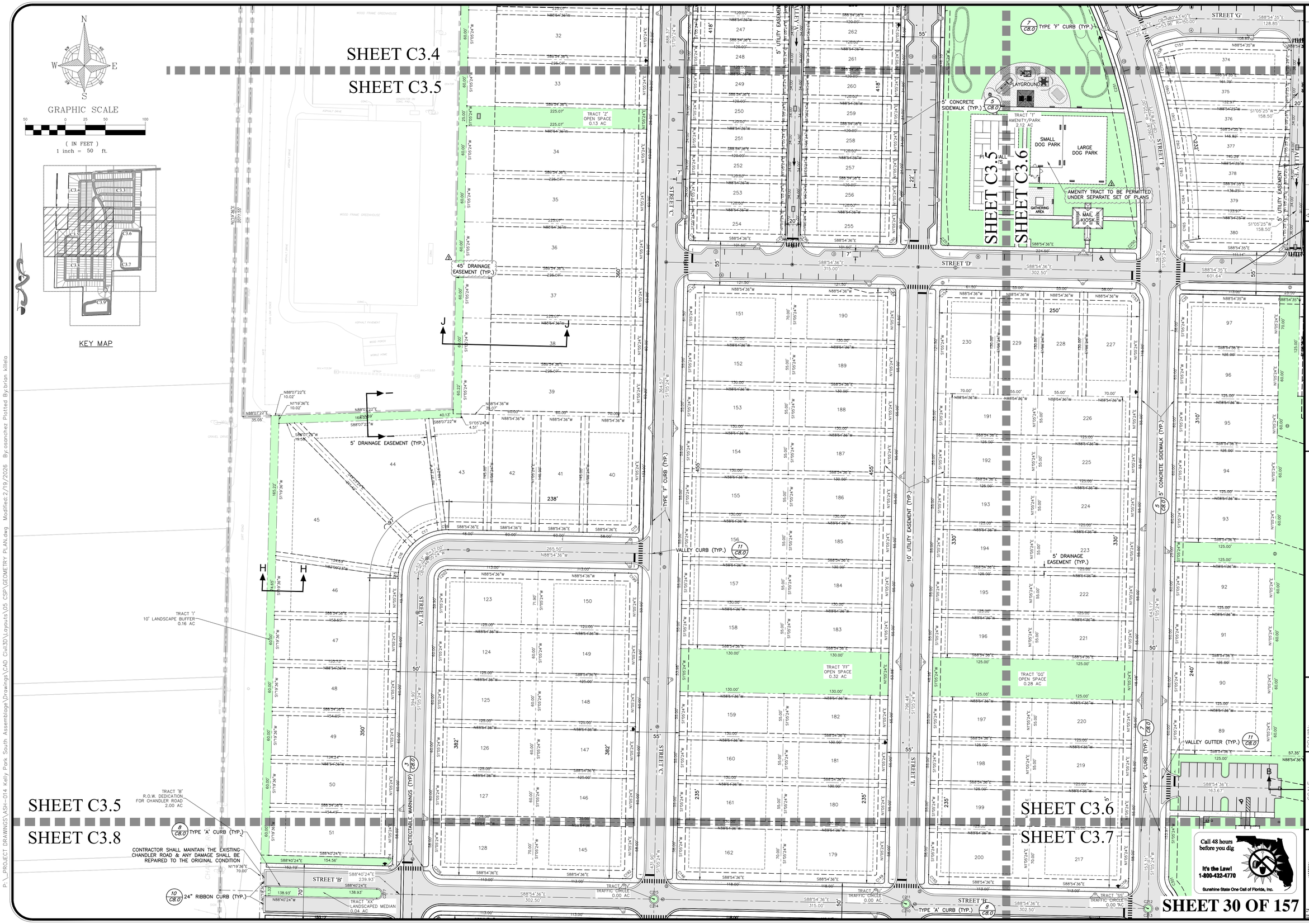

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GEOMETRY PLAN – WEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.5

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET C3.3
SHEET C3.6
SHEET C3.5
SHEET C3.6
SHEET C3.5
SHEET C3.6
SHEET C3.8
SHEET C3.7

STREET 'G' | STREET 'F' | STREET 'D' | STREET 'E' | STREET 'B'

TYPE 'F' CURB (TYP.) | TYPE 'D' CURB (TYP.) | TYPE 'A' CURB (TYP.) | TYPE 'F' CURB (TYP.)

ROADWAY CONNECTION TO FUTURE DE

5' CONCRETE SIDEWALK (TYP.) | 5' CONCRETE SIDEWALK (TYP.) | 5' CONCRETE SIDEWALK (TYP.)

TRACT 'H' AMENITY/PARK 2.12 AC

PLAYGROUND | SMALL DOG PARK | LARGE DOG PARK | GATHERING AREA | MAIL KIOSK

AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS

24' RIBBON CURB (TYP.)

TRACT 'P' 20' PRIVATE ALLEY 0.33 AC

ALLEY 'D' | ALLEY 'E'

5' UTILITY EASEMENT | 10' UTILITY EASEMENT

TRACT 'C' PUBLIC RIGHT-OF-WAY 18.64 AC

5' DRAINAGE EASEMENT (TYP.)

TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.28 AC

TRACT 'I' TRAFFIC CIRCLE 0.00 AC | TRACT 'SS' TRAFFIC CIRCLE 0.00 AC

TRACT 'R' STORMWATER POND 2 14.61 AC

TRACT 'U' AMENITY/PARK 1.00 AC

AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS

CABANA | POOL

VALLEY GUTTER (TYP.)

PLEASE REFER TO SHEET C3.12 FOR ALL CROSS SECTIONS

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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GEOMETRY PLAN – EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.6

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TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.28 AC

STREET 'C'

STREET 'B'

STREET 'A'

STREET 'F'

TYPE 'A' CURB (TYP.) 8 C8.0

TYPE 'F' CURB (TYP.) 7 C8.0

VALLEY GUTTER (TYP.) 11 C8.0

DETECTABLE WARNINGS (TYP.) 3 C8.0

TRACT 'AA' TRAFFIC CIRCLE 0.00 AC

TRACT 'SS' TRAFFIC CIRCLE 0.00 AC

TRACT 'R' STORMWATER POND 2 14.61 AC

TRACT 'U' AMENITY/PARK 1.00 AC

AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS

CABANA

POOL

PLEASE REFER TO SHEET C3.12 FOR ALL CROSS SECTIONS

TRACT 'EE' OPEN SPACE 0.17 AC

TRACT 'L' 15' LANDSCAPE BUFFER 0.89 AC

TRACT 'WW' LIFT STATION 0.04 AC

5' DRAINAGE EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

5' CONCRETE SIDEWALK (TYP.) 5 C8.0

12" RIBBON CURB 10 C8.0

ORCHID ESTATES PLAT BOOK 93, PAGES 44-48

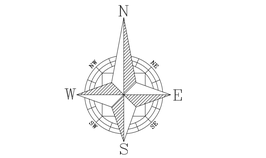
WHITE DAHLIA DRIVE

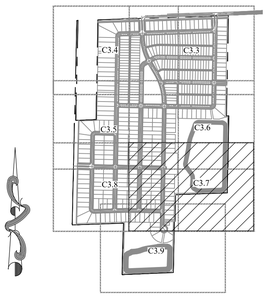
SHEET C3.6

SHEET C3.7

SHEET C3.8

SHEET C3.9





KEY MAP

REV.	DATE	DESCRIPTION	BY
5	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
4	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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GEOMETRY PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.7

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Sunshine State One Call of Florida, Inc.

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SHEET 32 OF 157

SHEET C3.5

SHEET C3.8

SHEET C3.8

SHEET C3.9

SHEET C3.8

SHEET C3.7

TRACT 'B'
R.O.W. DEDICATION
FOR CHANDLER ROAD
2.00 AC

8 C8.0 TYPE 'A' CURB (TYP.)

CONTRACTOR SHALL MAINTAIN THE EXISTING CHANDLER ROAD & ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION

10 C8.0 24" RIBBON CURB (TYP.)

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

3 C8.0 DETECTABLE WARNINGS (TYP.)

5' CONCRETE SIDEWALK (TYP.)

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

5' DRAINAGE EASEMENT (TYP.)

5' WALL EASEMENT

BEGIN RETAINING WALL

END RETAINING WALL

TRACT 'AA'
OPEN SPACE
0.07 AC

TRACT 'CC'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

10' UTILITY EASEMENT (TYP.)

VALLEY GUTTER (TYP.) 11 C8.0

7 C8.0 TYPE 'F' CURB (TYP.)

5 C8.0 5' CONCRETE SIDEWALK (TYP.)

12" RIB

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

TRACT 'YY'
TRAFFIC CIRCLE
0.00 AC

TRACT 'ZZ'
TRAFFIC CIRCLE
0.00 AC

OAK RIDGE SUBDIVISION – PHASE 1
PLAT BOOK 68, PAGES 105-107

BERRY OAK DRIVE

CHANDLER ROAD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP

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SHEET 33 OF 157

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJKIMIO COMMENTS – DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

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GEOMETRY PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/19/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.8

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET C3.8
SHEET C3.9

SHEET C3.7
SHEET C3.9

STREET 'C'
STREET 'A'
STREET 'F'
VALLEY GUTTER (TYP.) 11 C8.0
DETECTABLE WARNINGS (TYP.) 3 C8.0
TYPE 'F' CURB (TYP.) 7 C8.0
12" RIBBON CURB 10 C8.0
5' CONCRETE SIDEWALK (TYP.) 5 C8.0
END RETAINING WALL
5' DRAINAGE EASEMENT
10' UTILITY EASEMENT (TYP.)
20' DRAINAGE EASEMENT
5' DRAINAGE EASEMENT (TYP.)
TRACT 'AA' OPEN SPACE 0.07 AC
TRACT 'WW' LIFT STATION 0.04 AC
TRACT 'BB' OPEN SPACE 0.13 AC
TRACT 'K' 15' LANDSCAPE BUFFER 0.88 AC
TRACT 'S' STORMWATER POND 1 8.09 AC
PLEASE REFER TO SHEET C3.12 FOR ALL CROSS SECTIONS
WHITE DAHLIA DRIVE
TIGRIS DRIVE
ORCHID ESTATES PLAT BOOK 93, PAGES 44-48

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

CITY OF APOPKA VAC TRUCK TURNAROUND DETAIL
SCALE: 1" = 50'

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJKIMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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GEOMETRY PLAN – SOUTH CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/19/2026

SCALE	PROJECT	SHEET
1" = 50'	ASH-014	C3.9

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified: 2/19/2026 By: osanchez Plotted By: brian killela

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
2	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
3	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
4	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
5	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
6	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
7	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
8	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
9	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
10	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
11	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
12	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
13	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
14	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
15	0.16 AC	6,875 SF	4,050 SF	55.01 LF	PRIVATE
16	0.16 AC	6,875 SF	4,050 SF	55.01 LF	PRIVATE
17	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
18	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
19	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
20	0.23 AC	10,039 SF	6,179 SF	45.60 LF	PRIVATE
21	0.48 AC	20,733 SF	13,979 SF	37.66 LF	PRIVATE
22	0.51 AC	22,379 SF	14,711 SF	41.70 LF	PRIVATE
23	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
24	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
25	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
26	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
27	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
28	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
29	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
30	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
31	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
32	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
33	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
34	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
35	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
36	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
37	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
38	0.31 AC	13,504 SF	8,754 SF	60.00 LF	PRIVATE
39	0.31 AC	13,553 SF	8,792 SF	60.22 LF	PRIVATE
40	0.23 AC	10,119 SF	5,500 SF	76.85 LF	PRIVATE
41	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE
42	0.20 AC	8,700 SF	5,500 SF	60.00 LF	PRIVATE
43	0.22 AC	9,378 SF	5,885 SF	56.35 LF	PRIVATE
44	0.36 AC	15,667 SF	10,423 SF	40.87 LF	PRIVATE
45	0.42 AC	18,492 SF	12,823 SF	40.87 LF	PRIVATE
46	0.23 AC	10,058 SF	6,539 SF	56.47 LF	PRIVATE
47	0.21 AC	9,217 SF	5,931 SF	60.00 LF	PRIVATE
48	0.21 AC	9,232 SF	5,944 SF	60.00 LF	PRIVATE
49	0.21 AC	9,247 SF	5,956 SF	60.00 LF	PRIVATE
50	0.21 AC	9,262 SF	5,968 SF	60.00 LF	PRIVATE
51	0.21 AC	9,326 SF	6,020 SF	60.65 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
52	0.21 AC	9,364 SF	6,049 SF	60.01 LF	PRIVATE
53	0.21 AC	9,329 SF	6,024 SF	60.00 LF	PRIVATE
54	0.21 AC	9,344 SF	6,037 SF	60.00 LF	PRIVATE
55	0.21 AC	9,357 SF	6,048 SF	60.00 LF	PRIVATE
56	0.22 AC	9,371 SF	6,059 SF	60.00 LF	PRIVATE
57	0.22 AC	9,384 SF	6,070 SF	60.00 LF	PRIVATE
58	0.22 AC	9,397 SF	6,081 SF	60.00 LF	PRIVATE
59	0.22 AC	9,410 SF	6,092 SF	60.00 LF	PRIVATE
60	0.32 AC	13,959 SF	9,414 SF	90.31 LF	PRIVATE
61	0.47 AC	20,456 SF	14,325 SF	41.08 LF	PRIVATE
62	0.25 AC	10,863 SF	6,764 SF	49.86 LF	PRIVATE
63	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
64	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
65	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
66	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
67	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
68	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
69	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
70	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
71	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
72	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
73	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
74	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
75	0.25 AC	11,019 SF	6,169 SF	98.51 LF	PRIVATE
76	0.49 AC	21,163 SF	14,524 SF	36.00 LF	PRIVATE
77	0.39 AC	16,995 SF	11,249 SF	36.00 LF	PRIVATE
78	0.30 AC	12,944 SF	8,848 SF	36.00 LF	PRIVATE
79	0.18 AC	7,950 SF	4,841 SF	63.85 LF	PRIVATE
80	0.17 AC	7,553 SF	4,543 SF	60.00 LF	PRIVATE
81	0.17 AC	7,560 SF	4,549 SF	60.00 LF	PRIVATE
82	0.17 AC	7,568 SF	4,555 SF	60.00 LF	PRIVATE
83	0.17 AC	7,575 SF	4,561 SF	60.00 LF	PRIVATE
84	0.17 AC	7,552 SF	4,545 SF	60.00 LF	PRIVATE
85	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
86	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
87	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
88	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
89	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
90	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
91	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
92	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
93	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
94	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
95	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
96	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
97	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
98	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
99	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
100	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
101	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
102	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
103	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
104	0.20 AC	8,705 SF	5,318 SF	58.06 LF	PRIVATE
105	0.35 AC	15,062 SF	10,025 SF	44.13 LF	PRIVATE
106	0.32 AC	13,784 SF	8,819 SF	47.49.27	PRIVATE
107	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
108	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
109	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
110	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
111	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
112	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
113	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
114	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
115	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
116	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
117	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
118	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
119	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
120	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
121	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
122	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
123	0.21 AC	8,957 SF	4,671 SF	78.75 LF	PRIVATE
124	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
125	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
126	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
127	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
128	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
129	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
130	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
131	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
132	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
133	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
134	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
135	0.22 AC	9,756 SF	5,229 SF	76.93 LF	PRIVATE
136	0.17 AC	7,514 SF	4,572 SF	55.07 LF	PRIVATE
137	0.17 AC	7,358 SF	4,444 SF	55.07 LF	PRIVATE
138	0.21 AC	9,110 SF	4,789 SF	76.93 LF	PRIVATE
139	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
140	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
141	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
142	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
143	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
144	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
145	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
146	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
147	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
148	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
149	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
150	0.21 AC	8,957 SF	4,671 SF	78.75 LF	PRIVATE
151	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
152	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
153	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
154	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
155	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
156	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
157	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
158	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
159	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
160	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
161	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
162	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
163	0.19 AC	8,419 SF	4,275 SF	71.85 LF	PRIVATE
164	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
165	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
166	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
167	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
168	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
169	0.21 AC	9,261 SF	4,876 SF	81.93 LF	PRIVATE
170	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
171	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
172	0.21 AC	9,151 SF	4,803 SF	81.94 LF	PRIVATE
173	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
174	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
175	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
176	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
177	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
178	0.19 AC	8,419 SF	4,275 SF	71.85 LF	PRIVATE
179	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
180	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
181	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
182	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
183	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
184	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
185	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
186	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
187	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
188	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
189	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
190	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
191	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
192	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
193	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
194	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
195	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
196	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
197	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
198	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
199	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
200	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
201	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
202	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
203	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
204	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
205	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
206	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
207	0.20 AC	8,532 SF	4,367 SF	76.93 LF	PRIVATE
208	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
209	0.15 AC	6,731 SF	3,930 SF	55.07 LF	PRIVATE
210	0.20 AC	8,539 SF	4,367 SF	76.93 LF	PRIVATE
211	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
212	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
213	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
214	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
215	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
216	0.19 AC	8,094 SF	4,050 SF	71.85 LF	PRIVATE
217	0.20 AC	8,719 SF	4,500 SF	76.85 LF	PRIVATE
218	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
219	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
220	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
221	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
222	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
223	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
224	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
225	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
226	0.16 AC	6,875 SF	4,050 SF	55.00 LF	PRIVATE
227	0.21 AC	9,069 SF	4,750 SF	76.85 LF	PRIVATE
228	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
229	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
230	0.21 AC	9,085 SF	4,750 SF	74.85 LF	PRIVATE
231	0.13 AC	5,641 SF	2,293 SF	48.84 LF	PRIVATE
232	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
233	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
234	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
235	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
236	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
237	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
238	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
239	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
240	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
241	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
242	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
243	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
244	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
245	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
246	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
247	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
248	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
249	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
250	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
251	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
252	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
253	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
254	0.12 AC	5,265 SF	2,040 SF	48.85 LF	PRIVATE
255	0.12 AC	5,265 SF	2,040 SF	48.84 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
256	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
257	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
258	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
259	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
260	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
261	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
262	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
263	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
264	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
265	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
266	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
267	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
268	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
269	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
270	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
271	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
272	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
273	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
274	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
275	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
276	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
277	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
278	0.09 AC	4,080 SF	2,040 SF	34.00 LF	PRIVATE
279	0.11 AC	4,801 SF	2,538 SF	34.00 LF	PRIVATE
280	0.10 AC	4,559 SF	2,368 SF	34.00 LF	PRIVATE
281	0.10 AC	4,340 SF	2,216 SF	34.00 LF	PRIVATE
282	0.10 AC	4,193 SF	2,117 SF	34.00 LF	PRIVATE
283	0.09 AC	4,125 SF	2,070 SF	34.00 LF	PRIVATE
284	0.09 AC	4,133 SF	2,076 SF	34.00 LF	PRIVATE
285	0.10 AC	4,190 SF	2,117 SF	34.00 LF	PRIVATE
286	0.10 AC	4,250 SF	2,159 SF	34.00 LF	PRIVATE
287	0.10 AC	4,310 SF	2,202 SF	34.00 LF	PRIVATE
288	0.10 AC	4,371 SF	2,244 SF	34.00 LF	PRIVATE
289	0.10 AC	4,431 SF	2,287 SF	34.00 LF	PRIVATE
290	0.10 AC	4,488 SF	2,329 SF	34.03 LF	PRIVATE
291	0.10 AC	4,522 SF	2,328 SF	34.00 LF	PRIVATE
292	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
293	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
294	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
295	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
296	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
297	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
298	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
299	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
300	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
301	0.10 AC	4,522 SF	2,352 SF	34.00 LF	PRIVATE
302	0.16 AC	6,944 SF	3,200 SF	54.84 LF	PRIVATE
303	0.16 AC	6,825 SF	3,016 SF	53.76 LF	PRIVATE
304	0.11 AC	4,790 SF	2,540 SF	34.05 LF	PRIVATE
305	0.11 AC	4,730 SF	2,498 SF	34.05 LF	PRIVATE
306	0.11 AC	4,669 SF	2,455 SF	34.05 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
307	0.11 AC	4,609 SF	2,413 SF	34.05 LF	PRIVATE
308	0.10 AC	4,549 SF	2,370 SF	34.05 LF	PRIVATE
309	0.10 AC	4,489 SF	2,328 SF	34.05 LF	PRIVATE
310	0.10 AC	4,428 SF	2,285 SF	34.05 LF	PRIVATE
311	0.10 AC	4,368 SF	2,243 SF	34.05 LF	PRIVATE
312	0.10 AC	4,308 SF	2,200 SF	34.05 LF	PRIVATE
313	0.10 AC	4,248 SF	2,158 SF	34.05 LF	PRIVATE
314	0.10 AC	4,188 SF	2,115 SF	34.05 LF	PRIVATE
315	0.09 AC	4,117 SF	2,065 SF	34.05 LF	PRIVATE
316	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
317	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
318	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
319	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
320	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
321	0.10 AC	4,332 SF	2,211 SF	33.39 LF	PRIVATE
322	0.11 AC	4,863 SF	2,564 SF	31.87 LF	PRIVATE
323	0.11 AC	4,929 SF	2,612 SF	31.87 LF	PRIVATE
324	0.12 AC	5,129 SF	2,752 SF	31.88 LF	PRIVATE
325	0.11 AC	4,656 SF	2,444 SF	34.06 LF	PRIVATE
326	0.14 AC	6,274 SF	3,719 SF	75.63 LF	PRIVATE
327	0.10 AC	4,142 SF	2,077 SF	34.00 LF	PRIVATE
328	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
329	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
330	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
331	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
332	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
333	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
334	0.09 AC	4,114 SF	2,064 SF	34.00 LF	PRIVATE
335	0.09 AC	4,114 SF	2,064 SF	34

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\CURVE, LINE, & LOT DATA TABLES.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C13	16.84	15.49'	N51°07'25"E	12.00'
C14	2.06	2.06'	N6°00'19"E	12.00'
C15	7.31	7.30'	N4°28'01"E	62.00'
C16	40.87	40.13'	N26°43'37"E	62.00'
C17	40.87	40.13'	N64°29'36"E	62.00'
C18	8.35	8.34'	N87°14'00"E	62.00'
C19	18.85	16.97'	N46°05'24"E	12.00'
C20	28.97	28.72'	N14°09'36"E	63.50'
C21	37.66	37.11'	N44°13'13"E	63.50'
C22	29.81	29.54'	N74°39'32"E	63.50'
C23	2.01	2.01'	N83°18'38"E	12.00'
C24	16.84	15.49'	N38°18'38"E	12.00'
C25	16.84	15.49'	S42°05'43"E	12.00'
C26	2.01	2.01'	S87°05'43"E	12.00'
C27	14.62	12.88'	N38°50'32"E	8.50'
C28	44.67	44.63'	N6°09'28"W	300.00'
C29	52.06	52.05'	S0°24'04"E	1000.00'
C30	13.35	12.02'	S43°54'35"E	8.50'
C31	13.35	12.02'	S46°05'25"W	8.50'
C32	43.98	43.11'	S20°56'01"W	63.50'
C33	44.13	43.25'	S60°41'11"W	63.50'
C34	11.63	11.61'	S85°50'35"W	63.50'
C35	18.85	16.97'	S46°05'24"W	12.00'
C36	16.84	15.49'	N51°40'26"W	12.00'
C37	19.47	17.40'	N45°23'37"W	12.00'
C38	30.59	30.28'	N77°44'27"W	62.00'
C39	41.08	40.34'	N44°37'17"W	62.00'
C40	28.92	28.66'	N12°16'27"W	62.00'
C41	51.45	51.26'	S82°32'45"W	172.50'
C42	34.06	34.00'	S68°20'42"W	172.50'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C43	5.79	5.79'	S61°43'39"W	172.50'
C44	19.17	17.20'	S14°59'39"W	12.00'
C45	99.50	99.43'	S26°24'24"E	750.00'
C46	18.19	16.50'	S66°02'11"E	12.00'
C47	17.00	16.99'	N73°16'35"E	177.50'
C48	34.53	34.47'	N81°35'31"E	177.50'
C49	12.16	12.16'	N89°07'39"E	177.50'
C50	13.35	12.02'	N46°05'25"E	8.50'
C51	13.35	12.02'	N43°54'35"W	8.50'
C52	13.35	12.02'	N46°05'25"E	8.50'
C53	50.70	50.70'	N0°21'14"E	1972.50'
C54	13.58	12.18'	N46°08'15"W	8.50'
C55	18.85	16.97'	S43°06'27"W	12.00'
C56	103.62	103.51'	S6°27'33"E	650.00'
C57	40.64	40.63'	S12°49'02"E	650.00'
C58	115.08	114.93'	S19°40'49"E	650.00'
C59	19.79	17.62'	S71°59'35"E	12.00'
C60	15.59	15.59'	N62°43'46"E	227.50'
C61	31.87	31.84'	N68°42'19"E	227.50'
C62	31.87	31.84'	N76°43'53"E	227.50'
C63	31.87	31.84'	N84°45'26"E	227.50'
C64	9.21	9.21'	N89°55'49"E	227.50'
C65	2.63	2.63'	N5°11'26"W	12.00'
C66	1.96	1.96'	N3°35'19"W	12.00'
C67	16.84	15.49'	N48°28'13"W	12.00'
C68	12.83	12.79'	S6°15'37"E	50.00'
C69	36.00	35.23'	S34°14'13"E	50.00'
C70	30.99	30.50'	S72°37'13"E	50.00'
C71	41.01	39.87'	N66°07'36"E	50.00'
C72	4.17	4.17'	N40°14'33"E	50.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C73	10.53	10.19'	N62°59'19"E	12.00'
C74	201.12	194.69'	S29°39'22"E	228.50'
C75	159.48	156.26'	S74°51'57"E	228.50'
C76	5.01	5.01'	N84°30'41"E	228.50'
C77	15.19	13.77'	N44°35'56"E	10.00'
C78	1.28	1.28'	N88°08'40"E	990.00'
C79	25.00	25.00'	N88°54'18"E	990.00'
C80	25.26	25.26'	S89°38'26"E	990.00'
C81	16.23	14.51'	S45°24'04"E	10.00'
C82	25.02	25.02'	N88°54'58"E	1010.00'
C83	25.81	25.81'	S89°38'31"E	1010.00'
C84	1.74	1.74'	N88°09'25"E	1010.00'
C86	13.35	12.02'	S43°54'36"E	8.50'
C90	13.35	12.02'	N46°05'24"E	8.50'
C105	109.36	104.49'	N30°55'42"E	105.00'
C107	18.20	16.51'	N17°18'36"E	12.00'
C108	293.21	291.07'	N14°08'47"W	700.00'
C110	18.85	16.97'	N46°53'33"W	12.00'
C114	12.91	11.70'	S44°35'56"W	8.50'
C129	13.35	12.02'	N43°54'36"W	8.50'
C132	13.35	12.02'	S46°05'24"W	8.50'
C146	18.85	16.97'	S43°54'36"E	12.00'
C149	18.85	16.97'	N46°05'24"E	12.00'
C153	18.85	16.97'	N43°54'36"W	12.00'
C154	13.35	12.02'	S46°05'24"W	8.50'
C155	18.85	16.97'	S43°54'36"E	12.00'
C156	18.85	16.97'	N46°05'24"E	12.00'
C157	43.69	43.46'	S80°52'18"W	122.50'
C158	18.29	16.57'	S26°59'42"W	12.00'
C159	24.43	24.43'	S15°43'48"E	750.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C160	35.13	35.13'	S13°27'18"E	750.00'
C161	34.75	34.74'	S10°47'09"E	750.00'
C162	34.45	34.45'	S8°08'34"E	750.00'
C163	34.23	34.23'	S5°31'10"E	750.00'
C164	34.09	34.08'	S2°54'36"E	750.00'
C165	34.03	34.03'	S0°18'28"E	750.00'
C166	18.83	16.96'	S43°57'32"E	12.00'
C167	13.35	12.02'	N46°05'25"E	8.50'
C168	13.35	12.02'	N43°54'35"W	8.50'
C169	18.85	16.97'	N43°54'36"W	12.00'
C170	18.85	16.97'	S46°05'24"W	12.00'
C171	19.47	17.40'	S45°23'37"E	12.00'
C172	18.23	16.53'	N44°36'23"E	12.00'
C177	8.90	8.01'	S46°53'33"E	5.67'
C178	8.90	8.01'	N43°06'27"E	5.67'
C179	8.90	8.01'	N46°53'33"W	5.67'
C180	8.90	8.01'	S43°06'27"W	5.67'
C182	8.90	8.01'	N46°53'33"W	5.67'
C189	28.73	28.72'	N1°08'56"E	270.67'
C192	18.85	16.97'	N46°05'24"E	12.00'
C199	18.85	16.97'	N43°54'36"W	12.00'
C202	18.85	16.97'	S46°05'24"W	12.00'
C209	18.85	16.97'	S43°54'36"E	12.00'
C210	14.66	9.33'	N90°00'00"E	4.67'
C211	14.66	9.33'	N90°00'00"W	4.67'
C212	14.66	9.33'	N88°54'36"W	4.67'
C213	14.66	9.33'	S88°54'36"E	4.67'
C214	14.66	9.33'	N90°00'00"E	4.67'
C215	14.66	9.33'	N90°00'00"W	4.67'
C216	14.66	9.33'	S60°45'59"W	4.67'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C217	14.66	9.33'	N60°45'59"E	4.67'
C222	18.85	16.97'	N43°54'36"W	12.00'
C225	18.85	16.97'	S46°05'24"W	12.00'
C234	19.47	17.40'	S45°23'37"E	12.00'
C240	18.23	16.53'	N44°36'23"E	12.00'
C245	18.85	16.97'	N43°54'36"W	12.00'
C246	18.85	16.97'	S46°05'24"W	12.00'
C247	19.47	17.40'	S45°23'37"E	12.00'
C248	18.23	16.53'	N44°36'23"E	12.00'
C250	18.87	16.99'	N46°02'07"E	12.00'
C251	385.24	380.33'	N14°53'55"W	695.00'
C253	18.53	16.74'	N75°00'21"W	12.00'
C255	52.08	49.76'	S30°55'41"W	50.00'
C257	13.35	12.02'	S43°54'36"E	8.50'
C258	6.46	6.46'	N76°39'33"E	510.00'
C259	34.44	34.44'	N78°57'24"E	510.00'
C260	34.15	34.15'	N82°48'35"E	510.00'
C261	34.02	34.01'	N86°38'21"E	510.00'
C262	22.61	22.61'	N89°49'12"E	510.00'
C263	26.05	26.05'	S89°34'02"W	490.00'
C264	48.77	48.75'	S85°11'35"W	490.00'
C265	49.01	48.99'	S79°28'35"W	490.00'
C266	2.69	2.69'	S76°27'13"W	490.00'
C267	55.62	54.91'	S75°09'22"W	100.00'
C268	17.30	17.28'	N63°21'04"E	120.00'
C269	22.07	22.04'	N72°44'58"E	120.00'
C270	27.38	27.32'	N84°33'16"E	120.00'
C271	12.21	8.29'	S88°06'27"W	4.17'
C272	31.42	28.28'	S43°54'35"E	20.00'
C273	31.42	28.28'	S46°05'25"W	20.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C277	17.80	11.33'	S1°19'36"W	5.67'
C278	8.90	8.01'	S43°06'27"W	5.67'
C279	28.73	28.72'	S4°56'01"E	270.67'
C280	15.71	14.14'	S43°54'35"E	10.00'
C281	15.71	14.14'	N43°54'35"W	10.00'
C282	15.71	14.14'	S46°05'25"W	10.00'
C283	15.71	14.14'	S46°05'25"W	10.00'
C284	15.71	14.14'	S43°54'35"E	10.00'
C285	15.71	14.14'	S46°05'25"W	10.00'
C286	15.71	14.14'	N43°54'35"W	10.00'
C287	15.61	14.07'	S14°30'26"W	10.00'
C288	15.64	14.10'	N75°35'44"W	10.00'
C289	0.06	0.06'	S59°24'16"W	10.00'
C290	15.71	14.14'	N46°05'25"E	10.00'
C292	15.87	14.25'	S30°50'39"W	10.00'
C293	15.85	14.24'	S56°26'26"E	10.00'
C295	15.19	13.77'	S44°35'56"W	10.00'
C296	15.71	14.14'	S43°54'36"E	10.00'
C297	15.71	14.14'	N46°05'24"E	10.00'
C298	16.23	14.51'	N45°24'04"W	10.00'
C299	3.10	3.10'	N2°01'10"W	700.00'
C300	0.32	0.32'	N77°13'15"E	10.00'
C301	15.05	14.73'	N19°26'12"W	21.00'
C302	57.32	52.54'	N1°05'24"E	40.00'
C303	15.05	14.73'	N21°37'00"E	21.00'

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SHEET 36 OF 157

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
5	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
4	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/09/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

CURVE TABLES
CONSTRUCTION SITE PLAN

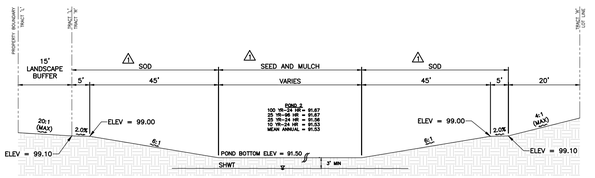
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.11

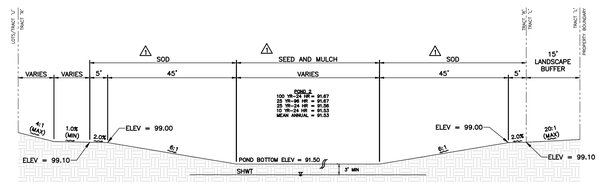
OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SECTION A-A

N.T.S.



SECTION B-B

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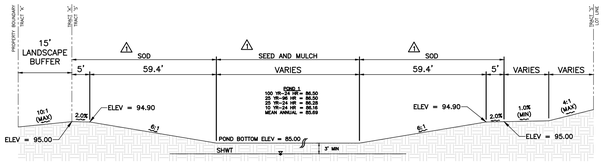

SECTION C-C

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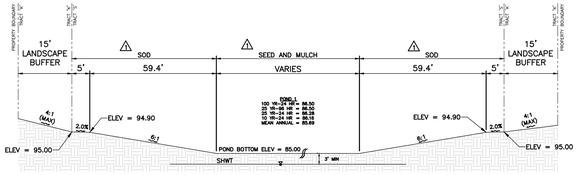

SECTION D-D

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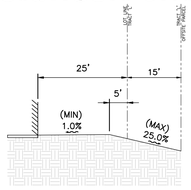

SECTION E-E

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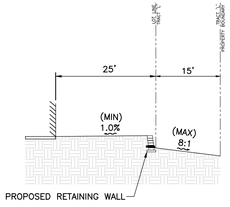
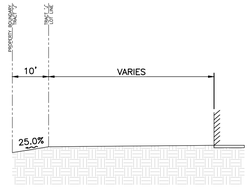


SECTION F-F

N.T.S.



SECTION G-G

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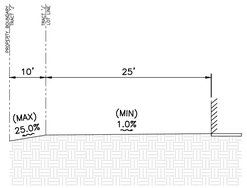

SECTION H-H

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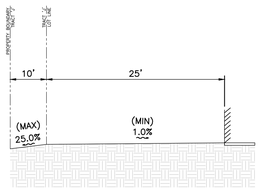
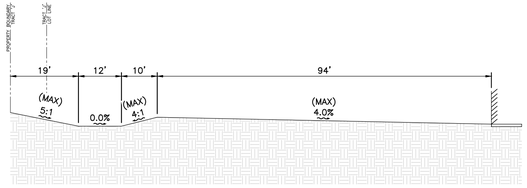


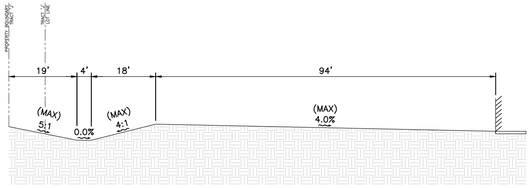
SECTION I-I

N.T.S.



SECTION J-J

N.T.S.



SECTION K-K

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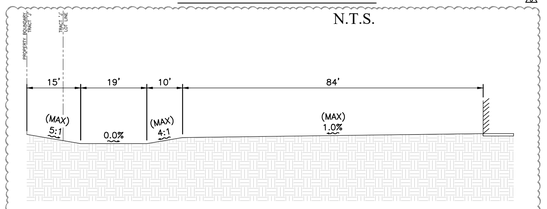

SECTION L-L

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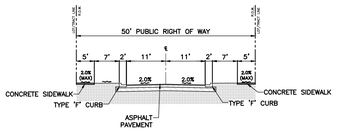

50' RIGHT-OF-WAY SECTION

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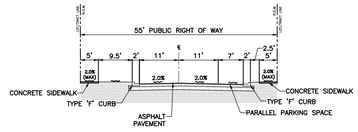

55' RIGHT-OF-WAY SECTION

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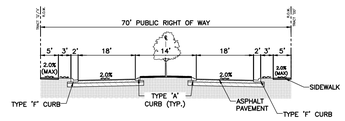

70' RIGHT-OF-WAY SECTIONS

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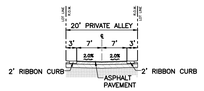

TYPICAL ALLEY SECTION

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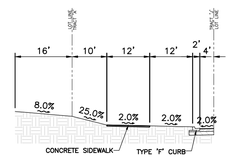

SECTION M-M

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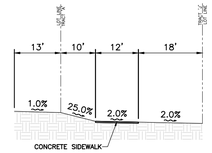

SECTION N-N

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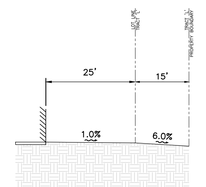
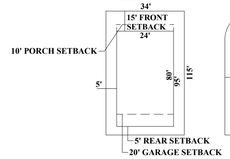


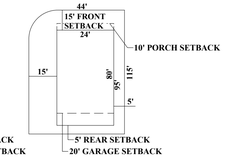
SECTION O-O

N.T.S.

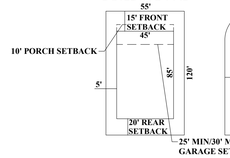
TYPICAL 34' RL LOT SIZE/PROPOSED BUILDING PAD



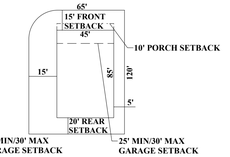
CORNER 34' LOT SIZE/ BUILDING PAD FOR LOTS



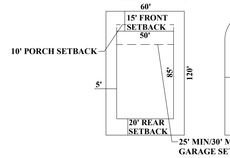
TYPICAL 55' FL LOT SIZE/PROPOSED BUILDING PAD



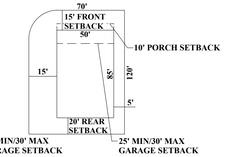
CORNER 55' LOT SIZE/ BUILDING PAD FOR LOTS



TYPICAL 60' FL LOT SIZE/PROPOSED BUILDING PAD



CORNER 60' FL LOT SIZE/ BUILDING PAD FOR LOTS



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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJKIMO COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

CROSS SECTIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/5/2026

SCALE	PROJECT	SHEET
N.T.S.	ASH-014	C3.12

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LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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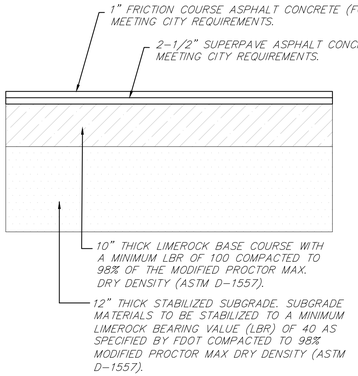
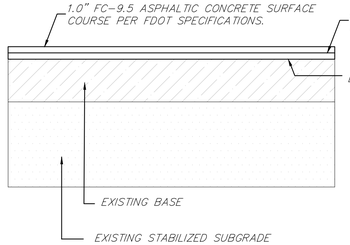
SHEET 37 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\CROSS SECTIONS.dwg Modified: 2/5/2026 By: osanchez Plotted By: brian killela



1 KELLY PARK ROAD PAVEMENT IMPROVEMENT SECTION

N.T.S.



2 KELLY PARK ROAD PAVEMENT AREA TO BE MILLED AND RESURFACED

N.T.S.

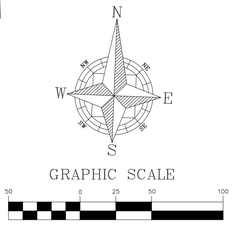
LEGEND

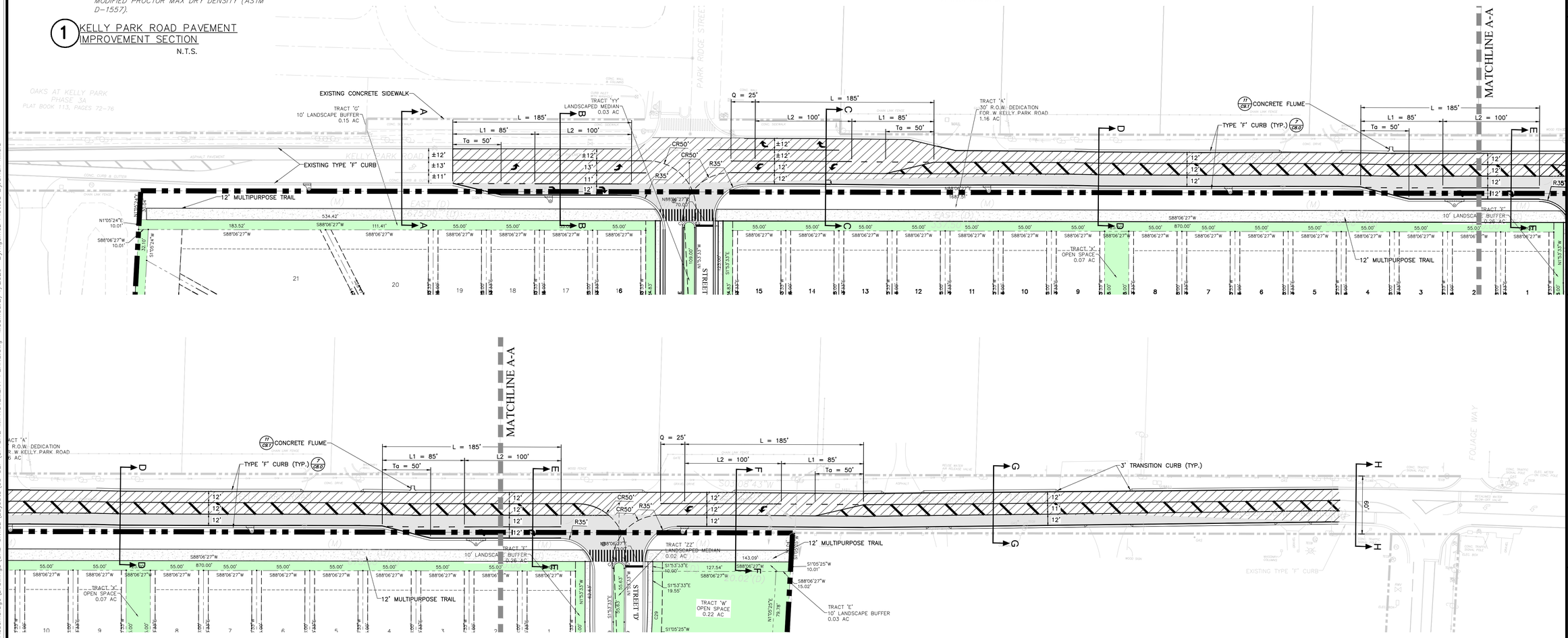
KELLY PARK ROAD PROPOSED PAVEMENT WIDENING

KELLY PARK ROAD EXISTING PAVEMENT AREA TO BE MILLED AND RESURFACED.

NOTES:

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





REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228

OFFSITE IMPROVEMENT PLANS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.13

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OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/19/26

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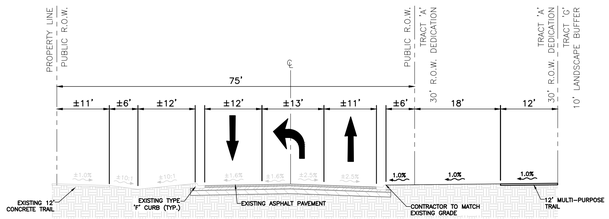
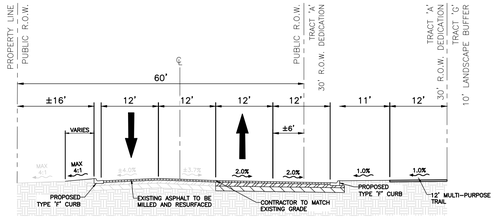


SECTION A-A
N.T.S.



SECTION E-E
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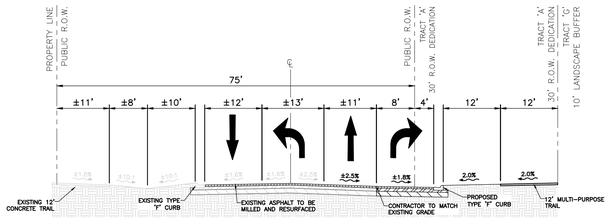

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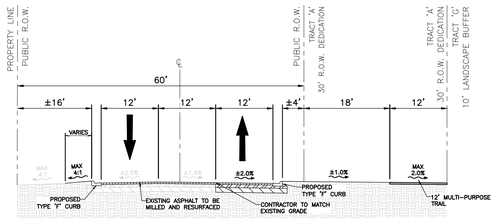

SECTION F-F
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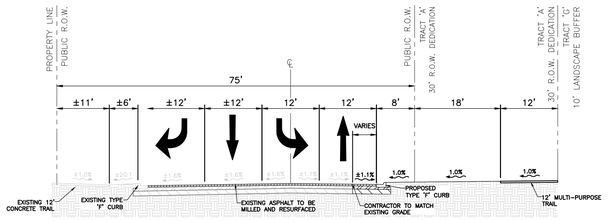

SECTION C-C
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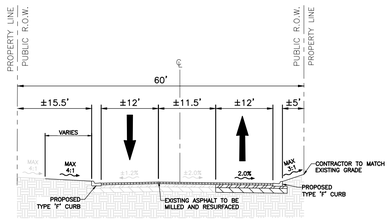

SECTION G-G
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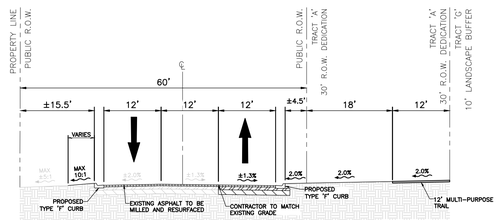

SECTION D-D
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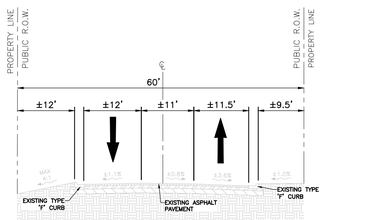

SECTION H-H
N.T.S.

REV.	DATE	DESCRIPTION	BY
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6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OFFSITE CROSS SECTIONS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C3.14

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET 39 OF 157

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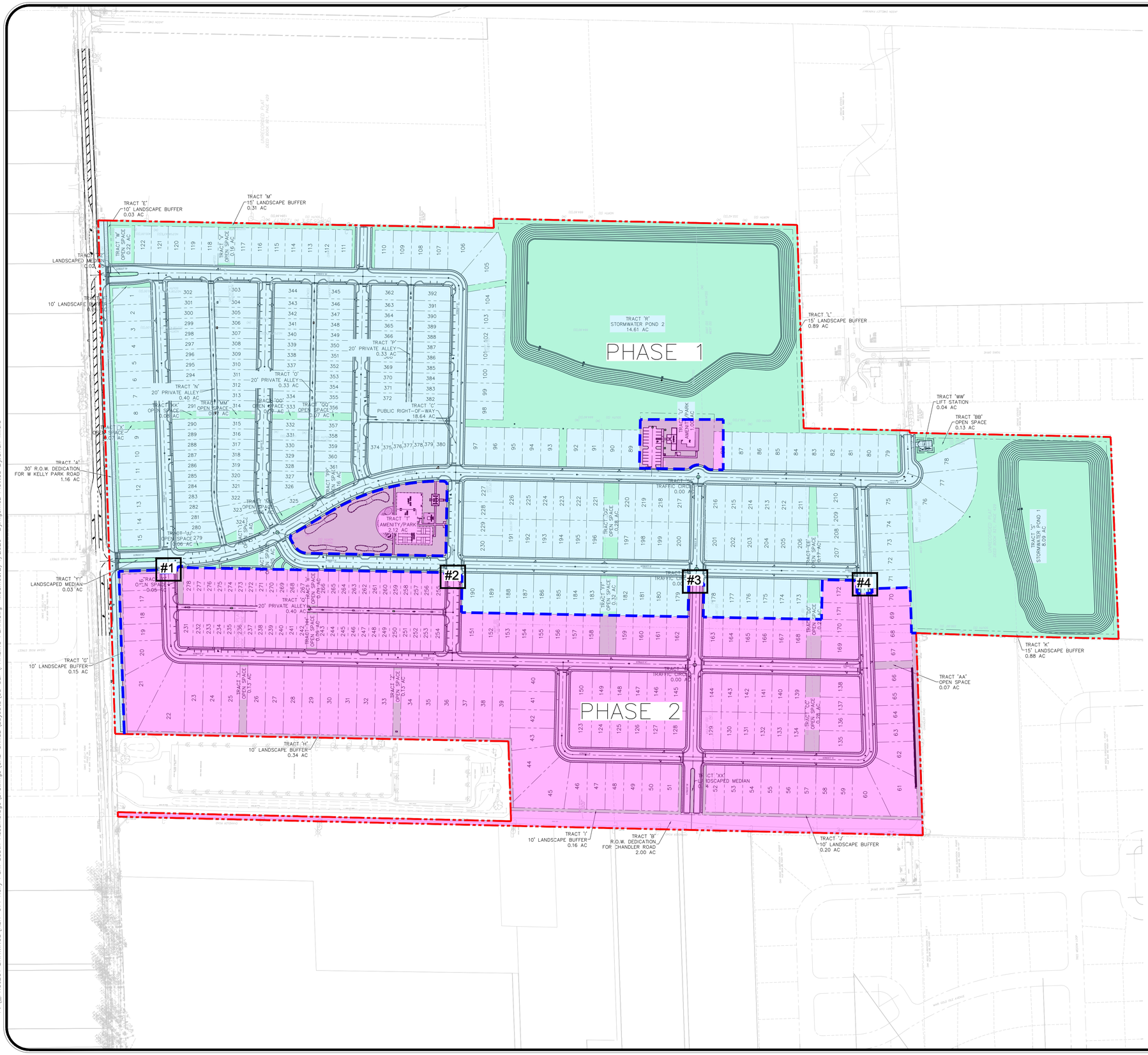

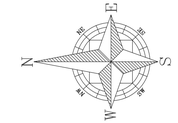

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

- PROPERTY BOUNDARY
- PHASING LINE
- PHASE 1
- PHASE 2

SITE DATA

LOT TYPE	PHASE 1	PHASE 2	TOTAL
34'x120' REAR-LOADED	114	48	162
55'x125' FRONT-LOADED	85	45	130
60'x125' FRONT-LOADED	40	60	100
TOTAL UNITS	239	153	392

REV.	DATE	DESCRIPTION	BY
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PHASING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/4/2026

SCALE	PROJECT	SHEET
1" = 150'	ASH-014	C3.15

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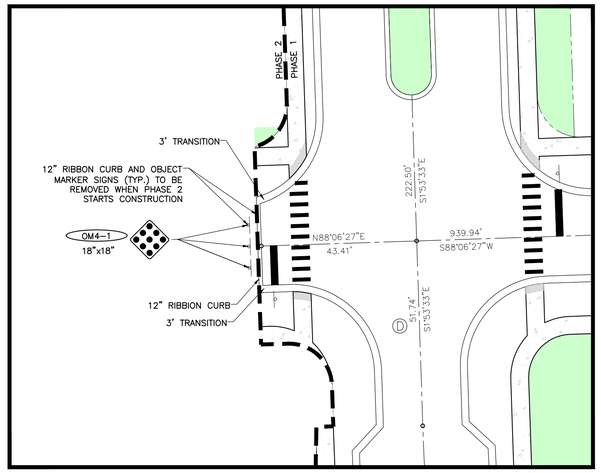
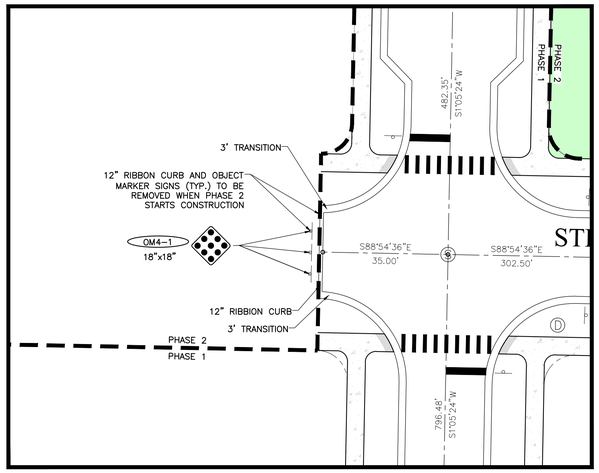


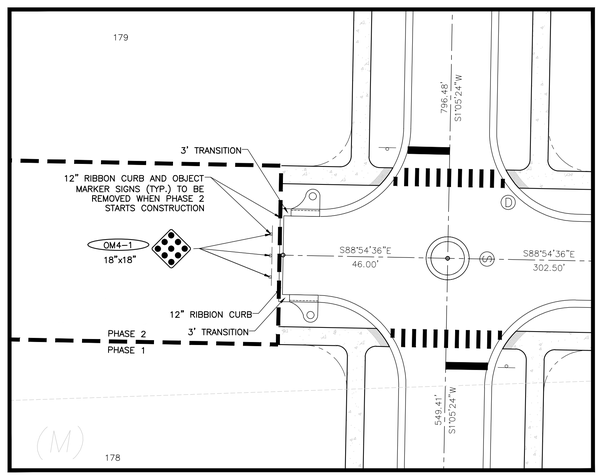
PHASING DETAIL AREA #1

SCALE: 1" = 20'



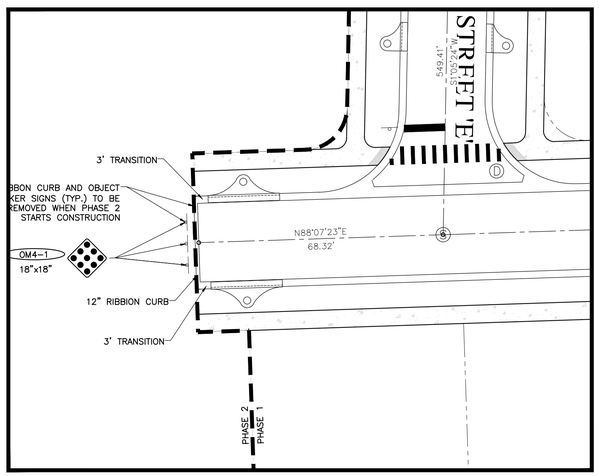
PHASING DETAIL AREA #2

SCALE: 1" = 20'



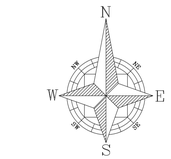
PHASING DETAIL AREA #3

SCALE: 1" = 20'



PHASING DETAIL AREA #4

SCALE: 1" = 20'

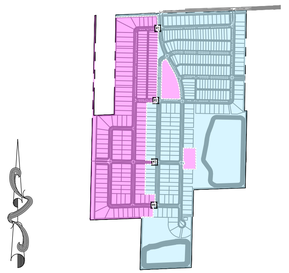


GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

1 inch = 150 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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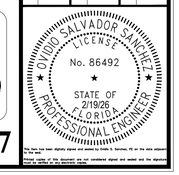
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PHASING PLAN – GEOMETRY CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE 1" = 20'
PROJECT ASH-014
SHEET C3.16



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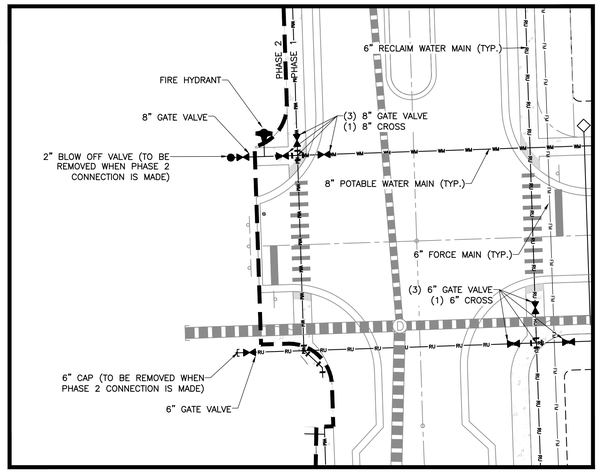
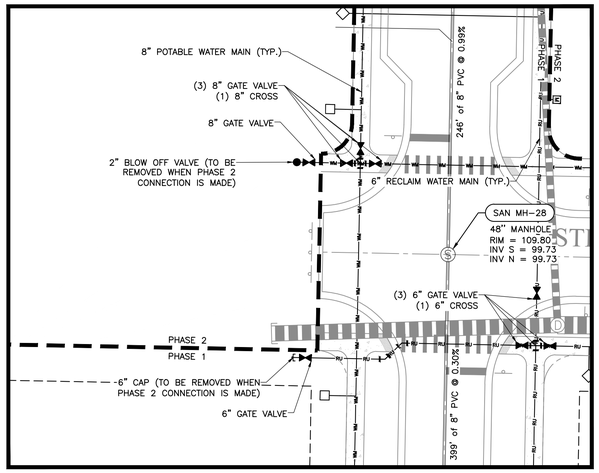
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PHASING PLAN.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela



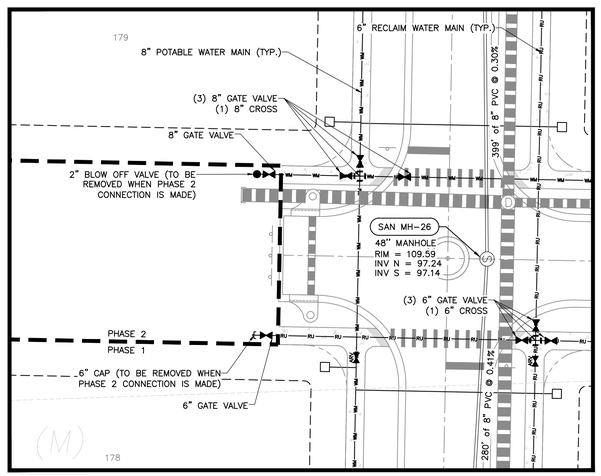
PHASING DETAIL AREA #1

SCALE: 1" = 20'



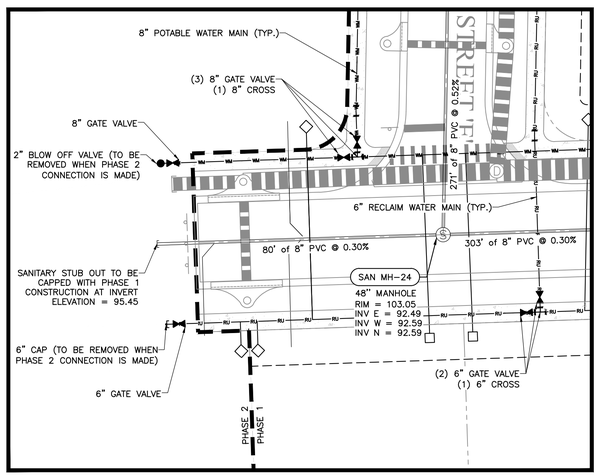
PHASING DETAIL AREA #2

SCALE: 1" = 20'



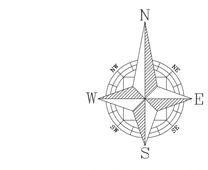
PHASING DETAIL AREA #3

SCALE: 1" = 20'



PHASING DETAIL AREA #4

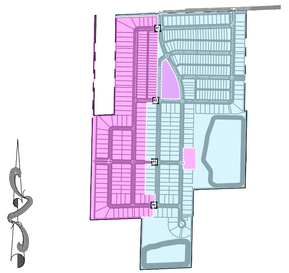
SCALE: 1" = 20'



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PHASING PLAN – UTILITY CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 20'
PROJECT: ASH-014
SHEET: C3.17

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Sunshine State One Call of Florida, Inc.

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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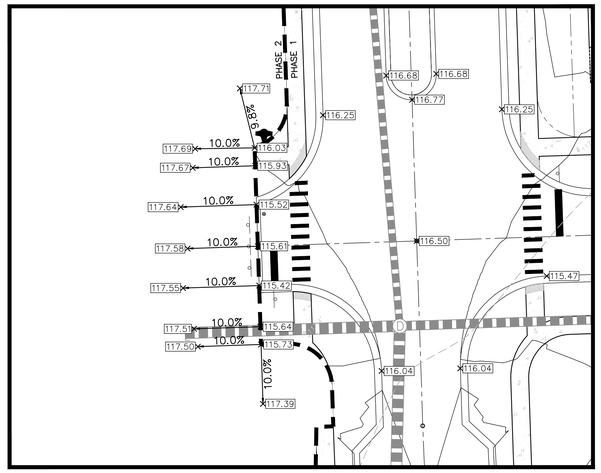
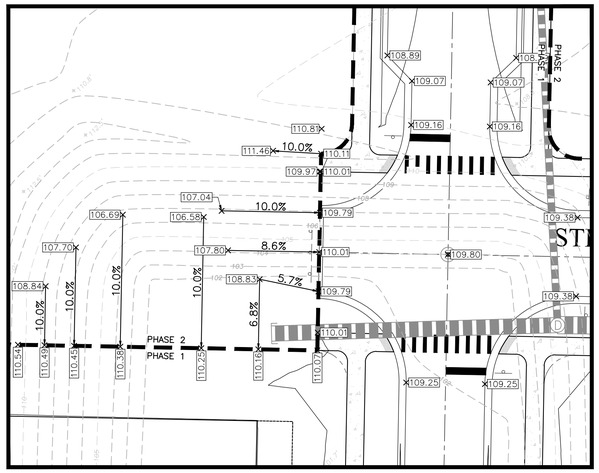
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PHASING PLAN – UTILITY.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela



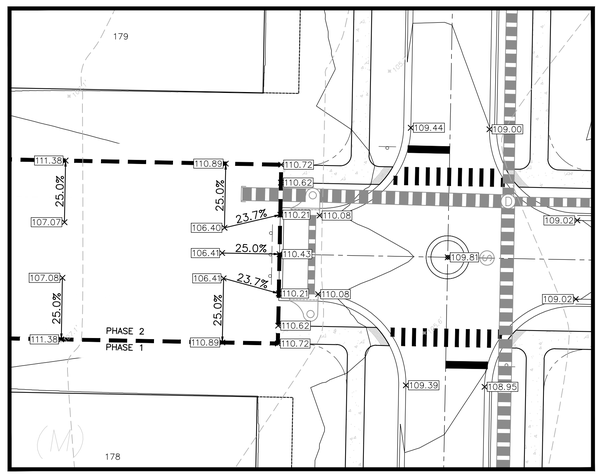
PHASING DETAIL AREA #1

SCALE: 1" = 20'



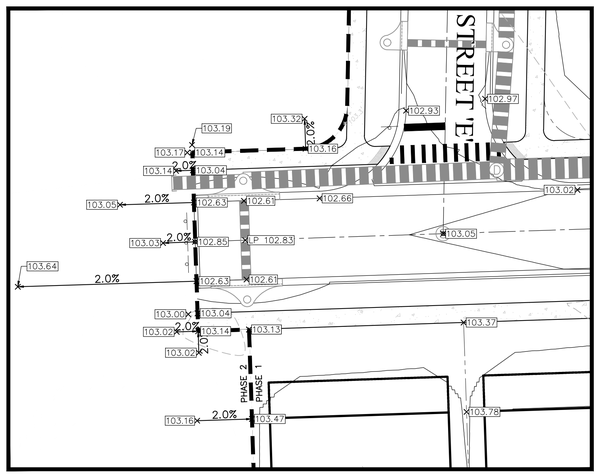
PHASING DETAIL AREA #2

SCALE: 1" = 20'



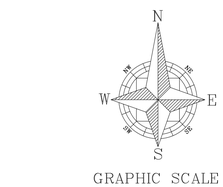
PHASING DETAIL AREA #3

SCALE: 1" = 20'



PHASING DETAIL AREA #4

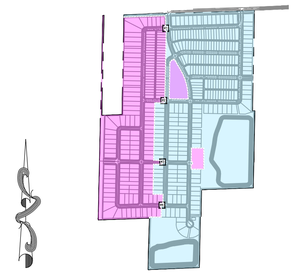
SCALE: 1" = 20'



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PHASING PLAN – PAVING & GRADING
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 20'
PROJECT: ASH-014
SHEET: C3.18

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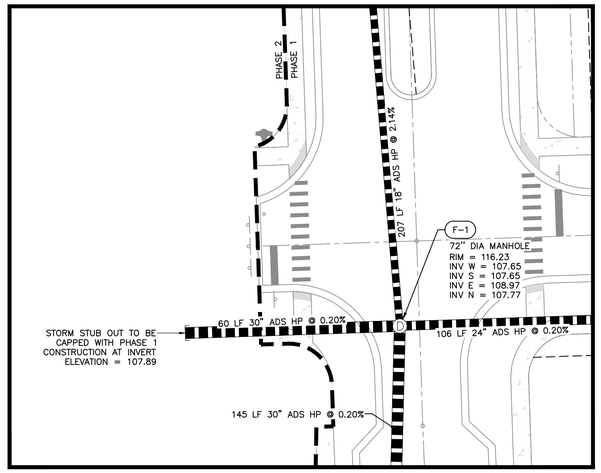
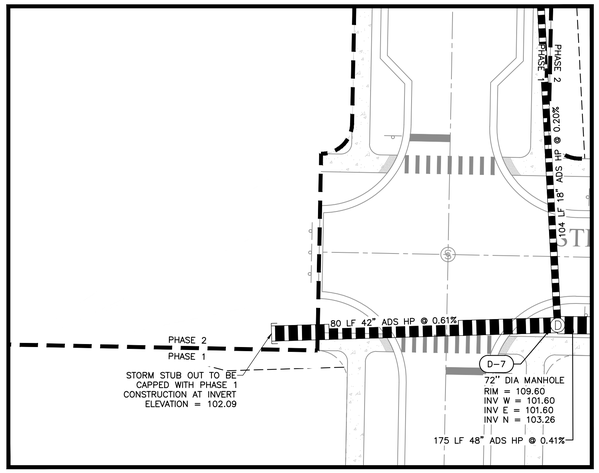


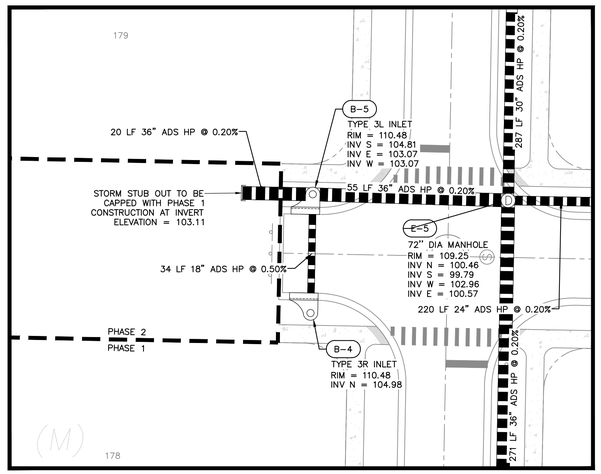
PHASING DETAIL AREA #1

SCALE: 1" = 20'



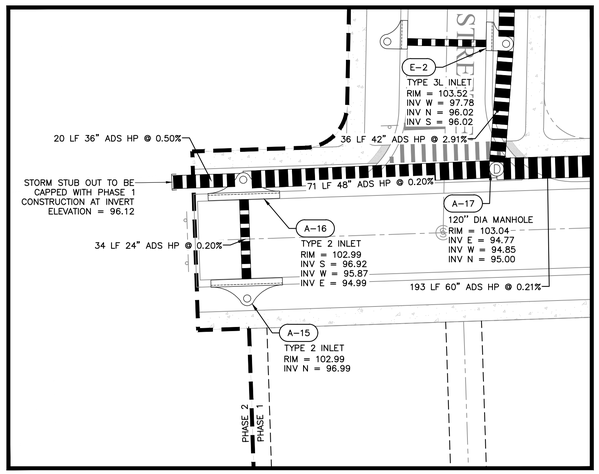
PHASING DETAIL AREA #2

SCALE: 1" = 20'



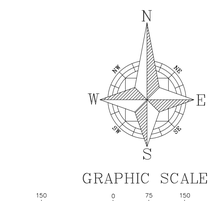
PHASING DETAIL AREA #3

SCALE: 1" = 20'



PHASING DETAIL AREA #4

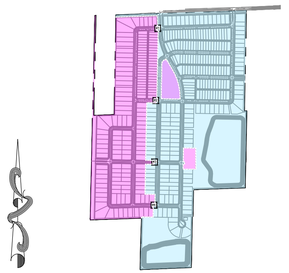
SCALE: 1" = 20'



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.



KEY MAP

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PHASING PLAN – DRAINAGE
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE 1" = 20'
PROJECT ASH-014
SHEET C3.19

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified: 2/13/2026 By:osanchez Plotted By:brian killela

C3.21 C3.22 C3.23 C3.24 C3.25 C3.26 C3.27

TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC
TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC
TRACT 'W' OPEN SPACE 0.04 AC
TRACT 'X' OPEN SPACE 0.16 AC
TRACT 'YY' LANDSCAPED MEDIAN 0.02 AC
10' LANDSCAPE BUFFER 0.15 AC
TRACT 'A' R.O.W. DEDICATION KELLY PARK ROAD 1.16 AC
TRACT 'N' 20' PRIVATE ALLEY 0.40 AC
TRACT 'MM' OPEN SPACE 0.87 AC
TRACT 'XX' OPEN SPACE 0.16 AC
TRACT 'OO' OPEN SPACE 0.33 AC
TRACT 'PP' OPEN SPACE 0.16 AC
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.64 AC
TRACT 'O' 20' PRIVATE ALLEY 0.33 AC
TRACT 'Q' 20' PRIVATE ALLEY 0.33 AC
TRACT 'R' STORMWATER POND 2 14.61 AC
TRACT 'U' AMENITY/PARK 0.91 AC
TRACT 'L' 15' LANDSCAPE BUFFER 0.89 AC
TRACT 'WW' LIFT STATION 0.04 AC
TRACT 'BB' OPEN SPACE 0.13 AC
TRACT 'T' AMENITY/PARK 2.12 AC
TRACT 'TT' TRAFFIC CIRCLE 0.00 AC
TRACT 'UU' OPEN SPACE 0.05 AC
TRACT 'VV' OPEN SPACE 0.24 AC
TRACT 'WW' OPEN SPACE 0.16 AC
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TRACT 'IIIIIIIIIIIIIIIIIII' OPEN SPACE 0.24 AC
TRACT 'JJJJJJJJJJJJJJJJJJJ' OPEN SPACE 0.24 AC
TRACT 'KKKKKKKKKKKKKKKKKKK' OPEN SP

PLEASE REFER TO SHEET C3.28 FOR OFFSITE SIGNAGE AND STRIPING PLAN

TRACT 'A'
30' R.O.W. DEDICATION FOR W KELLY PARK ROAD
1.16 AC

TRACT 'YY'
LANDSCAPED MEDIAN
0.03 AC

KELLY PARK ROAD

TRACT 'E'
10' LANDSCAPE BUFFER
0.26 AC

TRACT 'ZZ'
LANDSCAPED MEDIAN
0.02 AC

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

STREET 'D'

STREET 'F'

TRACT 'X'
OPEN SPACE
0.07 AC

TRACT 'WW'
OPEN SPACE
0.05 AC

TRACT 'KK'
OPEN SPACE
0.08 AC

TRACT 'V'
OPEN SPACE
0.16 AC

TRACT 'M'
15' LANDSCAPE BUFFER
0.31 AC

TRACT 'N'
20' PRIVATE ALLEY
0.40 AC

TRACT 'MM'
OPEN SPACE
0.07 AC

TRACT 'LL'
OPEN SPACE
0.06 AC

TRACT 'RR'
OPEN SPACE
0.25 AC

TRACT 'NN'
OPEN SPACE
0.09 AC

TRACT 'OO'
OPEN SPACE
0.07 AC

TRACT 'PP'
OPEN SPACE
0.16 AC

TRACT 'II'
OPEN SPACE
0.09 AC

TRACT 'TT'
OPEN SPACE
0.11 AC

TRACT 'SS'
OPEN SPACE
0.11 AC

TRACT 'O'
20' PRIVATE ALLEY
0.40 AC

TRACT 'O'
20' PRIVATE ALLEY
0.33 AC

TRACT 'P'
20' PRIVATE ALLEY
0.33 AC

TRACT 'TT'
30'x30' CIRCLE
STA: 19+46.78

TRACT 'SS'
AMENITY/PARK
2.12 AC

SMALL DOG PARK

LARGE

PLAYGROUND

ALLEY 'B'

ALLEY 'C'

ALLEY 'D'

STREET 'E'

STREET 'G'

STREET 'H'

STREET 'I'

STREET 'J'

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 26+26.45

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 25+45.65

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 34+93.11

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 23+84.66

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 20+12.64

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 28+07.26

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 0+29.79

STOP BAR & STOP SIGN
D3-1 VARIES x 30"
D3-1 VARIES x 30"
R1-1 30"x30"
STA: 7+20.93

STOP BAR & STOP SIGN
STA: 0+33.75

STOP BAR & STOP SIGN
STA: 7+64

STOP BAR & STOP SIGN
STA: 9+22

STOP BAR & STOP SIGN
STA: 21+00

STOP BAR & STOP SIGN
STA: 18+00

STOP BAR & STOP SIGN
STA: 16+00

STOP BAR & STOP SIGN
STA: 14+00

CROSSWALK (TYP.)

FIRE HYDRANT REFLECTOR (TYP.)

BLUE HYDRANT REFLECTOR (TYP.)

7'X22' PARALLEL STALL (TYP.)

11.5'X22' ADA PARALLEL STALL (TYP.)

HANDICAP SIGN

ONE-WAY ARROW (TYP.)

NO PARKING IN ALLEY (TYP.)
STA: 0+34.15

NO PARKING IN ALLEY (TYP.)
STA: 0+30.39

NO PARKING IN ALLEY (TYP.)
STA: 4+39.39

DO NOT ENTER (TYP.)
STA: 8+90.76

DO NOT ENTER (TYP.)
STA: 0+30.55

SPEED LIMIT SIGN (TYP.)
STA: 23+81.41

SPEED LIMIT SIGN (TYP.)
STA: 23+83.19

SPEED LIMIT SIGN (TYP.)
STA: 30+25.64

SPEED LIMIT SIGN (TYP.)
STA: 20+24.84

SHEET C3.22

SHEET C3.23

SHEET C3.21

SHEET C3.24

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C3.22 C3.21 C3.23 C3.24 C3.26 C3.25 C3.27

NOT 05°25'E 1299.17

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

SIGNAGE AND STRIPING PLAN – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.21

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

This item has been digitally signed and sealed by Olvidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 46 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\SIGNAGE AND STRIPING PLAN.dwg Modified: 2/13/2026 By:osanchez Plotted By:brian killela

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C3.22 C3.21 C3.23 C3.24 C3.26 C3.25 C3.27

WHITEHORN LANE

KELLY PARK ROAD

CHANDLER ROAD

PARK RIDGE

PLEASE REFER TO SHEET C3.28 FOR OFFSITE SIGNAGE AND STRIPING PLAN

TRACT 'G'
10' LANDSCAPE BUFFER
0.15 AC

TRACT 'YY'
LANDSCAPED MEDIAN
0.03 AC

TRACT 'A'
30' R.O.W. DEDICATION
FOR W.KELLY PARK ROAD
1.16 AC

TRACT 'X'
OPEN SPACE
0.07 AC

TRACT 'Y'
OPEN SPACE
0.13 AC

TRACT 'H'
10' LANDSCAPE BUFFER
0.34 AC

TRACT 'Z'
OPEN SPACE
0.13 AC

TRACT 'HH'
OPEN SPACE
0.09 AC

TRACT 'II'
OPEN SPACE
0.09 AC

TRACT 'Q'
20' PRIVATE ALLEY
0.40 AC

TRACT 'RR'
OPEN SPACE
0.25 AC

TRACT 'NN'
OPEN SPACE
0.06 AC

TRACT 'PP'
OPEN SPACE
0.16 AC

TRACT 'TT'
CUL-DE-SAC CIRCLE
0.06 AC

TRACT 'F'
AMENITY/PARK
2.12 AC

7'X22' PARALLEL STALL (TYP.)

CROSSWALK (TYP.)

BLUE HYDRANT REFLECTOR (TYP.)

STOP BAR & STOP SIGN

STA: 26+26.45

STA: 25+45.65

STA: 20+12.64

STA: 19+46.78

STA: 0+31.68

STA: 0+34.15

STA: 0+33.75

STA: 23+

HANDICAP SIGN

11.5'X22' ADA PARALLEL STALL (TYP.)

NO PARKING IN ALLEY (TYP.)

ONE-WAY ARROW (TYP.)

DO NOT ENTER (TYP.)

SPEED LIMIT SIGN (TYP.)

STREET 'C'

STREET 'F'

STREET 'G'

ALLEY 'A'

ALLEY 'B'

ALLEY 'C'

SHEET C3.22

SHEET C3.21

SHEET C3.22

SHEET C3.23

SHEET 47 OF 157

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1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

SIGNAGE AND STRIPING PLAN – NORTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.22

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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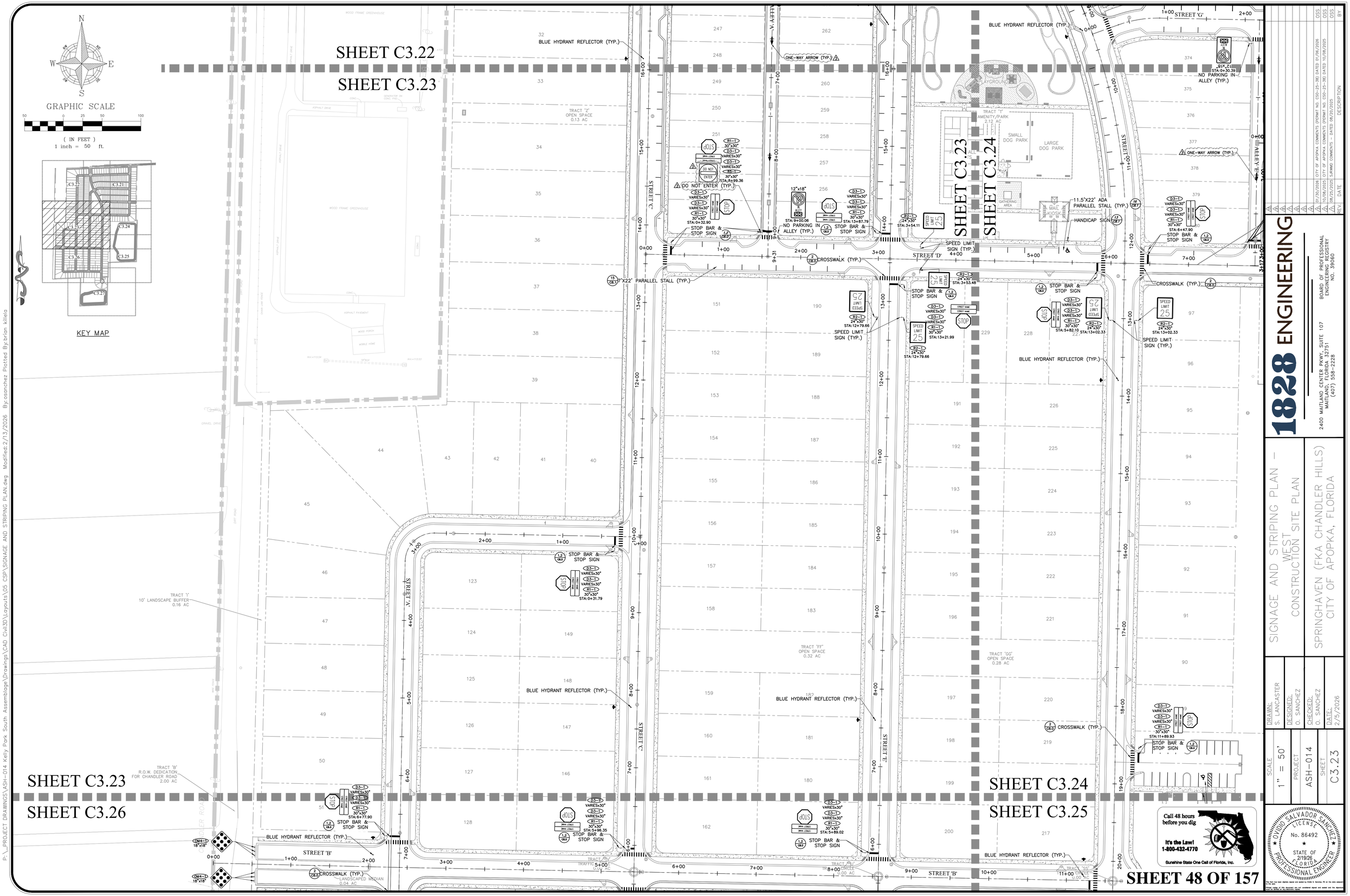

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SIGNAGE AND STRIPING PLAN – WEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.23

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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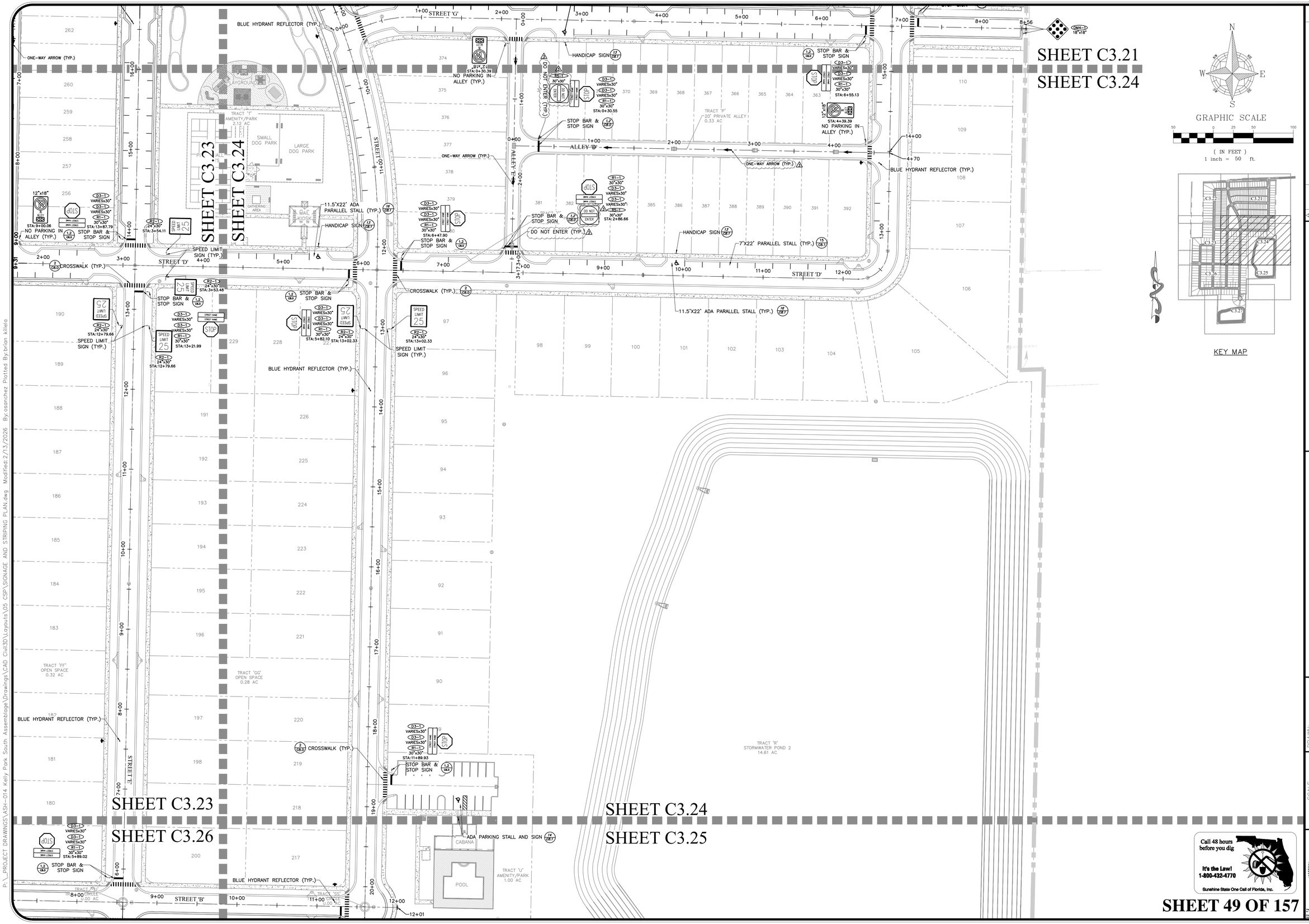

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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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SIGNAGE AND STRIPING PLAN – EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE 1" = 50'
PROJECT ASH-014
SHEET C3.24

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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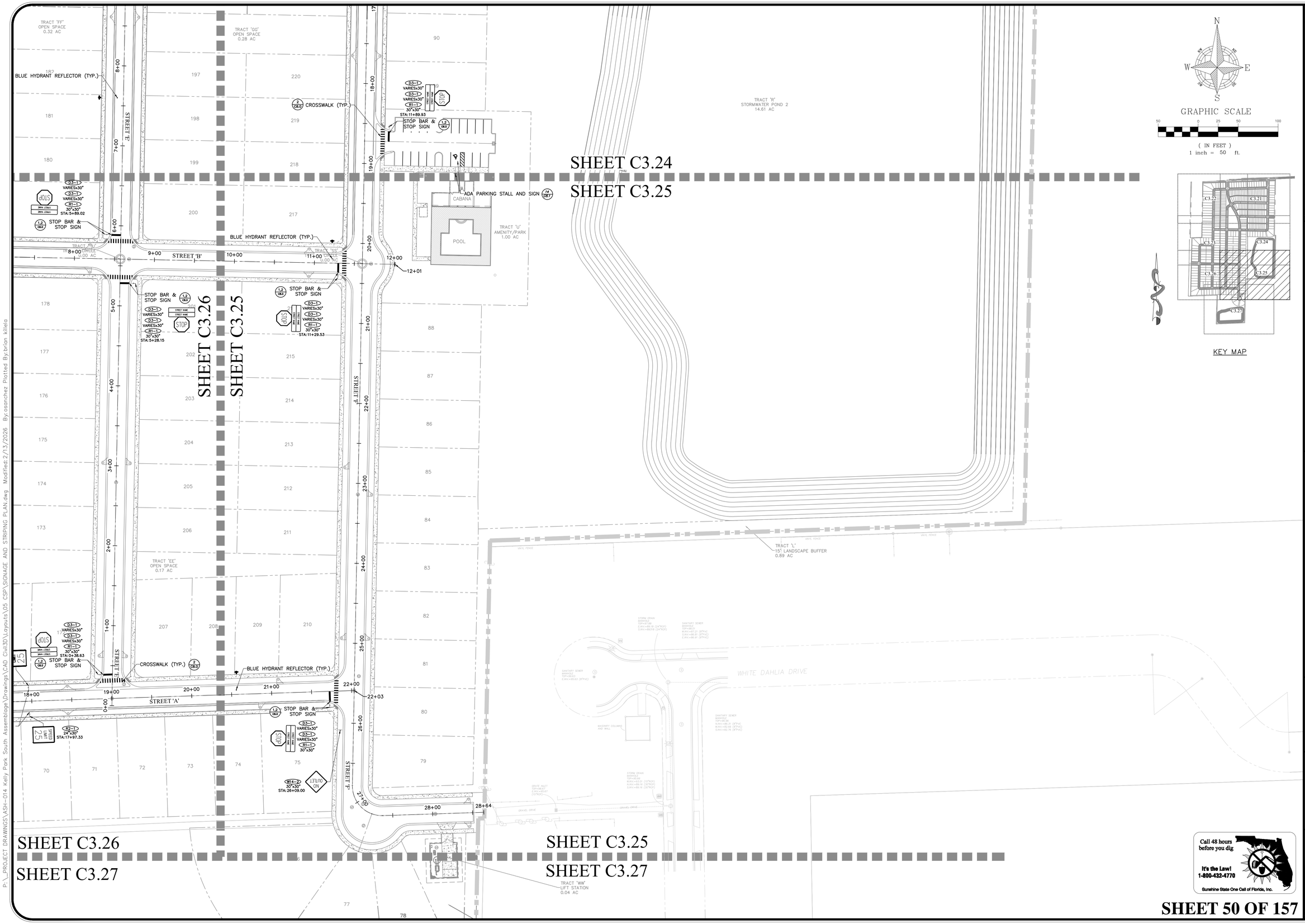

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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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SIGNAGE AND STRIPING PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.25

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LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

SHEET 50 OF 157

SHEET C3.23

SHEET C3.26

SHEET C3.26

SHEET C3.25

SHEET C3.26

SHEET C3.27

TRACT 'B'
R.O.W. DEDICATION
OR CHANDLER ROAD
2.00 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'CC'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

TRACT 'HH'
TRAFFIC CIRCLE
0.00 AC

TRACT 'II'
TRAFFIC CIRCLE
0.00 AC

TRACT 'JJ'
TRAFFIC CIRCLE
0.00 AC

LANDSCAPED MEDIAN
0.04 AC

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

STREET 'V'

CHANDLER RD

BERRY OAK DRIVE

BLUE HYDRANT REFLECTOR (TYP.)

CROSSWALK (TYP.)

STOP BAR &
STOP SIGN

STA: 6+77.90

STA: 5+96.35

STA: 5+89.02

STA: 7+59.03

STA: 5+35.48

STA: 5+28.15

STA: 11+29.53

STA: 0+30.47

SPEED LIMIT SIGN (TYP.)

STA: 17+95.61

STA: 17+97.33

STA: 0+38.63

STA: 26+09.00

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP

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6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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SIGNAGE AND STRIPING PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.26

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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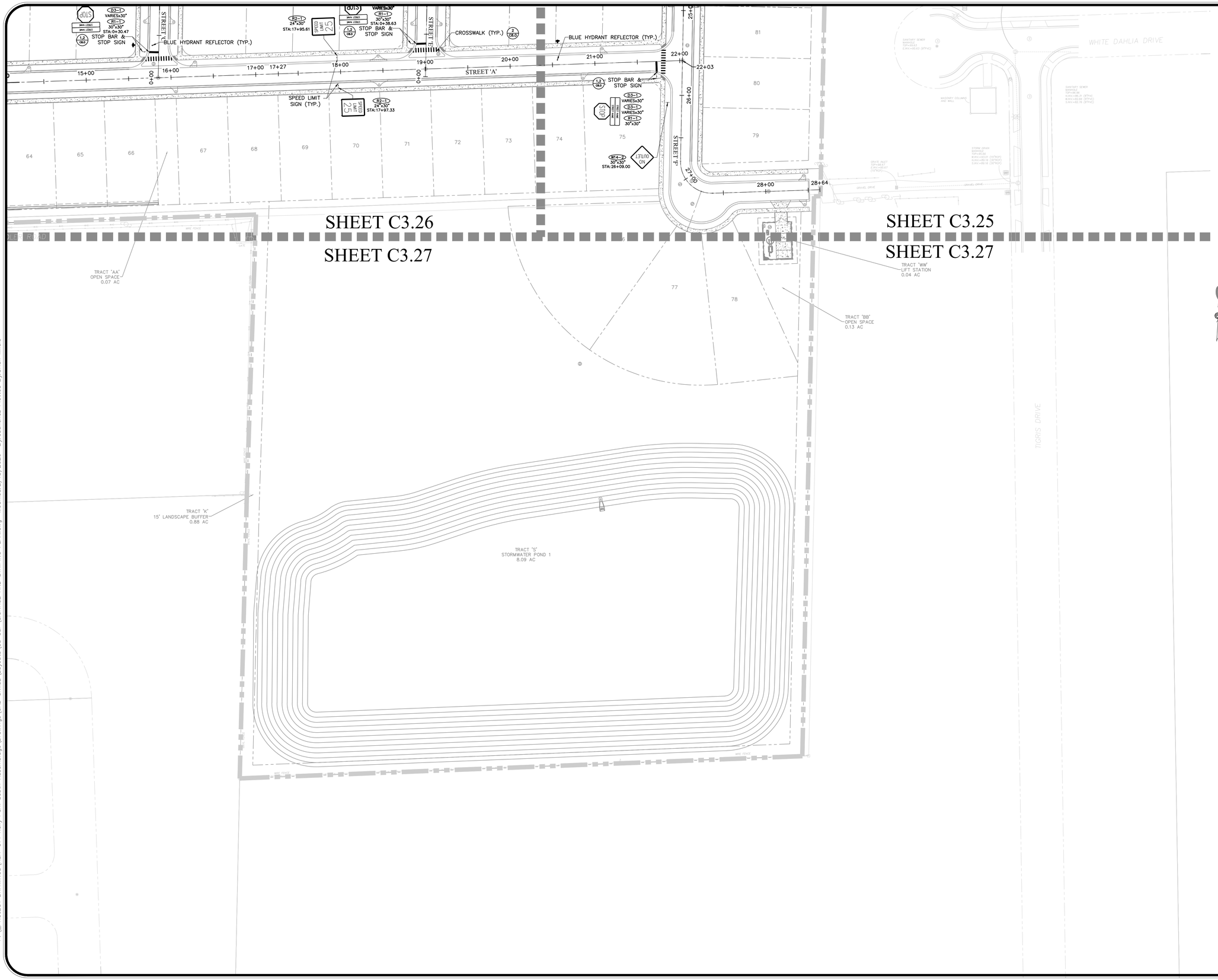

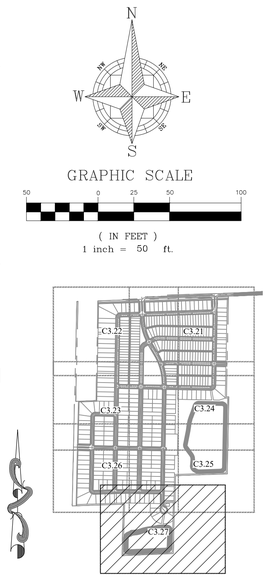

KEY MAP

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2	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

SIGNAGE AND STRIPING PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.27

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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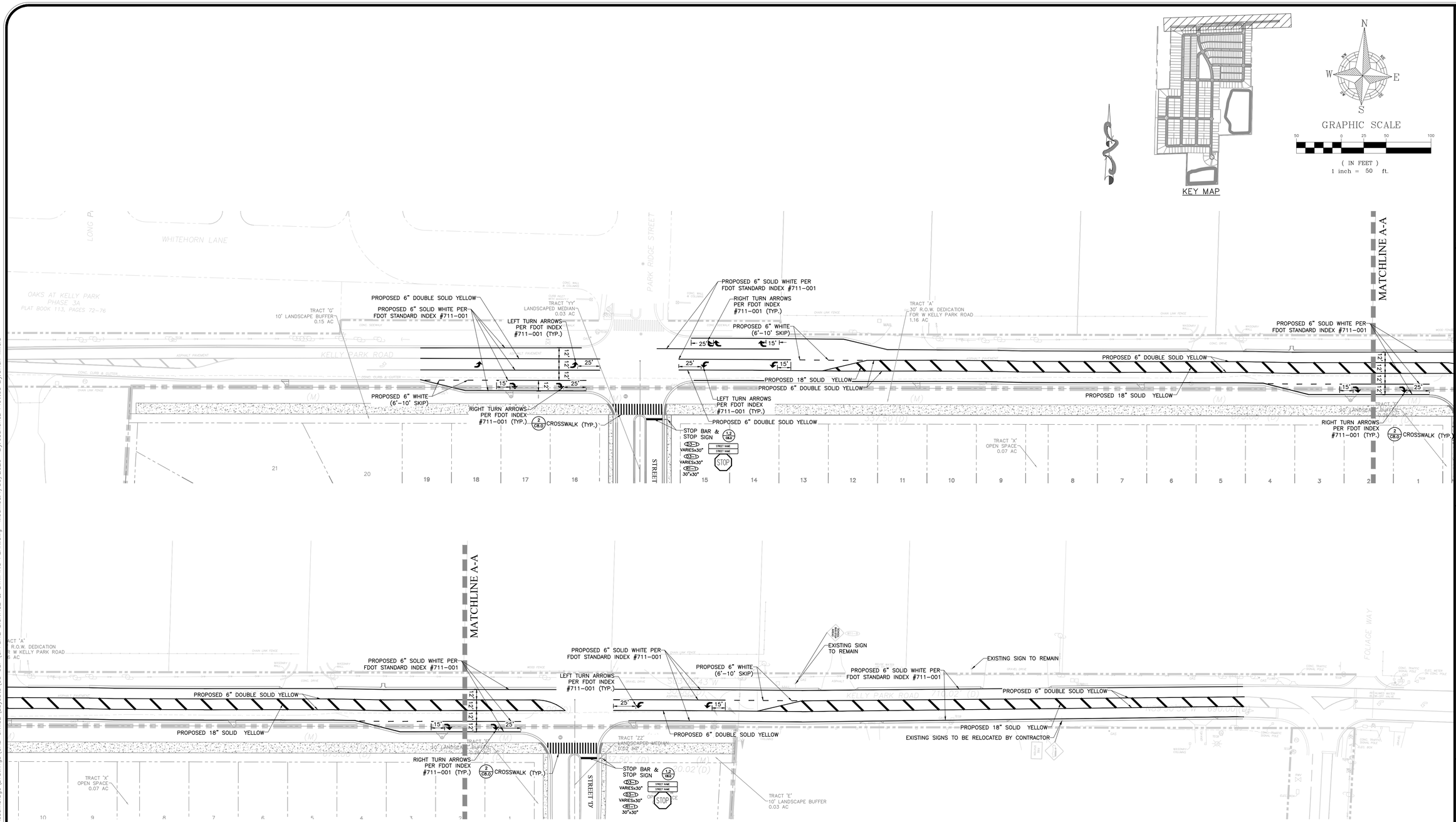

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5	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
4	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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OFFSITE SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 8/4/2025

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C3.28

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OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
Ovidio S Sanchez
2/19/26

SHEET 53 OF 157

GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET–TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.

2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.

3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.

4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.

5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".

6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.

7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.

8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR–AND–ONE–HALF INCH (4–1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.

9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.

10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.

11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF WINTER PARK WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T–180 MODIFIED PROCTOR TEST.

13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.

14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.

15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF WINTER PARK INSPECTOR PRESENT.

17. ALL WATER MAINS SHALL BE NSF–APPROVED FOR POTABLE WATER USE.

18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

    (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
    (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI–BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI–B–4. ALL PVC PIPE SHALL BEAR THE NSF–DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF WINTER PARK BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF WINTER PARK AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF WINTER PARK SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.

5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF WINTER PARK. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.

6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF WINTER PARK, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF WINTER PARK AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF WINTER PARK SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.

4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW–PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI–BELL PVC PIPE ASSOCIATION.

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

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

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62–555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY

3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62–555.340, F.A.C.

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID–WALL BLUE PIPE, SHALL HAVE A CO–EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90–DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62–555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY– OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY– OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

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

   (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD–25–38) DATED 01/09/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD–25–38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

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

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

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Ovidio Sanchez Digitally signed by Ovidio S. Sanchez, PE DN: c=US, o=Florida, ou=Licensed Professional Engineer, cn=Ovidio S. Sanchez, 0.9.2342.19200300.100.1.1=A01410D000019A0E0E0A0E0E0A0E0E0A Date: 2026.02.19 08:00:00 -05'00'
2/19/26

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 54 OF 157

P:_PROJECT DRAWINGS\ASH–014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY NOTES.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

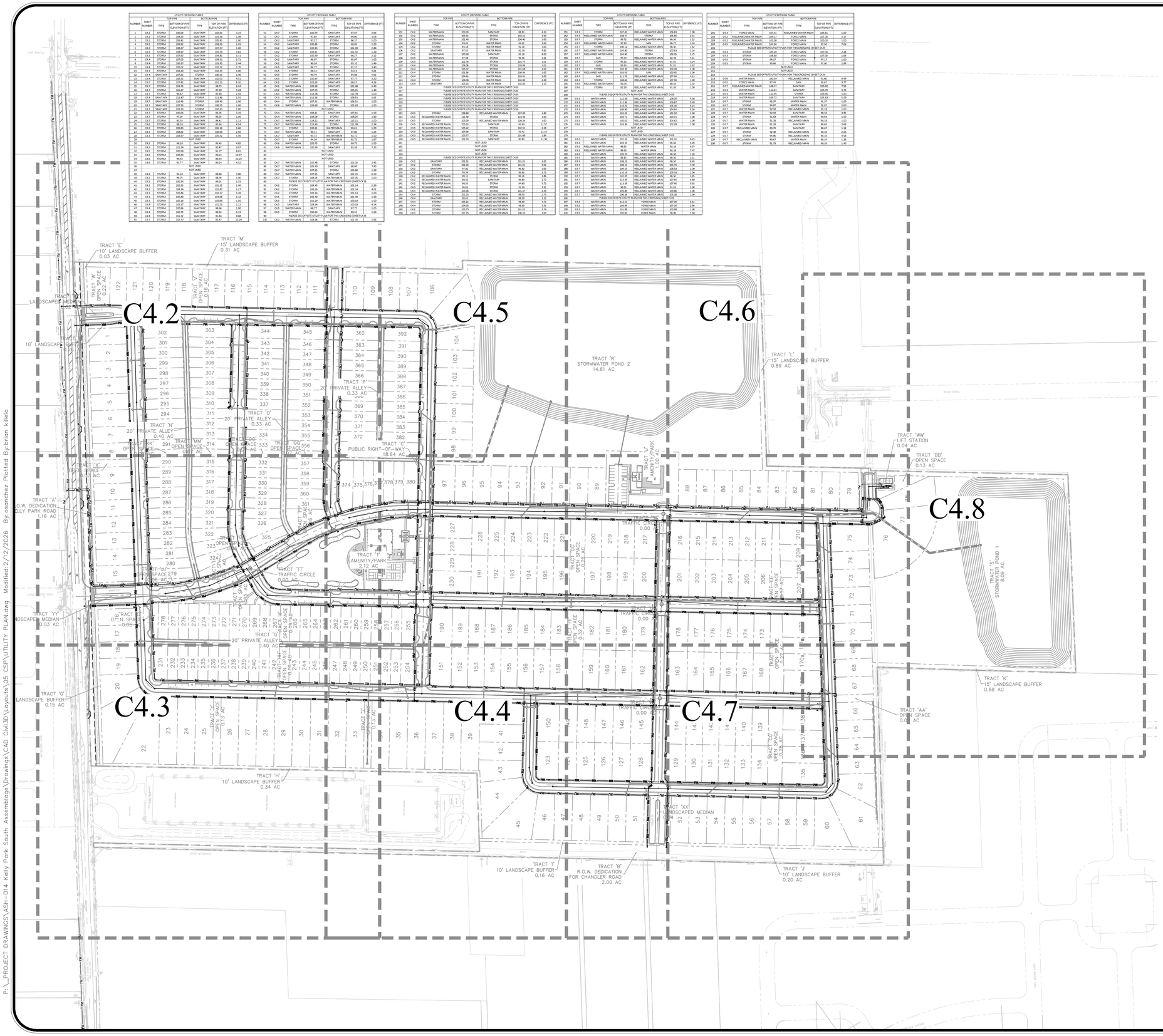
UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	DIFFERENCE (FT)
1	C4.2	STORM	106.06	SANITARY	102.91	3.15
2	C4.2	STORM	105.96	SANITARY	102.46	3.50
3	C4.2	STORM	106.41	SANITARY	105.42	1.00
4	C4.2	STORM	109.52	SANITARY	108.52	1.01
5	C4.3	STORM	108.17	SANITARY	107.17	1.00
6	C4.3	STORM	108.87	SANITARY	105.14	3.83
7	C4.3	STORM	107.81	SANITARY	104.91	3.11
8	C4.4	STORM	107.03	SANITARY	104.31	2.71
9	C4.4	STORM	106.42	SANITARY	103.92	2.50
10	C4.4	STORM	105.02	SANITARY	103.31	1.70
11	C4.4	STORM	104.29	SANITARY	102.45	1.85
12	C4.4	SANITARY	107.21	STORM	106.61	1.00
13	C4.4	STORM	106.32	SANITARY	102.01	4.31
14	C4.7	STORM	107.41	SANITARY	103.22	4.20
15	C4.7	STORM	104.76	SANITARY	98.73	6.04
16	C4.7	STORM	103.78	SANITARY	97.84	5.94
17	C4.7	STORM	99.87	STORM	97.64	2.23
18	C4.4	SANITARY	112.87	STORM	111.86	1.01
19	C4.5	SANITARY	110.45	STORM	109.45	1.00
20	C4.7	SANITARY	107.55	STORM	106.55	1.00
21	C4.7	SANITARY	105.55	STORM	103.35	2.20
22	C4.7	STORM	100.06	SANITARY	96.79	3.30
23	C4.7	STORM	97.05	SANITARY	96.05	1.00
24	C4.7	STORM	95.33	SANITARY	94.41	0.93
25	C4.7	STORM	94.41	SANITARY	93.41	1.00
26	C4.5	STORM	109.83	STORM	108.18	1.64
27	C4.5	STORM	108.82	SANITARY	106.06	2.76
28	C4.5	STORM	108.57	STORM	107.57	1.00
29		NOT USED				
30	C4.5	STORM	98.28	STORM	93.43	4.85
31	C4.5	STORM	101.54	SANITARY	91.47	9.07
32	C4.5	STORM	100.60	SANITARY	91.13	9.47
33	C4.5	STORM	100.60	SANITARY	91.13	10.47
34	C4.6	STORM	99.43	SANITARY	89.34	10.10
35	C4.6	STORM	95.77	SANITARY	89.24	4.52
36		NOT USED				
37		NOT USED				
38	C4.6	STORM	92.34	SANITARY	88.48	3.86
39	C4.6	STORM	90.34	SANITARY	86.98	3.36
40	C4.6	STORM	100.34	SANITARY	97.34	3.00
41	C4.3	STORM	103.35	SANITARY	99.35	3.00
42	C4.3	STORM	104.14	SANITARY	101.47	2.67
43	C4.3	STORM	105.86	SANITARY	102.37	3.49
44	C4.3	STORM	105.80	SANITARY	104.68	1.12
45	C4.3	STORM	105.18	SANITARY	103.68	1.50
46	C4.4	STORM	104.57	SANITARY	101.35	3.22
47	C4.4	STORM	100.96	SANITARY	99.96	1.00
48	C4.4	STORM	100.96	SANITARY	99.96	1.00
49	C4.6	STORM	101.72	SANITARY	91.84	9.88
50	C4.7	STORM	102.77	SANITARY	90.47	10.29

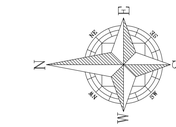
UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	DIFFERENCE (FT)
51	C4.7	STORM	101.75	SANITARY	97.07	3.96
52	C4.2	SANITARY	97.07	STORM	96.07	1.00
53	C4.2	SANITARY	97.13	STORM	96.57	1.00
54	C4.2	SANITARY	100.85	STORM	99.85	1.00
55	C4.2	SANITARY	103.85	STORM	101.09	2.84
56	C4.2	STORM	103.61	SANITARY	102.32	1.29
57	C4.2	STORM	100.39	SANITARY	98.27	2.11
58	C4.2	SANITARY	96.97	STORM	95.97	1.00
59	C4.3	SANITARY	96.97	STORM	95.97	1.00
60	C4.3	SANITARY	94.72	STORM	93.72	1.00
61	C4.3	STORM	96.13	SANITARY	94.51	1.61
62	C4.3	STORM	99.72	SANITARY	96.51	3.21
63	C4.3	STORM	100.07	SANITARY	97.77	3.20
64	C4.3	STORM	100.07	SANITARY	97.77	3.20
65	C4.2	WATER MAIN	108.38	STORM	107.38	1.00
66	C4.2	WATER MAIN	109.08	SANITARY	102.08	6.40
67	C4.2	WATER MAIN	109.38	SANITARY	102.38	6.40
68	C4.2	WATER MAIN	109.38	SANITARY	102.38	6.40
69	C4.3	WATER MAIN	113.28	STORM	109.53	3.75
70	C4.3	WATER MAIN	113.28	STORM	109.53	2.85
71	C4.4	STORM	107.31	WATER MAIN	103.31	4.00
72	C4.4	WATER MAIN	108.29	STORM	105.29	3.00
73		NOT USED				
74	C4.4	WATER MAIN	108.01	SANITARY	107.01	1.00
75	C4.4	WATER MAIN	111.59	STORM	110.59	1.00
76	C4.7	WATER MAIN	114.21	SANITARY	113.11	1.10
77	C4.7	WATER MAIN	113.61	SANITARY	112.51	1.10
78	C4.7	WATER MAIN	110.61	STORM	109.61	1.00
79	C4.7	STORM	94.59	WATER MAIN	91.72	1.87
80	C4.8	WATER MAIN	100.75	STORM	99.75	1.00
81	C4.8	WATER MAIN	100.78	SANITARY	95.59	7.15
82				NOT USED		
83				NOT USED		
84				NOT USED		
85	C4.7	WATER MAIN	105.48	STORM	103.05	2.41
86	C4.7	WATER MAIN	105.40	SANITARY	98.00	7.40
87	C4.7	WATER MAIN	107.25	SANITARY	105.80	1.39
88	C4.7	WATER MAIN	107.25	SANITARY	101.15	6.10
89	C4.7	STORM	97.74	SANITARY	96.74	1.00
90		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
91	C4.2	STORM	104.41	WATER MAIN	102.14	2.29
92	C4.2	STORM	106.14	WATER MAIN	102.14	4.00
93	C4.2	STORM	103.14	WATER MAIN	102.14	1.00
94	C4.3	STORM	102.40	WATER MAIN	101.40	1.00
95	C4.5	STORM	101.19	WATER MAIN	100.19	1.00
96	C4.5	SANITARY	104.59	WATER MAIN	100.19	4.14
97	C4.5	WATER MAIN	96.70	SANITARY	87.77	1.00
98	C4.5	WATER MAIN	96.70	SANITARY	87.77	1.00
99		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
100	C4.2	WATER MAIN	104.96	STORM	103.30	2.66

UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	DIFFERENCE (FT)
101	C4.2	SANITARY	99.81	STORM	98.81	1.00
102	C4.2	WATER MAIN	103.31	STORM	102.31	1.00
103	C4.2	WATER MAIN	101.40	STORM	100.40	1.00
104	C4.2	STORM	95.01	WATER MAIN	94.01	1.00
105	C4.2	STORM	99.19	WATER MAIN	92.28	1.00
106	C4.2	SANITARY	97.01	WATER MAIN	92.28	4.83
107	C4.2	SANITARY	97.01	STORM	96.01	1.00
108	C4.5	WATER MAIN	97.30	STORM	96.38	1.02
109	C4.5	WATER MAIN	102.76	STORM	101.76	1.01
110	C4.4	WATER MAIN	108.08	STORM	105.08	3.00
111	C4.4	WATER MAIN	105.72	STORM	101.68	4.04
112	C4.4	STORM	104.38	WATER MAIN	103.38	1.00
113	C4.4	STORM	104.52	WATER MAIN	102.30	2.22
114	C4.4	STORM	104.38	WATER MAIN	102.30	2.38
115	C4.4	SANITARY	103.15	WATER MAIN	102.30	1.13
116		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
117		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
118		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
119		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
120		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
121		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
122		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
123	C4.3	STORM	108.80	RECLAIMED WATER MAIN	107.80	1.00
124	C4.3	RECLAIMED WATER MAIN	111.59	STORM	110.59	1.00
125	C4.3	STORM	105.29	RECLAIMED WATER MAIN	104.29	1.00
126	C4.3	RECLAIMED WATER MAIN	107.32	STORM	106.32	1.00
127	C4.3	STORM	103.66	STORM	102.94	0.72
128	C4.5	RECLAIMED WATER MAIN	109.96	SANITARY	93.41	11.15
129	C4.5	RECLAIMED WATER MAIN	105.77	STORM	101.98	1.00
130	C4.5	RECLAIMED WATER MAIN	102.33	SANITARY	90.83	11.50
131				NOT USED		
132				NOT USED		
133				NOT USED		
134				NOT USED		
135		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
136	C4.2	SANITARY	102.15	RECLAIMED WATER MAIN	101.15	1.00
137	C4.2	STORM	106.19	RECLAIMED WATER MAIN	101.01	5.02
138	C4.2	STORM	105.88	RECLAIMED WATER MAIN	101.01	4.71
139	C4.2	STORM	95.74	RECLAIMED WATER MAIN	94.92	1.72
140	C4.2	RECLAIMED WATER MAIN	99.13	STORM	96.28	2.86
141	C4.2	RECLAIMED WATER MAIN	98.53	SANITARY	96.80	1.72
142	C4.2	RECLAIMED WATER MAIN	96.53	STORM	94.80	3.72
143	C4.2	RECLAIMED WATER MAIN	96.72	STORM	91.19	5.53
144	C4.5	RECLAIMED WATER MAIN	103.48	STORM	101.07	2.39
145	C4.5	RECLAIMED WATER MAIN	101.48	RECLAIMED WATER MAIN	100.48	1.00
146	C4.4	SANITARY	95.61	RECLAIMED WATER MAIN	93.70	1.91
147	C4.4	STORM	105.21	RECLAIMED WATER MAIN	98.50	4.71
148	C4.4	STORM	104.59	RECLAIMED WATER MAIN	98.50	5.10
149	C4.2	STORM	105.75	RECLAIMED WATER MAIN	103.01	2.74
150	C4.5	STORM	107.05	RECLAIMED WATER MAIN	106.55	1.50

UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	DIFFERENCE (FT)
151	C4.2	STORM	107.41	RECLAIMED WATER MAIN	106.51	1.90
152	C4.5	RECLAIMED WATER MAIN	108.47	STORM	105.88	2.61
153	C4.7	STORM	98.72	RECLAIMED WATER MAIN	98.50	1.22
154	C4.7	RECLAIMED WATER MAIN	97.94	SAN	96.77	1.16
155	C4.7	STORM	100.12	RECLAIMED WATER MAIN	98.50	1.62
156	C4.7	RECLAIMED WATER MAIN	104.80	STORM	102.43	2.36
157	C4.7	RECLAIMED WATER MAIN	101.43	STORM	100.43	1.00
158	C4.7	SAN	97.97	RECLAIMED WATER MAIN	92.90	4.61
159	C4.7	STORM	94.25	RECLAIMED WATER MAIN	91.01	3.24
160	C4.7	SAN	93.15	RECLAIMED WATER MAIN	91.01	2.14
161	C4.4	STORM	104.39	RECLAIMED WATER MAIN	103.39	1.00
162	C4.4	RECLAIMED WATER MAIN	111.79	STORM	107.66	4.13
163	C4.4	STORM	111.79	RECLAIMED WATER MAIN	107.66	4.13
164	C4.4	STORM	108.66	RECLAIMED WATER MAIN	107.66	1.00
165	C4.4	RECLAIMED WATER MAIN	93.04	SAN	89.02	2.02
166	C4.6	STORM	92.59	RECLAIMED WATER MAIN	91.59	1.00
167				NOT USED		
168		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
169	C4.3	WATER MAIN	111.38	RECLAIMED WATER MAIN	106.83	4.56
170	C4.2	WATER MAIN	111.38	RECLAIMED WATER MAIN	106.83	5.45
171	C4.5	WATER MAIN	103.21	RECLAIMED WATER MAIN	105.00	5.21
172	C4.5	WATER MAIN	109.80	RECLAIMED WATER MAIN	104.60	5.20
173	C4.2	WATER MAIN	103.02	RECLAIMED WATER MAIN	101.02	1.00
174	C4.5	WATER MAIN	105.71	RECLAIMED WATER MAIN	104.71	1.00
175	C4.5	WATER MAIN	105.42	RECLAIMED WATER MAIN	104.42	1.00
176	C4.6	WATER MAIN	91.92	STORM	91.26	0.66
177				NOT USED		
178				NOT USED		
179		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
180	C4.2	WATER MAIN	107.24	RECLAIMED WATER MAIN	101.01	6.23
181	C4.2	RECLAIMED WATER MAIN	98.63	WATER MAIN	96.91	4.28
182	C4.2	RECLAIMED WATER MAIN	98.05	WATER MAIN	92.18	4.87
183	C4.2	RECLAIMED WATER MAIN	98.05	WATER MAIN	92.18	4.87
184	C4.4	WATER MAIN	105.76	RECLAIMED WATER MAIN	98.50	7.26
185	C4.4	WATER MAIN	99.81	RECLAIMED WATER MAIN	98.50	1.31
186	C4.5	WATER MAIN	108.15	RECLAIMED WATER MAIN	98.50	9.65
187	C4.4	WATER MAIN	108.39	RECLAIMED WATER MAIN	103.70	4.40
188	C4.4	WATER MAIN	107.10	RECLAIMED WATER MAIN	103.70	3.40
189	C4.7	WATER MAIN	110.18	RECLAIMED WATER MAIN	109.18	1.00
190	C4.7	WATER MAIN	102.45	RECLAIMED WATER MAIN	98.50	3.95
191	C4.7	WATER MAIN	114.46	RECLAIMED WATER MAIN	107.66	6.80
192	C4.7	WATER MAIN	113.58	RECLAIMED WATER MAIN	107.66	5.92
193	C4.7	WATER MAIN	91.01	RECLAIMED WATER MAIN	90.01	1.00
194	C4.7	WATER MAIN	105.98	RECLAIMED WATER MAIN	104.86	1.00
195	C4.7	WATER MAIN	105.98	RECLAIMED WATER MAIN	104.86	1.00
196		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
197	C4.3	WATER MAIN	112.51	FORCE MAIN	107.00	5.51
198	C4.3	WATER MAIN	111.96	FORCE MAIN	107.00	4.96
199	C4.2	WATER MAIN	101.98	FORCE MAIN	100.98	1.00
200	C4.5	WATER MAIN	105.40	FORCE MAIN	98.00	7.40

UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	DIFFERENCE (FT)
201	C4.3	STORM	107.51	RECLAIMED WATER MAIN	106.51	1.00
202	C4.2	RECLAIMED WATER MAIN	101.60	FORCE MAIN	100.60	1.00
203	C4.2	RECLAIMED WATER MAIN	101.60	FORCE MAIN	100.60	1.00
204	C4.5	RECLAIMED WATER MAIN	104.56	FORCE MAIN	97.50	7.06
205		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
206	C4.3	STORM	109.28	FORCE MAIN	107.00	2.28
207	C4.3	STORM	108.60	FORCE MAIN	107.00	1.60
208	C4.5	STORM	98.17	FORCE MAIN	97.17	1.00
209	C4.5	STORM	99.96	FORCE MAIN	97.00	2.84
210				NOT USED		
211				NOT USED		
212		PLEASE SEE OFFSITE UTILITY PLAN FOR THIS CROSSING SHEET C4.8)				
213	C4.6	WATER MAIN	100.59	RECLAIMED WATER MAIN	91.60	8.99
214	C4.5	FORCE MAIN	107.40	SAN	99.67	5.77
215	C4.7	RECLAIMED WATER MAIN	108.47	SANITARY	100.92	7.55
216	C4.7	STORM	104.76	SANITARY	98.73	6.04
217	C4.3	WATER MAIN	112.81	STORM	109.95	2.86
218	C4.3	WATER MAIN	109.72	SANITARY	104.63	5.09
219	C4.7	STORM	92.97	WATER MAIN	91.37	1.60
220	C4.7	STORM	94.87	WATER MAIN	92.87	2.00
221	C4.7	WATER MAIN	92.19	RECLAIMED MAIN	91.19	1.00
222	C4.7	WATER MAIN	92.18	SANITARY	88.32	3.86
223	C4.7	STORM	91.60	WATER MAIN	90.60	1.00
224	C4.7	WATER MAIN	91.33	RECLAIMED MAIN	90.33	1.00
225	C4.7	STORM	91.75	WATER MAIN	90.75	1.00
226	C4.7	RECLAIMED MAIN	89.70	SANITARY	88.47	1.12
227	C4.7	STORM	92.38	RECLAIMED MAIN	90.33	2.05
228	C4.7	STORM	94.96	RECLAIMED MAIN	90.33	4.53
229	C4.7	RECLAIMED MAIN	89.87	WATER MAIN	88.34	1.33
230	C4.7	STORM	91.75	RECLAIMED MAIN	90.33	1.40





GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

1 inch = 150 ft.

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS
5. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
6. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE PER THE CITY OF APOPKA MANUAL OF STANDARDS.
7. ALL WATERMAINS SHALL BE C-900, CLASS 150, DR-18 PVC PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
8. ALL FORCE MAINS SHALL BE AWWA C-900, CLASS 150, DR-25 PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
9. ALL UTILITY IMPROVEMENTS SHALL BE PUBLICLY OWNED AND MAINTAINED.
10. A BLANKET UTILITY EASEMENT OVER ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA WITH THE PLAT OF THIS PROPERTY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING FORCE MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
12. ALL METERS ARE TO BE IN THE GREEN AREA BETWEEN THE DRIVEWAYS. NO METER BOXES ARE ALLOWED IN DRIVEWAYS OR SIDEWALKS.
13. CONTRACTOR TO PERMANENTLY MARK CURBS WHERE WATER AND SEWER SERVICE LINES AND VALVES EXIST.
14. CONTRACTOR IS REQUIRED TO PROVIDE FIRE DEPARTMENT ACCESS AND WATER PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
15. EXISTING UTILITIES SHOWN FOR REFERENCE PURPOSES BASED ON CITY OF APOPKA GIS INFORMATION. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER OF RECORD AND CITY INSPECTOR IF LOCATIONS SHOWN ARE NOT CORRECT.
16. CONTRACTOR TO LOCATE OTHER UTILITIES NOT SHOWN ON THESE PLANS AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
17. CONTRACTOR TO MAKE ALL DEFLECTIONS BETWEEN PROPOSED WATER, RECLAIM, AND FORCE MAIN AND EXISTING UTILITIES, OCTV AND FIBER OPTIC AS NECESSARY PER AUTHORITY HAVING JURISDICTIONS SPECIFICATIONS AND STANDARDS.
18. MINIMUM FIRE FLOW PER NFPA 1 – 18.4.5.1.1 IS 1,000 GPM FOR 1 HOUR AT 20 PSI RESIDUAL PRESSURE FOR ONE– AND TWO–FAMILY DWELLINGS.
19. OFFSITE FORCE MAIN UPSIZING SHALL BE CONTINGENT ON AN EXECUTED UTILITY UPSIZE AGREEMENT BETWEEN THE OWNER/DEVELOPER AND THE CITY OF APOPKA.

FIRE HYDRANT NOTES:

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

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SHEET 55 OF 157

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 07/08/2026	01/30/2026	1
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	10/08/2025	2
OSS	SJWMD COMMENTS - DATED 08/29/2025	08/25/2025	3

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C4.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela

PLEASE REFER TO SHEET C4.9 AND C4.10 FOR OFFSITE UTILITY PLAN

TRACT 'YY' LANDSCAPED MEDIAN 0.03 AC

TRACT 'A' 30' R.O.W. DEDICATION FOR W KELLY PARK ROAD 1.16 AC

KELLY PARK ROAD

PARK RIDGE

TRACT 'X' OPEN SPACE 0.07 AC

TRACT 'ZZ' LANDSCAPED MEDIAN 0.02 AC

10' LANDSCAPE BUFFER 0.26 AC

TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC

TRACT 'W' OPEN SPACE 0.22 AC

STREET 'D'

STREET 'F'

STREET 'G'

STREET 'C'

(3) 8" GATE VALVE
(1) 8" CROSS

HYDRANT #1

SAN MH-46
48" MANHOLE
RIM = 114.78
INV W = 106.38
INV N = 106.99

SAN MH-17
48" MANHOLE
RIM = 115.51
INV E = 107.57
INV N = 108.07

3,513 LF OF 8" WATER MAIN

2" AIR RELEASE VALVE

SAN MH-16
48" MANHOLE
RIM = 116.49
INV E = 105.54
INV W = 106.68

10' UTILITY EASEMENT (TYP.)

SAN MH-15
48" MANHOLE
RIM = 111.66
INV E = 103.08
INV W = 104.65

HYDRANT #2

CROSSING #1
CROSSING #2
CROSSING #3
CROSSING #4
CROSSING #5
CROSSING #67
CROSSING #197
CROSSING #169
CROSSING #206
CROSSING #123
CROSSING #201

OPEN SPACE

200 LF 8" PVC @ 0.30%

296 LF 8" PVC @ 0.30%

297 LF 8" PVC @ 0.30%

297 LF 8" PVC @ 0.30%

2" AIR RELEASE VALVE

3,539 LF OF 6" RECLAIMED WATER MAIN

TRACT 'XX' 0.08 AC

SINGLE POTABLE WATER SERVICE (TYP.)

(2) 8" GATE VALVE
(1) 8" TEE

CROSSING #65
CROSSING #149
CROSSING #180
CROSSING #66
CROSSING #137
CROSSING #136

(3) 6" GATE VALVE
(1) 6" CROSS

(4) 45° BENDS (TYP.)

CROSSING #68
CROSSING #170
CROSSING #151
CROSSING #150

SAN MH-33
48" MANHOLE
RIM = 115.99
INV S = 105.35
INV W = 105.45

TRACT 'Z' OPEN SPACE 0.06 AC

150 LF 8" PVC @ 0.30%

CROSSING #26
CROSSING #124
CROSSING #207
CROSSING #27

TRACT 'N' 20' PRIVATE ALLEY 0.40 AC

2,952 LF OF 8" WATER MAIN

SAN MH-32
48" MANHOLE
RIM = 114.96
INV N = 104.90
INV SE = 104.80

TRACT 'MM' OPEN SPACE 0.07 AC

SAN MH-20
48" DROP MANHOLE
RIM = 112.21
INV W = 107.20
INV E = 101.83

SAN MH-31
48" MANHOLE
RIM = 113.91
INV NW = 104.39
INV SW = 103.67

157 LF 8" PVC @ 0.30%

2" AIR RELEASE VALVE

SAN MH-19
48" MANHOLE
RIM = 108.07
INV W = 100.63
INV E = 98.93

HYDRANT #3

(2) 8" GATE VALVE
(1) 8" TEE

2,840 LF OF 8" WATER MAIN

400 LF 8" PVC @ 0.30%

303 LF 8" PVC @ 0.30%

CROSSING #28
CROSSING #216
CROSSING #217
CROSSING #198
CROSSING #171
CROSSING #44
CROSSING #218
CROSSING #202

(3) 8" GATE VALVE
(1) 8" CROSS

(3) 6" GATE VALVE
(1) 6" CROSS

71 LF 8" PVC @ 1.04%

SAN MH-21
48" MANHOLE
RIM = 112.95
INV E = 107.94
INV N = 108.04
INV S = 108.04

CROSSING #43
CROSSING #42
CROSSING #41
CROSSING #40

2,847 LF OF 6" RECLAIMED WATER MAIN

CROSSING #101
CROSSING #102
CROSSING #181
CROSSING #39
CROSSING #139
CROSSING #138

SAN MH-13
48" DROP MANHOLE
RIM = 107.39
INV S = 97.92
INV N = 101.03
INV W = 98.02

(2) 6" GATE VALVE
(1) 6" TEE

SAN MH-30
48" MANHOLE
RIM = 112.75
INV NE = 103.33
INV S = 103.23

117 LF 8" PVC @ 0.30%

CROSSING #172
CROSSING #125

TRACT 'TT' TRAFFIC CIRCLE 0.00 AC

TRACT 'O' 20' PRIVATE ALLEY 0.40 AC

TRACT 'II' OPEN SPACE 0.09 AC

TRACT 'OO' OPEN SPACE 0.07 AC

TRACT 'O' 20' PRIVATE ALLEY 0.33 AC

SINGLE SANITARY SEWER LATERAL (TYP.)

CROSSING #57

318 LF 8" PVC @ 0.30%

3,291 OF 6" RECLAIMED WATER MAIN

3,213 LF OF 6" FORCE MAIN

TRACT 'PP' OPEN SPACE 0.16 AC

TRACT 'QQ' OPEN SPACE 0.07 AC

CROSSING #103
CROSSING #107
CROSSING #104
CROSSING #58
CROSSING #183
CROSSING #140

(1) 8" GATE VALVE
CROSSING #173
CROSSING #199

893 LF OF 8" WATER MAIN

(3) 8" GATE VALVE
(1) 8" CROSS

CROSSING #45
CROSSING #91

278 LF 8" PVC @ 0.30%

(1) 8" GATE VALVE
(1) 8" TEE

316 LF 8" PVC @ 1.25%

323 LF 8" PVC @ 1.48%

(1) 2" BLOW OFF VALVE
(1) 8" GATE VALVE

(1) 6" CAP
(1) 6" GATE VALVE

HYDRANT #5
HYDRANT #6
CROSSING #92
CROSSING #93
CROSSING #203
CROSSING #55
CROSSING #54
CROSSING #53

SAN MH-12
48" DROP MANHOLE
RIM = 103.63
INV S = 96.19
INV N = 96.97
INV W = 96.29

SAN MH-29
48" MANHOLE
RIM = 110.39
INV N = 102.40
INV S = 102.16

SAN MH-23
48" MANHOLE
RIM = 110.71
INV E = 105.61
INV N = 105.71

SAN MH-22
48" DROP MANHOLE
RIM = 106.16
INV W = 101.66
INV E = 101.06

834 LF OF 6" RECLAIMED WATER MAIN

CROSSING #105
CROSSING #106
CROSSING #182
CROSSING #59
CROSSING #142
CROSSING #141

(3) 6" GATE VALVE
(1) 6" CROSS

2,840 LF OF 8" WATER MAIN

2,847 LF OF 6" RECLAIMED WATER MAIN

246 LF 8" PVC @ 0.99%

SAN MH-54
48" MANHOLE
RIM = 111.32
INV S = 106.29
INV E = 106.39

TRACT 'T' AMENITY/PARK 2.12 AC

SMALL DOG PARK

LARGE DOG PARK

TRACT 'P' 20' PRIVATE ALLEY 0.33 AC

ALLEY 'D'

281 LF 8" PVC @ 0.32%

2,483 LF OF 6" RECLAIMED WATER MAIN

IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.

SAN MH-18
48" MANHOLE
RIM = 111.98
INV S = 106.98
INV E = 107.08

33 LF 8" PVC @ 1.19%

SAN MH-14
48" DROP MANHOLE
RIM = 111.59
INV S = 102.09
INV N = 106.59
INV W = 102.19

(2) 6" GATE VALVE
(1) 6" TEE

2,416 LF OF 8" WATER MAIN

CROSSING #56
CROSSING #100

IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.

354 LF 8" PVC @ 0.30%

TRACT 'V' OPEN SPACE 0.16 AC

SINGLE RECLAIMED WATER SERVICE (TYP.)

TRACT 'M' 15' LANDSCAPE BUFFER 0.31 AC

SHEET C4.3

SHEET C4.2

SHEET C4.2

SHEET C4.5

SHEET 56 OF 157

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C4.3 C4.2 C4.4 C4.5 C4.7 C4.6 C4.8 C4.9

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REV.	DATE	BY
1	08/25/2025	SAWMD COMMENTS - DATED 08/20/2025
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026

DESCRIPTION

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.2

CIVIDIO ALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Cividio S. Sanchez, PE on the date adjacent to the seal.
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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified: 2/12/2026 By:osanchez Plotted By:brian killela

WHITEHORN LANE

KELLY PARK ROAD

CHANDLER ROAD

PARK RIDGE

LONG

TRACT 'G'
10' LANDSCAPE BUFFER
0.15 AC

TRACT 'YY'
LANDSCAPED MEDIAN
0.03 AC

PLEASE REFER TO SHE

EXISTING HYDRANT

SAN MH-45
48" MANHOLE
RIM = 114.96
INV E = 105.78
INV SW = 105.68

SAN MH-46
48" MANHOLE
RIM = 114.78
INV W = 106.38
INV N = 106.99

SAN MH-17
48" MANHOLE
RIM = 115.51
INV E = 107.57
INV N = 108.07

3,513 LF OF 8" WATER MAIN

(3) 8" GATE VALVE
(1) 8" CROSS

HYDRANT #1

CROSSING #197
CROSSING #169

CROSSING #4

10' UTILITY
EASEMENT (TYP.)

CROSSING #5

CROSSING #67
CROSSING #206
CROSSING #123
CROSSING #201

296 LF 8" PVC @ 0.30%

42 LF 8" PVC @ 0.30%

200 LF 8" PVC @ 0.30%

CROSSING #68
CROSSING #170

(3) 6" GATE VALVE
(1) 6" CROSS

(4) 45° BENDS (TYP.)

3,539 LF OF 6"
RECLAIM WATER MAIN

CROSSING #151

CROSSING #150

SAN MH-44
48" MANHOLE
RIM = 115.26
INV S = 105.45
INV NE = 105.55

SAN MH-33
48" MANHOLE
RIM = 115.99
INV S = 105.35
INV W = 105.45

150 LF 8" PVC @ 0.30%

SINGLE RECLAIMED
WATER SERVICE (TYP.)

CROSSING #26

CROSSING #124
CROSSING #207

CROSSING #27

2" AIR RELEASE VALVE

2" AIR RELEASE VALVE

2,952 LF OF 8" WATER MAIN

SAN MH-32
48" MANHOLE
RIM = 114.96
INV N = 104.90
INV SE = 104.80

SAN MH-20
48" DROP MANHOLE
RIM = 112.21
INV W = 107.20
INV E = 101.83

SAN MH-31
48" MANHOLE
RIM = 113.91
INV NW = 104.39
INV SW = 103.67

TRACT 'Y'
OPEN SPACE
0.13 AC

357 LF 8" PVC @ 0.30%

137 LF 8" PVC @ 0.30%

2" AIR RELEASE VALVE

400 LF 8" PVC @ 0.30%

CROSSING #28
CROSSING #216
CROSSING #217

(3) 8" GATE VALVE
(1) 8" CROSS

CROSSING #198
CROSSING #171

71 LF 8" PVC @ 1.04%

CROSSING #44
CROSSING #218

CROSSING #43

CROSSING #42

SAN MH-21
48" MANHOLE
RIM = 112.95
INV E = 107.94
INV N = 108.04
INV S = 108.04

2" AIR RELEASE VALVE
CROSSING #202

(3) 6" GATE VALVE
(1) 6" CROSS

SAN MH-43
48" MANHOLE
RIM = 114.89
INV N = 104.38
INV S = 104.28

SINGLE SANITARY
SEWER LATERAL (TYP.)

SAN MH-30
48" MANHOLE
RIM = 112.75
INV NE = 103.33
INV S = 103.23

112 LF 8" PVC @ 0.30%

CROSSING #172
CROSSING #125

CROSSING #6

TRACT 'H'
10' LANDSCAPE BUFFER
0.34 AC

SINGLE POTABLE
WATER SERVICE (TYP.)

TRACT 'Q'
20' PRIVATE ALLEY
0.40 AC

TRACT 'II'
OPEN SPACE
0.09 AC

TRACT 'HH'
OPEN SPACE
0.09 AC

TRACT 'TT'
TRAFFIC CIRCLE
0.00 AC

3,291 LF 6" RECLAIMED WATER MAIN

3,213 LF OF 6" FORCE MAIN

TRACT 'PP'
OPEN SPACE
0.16 AC

294 LF 8" PVC @ 0.30%

(1) 8" GATE VALVE
CROSSING #173
CROSSING #199

CROSSING #45

CROSSING #91

278 LF 8" PVC @ 0.30%

(1) 8" GATE VALVE
(1) 8" TEE

316 LF 8" PVC @ 1.25%

CROSSING #7

HYDRANT #4

HYDRANT #5

HYDRANT #6

CROSSING #203

CROSSING #92
CROSSING #93

SAN MH-29
48" MANHOLE
RIM = 110.39
INV N = 102.40
INV S = 102.16

SAN MH-23
48" MANHOLE
RIM = 110.71
INV E = 105.61
INV N = 105.71

SAN MH-42
48" MANHOLE
RIM = 113.17
INV N = 103.40
INV S = 103.30

3,513 LF OF 8" WATER MAIN

CROSSING #69

CROSSING #8

2,840 LF OF 8" WATER MAIN

2,847 LF OF 6"
RECLAIMED WATER MAIN

246 LF 8" PVC @ 0.99%

TRACT 'I'
AMENITY/PARK
2.12 AC

SMALL
DOG PLAYGROUND

LARGE

SAN MH-54
48" MANHOLE
RIM = 111.32
INV S = 106.29
INV E = 106.39

TRACT 'Z'
0.13 AC

SHEET C4.3

SHEET C4.4

SHEET C4.3

SHEET C4.2

SHEET 57 OF 157

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C4.1 C4.2 C4.4 C4.5 C4.7 C4.6 C4.8 C4.3

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REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	11/06/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/09/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL
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NO. 39060

UTILITY PLAN – NORTHWEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.3

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET C4.3
SHEET C4.4

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C4.4
SHEET C4.5

CROSSING #7
HYDRANT #4
SAN MH-42
48" MANHOLE
RIM = 113.17
INV N = 103.40
INV S = 103.30
3,513 LF OF 8" WATER MAIN
CROSSING #69
CROSSING #8
TRACT 'Z'
0.13 AC
245 LF 8" PVC @ 0.30%
CROSSING #9
10' UTILITY EASEMENT (TYP.)
CROSSING #115
SAN MH-41
48" MANHOLE
RIM = 111.75
INV N = 102.57
INV S = 102.47
CROSSING #114
CROSSING #113
CROSSING #186
CROSSING #148
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
365 LF 8" PVC @ 0.30%
3,539 LF OF 6" RECLAIM WATER MAIN
CROSSING #10
CROSSING #45
278 LF 8" PVC @ 0.30%
HYDRANT #5
SAN MH-29
48" MANHOLE
RIM = 110.39
INV N = 102.40
INV S = 102.16
2,840 LF OF 8" WATER MAIN
246 LF 8" PVC @ 0.93%
2,847 LF OF 6" RECLAIMED WATER MAIN
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
2,416 LF OF 8" WATER MAIN
(3) 8" GATE VALVE
(1) 8" CROSS
CROSSING #46
CROSSING #147
CROSSING #184
CROSSING #110
SAN MH-28
48" MANHOLE
RIM = 109.80
INV S = 99.73
INV N = 99.73
CROSSING #111
STREET 'D'
CROSSING #112
CROSSING #185
CROSSING #47
CROSSING #146
CROSSING #145
SAN MH-52
48" MANHOLE
RIM = 109.54
INV E = 99.29
INV S = 99.39
(3) 6" GATE VALVE
(1) 6" CROSS
CROSSING #91
(1) 8" GATE VALVE
(1) 8" TEE
316 LF 8" PVC @ 1.25%
CROSSING #203
HYDRANT #6
CROSSING #92
CROSSING #93
SAN MH-23
48" MANHOLE
RIM = 110.71
INV E = 105.61
INV N = 105.71
(2) 6" GATE VALVE
(1) 6" TEE
SAN MH-54
48" MANHOLE
RIM = 111.32
INV S = 106.29
INV E = 106.39
129 LF 8" PVC @ 0.77%
TRACT 'I'
AMENITY/PARK
2.12 AC
PLAYGROUND
SMALL DOG PARK
LARGE DOG PARK
PICNIC AREA
PATHWAYS
SAN MH-53
48" MANHOLE
RIM = 110.43
INV N = 105.38
INV S = 105.28
CROSSING #94
2,952 LF OF 8" WATER MAIN
CROSSING #96
CROSSING #95
(2) 8" GATE VALVE
(1) 8" CROSS
GATHERING AREA
KIOSK
129 LF 8" PVC @ 8.15%
3,291 LF OF 6" RECLAIMED WATER MAIN
3,213 LF OF 6" FORCE MAIN
CROSSING #174
CROSSING #200
(1) 8" GATE VALVE
CROSSING #109
CROSSING #126
CROSSING #214
CROSSING #127
CROSSING #208
333 LF 8" PVC
CROSSING #62
CROSSING #64
256 LF 8" PVC @ 0.90%
CROSSING #97
CROSSING #98
CROSSING #175
CROSSING #63
(3) 6" GATE VALVE
(1) 6" CROSS
CROSSING #144
CROSSING #204
CROSSING #30
CROSSING #128
SAN MH-8
48" DROP MANHOLE
RIM = 109.53
INV S = 92.79
INV W = 97.00
INV E = 92.89
INV N = 94.79
HYDRANT #8
10' UTILITY EASEMENT (TYP.)
398 LF 8" PVC @ 0.30%
399 LF 8" PVC @ 0.30%
CROSSING #48
CROSSING #91
HYDRANT #11
CROSSING #49
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
TRACT 'FF'
OPEN SPACE
0.32 AC
PROPOSED POTABLE WATER MAIN
TRACT 'GG'
OPEN SPACE
0.28 AC
CROSSING #32
CROSSING #70
CROSSING #86
CROSSING #50
CROSSING #85
CROSSING #194
CROSSING #156
SAN MH-26
48" MANHOLE
RIM = 109.59
INV N = 97.24
INV S = 97.14
HYDRANT #12
TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC

SAN MH-39
48" MANHOLE
RIM = 117.29
INV E = 112.19
INV W = 112.29
53 LF 8" PVC @ 2.52%
SINGLE RECLAIMED WATER SERVICE (TYP.)
SAN MH-40
48" MANHOLE
RIM = 118.61
INV E = 113.61
INV NW = 113.71
2" AIR RELEASE VALVE
2" AIR RELEASE VALVE
SAN MH-51
48" MANHOLE
RIM = 119.16
INV S = 114.16
INV W = 114.26
TRACT 'I'
10' LANDSCAPE BUFFER
0.16 AC
309 LF 8" PVC @ 0.50%
2,088 LF OF 8" WATER MAIN
2,321 LF OF 6" RECLAIM WATER MAIN
CROSSING #18
TRACT 'B'
R.O.W. DEDICATION FOR CHANDLER ROAD
2.00 AC
SAN MH-50
48" MANHOLE
RIM = 117.62
INV S = 112.52
INV N = 112.62
CROSSING #191
HYDRANT #9
(3) 8" GATE VALVE
(1) 8" CROSS
(1) 2" BLOW OFF VALVE
(1) 8" GATE VALVE
(1) 6" CAP
(1) 6" GATE VALVE
CROSSING #74
CROSSING #75
STREET 'B'
TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC
CROSSING #161
CROSSING #162
CROSSING #187
CROSSING #72
CROSSING #73
CROSSING #12
(2) 6" GATE VALVE
(1) 6" TEE
SAN MH-38
48" MANHOLE
RIM = 111.38
INV N = 101.38
INV W = 106.38
INV S = 101.28
241 LF 8" PVC @ 2.41%
(2) 8" GATE VALVE
(1) 8" TEE
CROSSING #11
217 LF 8" PVC @ 0.30%
CROSSING #13
HYDRANT #10
SAN MH-37
48" MANHOLE
RIM = 112.46
INV N = 100.63
INV S = 100.53
STREET 'C'
216 LF 8" PVC @ 0.30%
CROSSING #188
CROSSING #152
CROSSING #87
CROSSING #88
CROSSING #14
2" AIR RELEASE VALVE
(3) 8" GATE VALVE
(1) 8" CROSS
CROSSING #89
2" AIR RELEASE VALVE
SAN MH-36
48" MANHOLE
RIM = 113.25
INV N = 99.88
INV S = 99.78
(3) 6" GATE VALVE
(1) 6" CROSS
CROSSING #31
SAN MH-27
48" MANHOLE
RIM = 107.75
INV N = 98.54
INV S = 98.44
SAN MH-7
48" MANHOLE
RIM = 106.75
INV S = 91.50
INV N = 91.60

SHEET C4.4
SHEET C4.7

BY	DESCRIPTION	DATE	REV.
OSS	SJWMD COMMENTS - DATED 08/25/2025	08/25/2025	1
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	10/08/2025	2
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	01/06/2026	3
OSS		01/30/2026	4

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UTILITY PLAN – WEST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.4

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LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela

SHEET C4.4

SHEET C4.5

SHEET C4.5

SHEET C4.6

CROSSING #45
HYDRANT #5
278 LF 8" PVC @ 0.30%
SAN MH-29
48" MANHOLE
RIM = 110.39
INV N = 102.40
INV S = 102.16
2,840 LF OF 8" WATER MAIN
2,847 LF OF 6" RECLAIMED WATER MAIN
246 LF 8" PVC @ 0.99%
TRACT 'T' AMENITY/PARK 2.12 AC
PLAYGROUND
SMALL DOG PARK
LARGE DOG PARK
PICNIC AREA
GATHERING AREA
KIOSK
SAN MH-23
48" MANHOLE
RIM = 110.71
INV E = 105.61
INV N = 105.71
SAN MH-54
48" MANHOLE
RIM = 111.32
INV S = 106.29
INV E = 106.39
SAN MH-53
48" MANHOLE
RIM = 110.43
INV N = 105.38
INV S = 105.28
CROSSING #46
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
CROSSING #147
2,416 LF OF 8" WATER MAIN
(3) 8" GATE VALVE
(1) 8" CROSS
CROSSING #184
CROSSING #110
SAN MH-28
48" MANHOLE
RIM = 109.80
INV S = 99.73
INV N = 99.73
CROSSING #111
STREET 'D'
CROSSING #112
CROSSING #185
CROSSING #47
CROSSING #146
CROSSING #145
SAN MH-52
48" MANHOLE
RIM = 109.54
INV E = 99.29
INV S = 99.39
(3) 6" GATE VALVE
(1) 6" CROSS
256 LF 8" PVC @ 0.90%
CROSSING #64
CROSSING #91
(1) 8" GATE VALVE
(1) 8" TEE
HYDRANT #6
CROSSING #92
CROSSING #93
STREET 'G'
316 LF 8" PVC @ 1.25%
CROSSING #203
(2) 6" GATE VALVE
(1) 6" TEE
129 LF 8" PVC @ 0.71%
129 LF 8" PVC @ 8.15%
3,291 OF 6" RECLAIMED WATER MAIN
2,952 LF OF 8" WATER MAIN
3,213 LF OF 6" FORCE MAIN
CROSSING #94
CROSSING #96
CROSSING #95
CROSSING #174
CROSSING #200
(2) 8" GATE VALVE
(1) 8" GATE VALVE
CROSSING #109
CROSSING #126
CROSSING #214
CROSSING #127
CROSSING #208
CROSSING #62
333 LF 8" PVC @ 0.30%
(3) 6" GATE VALVE
(1) 6" CROSS
CROSSING #144
CROSSING #97
CROSSING #98
CROSSING #175
CROSSING #63
CROSSING #204
CROSSING #30'
CROSSING #128
SAN MH-8
48" DROP MANHOLE
RIM = 109.53
INV S = 92.79
INV W = 97.00
INV E = 92.89
INV N = 94.79
HYDRANT #8
10' UTILITY EASEMENT (TYP.)
399 LF 8" PVC @ 0.30%
398 LF 8" PVC @ 0.30%
CROSSING #48
CROSSING #129
CROSSING #209
CROSSING #31
SAN MH-27
48" MANHOLE
RIM = 107.75
INV N = 98.54
INV S = 98.44
SAN MH-7
48" MANHOLE
RIM = 106.75
INV S = 91.50
INV N = 91.60
CROSSING #49
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
TRACT 'FF' OPEN SPACE 0.32 AC
PROPOSED POTABLE WATER MAIN
TRACT 'GG' OPEN SPACE 0.28 AC
CROSSING #32
399 LF 8" PVC @ 0.30%
HYDRANT #11
TRACT 'R' STORMWATER POND 2 14.61 AC
CABANA
POOL
TRACT 'U' AMENITY/PARK 1.00 AC
CROSSING #70
CROSSING #86
CROSSING #50
CROSSING #85
CROSSING #194
CROSSING #156
HYDRANT #12
SAN MH-26
48" MANHOLE
RIM = 109.59
INV N = 97.24
INV S = 97.14
SAN MH-6
48" MANHOLE
RIM = 107.15
INV S = 90.20
INV N = 90.30
TRACT 'SS' TRAFFIC CIRCLE 0.00 AC
CROSSING #55
CROSSING #54
323 LF 8" PVC @ 1.48%
CROSSING #53
SAN MH-22
48" DROP MANHOLE
RIM = 106.16
INV W = 101.66
INV E = 101.06
834 LF OF 6" RECLAIMED WATER MAIN
CROSSING #105
CROSSING #182
CROSSING #59
CROSSING #142
CROSSING #141
SAN MH-12
48" DROP MANHOLE
RIM = 103.63
INV S = 96.19
INV N = 96.97
INV W = 96.29
(1) 2" BLOW OFF VALVE
(1) 8" GATE VALVE
(1) 6" CAP
(1) 6" GATE VALVE
(3) 6" GATE VALVE
(1) 6" CROSS
281 LF 8" PVC @ 0.32%
TRACT 'P' 20' PRIVATE ALLEY 0.33 AC
ALLEY 'D'
CROSSING #108
HYDRANT #7
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.67 AC
SINGLE SANITARY SEWER LATERAL (TYP.)
SAN MH-9
48" MANHOLE
RIM = 103.88
INV W = 93.89
INV E = 93.99
2,416 LF OF 8" WATER MAIN
CROSSING #60
CROSSING #61
281 LF 8" PVC @ 0.30%
STREET 'D'
SAN MH-11
48" MANHOLE
RIM = 100.29
INV SW = 95.19
INV N = 95.29
42 LF 8" PVC @ 0.62%
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
CROSSING #143
SAN MH-10
48" DROP MANHOLE
RIM = 99.76
INV W = 94.83
INV NE = 94.93

N
S
E
W

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

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SHEET 59 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – EAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela

TRACT "FF" OPEN SPACE 0.32 AC

TRACT "GG" OPEN SPACE 0.28 AC

PROPOSED POTABLE WATER MAIN

IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.

CROSSING #32

399 LF 8" PVC @ 0.30%

HYDRANT #11

399 LF 8" PVC @ 0.30%

TRACT "R" STORMWATER POND 2 14.61 AC

CABANA

POOL

TRACT "U" AMENITY/PARK 1.00 AC

CROSSING #70

CROSSING #86
CROSSING #50
CROSSING #85
CROSSING #194
CROSSING #156

SAN MH-26

48" MANHOLE
RIM = 109.59
INV N = 97.24
INV S = 97.14

HYDRANT #12

SAN MH-6

48" MANHOLE
RIM = 107.15
INV S = 90.20
INV N = 90.30

TRAFFIC CIRCLE 0.00 AC

TRACT "SS"

TRAFFIC CIRCLE 0.00 AC

CROSSING #195
2" AIR RELEASE VALVE
CROSSING #158
CROSSING #157

2" AIR RELEASE VALVE

CROSSING #176

2" AIR RELEASE VALVE

2" AIR RELEASE VALVE
CROSSING #130
IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.
SINGLE RECLAIMED WATER SERVICE (TYP.)

280 LF 8" PVC @ 0.41%

289 LF 8" PVC @ 0.30%

SINGLE SANITARY SEWER LATERAL (TYP.)

2,840 LF OF 8" WATER MAIN

2,847 LF OF 6" RECLAIMED WATER MAIN

SAN MH-25

48" MANHOLE
RIM = 106.10
INV N = 96.00
INV S = 94.00

CROSSING #51

CROSSING #33

SAN MH-5

48" MANHOLE
RIM = 106.05
INV S = 89.23
INV N = 89.33

IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.

TRACT "EE" OPEN SPACE 0.17 AC

271 LF 8" PVC @ 0.52%

246 LF 8" PVC @ 0.30%

SHEET C4.7

SHEET C4.6

CROSSING #52
CROSSING #79
CROSSING #78
CROSSING #24
(2) 8" GATE VALVE
(1) 8" TEE

CROSSING #193 HYDRANT #14
CROSSING #159
2,088 LF OF 8" WATER MAIN

CROSSING #34
CROSSING #35
(2) 8" GATE VALVE
(1) 8" TEE

SAN MH-4

48" DROP MANHOLE
RIM = 104.77
INV S = 88.40
INV N = 88.50
INV W = 91.58

CROSSING #160

303 LF 8" PVC @ 0.30%

CROSSING #25

CROSSING #165
CROSSING #166

CROSSING #23

SINGLE POTABLE WATER SERVICE (TYP.)

CROSSING #80
CROSSING #81
CROSSING #213
CROSSING #227
CROSSING #219
CROSSING #226
CROSSING #225

146 LF 8" PVC @ 0.32%

(2) 6" GATE VALVE
(1) 6" TEE

3,291 OF 6" RECLAIMED WATER MAIN
3,213 LF OF 6" FORCE MAIN
(1) 6" GATE VALVE
(1) 6" TEE

2,321 LF OF 6" RECLAIM WATER MAIN

(2) 6" GATE VALVE
(1) 6" TEE

SINGLE RECLAIMED WATER SERVICE (TYP.)

SAN MH-24

48" MANHOLE
RIM = 103.05
INV E = 92.49
INV W = 92.59
INV N = 92.59

SAN MH-3

48" DROP MANHOLE
RIM = 102.59
INV N = 87.92
INV E = 87.82
(1) 8" GATE VALVE
(1) 8" TEE

CROSSING #221
CROSSING #228
CROSSING #220
CROSSING #229
CROSSING #222

SAN MH-2

48" MANHOLE
RIM = 101.35
INV W = 87.52
INV S = 87.42

105 LF 8" PVC @ 0.30%

43 LF 8" PVC @ 0.30%

CROSSING #224
CROSSING #38
10' UTILITY EASEMENT (TYP.)
CROSSING #230
CROSSING #223

SAN MH-1

48" MANHOLE
RIM = 102.75
INV N = 87.29
INV S = 87.19

16 LF 8" PVC @ 0.30%

2,952 LF OF 8" WATER MAIN

SINGLE SANITARY SEWER LATERAL (TYP.)

IRRIGATION METER. PLEASE REFER TO IRRIGATION PLAN FOR SIZE.

LIFT STATION

6' WET WELL
RIM = 102.92
INV N = 87.14

REFER TO THE LIFT STATION DETAIL ON SHEET C4.8

TRACT "WW" LIFT STATION 0.04 AC

TRACT "L" 15' LANDSCAPE BUFFER 0.89 AC

WHITE DAHLIA DRIVE

SHEET C4.5
SHEET C4.6

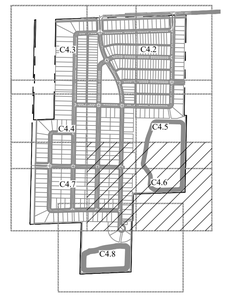
SHEET C4.6
SHEET C4.8

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-39) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-39) DATED 01/06/2026	OSS

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.6

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Sunshine State One Call of Florida, Inc.

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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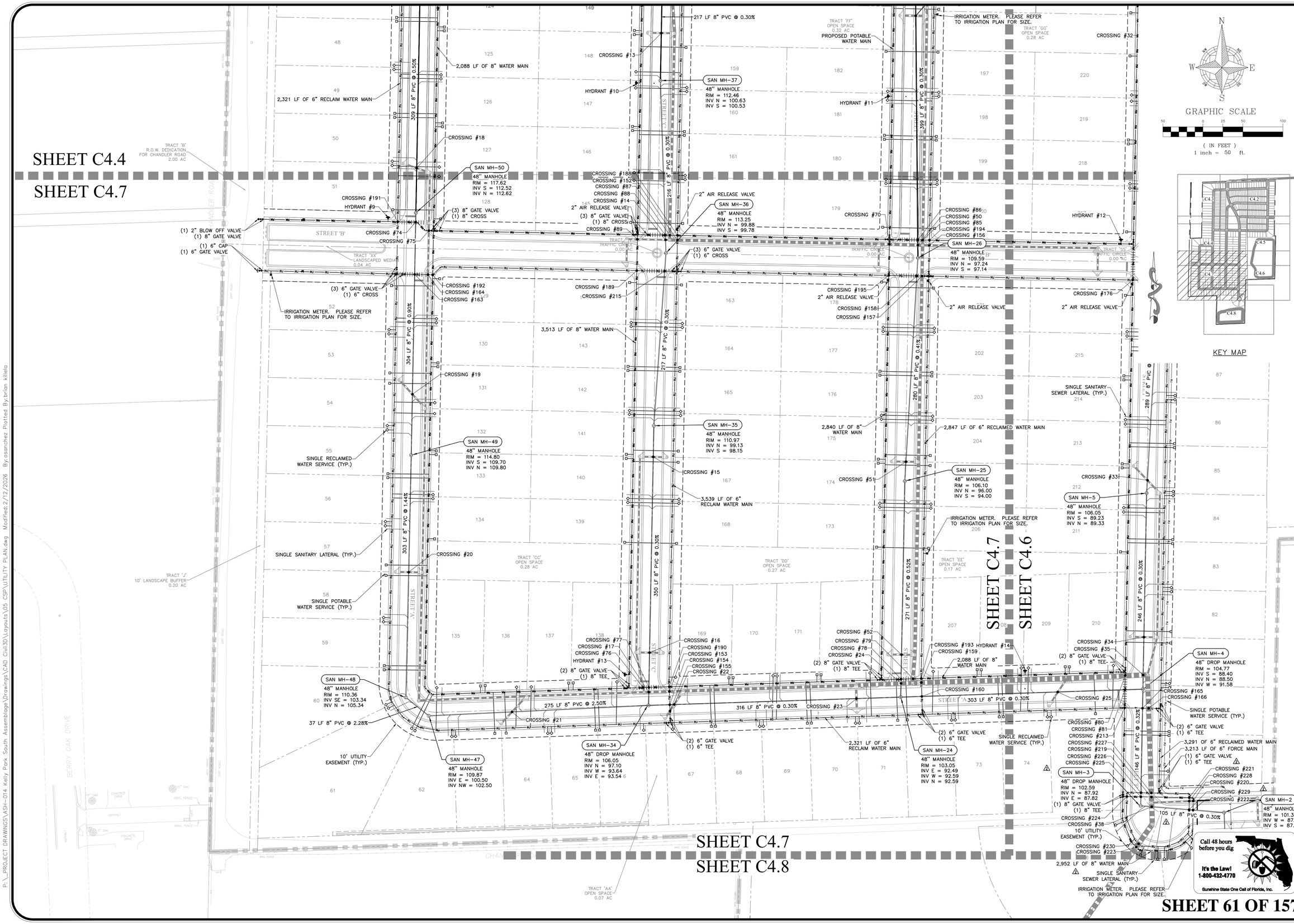
SHEET 60 OF 157



SHEET 61 OF 157

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

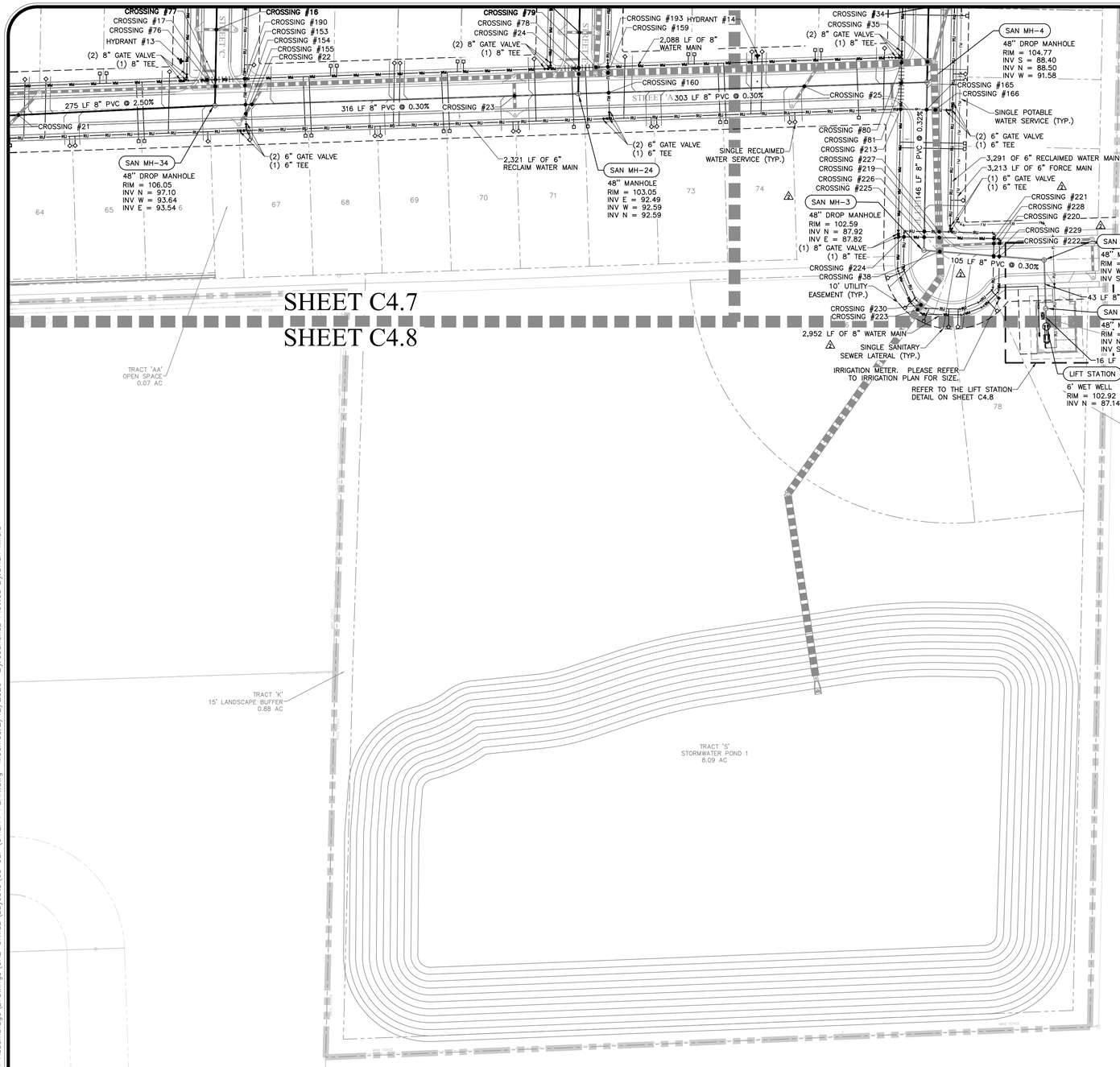
REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

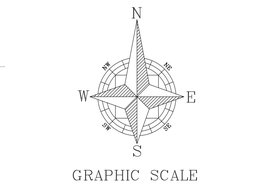
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.7

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified: 2/12/2026 By:osanchez Plotted By:brian killela

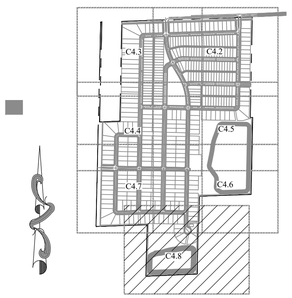




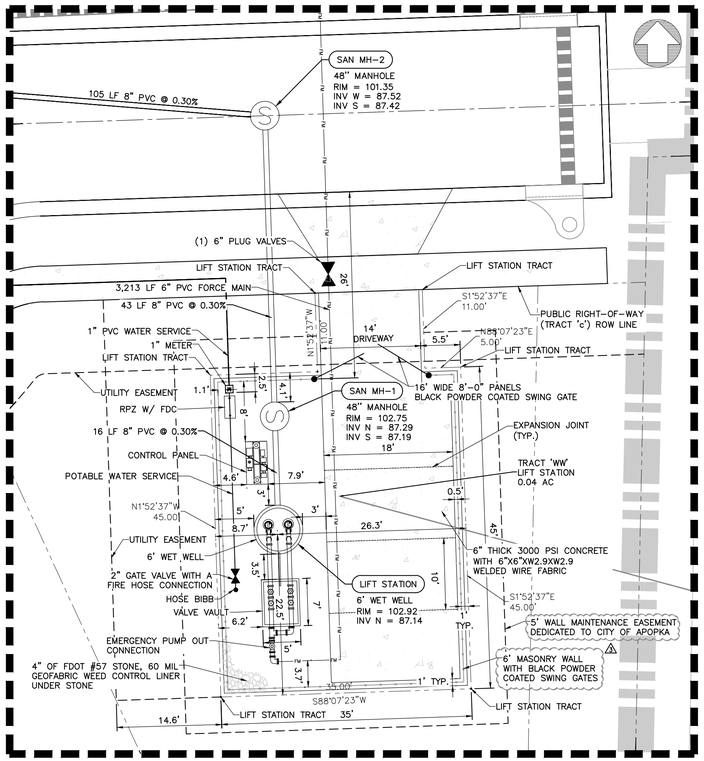
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP



LIFT STATION DETAIL

SCALE: 1" = 10'

LIFT STATION NOTES:

1. FOR NON-RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
2. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO CITY OF APOPKA.
3. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTHEST FROM THE WELL.
4. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM DI557.

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SHEET 62 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN – SOUTH CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/12/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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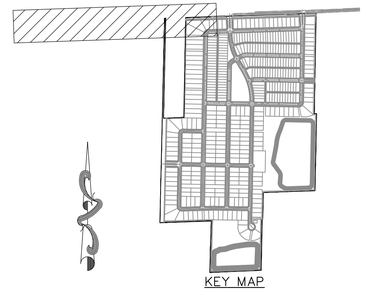
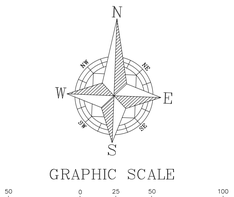
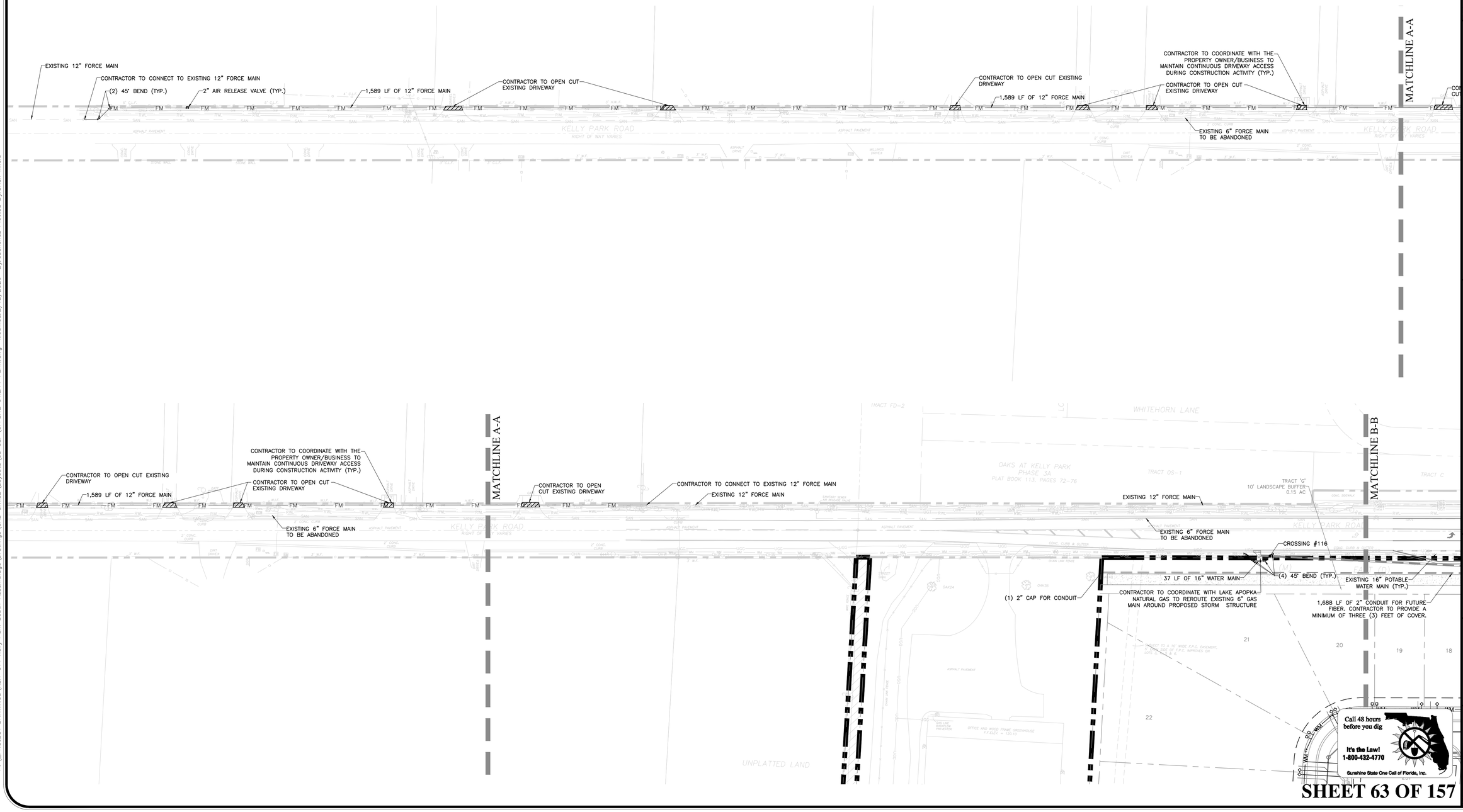
UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		DIFFERENCE (FT)
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	
90	C4.10	STORM	112.18	WATER MAIN	111.18	1.00
99	C4.10	WATER MAIN	109.38	STORM	108.38	1.00
116	C4.9	STORM	115.95	WATER MAIN	114.95	1.00
117	C4.10	STORM	112.18	WATER MAIN	108.63	3.55
118	NOT USED					
119	C4.10	STORM	107.87	WATER MAIN	106.87	1.00
120	C4.10	STORM	106.88	WATER MAIN	105.88	1.00
121	C4.10	STORM	108.79	WATER MAIN	107.79	1.00
122	C4.10	RECLAIMED WATER MAIN	111.78	STORM	110.69	1.09
135	C4.10	STORM	108.43	RECLAIMED WATER MAIN	107.43	1.00
168	C4.10	RECLAIMED WATER MAIN	111.71	WATER MAIN	108.63	3.08
179	C4.10	WATER MAIN	109.54	RECLAIMED WATER MAIN	107.43	2.11
196	C4.10	FORCE MAIN	111.66	WATER MAIN	108.32	3.34
205	C4.10	STORM	109.58	FORCE MAIN	108.58	1.00
212	C4.10	RECLAIMED WATER MAIN	105.51	FORCE MAIN	104.51	1.00







SHEET 63 OF 157

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 07/08/2026	01/30/2026	4
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	10/08/2025	3
OSS	SJRWMD COMMENTS - DATED 08/20/2025	08/25/2025	2

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

OFFSITE UTILITY PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.9

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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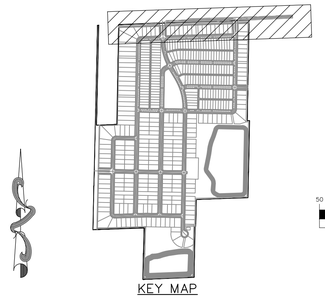

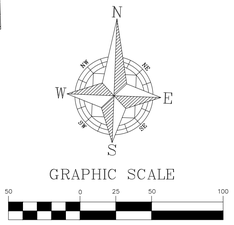

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C4.10

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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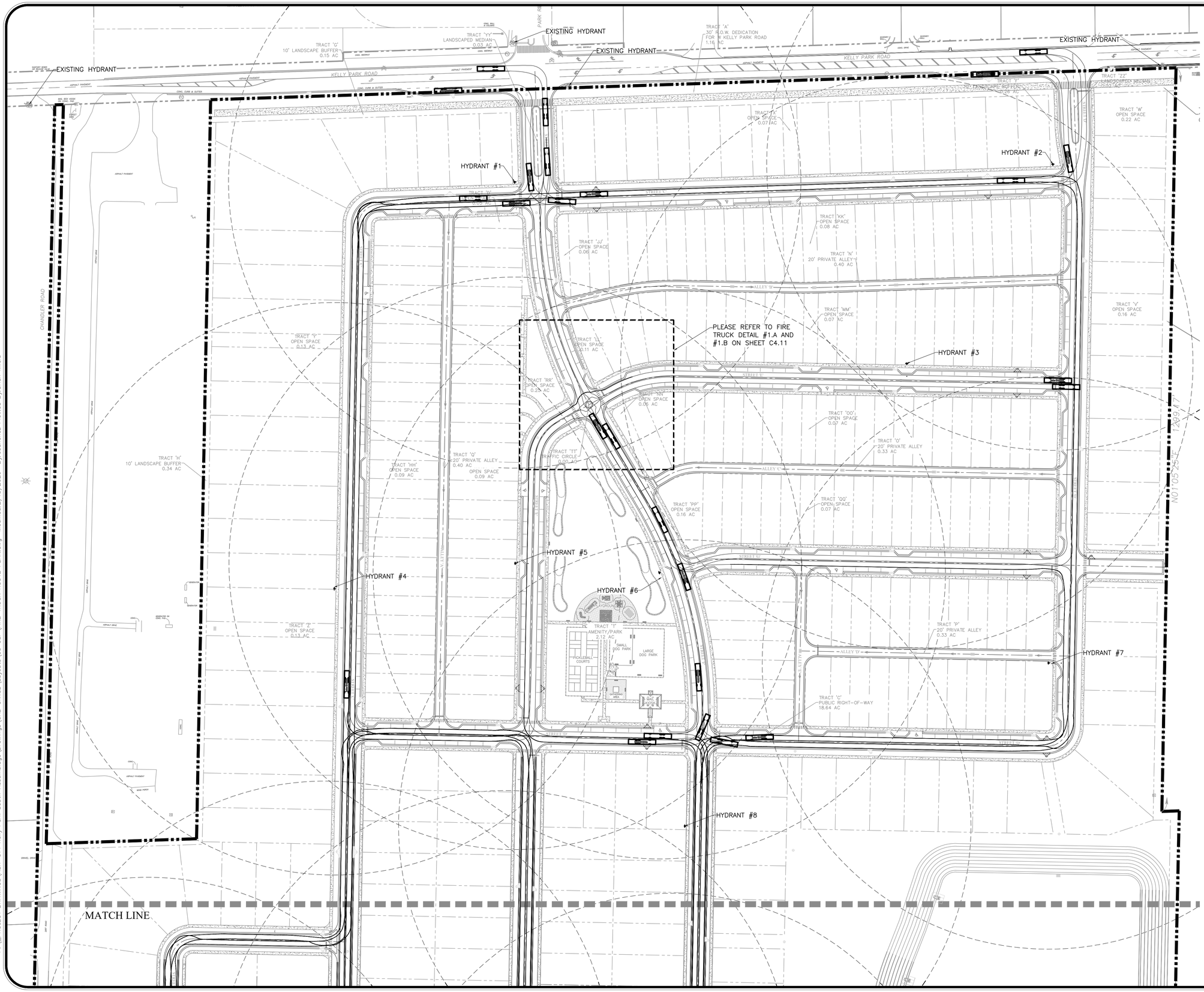
SHEET 64 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\OFFSITE UTILITY PLAN.dwg Modified:2/12/2026 By:osanchez Plotted By:brian killela



N

W E

S

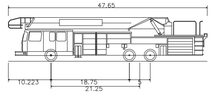
GRAPHIC SCALE

75 0 37.5 75 150

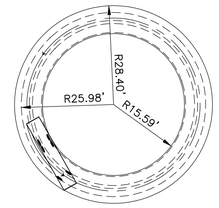
(IN FEET)
1 inch = 75 ft.

LEGEND

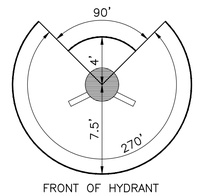
– – – – FIRE HYDRANT 500' RADIUS



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.990ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

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Sunshine State One Call of Florida, Inc.

SHEET 65 OF 157

REV.	DATE	BY
1	08/25/2025	SJKIMLO COMMENTS – DATED 08/20/2025
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026

DESCRIPTION

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

FIRE TRUCK ROUTE PLAN – NORTH
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: 1" = 75'
PROJECT: ASH-014
SHEET: C4.11

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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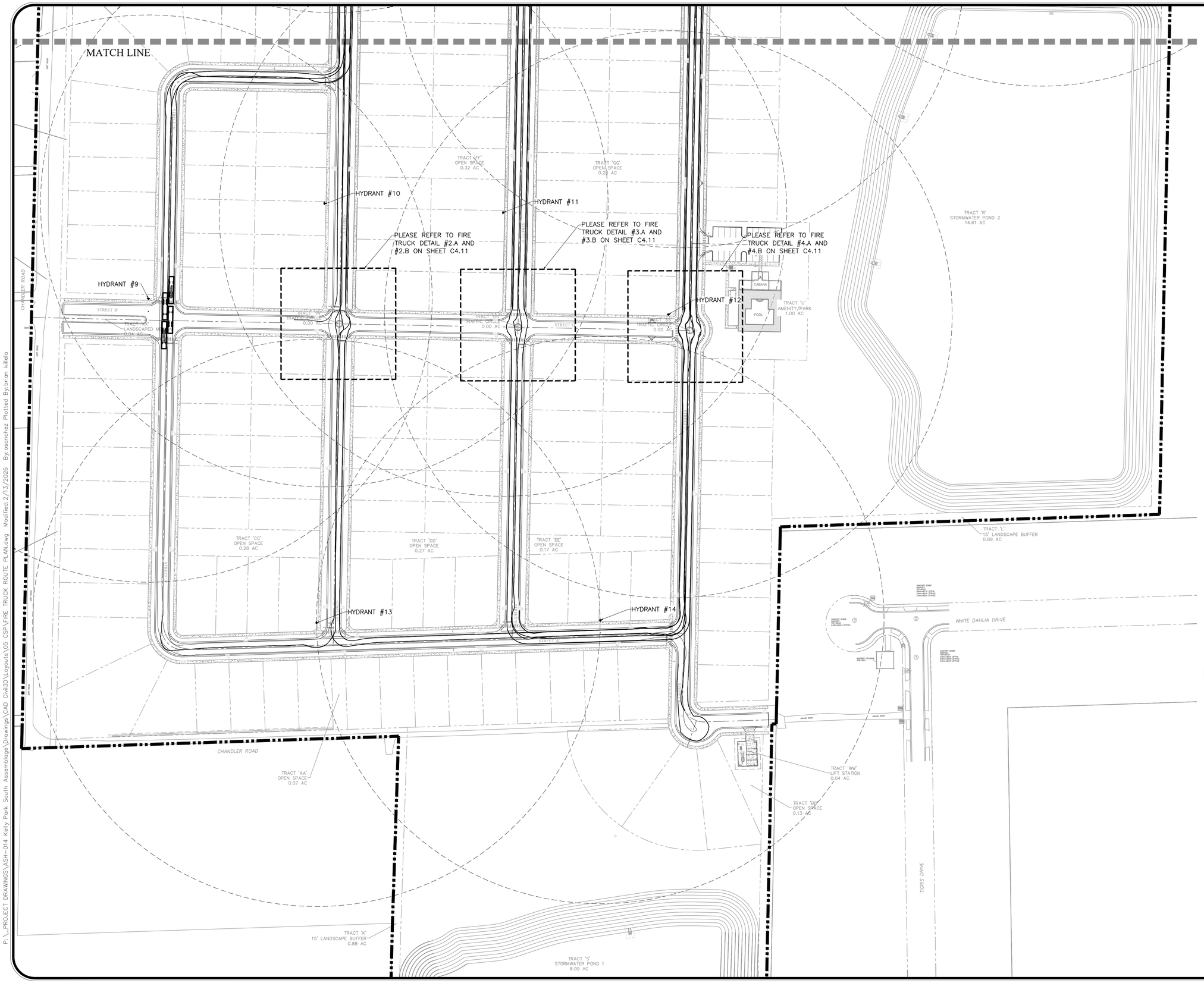
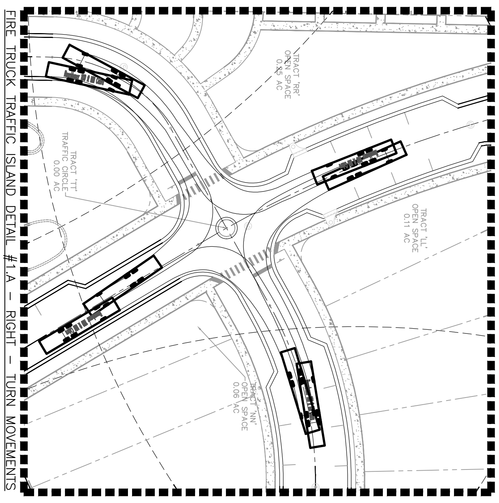
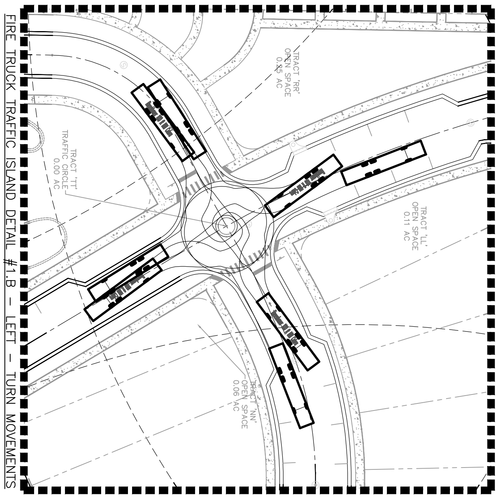
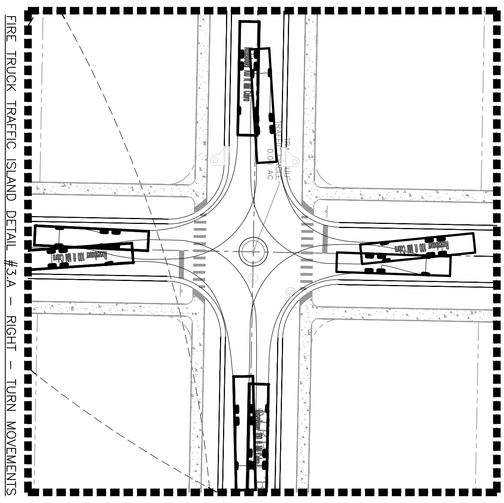
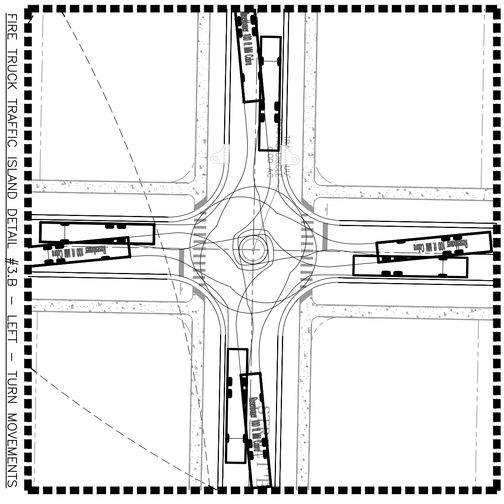
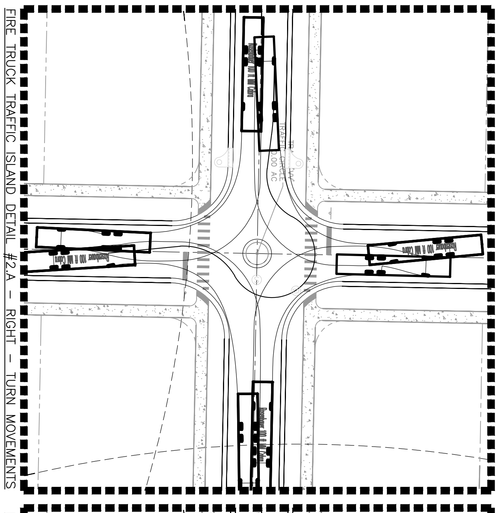

MATCH LINE
HYDRANT #9
HYDRANT #10
HYDRANT #11
HYDRANT #12
HYDRANT #13
HYDRANT #14
PLEASE REFER TO FIRE TRUCK DETAIL #2.A AND #2.B ON SHEET C4.11
PLEASE REFER TO FIRE TRUCK DETAIL #3.A AND #3.B ON SHEET C4.11
PLEASE REFER TO FIRE TRUCK DETAIL #4.A AND #4.B ON SHEET C4.11
CHANDLER ROAD
STREET 'B'
STREET 'A'
TRACT 'XX' LANDSCAPED MEDIAN 0.04 AC
TRACT 'YY' TRAFFIC CIRCLE 0.00 AC
TRACT 'ZZ' TRAFFIC CIRCLE 0.00 AC
TRACT 'AAA' TRAFFIC CIRCLE 0.00 AC
TRACT 'FF' OPEN SPACE 0.32 AC
TRACT 'GG' OPEN SPACE 0.28 AC
TRACT 'CC' OPEN SPACE 0.28 AC
TRACT 'DD' OPEN SPACE 0.27 AC
TRACT 'EE' OPEN SPACE 0.17 AC
TRACT 'AA' OPEN SPACE 0.07 AC
TRACT 'BB' OPEN SPACE 0.13 AC
TRACT 'R' STORMWATER POND 2 14.61 AC
TRACT 'U' AMENITY/PARK 1.00 AC
CABANA
POOL
TRACT 'L' 15' LANDSCAPE BUFFER 0.89 AC
TRACT 'K' 15' LANDSCAPE BUFFER 0.88 AC
TRACT 'S' STORMWATER POND 1 8.09 AC
TRACT 'WW' LIFT STATION 0.04 AC
WHITE DAHLIA DRIVE
TIGRIS DRIVE
SANITARY SEWER MANHOLE RIM=XXX.XX' (TYP.) INV=XXX.XX' (TYP.)

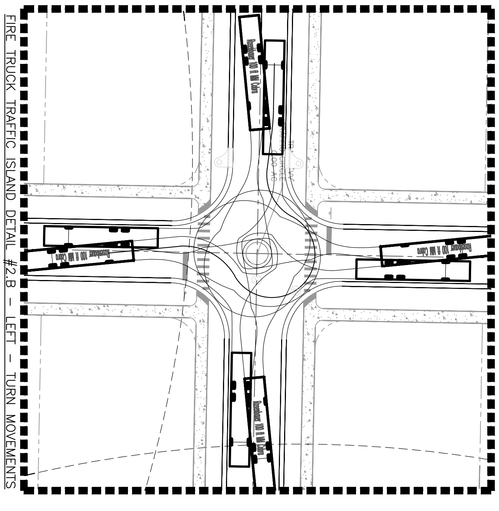


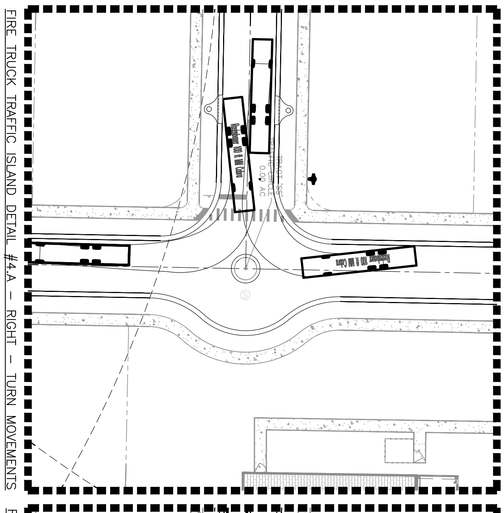


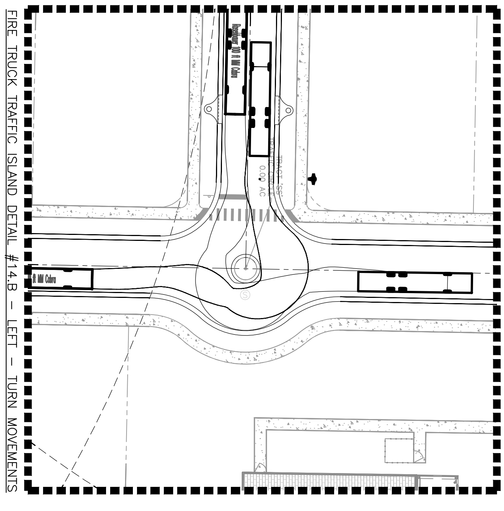












SHEET 67 OF 157

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OVIDIO SALVADOR SANCHEZ
STATE OF FLORIDA
No. 86492
PROFESSIONAL ENGINEER

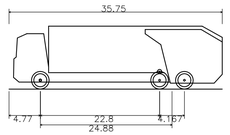
SCALE	VARIES
PROJECT	ASH-014
SHEET	C4.13
DRAWN:	S. LANCASTER
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	2/4/2026

FIRE TRUCK ROUTE DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

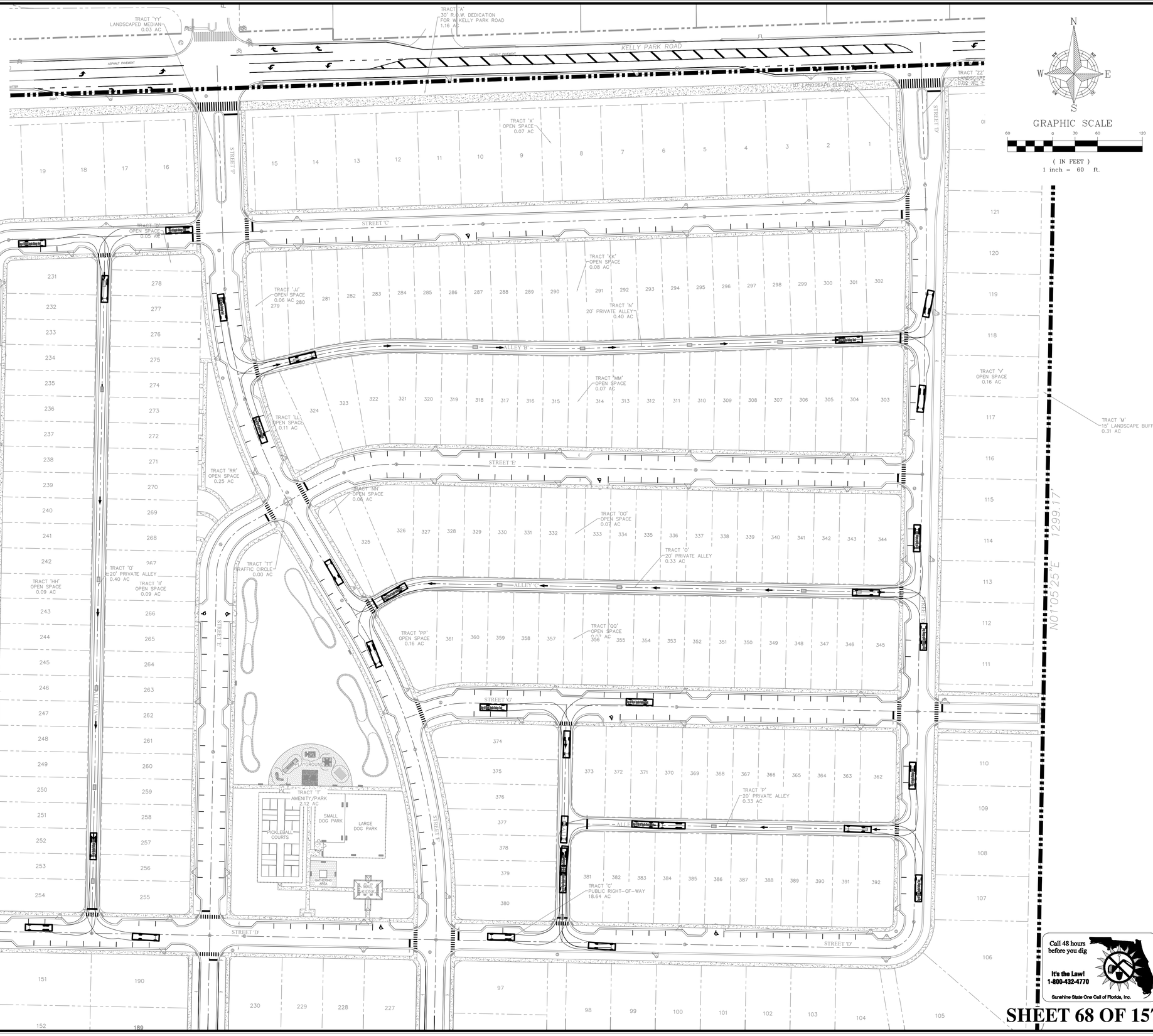
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS



City of Apopka Garbage Truck

Overall Length	35.75 ft
Overall Body Height	11.88 ft
Min Body Ground Clearance	1.00 ft
Curb to Curb Turning Radius	45.90 ft



REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/09/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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GARBAGE TRUCK ROUTE PLAN
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/13/2026
SCALE: 1" = 60'
PROJECT: ASH-014
SHEET: C4.14

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OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/19/26

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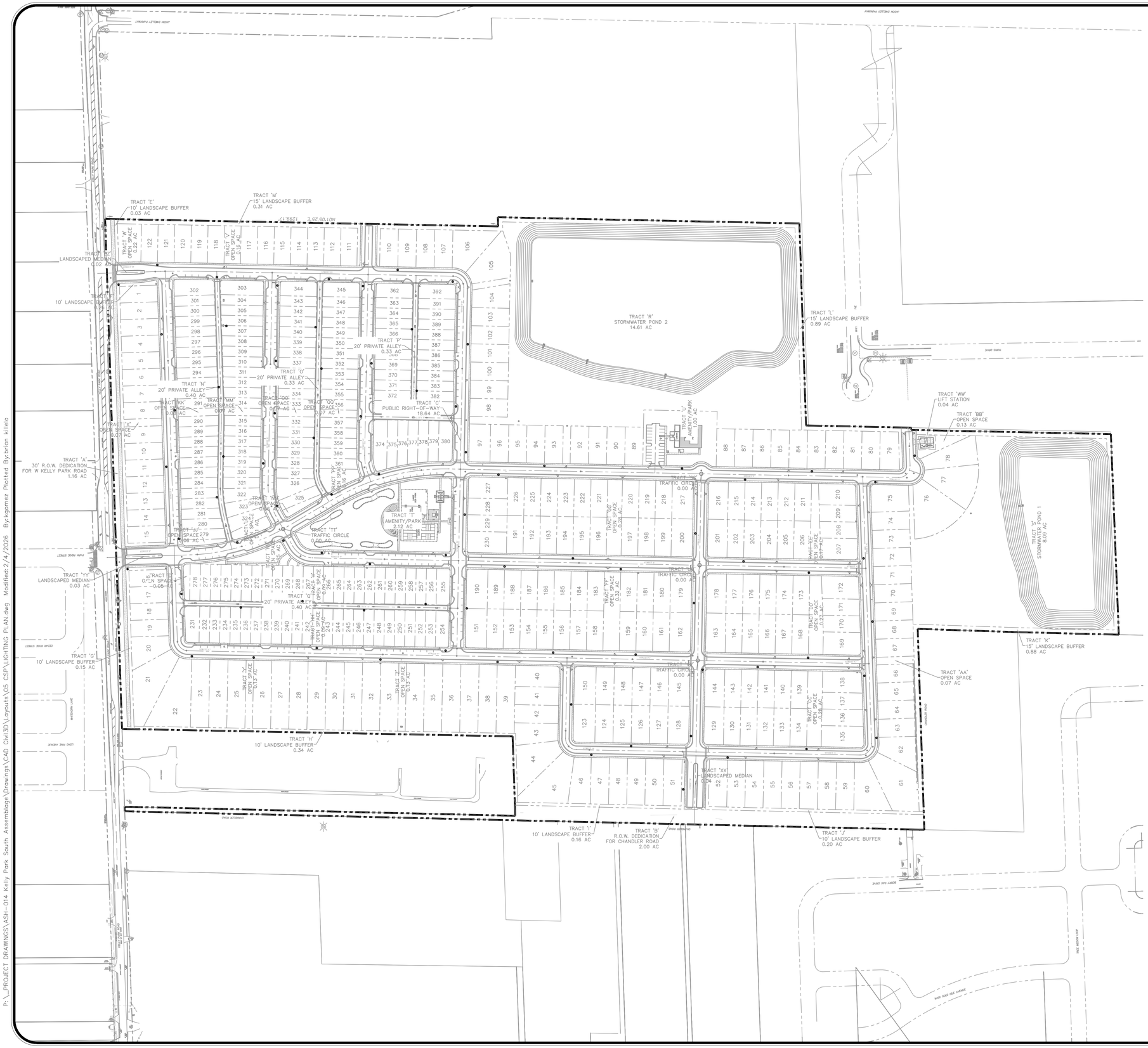
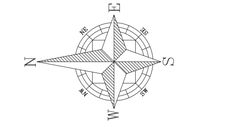
SHEET 68 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\GARBAGE TRUCK ROUTE PLAN.dwg Modified:2/13/2026 By:osanchez Plotted By:brian killela





GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

PROPOSED LIGHT POLE

LIGHTING NOTES:

1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

Open Monticello LED

Victorian

12' - 20'
MOUNTING HEIGHT
DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL

Call 48 hours before you dig
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SHEET 69 OF 157

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	01/30/2026	4
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	10/09/2025	3
OSS	SJRWMD COMMENTS - DATED 08/20/2025	08/25/2025	2

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

LIGHTING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/4/2026

SCALE	PROJECT	SHEET
1" = 150'	ASH-014	C4.15

OLDIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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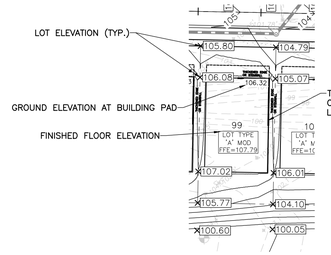
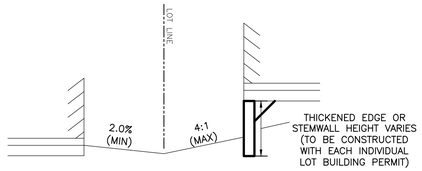


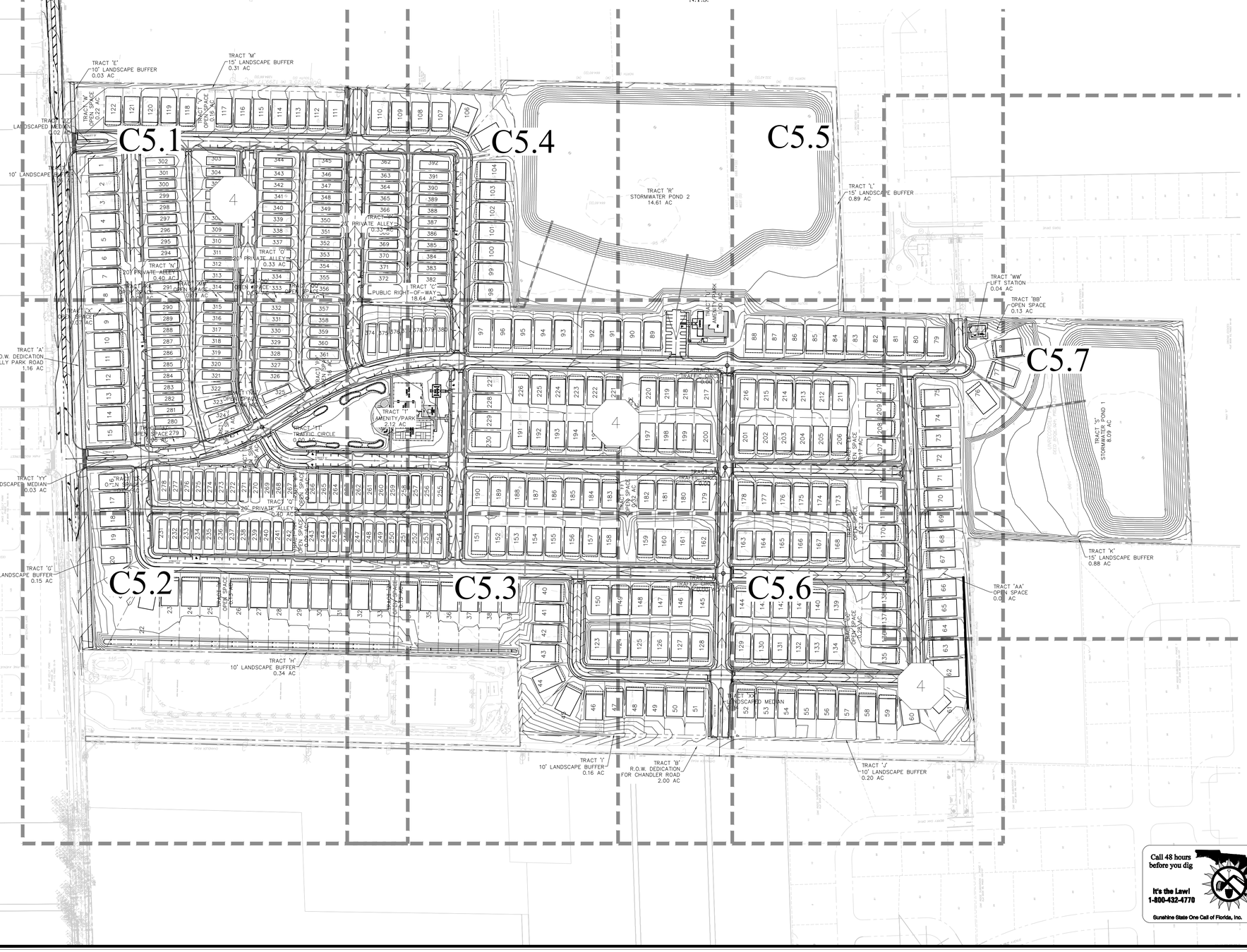


TYPICAL LOT WITH THICKENED EDGE OR STEMWALL
N.T.S.

SOILS LEGEND:

SOILS LINE

4 CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

GRADING NOTES:

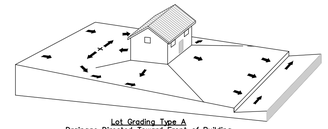
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISHED FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. FINISHED FLOOR SHALL BE EIGHT INCHES (8") ABOVE PAD ELEVATION FOR DETACHED SINGLE-FAMILY HOMES
4. PROPOSED FINISHED FLOOR WITH STEM WALL OR THICKENED EDGE MUST HAVE THE DRIVEWAY BE LOCATED ON THE HIGH SIDE OF LOT.
5. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
7. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD. POND BOTTOM TO BE SEEDED AND MULCHED.

RETAINING WALL NOTES:

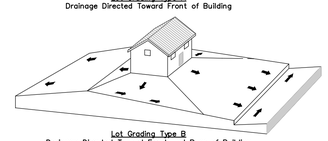
1. A 42-INCH DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AS GREATER THAN 30 INCHES IN HEIGHT.
2. REFER TO RETAINING WALL STRUCTURAL DESIGN PLANS AND CALCULATIONS BEING SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
3. THE HOME OWNERS ASSOCCIATION SHALL MAINTAIN ALL RETAINING WALLS.

TURN DOWN FOOTER (THICKENED EDGE OR STEMWALL) NOTES:

1. ALL TURN DOWN FOOTER ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION.
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO TURN DOWN FOOTER IS PRESENT SHALL BE THE FINISH FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL TURN DOWN FOOTER SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE TURN DOWN FOOTER SHALL NOT EXCEED 25.0%.

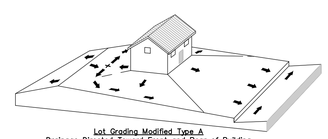


Lot Grading Type A
Drainage Directed Toward Front of Building

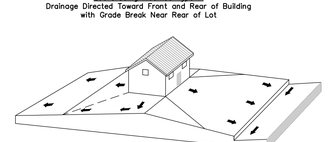


Lot Grading Type B
Drainage Directed Toward Front and Rear of Building

Lot Grading Type C
Drainage Directed Toward Rear of Building



Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building with Grade Break Near Rear of Lot



Lot Grading Modified Type B
Drainage Directed Toward Rear of Building with Grade Break at Front Setback

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 150'
PROJECT: ASH-014
SHEET: C5.0

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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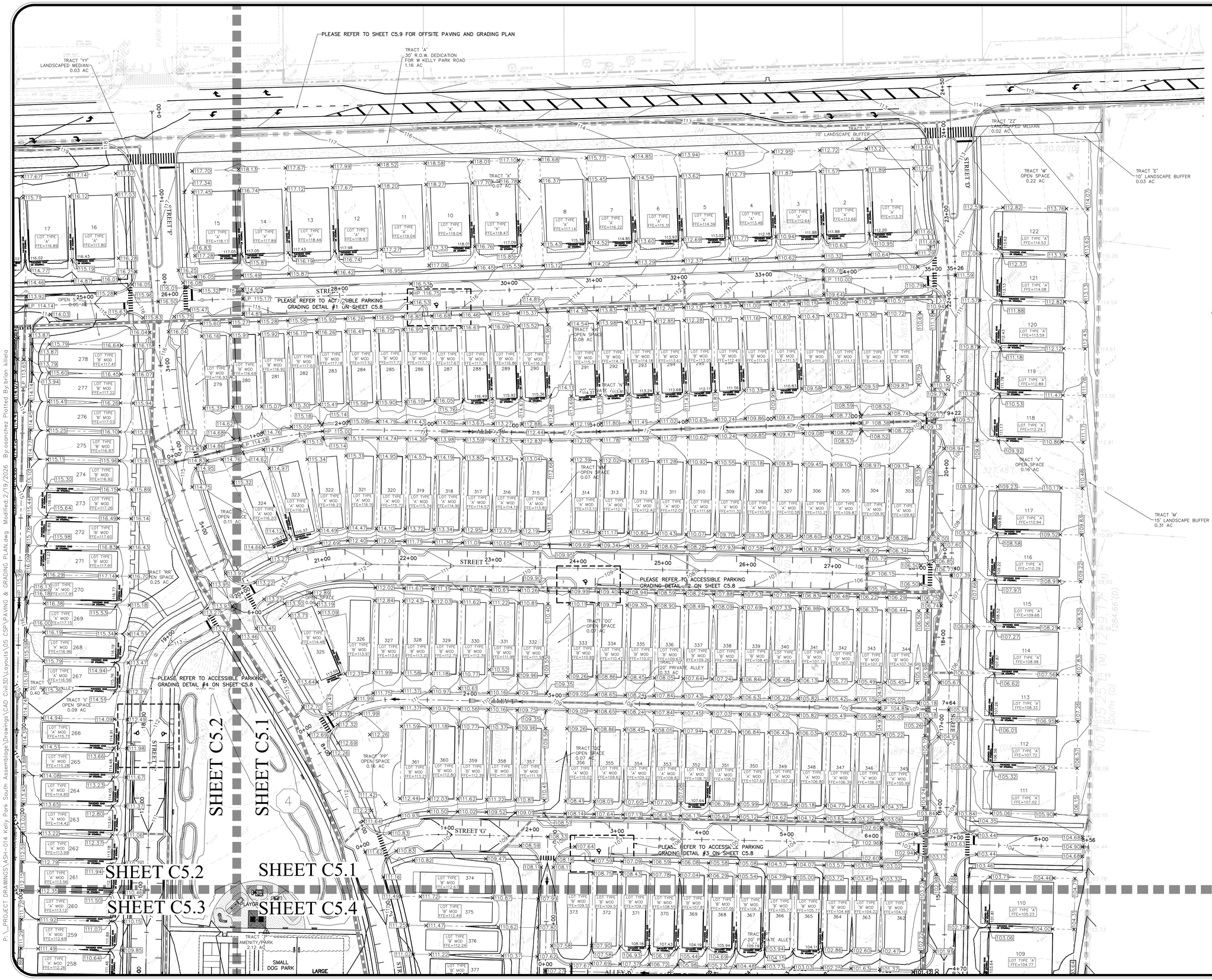

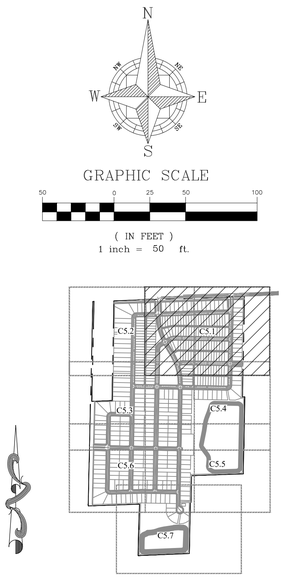

KEY MAP

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SHEET 71 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – NORTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

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

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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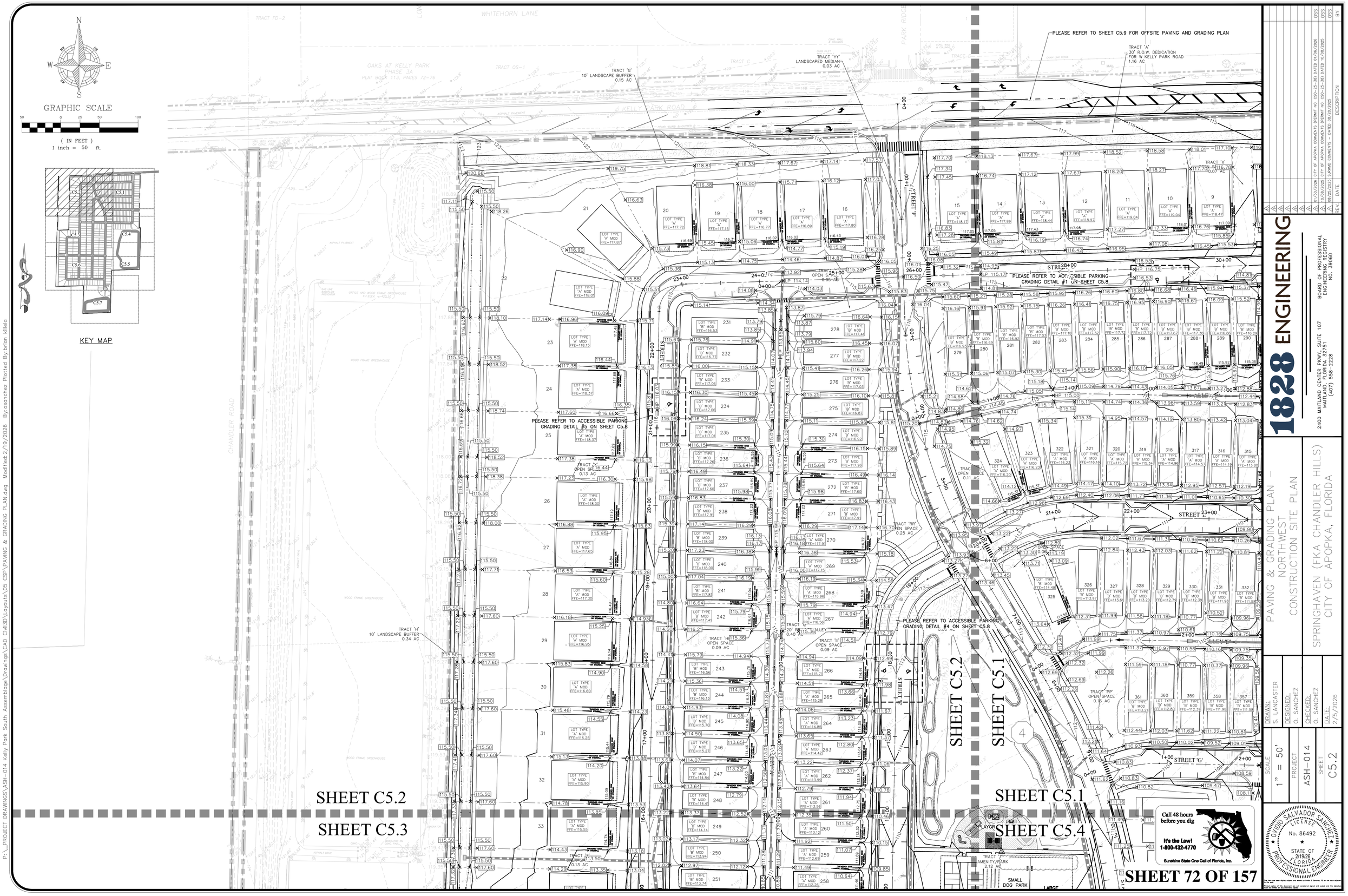

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – NORTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.2

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LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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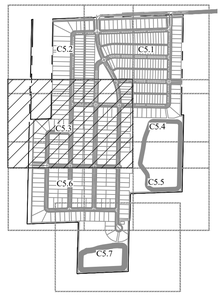
SHEET C5.2
SHEET C5.3
SHEET C5.1
SHEET C5.4
SHEET C5.3
SHEET C5.4
SHEET C5.4
SHEET C5.6
SHEET C5.4
SHEET C5.5

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
4	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
3	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
2	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.3

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2/19/26
PROFESSIONAL ENGINEER

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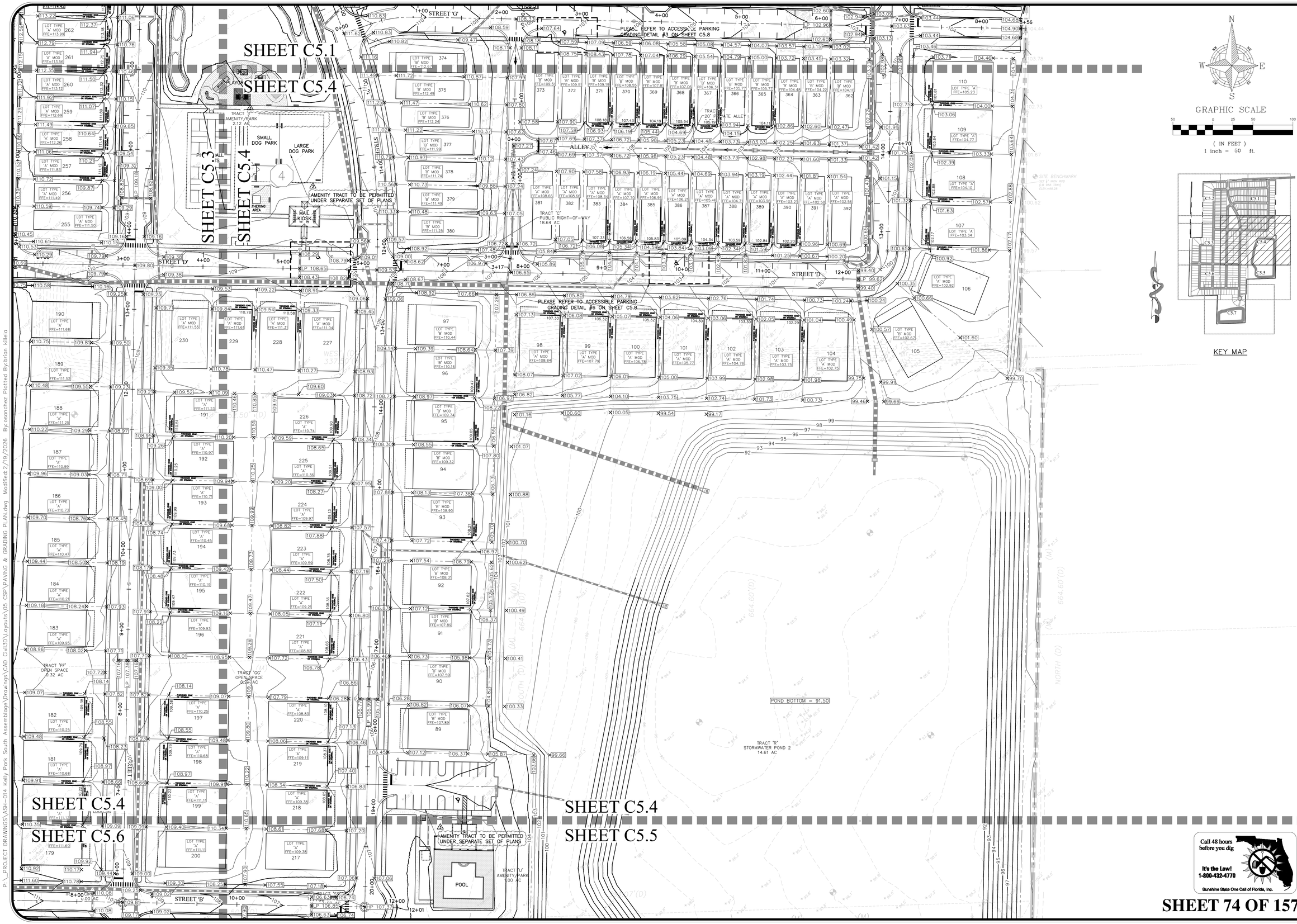

SHEET 74 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – EAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

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

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified: 2/19/2026 By:osanchez Plotted By:brian killela

SHEET C5.6

SHEET C5.5

SHEET C5.4

SHEET C5.5

SHEET C5.5

SHEET C5.7

TRACT 'FF' OPEN SPACE 0.32 AC

TRACT 'GG' OPEN SPACE 0.2 AC

TRACT 'EE' OPEN SPACE 0.17 AC

TRACT 'CC' OPEN SPACE 1.00 AC

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'

AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS

POOL

TRACT 'U' AMENITY/PARK 1.00 AC

TRACT 'R' STORMWATER POND 2 14.61 AC

POND BOTTOM = 91.50

TRACT 'L' 15' LANDSCAPE BUFFER 0.89 AC

TRACT 'WW' LIFT STATION

REFER TO THE LIFT STATION GRADING DETAIL ON SHEET C5.7

ORCHID ESTATES PLAT BOOK 93, PAGES 44-48

WHITE DAHLIA DRIVE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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SHEET 75 OF 157

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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(407) 558-2228

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PAVING & GRADING PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

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

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET C5.4

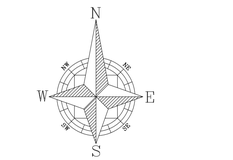
SHEET C5.6

SHEET C5.6

SHEET C5.5

SHEET C5.6

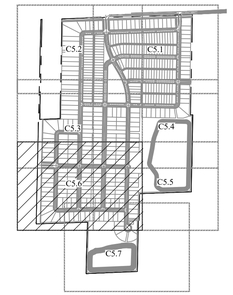
SHEET C5.7



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.6

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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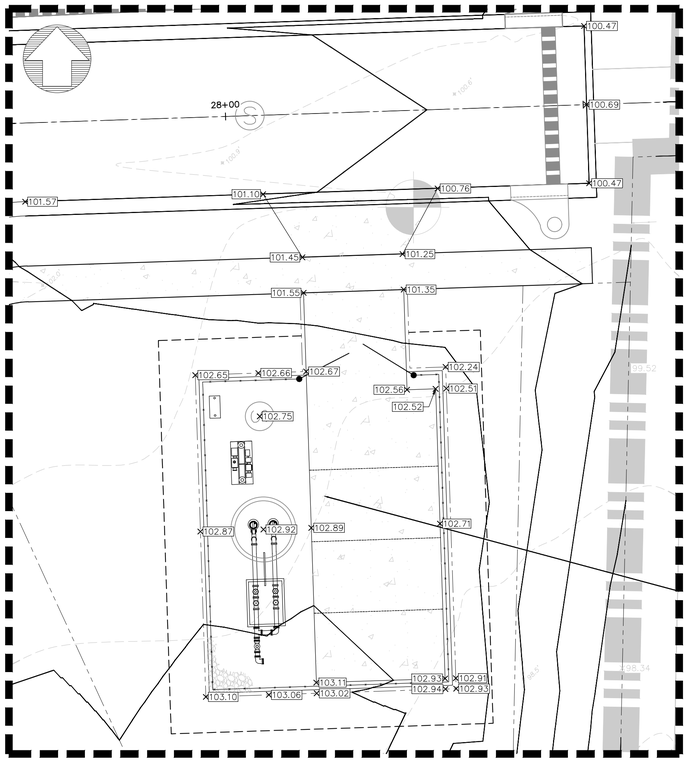
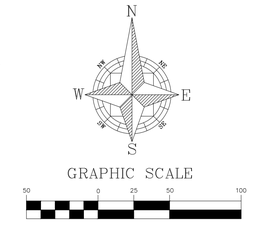
SHEET 76 OF 157

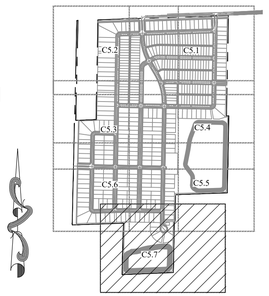
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified: 2/19/2026 By: osanchez Plotted By: brian killela



LIFT STATION GRADING DETAIL

SCALE: 1" = 10'





KEY MAP

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SHEET 77 OF 157

REV.	DATE	DESCRIPTION	BY
4	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
3	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
2	08/25/2025	S.WMD COMMENTS - DATED 08/20/2025	OSS

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PAVING & GRADING PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE 1" = 50'
PROJECT ASH-014
SHEET C5.7

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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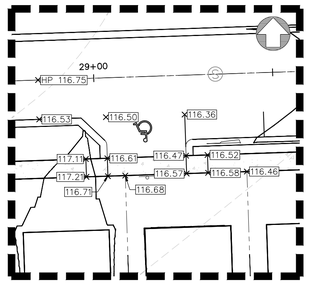
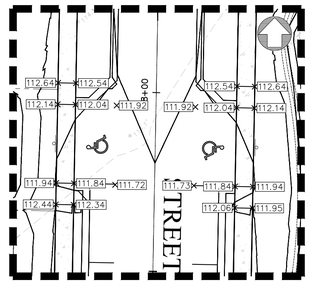


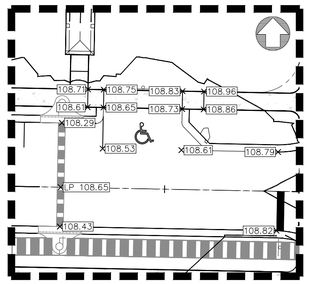
ACCESSIBLE PARKING GRADING DETAIL #1

SCALE: 1" = 20'



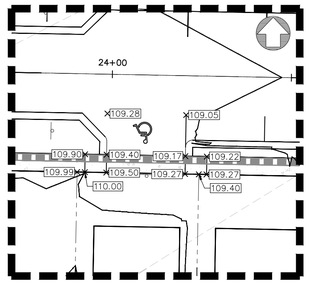
ACCESSIBLE PARKING GRADING DETAIL #4

SCALE: 1" = 20'



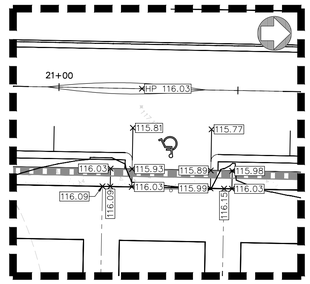
ACCESSIBLE PARKING GRADING DETAIL #7

SCALE: 1" = 20'



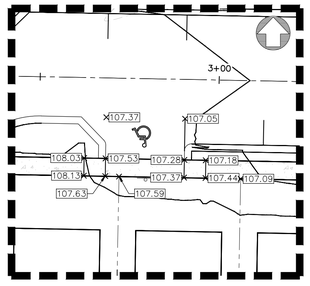
ACCESSIBLE PARKING GRADING DETAIL #2

SCALE: 1" = 20'



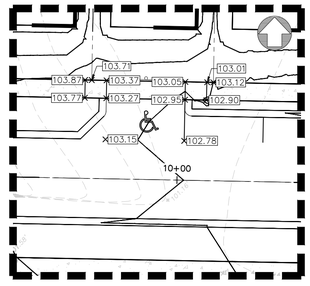
ACCESSIBLE PARKING GRADING DETAIL #5

SCALE: 1" = 20'



ACCESSIBLE PARKING GRADING DETAIL #3

SCALE: 1" = 20'



ACCESSIBLE PARKING GRADING DETAIL #6

SCALE: 1" = 20'

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SHEET 78 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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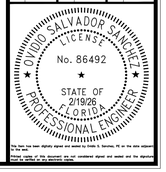
GRADING DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/5/2026

SCALE	PROJECT	SHEET
N.T.S.	ASH-014	C5.8



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REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
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OFFSITE PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C5.9

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OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
21/2026

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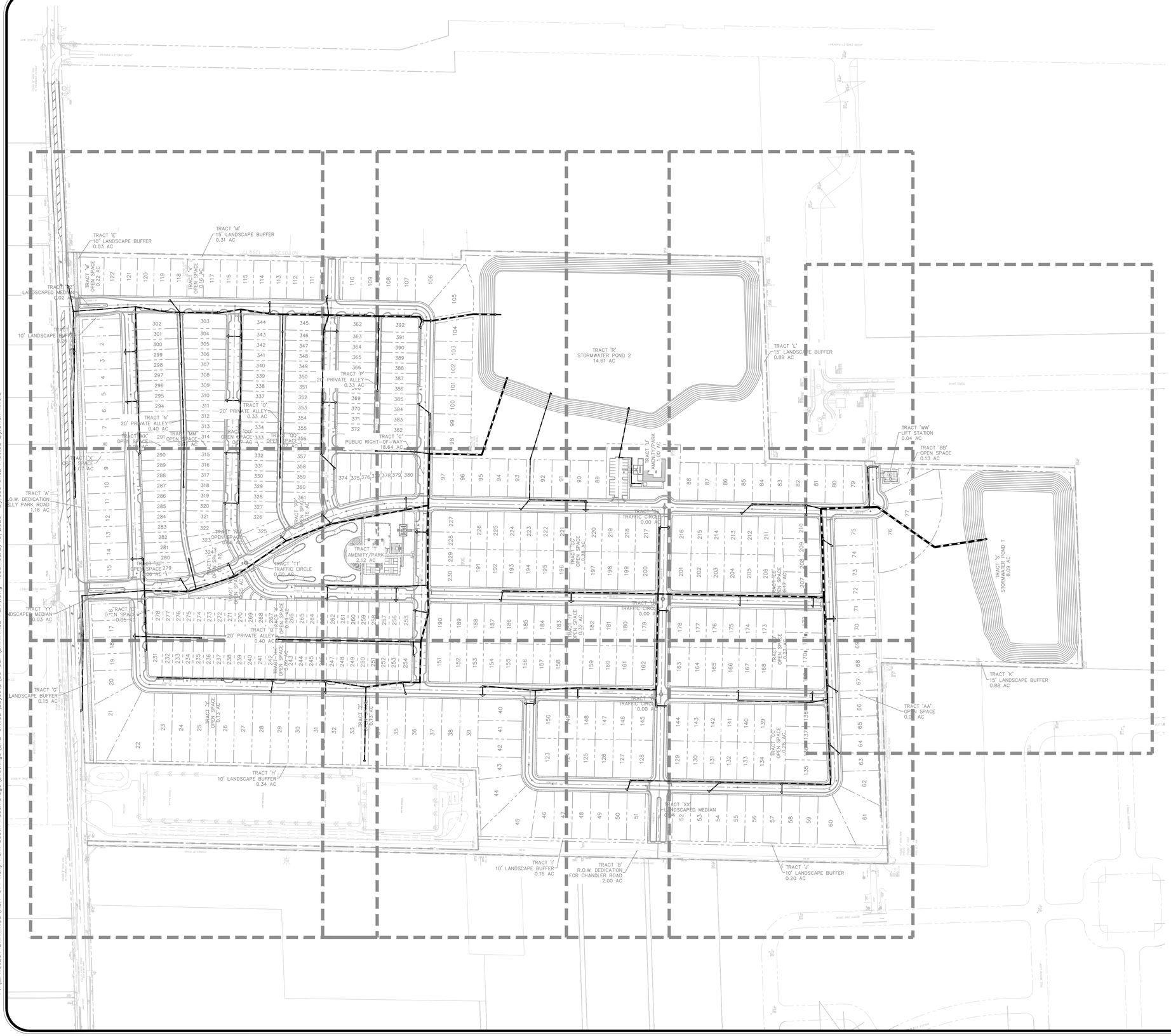

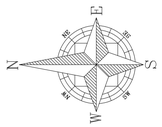

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

DRAINAGE NOTES:

1. ALL STORM PIPE TO BE ADS HP STORM OR RCP CLASS III. ADS HP STORM PROFILE WALL POLYPROPYLENE SHALL MEET OR EXCEED AASHTO M330, ASTM F2736 (12"–30") AND ASTM F2881 (36"–60"). PIPE SHALL BE JOINED BY WATERTIGHT, DUAL GASKETED INTEGRAL BELL, REINFORCED BY A POLYMER COMPOSITE BAND AND SPIGOT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FDOT SECTION 948–7.2 (CLASS II 100YR DSL) AND LISTED ON THE FDOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"–60".
2. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
3. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2025–2026 STANDARD INDEX 430–001.
4. ALL DRAINAGE STRUCTURE INVERTS ARE TO BE POURED PER FDOT 2025–2026 STANDARD INDEX 425–020.
5. ALL INLET GRATES ARE REQUIRED TO BE CHAINED.
6. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD.
7. GEOTECHNICAL ENGINEER IS REQUIRED TO BE PRESENT TO INSPECT ALL EARTHWORK PROCEDURES IN ORDER TO PROVIDE PROPER DOCUMENTATION OF THE EARTHWORK ACTIVITIES.
8. MITERED END SECTIONS ARE TO BE INSTALLED AND CONSTRUCTED PER ALL APPLICABLE DETAILS LOCATED WITHIN THESE SITE CONSTRUCTION PLANS.
9. ALL DETENTION AND RETENTION PONDS SHALL BE DESIGNED AS DRY BOTTOM PONDS.

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
S. LANCASTER	O. SANCHEZ	O. SANCHEZ	2/10/2026

SCALE	PROJECT	SHEET
1" = 150'	ASH-014	C6.0

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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SHEET 80 OF 157

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PLEASE REFER TO SHEET C6.8 FOR OFFSITE DRAINAGE PLAN

TRACT 'A'
30' R.O.W. DEDICATION
FOR W KELLY PARK ROAD
1.16 AC

TRACT 'YY'
LANDSCAPED MEDIAN
0.03 AC

KELLY PARK ROAD

OF-3
48" DIA MANHOLE
RIM = 117.71
INV W = 112.20
INV S = 112.20

207 LF 18" ADS HP @ 2.14%

DRAINAGE EASEMENT

STREET 'F'

TRACT 'X'
OPEN SPACE
0.07 AC

5' DRAINAGE EASEMENT (TYP.)

10' LANDSCAPE BUFFER
0.26 AC

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'W'
OPEN SPACE
0.22 AC

TRACT 'ZZ'
LANDSCAPED MEDIAN
0.02 AC

OF-7
48" DIA MANHOLE
RIM = 113.38
INV W = 106.64
INV E = 107.88
INV S = 106.64

206 LF 18" ADS HP @ 0.20%

C-20
TYPE 2 INLET
RIM = 114.29
INV S = 108.29

110 LF 30" ADS HP @ 0.20%

C-19
72" DIA MANHOLE
RIM = 113.81
INV W = 108.31
INV E = 108.07
INV S = 108.07
INV N = 108.21

F-1
72" DIA MANHOLE
RIM = 116.23
INV W = 107.65
INV S = 107.65
INV E = 108.97
INV N = 107.77

C-22
TYPE 4 INLET
RIM = 115.32
INV S = 109.82

41 LF 18" ADS HP @ 0.50%

C-25
TYPE 3L INLET
RIM = 112.21
INV S = 106.71

C-27
TYPE 2 INLET
RIM = 110.15
INV S = 104.65

106 LF 24" ADS HP @ 0.20%

174 LF 18" ADS HP @ 1.70%

164 LF 18" ADS HP @ 1.26%

C-24
TYPE 3R INLET
RIM = 114.95
INV E = 109.45

TRACT 'JJ'
OPEN SPACE
0.08 AC

C-26
TYPE 3R INLET
RIM = 112.06
INV W = 106.51
INV N = 106.51
INV E = 106.51

C-28
TYPE 4 INLET
RIM = 110.01
INV N = 104.45
INV W = 104.45
INV E = 104.00

149 LF 24" ADS HP @ 0.20%

D-33
72" DIA MANHOLE
RIM = 111.16
INV W = 103.70
INV S = 103.65
INV N = 106.22

C-21
TYPE 3L INLET
RIM = 114.37
INV W = 107.99
INV E = 107.67

C-23
TYPE 4 INLET
RIM = 115.18
INV N = 109.62
INV W = 109.18

43 LF 24" ADS HP @ 0.20%

AA-1
TYPE H INLET
RIM = 113.65
INV N = 108.15
INV S = 108.15

145 LF 30" ADS HP @ 0.20%

51 LF 18" ADS HP @ 0.33%

F-2
TYPE 3L INLET
RIM = 115.52
INV SW = 110.10

28 LF 30" ADS HP @ 0.20%

TRACT 'KK'
OPEN SPACE
0.06 AC

TRACT 'LL'
OPEN SPACE
0.08 AC

TRACT 'MM'
OPEN SPACE
0.08 AC

TRACT 'N'
20' PRIVATE ALLEY
0.40 AC

DRAINAGE EASEMENT

D-32
TYPE 3R INLET
RIM = 110.06
INV S = 102.48
INV N = 102.48

41 LF 30" ADS HP @ 1.35%

87 LF 24" ADS HP @ 0.20%

84 LF 18" ADS HP @ 0.85%

D-30
TYPE 3L INLET
RIM = 110.10
INV SW = 103.93

52 LF 18" ADS HP @ 0.50%

144 LF 18" ADS HP @ 1.12%

144 LF 18" ADS HP @ 1.13%

121 LF 18" ADS HP @ 1.27%

F-3
TYPE 3R INLET
RIM = 115.40
INV N = 107.36
INV NE = 109.93
INV S = 107.36

AB-1
TYPE E INLET
RIM = 114.48
INV W = 108.98

AB-2
TYPE E INLET
RIM = 113.67
INV E = 108.17

AB-3
TYPE E INLET
RIM = 112.05
INV W = 106.56
INV E = 106.56

AB-4
TYPE E INLET
RIM = 110.44
INV W = 104.95
INV E = 104.95

AB-5
TYPE E INLET
RIM = 109.07
INV W = 103.41
INV E = 103.41

AB-6
TYPE E INLET
RIM = 108.38
INV W = 102.70
INV E = 102.70

D-31
72" DIA MANHOLE
RIM = 109.17
INV N = 101.93
INV W = 102.53
INV NE = 103.67
INV S = 101.05

AA-2
TYPE E INLET
RIM = 114.81
INV N = 109.31

142 LF 18" ADS HP @ 0.82%

F-4
60" DIA MANHOLE
RIM = 115.41
INV N = 107.31
INV S = 107.31
INV E = 108.78

101 LF 18" ADS HP @ 0.20%

TRACT 'OO'
OPEN SPACE
0.11 AC

155 LF 30" ADS HP @ 0.20%

48 LF 18" ADS HP @ 0.35%

90 LF 30" ADS HP @ 0.20%

E-14
TYPE 3L INLET
RIM = 111.70
INV S = 106.19

E-16
TYPE 3L INLET
RIM = 109.98
INV S = 104.47

E-18
TYPE 3L INLET
RIM = 108.18
INV S = 102.68

E-20
TYPE 4 INLET
RIM = 106.17
INV S = 100.67

D-29
TYPE 3R INLET
RIM = 108.05
INV N = 100.42
INV S = 100.42

74 LF 30" ADS HP @ 0.61%

F-5
TYPE 3L INLET
RIM = 114.34
INV SW = 108.84

F-6
TYPE 3R INLET
RIM = 114.31
INV NE = 108.67
INV N = 107.04
INV SE = 105.79

TRACT 'RR'
OPEN SPACE
0.08 AC

TRACT 'NN'
OPEN SPACE
0.08 AC

48 LF 18" ADS HP @ 0.50%

167 LF 18" ADS HP @ 1.04%

174 LF 18" ADS HP @ 1.03%

212 LF 24" ADS HP @ 0.95%

E-15
TYPE 3R INLET
RIM = 111.69
INV N = 105.95
INV E = 105.95

E-17
TYPE 3R INLET
RIM = 109.97
INV N = 104.23
INV W = 104.23
INV E = 104.23

E-19
TYPE 3R INLET
RIM = 108.17
INV N = 102.44
INV W = 102.44
INV E = 102.17

E-21
TYPE 4 INLET
RIM = 106.16
INV N = 100.43
INV W = 100.16
INV E = 99.66

D-28
84" DIA MANHOLE
RIM = 106.97
INV N = 99.97
INV S = 99.48
INV W = 99.48

98 LF 36" ADS HP @ 0.79%

41 LF 18" ADS HP @ 0.50%

D-26
TYPE 3L INLET
RIM = 106.19
INV W = 100.69

TRACT 'PP'
OPEN SPACE
0.33 AC

AC-3
TYPE E INLET
RIM = 106.39
INV E = 100.89
INV W = 100.89

AC-4
TYPE E INLET
RIM = 105.37
INV W = 99.87
INV E = 99.87

AC-5
TYPE E INLET
RIM = 104.81
INV W = 99.31
INV E = 99.31

44 LF 36" ADS HP @ 1.29%

D-27
TYPE 3R INLET
RIM = 106.05
INV S = 98.72
INV N = 98.72
INV E = 100.49

TRACT 'Q'
20' PRIVATE ALLEY
0.40 AC

TRACT 'II'
OPEN SPACE
0.09 AC

TRACT 'TT'
TRAFFIC CIRCLE
0.00 AC

F-7
TYPE 3L INLET
RIM = 113.07
INV SW = 107.30

23 LF 18" ADS HP @ 0.48%

AC-1
TYPE E INLET
RIM = 110.20
INV E = 104.68

160 LF 18" ADS HP @ 1.19%

160 LF 18" ADS HP @ 1.18%

AC-2
TYPE E INLET
RIM = 108.29
INV E = 102.78
INV W = 102.78

87 LF 18" ADS HP @ 1.18%

59 LF 18" ADS HP @ 1.21%

5' DRAINAGE
EASEMENT (TYP.)

106 LF 42" ADS HP @ 1.31%

56 LF 24" ADS HP @ 5.06%

D-25
72" DIA MANHOLE
RIM = 105.16
INV W = 98.60
INV S = 97.16
INV N = 98.16

AA-3
TYPE E INLET
RIM = 114.90
INV S = 109.40

F-8
72" DIA MANHOLE
RIM = 112.77
INV NW = 105.38
INV NE = 107.19
INV S = 105.38

TRACT 'PPP'
OPEN SPACE
0.16 AC

161 LF 36" ADS HP @ 0.40%

G-2
TYPE 3L INLET
RIM = 108.58
INV E = 99.22
INV SW = 99.22

G-4
TYPE 3L INLET
RIM = 106.02
INV W = 98.35
INV E = 98.04
INV S = 98.04

G-5
TYPE 4 INLET
RIM = 102.98
INV S = 94.11
INV W = 94.62
INV E = 94.11

D-24
TYPE 3R INLET
RIM = 104.29
INV S = 95.78
INV N = 95.78

AA-4
TYPE E INLET
RIM = 113.06
INV S = 107.56
INV N = 107.56

F-9
TYPE 3L INLET
RIM = 112.02
INV SW = 106.49

65 LF 18" ADS HP @ 0.50%

174 LF 18" ADS HP @ 0.50%

236 LF 18" ADS HP @ 1.46%

47 LF 42" ADS HP @ 9.67%

G-8
TYPE 4 INLET
RIM = 103.86
INV W = 94.44

E-12
TYPE 3R INLET
RIM = 111.00
INV E = 105.50

E-13
TYPE 3L INLET
RIM = 110.99
INV W = 105.26
INV S = 105.26

F-10
TYPE 3R INLET
RIM = 111.76
INV N = 104.73
INV S = 103.73
INV NE = 106.27

44 LF 18" ADS HP @ 0.50%

48 LF 18" ADS HP @ 0.50%

48 LF 18" ADS HP @ 0.50%

G-1
TYPE 3R INLET
RIM = 109.22
INV NE = 99.54

G-3
TYPE 3R INLET
RIM = 106.01
INV N = 98.28

G-6
TYPE 4 INLET
RIM = 102.97
INV N = 94.35

D-23
72" DIA MANHOLE
RIM = 103.17
INV N = 91.32
INV E = 91.32
INV W = 91.32
INV S = 91.32

61 LF 18" ADS HP @ 5.17%

123 LF 42" ADS HP @ 1.19%

AA-5
TYPE E INLET
RIM = 111.37
INV N = 105.87
INV S = 105.87

228 LF 18" ADS HP @ 0.79%

TRACT 'SS'
PLAYGROUND
2.12 AC

251 LF 36" ADS HP @ 0.73%

SMALL
DOG PARK

LARGE

AE-1
TYPE E INLET
RIM = 107.27
INV S = 101.74

102 LF 18" ADS HP @ 2.20%

102 LF 18" ADS HP @ 1.45%

44 LF 42" ADS HP @ 1.19%

44 LF 18" ADS HP @ 2.49%

D-22
TYPE 3R INLET
RIM = 102.28
INV N = 89.86
INV S = 89.86

TRACT 'M'
15' LANDSCAPE BUFFER
0.31 AC

5' DRAINAGE
EASEMENT (TYP.)

TRACT 'F'
20' PRIVATE ALLEY
0.40 AC

ALLEY 'D'

STREET 'G'

STREET 'D'

STREET 'E'

SHEET C6.2

SHEET C6.1

SHEET C6.3

SHEET C6.4

FOUND 5/8" IRON PIPE

FOUND 1.25" IRON PIPE

FOUND 5/8" IRON ROD

N01°05'25"E 1299.17'

N
NE
E
SE
S
SW
W
NW

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

C6.2 C6.1 C6.3 C6.4 C6.5 C6.6 C6.7

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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NO. 39060

DRAINAGE PLAN – NORTHEAST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.1

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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SHEET 81 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified: 2/19/2026 By:osanchez Plotted By:brian killeli

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:2/19/2026 By:osanchez Plotted By:brian killela

WHITEHORN LANE

PLEASE REFER TO SHEET C6.8 FOR OFFSITE DRAINAGE PLAN

TRACT 'G'
10' LANDSCAPE BUFFER
0.15 AC
(LB 7508)

TRACT 'YY'
LANDSCAPED MEDIAN
0.03 AC

FOUND 5/8" IRON ROD
IN PAVEMENT CUTOUT

KELLY PARK ROAD

OF-3
48" DIA MANHOLE
RIM = 117.71
INV W = 112.20
INV S = 112.20

DRAINAGE EASEMENT

C-20
TYPE 2 INLET
RIM = 114.29
INV S = 108.29

110 LF 30" ADS HP @ 0.20%

207 LF 18" ADS HP @ 2.14%

STREET 'F'

C-22
TYPE 4 INLET
RIM = 115.32
INV S = 109.82

F-1
72" DIA MANHOLE
RIM = 116.23
INV W = 107.65
INV S = 107.65
INV E = 108.97
INV N = 107.77

41 LF 18" ADS HP @ 0.50%

C-19
72" DIA MANHOLE
RIM = 113.81
INV W = 108.31
INV E = 108.07
INV S = 108.07
INV N = 108.21

41 LF 24" ADS HP @ 0.20%
44 LF 18" ADS HP @ 1.32%
106 LF 24" ADS HP @ 0.20%

DRAINAGE EASEMENT

C-18
TYPE 3R INLET
RIM = 114.39
INV E = 108.89

C-21
TYPE 3L INLET
RIM = 114.37
INV W = 107.99
INV E = 107.87

C-23
TYPE 4 INLET
RIM = 115.18
INV N = 109.62
INV W = 109.18

C-17
TYPE 3R INLET
RIM = 115.47
INV S = 109.97

40 LF 24" ADS HP @ 0.20%
43 LF 24" ADS HP @ 0.20%

AA-1
TYPE H INLET
RIM = 113.65
INV N = 108.15
INV S = 108.15

145 LF 30" ADS HP @ 0.20%

142 LF 18" ADS HP @ 0.82%

216 LF 18" ADS HP @ 0.20%

51 LF 18" ADS HP @ 0.33%

F-2
TYPE 3L INLET
RIM = 115.52
INV SW = 110.10

28 LF 30" ADS HP @ 0.20%

144 LF 18" ADS HP @ 1.12%

AB-2
TYPE E INLET
RIM = 113.67
INV E = 108.17

45' DRAINAGE
EASEMENT (TYP.)

DRAINAGE EASEMENT

F-3
TYPE 3R INLET
RIM = 115.40
INV N = 107.36
INV NE = 109.93
INV S = 107.36

AB-1
TYPE E INLET
RIM = 114.48
INV W = 108.98

AA-2
TYPE E INLET
RIM = 114.81
INV N = 109.31

F-4
60" DIA MANHOLE
RIM = 115.41
INV N = 107.31
INV S = 107.31
INV E = 108.78

101 LF 18" ADS HP @ 0.20%

TRACT 'Y'
OPEN SPACE
0.13 AC

C-16
TYPE 3L INLET
RIM = 115.56
INV S = 109.54
INV N = 109.54

5' DRAINAGE
EASEMENT (TYP.)

DRAINAGE EASEMENT

135 LF 30" ADS HP @ 0.20%

48 LF 18" ADS HP @ 0.35%

E-14
TYPE 3L INLET
RIM = 111.70
INV S = 106.19

48 LF 18" ADS HP @ 0.50%

48 LF 18" ADS HP @ 0.50%

167 LF 18" ADS HP @ 1.04%

F-5
TYPE 3L INLET
RIM = 114.34
INV SW = 108.84

F-6
TYPE 3R INLET
RIM = 114.31
INV NE = 108.67
INV N = 107.04
INV SE = 105.79

E-15
TYPE 3R INLET
RIM = 111.69
INV N = 105.95
INV E = 105.95

167 LF 18" ADS HP @ 0.28%

41 LF 18" ADS HP @ 0.50%

TRACT 'H'
10' LANDSCAPE BUFFER
0.34 AC

C-14
TYPE 3R INLET
RIM = 114.77
INV E = 109.27

C-15
TYPE 3L INLET
RIM = 114.59
INV W = 109.07
INV N = 109.07
INV S = 108.57

174 LF 18" ADS HP @ 0.57%

146 LF 18" ADS HP @ 1.27%

AA-3
TYPE E INLET
RIM = 114.90
INV S = 109.40

TRACT 'Q'
20' PRIVATE ALLEY
0.40 AC

TRACT 'II'
OPEN SPACE
0.09 AC

TRACT 'TTT'
TRAFFIC CIRCLE
0.00 AC

STREET 'E'

23 LF 18" ADS HP @ 0.48%

F-7
TYPE 3L INLET
RIM = 113.07
INV SW = 107.30

160 LF 18" ADS H

AC-1
TYPE E INLET
RIM = 110.20
INV E = 104.68

F-8
72" DIA MANHOLE
RIM = 112.77
INV NW = 105.38
INV NE = 107.19
INV S = 105.38

161 LF 36" ADS HP @ 0.40%

AA-4
TYPE E INLET
RIM = 113.06
INV S = 107.56
INV N = 107.56

C-12
TYPE 3R INLET
RIM = 113.72
INV E = 108.22

41 LF 18" ADS HP @ 0.50%

C-13
TYPE 3L INLET
RIM = 113.58
INV W = 108.02
INV N = 107.58
INV S = 107.58

E-12
TYPE 3R INLET
RIM = 111.00
INV E = 105.50

E-13
TYPE 3L INLET
RIM = 110.99
INV W = 105.26
INV S = 105.26

F-9
TYPE 3L INLET
RIM = 112.02
INV SW = 106.49

G-2
TYPE 3L INLET
RIM = 108.58
INV E = 99.22
INV SW = 99.22

65 LF 18" ADS HP @ 0.50%

F-10
TYPE 3R INLET
RIM = 111.76
INV N = 104.73
INV S = 103.73
INV NE = 106.27

44 LF 18" ADS HP @ 0.50%

G-1

48 LF 18" ADS HP @ 0.50%

DRAINAGE EASEMENT

C-30
TYPE E INLET
RIM = 115.50
INV E = 109.50

244 LF 30" ADS HP @ 0.95%

0.13 AC

35' DRAINAGE EASEMENT

C-29
72" DIA MANHOLE
RIM = 112.68
INV N = 106.68
INV S = 105.68
INV W = 107.18

43 LF 18" ADS HP @ 0.83%

AA-5
TYPE E INLET
RIM = 111.37
INV N = 105.87
INV S = 105.87

228 LF 18" ADS HP @ 0.79%

2.12 AC

251 LF 36" ADS HP @ 0.73%

SMALL DOG PARK

LARGE

SHEET C6.2

SHEET C6.1

SHEET C6.3

SHEET C6.4

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SHEET 82 OF 157

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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DRAINAGE PLAN – NORTHWEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.2

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Omar S. Sanchez, PE on the date adjacent to the seal.
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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C-12 TYPE 3R INLET RIM = 113.72 INV E = 108.22
41 LF 18" ADS HP @ 0.50%
C-13 TYPE 3L INLET RIM = 113.58 INV W = 108.02 INV N = 107.58 INV S = 107.58
135 LF 24" ADS HP @ 0.67%
E-12 TYPE 3R INLET RIM = 111.00 INV E = 105.50
E-13 TYPE 3L INLET RIM = 110.99 INV W = 105.26 INV S = 105.26
48 LF 18" ADS HP @ 0.50%
F-10 TYPE 3R INLET RIM = 111.76 INV N = 104.73 INV S = 103.73 INV NE = 106.27
65 LF 18" ADS HP @ 0.50%
44 LF 18" ADS HP @ 0.50%
C-1 TYPE 3R INLET RIM = 109.22 INV NE = 99.54

SHEET C6.2
SHEET C6.3
SHEET C6.1
SHEET C6.4

C-30 TYPE E INLET RIM = 115.50 INV E = 109.50
244 LF 30" ADS HP @ 0.95%
35' DRAINAGE EASEMENT
C-29 72" DIA MANHOLE RIM = 112.68 INV N = 106.68 INV S = 105.68 INV W = 107.18
AA-5 TYPE E INLET RIM = 111.37 INV N = 105.87 INV S = 105.87
133 LF 18" ADS HP @ 1.28%
228 LF 18" ADS HP @ 0.79%
251 LF 36" ADS HP @ 0.73%
AE-1 TYPE E INLET RIM = 107.27 INV S = 101.74
123 LF 36" ADS HP @ 0.47%
AA-6 TYPE E INLET RIM = 110.20 INV N = 104.70 INV S = 104.70
125 LF 18" ADS HP @ 0.53%
48 LF 18" ADS HP @ 0.50%
C-11 TYPE 3L INLET RIM = 112.10 INV W = 106.46 INV N = 105.10 INV S = 105.10
E-10 TYPE 4 INLET RIM = 109.20 INV E = 103.70
E-11 TYPE 4 INLET RIM = 109.19 INV W = 103.46 INV N = 103.46 INV S = 103.46
AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS
41 LF 18" ADS HP @ 0.20%
F-26 TYPE 3L INLET RIM = 110.08 INV W = 104.58
AE-2 TYPE E INLET RIM = 106.56 INV N = 101.03 INV S = 100.08
42 LF 18" ADS HP @ 0.50%
C-10 TYPE 3R INLET RIM = 112.17 INV E = 106.67
DRAINAGE EASEMENT
58 LF 36" ADS HP @ 1.15%
43 LF 18" ADS HP @ 1.33%
D-2 TYPE 3L INLET RIM = 110.96 INV E = 105.46
24 LF 18" ADS HP @ 0.50%
47 LF 18" ADS HP @ 0.20%
D-3 48" DIA MANHOLE RIM = 110.39 INV W = 104.89 INV N = 104.61 INV S = 104.11
D-6 TYPE 3L INLET RIM = 110.13 INV S = 104.63
48 LF 18" ADS HP @ 0.50%
104 LF 18" ADS HP @ 0.20%
D-8 TYPE 4 INLET RIM = 108.69 INV S = 103.26
F-11 TYPE 3R INLET RIM = 109.94 INV S = 101.90 INV N = 101.90 INV E = 104.50
75 LF 42" ADS HP @ 0.87%
51 LF 18" ADS HP @ 0.50%
41 LF 18" ADS HP @ 0.50%
134 LF 42" ADS HP @ 0.56%
175 LF 48" ADS HP @ 0.41%
171 LF 48" ADS HP @ 0.49%
125 LF 18" ADS HP @ 0.57%
D-1 84" DIA MANHOLE RIM = 111.44 INV N = 104.44 INV E = 104.44
D-4 72" DIA MANHOLE RIM = 110.69 INV W = 103.69 INV E = 103.69 INV N = 103.99
100 LF 42" ADS HP @ 1.03%
D-5 TYPE 3R INLET RIM = 110.16 INV W = 102.66 INV E = 102.16 INV N = 104.39
D-7 72" DIA MANHOLE RIM = 109.60 INV W = 101.60 INV E = 101.60 INV N = 103.26
D-9 TYPE 4 INLET RIM = 108.80 INV N = 103.06 INV W = 100.89 INV E = 100.89
189 LF 48" ADS HP @ 0.20%
D-10 108" DIA MANHOLE RIM = 109.25 INV W = 100.71 INV E = 98.71 INV N = 101.25
D-11 96" DIA MANHOLE RIM = 106.90 INV W = 97.87 INV E = 97.96 INV N = 99.83 INV S = 96.78
92 LF 42" ADS HP @ 0.61%
DRAINAGE EASEMENT
45' DRAINAGE EASEMENT (TYP.)
34 LF 18" ADS HP @ 0.50%
C-8 TYPE 2 INLET RIM = 110.91 INV E = 105.41
C-9 TYPE 2 INLET RIM = 110.91 INV W = 105.24 INV S = 104.91
175 LF 24" ADS HP @ 0.20%
E-8 TYPE 3R INLET RIM = 108.55 INV E = 103.05
34 LF 18" ADS HP @ 0.50%
E-9 TYPE 3L INLET RIM = 108.52 INV W = 102.88 INV S = 102.52
A-1 TYPE 3L INLET RIM = 112.30 INV S = 104.60
34 LF 18" ADS HP @ 0.20%
C-7 60" DIA MANHOLE RIM = 111.37 INV N = 104.56 INV S = 104.45 INV W = 104.45
A-2 TYPE 3R INLET RIM = 112.30 INV N = 104.53 INV E = 104.53
44 LF 18" ADS HP @ 0.20%
141 LF 30" ADS HP @ 0.20%
227 LF 24" ADS HP @ 0.44%
F-12 TYPE 3R INLET RIM = 107.43 INV SE = 101.86
44 LF 18" ADS HP @ 0.50%
5' DRAINAGE EASEMENT (TYP.)
134 LF 18" ADS HP @ 2.26%
F-13 TYPE 3L INLET RIM = 107.24 INV E = 100.35 INV NW = 101.64 INV S = 100.35
187 LF 18" ADS HP @ 0.20%
TRACT 'I' 10' LANDSCAPE BUFFER 0.16 AC
E-6 TYPE 2 INLET RIM = 107.53 INV E = 101.53
E-7 TYPE 2 INLET RIM = 107.53 INV W = 101.46 INV N = 101.53 INV S = 101.03
TRACT 'FF' OPEN SPACE 0.32 AC
TRACT 'GG' OPEN SPACE 0.28 AC
34 LF 18" ADS HP @ 0.50%
C-5 TYPE 3L INLET RIM = 112.32 INV E = 106.82
C-6 TYPE 3R INLET RIM = 112.32 INV W = 106.65 INV S = 104.11 INV N = 104.17
34 LF 24" ADS HP @ 0.20%
F-15 TYPE 4 INLET RIM = 106.14 INV W = 100.73 INV N = 100.73
F-14 TYPE 2 INLET RIM = 106.14 INV E = 100.90
287 LF 30" ADS HP @ 0.20%
42 LF 12" ADS HP @ 2.00%
YD-1 12" YARD DRAIN RIM = 107.04 INV E = 102.50 INV S = 102.50
TRACT 'B' R.O.W. DEDICATION FOR CHANDLER ROAD 2.00 AC
35 LF 18" ADS HP @ 0.50%
A-4 TYPE 3L INLET RIM = 118.03 INV W = 110.07 INV S = 110.07
A-3 TYPE 3R INLET RIM = 118.08 INV E = 110.24
B-3 72" DIA MANHOLE RIM = 113.07 INV W = 107.57 INV E = 103.60 INV N = 103.60
54 LF 18" ADS HP @ 1.79%
55 LF 36" ADS HP @ 0.20%
E-5 72" DIA MANHOLE RIM = 109.25 INV N = 100.46 INV S = 99.79 INV W = 102.96 INV E = 100.57
220 LF 24" ADS HP @ 0.20%
B-7 TYPE 4 INLET RIM = 107.01 INV S = 101.34 INV W = 101.01
33 LF 12" ADS HP @ 1.00%
INV N = 10
B-2 TYPE 3L INLET RIM = 114.19 INV S = 108.52 INV E = 108.52
34 LF 18" ADS HP @ 0.50%
B-5 TYPE 3L INLET RIM = 110.48
34 LF 18" ADS HP @ 0.50%
34 LF 18" ADS HP @ 0.50%
262 LF 36" ADS HP @ 0.20%
295 LF 18" ADS HP @ 0.94%
259 LF 30" ADS HP @ 0.20%
TRACT 'XX' LANDSCAPED MEDIAN 0.04 AC
TRACT 'CC' 0.00 AC
TRACT 'SS' 0.00 AC
174 LF 48" ADS HP @ 1.02%

SHEET C6.3
SHEET C6.6
SHEET C6.4
SHEET C6.5

SHEET 83 OF 157

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OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 07/08/2026	01/30/2026	7
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	10/08/2025	6
OSS	SJRWMD COMMENTS - DATED 08/29/2025	08/25/2025	5

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.3

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/19/26

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P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified: 2/19/2026 By:osanchez Plotted By:brian killeli

SHEET C6.2
SHEET C6.1
SHEET C6.3
SHEET C6.4
SHEET C6.3
SHEET C6.4
SHEET C6.6
SHEET C6.5

E-12 TYPE 3R INLET RIM = 111.00 INV E = 105.50
E-13 TYPE 3L INLET RIM = 110.99 INV W = 105.26 INV S = 105.26
F-10 TYPE 3R INLET RIM = 111.76 INV N = 104.73 INV S = 103.73 INV NE = 106.27
65 LF 18" ADS HP @ 0.50%
44 LF 18" ADS HP @ 0.50%
174 LF 18" ADS HP @ 0.50%
236 LF 18" ADS HP @ 1.46%
48 LF 18" ADS HP @ 0.50%
48 LF 18" ADS HP @ 0.50%
G-8 TYPE 4 INLET RIM = 103.86 INV W = 94.44
61 LF 18" ADS HP @ 5.17%
D-23 72" DIA MANHOLE RIM = 103.17 INV N = 91.32 INV E = 91.32 INV W = 91.32 INV S = 91.32
48 LF 18" ADS HP @ 0.50%
DRAINAGE EASEMENT (TYP.)
G-1 TYPE 3R INLET RIM = 109.22 INV NE = 99.54
G-3 TYPE 3R INLET RIM = 106.01 INV N = 98.28
G-6 TYPE 4 INLET RIM = 102.97 INV N = 94.35
DRAINAGE EASEMENT
5' DRAINAGE EASEMENT (TYP.)
AA-5 TYPE E INLET RIM = 111.37 INV N = 105.87 INV S = 105.87
165 LF 18" ADS HP @ 0.83%
228 LF 18" ADS HP @ 0.79%
251 LF 36" ADS HP @ 0.73%
2.12 AC
SMALL DOG PARK
LARGE DOG PARK
PICKLEBALL COURTS
GATHERING AREA
AE-1 TYPE E INLET RIM = 107.27 INV S = 101.74
TRACT 'P' 20' PRIVATE ALLEY
725 LF 42" ADS HP @ 1.19%
44 LF 42" ADS HP @ 1.19%
44 LF 18" ADS HP @ 2.49%
102 LF 18" ADS HP @ 1.45%
102 LF 18" ADS HP @ 2.20%
D-22 TYPE 3R INLET RIM = 102.28 INV N = 89.86 INV S = 89.86
ALLEY 'D'
AD-1 TYPE E INLET RIM = 104.82 INV E = 99.32
AD-3 TYPE E INLET RIM = 101.12 INV W = 95.62 INV E = 95.62
AD-2 TYPE E INLET RIM = 102.59 INV W = 97.09 INV E = 97.09
D-21 72" DIA MANHOLE RIM = 101.40 INV W = 94.53 INV S = 89.35 INV N = 89.35
48 LF 18" ADS HP @ 0.50%
E-10 TYPE 4 INLET RIM = 109.20 INV E = 103.70
E-11 TYPE 4 INLET RIM = 109.19 INV W = 103.46 INV N = 103.46 INV S = 103.46
AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS
41 LF 18" ADS HP @ 0.20%
F-26 TYPE 3L INLET RIM = 110.08 INV W = 104.58
AE-2 TYPE E INLET RIM = 106.56 INV N = 101.03 INV S = 100.08
F-11 TYPE 3R INLET RIM = 109.94 INV S = 101.90 INV N = 101.90 INV E = 104.50
125 LF 18" ADS HP @ 0.57%
47 LF 18" ADS HP @ 0.20%
104 LF 18" ADS HP @ 0.20%
D-3 48" DIA MANHOLE RIM = 110.39 INV W = 104.89 INV N = 104.61 INV S = 104.11
D-6 TYPE 3L INLET RIM = 110.13 INV S = 104.63
D-8 TYPE 4 INLET RIM = 108.69 INV S = 103.26
75 LF 42" ADS HP @ 0.87%
51 LF 18" ADS HP @ 0.50%
D-14 TYPE 3L INLET RIM = 104.01 INV SW = 98.48
15 LF 42" ADS HP @ 1.20%
23 LF 18" ADS HP @ 1.82%
5' DRAINAGE EASEMENT (TYP.)
D-20 TYPE 3R INLET RIM = 100.52 INV N = 88.09 INV S = 88.09
31 LF 42" ADS HP @ 1.17%
48 LF 18" ADS HP @ 0.50%
41 LF 18" ADS HP @ 0.50%
175 LF 48" ADS HP @ 0.41%
171 LF 48" ADS HP @ 0.49%
133 LF 18" ADS HP @ 0.20%
51 LF 18" ADS HP @ 0.50%
D-15 TYPE 3L INLET RIM = 99.71 INV E = 94.49
34 LF 42" ADS HP @ 0.50%
D-19 72" DIA MANHOLE RIM = 100.12 INV N = 87.74 INV SW = 87.74
D-5 TYPE 3R INLET RIM = 110.16 INV W = 102.66 INV E = 102.16 INV N = 104.39
D-7 72" DIA MANHOLE RIM = 109.60 INV W = 101.60 INV E = 101.60 INV N = 103.26
D-9 TYPE 4 INLET RIM = 108.80 INV N = 103.06 INV W = 100.89 INV E = 100.89
D-10 108" DIA MANHOLE RIM = 109.25 INV W = 100.71 INV E = 98.71 INV N = 101.25
D-11 96" DIA MANHOLE RIM = 106.90 INV W = 97.87 INV E = 97.96 INV N = 99.83 INV S = 96.78
D-13 TYPE 3R INLET RIM = 104.66 INV NE = 98.23 INV W = 98.22
D-16 TYPE 4 INLET RIM = 99.78 INV N = 87.40 INV S = 87.40
D-18 TYPE 4 INLET RIM = 99.78 INV S = 87.56 INV NE = 87.56 INV W = 94.08
92 LF 42" ADS HP @ 0.61%
89 LF 48" ADS HP @ 0.20%
DRAINAGE EASEMENT
174 LF 48" ADS HP @ 1.02%
155 LF 42" ADS HP @ 1.47%
D-17 72" DIA MANHOLE RIM = 99.55 INV N = 85.23 INV S = 85.23
30' DRAINAGE EASEMENT (TYP.)
73 LF 48" ADS HP @ 3.74%
D-12 84" DIA MANHOLE RIM = 103.85 INV N = 95.02 INV E = 95.02
254 LF 48" ADS HP @ 0.99%
PLEASE REFER TO B.U.-1 MODIFIED TYPE-E INLET DETAIL ON SHEET C9.1
M.E.S. - 1 60" MES INV W = 92.50
B.U. - 1 TYPE E INLET RIM = 91.50 INV N = 82.50 INV S = 80.50
20 LF 24" PERFORATED HDPE @ 0.00%
34 LF 18" ADS HP @ 0.50%
E-8 TYPE 3R INLET RIM = 108.55 INV E = 103.05
E-9 TYPE 3L INLET RIM = 108.52 INV W = 102.88 INV S = 102.52
F-12 TYPE 3R INLET RIM = 107.43 INV SE = 101.86
44 LF 18" ADS HP @ 0.50%
134 LF 18" ADS HP @ 2.26%
F-25 48" DIA MANHOLE RIM = 105.66 INV W = 97.34 INV E = 97.34
F-13 TYPE 3L INLET RIM = 107.24 INV E = 100.35 INV NW = 101.64 INV S = 100.35
215 LF 18" ADS HP @ 2.26%
ENERGY DISSIPATOR. PLEASE REFER TO DETAIL #8 ON SHEET C9.1
227 LF 24" ADS HP @ 0.44%
187 LF 18" ADS HP @ 0.20%
5' DRAINAGE EASEMENT (TYP.)
30' DRAINAGE EASEMENT (TYP.)
M.E.S. - 2 24" MES INV W = 92.50
E-6 TYPE 2 INLET RIM = 107.53 INV E = 101.53
E-7 TYPE 2 INLET RIM = 107.53 INV W = 101.46 INV N = 101.53 INV S = 101.03
TRACT 'FF' OPEN SPACE 0.32 AC
TRACT 'GG' OPEN SPACE 0.28 AC
34 LF 24" ADS HP @ 0.20%
34 LF 18" ADS HP @ 0.50%
F-15 TYPE 4 INLET RIM = 106.14 INV W = 100.73 INV N = 100.73
F-14 TYPE 2 INLET RIM = 106.14 INV E = 100.90
287 LF 30" ADS HP @ 0.20%
ST-1 TYPE C INLET RIM = 105.56 INV S = 99.98 INV E = 99.98
42 LF 12" ADS HP @ 2.00%
154 LF 18" ADS HP @ 4.89%
M.E.S. - 4 18" MES INV W = 92.50
YD-1 12" YARD DRAIN RIM = 107.04 INV E = 102.50 INV S = 102.50
TRACT 'R' STORMWATER POND 2 14.61 AC
33 LF 12" ADS HP @ 1.00%
INV N = 102.82
YD-2 12" YARD DRAIN RIM = 106.41 INV W = 100.82 INV N = 100.82
84 LF 12" ADS HP @ 2.00%
20' DRAINAGE EASEMENT (TYP.)
ENERGY DISSIPATOR. PLEASE REFER TO DETAIL #8 ON SHEET C9.1
AMENITY/PARK 1.00 AC
POOL
CABANA
AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS
E-5 72" DIA MANHOLE RIM = 109.25 INV N = 100.46 INV S = 99.79 INV W = 102.96 INV E = 100.57
B-7 TYPE 4 INLET RIM = 107.01 INV S = 101.34 INV W = 101.01
55 LF 36" ADS HP @ 0.20%
220 LF 24" ADS HP @ 0.20%
TRACT 'SS' PASSIVE CIRCLE 0.00 AC
TRACT 'TT' PASSIVE CIRCLE 0.00 AC
B-5 TYPE 3L INLET RIM = 110.48
34 LF 18" ADS HP @ 0.50%
34 LF 18" ADS HP @ 0.50%
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
STREET 'G'
TRACT 'C' PUBLIC RIGHT-OF-WAY 18.64 AC
TRACT 'P' 20' PRIVATE ALLEY
FOUND 4" IRON ROD (LB 6846)
FOUND 4" IRON PIPE (NO I.D.)

N
NE
E
SE
S
SW
W
NW

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C6.2 C6.1 C6.3 C6.4 C6.6 C6.5 C6.7

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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DRAINAGE PLAN – EAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.4

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2/19/26

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E-6 TYPE 2 INLET RIM = 107.53 INV E = 101.53
E-7 TYPE 2 INLET RIM = 107.53 INV W = 101.46 INV N = 101.53 INV S = 101.03
34 LF 24" ADS HP @ 0.20%
287 LF 30" ADS HP @ 0.20%
TRACT "FF" OPEN SPACE 0.32 AC
TRACT "GG" OPEN SPACE 0.28 AC
34 LF 18" ADS HP @ 0.50%
F-15 TYPE 4 INLET RIM = 106.14 INV W = 100.73 INV N = 100.73
F-14 TYPE 2 INLET RIM = 106.14 INV E = 100.90
TRACT "R" STORMWATER POND 2 14.61 AC
ST-1 TYPE C INLET RIM = 105.56 INV S = 99.98 INV E = 99.98
42 LF 12" ADS HP @ 2.00%
154 LF 18" ADS HP @ 4.89%
M.E.S. - 4 18" MES INV W = 92.50
YD-1 12" YARD DRAIN RIM = 107.04 INV E = 102.50 INV S = 102.50
33 LF 12" ADS HP @ 1.00%
INV N = 102.82
YD-2 12" YARD DRAIN RIM = 106.41 INV W = 100.82 INV N = 100.82
84 LF 12" ADS HP @ 2.00%
20' DRAINAGE EASEMENT (TYP.)
ENERGY DISSIPATOR. PLEASE REFER TO DETAIL #8 ON SHEET C9.1
CABANA
POOL
AMENITY/PARK 1.00 AC
AMENITY TRACT TO BE PERMITTED UNDER SEPARATE SET OF PLANS
FOUND 1.75" IRON PIPE (NO I.D.)
FOUND 3" IRON PIPE (NO I.D.)

SHEET C6.3
SHEET C6.4
SHEET C6.6
SHEET C6.5

E-5 72" DIA MANHOLE RIM = 109.25 INV N = 100.46 INV S = 99.79 INV W = 102.96 INV E = 100.57
55 LF 36" ADS HP @ 0.20%
220 LF 24" ADS HP @ 0.20%
B-7 TYPE 4 INLET RIM = 107.01 INV S = 101.34 INV W = 101.01
B-5 TYPE 3L INLET RIM = 110.48 INV S = 104.81 INV E = 103.07 INV W = 103.07
B-4 TYPE 3R INLET RIM = 110.48 INV N = 104.98
34 LF 18" ADS HP @ 0.50%
B-6 TYPE 4 INLET RIM = 107.01 INV N = 101.51
TRACT "SS" TURNING CIRCLE 0.00 AC
STREET 'B'
STREET 'A'
STREET 'F'
271 LF 36" ADS HP @ 0.20%
5' DRAINAGE EASEMENT (TYP.)
34 LF 18" ADS HP @ 0.50%
E-3 TYPE 3R INLET RIM = 106.56 INV E = 101.03
E-4 TYPE 3L INLET RIM = 106.56 INV W = 100.86 INV S = 99.06 INV N = 99.25
F-16 TYPE 3R INLET RIM = 106.37 INV SE = 100.90
48 LF 18" ADS HP @ 0.50%
F-17 TYPE 3L INLET RIM = 106.20 INV NW = 100.66 INV S = 100.66
242 LF 42" ADS HP @ 1.26%
181 LF 18" ADS HP @ 0.61%
TRACT "EE" OPEN SPACE 0.17 AC
F-18 TYPE 3R INLET RIM = 105.27 INV E = 99.73
F-19 TYPE 3L INLET RIM = 105.27 INV W = 99.56 INV S = 99.56 INV N = 99.56
E-1 TYPE 3R INLET RIM = 103.52 INV W = 97.78 INV E = 97.95
E-2 TYPE 3L INLET RIM = 103.52 INV W = 97.78 INV N = 96.02 INV S = 96.02
A-19 TYPE 3R INLET RIM = 104.27 INV SW = 98.30 INV W = 94.37 INV E = 94.37
71 LF 48" ADS HP @ 0.20%
36 LF 42" ADS HP @ 2.91%
49 LF 18" ADS HP @ 0.98%
F-20 120" DIA MANHOLE RIM = 104.76 INV S = 93.17 INV W = 94.17 INV N = 99.09
193 LF 60" ADS HP @ 0.21%
41 LF 18" ADS HP @ 0.45%
A-17 120" DIA MANHOLE RIM = 103.04 INV E = 94.77 INV W = 94.85 INV N = 95.00
E 2 INLET = 102.99 S = 96.92 W = 95.87 E = 94.99
A-18 TYPE 3L INLET RIM = 104.15 INV NE = 98.48
A-15 TYPE 2 INLET RIM = 102.99 INV N = 96.99
34 LF 24" ADS HP @ 0.20%
101 LF 60" ADS HP @ 0.20%
161 LF 60" ADS HP @ 0.20%
F-27 96" DIA MANHOLE RIM = 102.63 INV E = 94.98 INV N = 92.85 INV S = 92.85
F-22 TYPE 3L INLET RIM = 100.91 INV W = 95.24 INV S = 95.24
5' DRAINAGE EASEMENT
27 LF 60" ADS HP @ 0.20%
133 LF 18" ADS HP @ 0.20%
34 LF 18" ADS HP @ 0.50%
F-23 96" DIA MANHOLE RIM = 102.15 INV N = 92.80 INV SW = 92.80
F-21 TYPE 3R INLET RIM = 100.91 INV N = 95.41
241 LF 60" ADS HP @ 1.82%
TRACT "WW" LIFT STATION 0.04 AC
TRACT "L" 15' LANDSCAPE BUFFER 0.89 AC
WHITE DAHLIA DRIVE
GRAVEL DRIVE
MASONRY COLUMNS AND WALL
FOUND 4"x4" CONC. MON. (LB 2126) LEANING
FOUND NAIL & DISK (LB 2801)
FOUND 1" IRON ROD (LB 4596)
FOUND 3" IRON ROD (LB 4596)
FOUND NAIL & DISK (LB 2801)
FOUND 5/8" IRON ROD (NO I.D.)
FOUND 1/2" IRON ROD (NO I.D.)
FOUND 1/2" IRON ROD (LB 4596)
FOUND 1" IRON ROD (LB 4596)
FOUND 1" IRON ROD (LB 4596)
VINYL FENCE
STORM DRAIN MANHOLE TOP=97.83 E.INV.=89.18 (24"NOR) S.INV.=89.08 (24"NOR)
SANITARY SEWER MANHOLE TOP=98.63 E.INV.=89.63 (8"PVC)
STORM DRAIN MANHOLE TOP=97.83 E.INV.=89.23 (8"PVC) S.INV.=89.31 (8"PVC) S.INV.=89.01 (8"PVC)
SANITARY SEWER MANHOLE TOP=98.56 E.INV.=82.97 (8"PVC) W.INV.=82.92 (8"PVC) S.INV.=82.76 (8"PVC)
STORM DRAIN MANHOLE TOP=96.26 N.INV.=92.61 (30"RCP) N.INV.=89.18 (30"RCP) W.INV.=89.16 (30"RCP)
STATE INLET TOP=94.87 E.INV.=89.87 (18"RCP)

SHEET C6.6
SHEET C6.7
SHEET C6.5
SHEET C6.7

N
W E
S
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C6.1 C6.2 C6.3 C6.4 C6.5 C6.6 C6.7

REV.	DATE	DESCRIPTION	BY
1	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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DRAINAGE PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026
SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.5

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SHEET C6.3

SHEET C6.4

SHEET C6.5

SHEET C6.6

SHEET C6.6

SHEET C6.7

TRACT 'B'
R.O.W. DEDICATION
FOR CHANDLER ROAD
2.00 AC

CHANDLER ROAD

STREET 'B'

TRACT 'XX'
LANDSCAPED MEDIAN
0.04 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.20 AC

5' DRAINAGE
EASEMENT (TYP.)

BERRY OAK DRIVE

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'A'

STREET 'F'

TRACT 'FF'
OPEN SPACE
0.32 AC

TRACT 'GG'
OPEN SPACE
0.28 AC

TRACT 'CC'
OPEN SPACE
0.28 AC

TRACT 'DD'
OPEN SPACE
0.27 AC

TRACT 'EE'
OPEN SPACE
0.17 AC

TRACT 'SS'
TRAFFIC CIRCLE
0.00 AC

TRACT 'TT'
TRAFFIC CIRCLE
0.00 AC

TRACT 'AA'
OPEN SPACE
0.07 AC

A-3
TYPE 3R INLET
RIM = 118.08
INV E = 110.24

A-4
TYPE 3L INLET
RIM = 118.03
INV W = 110.07
INV S = 110.07

35 LF 18" ADS HP @ 0.50%

295 LF 18" ADS HP @ 0.94%

A-5
TYPE 3L INLET
RIM = 115.55
INV N = 107.31
INV NW = 107.62
INV S = 107.31

205 LF 18" ADS HP @ 1.00%

A-6
TYPE 3R INLET
RIM = 115.90
INV SE = 107.86

49 LF 18" ADS HP @ 0.50%

A-7
TYPE 3R INLET
RIM = 112.85
INV E = 104.93

34 LF 18" ADS HP @ 0.50%

A-8
TYPE 3L INLET
RIM = 112.85
INV W = 104.76
INV N = 105.26
INV S = 104.76

161 LF 24" ADS HP @ 1.42%

A-9
60" DIA MANHOLE
RIM = 110.17
INV N = 102.49
INV E = 102.49

135 LF 24" ADS HP @ 1.50%

47 LF 18" ADS HP @ 6.20%

A-10
TYPE 3L INLET
RIM = 108.39
INV SW = 100.47
INV W = 100.47
INV E = 100.47

A-11
TYPE 3R INLET
RIM = 108.86
INV NE = 103.36

A-12
TYPE 3R INLET
RIM = 105.91
INV NE = 100.39

A-13
TYPE 3L INLET
RIM = 105.57
INV SW = 100.19
INV W = 100.07
INV E = 96.95

A-14
60" DIA MANHOLE
RIM = 106.05
INV W = 100.17
INV E = 100.17
INV N = 100.76

A-15
TYPE 2 INLET
RIM = 102.99
INV N = 96.99

A-16
TYPE 2 INLET
RIM = 102.99
INV S = 96.92
INV W = 95.87
INV E = 94.99

A-17
120" DIA MANHOLE
RIM = 103.04
INV E = 94.77
INV W = 94.85
INV N = 95.00

A-18
TYPE 3L INLET
RIM = 104.15
INV NE = 98.48

A-19
TYPE 3R INLET
RIM = 104.27
INV SW = 98.30
INV W = 94.37
INV E = 94.37

B-1
TYPE 3R INLET
RIM = 114.19
INV N = 108.69

B-2
TYPE 3L INLET
RIM = 114.19
INV S = 108.52
INV E = 108.52

34 LF 18" ADS HP @ 0.50%

54 LF 18" ADS HP @ 1.79%

B-3
72" DIA MANHOLE
RIM = 113.07
INV W = 107.57
INV E = 103.60
INV N = 103.60

259 LF 30" ADS HP @ 0.20%

262 LF 36" ADS HP @ 0.20%

B-4
TYPE 3R INLET
RIM = 110.48
INV N = 104.98

B-5
TYPE 3L INLET
RIM = 110.48
INV S = 104.81
INV E = 103.07
INV W = 103.07

55 LF 36" ADS HP @ 0.20%

B-6
TYPE 4 INLET
RIM = 107.01
INV N = 101.51

B-7
TYPE 4 INLET
RIM = 107.01
INV S = 101.34
INV W = 101.01

220 LF 24" ADS HP @ 0.20%

C-1
TYPE 3L INLET
RIM = 107.09
INV W = 101.57

C-2
TYPE 3R INLET
RIM = 107.09
INV E = 101.40
INV S = 101.40
INV N = 101.40

49 LF 30" ADS HP @ 0.20%

51 LF 18" ADS HP @ 1.27%

C-3
TYPE 3L INLET
RIM = 110.57
INV W = 105.06

C-4
TYPE 3R INLET
RIM = 110.57
INV S = 104.89
INV E = 104.89

C-5
TYPE 3L INLET
RIM = 112.32
INV E = 106.82

C-6
TYPE 3R INLET
RIM = 112.32
INV W = 106.65
INV S = 104.11
INV N = 104.17

34 LF 24" ADS HP @ 0.20%

287 LF 30" ADS HP @ 0.20%

E-1
TYPE 3R INLET
RIM = 103.52
INV E = 97.95

71 LF 48" ADS HP @ 0.20%

E-2
TYPE 3L INLET
RIM = 103.52
INV W = 97.78
INV N = 96.02
INV S = 96.02

36 LF 42" ADS HP @ 2.91%

E-3
TYPE 3R INLET
RIM = 106.56
INV E = 101.03

E-4
TYPE 3L INLET
RIM = 106.56
INV W = 100.86
INV S = 99.06
INV N = 99.25

242 LF 42" ADS HP @ 1.28%

E-5
72" DIA MANHOLE
RIM = 109.25
INV N = 100.46
INV S = 99.79
INV W = 102.96
INV E = 100.57

E-6
TYPE 2 INLET
RIM = 107.53
INV E = 101.53

E-7
TYPE 2 INLET
RIM = 107.53
INV W = 101.46
INV N = 101.53
INV S = 101.03

F-16
TYPE 3R INLET
RIM = 106.37
INV SE = 100.90

F-17
TYPE 3L INLET
RIM = 106.20
INV NW = 100.66
INV S = 100.66

48 LF 18" ADS HP @ 0.50%

181 LF 18" ADS HP @ 0.61%

F-18
TYPE 3R INLET
RIM = 105.27
INV E = 99.73

F-19
TYPE 3L INLET
RIM = 105.27
INV W = 99.56
INV S = 99.56
INV N = 99.56

49 LF 18" ADS HP @ 0.98%

F-20
120" DIA MANHOLE
RIM = 104.76
INV S = 93.17
INV W = 94.17
INV N = 99.09

400 LF 48" ADS HP @ 0.60%

F-22
TYPE 3L
RIM =
INV W =
INV S =

34 LF 1

F-23
96" DIA MANHOLE
RIM = 102.15
INV N = 92.80
INV SW = 92.80

F-27
96" DIA MANHOLE
RIM = 102.63
INV E = 94.98
INV N = 92.85
INV S = 92.85

271 LF 36" ADS HP @ 0.20%

193 LF 60" ADS HP @ 0.21%

41 LF 18" ADS HP @ 0.45%

41 LF 18" ADS HP @ 0.50%

34 LF 24" ADS HP @ 0.20%

101 LF 60" ADS HP @ 0.20%

27 LF 60" ADS HP @ 0.20%

133 LF 18" ADS HP @ 0.20%

24 LF 60" ADS HP @ 1.25%

5' DRAINAGE EASEMENT

5' DRAINAGE
EASEMENT (TYP.)

FOUND 3" IRON ROD (PLS 5979)

FOUND 3" OAK AXLE

FOUND 5" IRON PIPE

FOUND 4"x4" CONC. MON. (LS 4714)

FOUND 4"x4" CONC. MON. (LB 5190)

FOUND 1" IRON PIPE (HELD)

FOUND 1" AXLE 0.23' N

FOUND 1" IRON PIPE (HELD)
FOUND 1" AXLE 0.23' N
FOUND 5/8" IRON PIPE 0.7' NW

FOUND 4"x4" CONC. MON. (LB 5190)

FOUND 4"x4" CONC. MON. (LB 4714)

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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SHEET 86 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228

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DRAINAGE PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026

SCALE 1" = 50'
PROJECT ASH-014
SHEET C6.6

OYDIS SALVADOR SANCHEZ VICENTE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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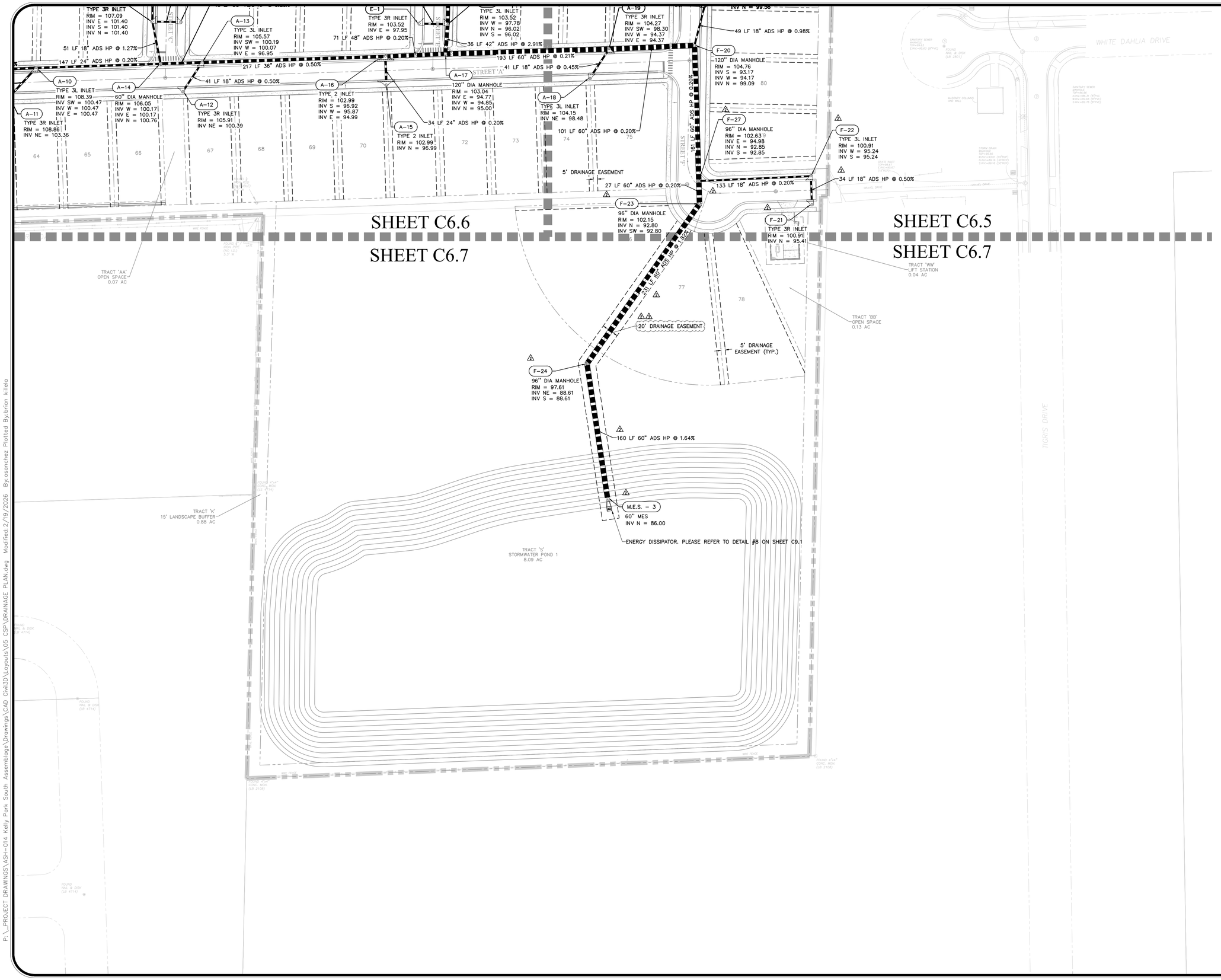

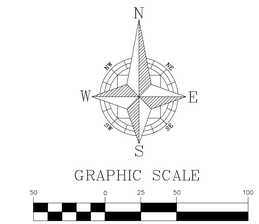

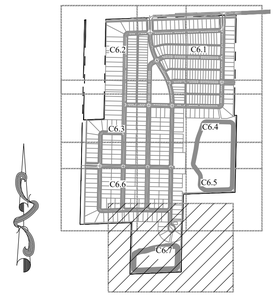

KEY MAP

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SHEET 87 OF 157

REV.	DATE	DESCRIPTION	BY
4	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
3	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
2	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DRAINAGE PLAN – SOUTH
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/10/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.7

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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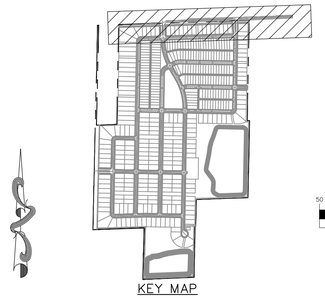

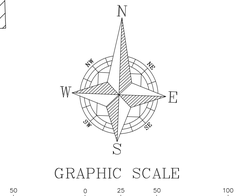

REV.	DATE	DESCRIPTION	BY
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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C6.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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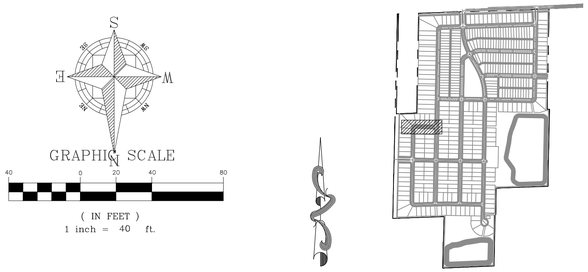
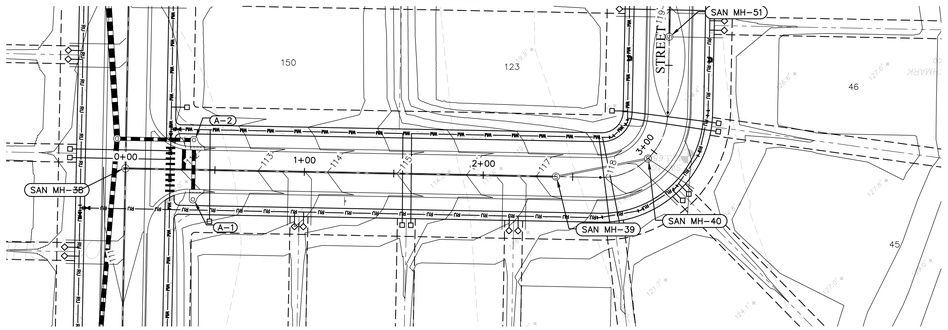


KEY MAP



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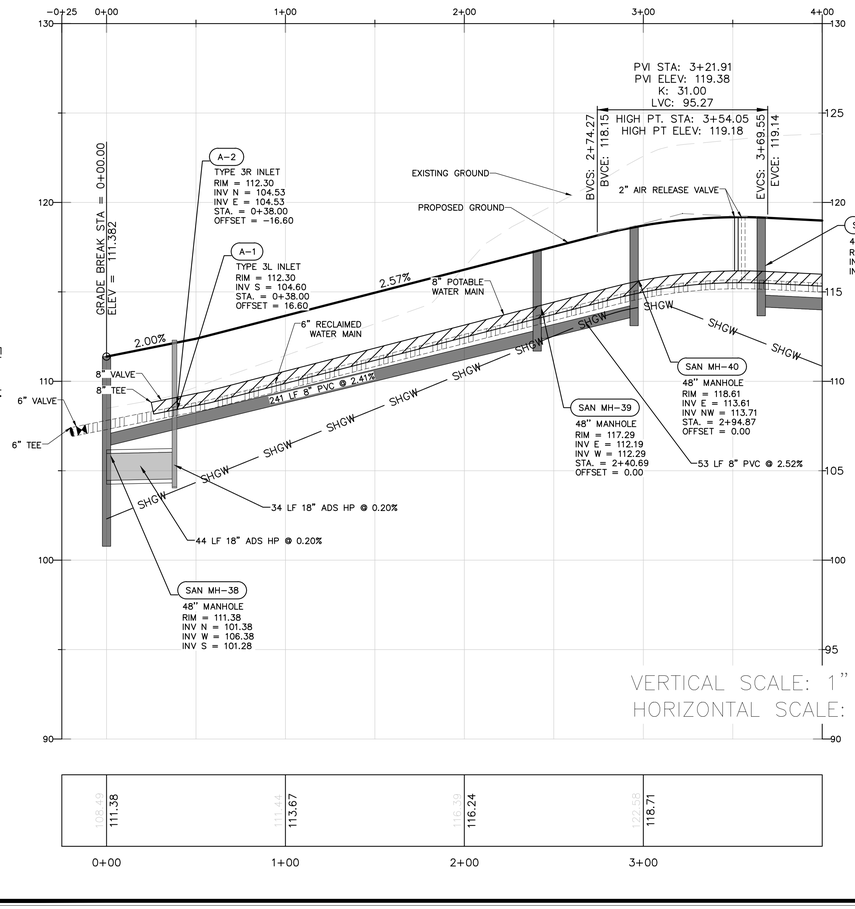
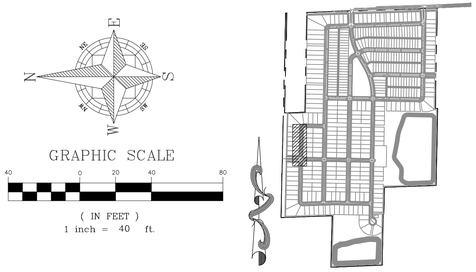
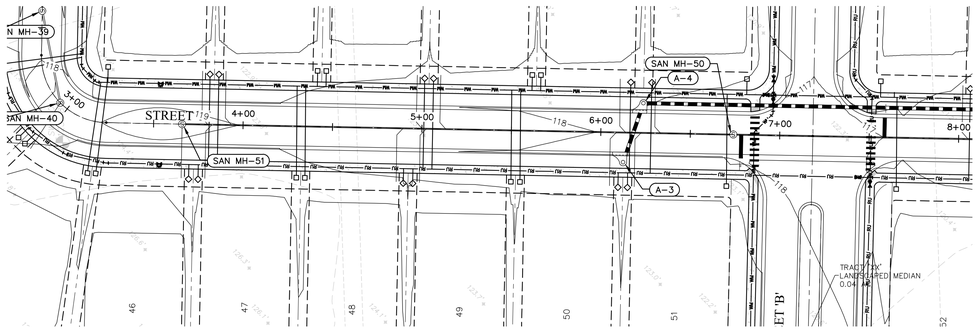




KEY MAP



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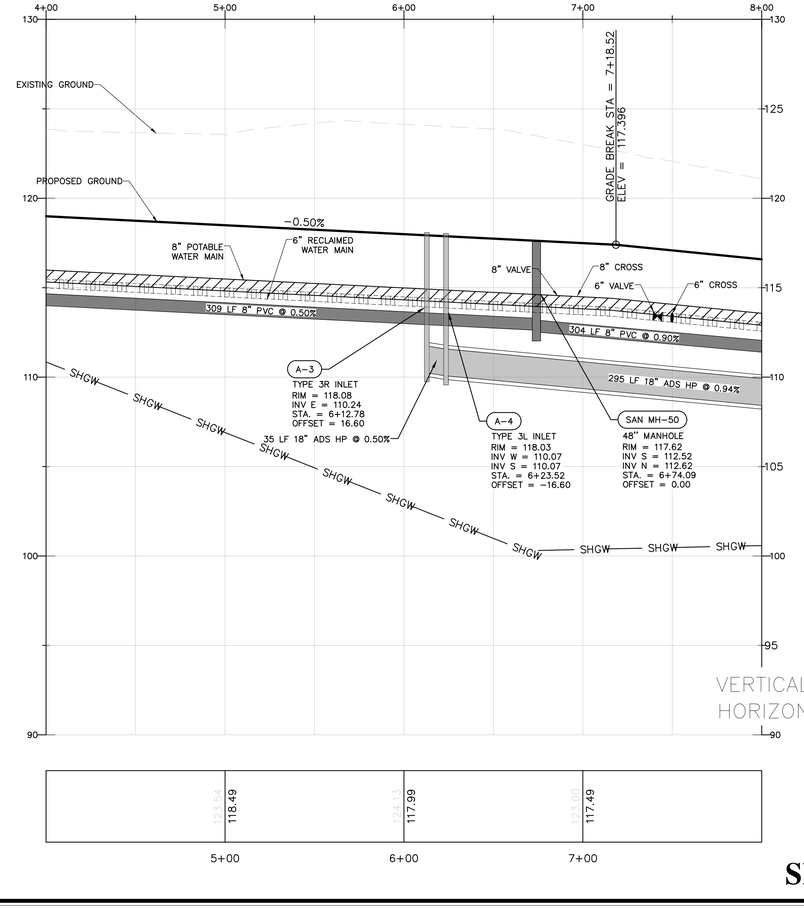

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SHEET 89 OF 157

REV.	DATE	BY
1	08/25/2025	SJKIMIO COMMENTS - DATED 08/20/2025	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS

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PLAN & PROFILE – STREET A –
STA. 0+00 TO STA. 8+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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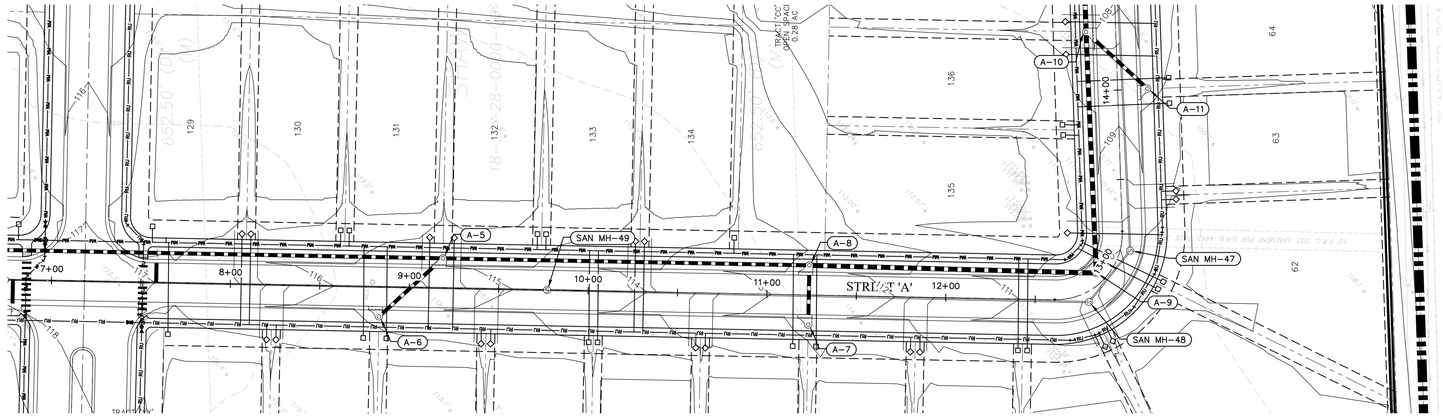
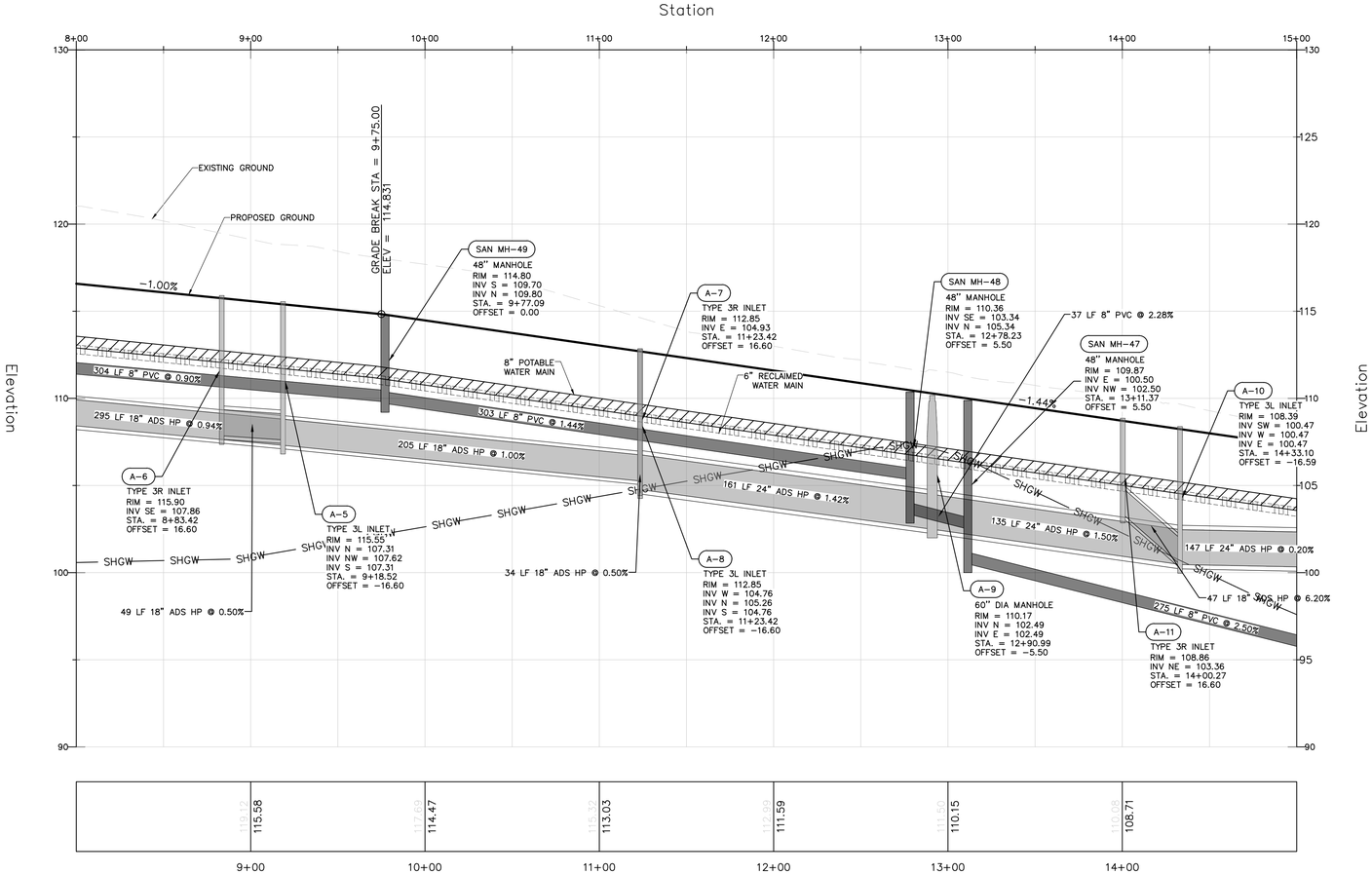
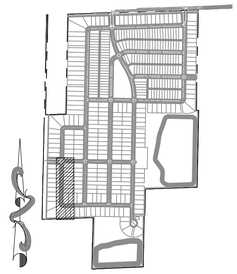




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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

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

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSEDSTORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

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

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SHEET 90 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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PLAN & PROFILE - STREET A - STA. 8+00 TO STA. 15+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

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

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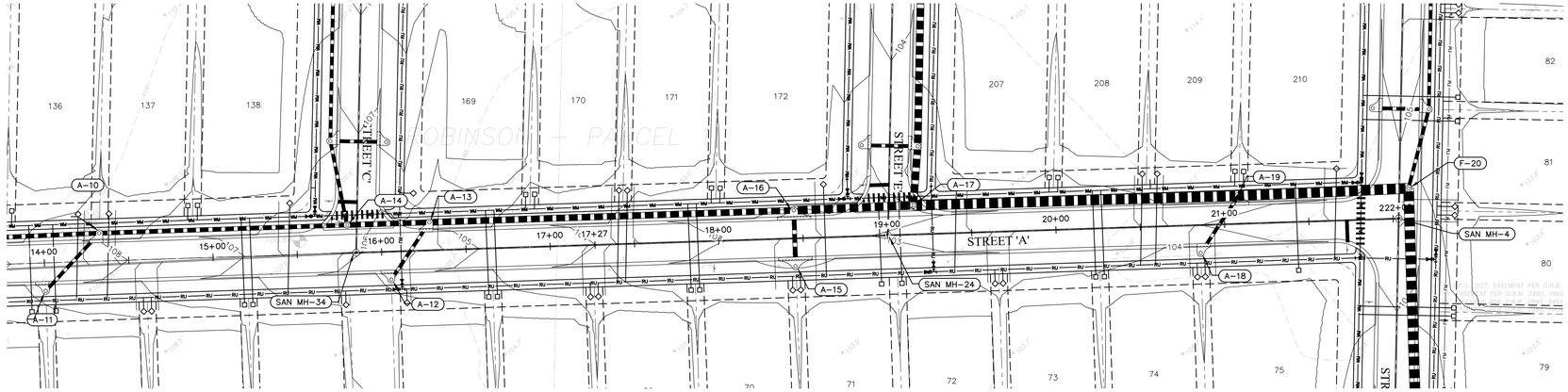

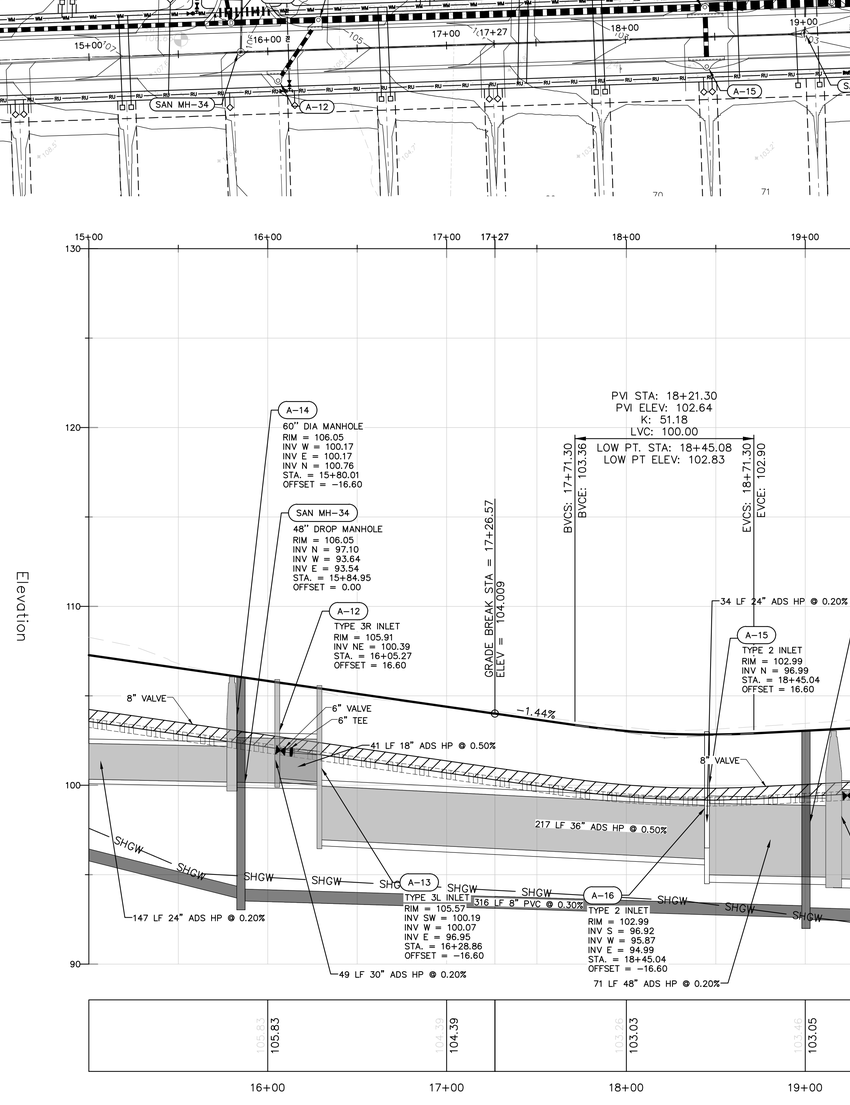

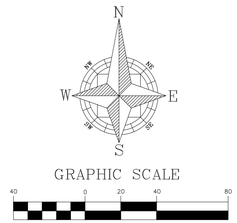

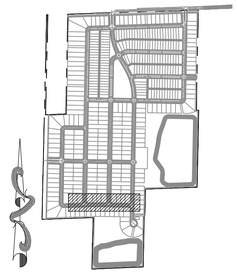

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-555.314

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

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSEDSTORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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REV.	DATE	DESCRIPTION	BY
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4	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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PLAN & PROFILE - STREET A - STA. 15+00 TO STA. 22+03
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.2

ODDIS SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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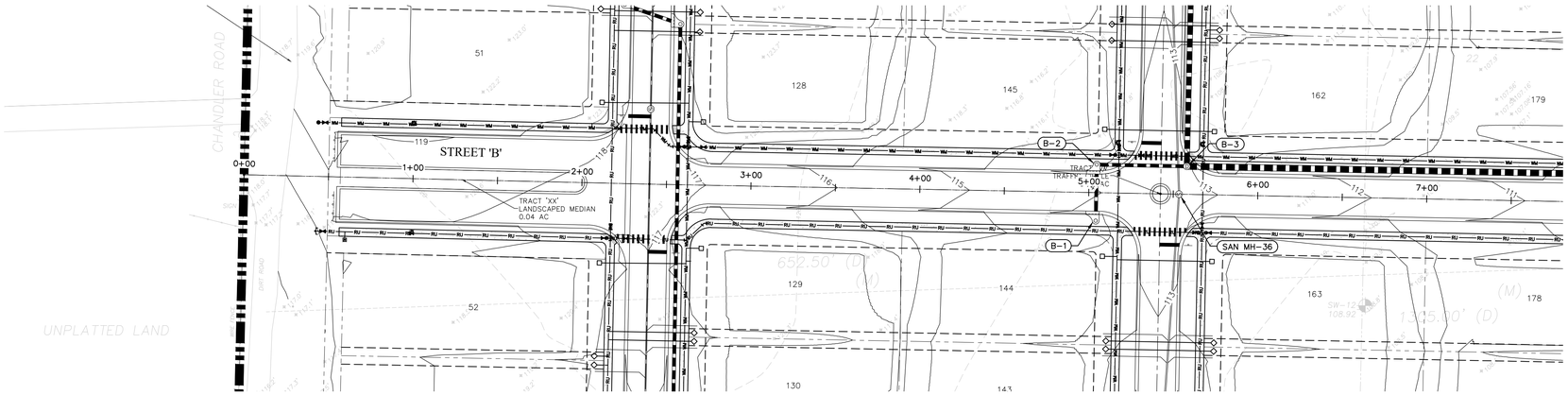

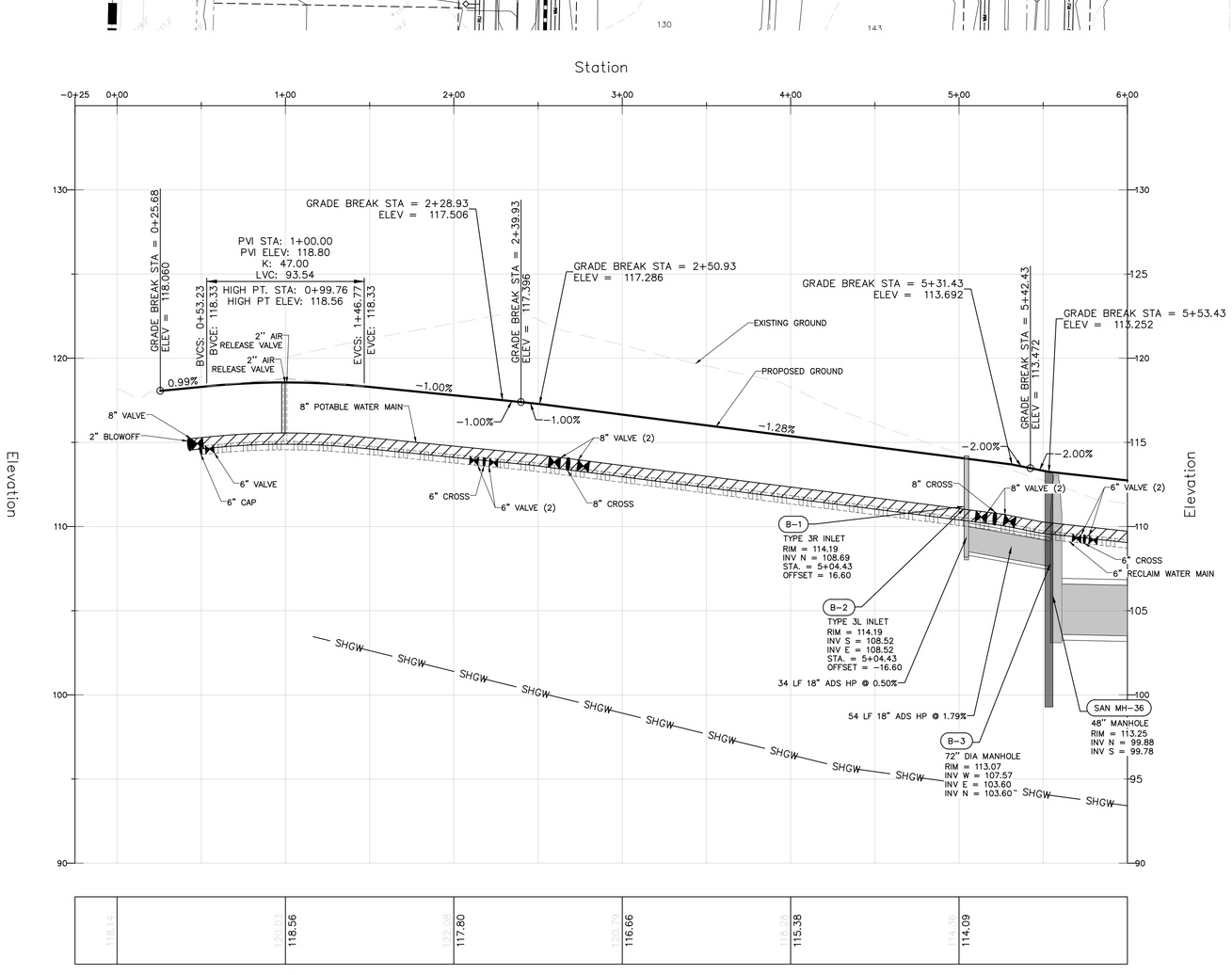

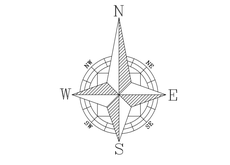

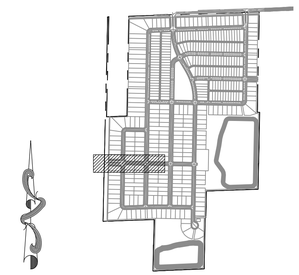

KEY MAP

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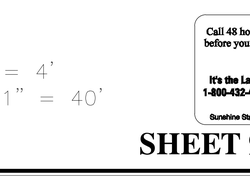
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.3



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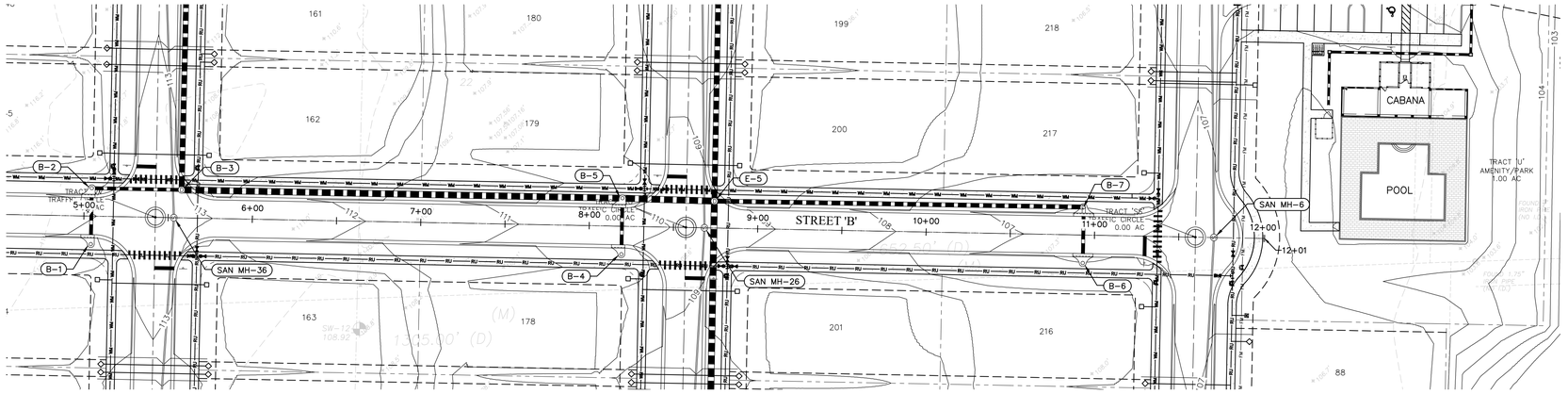

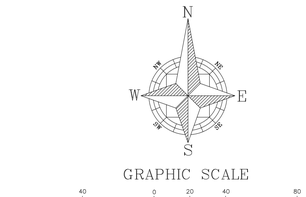

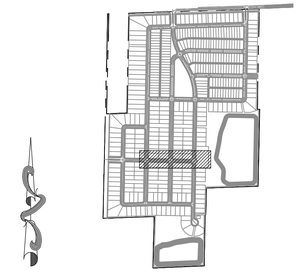

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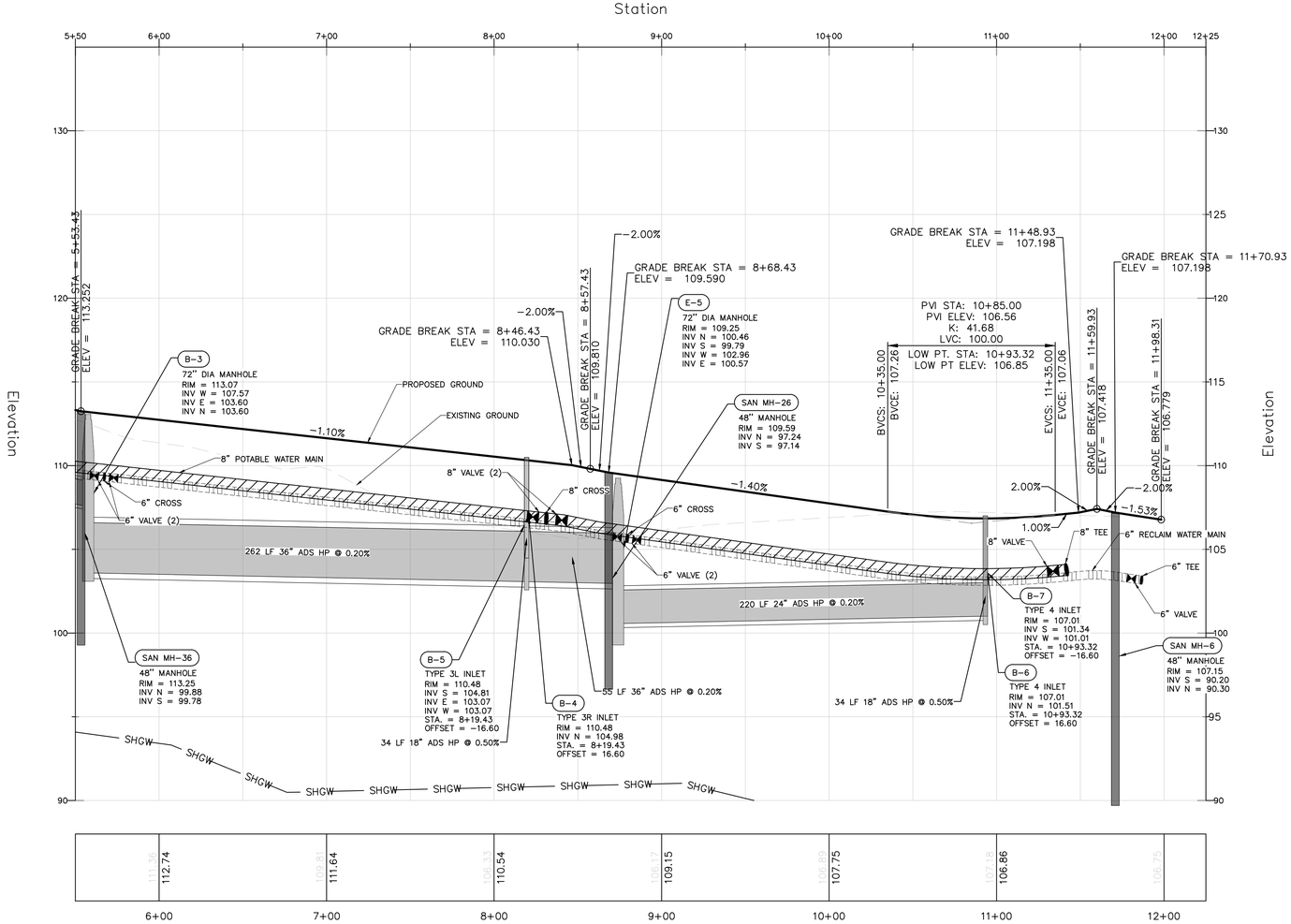

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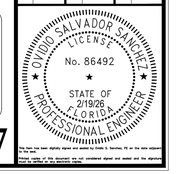
DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.4



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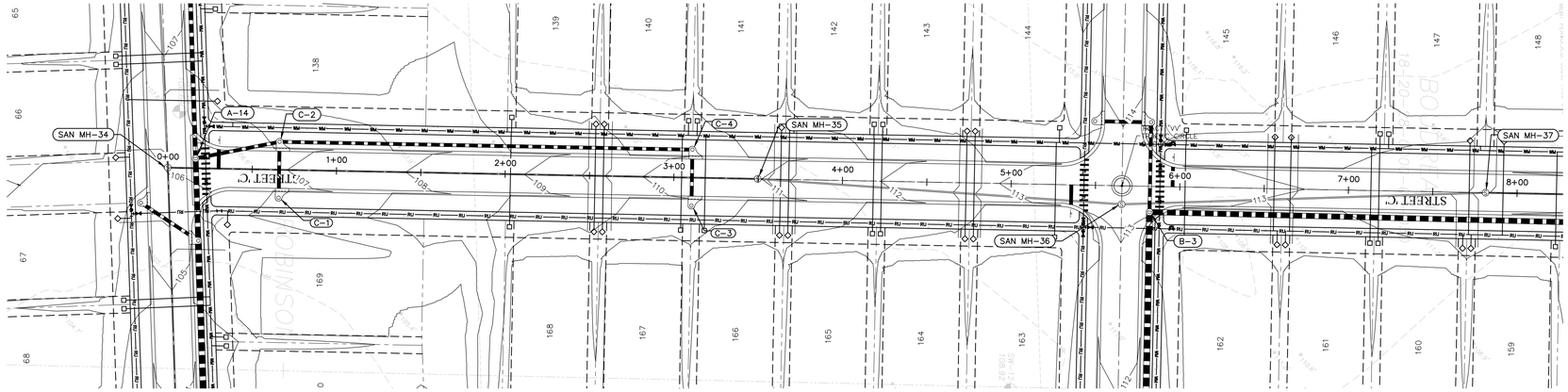

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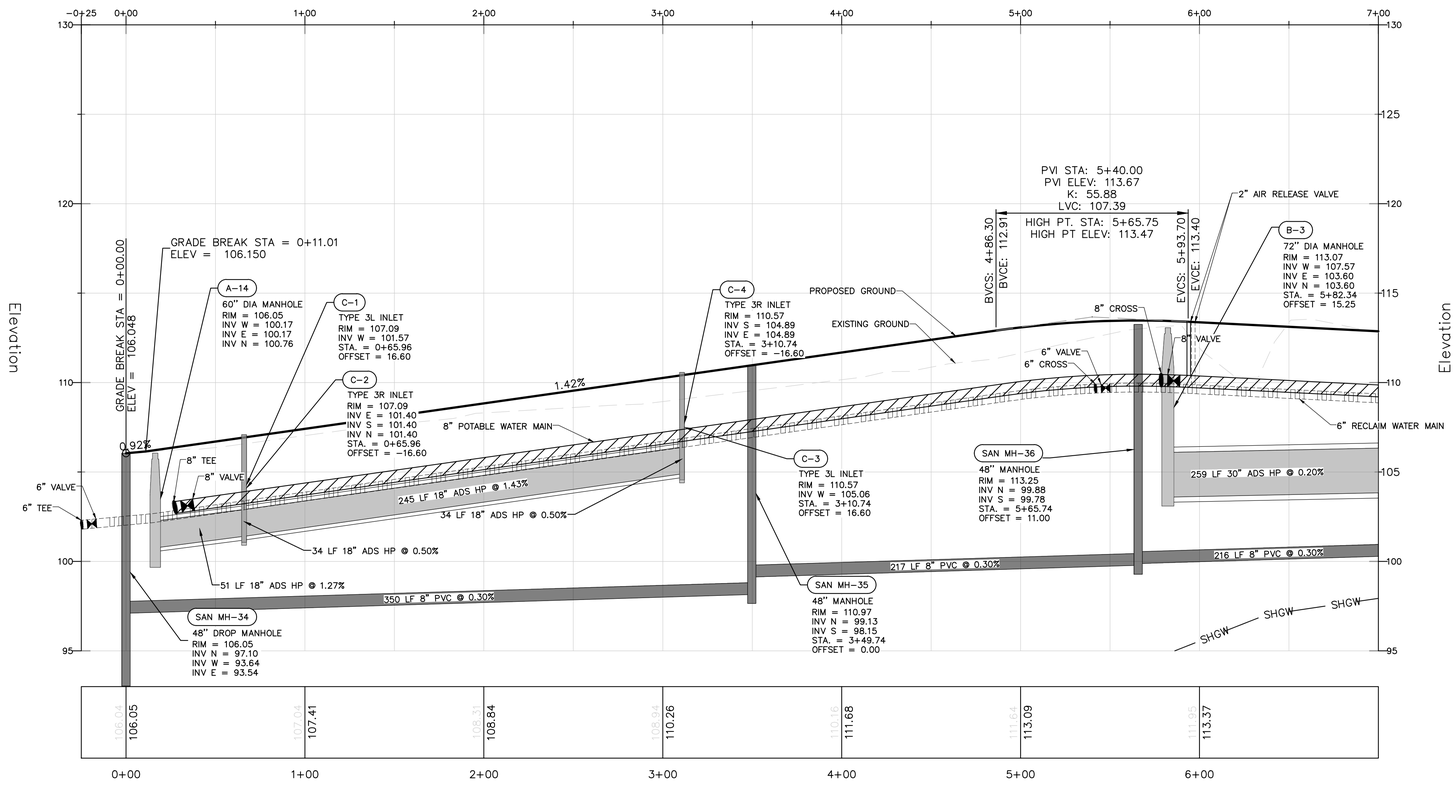

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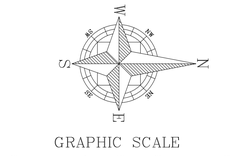
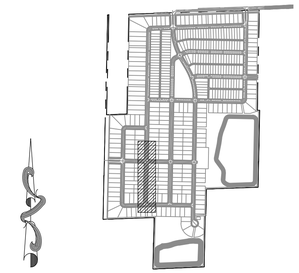


GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



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SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.5

OMAR SALVADOR SANCHEZ
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No. 86492
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PROFESSIONAL ENGINEER
2/19/26

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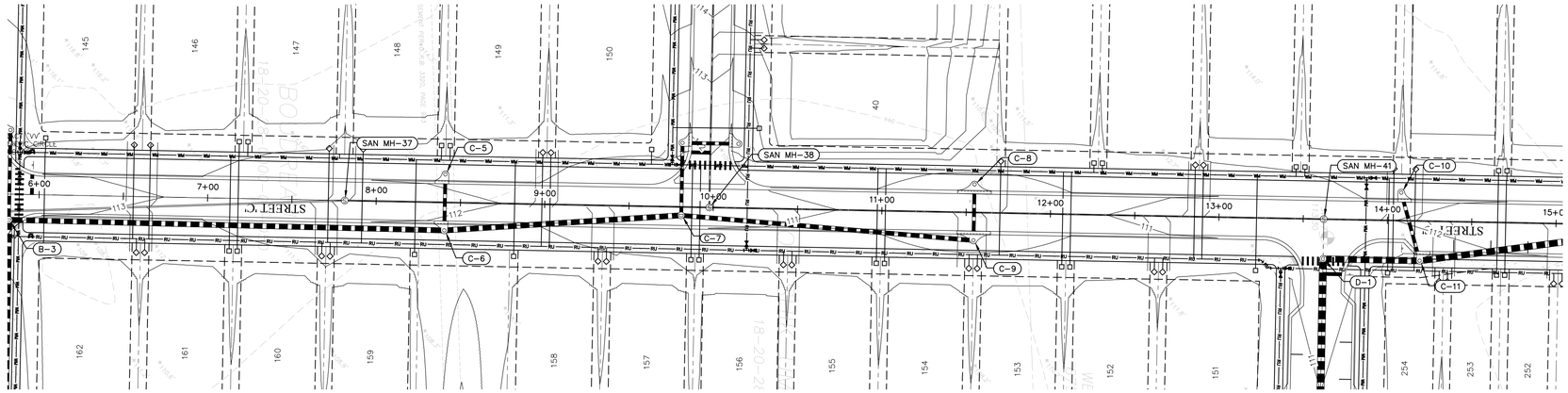

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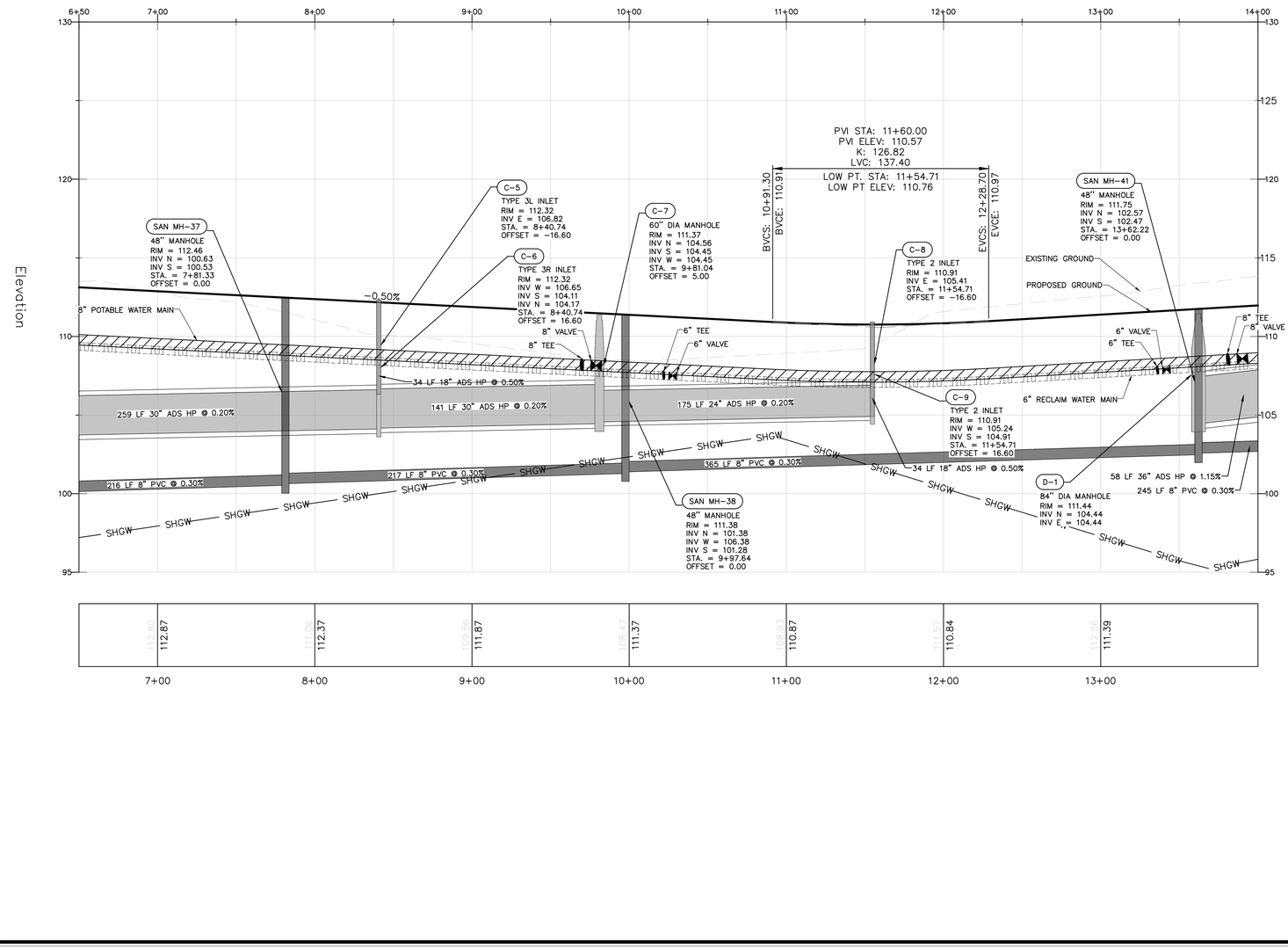

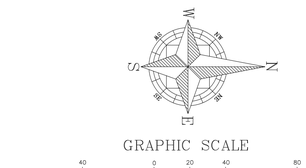

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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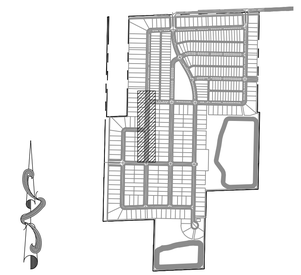

KEY MAP

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

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

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(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.6

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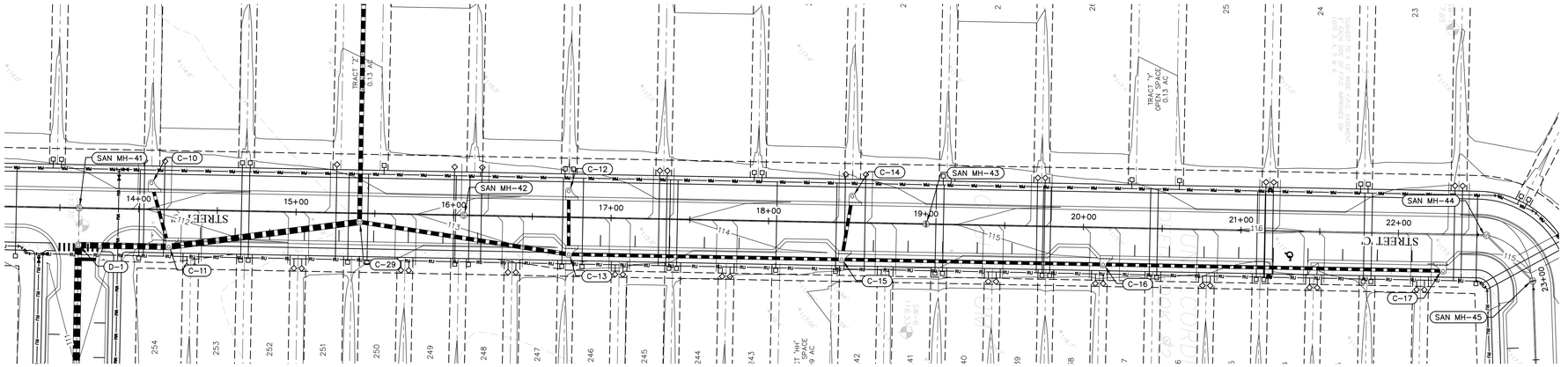

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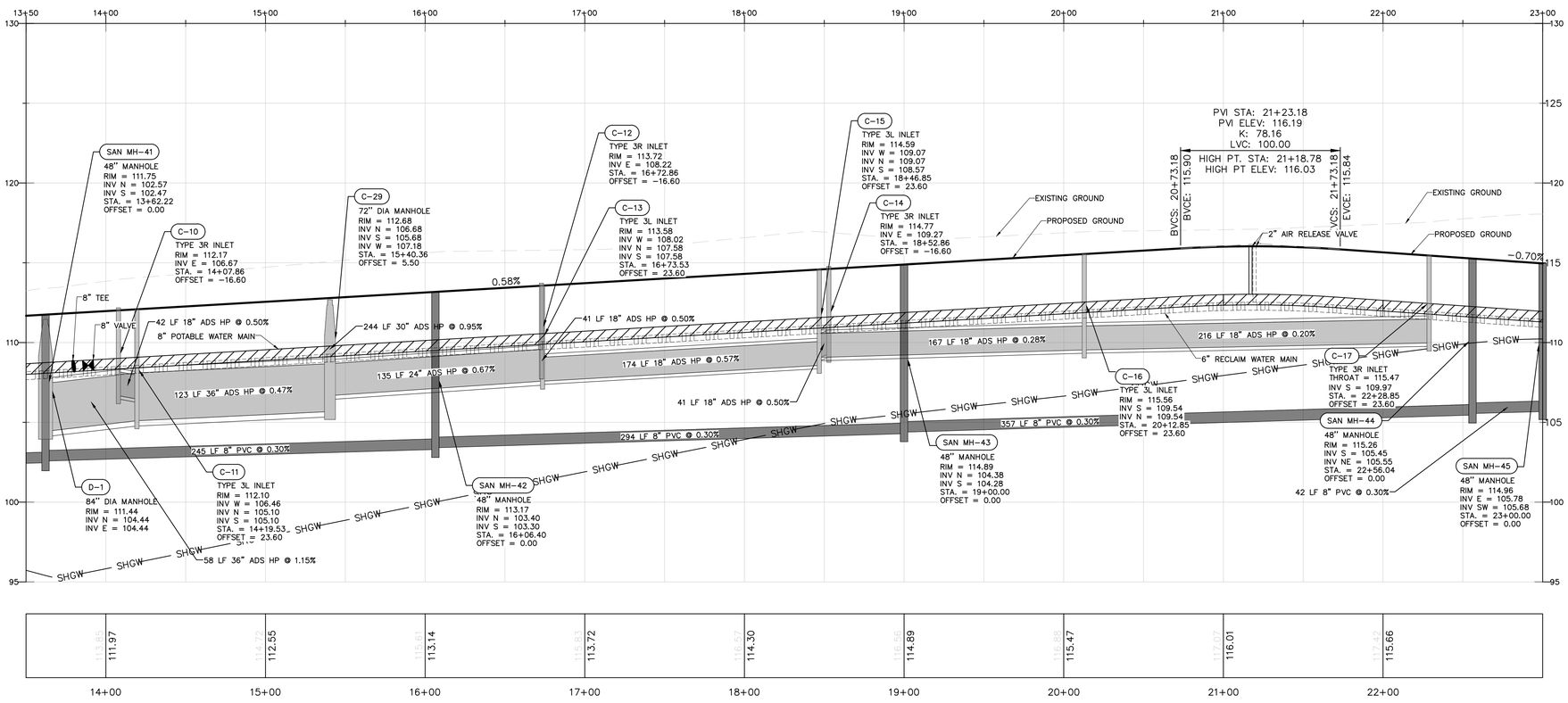
Elevation



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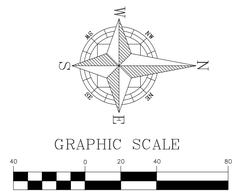

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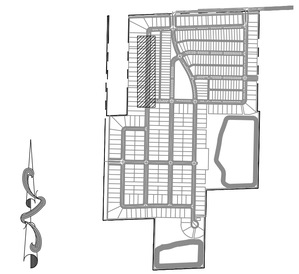

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CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.7

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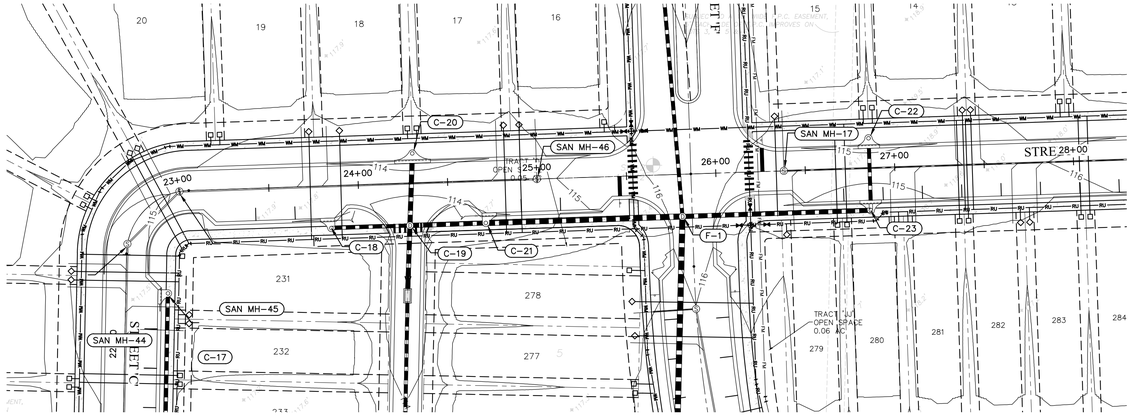

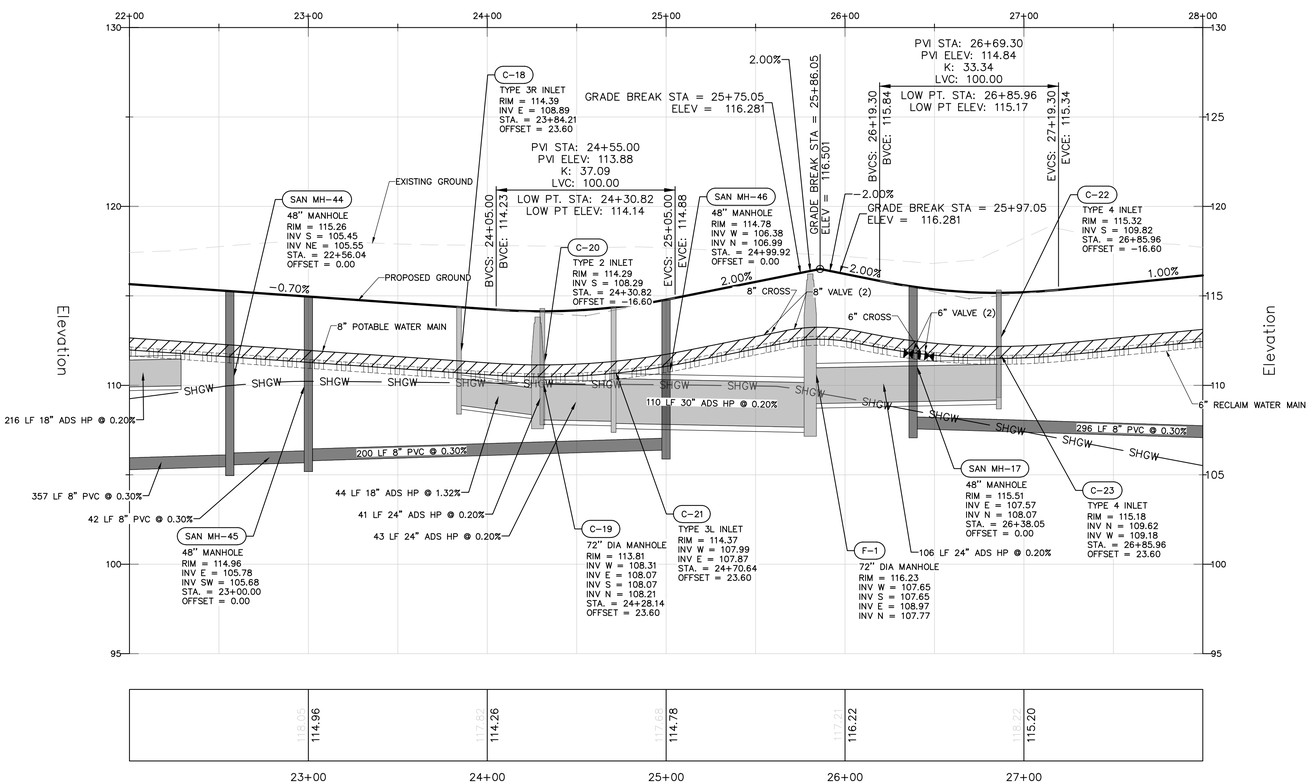

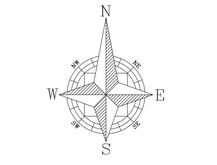

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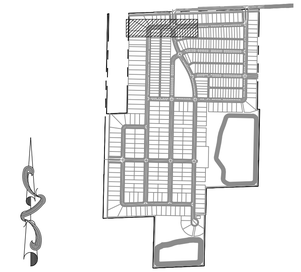

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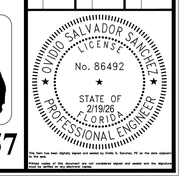

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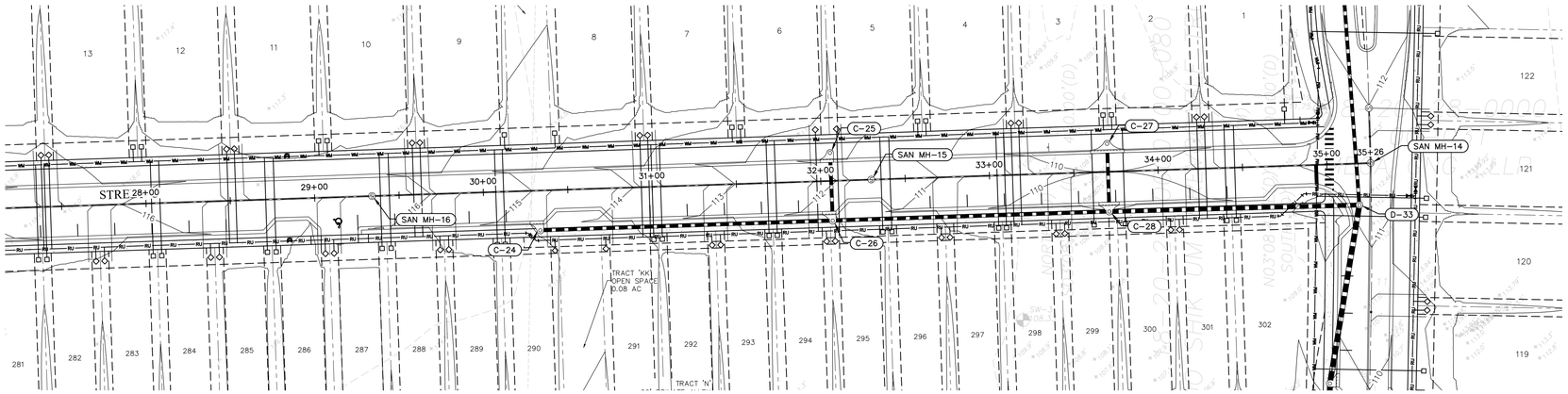

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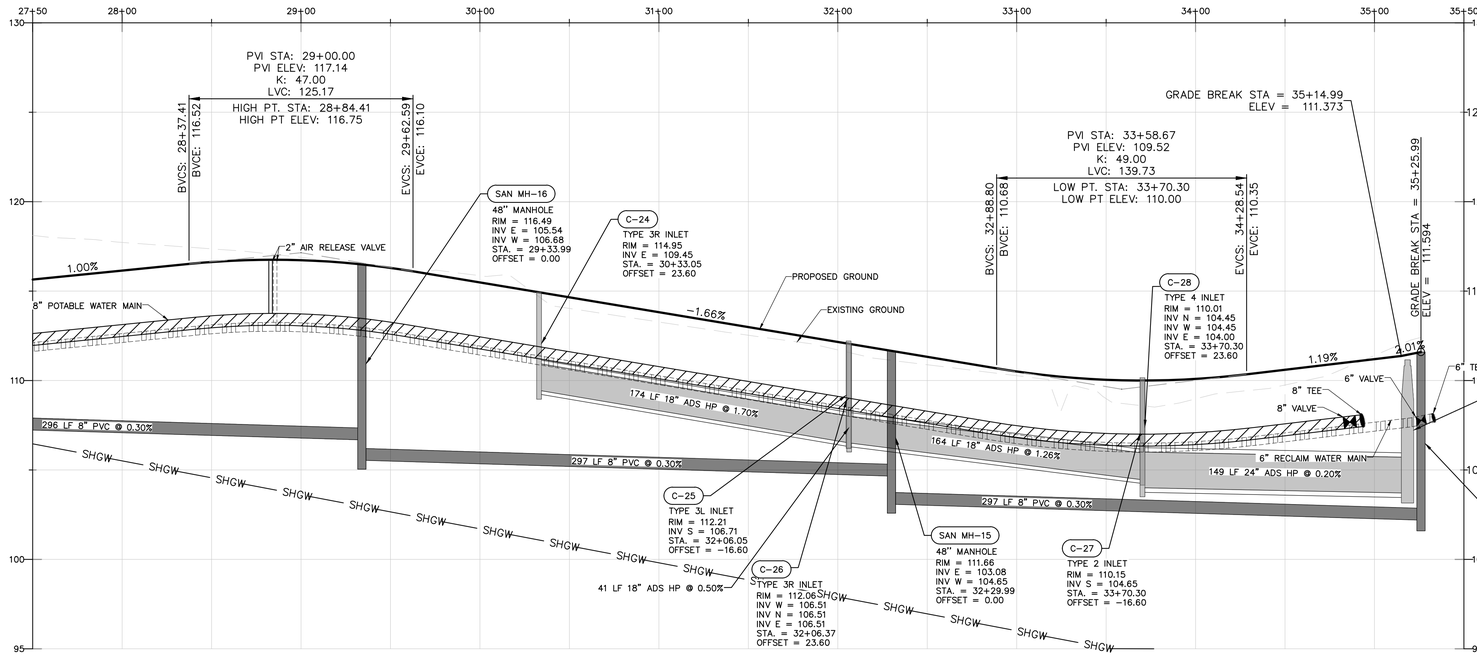

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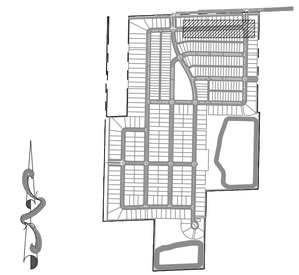

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SHEET 98 OF 157

REV.	DATE	BY
1	08/25/2025	SJKIMLEY-HORN
2	10/08/2025	CITY OF APOPKA
3	01/30/2026	CITY OF APOPKA

DESCRIPTION
SJKIMLEY-HORN COMMENTS - DATED 08/20/2025
CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025
CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026

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MAITLAND, FLORIDA 32751
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PLAN & PROFILE - STREET C - STA. 28+00 TO STA. 35+26
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.9

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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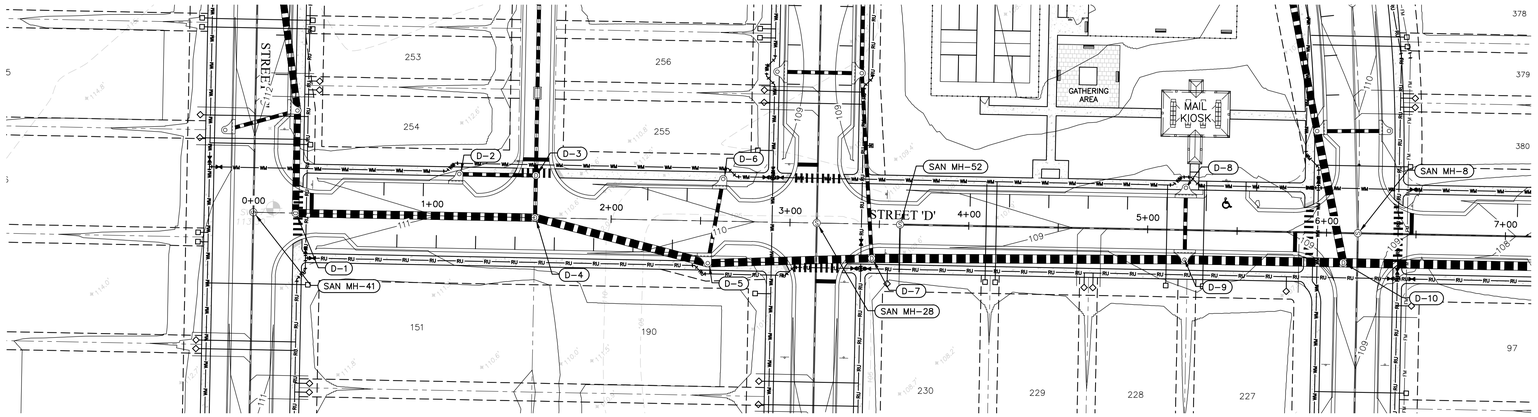
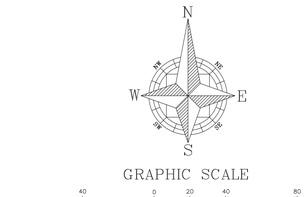
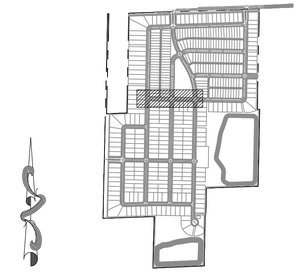
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET C.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela

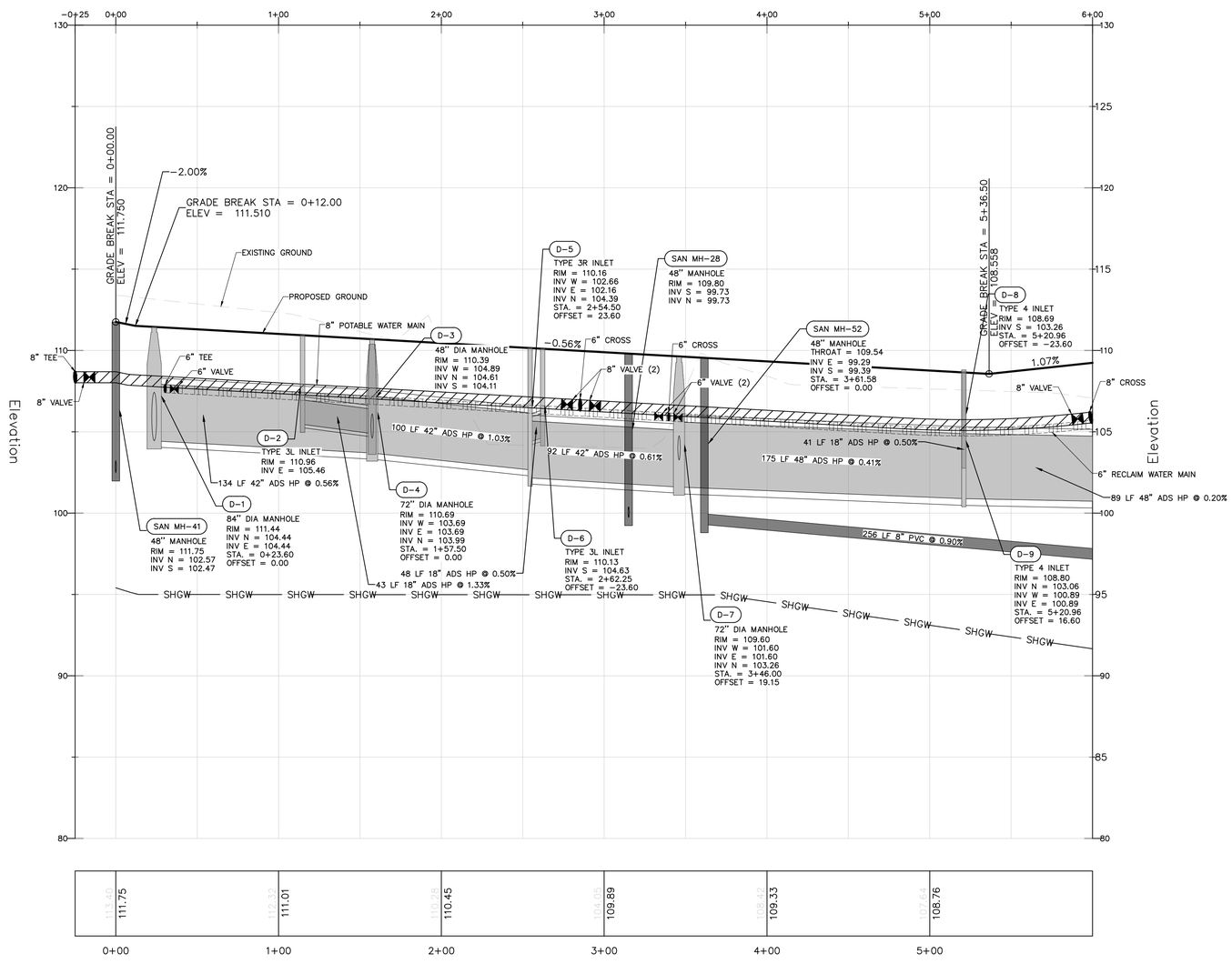






KEY MAP

Station



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BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	01/30/2026	4
OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/09/2025	10/09/2025	3
OSS	SJRWMD COMMENTS - DATED 08/20/2025	08/25/2025	2

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SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.10

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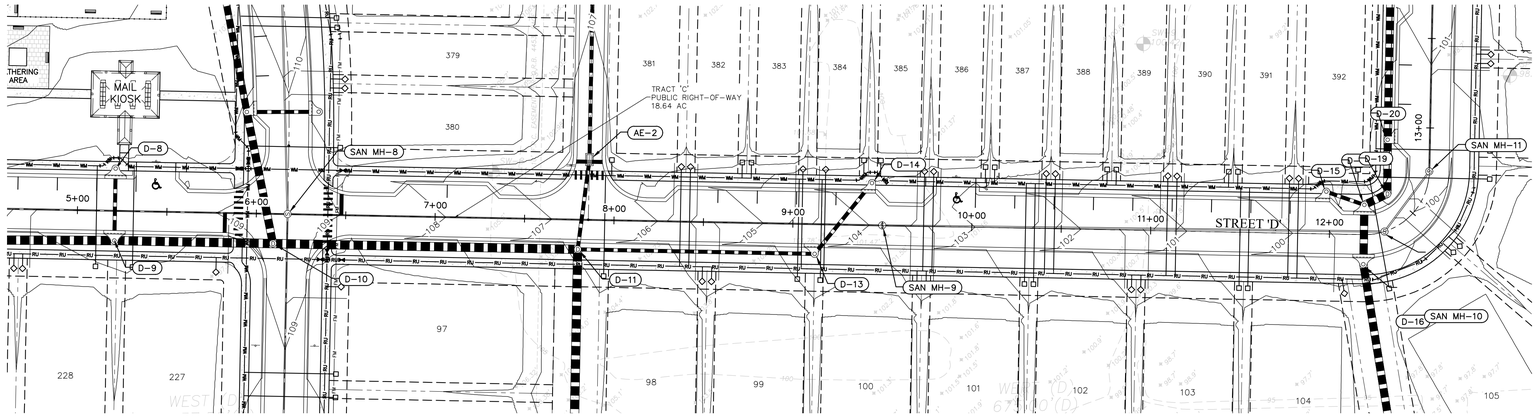

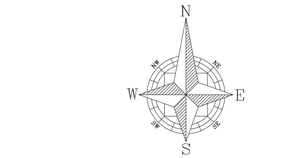

GRAPHIC SCALE

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(IN FEET)
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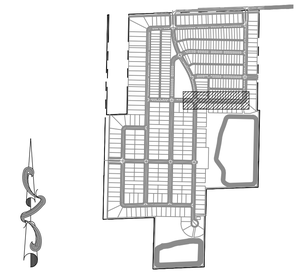

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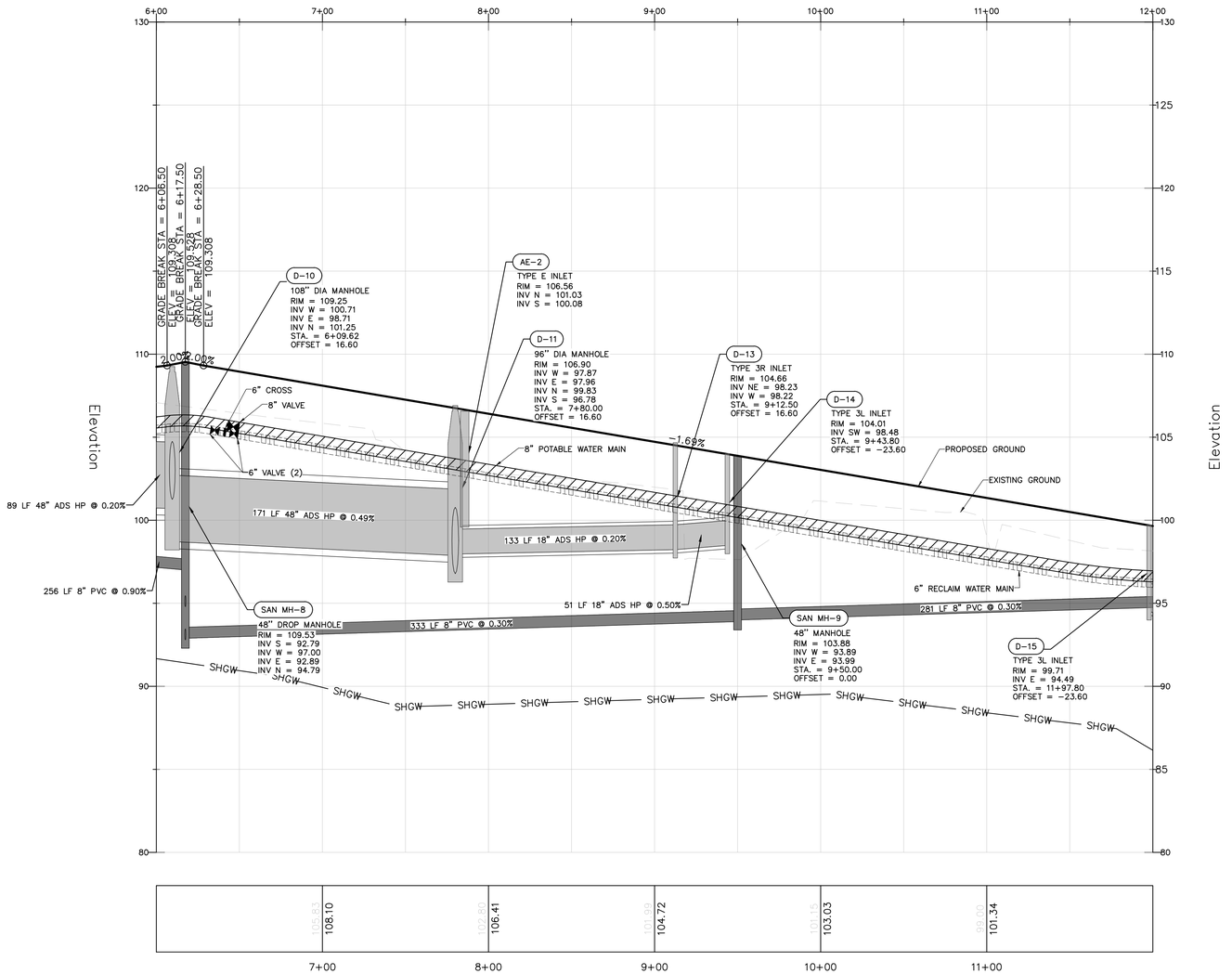
Station



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SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.11

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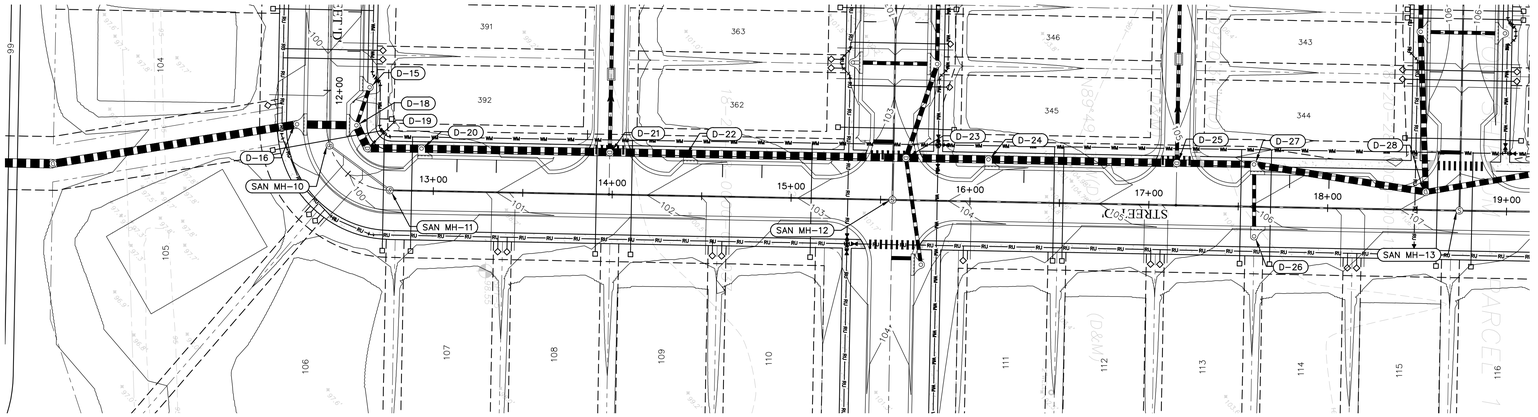

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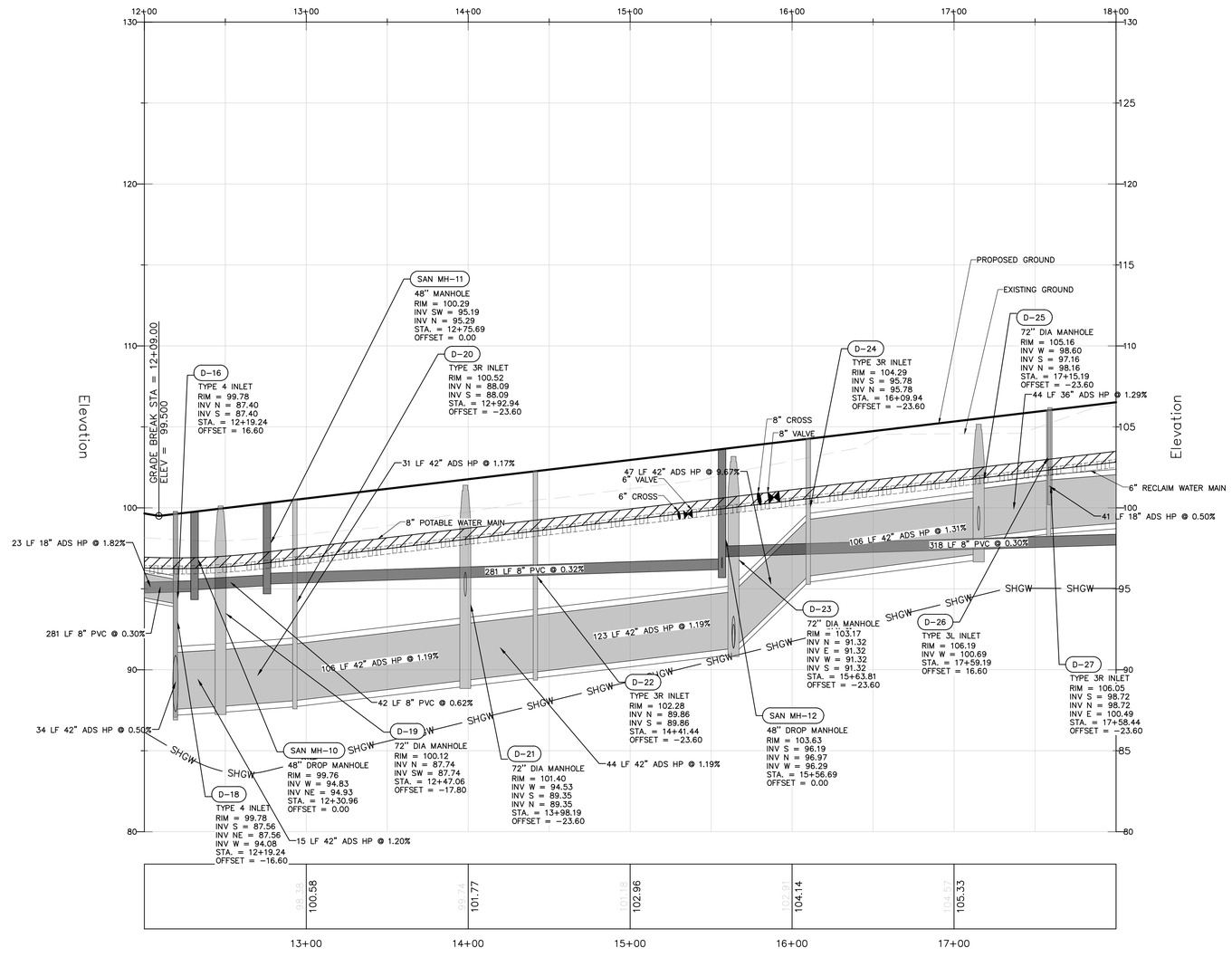

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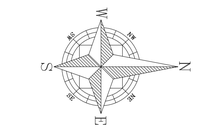

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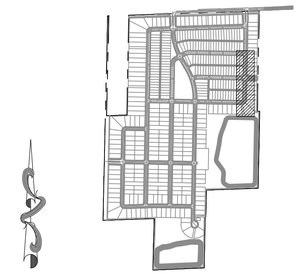

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(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY,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

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REV.	DATE	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

DESCRIPTION

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PLAN & PROFILE - STREET D -
STA. 12+00 TO STA. 18+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

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

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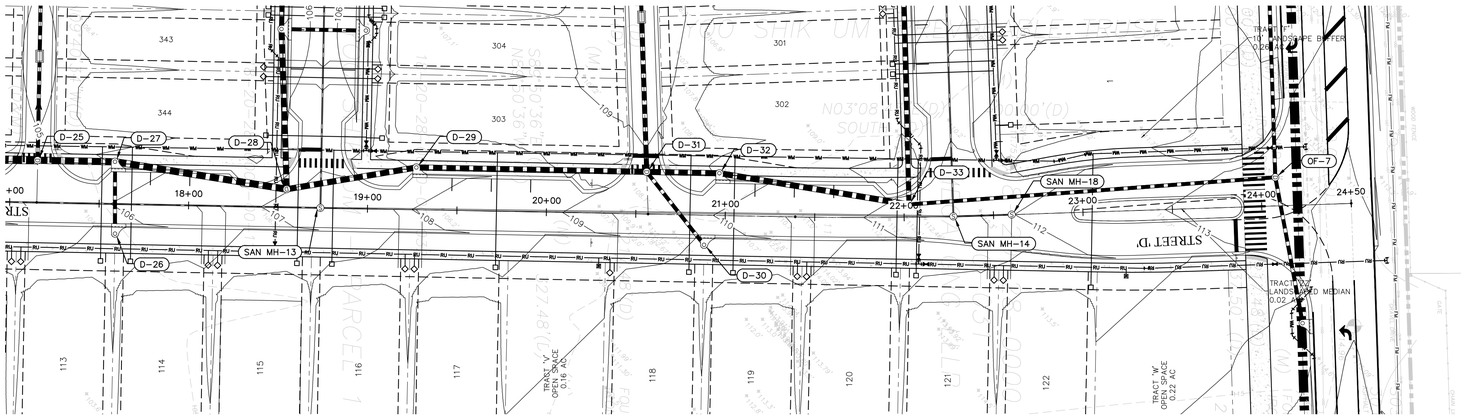
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET D.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela



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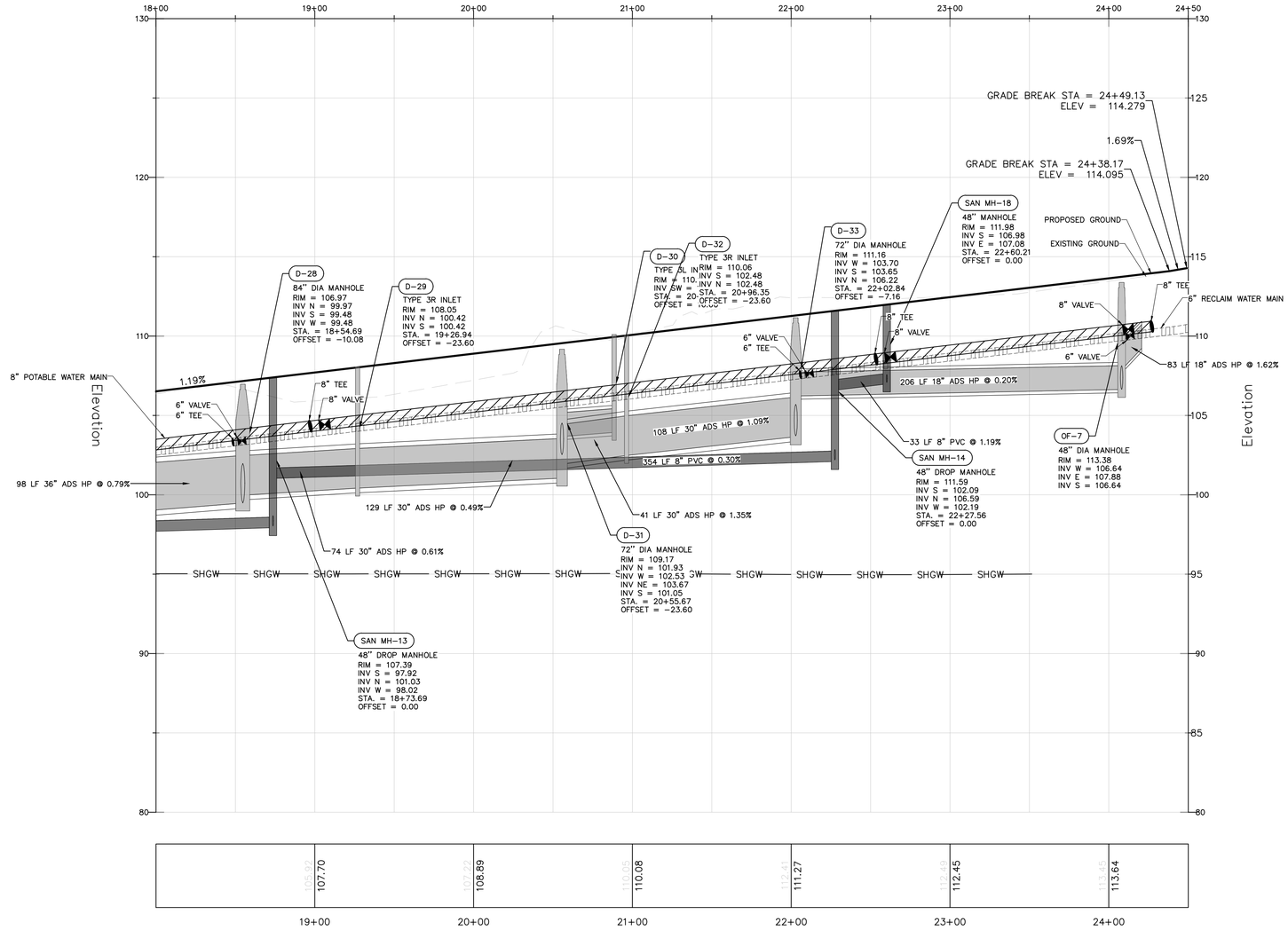
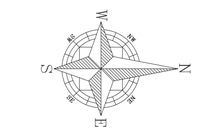


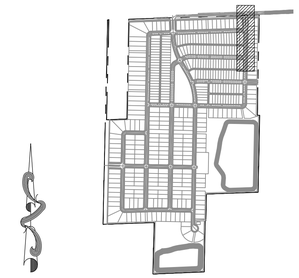
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



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SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.13

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STATE OF FLORIDA
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PROFESSIONAL ENGINEER

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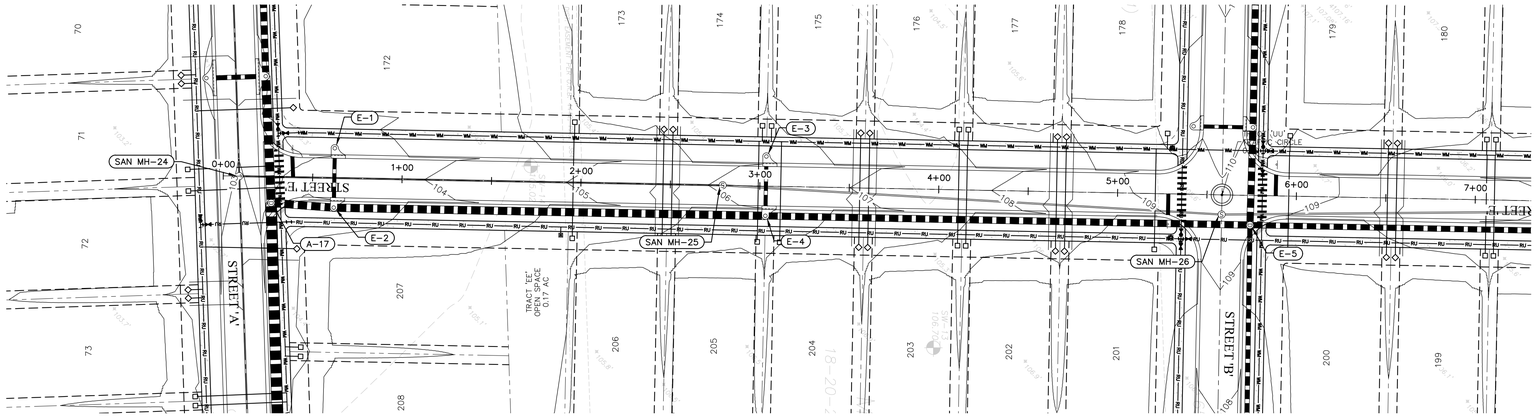

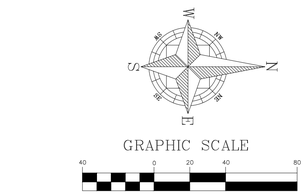

GRAPHIC SCALE

40 0 20 40 80

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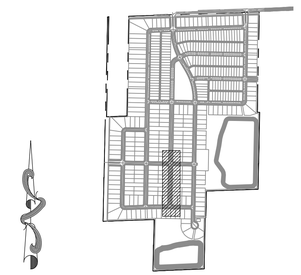

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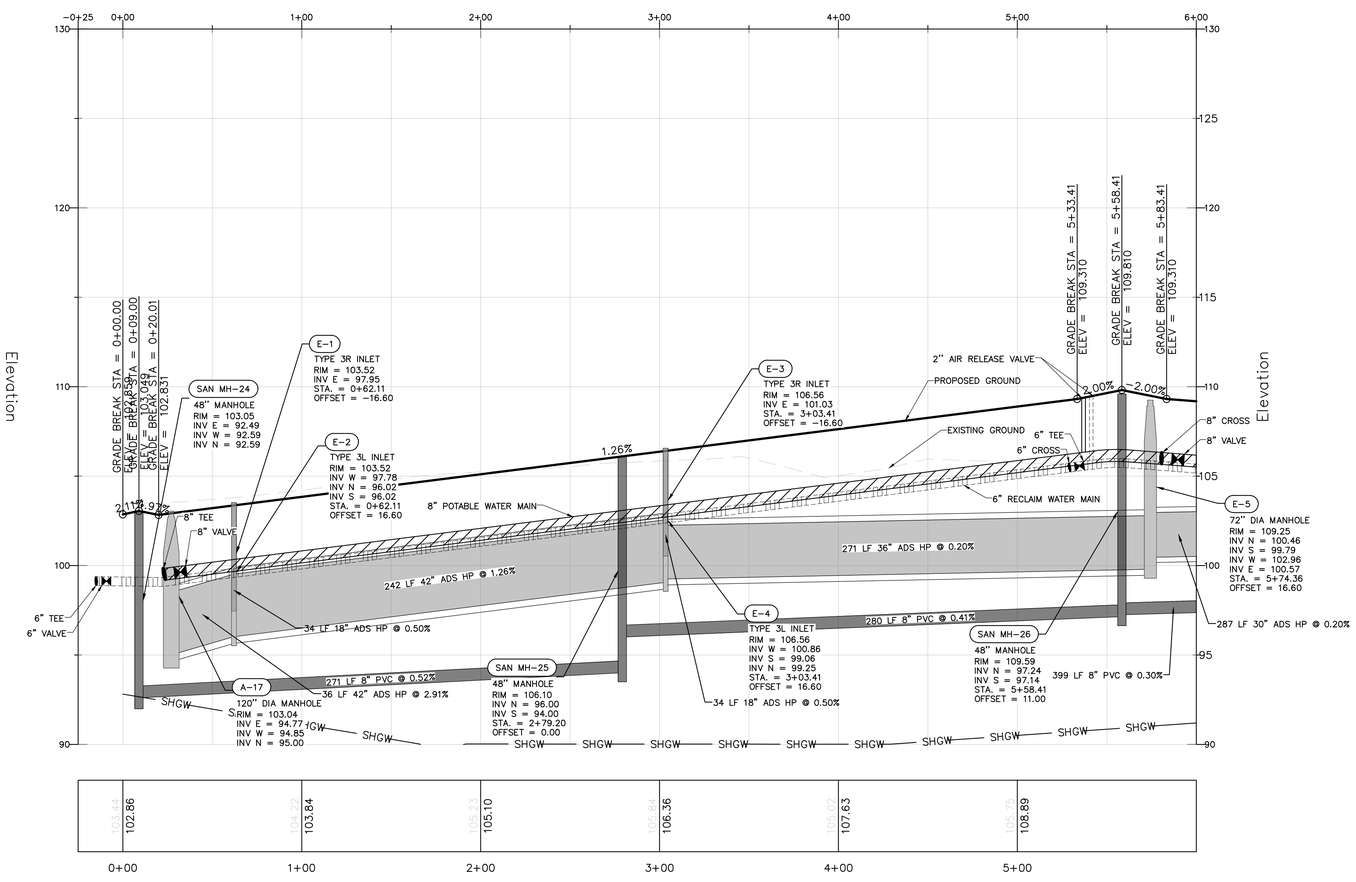
Station



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SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

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

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.14

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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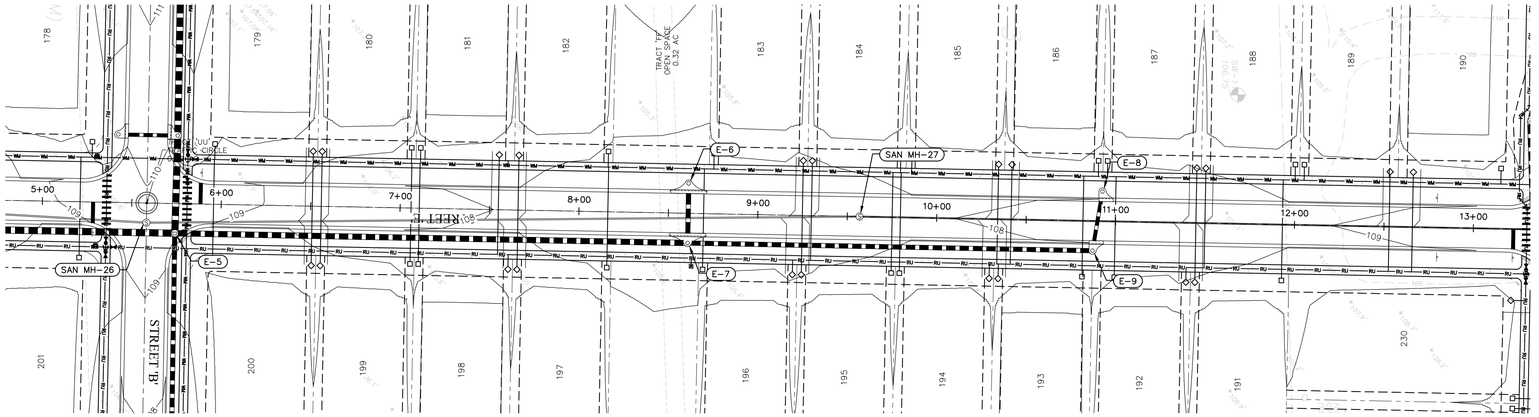

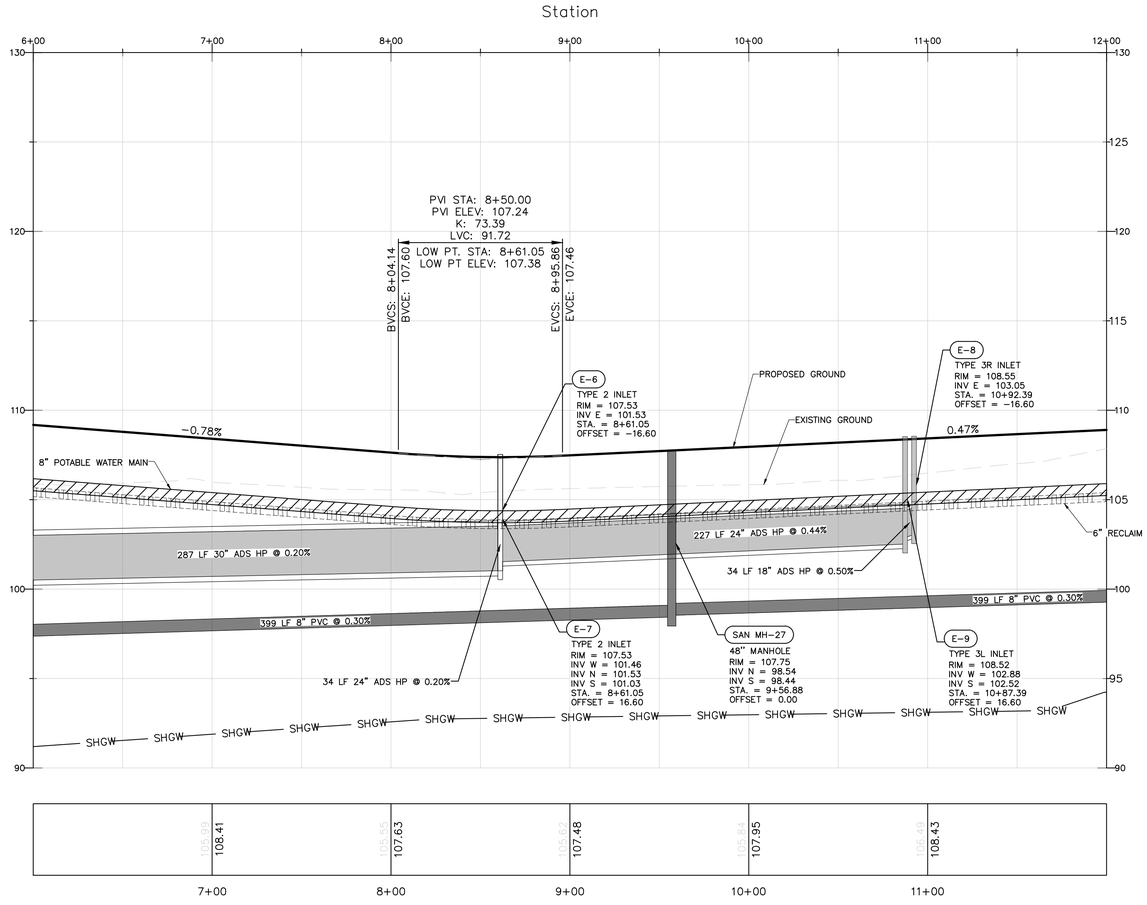

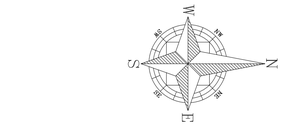

GRAPHIC SCALE

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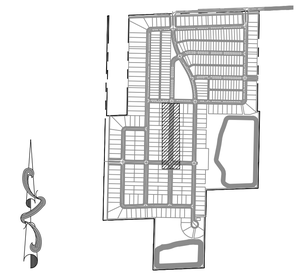

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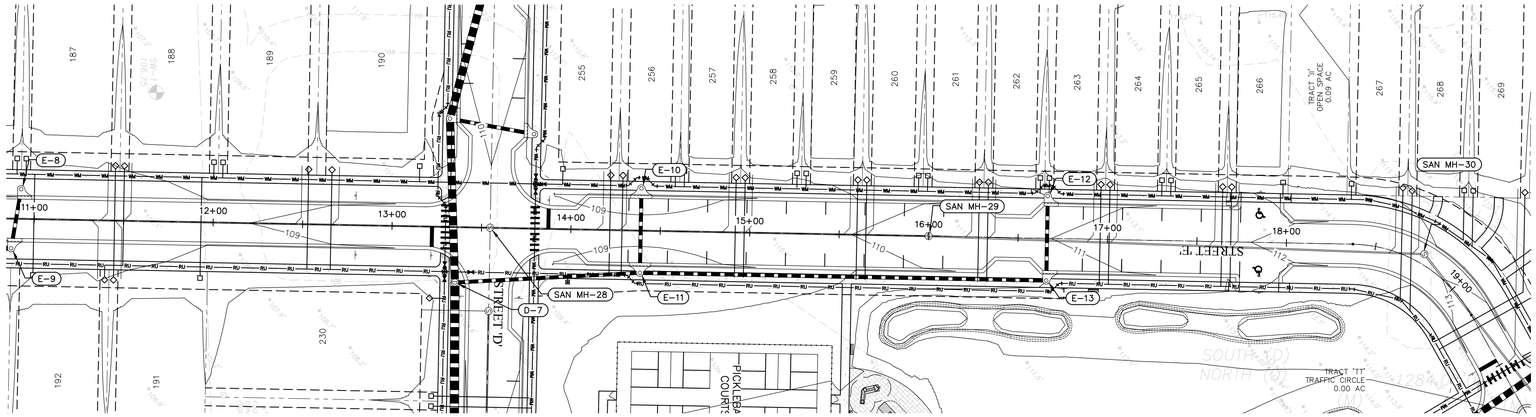

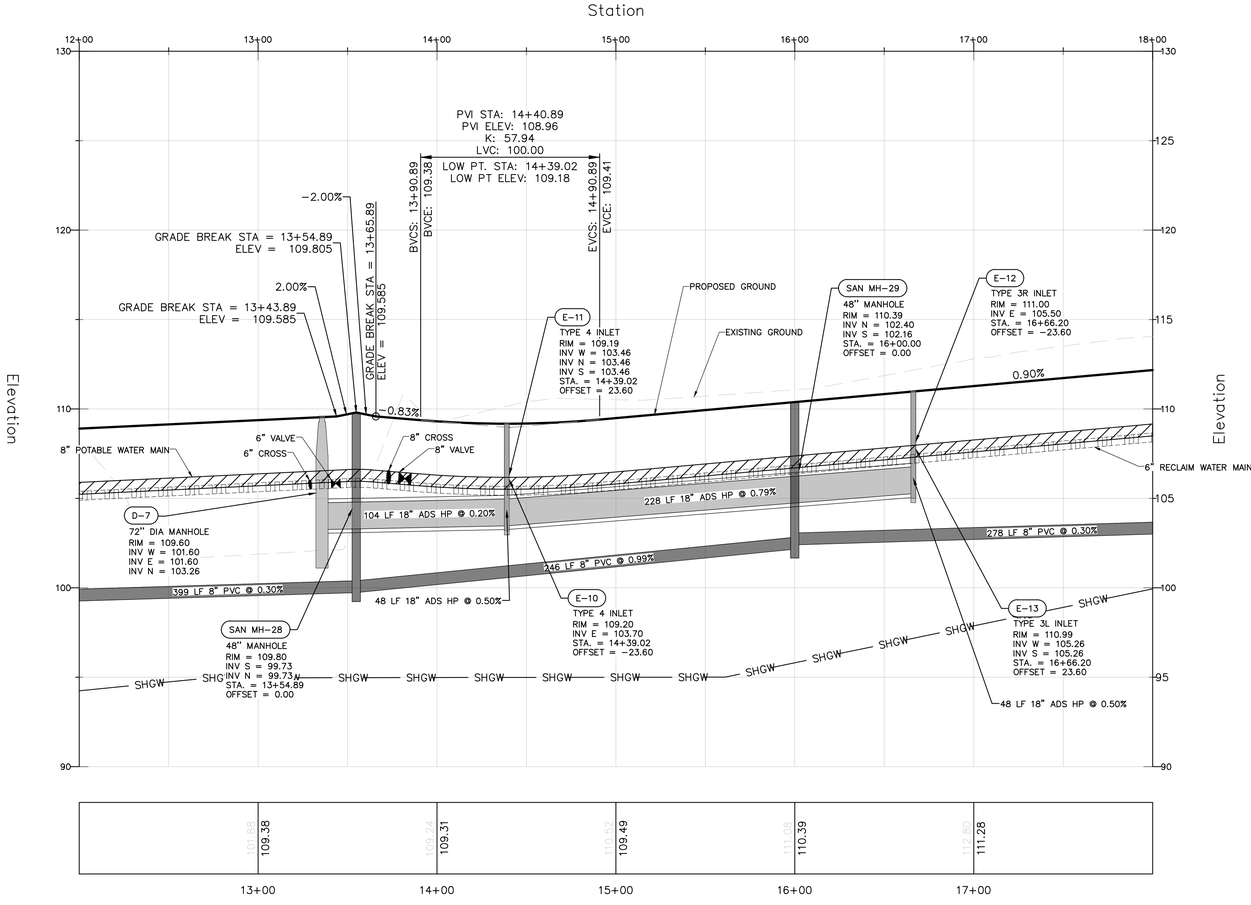

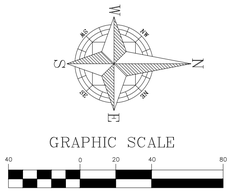

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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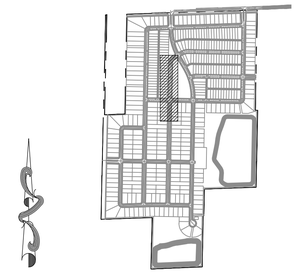

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-555.314

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

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4	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.16

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PROFESSIONAL ENGINEER

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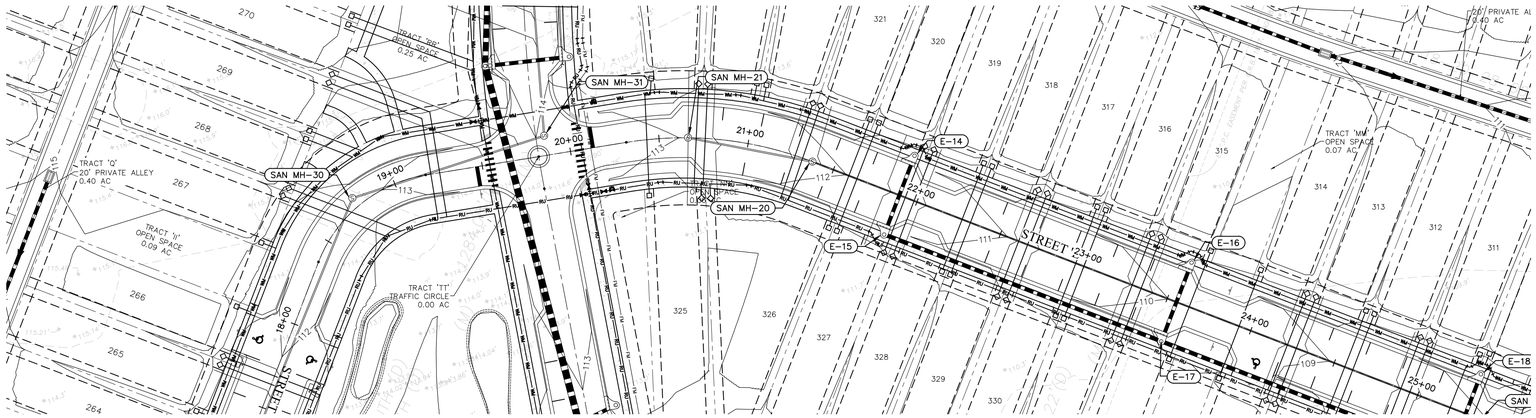

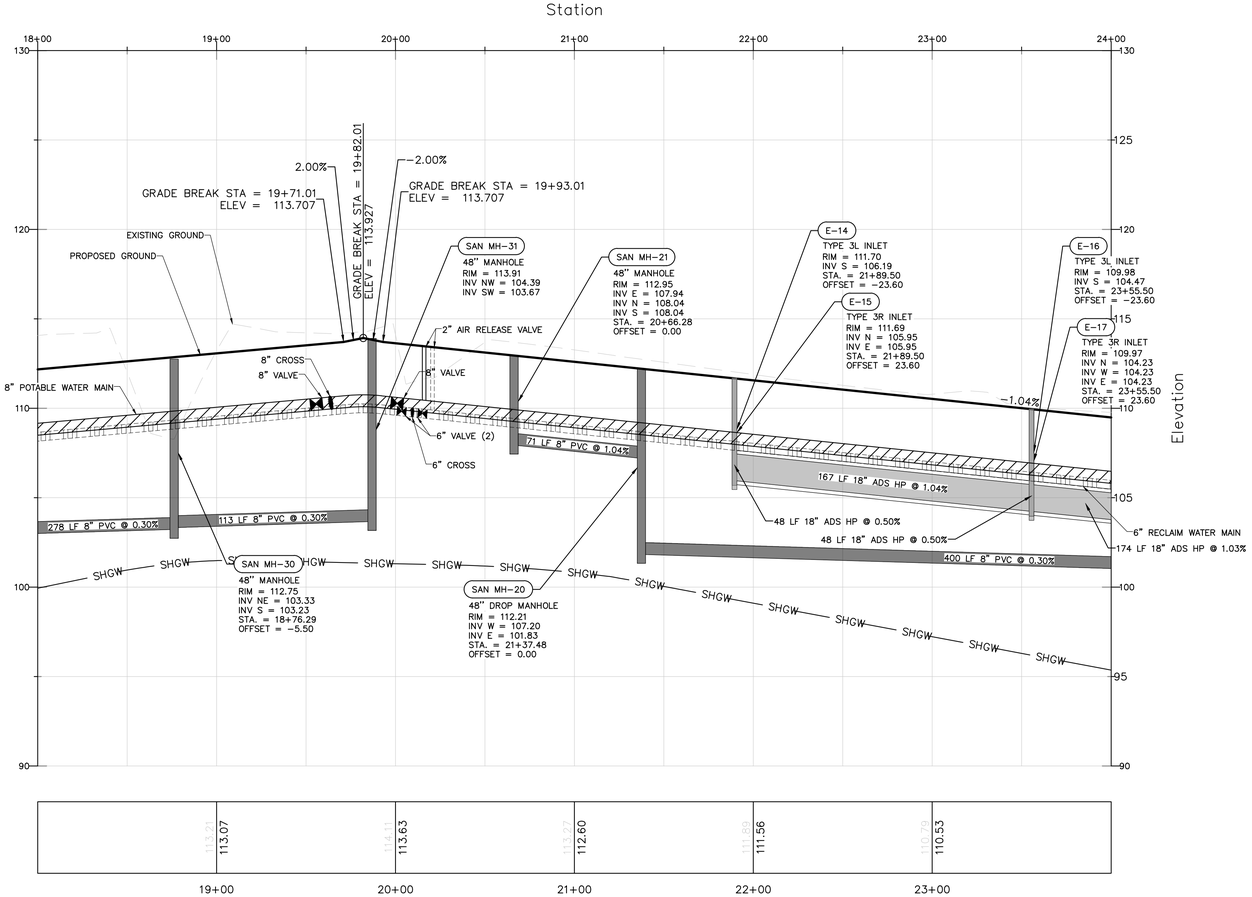

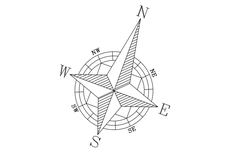

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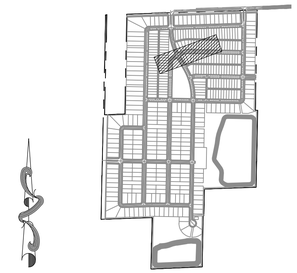

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CITY OF APOPKA, FLORIDA

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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 9/15/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.17

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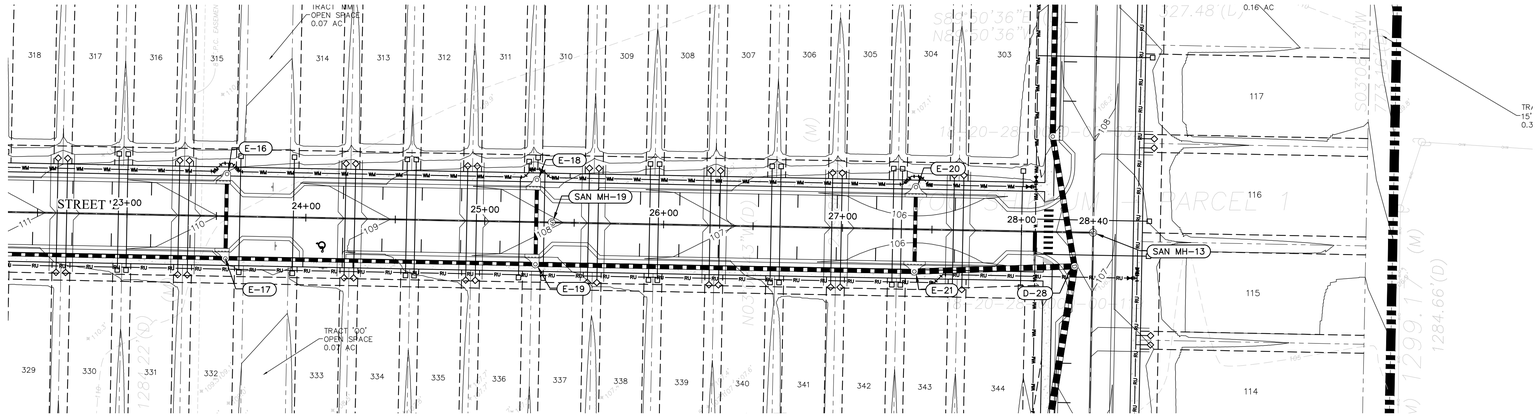

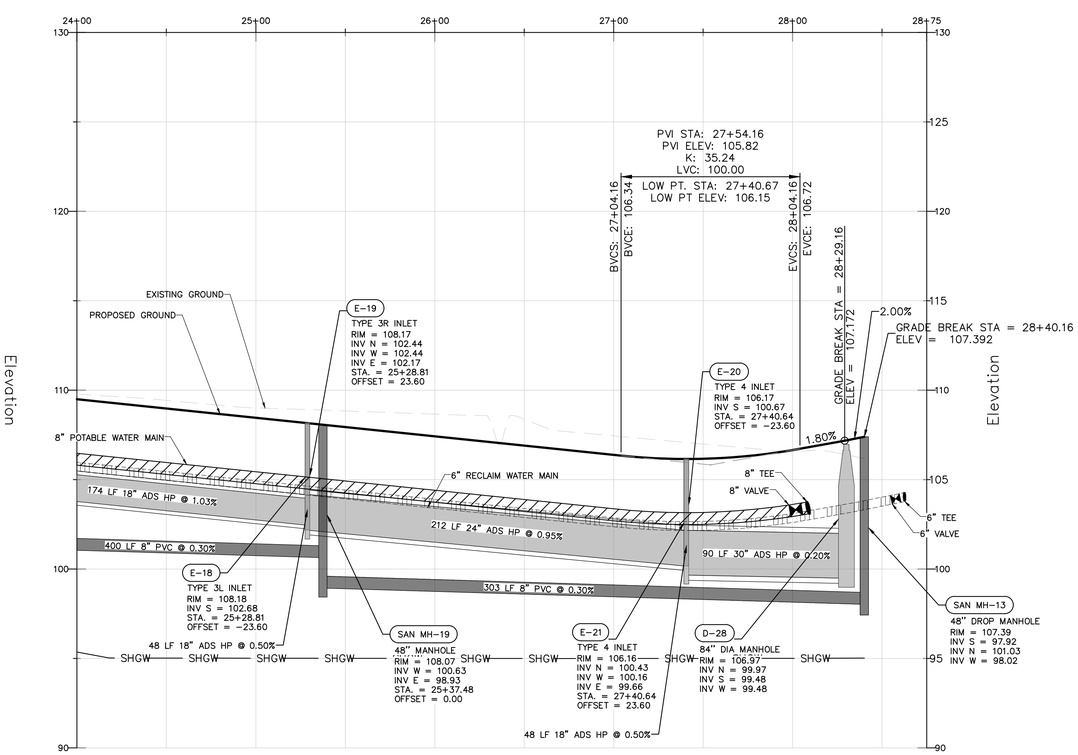

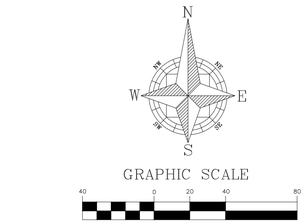

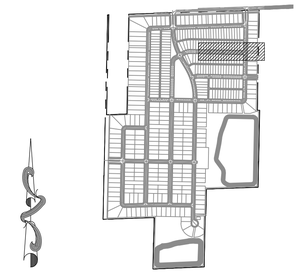

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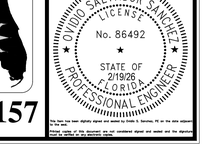

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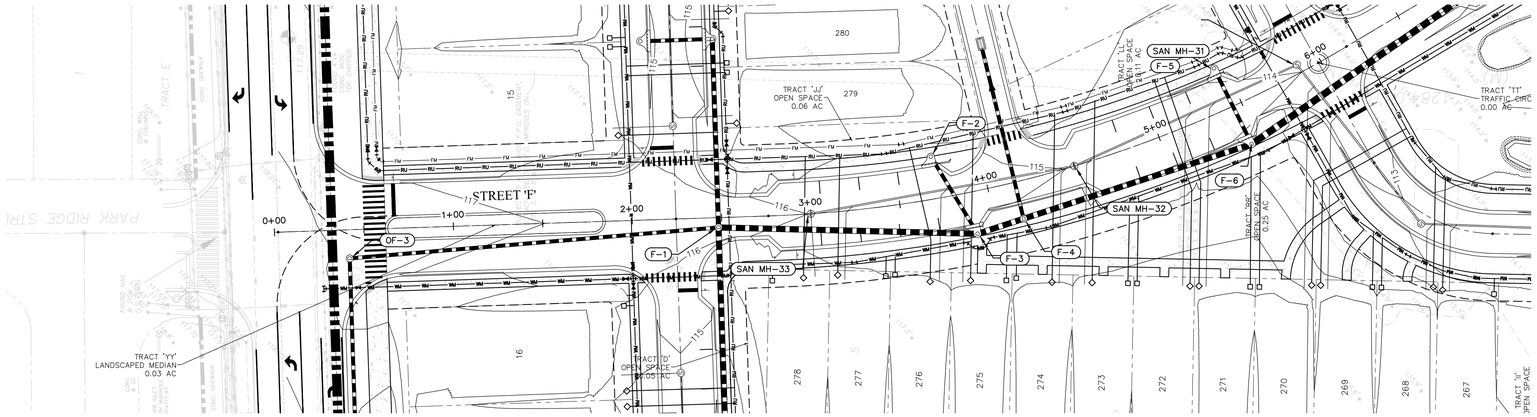

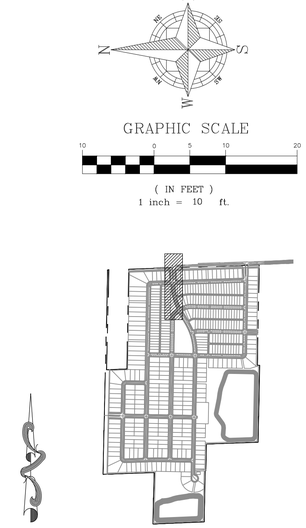

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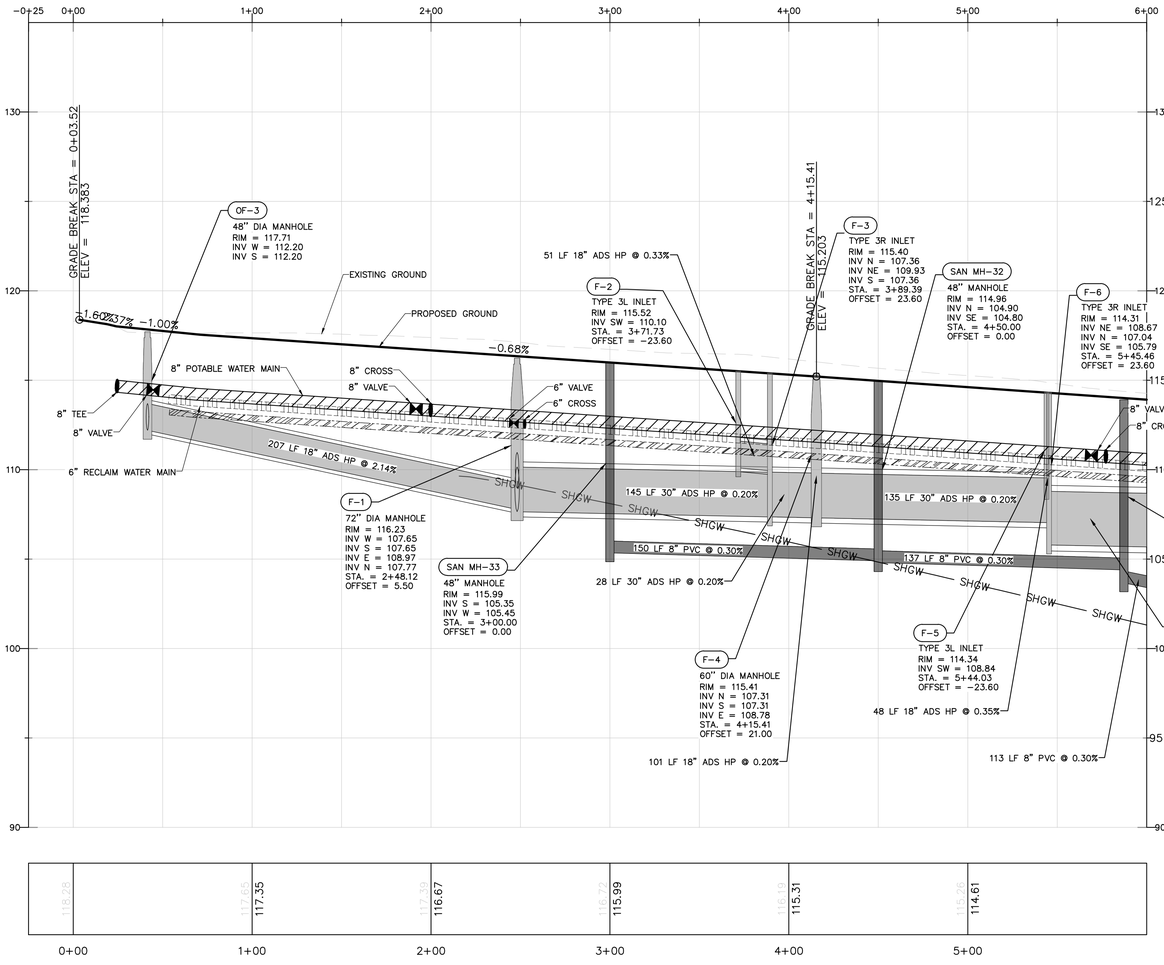
Station



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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-30) DATED 10/08/2025	OSS
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PLAN & PROFILE - STREET F - STA. 0+00 TO STA. 6+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.19

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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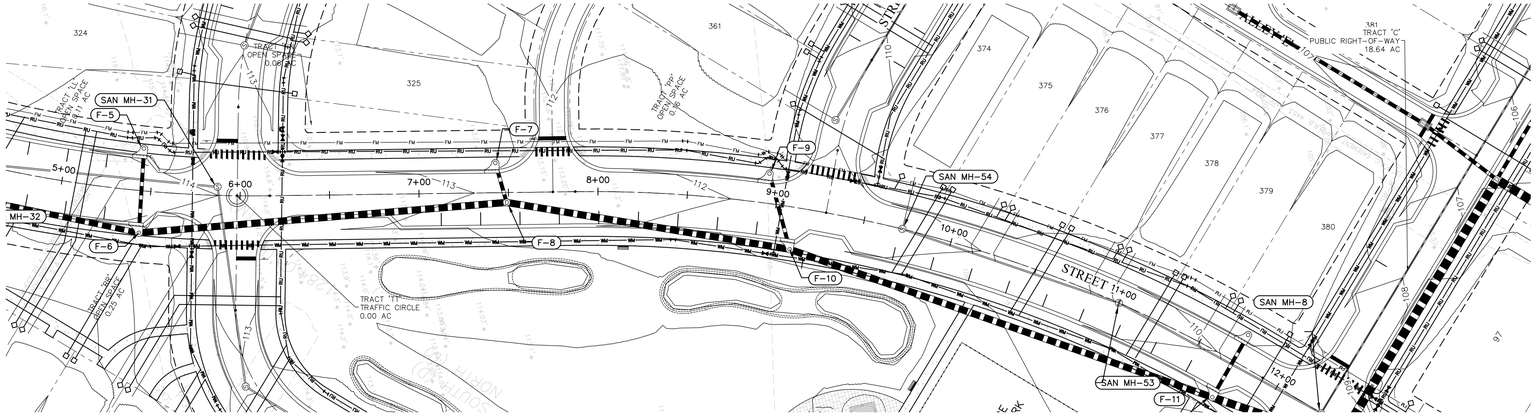
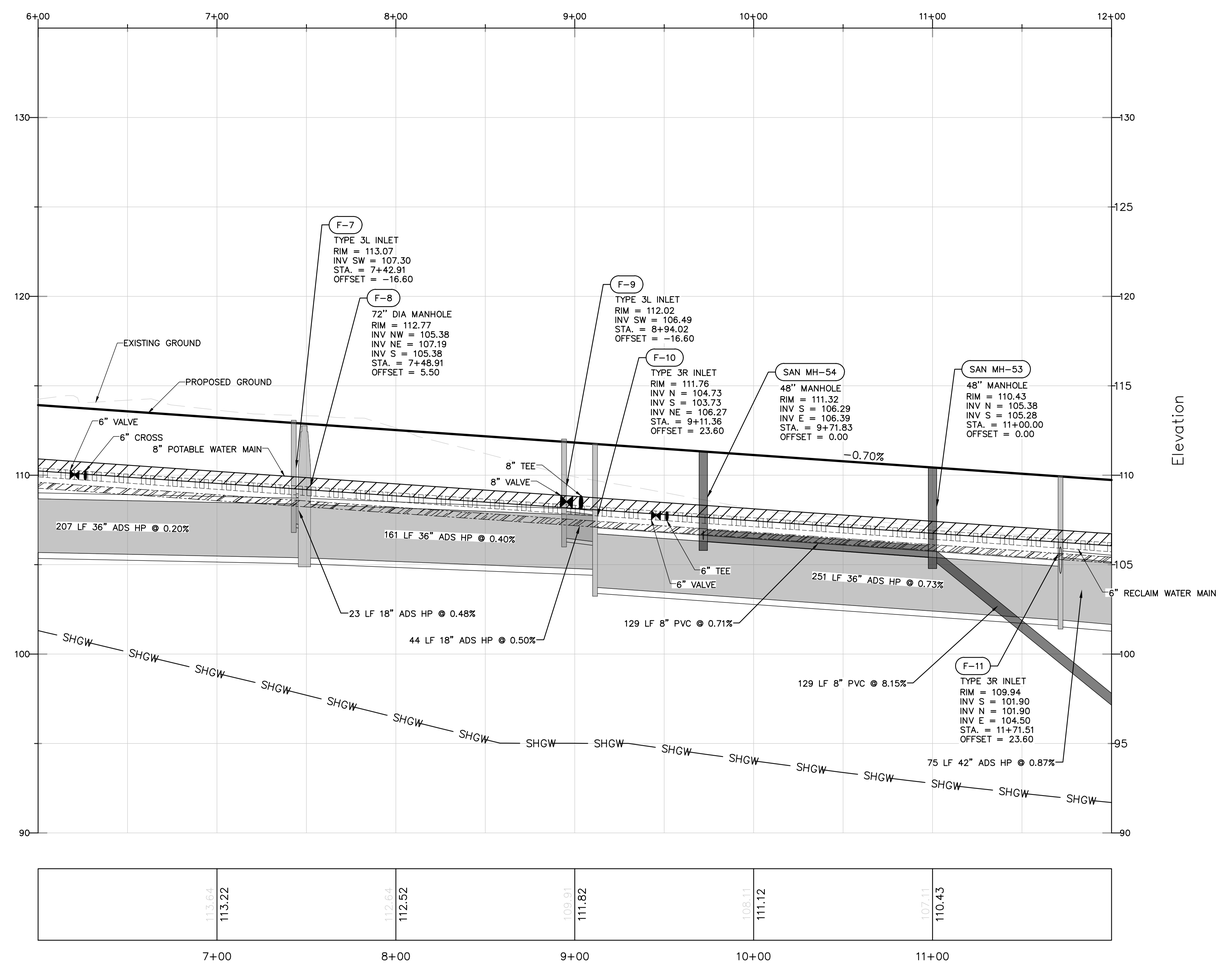
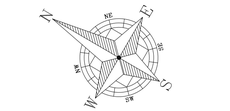


Station





GRAPHIC SCALE

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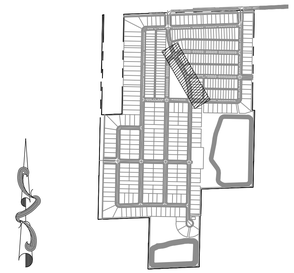
(IN FEET)
1 inch = 40 ft.



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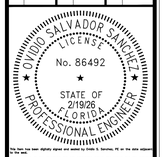
SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.20



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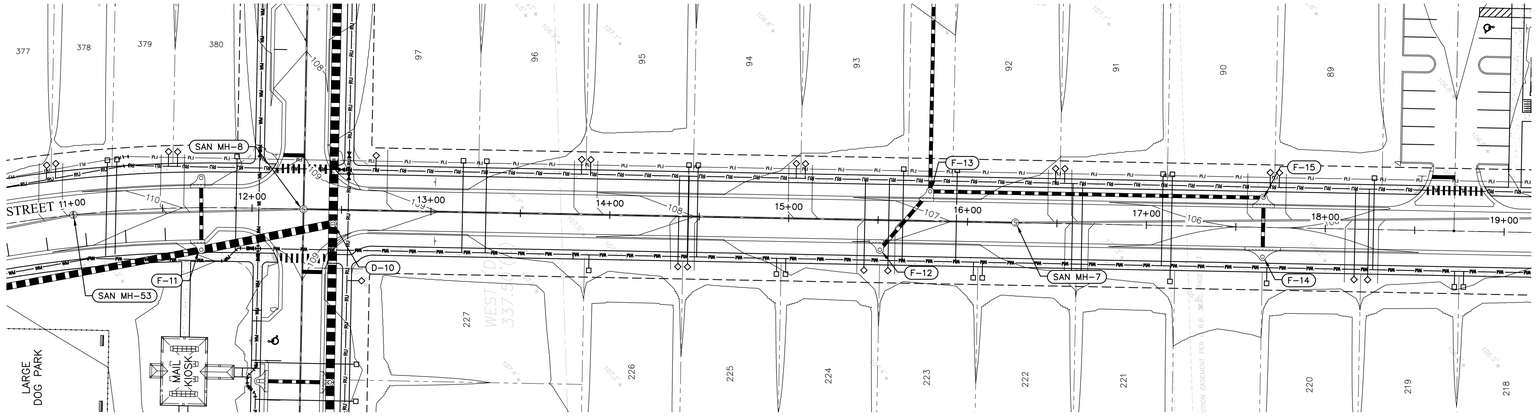

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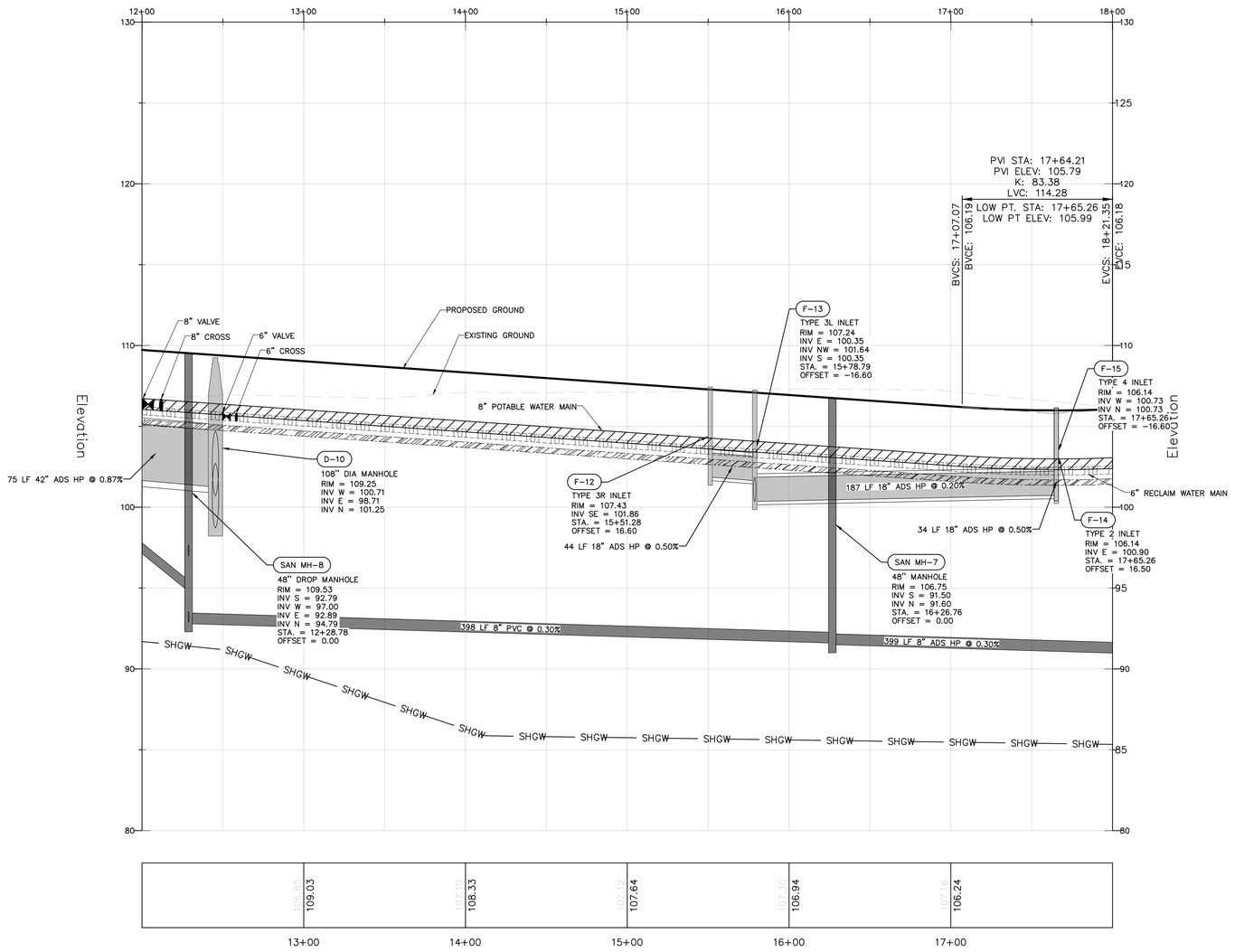

VERTICAL SCALE: 1" = 4'
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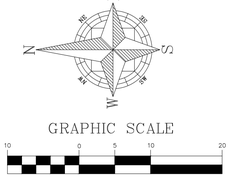

GRAPHIC SCALE

10 0 5 10 20

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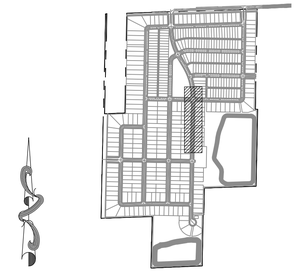

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CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.21

OVIDIO SALVADOR SANCHEZ
LICENSE NUMBER
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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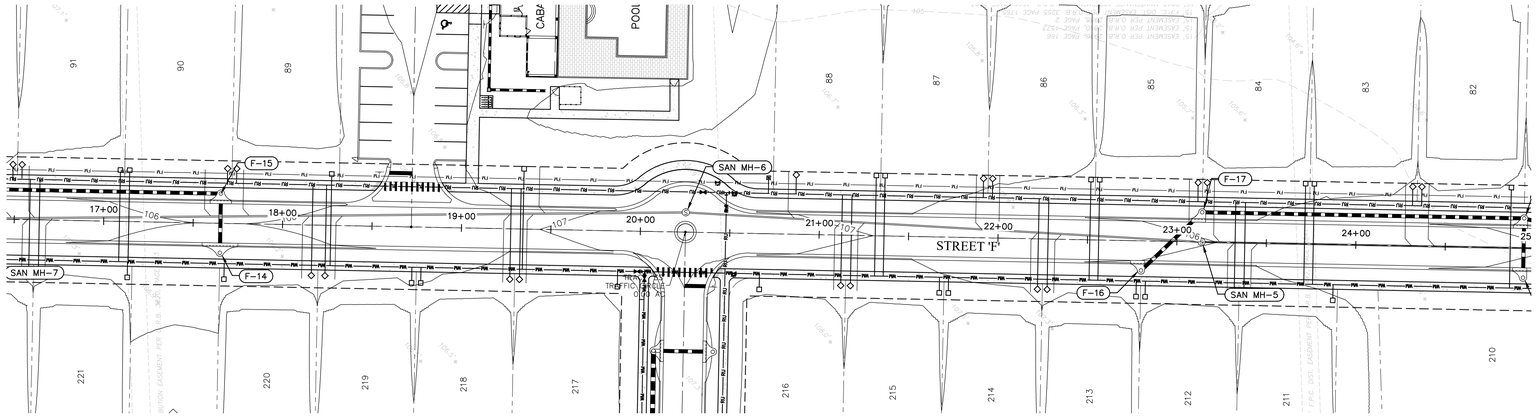

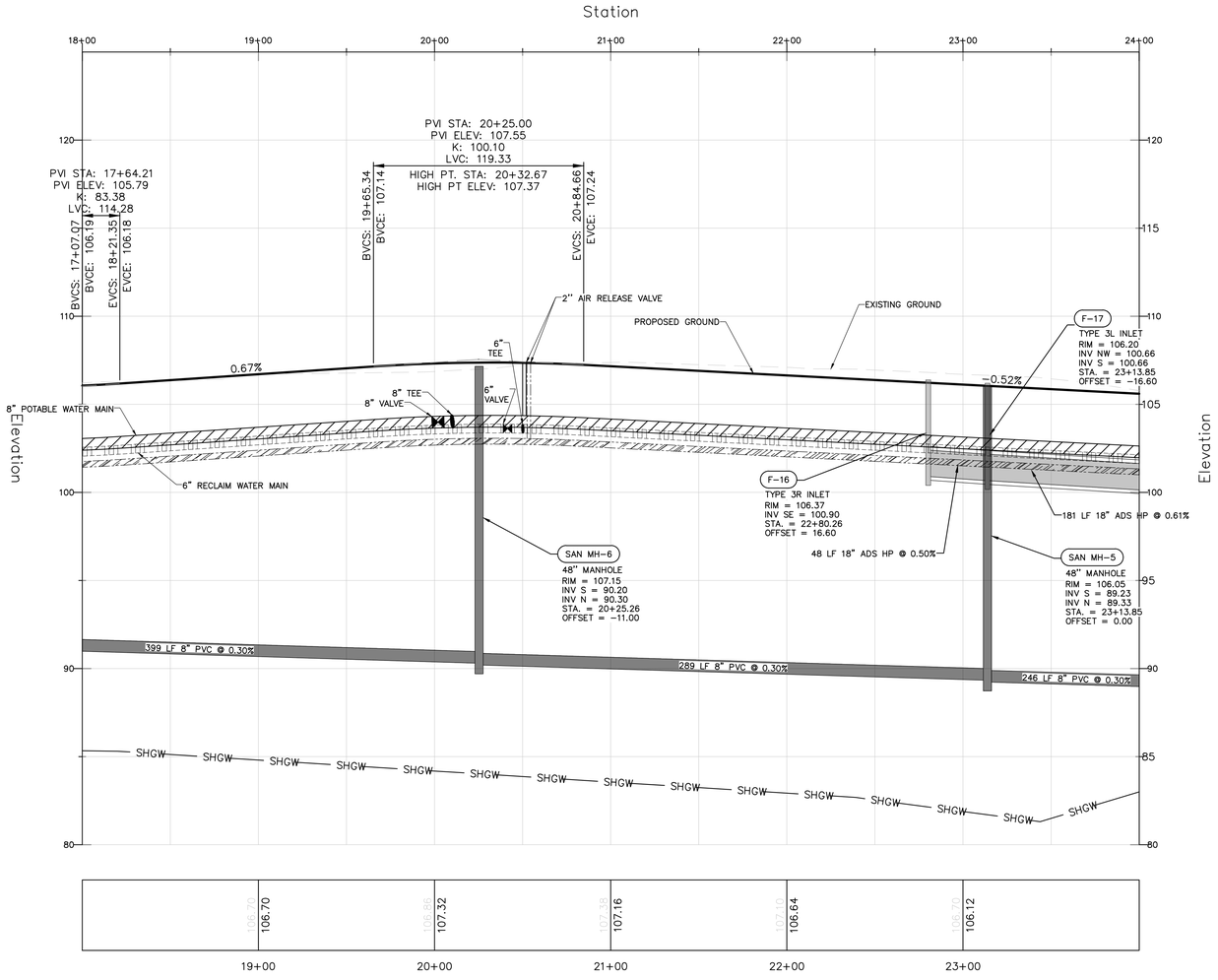

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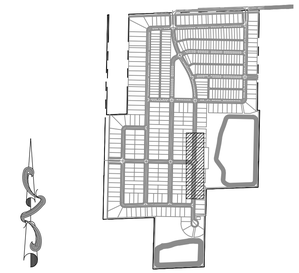

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(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY,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

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SHEET 111 OF 157

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PLAN & PROFILE - STREET F - STA. 18+00 TO STA. 24+00 CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.22

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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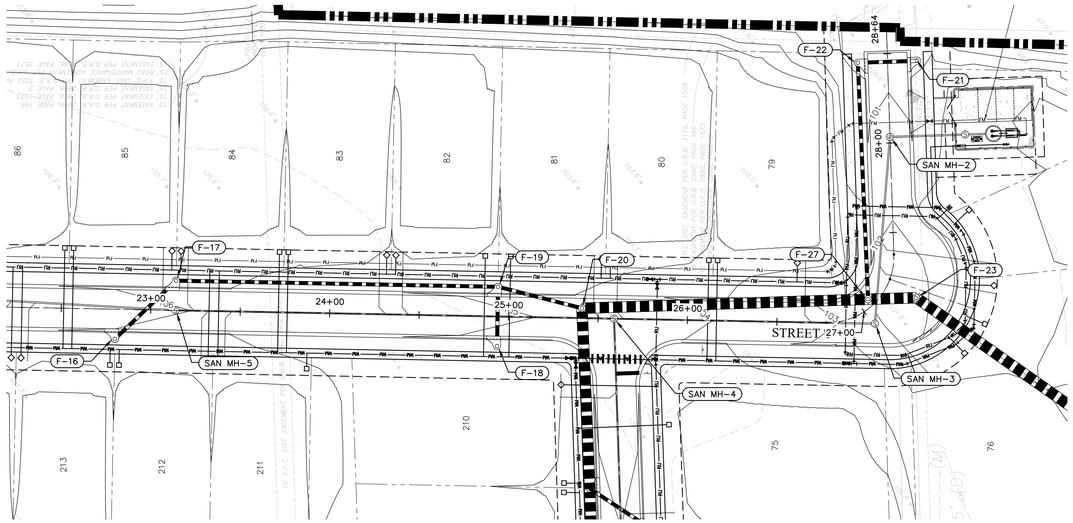
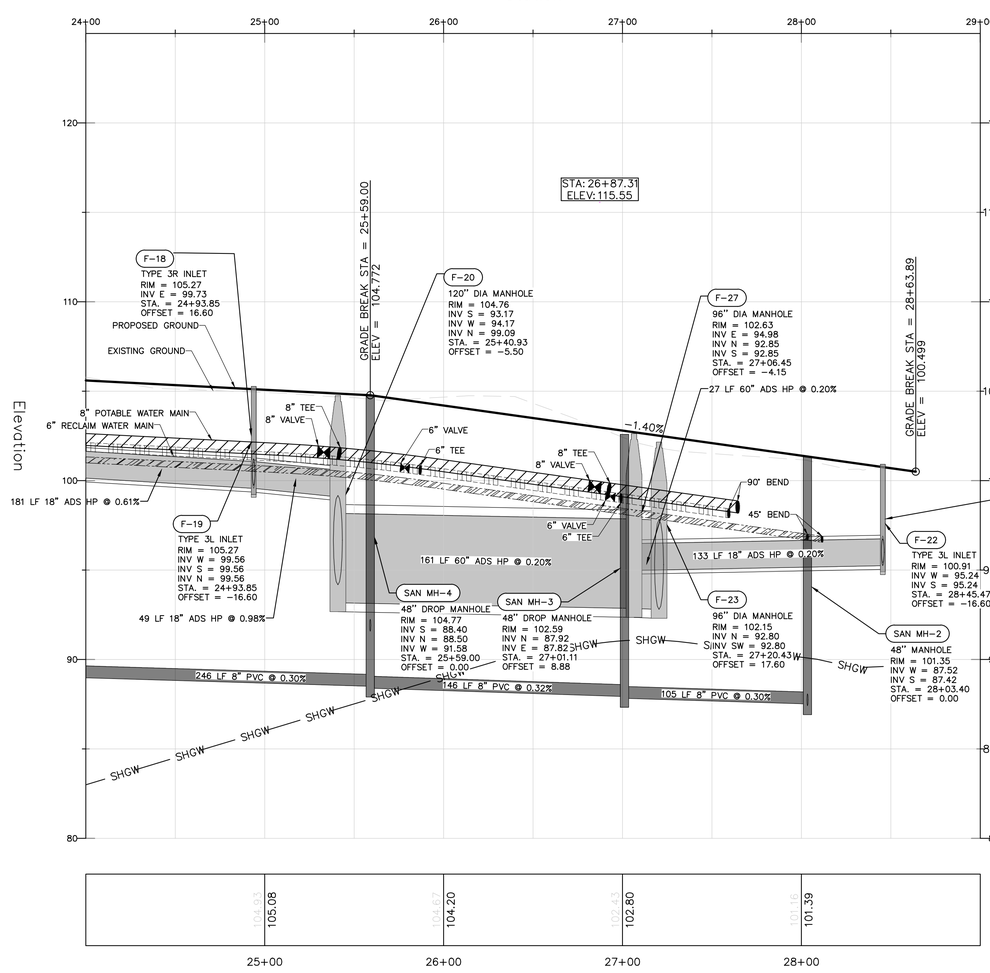
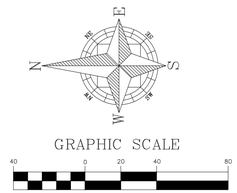
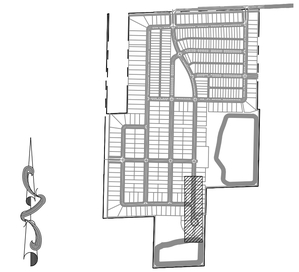
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET F.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela









KEY MAP

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

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

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HORIZONTAL SCALE: 1" = 40'

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SHEET 112 OF 157

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DESCRIPTION

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PLAN & PROFILE - STREET F - STA. 24+00 TO STA. 28+75
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.23

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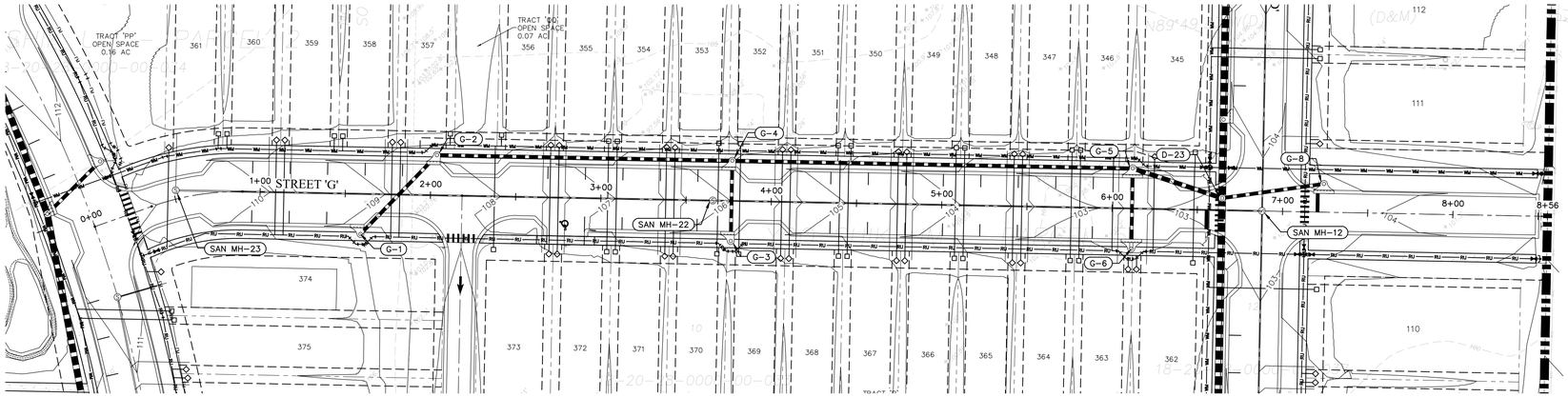

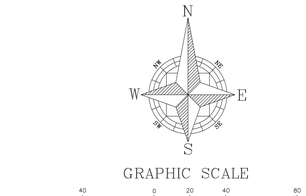

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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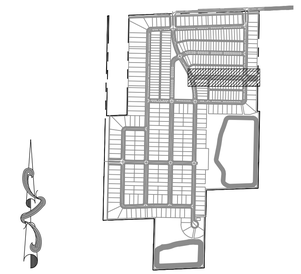
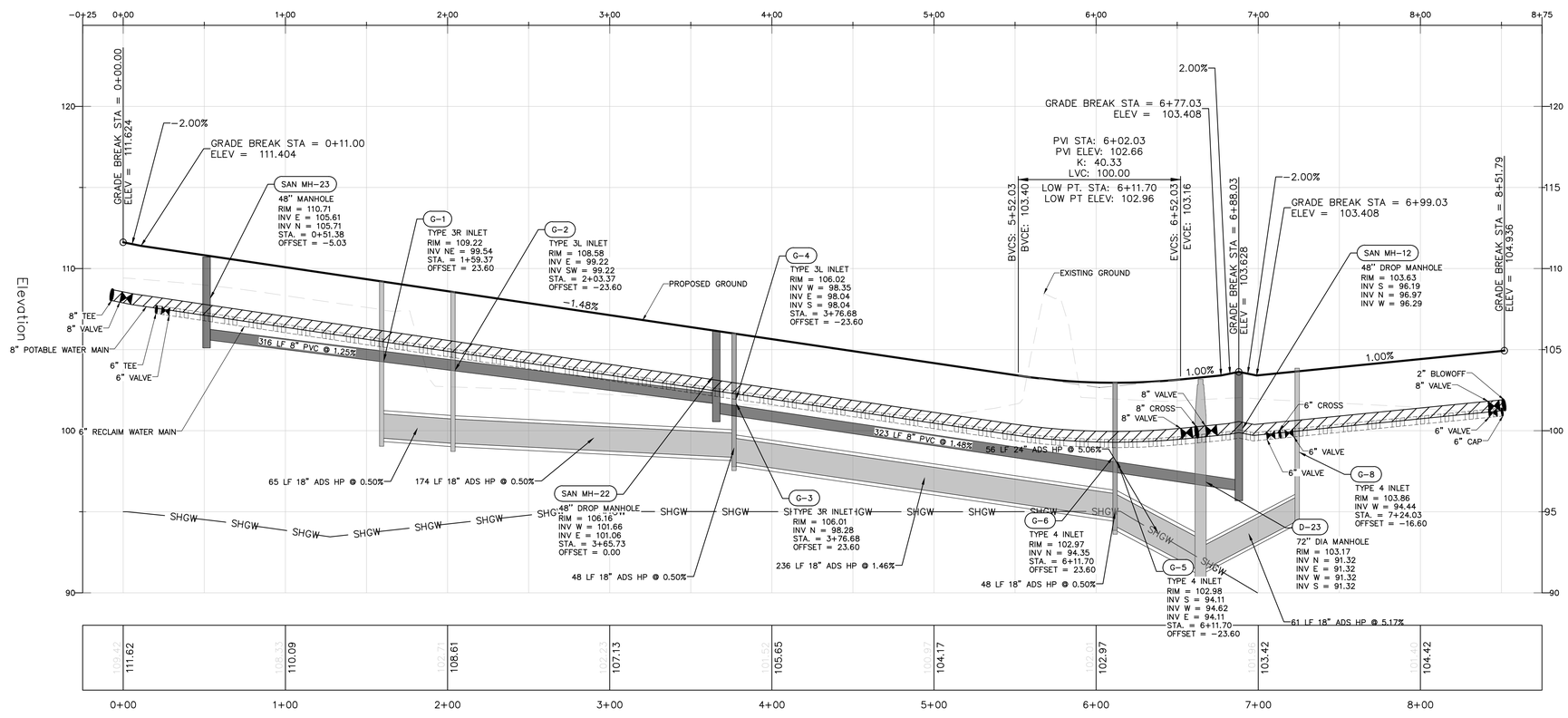


KEY MAP

Station



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

SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.24

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/19/26
PROFESSIONAL ENGINEER

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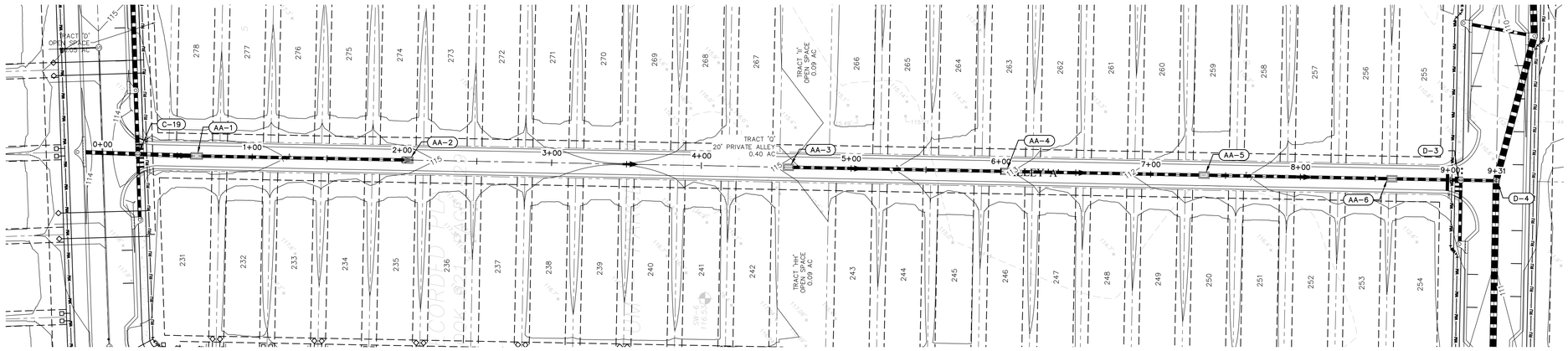

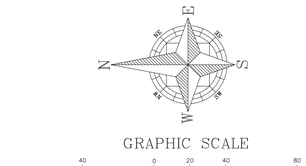

GRAPHIC SCALE

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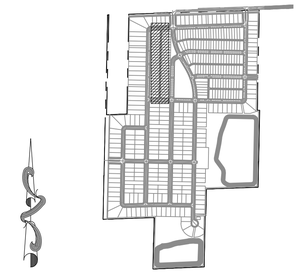
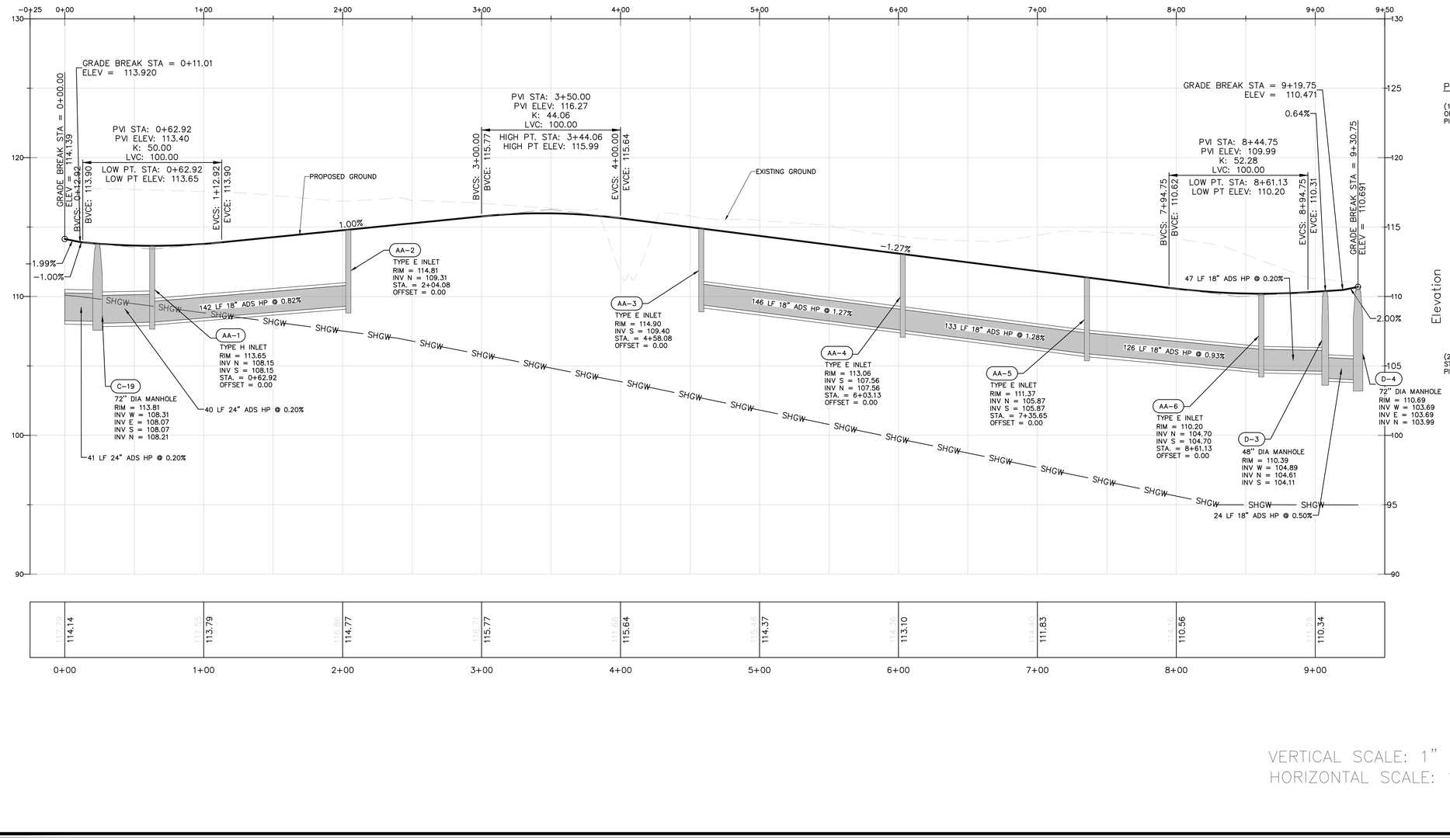


KEY MAP



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SHEET 114 OF 157

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS - DATED 08/20/2025	08/25/2025	1
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PLAN & PROFILE - ALLEY A - STA. 0+00 TO STA. 9+31 CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 11/11/2025

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.25

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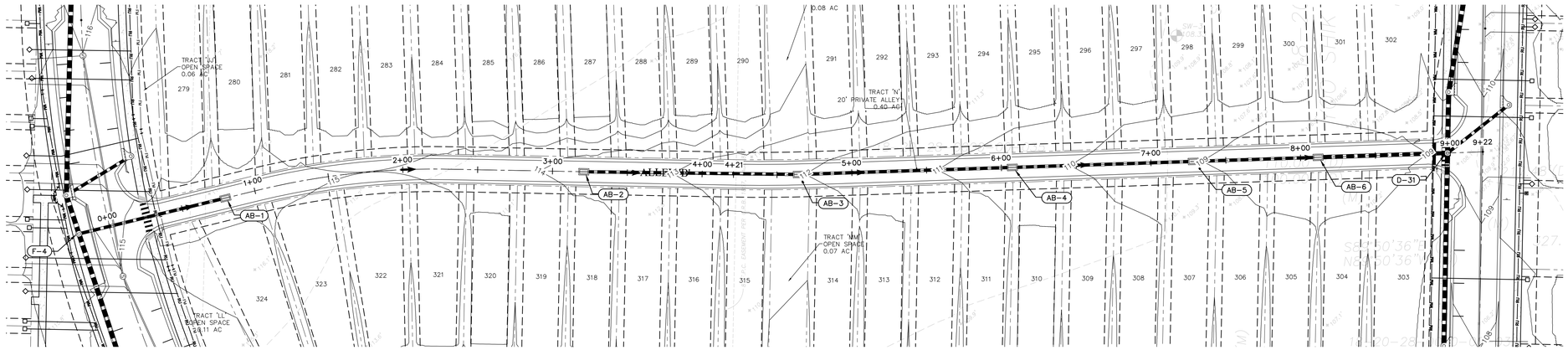

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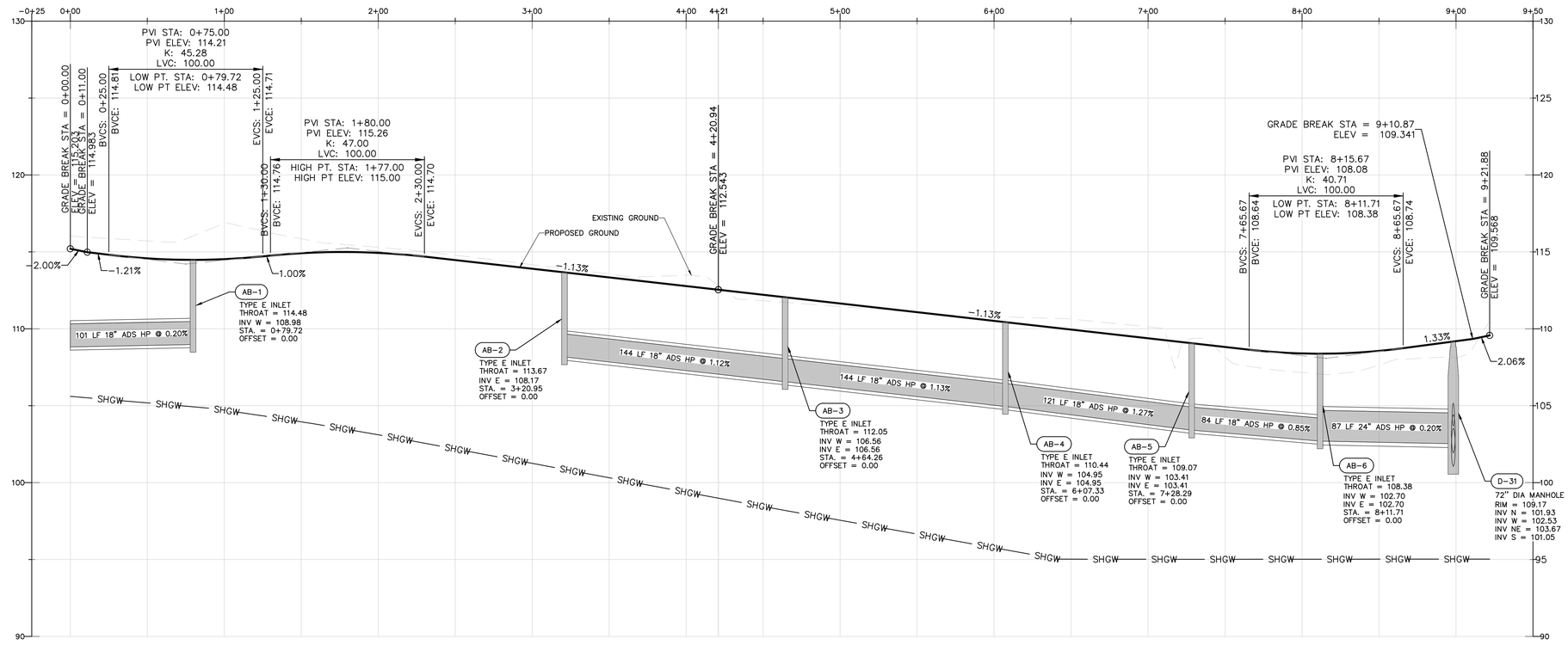

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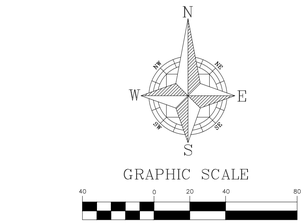
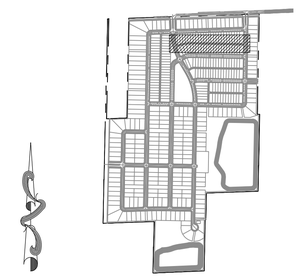
HORIZONTAL SCALE: 1" = 40'





KEY MAP

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

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

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/13/2026
SCALE: 1" = 40'
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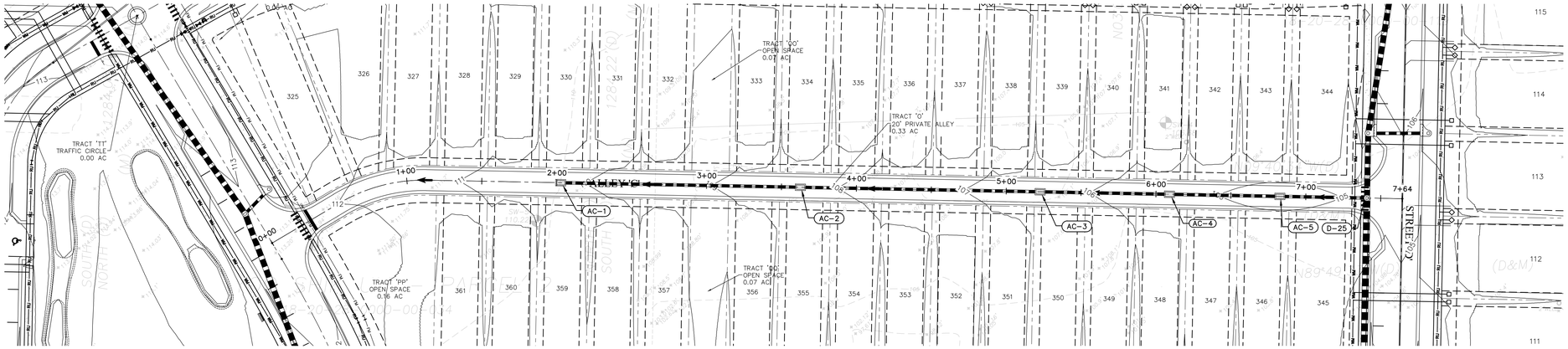

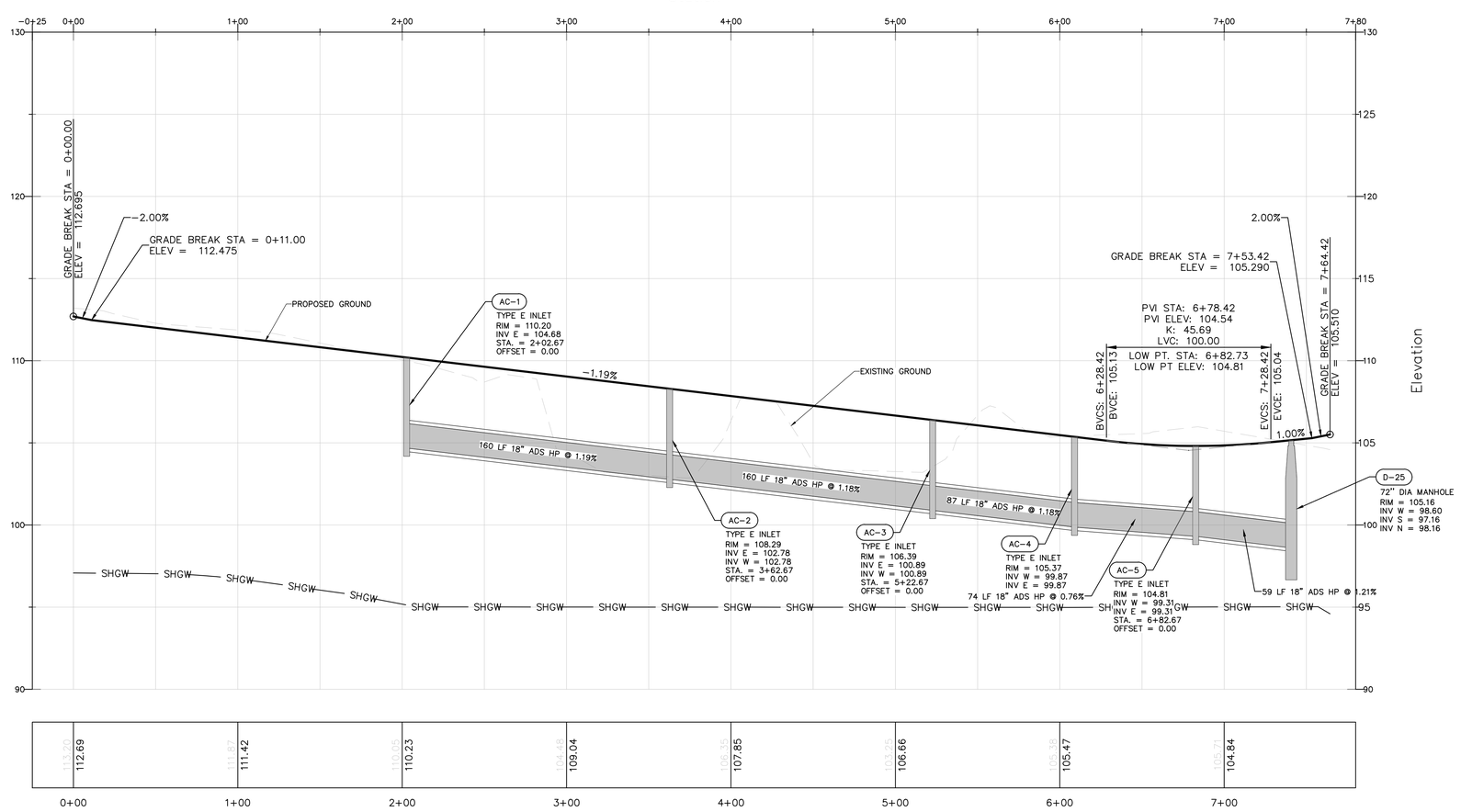

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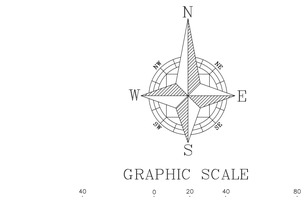
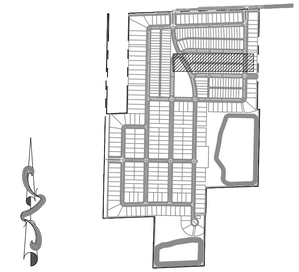


GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



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DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

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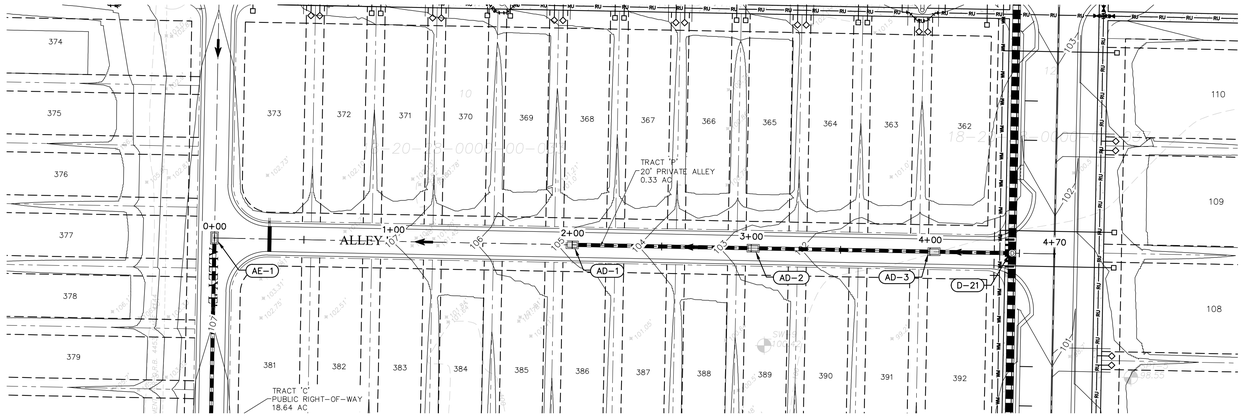

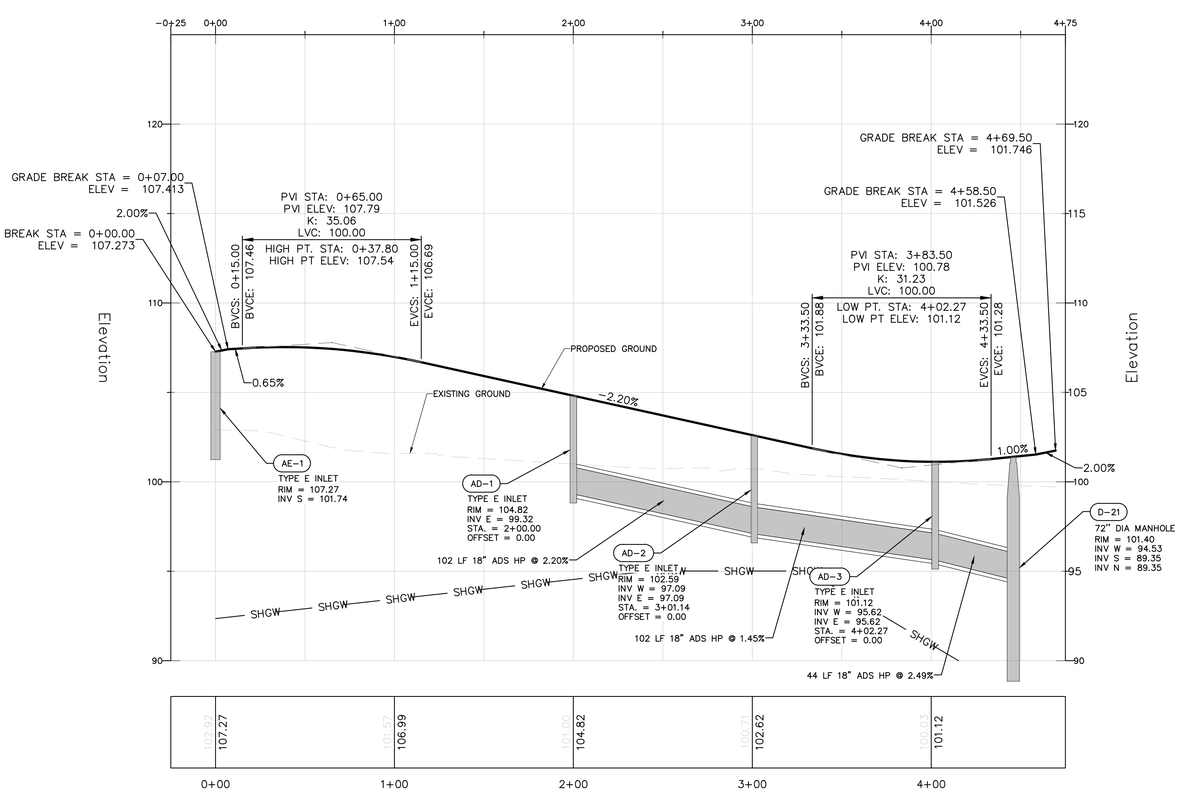

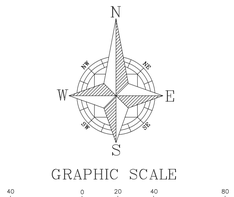

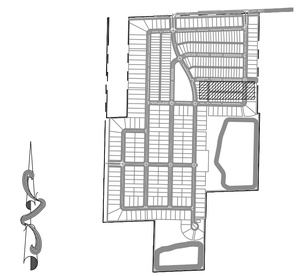

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CITY OF APOPKA, FLORIDA

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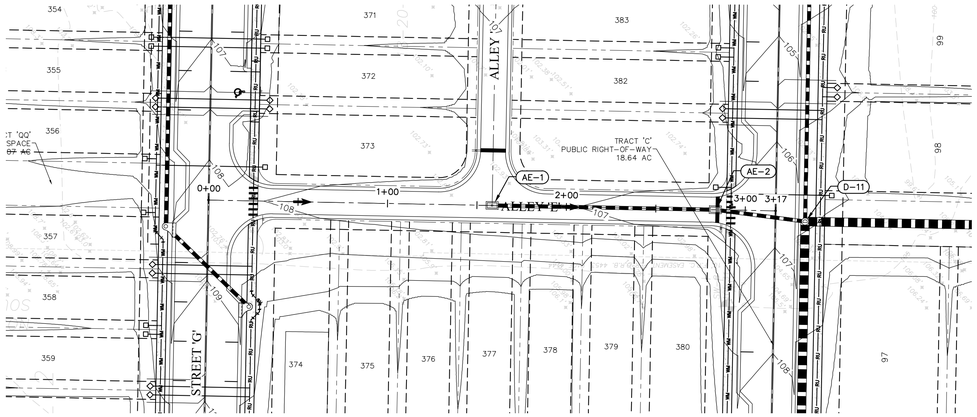

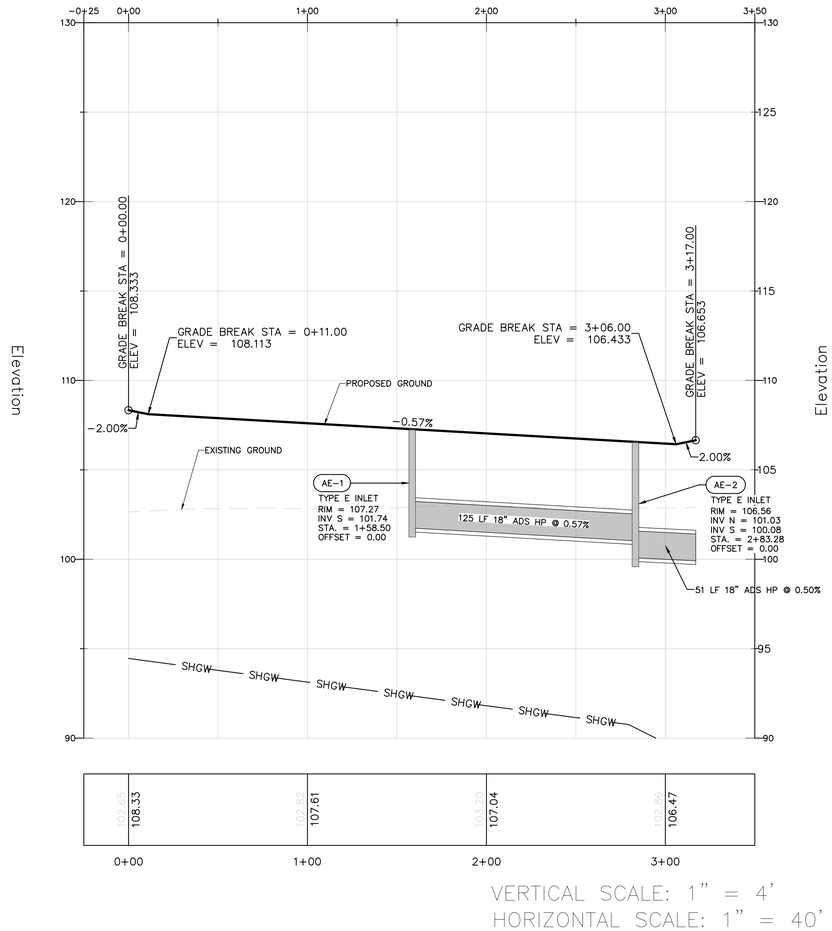

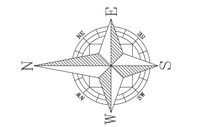

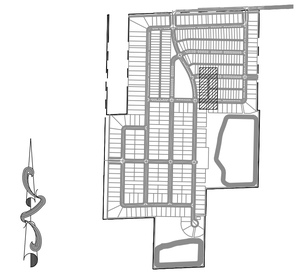

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REV.	DATE	BY
1	01/30/2026	OSS
2	10/08/2025	OSS
3	08/25/2025	OSS

1 CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026
2 CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025
3 SJRWMD COMMENTS - DATED 08/20/2025
DESCRIPTION

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(407) 558-2228
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PLAN & PROFILE - ALLEY E - STA. 0+00 TO STA. 3+17 CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: 1" = 40'
PROJECT: ASH-014
SHEET: C7.29

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SHEET 118 OF 157

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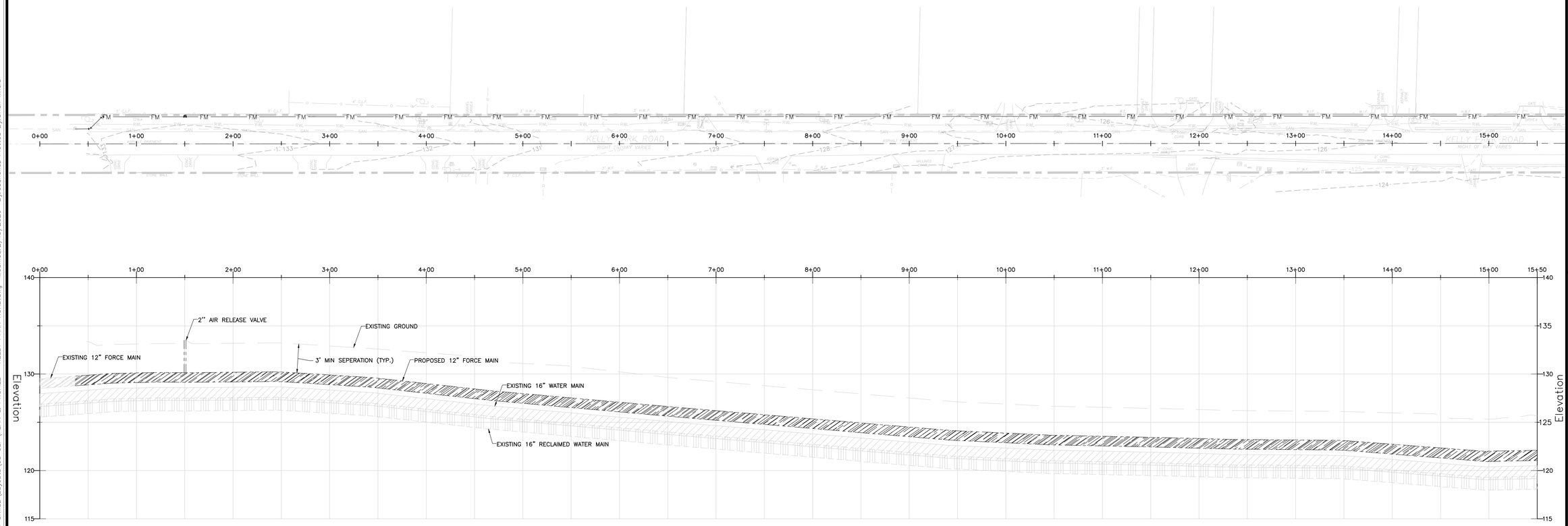

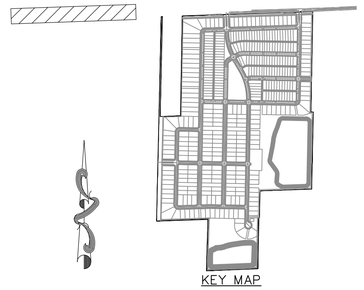

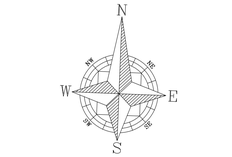

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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PLAN & PROFILE - KELLY PARK ROAD
- STA. 0+00 TO STA. 15+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C7.30

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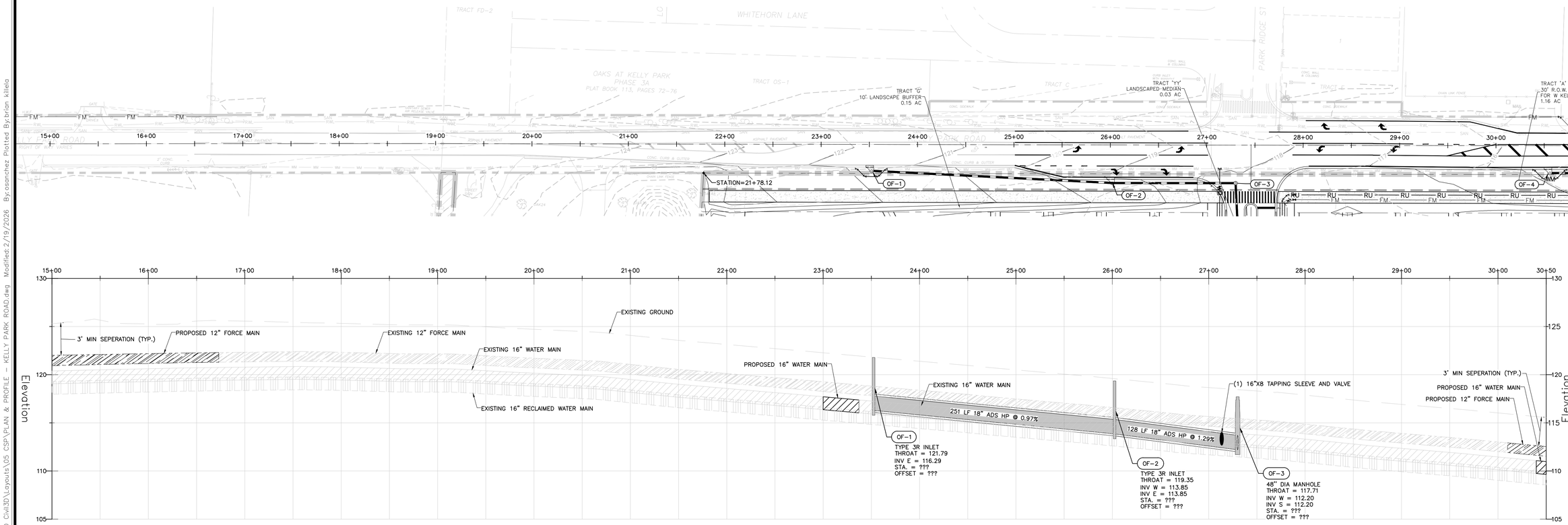

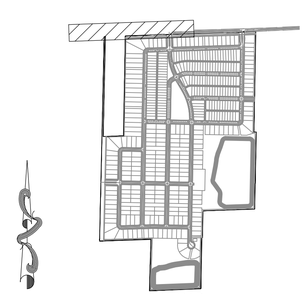

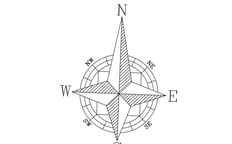

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5	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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- STA. 15+00 TO STA. 30+00
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

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PROJECT: ASH-014
SHEET: C7.31

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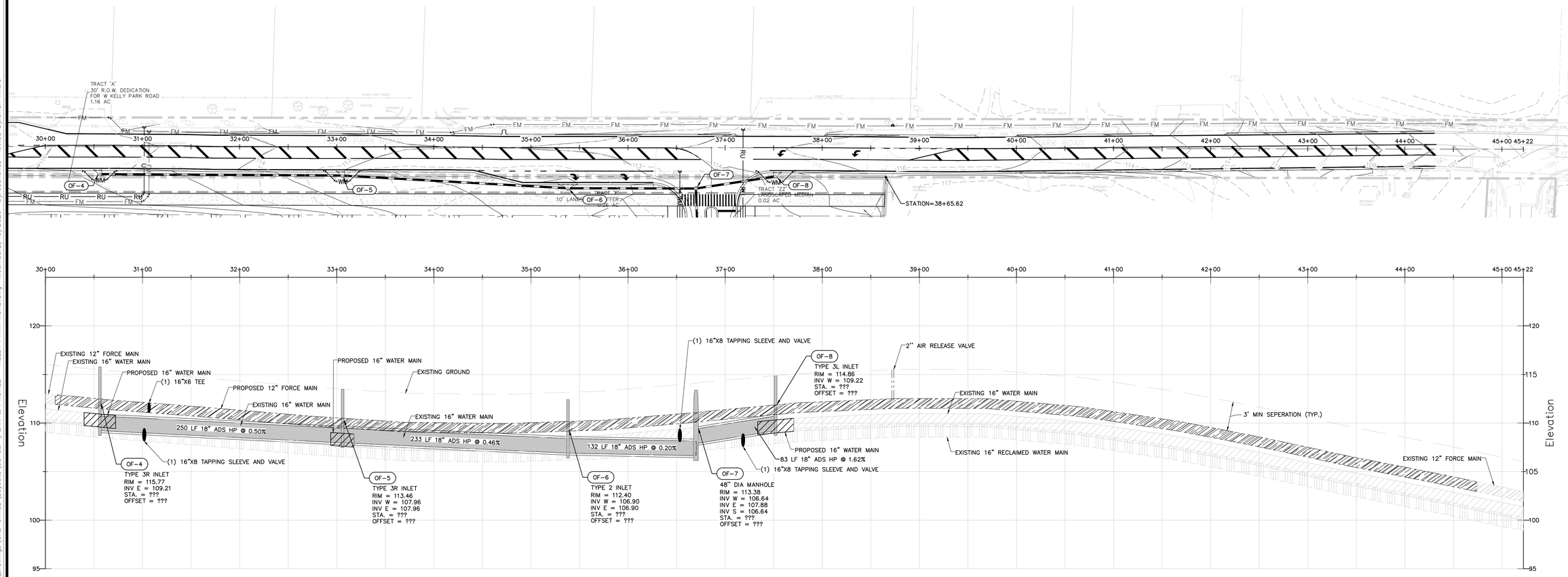

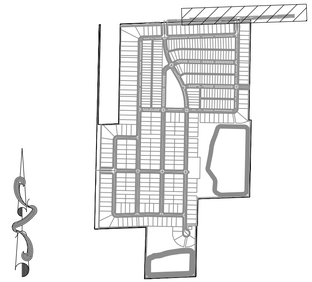

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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

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SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/5/2026

SCALE: 1" = 50'
PROJECT: ASH-014
SHEET: C7.32

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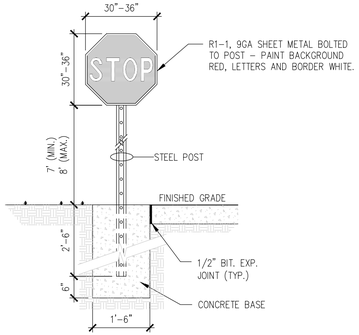
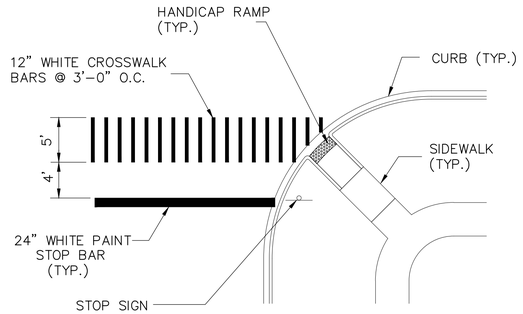
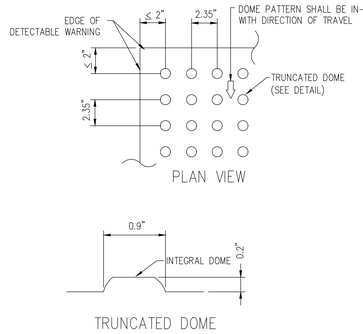
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - KELLY PARK ROAD.dwg Modified:2/19/2026 By:osanchez Plotted By:brian killela



1 STOP SIGN
N.T.S.



2 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



3 DETECTABLE WARNING
N.T.S.

NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

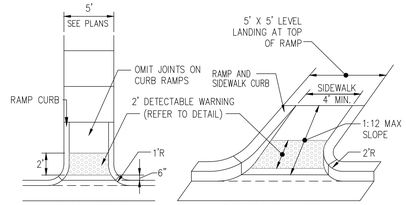
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.

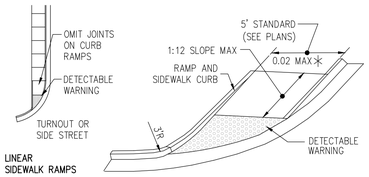
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK–ON–LIGHT OR LIGHT–ON–DARK. (SAFETY YELLOW OR BRICK RED)

5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682–2525

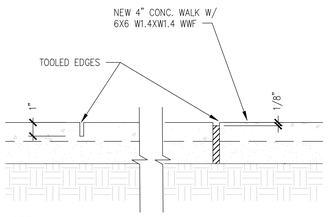
NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.





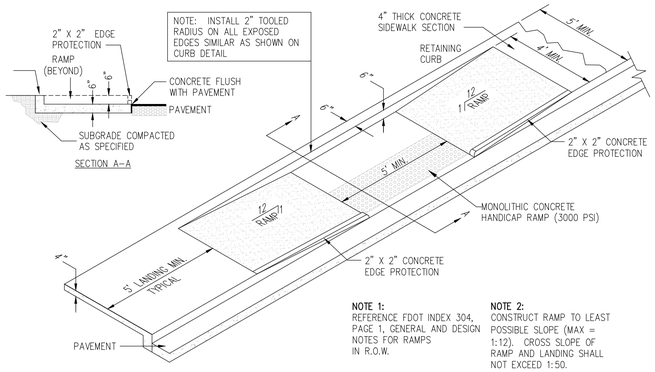
4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE N.T.S.



NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

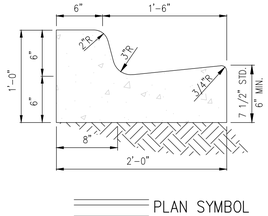
5 CONCRETE WALK
N.T.S.



NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

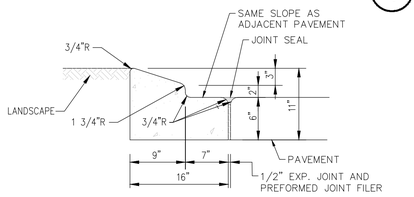
6 SIDEWALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

7 TYPE "F" CURB AND GUTTER
N.T.S.



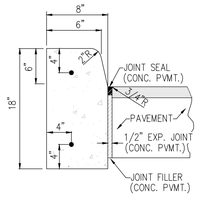
PLAN SYMBOL

NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

2. FOR CURB & GUTTER CONSTRUCTED ADJCENT TO CONCRETE PAVEMENT. 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

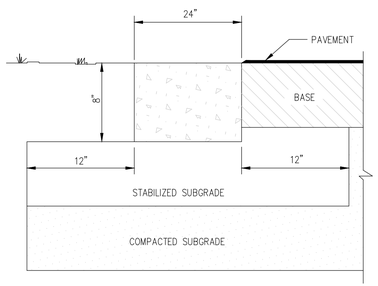
8 TYPE 'A' CURB
(3,500 PSI (MIN.)) N.T.S.



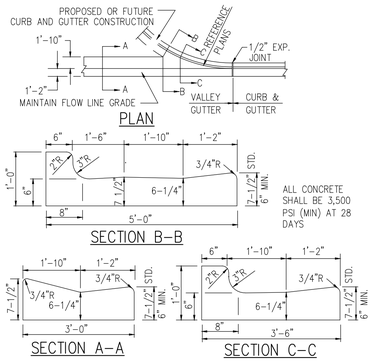
NOTES:

1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

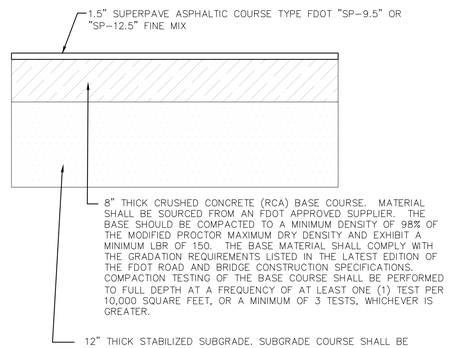
9 TYPE 'D' CURB
(3,500 PSI (MIN)) N.T.S.



10 RIBBON CURB
3500 PSI (MIN.) N.T.S.



11 VALLEY GUTTER N.T.S.
(REFER TO F.D.O.T. INDEX 300)



12 TYPICAL PAVEMENT SECTION
N.T.S.

NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL 7'–6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

13 HANDICAP SIGN
N.T.S.

Call 48 hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C8.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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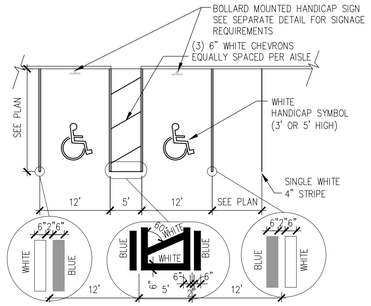
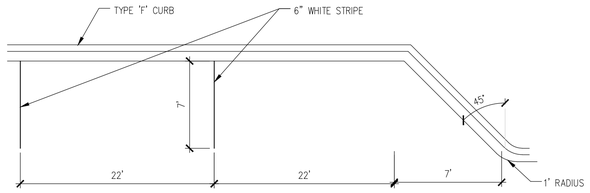
SHEET 122 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\CIVIL DETAILS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela



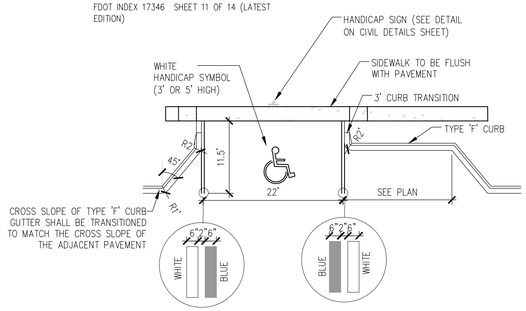
NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)

14 HANDICAP STRIPING
N.T.S.



15 STANDARD PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC
N.T.S.

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)



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

Call 48 hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 123 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/09/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CIVIL DETAILS
CONSTRUCTION SITE PLAN

SPRINGHAVEN (FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C8.1

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/19/26

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
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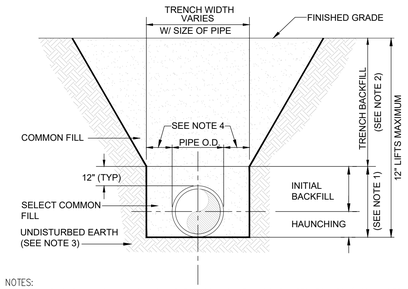
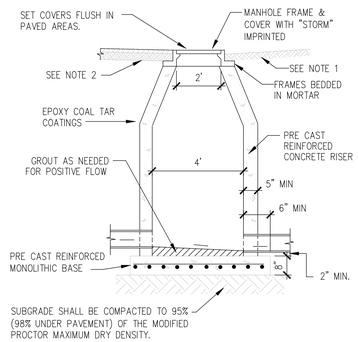
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\CIVIL DETAILS.dwg Modified:2/4/2026 By:kgomez Plotted By:brian killela



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

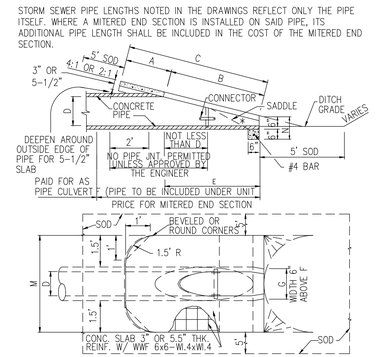
1 TRENCH DETAIL
N.T.S.



NOTE:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS
3. 12 INCHES OF STONE BEDDING (FDOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

2 MANHOLE
N.T.S.

STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.



	DIMENSIONS AND QUANTITIES										
								M			
	D	A	B	C	E	F	G	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'

* SLOPE- 4:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

3 MITERED END SECTION (RCP)
FDOT STD. INDEX 430-021 N.T.S.

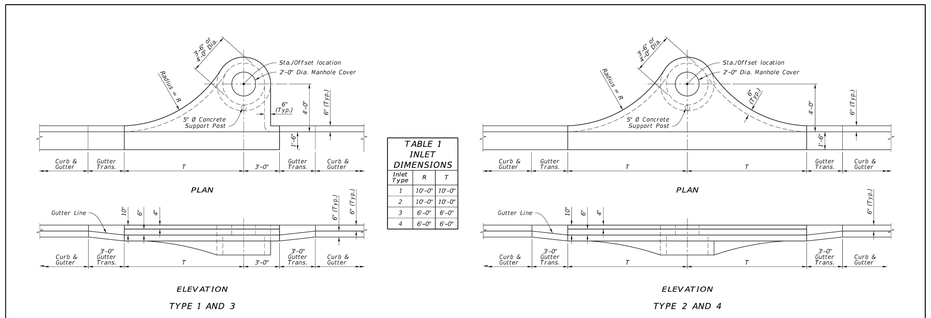
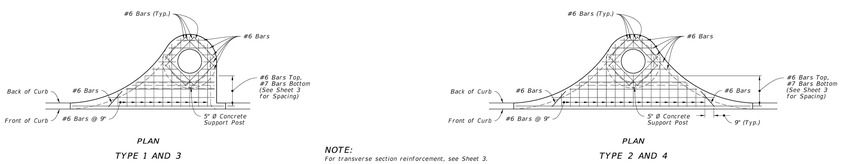


TABLE 1 INLET DIMENSIONS		
Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"

TOP DIMENSIONAL DETAILS

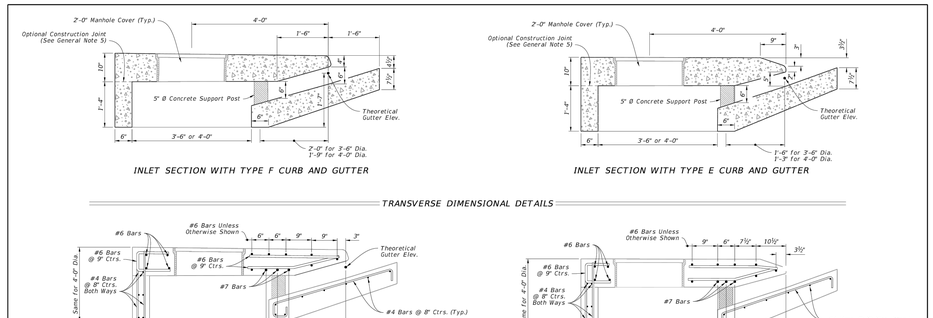


NOTE:
For transverse section reinforcement, see Sheet 3.

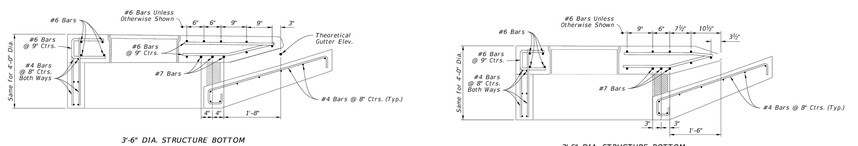
TOP REINFORCING DETAILS

TOP DIMENSIONAL AND TOP REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX	SHEET
11/01/20					425-020	2 of 3



TRANSVERSE DIMENSIONAL DETAILS



TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX	SHEET
11/01/20					425-020	3 of 3

4 TYPE 1, 2, 3, AND 4 INLETS
N.T.S.

REV.	DATE	DESCRIPTION	BY
	08/25/2025	SJRWMD COMMENTS - DATED 09/30/2025	OSS
	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 10/08/2025	OSS
	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSD-25-38) DATED 01/06/2026	OSS

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C9.0

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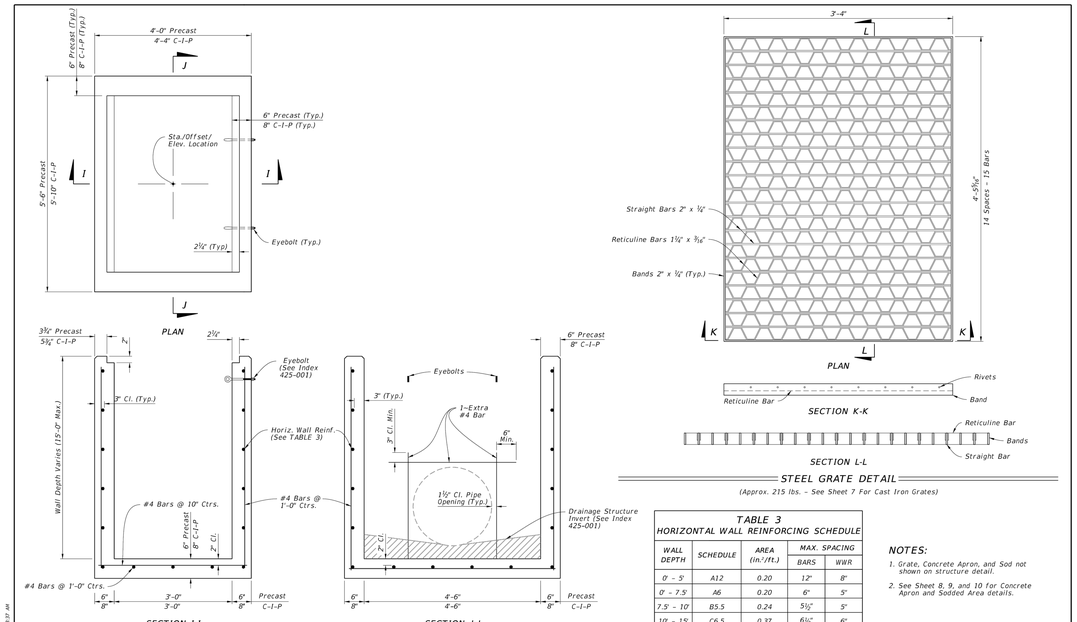


TABLE 3 HORIZONTAL WALL REINFORCING SCHEDULE				
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	4 of 14

5 TYPE E INLET
N.T.S.

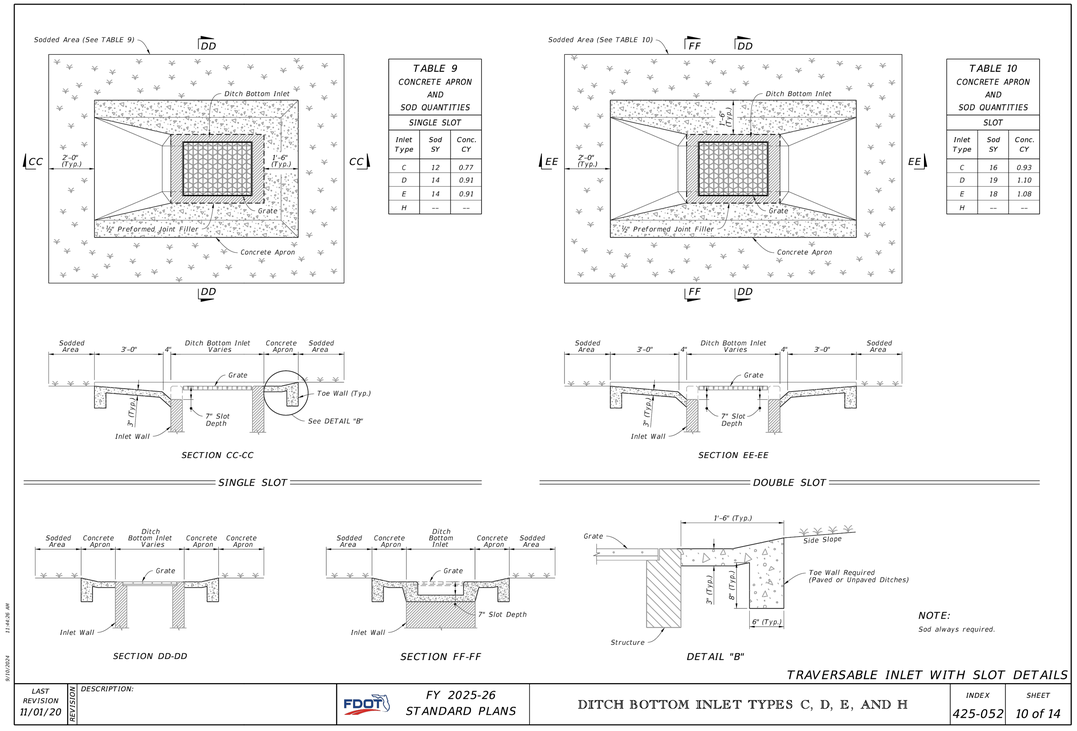


TABLE 9 CONCRETE APRON AND SOD QUANTITIES		
SINGLE SLOT		
Inlet Type	Sod SY	Conc. CY
C	12	0.77
D	14	0.91
E	14	0.91
H	--	--

TABLE 10 CONCRETE APRON AND SOD QUANTITIES		
SLOT		
Inlet Type	Sod SY	Conc. CY
C	16	0.93
D	19	1.10
E	18	1.08
H	--	--

TRAVERSABLE INLET WITH SLOT DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	10 of 14

7 CONCRETE APRON FOR BUBBLE UP STRUCTURES
N.T.S.

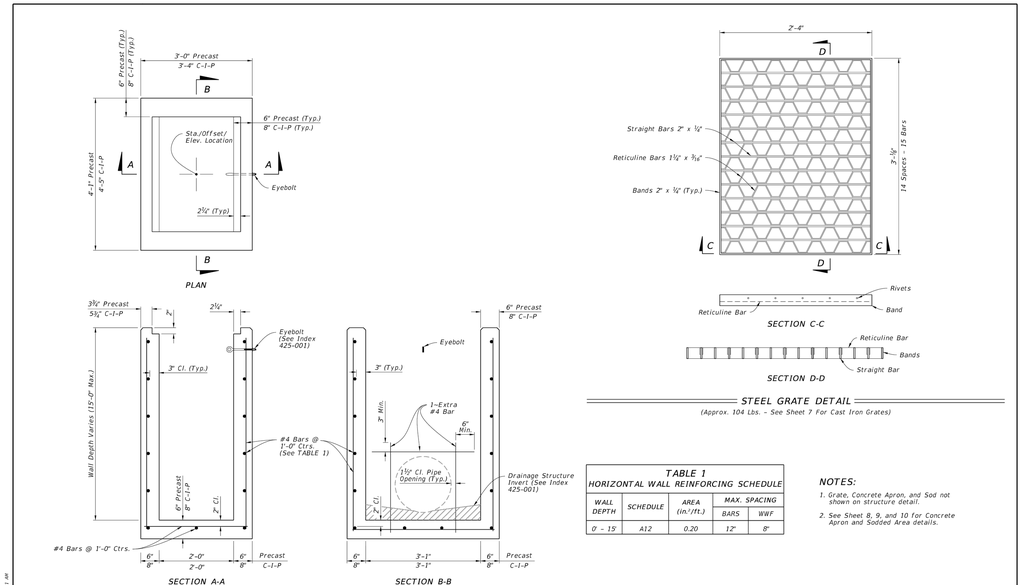


TABLE 1 HORIZONTAL WALL REINFORCING SCHEDULE				
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWF
0' - 15'	A12	0.20	12"	8"

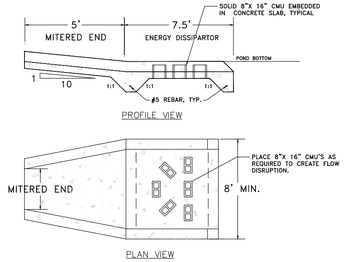
NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

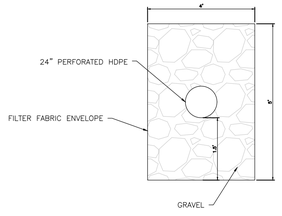
TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	2 of 14

6 TYPE C INLET
N.T.S.

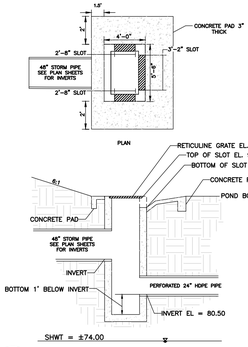


8 ENERGY DISSIPATOR DETAIL
N.T.S.

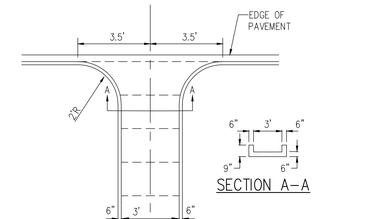


NOTES:
1. GRAVEL SHALL BE GRADES 56 OR 57 AND SHALL MEET THE REQUIREMENTS OF FDOT SECTIONS 01-2 OR 901-3.
2. FILTER FABRIC SHALL BE TYPE D-3 (SEE FDOT INDEX NO. 199).
3. EXFILTRATION PIPE SHALL BE 24" DIAMETER TUBING MEETING AASHTO M252 AND ASTM F405.62A WITH POLYESTER KNITTED FILTER SOCK MEETING ASTM D3887 AND ASTM D1682.

10 EXFILTRATION PIPE
N.T.S.



9 B.U.-1 MODIFIED TYPE-E INLET
N.T.S.



11 CONCRETE CURB FLUME
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SHEET 125 OF 157

REV.	DATE	BY	DESCRIPTION
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6	10/08/2025	OSS	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025
5	08/25/2025	OSS	SJRWMD COMMENTS – DATED 08/20/2025

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C9.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/19/26

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PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6"ABOVE 12"BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6"ABOVE 12"BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

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

NOTES:

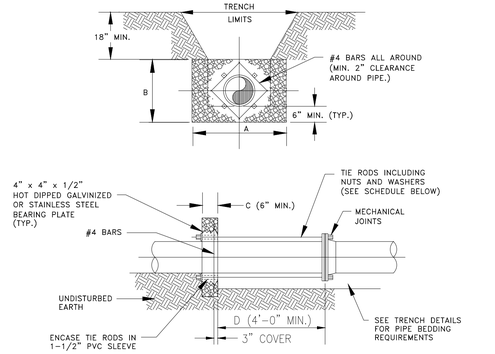
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.**
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3

   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



NOTES:

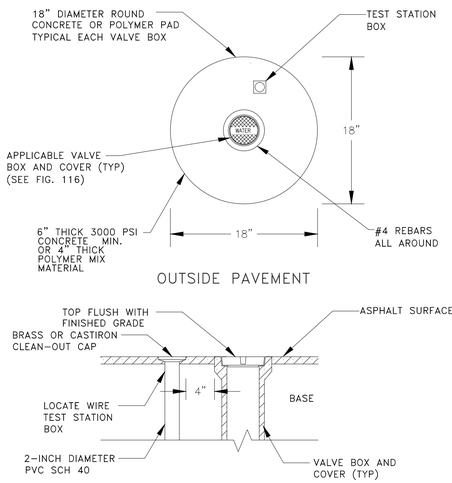
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

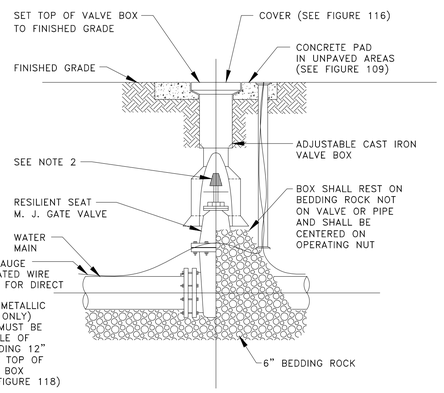
CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

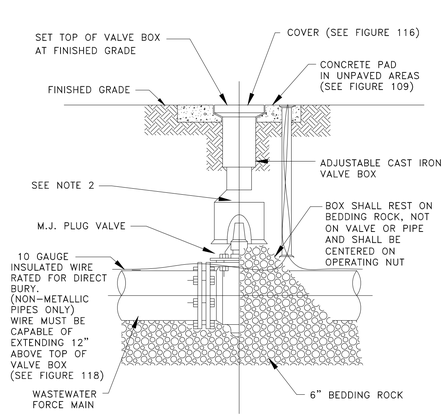


NOTES:

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

GATE VALVE AND BOX DETAIL

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

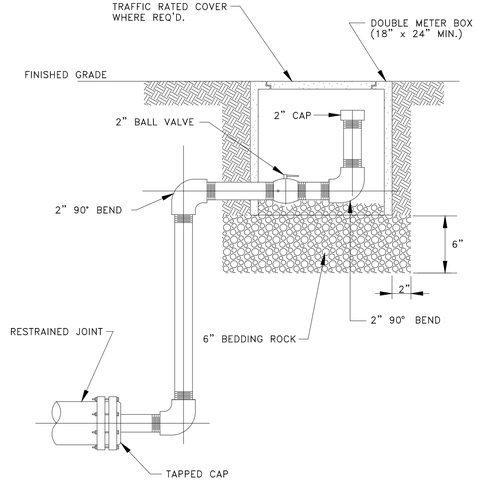


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

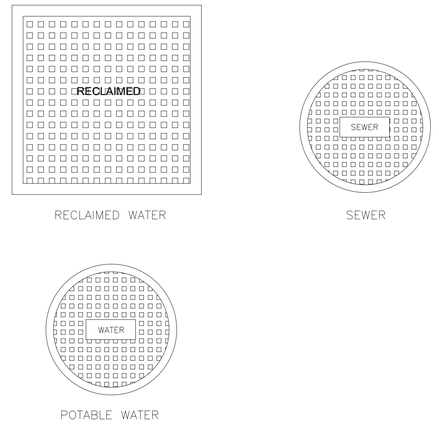


NOTES:

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

BLOWOFF VALVE DETAIL

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



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS – DATED 08/20/2025	OSS

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.0

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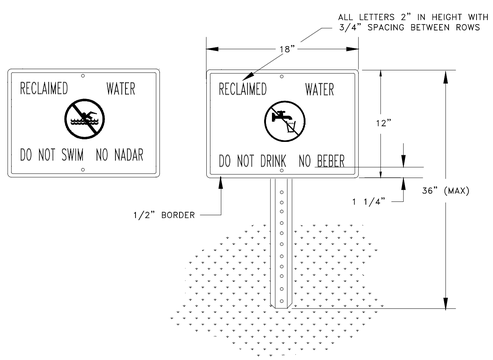
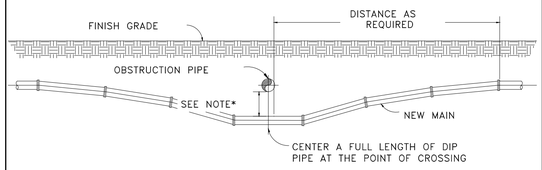


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 115



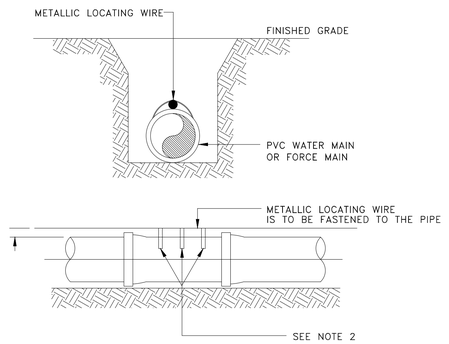
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 117

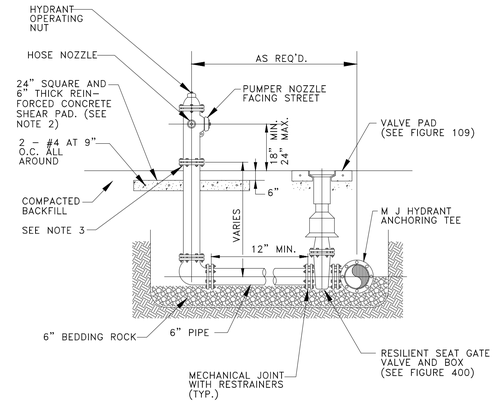


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 118



NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

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

NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 406

NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 405

NOTE:

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

TEMPORARY JUMPER CONNECTION

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

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

REV.	DATE	DESCRIPTION	BY
7	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
6	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
5	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026

SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.1

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/19/26

This item has been digitally signed and sealed by Ovidio A. Sanchez, PE on the date adjacent to the seal.
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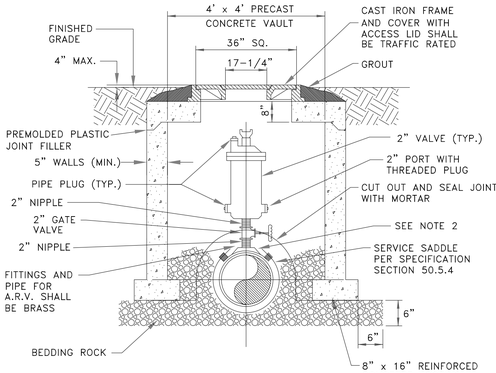
SHEET 127 OF 157

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY DETAILS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela

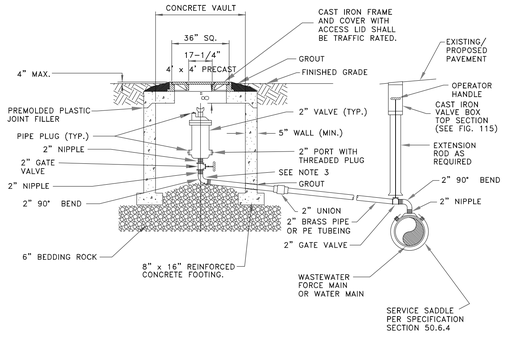


NOTES:

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

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

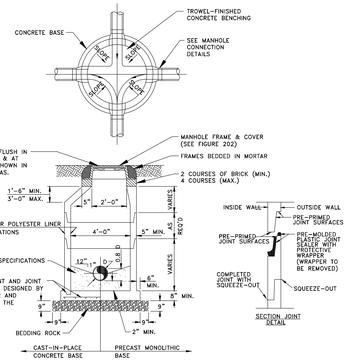


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

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

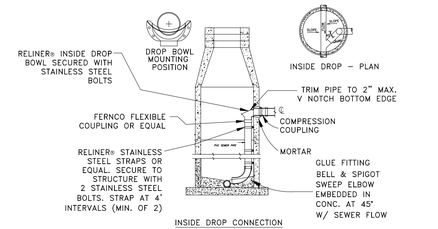
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

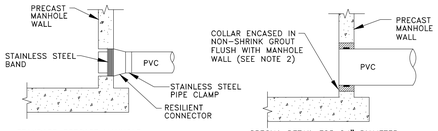
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

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

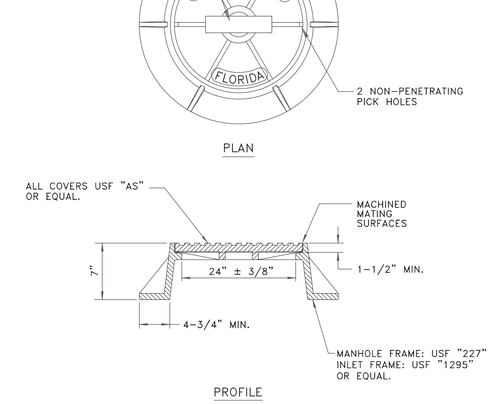


NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

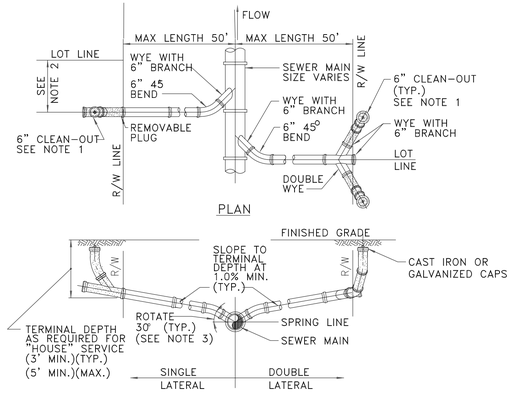


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

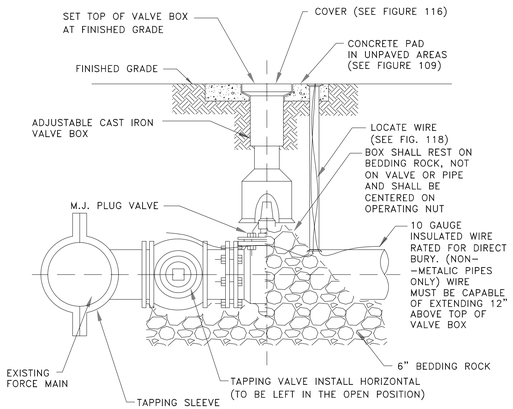


NOTES:

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

SERVICE LATERAL DETAIL

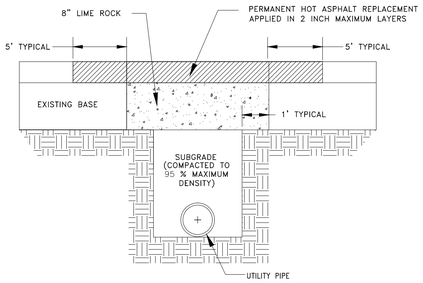
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

NOTE:
SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII. AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK
HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

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2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
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MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C10.2

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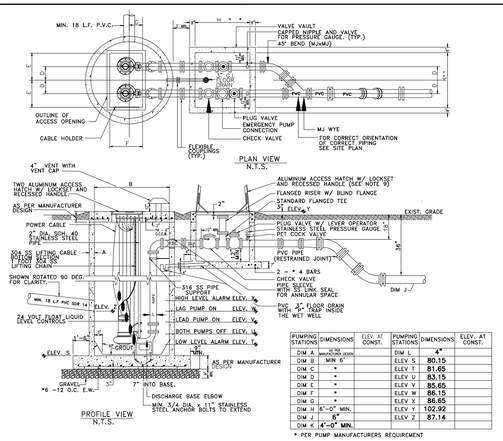
P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY DETAILS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela



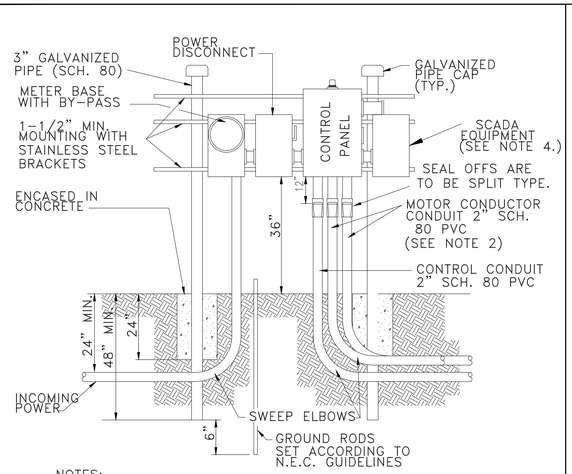
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	SLAB OPENING		DIM L	4"	
DIM B	MIN 4'		ELEV S	80.15	
DIM C	*		ELEV T	81.65	
DIM D	*		ELEV U	83.15	
DIM E	*		ELEV V	85.65	
DIM F	*		ELEV W	86.15	
DIM G	*		ELEV X	86.65	
DIM H	6'-0" MIN.		ELEV Y	102.92	
DIM J	6"		ELEV Z	87.14	
DIM K	4'-0" MIN.				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B OR EQUAL OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HOPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEALS.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
MANUFACTURER: FLYGT ; MODEL: NP3153 SH "A" ; DIA: 176 mm ; SPEED: 3510 rpm ; DISCHARGE SIZE: 3.00 IN.;
VOLTAGE: 460 ; HZ.: 60 ; PHASE: 3 ; H.P.: 23 ; MIN. SOLID SIZE: 1.4/4 IN.
12. OPERATING CONDITIONS SHALL BE 344 GPM AT 34 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

PUMP STATION DETAIL

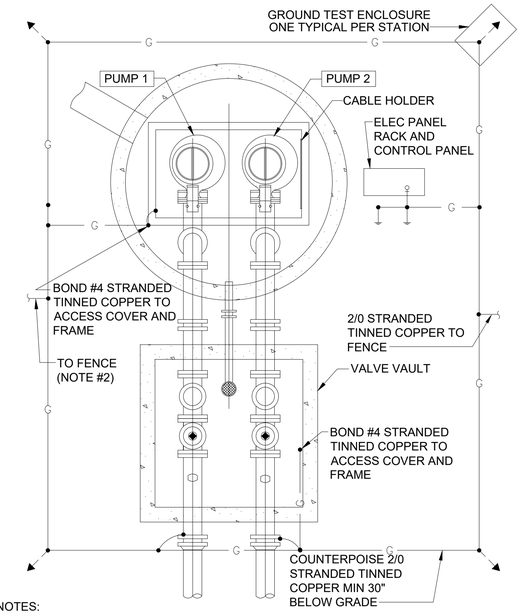
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

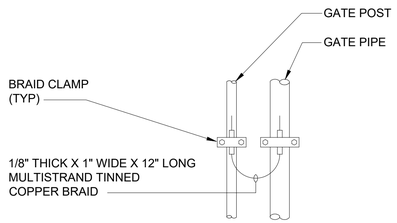
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302

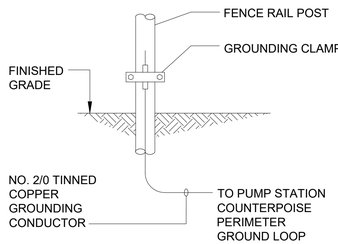


NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

PUMP STATION GROUNDING (TYPICAL)

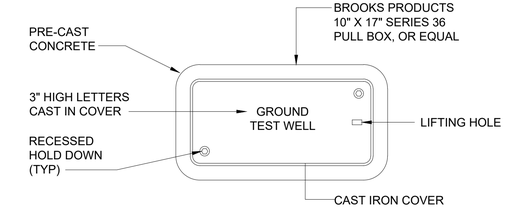
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307

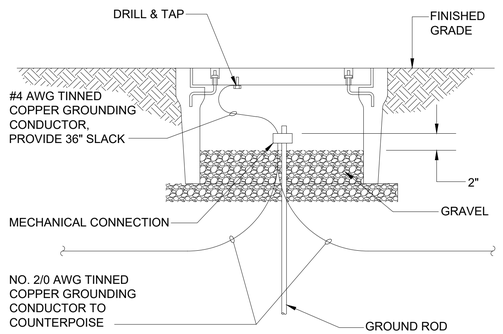




FENCE POST GROUNDING (TYPICAL)

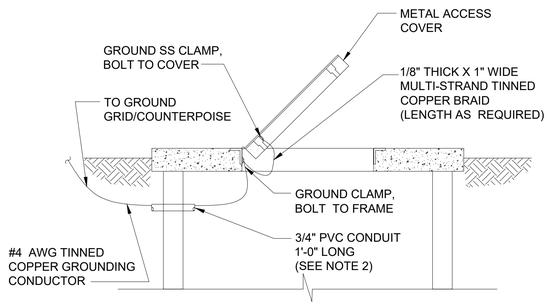
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A





GROUND TEST WELL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 B



NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 C

LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. PRIVATE LIFT STATION DESIGNED BY MESSINA & ASSOCIATES. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

Call 48 hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 129 OF 157

REV.	DATE	DESCRIPTION	BY
1	01/30/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 01/06/2026	OSS
2	10/08/2025	CITY OF APOPKA COMMENTS (PERMIT NO. CSO-25-38) DATED 10/08/2025	OSS
3	08/25/2025	SJRWMD COMMENTS - DATED 08/20/2025	OSS

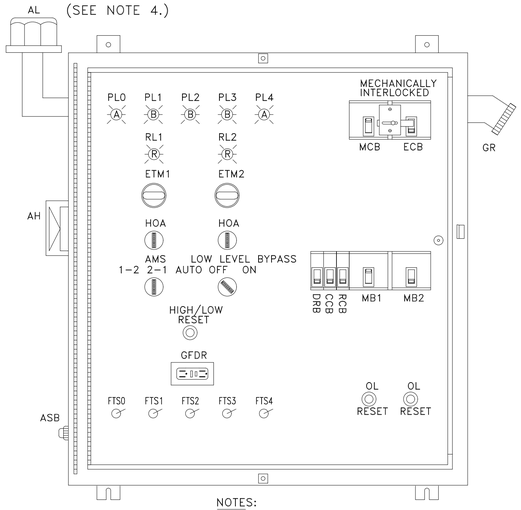
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: S. LANCASTER
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 2/4/2026
SCALE: N.T.S.
PROJECT: ASH-014
SHEET: C11.0

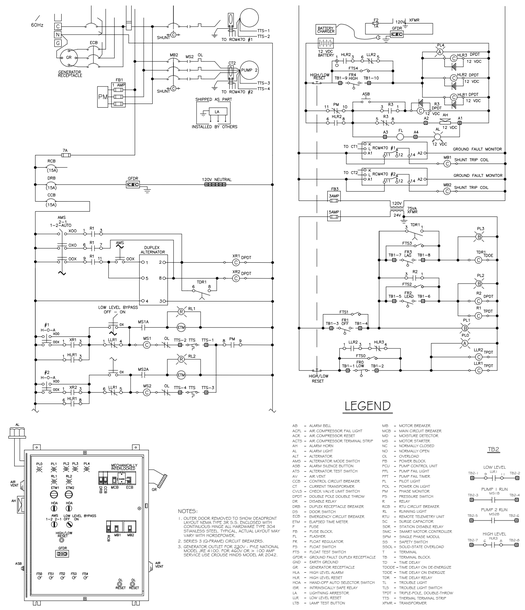
OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\05 CSP\LIFT STATION DETAILS.dwg Modified: 2/4/2026 By:kgomez Plotted By:brian killela



NOTES:

1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303