APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
April 1, 2026 9:00 AM
Apopka City Hall Commission Chambers

FUTURE LAND USE AMENDMENT

1. **FLU-26-1 - Joy Child Academy - Future Land Use Amendment (FLU), 1st Submittal**
   Owner(s): Richard O Chandler
   Applicant(s): Camila Neira
   Location: 4410 & 4420 Chandler Road
   Proposed Use: Childcare Facility
   Project Manager: Jun Sohn

REZONING

1. **FLU-26-1 - Joy Child Academy - Future Land Use Amendment (FLU), 1st Submittal**
   Owner(s): Richard O Chandler
   Applicant(s): Camila Neira
   Location: 4410 & 4420 Chandler Road
   Proposed Use: Child Care Facility
   Project Manager: Jun Sohn

PLAT

1. **PL-25-8 - Eden Crest Phase 2 - Plat (PL), 2nd Submittal**
   Owner(s): Apopka Project 1 LLC
   Applicant(s): Appian Engineering LLC - Ovidio Sanchez
   Location: Johns Road, 2022 Johns Road, 2150 Johns Road, 2156 Johns Road, 2158 Johns Road, 2166 Johns Road, 2182 Johns Road, 701 South Binion Road, 885 South Binion Road, 875 South Binion Road
   Project: 115 Lot Subdivision
   Project Manager: Amer Hamza

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-26-12 - Autozone Store No. FL 10995 - Construction Site Plan (CSP), 1st Submittal**
   Owner(s): Sabal Hospitality Group LLC
   Applicant(s): CPH - Matthew D'Angelo
   Location: 1788 Rock Springs Road
   Proposed Use: Construction of a new 6,815 SF Retail Building
   Project Manager: Jun Sohn

SUBDIVISION PLAN

1. **CSP-26-11 - Ridgebrook CSP Amendment - Construction Site Plan (CSP), 1st Submittal**
   Owner(s): TPA AG EHC III (LEN) MULTI STATE 5 LLC
   Applicant(s): G L Summitt Engineering Inc - Geoffrey Summit
   Location: 2260 Plymouth Sorrento Road, 2304 Plymouth Sorrento Road, 2404 Plymouth Sorrento Road, Sorrento Avenue, 2244 Sorrento Avenue, 1056 Bailey Hill Road
   Proposed Use: Revision to Approved CSP/Modify the Grading and Drainage
   Project Manager: Bobby Howell, AICP

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.

Boundary & Topographic Survey

Legal Description:

Property 1
The East 1/2 of the following: Begin at the Northeast corner of the Southeast 1/4 of Section 18, Township 20 South, Range 28 East, in Orange County, Florida, run West 661.25 feet; thence South 345 feet; thence East 661.51 feet; thence North 345 feet to the Point of Beginning; being Tract 38 of that Unrecorded Plat in Deed Book 921, Page 429, Public Records of Orange County, Florida.

Property 2
The East 1/2 of the following:
That certain parcel of land lying in Section 18, Township 20 South, Range 28 East, and more particularly described as Parcel No. 40, as per plat recorded in Deed Book 921, Page 429, Public Records of Orange County, Florida, and more particularly described as follows:
Begin 345 feet South of Northeast corner of Southeast 1/4, run West 661.51 feet; South 330 feet; East 661.77 feet; North 330 feet to Point of Beginning.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120180, DATED 2021-09-24.

CERTIFIED TO:
CAMILA NEIRA



Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

OHE = Overhead Electric
WPP = Wood Power Pole

- Irrigation Valve
- Gas Valve
- Concrete Light Pole

American Land Title Association
Issued By Westcor Land Title Insurance Company
Issuing Agent: Arcadia Title
Commitment Number: AT-24-1088
Issuing Office File Number: AT-24-1088
Commitment Date: January 3, 2025 8:00 AM

SCHEDULE B, PART II – Exceptions

Items 1 through 5 are intentionally deleted.

6. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
Not a Survey Matter.

7. Intentionally Deleted.

8. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Deed Book 921, at Page(s) 429, of the Public Records of Orange County, Florida.
Affects subject property (Blanket).

9. Easement(s) in favor of Florida Power and Light recorded in Official Records Book 2888, Page 429, of the Public Records of Orange County, Florida.
Affects subject property as shown.

10. Declaration of Cross-Easements for ingress and egress, as contained in that certain instrument recorded in Official Records Book 4540, Page 3251, of the Public Records of Orange County, Florida.
Affects subject property as shown.

-Site Benchmark Information-

#1
Set Nail & Disk "LB # 7623"
In Conc.
Elevation: 95.45'

#2
Set Nail & Disk "LB # 7623"
In Conc.
Elevation: 93.878'

-Benchmark Information-
Orange County Datum
Point ID: 842
Elevation: 107.762'
3" O.C. Control Disc in centerline of concrete driveway at #4720 Plymouth-Sorrento Road
(Elevations are based upon NAVD 88 Datum)

N
W E
S

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2025.08.18 07:45:58 -04'00'

Field Date: 02/08/25	Date Completed: 02/18/25
Drawn By: SR	File Number: IS-138936

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	△	- Delta (Central Angle)

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623
FOR THE FIRM
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

American Land Title Association
Issued By Westcor Land Title Insurance Company
Issuing Agent: Arcadia Title
Commitment Number: AT-24-1088
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EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

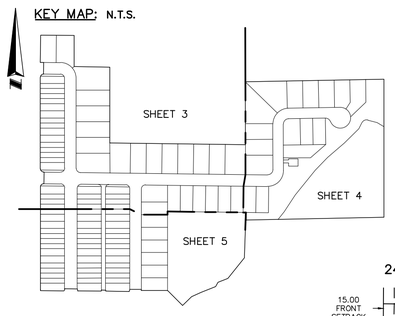
BEGIN AT THE NORTHEAST CORNER OF LOT 48, EDEN CREST PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 141 THROUGH 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING ON THE SOUTHERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 50 THROUGH 52, OF SAID PUBLIC RECORDS: THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARING AND DISTANCES: SOUTH 89° 22' 06" EAST FOR A DISTANCE OF 159.62 FEET; THENCE RUN SOUTH 00° 07' 50" EAST FOR A DISTANCE OF 148.07 FEET; THENCE RUN SOUTH 89° 14' 20" EAST FOR A DISTANCE OF 168.78 FEET; THENCE RUN SOUTH 00° 07' 50" EAST A DISTANCE OF 360.68 FEET; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 645.04 FEET; THENCE RUN NORTH 00° 08' 12" WEST FOR A DISTANCE OF 299.05 FEET; THENCE RUN NORTH 88° 56' 54" EAST FOR A DISTANCE OF 659.16 FEET TO THE WESTERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 83 THROUGH 86 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 01' 51" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 656.33 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN SOUTH 88° 47' 33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 657.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 02° 03' 11" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 179.97 FEET TO NORTHEAST CORNER OF AFORESAID EDEN CREST PHASE 1; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG THE NORTHERLY LINE OF SAID EDEN CREST PHASE 1: SOUTH 38° 32' 43" WEST FOR A DISTANCE OF 125.55 FEET; THENCE RUN SOUTH 69° 01' 48" WEST FOR A DISTANCE OF 49.89 FEET; THENCE RUN SOUTH 29° 04' 54" WEST FOR A DISTANCE OF 23.44 FEET; THENCE RUN SOUTH 68° 06' 06" WEST FOR A DISTANCE OF 74.56 FEET; THENCE RUN SOUTH 66° 19' 13" WEST FOR A DISTANCE OF 49.92 FEET; THENCE RUN SOUTH 45° 24' 56" WEST FOR A DISTANCE OF 59.60 FEET; THENCE RUN NORTH 45° 00' 55" WEST FOR A DISTANCE OF 101.22 FEET; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 125.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 01° 59' 23" EAST, AND A CHORD DISTANCE OF 5.24 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 00' 04" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 88° 37' 48" WEST FOR A DISTANCE OF 20.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 10° 00' 04" WEST, AND A CHORD DISTANCE OF 5.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 01' 25" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.51 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 14° 44' 05" WEST, AND A CHORD DISTANCE OF 10.17 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 26' 52" FOR A DISTANCE OF 10.28 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 05' 25" WEST FOR A DISTANCE OF 60.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID EDEN CREST PHASE 1 AND THE POINT OF TANGENCY; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY LINE: NORTH 00° 00' 39" WEST FOR A DISTANCE OF 488.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 20' 54" EAST, AND A CHORD DISTANCE OF 21.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 42' 57" FOR A DISTANCE OF 23.75 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 2.07 FEET; THENCE RUN NORTH 00° 42' 22" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 17' 38" WEST FOR A DISTANCE OF 3.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 44° 39' 08" WEST, AND A CHORD DISTANCE OF 21.08 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 16' 59" FOR A DISTANCE OF 23.37 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 00' 39" WEST FOR A DISTANCE OF 436.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 18' 38" EAST, AND A CHORD DISTANCE OF 21.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 38' 33" FOR A DISTANCE OF 23.73 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 22' 06" WEST FOR A DISTANCE OF 15.81 FEET; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 28.70 ACRES, MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

℄	CENTER LINE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
R.P.	RADIAL POINT
P.T.	POINT OF TANGENCY
N.T.	NON–TANGENT
(OA)	OVERALL LENGTH
N.R.	NON–RADIAL
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PG(S).	PAGE(S)
N.T.S.	NOT TO SCALE
TYP.	TYPICAL
W.M.E.	WALL MAINTENANCE EASEMENT
CCR	CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
■	SET 4"x4" CONCRETE MONUMENT LB #8627 PERMANENT REFERENCE MONUMENT (PRM) OR WITNESS LB #8627 (PRM) AS NOTED
⊡	RECOVERED 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM) OR AS NOTED
◉	SET NAIL & DISK LB #8627 PERMANENT CONTROL POINT (PCP)
○	FOUND RAILROAD SPIKE, NO ID

KEY MAP: N.T.S.

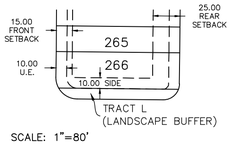


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16 EAST PLANT STREET
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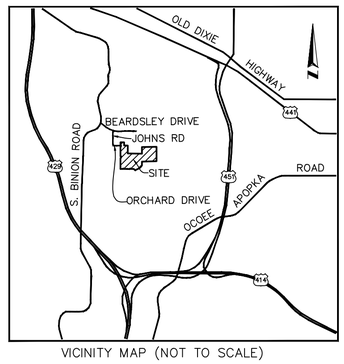
SHEET INDEX

SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3–5 OF 5 – TRACT AND LOT GEOMETRY

24.00' TYPICAL LOT



SCALE: 1"=80'

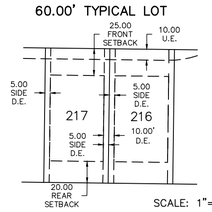


VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

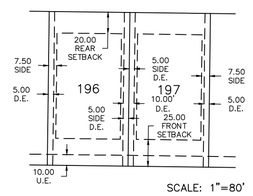
1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 89°13'08" WEST (FOR ANGULAR DESIGNATION ONLY).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON–RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACT E IS A STORMWATER TRACT AND SHALL BE OWNED AND MAINTAINED BY THE EDEN CREST HOMEOWNERS ASSOCIATION, INC, (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON–EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE COMMON AREA AND ALL NOTED UTILITY EASEMENTS IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
5. TRACTS N, O, P, S, AND T (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACT DD (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
7. TRACT GG (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
8. TRACT HH (CONSERVATION) AND UPLAND BUFFER SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENTS RIGHTS DEDICATED TO THE CITY OF APOPKA, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT HH IS ALLOWED UNLESS APPROVED BY THE CITY OF APOPKA AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES.
9. TRACT PP (PRIVATE ALLEY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
10. A NON–EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACT A AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
11. THE WALL/MAINTENANCE EASEMENT (W.M.E.) SHOWN HEREON IS DEDICATED TO AND MAINTAINED BY THE CITY OF APOPKA.
12. SEPARATE MORTGAGEE CONSENT AND JOINDERS TO THE PLAT HAVE BEEN EXECUTED BY THE PARTIES THAT, AT TIME OF RECORDING, ARE THE MORTGAGEES OF THE LANDS SHOWN HEREON AND MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

60.00' TYPICAL LOT



SCALE: 1"=80'

75.00' TYPICAL LOT



SCALE: 1"=80'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON _____ COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION: THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATURES: AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BY: _____ DATE: _____

JAMES L. RICKMAN
P.S.M. #5633
ALLEN & COMPANY
LICENSED BUSINESS #8627
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787

PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, APOPKA PROJECT 1, LLC, AN DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT GG (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO CITY OF APOPKA WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THIS TRACT AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF APOPKA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE CITY AND NO FURTHER INSTRUMENTS SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE CITY AS AFOREMENTIONED.

TRACT A (RIGHT–OF–WAY) IS HEREBY DEDICATED IN FEE SIMPLE TO THE PERPETUAL USE OF THE PUBLIC, WITHOUT ANY RESTRICTIONS WHATSOEVER.

IN WITNESS WHEREOF, APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____2026.

APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____

PRINTED NAME: AARON R. MATSON
TITLE: MANAGER

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

STATE OF _____,
COUNTY OF _____ COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2026, BY AARON R. MATSON, AS MANAGER OF LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS SOLE MANAGER OF APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Diana Almodovar P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on_____ the foregoing plat was approved by the Municipality

_____
Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS DOCUMENT NO. _____ COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____

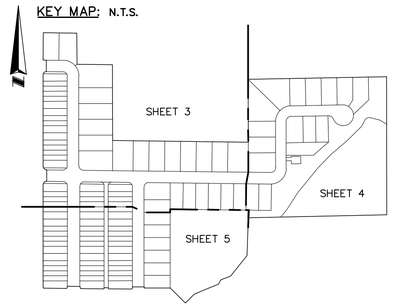
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=80'
0 80' 160'

KEY MAP: N.T.S.



MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

POINT OF BEGINNING:
NE CORNER, LOT 48

SOUTHERLY LINE
MAUDEHELEN
SUBDIVISION PHASE 2

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

ORCHARD DRIVE
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

TRACT U
(LANDSCAPE BUFFER)

TRACT 16
OPEN SPACE

TRACT T
(LANDSCAPE BUFFER)

TRACT A

ORCHARD DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

(TRACT QQ)

MAJESTIC OVERLOOK ALLEY

EASTERLY LINE OF
EDEN CREST PHASE 1

TRACT R
(LANDSCAPE 169 BUFFER)

TRACT S
(LANDSCAPE BUFFER)

HIDDEN HARMONY LANE
55.00' WIDE
RIGHT-OF-WAY

TRACT Q
(LANDSCAPE BUFFER)

TRACT N
(LANDSCAPE BUFFER)

HIDDEN HARMONY LANE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TRACT A

TRACT 17
OPEN SPACE

WILLET AVENUE

MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

SOUTHERLY LINE
MAUDEHELEN
SUBDIVISION PHASE 2

MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

SOUTHERLY LINE MAUDEHELEN
SUBDIVISION PHASE 2

TRACT DD
(OPEN SPACE)

HIDDEN HARMONY LANE
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY

TRACT A

TRACT 12
(STORMWATER)

MAUDEHELEN SUBDIVISION PHASE 1
PLAT BOOK 64, PAGES 83-86

SET WITNESS
(PRM)

TRACT GG
(LIFT STATION)

TRACT HH
(CONSERVATION)

TRACT 13
(CONSERVATION AREA)

WESTERLY LINE
MAUDEHELEN
SUBDIVISION PHASE 1

TRACT DD
(OPEN SPACE)

SOUTH 1/4 CORNER
OF SECTION 7-21-28
FOUND RAILROAD
SPIKE NO ID.
CCR# 114798

TRACT P
(LANDSCAPE BUFFER)

TRACT O
(LANDSCAPE BUFFER)

TRACT A

20.00' PRIVATE RIGHT-OF-WAY

SERENITY HILLS ALLEY

TRACT PP

MYSTIC GARDENS DRIVE

55.00' WIDE PUBLIC
RIGHT-OF-WAY

TRACT A

N 00°00'39" W 374.99'

S. LINE OF SECTION 7-21-28
N. LINE OF SECTION 18-21-28
(BASIS OF BEARING)

SET WITNESS
(PRM)

MONUMENT
NOT SET
FALLS IN
WATER

1973.94'

S88°47'33"W 2631.92'

NE CORNER OF SECTION 18-21-28
SE CORNER OF SECTION 7-21-28

SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4 OF SECTION 8-21-28

SOUTH 1/4 CORNER OF
SECTION 8-21-28
FOUND 1-1/8" IRON PIPE
IN CONCRETE
NO IDENTIFICATION
CCR#82041

UNPLATTED

EAST LINE OF THE
NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 18-21-28

TRACT E
(STORMWATER)

NORTHEAST
CORNER OF
EDEN CREST
PHASE 1

UNPLATTED

TRACT K
(LANDSCAPE BUFFER)

TRACT L
(LANDSCAPE BUFFER)

TRACT M
(LANDSCAPE BUFFER)

MYSTIC GARDENS DRIVE
55.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT D
(STORMWATER)

NORTHERLY LINE
OF EDEN CREST
PHASE 1

TRACT II
(CONSERVATION)

TRACT EE

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°24'56"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C8	15.00'	N45°20'54"E	21.35'	090°42'57"	23.75'
C9	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C10	15.00'	N45°18'38"E	21.33'	090°38'33"	23.73'

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SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3-5 OF 5 – TRACT AND LOT GEOMETRY

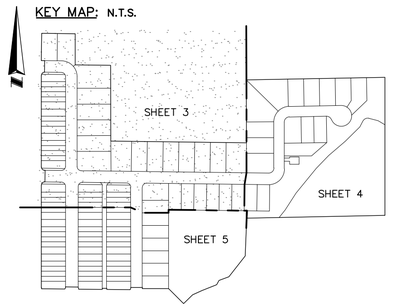
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3–5 OF 5 – TRACT AND LOT GEOMETRY

KEY MAP: N.T.S.



GRAPHIC SCALE 1"=50'
0 50' 100'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C10	15.00'	N45°18'38"E	21.33'	090°38'33"	23.73'
C11	20.00'	N45°20'52"E	28.46'	090°43'01"	31.67'
C12	20.00'	N44°41'22"W	28.13'	089°21'27"	31.19'
C15	20.00'	N45°20'52"E	28.46'	090°43'01"	31.67'
C28	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C30	75.00'	N44°41'22"W	105.47'	089°21'27"	116.97'
C32	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C33	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C34	20.00'	S45°20'52"W	28.46'	090°43'01"	31.67'
C35	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C36	15.00'	S45°20'52"W	21.35'	090°43'01"	23.75'
C37	47.50'	S44°41'22"E	66.80'	089°21'27"	74.08'
C42	75.00'	N64°49'15"W	62.32'	049°05'41"	64.26'
C43	75.00'	N20°08'32"W	51.63'	040°15'46"	52.70'
C44	15.00'	S55°22'02"W	17.32'	070°31'44"	18.46'
C45	15.00'	S10°02'46"W	5.24'	020°06'49"	5.27'
C46	20.00'	N59°22'06"W	20.00'	060°00'00"	20.94'
C47	20.00'	N14°41'22"W	10.14'	029°21'27"	10.25'
C48	20.00'	N15°20'52"E	10.59'	030°43'01"	10.72'
C49	20.00'	N60°42'22"E	20.00'	060°00'00"	20.94'
C50	15.00'	S54°01'46"E	17.32'	070°31'44"	18.46'
C51	15.00'	S09°23'16"E	4.89'	018°45'15"	4.91'
C52	20.00'	N59°17'38"W	20.00'	060°00'00"	20.94'
C53	20.00'	N14°39'08"W	10.11'	029°16'59"	10.22'
C54	15.00'	S55°28'30"W	17.32'	070°31'44"	18.46'
C55	15.00'	S10°05'00"W	5.26'	020°11'17"	5.29'
C56	15.00'	N54°01'46"W	17.32'	070°31'44"	18.46'
C57	15.00'	N09°23'16"W	4.89'	018°45'15"	4.91'
C58	20.00'	S60°42'22"W	20.00'	060°00'00"	20.94'
C59	20.00'	S15°20'52"W	10.59'	030°43'01"	10.72'
C60	15.00'	S55°28'30"W	17.32'	070°31'44"	18.46'
C61	15.00'	S10°05'00"W	5.26'	020°11'17"	5.29'
C62	20.00'	N59°17'38"W	20.00'	060°00'00"	20.94'
C63	20.00'	N14°39'08"W	10.11'	029°16'59"	10.22'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'
L30	S49°43'35"W	11.96'
L40	N02°03'11"E	35.90'

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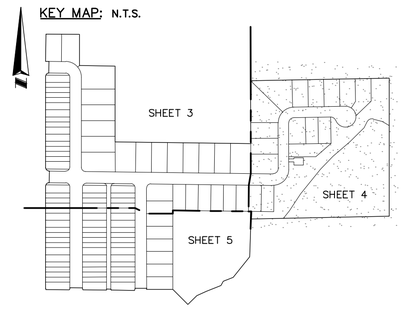
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=50'
0 50' 100'

KEY MAP: N.T.S.



MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

SOUTHERLY LINE MAUDEHELEN SUBDIVISION PHASE 2

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

HIDDEN HARMONY LANE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TRACT A

TRACT DD
(OPEN SPACE)

TRACT GG
(LIFT STATION)

TRACT HH
(CONSERVATION)

TRACT 12
(STORMWATER)

TRACT 13
(CONSERVATION AREA)

WESTERLY LINE MAUDEHELEN SUBDIVISION PHASE 1

MAUDEHELEN SUBDIVISION PHASE 1
PLAT BOOK 64, PAGES 83-86

25.00' WETLAND BUFFER

SET WITNESS (PRM)

MONUMENT NOT SET
FALLS IN WATER

UNPLATTED

NE CORNER OF SECTION 18-21-28
SE CORNER OF SECTION 7-21-28

SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8-21-28

SOUTH 1/4 CORNER OF SECTION 8-21-28
FOUND 1-1/8" IRON PIPE IN CONCRETE
NO IDENTIFICATION
CCR#82041

LINE TABLE		
LINE	BEARING	LENGTH
L20	N38°17'59"E	45.90'
L21	N33°06'53"E	96.29'
L22	N39°09'50"E	151.38'
L23	N44°02'22"E	84.98'
L24	N49°20'04"E	104.40'
L25	N45°19'23"E	96.90'
L26	N27°04'07"E	31.30'
L28	S75°54'48"E	45.55'
L29	S59°00'28"E	37.86'
L31	N89°51'48"E	25.00'
L32	N00°08'12"W	5.00'
L33	N89°51'48"E	45.00'
L34	S00°08'12"E	35.00'
L35	S89°51'48"W	45.00'
L36	N00°08'12"W	15.00'
L37	S89°51'48"W	25.00'
L38	S33°04'14"W	37.81'
L40	N02°03'11"E	35.90'
L41	S45°00'00"E	13.47'
L42	S80°03'28"E	2.81'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S09°56'32"W	67.44'
L44	S21°41'44"W	150.04'
L45	N89°17'38"W	66.87'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C14	75.00'	N25°22'28"E	64.60'	051°01'20"	66.79'
C19	25.00'	N44°24'21"E	35.07'	089°05'07"	38.87'
C21	25.00'	S55°47'17"E	28.87'	070°31'38"	30.77'
C22	50.00'	N34°27'52"E	81.90'	250°01'21"	218.19'
C24	75.00'	S44°24'21"W	105.22'	089°05'07"	116.61'
C26	25.00'	S45°17'05"W	35.61'	090°50'35"	39.64'
C38	50.00'	N68°01'33"W	39.11'	046°03'06"	40.19'
C39	50.00'	S44°24'21"W	70.14'	089°05'07"	77.74'
C40	50.00'	S45°17'05"W	71.23'	090°50'35"	79.28'
C41	25.00'	N65°34'39"E	31.13'	077°01'06"	33.61'
C64	75.00'	N42°52'01"E	102.31'	086°00'27"	112.58'
C65	75.00'	N88°17'18"E	6.33'	004°50'08"	6.33'
C66	75.00'	S00°39'08"W	2.07'	001°34'41"	2.07'
C67	75.00'	S22°55'25"W	54.93'	042°57'52"	56.24'
C68	75.00'	S64°54'33"W	52.54'	041°00'24"	53.68'
C69	75.00'	S87°10'49"W	4.63'	003°32'10"	4.63'
C70	50.00'	N77°03'22"E	99.13'	164°50'20"	143.85'
C71	50.00'	N31°08'47"W	43.50'	051°33'39"	45.00'
C72	50.00'	N73°44'17"W	28.92'	033°37'02"	29.34'

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SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3-5 OF 5 – TRACT AND LOT GEOMETRY

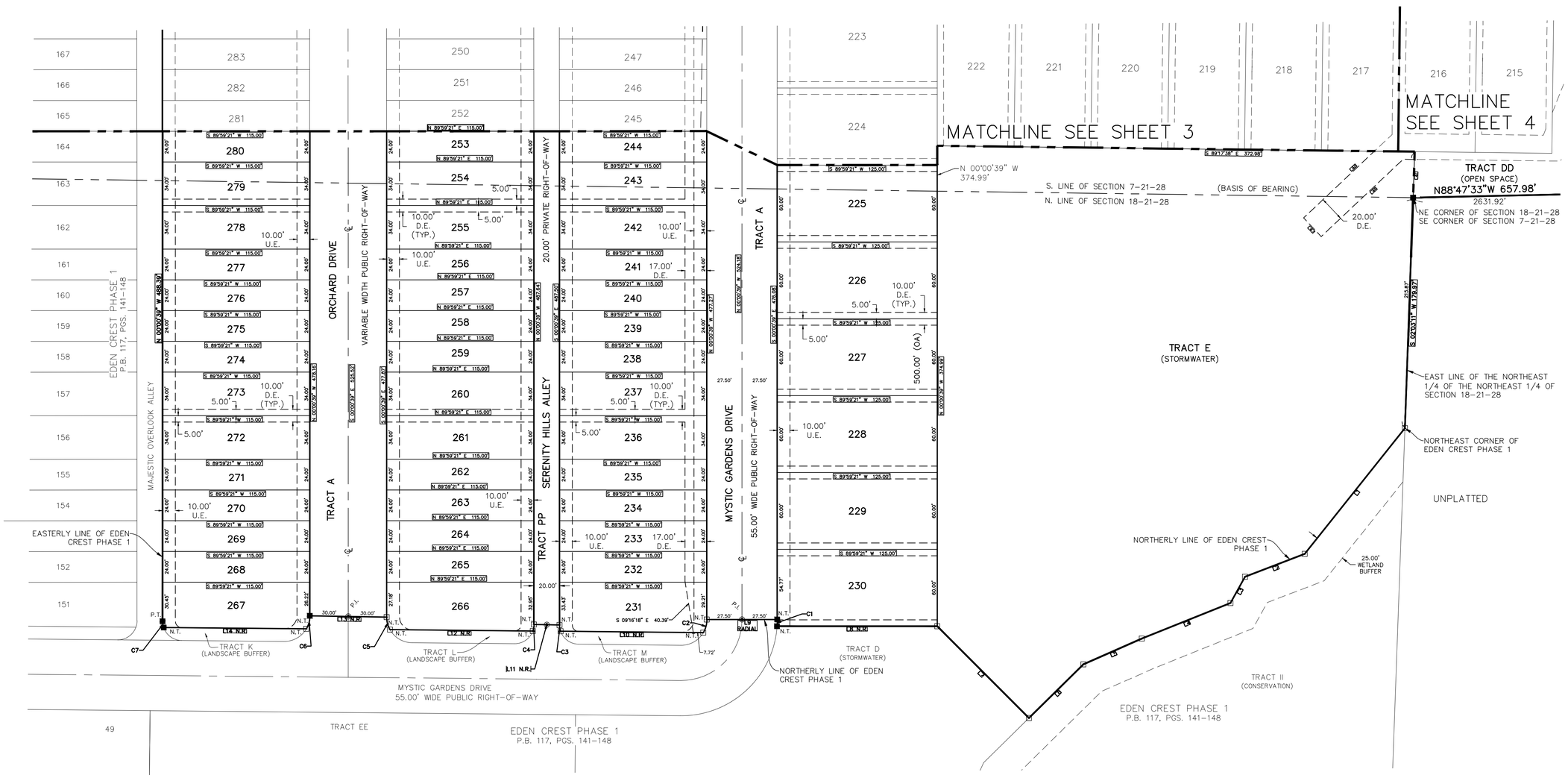
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3–5 OF 5 – TRACT AND LOT GEOMETRY

GRAPHIC SCALE 1"=50'
0 50' 100'



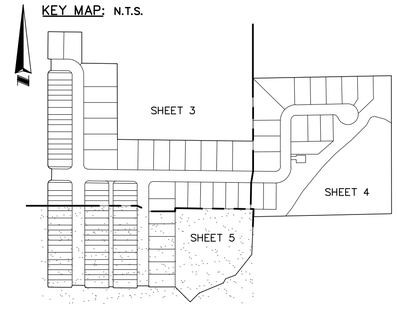
LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°24'56"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L40	N02°03'11"E	35.90'

LINE TABLE		
LINE	BEARING	LENGTH
L46	S46°41'45"W	87.98'
L47	N43°18'15"W	20.00'
L48	N46°41'45"E	94.73'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'

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KEY MAP: N.T.S.



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PRELIMINARY CONSTRUCTION PLANS FOR

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VERTICAL DATUM: NAVD '88

NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

Matthew S D'Angelo

Digitally signed by Matthew S D'Angelo
DN: CN=Matthew S D'Angelo, dnQualifier=A01410C000001979EDF19720015A747, O=Unaffiliated, C=US
Date: 2026.03.02 11:52:23-05'00'

1788 ROCK SPRINGS RD, APOPKA, FL 32712
SECTION 33 - TOWNSHIP 20 NORTH - RANGE 28 EAST
PARCEL ID: 33-20-28-5115-01-000

CONSULTANTS

OWNER
AUTOZONE, INC.
123 S. FRONT STREET
MEMPHIS, TENNESSEE 38103
PHONE: (901) 495-8701
ATTN.: WADE DAVIS
EMAIL: WADE.DAVIS@AUTOZONE.COM

ENGINEER
CPH, INC.
5601 MARINER STREET
SUITE 105
TAMPA, FL 33609
PHONE: (813) 288-0233
ATTN.: MATTHEW S. D'ANGELO
EMAIL: MDANGELO@CPHCORP.COM

SURVEYOR
STANG PROFESSIONAL SERVICES
LAKE PLACID, FL 33852
PHONE: (218) 766-4358
ATTN: CAMERON STANG, PSM

ARCHITECT
AUTOZONE, INC.
123 S. FRONT STREET
MEMPHIS, TENNESSEE 38103
PHONE: (901) 495-8707
ATTN.: GEORGE CALLOW, AIA

GEOTECH
PACIFICA ENGINEERING SERVICES
601 N. CONGRESS AVE.
DELRAY BEACH, FLORIDA 33445
PHONE: (561) 419-8460

LANDSCAPE ARCHITECT
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PHONE: (407) 322-6841
ATTN.: DANITA BRYANT

UTILITY PROVIDERS

ELECTRIC
DUKE ENERGY
2955 E. SEMORAN BLVD
APOPKA, FLORIDA 32703
PHONE: (404) 928-6680

TELEPHONE
AT&T
3210 LAKE EMMA RD
LAKE MARY, FLORIDA 32746

WATER
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

SEWER
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

APPROVAL AGENCIES

CITY OF APOPKA
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NORTH WEST DISTRICT
2600 BLAIR STONE ROAD,
TALLAHASSEE, FLORIDA 32399-2400, U.S.
PHONE: (850) 717-9000

FIRE DEPARTMENT
APOPKA FIRE DEPARTMENT
175 E. 5TH ST
APOPKA, FLORIDA 32703
PHONE: (407) 703-1756

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE,
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND TRACT A OF THE PLAT OF LUX CAR WASH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

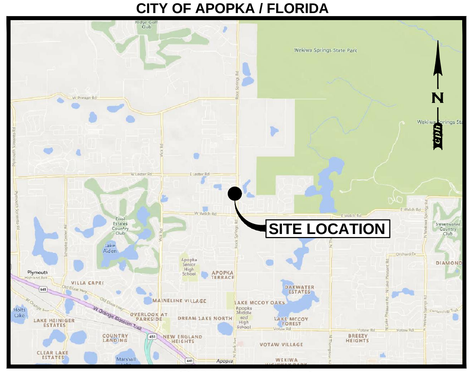
INDEX OF SHEETS

C0.1	COVER SHEET
C0.2	GENERAL NOTES SHEET
C0.3	GENERAL NOTES SHEET
D0.1	DEMOLITION PLAN
C1.1	STORMWATER POLLUTION PREVENTION PLAN
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	SITE DIMENSION PLAN
C3.1	GRADING AND STORM DRAINAGE PLAN
C4.1	COMPOSITE UTILITY PLAN
C5.1	AUTOZONE DETAILS SHEET
TTE0.1	TRUCK TURN EXHIBIT
PH0.1	PHOTOMETRIC PLAN
T1.0	TREE RETENTION PLAN, DATA AND DETAIL
L1.0	LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES PLANT LIST, AND DETAILS
I1.0	IRRIGATION PLAN
I5.0	IRRIGATION NOTES AND DETAILS
I5.1	IRRIGATION NOTES AND DETAILS

MAPS



LOCATION MAP
SCALE: 1" = 400'
CITY OF APOPKA / FLORIDA



VICINITY MAP
SCALE: 1" = 5,000'
CITY OF APOPKA / FLORIDA

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12095C0110H, WHICH BEARS AN EFFECTIVE DATE OF 09/24/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

NOTES

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
www.cphcorp.com
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

COVER SHEET

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO LICENSE No.91885 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, FL. P.E. NO. 91885
2/24/26

1/15/2026

65W2

C0.1

J:\2501494\CAD\WDG_Current_Plan_Set\2501494 - C0.1 - COVER.dwg, 2/24/2026 4:08:54 PM, Yazan Tawalbeh, CPH FULLSIZE.ctb

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GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPENCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT STANDARD PLANS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DESCREPENCIES IDENTFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS, B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK OR ANY PART THEREOF IT LAWS OR REGULATIONS OF CANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTRUBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.
20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.
9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION TO ENSURE THAT AS-BUILT INFORMATION IS PROVIDED FOR.
2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS-SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
   N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.
4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.
5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-600 AND 102-602.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.
3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS, WATER MANAGEMENT DISTRICT AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.
6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'

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FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.

2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.

3. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).

4. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.

5. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.

6. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.

7. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

8. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

9. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.

10. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

11. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

12. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

13. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

14. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/148000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

15. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

16. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS AUTOZONE STORES LLC. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF APOPKA UTILITIES.

2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.

3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.

4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.

5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

6. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

7. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.

8. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.

9. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

10. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

11. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

12. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

13. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.

14. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.

15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, OR AS NOTED ON PLANS.

2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.

3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.

2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.

4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.

5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.

8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.

9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).

11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.

12. MANHOLE COATINGS AND FINISHES SHALL BE:

    A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

    B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

    C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.

2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.

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5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.

8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.

9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).

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    B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

    C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.

2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.

3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH SPECIFICATIONS SECTION 985.

4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 430-001, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.

5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES; MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.

6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.

7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT STANDARD PLANS INDEX 706-001.

3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.

4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.

5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.

6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.

7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.

8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.

9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

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AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

GENERAL NOTES SHEET

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MATTHEW S. D'ANGELO, PE No. 91885
FL. P.E. No. 91885
2/24/26

1/15/2026

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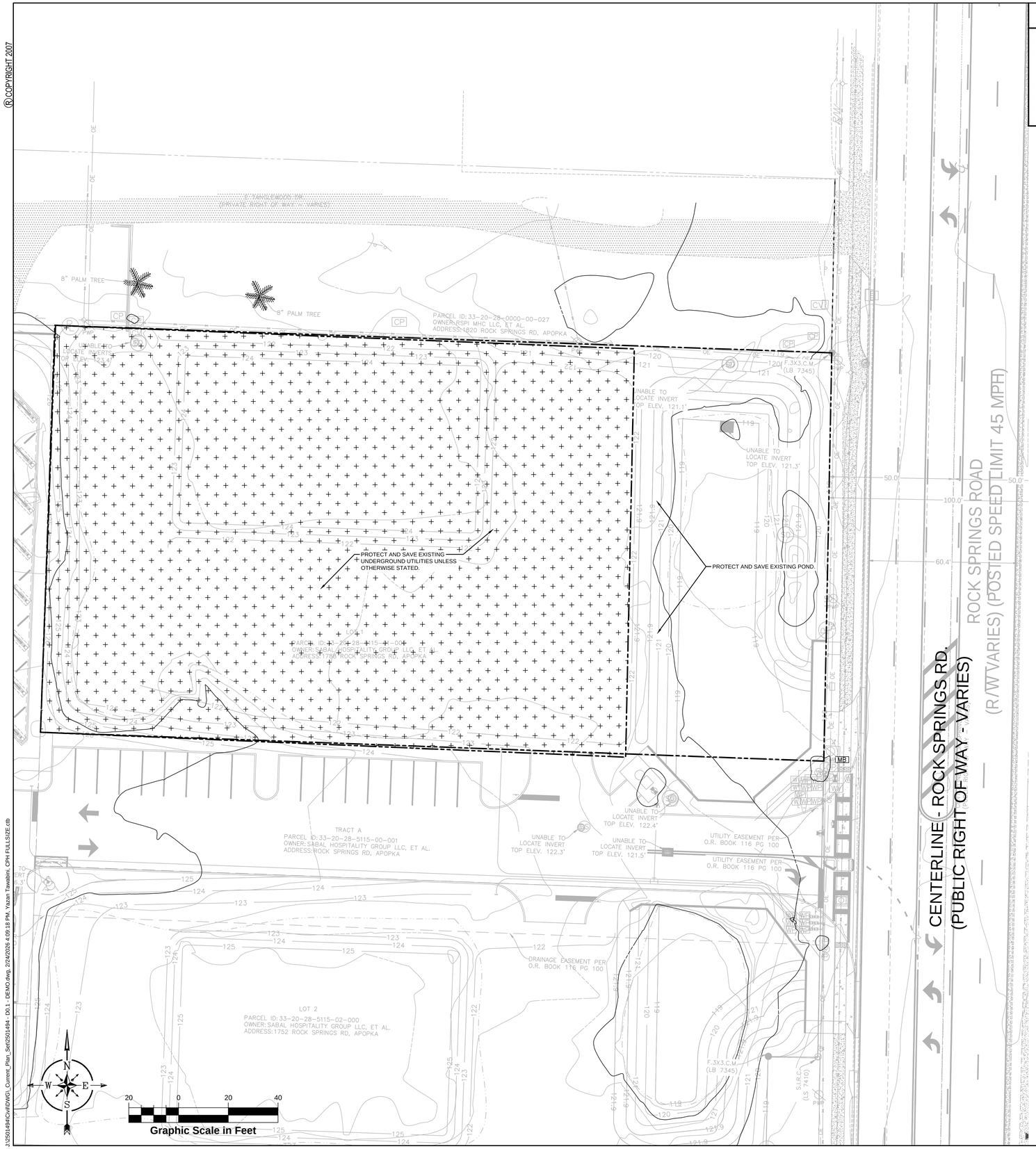
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LEGEND:

PROPERTY LINE

EXISTING ON SITE LANDSCAPE / GROUND COVER TO BE REMOVED.

DEMOLITION NOTES:

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
2. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
4. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.
   A. DEMOLITION AND REMOVAL OF EXISTING BUILDING.
   B. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING AND CURBING TO LIMITS SHOWN.
   C. REMOVAL OF EXISTING ONSITE ABOVE-GROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL AND/OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
6. PRIOR TO REMOVAL OF ANY UNDERGROUND SEWAGE TANK AND COMPONENTS FROM SERVICE, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL AT AN APPROVED LOCATION AND IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS.
7. ALL ON SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
8. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETE ON THE PREMISES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
10. ELECTRICAL, TELEPHONE, CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
12. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.
13. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
14. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
15. PAVEMENT REMOVAL:
   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS. MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL, CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
18. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
19. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
20. THE CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK. ACTUAL REMOVAL AND/OR RELOCATION OF ALL EXISTING PLANTS IS TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND PRESERVING TREES AS INDICATED BY THE OWNER.
21. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING. ALL OTHER EXIST. UTILITIES INCLUDING : STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER & SEWER SHALL BE PRESERVED & PROTECTED.
22. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF THE ACTUAL BUILDING.
23. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS SHEET BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
24. CONTRACTOR WILL BE PROVIDED ASBESTOS SURVEY. CONTRACTOR SHALL OBTAIN FDEP PERMIT AS REQUIRED.
25. CONTRACTOR TO TAKE EXTRA PRECAUTIONS TO PROTECT UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE NORTH AND SOUTH SIDES OF THE BUILDING. LIMITS SHOWN ARE APPROXIMATED FROM THE ORIGINAL DESIGN PLAN AS-BUILTS.

Plans Prepared By:
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Ph: 813.288.0233
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Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

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This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

DEMOLITION PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
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MATTHEW S. D'ANGELO LICENSE No.91885 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, FL. P.E. No. 91885
2/24/26

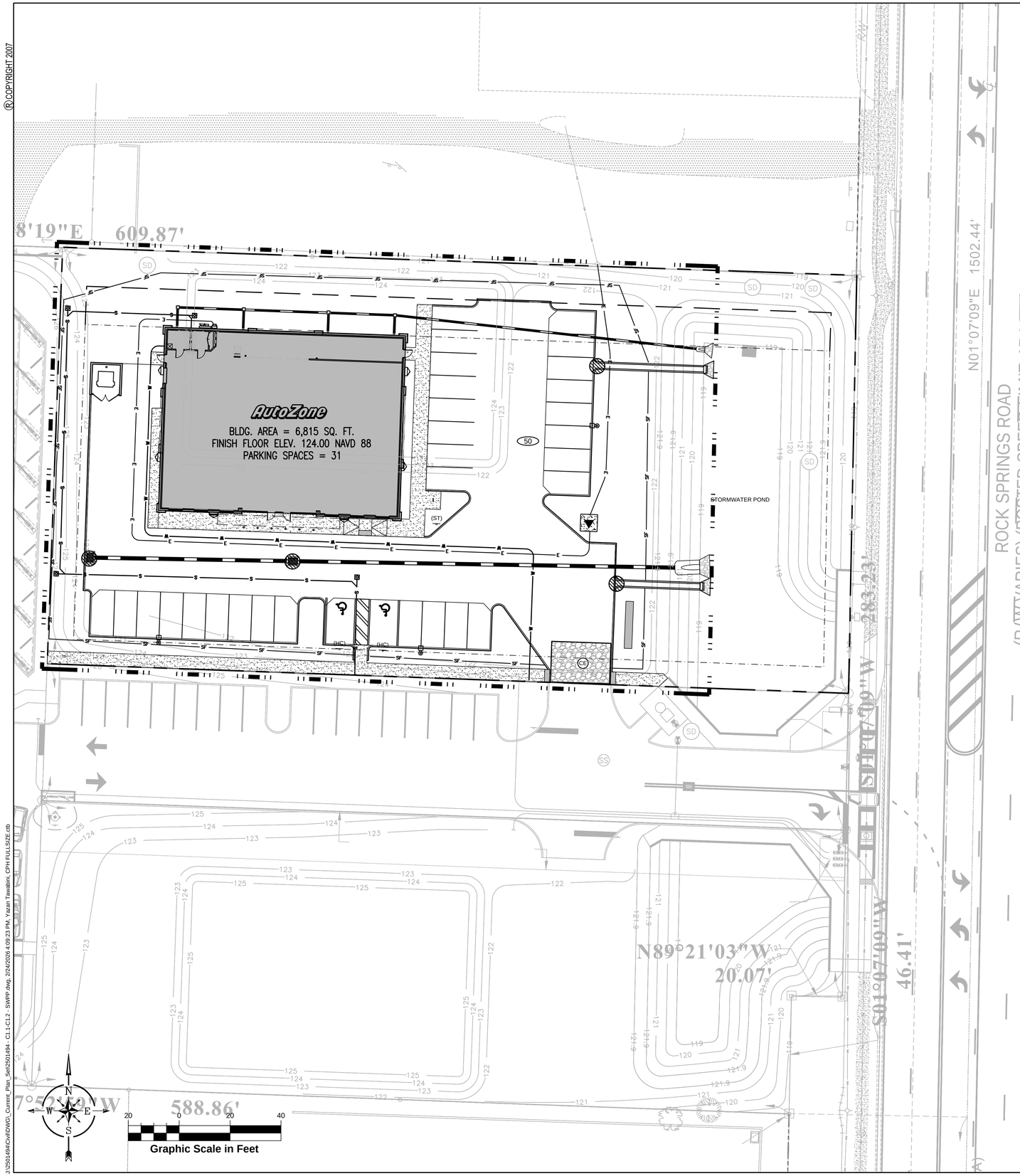
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"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Operator and/or Responsible Authority _____ Date _____

Project Name and location information:

ACREAGE SUMMARY

TOTAL SITE AREA	**1.18 A.C.**
TOTAL ON-SITE DISTURBED AREA	**1.01 A.C.**
TOTAL OFF-SITE DISTURBED AREA	**0.0 A.C.**
TOTAL DISTURBED AREA	**1.01 A.C.**

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- INLET PROTECTION
- CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- SOIL TYPE: URBAN LAND, 0 TO 2 PERCENT SLOPES
- FLOW ARROWS

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

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STORMWATER POLLUTION PREVENTION PLAN

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: 901-495-8709 FAX: (901) 495-8969

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STORMWATER POLLUTION PREVENTION NOTES

THESE PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN OBTAINING COVERAGE UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PERMIT REQUIREMENTS AND MODIFY THESE PLANS AS NEEDED TO BE IN COMPLIANCE WITH THE PERMIT REQUIREMENTS.

SITE DESCRIPTION

A. SITE LOCATION
THE SITE IS LOCATED AT
1788 ROCK SPRINGS RD.
APOPKA, FLORIDA 32712
SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
LATITUDE: 28°42'35.44"N LONGITUDE: 81°30'44.1"W

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:
THE EXISTING CONDITION OF THE SITE IS DEVELOPED. DURING CONSTRUCTION THE SITE WILL BE CLEARED AND GRUBBED. THIS PROJECT WILL HAVE NO MAJOR EFFECT ON ANY THE ABUTTING PROPERTIES.

WETLANDS/BUFFERS

NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROPOSED DEVELOPMENT AREA.

SWPPP INTENT

THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER , AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION

THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

SEQUENCE OF CONSTRUCTION

THE SEQUENCE OF CONSTRUCTION HAS BEEN DEVELOPED AS A GUIDE FOR THE CONTRACTOR. THE CONTRACTOR SHALL SEQUENCE THE CONSTRUCTION AS NEEDED BASED ON BEST MEANS AND METHODS IN ORDER TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS. THE INSTALLATION OR REMOVAL OF BMPS, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG. ALL TEMPORARY BMPS SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL PERIMITER CONTROLS. THE CONTRACTOR SHALL INSTALL THE REMAINING BMPS AS SHOWN AND AS REQUIRED TO MEET PERMIT REQUIREMENTS. SOME BMP INSTALLATIONS MAY NOT BE POSSIBLE AT THE BEGINNING OF THE PROJECT BUT MUST BE INSTALLED AS SOON AS POSSIBLE TO ENSURE COMPLIANCE.
5. INSTALL TEMPORARY STAGING AND STORAGE AREAS.
6. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES, IF REQUIRED.
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.), IF REQUIRED.
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF SITE IMPROVEMENTS.
10. PAVE SITE AND STABILIZE PER PLAN.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS ACHIEVED FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED), TEMPORARY BMPS HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION ON THE NOI APPLICATION.

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:

I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. THERE IS A NEW DISCHARGE POINT OUR OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL
IV. AN INSPECTION REVEALS THAT BMPS ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP
VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPS AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

TURBIDITY

A. TURBIDITY REDUCTION TO NO MORE THAN 29 NTUs ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.

B. CONTRACTOR TO FILE FOR A FDEP NOTICE OF INTENT (NOI) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION ENTRANCE												
TEMPORARY CONTROL MEASURES												
STORM FACILITIES												
ROUGH GRADE / SEDIMENT CONTROL												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
FINISH GRADING												
PERMANENT CONTROL MEASURES												

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIFS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND IT'S LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGEAND SHOWN ON THE SITE MAPS.
A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CORES INDICATED SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

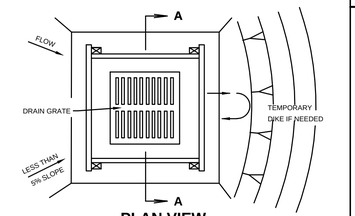
A. THE CONTRACTOR SHALL INSPECT BMPS (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, DOCUMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO ENSURE THAT BMPS ARE NOT CAUSING OR CONTRIBUTION TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFFSITE SEDIMENTATION; ENSURE THAT BMPS ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY AND EFFECTIVELY; ENSURE THAT BMPS ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY; ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION PROPERLY TO PREVENT OFFSITE TRACKING OF SEDIMENT; ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS; AND DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF BMPS. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

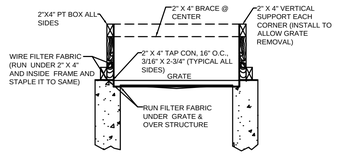
C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES

THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED APPROPRIATE BMPS ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:
DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
FIRE HYDRANT FLUSHINGS.
WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
WATERS USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
SPRING WATER.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.



PLAN VIEW



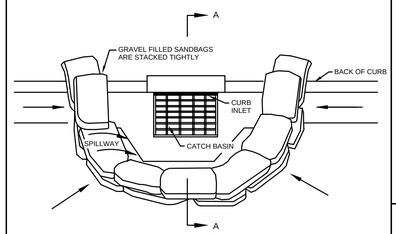
SECTION A - A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
3. FASTEN FRAMING TO STRUCTURE TO ALLOW GRATE REMOVAL.
4. LEAVE EXPOSED EDGE TO ALLOW FOR PAVING TO GRADE

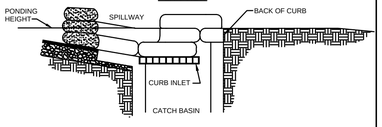
FILTER FABRIC INLET PROTECTION DETAIL

N.T.S.

NOTE:
AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.



PLAN VIEW



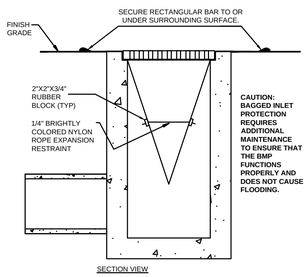
SECTION A-A

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET PROTECTION DETAIL

N.T.S.

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY EQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY.



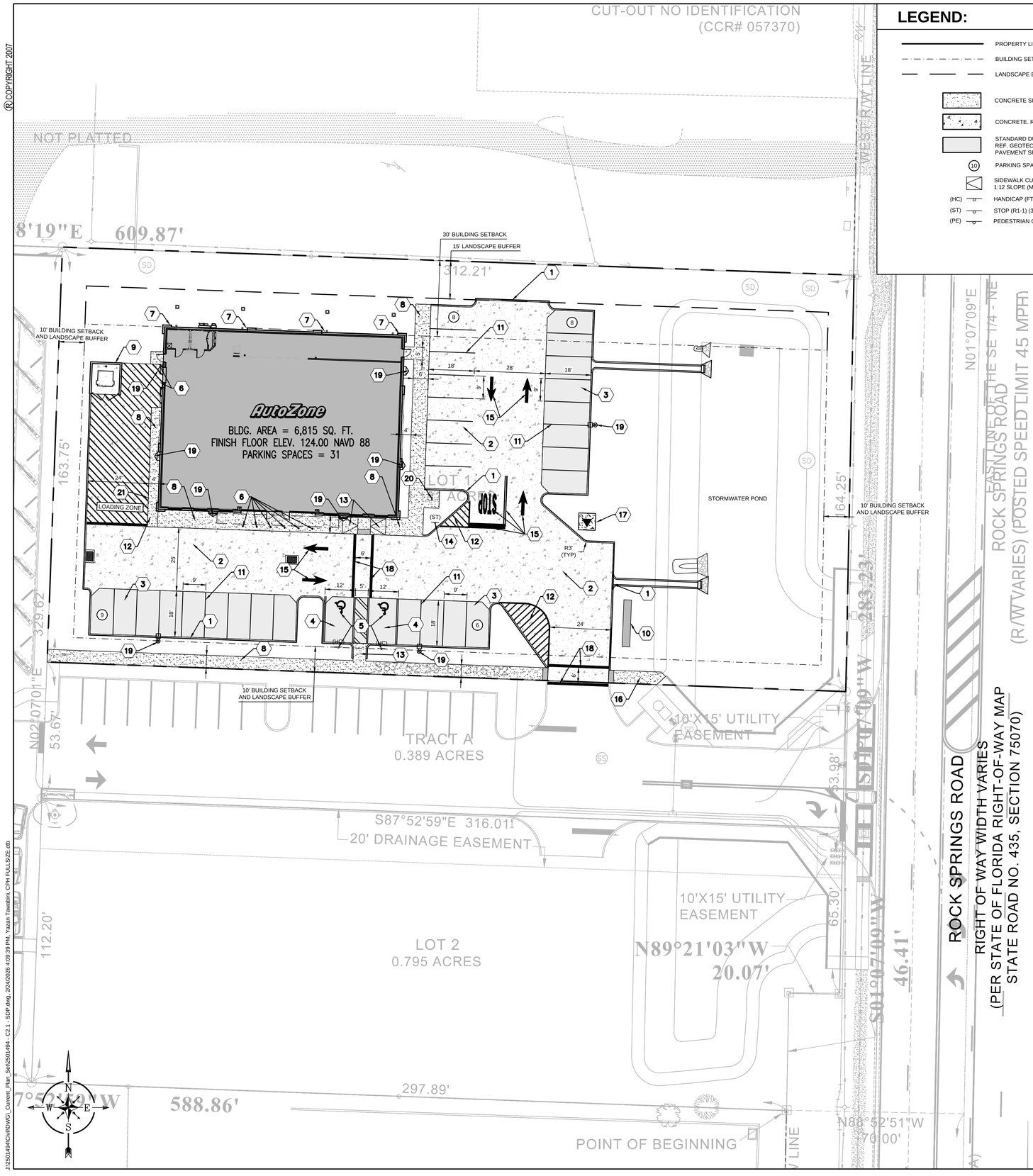
SECTION VIEW

PROFILE VIEW OF INSTALLED FILTER SACK

CAUTION: BAGGED INLET PROTECTION REQUIRES ADDITIONAL MAINTENANCE TO ENSURE THAT THE BMP FUNCTIONS PROPERLY AND DOES NOT CAUSE FLOODING.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERM

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LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- CONCRETE SIDEWALK
- CONCRETE. REF. GEOTECHNICAL REPORT
- STANDARD DUTY ASPHALT PAVEMENT. REF. GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- (10) PARKING SPACE COUNT
- SIDEWALK CURB RAMP 1:12 SLOPE (MAX)
- (HC) HANDICAP (FTP-25) (12" X 18")
- (ST) STOP (R1-1) (36" X 36")
- (PE) PEDESTRIAN CROSSING (30" X 30")

KEY NOTES:

1. CONCRETE CURB – SEE DETAILS 1 & 2/C5.1
2. CONCRETE PAVING – SEE DETAIL 4/C5.1 EXPANSION AND CONTROL JOINTS – SEE DETAILS 20, 21, & 22/C5.1. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'–0" O.C. EACH WAY GC TO PROVIDE BID ALTERNATE FOR ALL CONCRETE PAVEMENT.
3. ASPHALT PAVING – SEE DETAIL 5/C5.1
4. HANDICAP PARKING (IN ACCORDANCE WITH FDOT STANDARD PLANS 711–001) – SEE DETAILS 6 & 7/C5.1
5. HANDICAP PARKING SYMBOL AND SIGNAGE (IN ACCORDANCE WITH FDOT STANDARD PLANS 711–001) – SEE DETAIL 7, 12/C5.1
6. PIPE GUARD – SEE DETAILS 15, 16, & 18/C5.1
7. BUILDING ROOF DRAIN DOWN SPOUTS, SEE GRADING PLAN FOR CONNECTION. SEE DETAIL 25/C5.1
8. CONCRETE SIDEWALK, 2% MAXIMUM CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPE – SEE DETAIL 19 & 20/C5.1 FOR SIDEWALKS AROUND BUILDING.
9. MASONRY WALL DUMPSTER LAYOUT (REF. STRUCTURAL PLANS) – SEE DETAILS 8, 9, 10 & 11/C5.1
10. MONUMENT SIGN – 6.5' X 10.5', 11' OVER ALL HEIGHT, GENERAL CONTRACTOR TO FURNISH AND INSTALL SUPPORT POLE, FOUNDATION, ELECTRICAL CONNECTION, AND MASONRY BASE; AUTOZONE SIGN VENDOR TO FURNISH AND INSTALL SIGN CABINET UNDER SEPARATE PERMIT. A SEPARATE PERMIT IS REQUIRED FOR THE REVIEW AND CONSTRUCTION OF THE POLE SIGN.
11. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
12. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
13. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). REF. FDOT STANDARD PLANS #522–002
14. STOP SIGN (36" X 36") – SEE DETAIL 3/C5.1
15. PAVEMENT MARKINGS – SEE DETAIL 23 & 24/C5.1
16. NOT USED
17. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER
18. 12" SOLID WHITE (TYP) PER FDOT STANDARD PLANS #711–001
19. SITE LIGHTING – SEE DETAIL 13 /C5.1, SEE PHOTOMETRIC PLAN, SHEET PH0.1
20. PROPOSED BIKE RACK, REF. DETAIL 26/C5.1
21. CURB 6"

SITE DATA INFORMATION:

SITE ADDRESS:
1788 ROCK SPRINGS RD,
APOPKA, FLORIDA 32819

SITE PARCEL NUMBER:
33-20-28-5115-01-000

SECTION - 33 / TOWNSHIP - 20 SOUTH / RANGE - 28 EAST

NUMBER OF STORIES: 1

TOTAL SQUARE FOOTAGE UNDER ROOF (CONDITIONED AND NON-CONDITIONED): 6,815 S.F.

SPRIKLER INTENTION FOR NEW STRUCTURE: UNSPRINKLERED

ON-SITE LAND INFORMATION:

CURRENT LAND USE: VACANT
PROPOSED LAND USE: AUTO PARTS STORE

AREA OF PROPOSED IMPROVEMENTS: 51,488 S.F. (1.18± ACRES)

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXIST. LAND USE	R.O.W.	R.O.W.	APK-C-C	R.O.W.
FUTURE LAND USE	R.O.W.	R.O.W.	APK-C-C	R.O.W.
EXIST. ZONING	R.O.W.	R.O.W.	APK-C-C	R.O.W.
PROPOSED ZONING	R.O.W.	R.O.W.	APK-C-C	R.O.W.

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

BLDG. SETBACKS:	NORTH	EAST	SOUTH	WEST
REQUIRED:	10.0'	10.0'	10.0'	10.0'
PROVIDED :	30.0'	176.68'	61.96'	41.39'
LANDSCAPE BUFFERS:	**NORTH**	**EAST**	**SOUTH**	**WEST**
REQUIRED:	15.0'	10.0'	10.0'	10.0'
PROVIDED :	15.0'	10.0'	10.0'	10.0'

PERVIOUS / IMPERVIOUS AREAS:

EXISTING CONDITIONS:

PERVIOUS AREA:	7,443 S.F.	(0.17 AC.)	(21.2%)
IMPERVIOUS AREA:	27,660 S.F.	(0.64 AC.)	(78.8%)
TOTAL SITE AREA:	35,103 S.F.	(0.81 AC.)	(100.0%)

PROPOSED CONDITIONS:

PERVIOUS AREA:	11,995 S.F.	(0.27 AC.)	(34.2%)
IMPERVIOUS AREA:	16,152 S.F.	(0.37 AC.)	(46.0%)
BUILDING AREA:	6,956 S.F.	(0.16 AC.)	(19.8%)
TOTAL SITE AREA:	35,103 S.F.	(0.81 AC.)	(100.0%)

PARKING INFORMATION:

USE TYPE: BUSINESS, COMMERCIAL

PARKING REQUIRED:
BUSINESS, COMMERCIAL:
1 SPACE PER 250 SF OF GROSS FLOOR AREA
(6,815 / 250 SF) = 25 SPACES

PARKING PROVIDED = 33 (INC. 2 ADA SPACES)

MISC. SPACES PROVIDED (IN ADDITION TO THE 33 ABOVE)

ONE LOADING SPACE

BUILDING INFORMATION:

BUILDING AREA:	6,815 S.F.
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	35'
FLOOR AREA RATIO:	
(FAR) MAXMUM:	85%
(FAR) PROVIDED:	13.2%
IMPERVIOUS SURFACE RATIO:	
(ISR) MAXIMUM:	0.75 AC.
MAXIMUM DENSITY/FLOOR AREA RATIO:	
MD/FAR:	0.25

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www.sunshine811.com

20 0 20 40
Graphic Scale in Feet

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

SITE DIMENSION PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO LICENSE No.91885 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, P.E. No. 91885
2/24/26

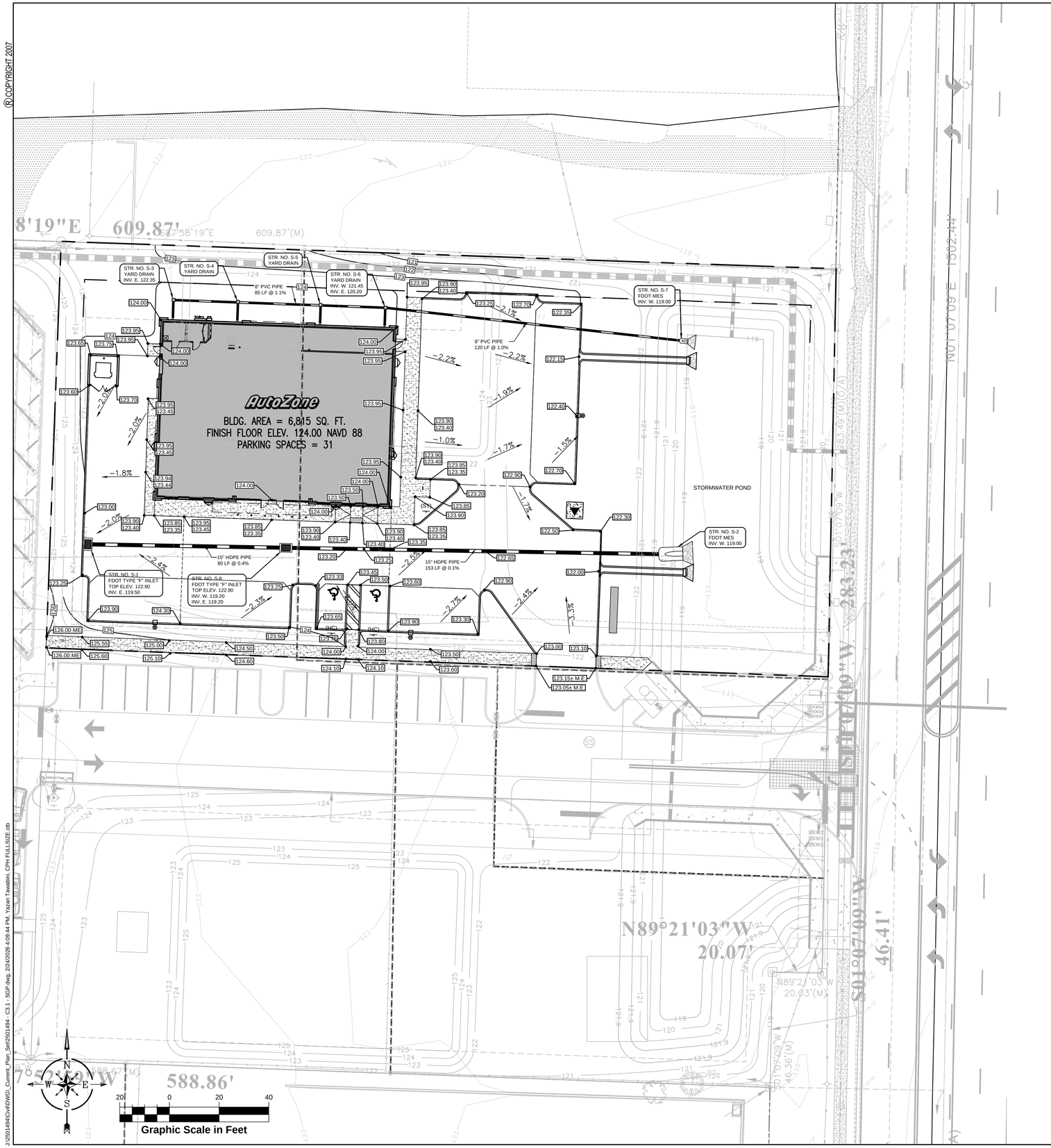
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LEGEND:

- PROPERTY LINE
- HIGH POINT
- STORM PIPE
- CONCRETE SIDEWALK
- CONCRETE. REF. ARCH. PLANS
- XX.XX / XX.XX — TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- XX.XX± M.E. — MEET EXISTING GRADE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM INLET PER FDOT STANDARD PLANS
- RIPRAP

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350 AND D2321
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35
PP PIPE SHALL COMPLY WITH ASTM F2881 AND AASHTO M330

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:

   A. ASPHALT PAVEMENT: MIN. 1% SLOPE
   B. CONCRETE PAVEMENT: MIN. 1% SLOPE
   C. GUTTERS: MIN 0.5%

2. STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.

3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.

4. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES (PUBLIC OR PRIVATE).

   LASER PROFILE IS REQUIRED FOR ALL ADS/HDPE STORMWATER PIPES. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER A VIDEO DVD AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:

   1. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
   2. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
   3. PIPE OVALITY REPORT.
   4. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
   5. FLAT ANALYSIS REPORT.
   6. REPRESENTATIVE DIAMETER OF THE PIPE.

5. DATUM IS NAVD88. NAVD88 TO NGVD29, CONVERSION FACTOR: NAVD88 - NGVD29 = -1.59'

6. ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

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REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

GRADING AND STORM DRAINAGE PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

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MATTHEW S. D'ANGELO, FL. P.E. No. 91885
2/26/26

1/15/2026

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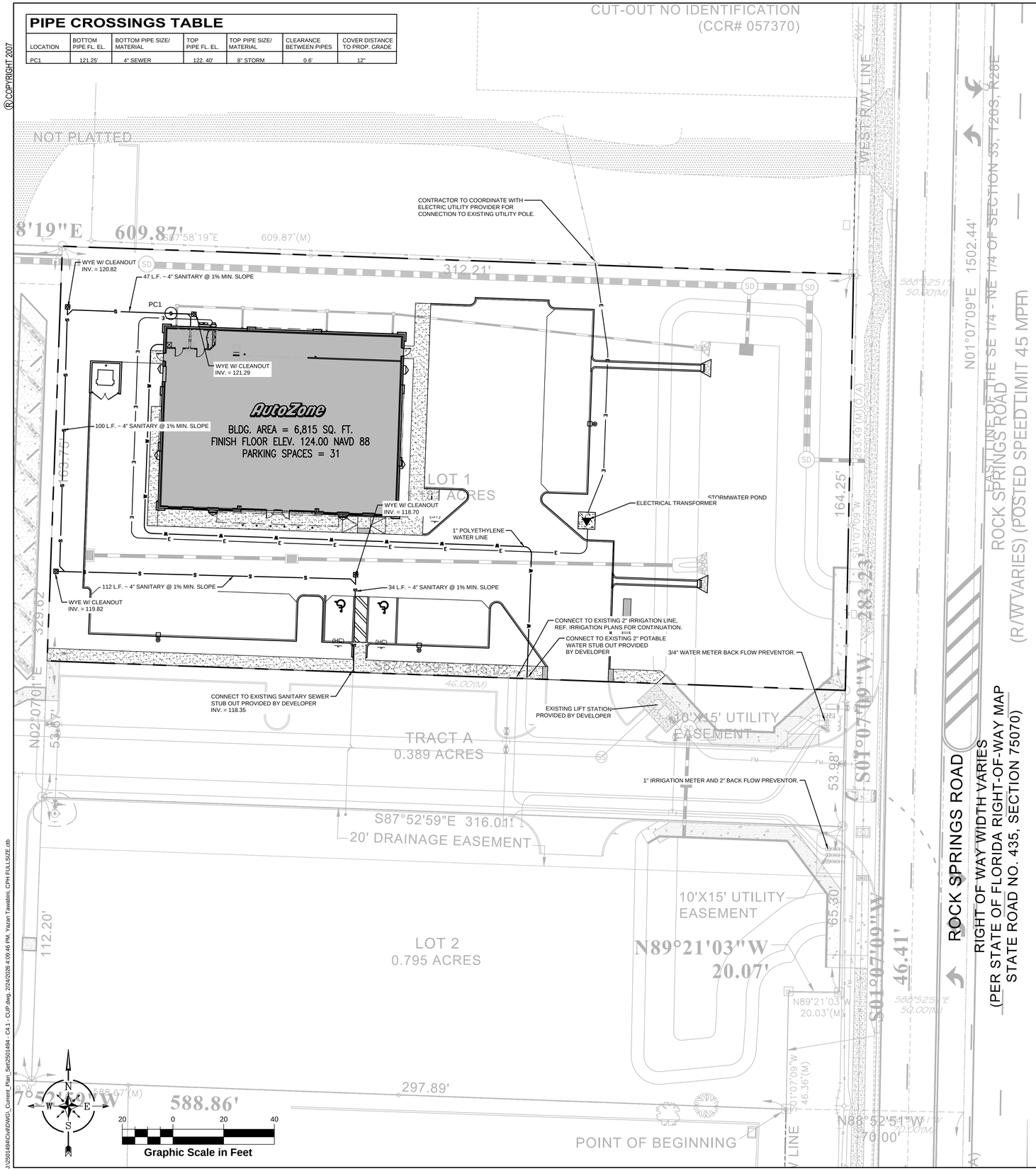
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PIPE CROSSINGS TABLE

LOCATION	BOTTOM PIPE FL. EL.	BOTTOM PIPE SIZE/ MATERIAL	TOP PIPE FL. EL.	TOP PIPE SIZE/ MATERIAL	CLEARANCE BETWEEN PIPES	COVER DISTANCE TO PROP. GRADE
PC1	121.25'	4" SEWER	122. 40'	8" STORM	0.6'	12"



LEGEND:

- PROPERTY LINE
- SANITARY SEWER
- WATER MAIN
- ELECTRIC LINE
- WATER LINE ELEMENTS
- BACK FLOW PREVENTER (BFP)
- WATER METER
- TRANSFORMER PAD
- C.O. CLEAN OUT
- ELECTRICAL EQUIPMENT
- YARD HYDRANT, REF. BLDG. PLUMBING PLANS

UTILITY LINE MATERIALS:

POTABLE WATER LINE

ALL UNDERGROUND PIPING LESS THAT 3" DIAMETER SHALL BE:
ASTM D2737, PRESSURE CLASS 200, SDR 9 HDPE

GRAVITY SEWER LINE

PVC PIPE 4"-12" DIAMETER SHALL BE:
ASTM D-3034, SDR 26

UTILITY SERVICE NOTES:

WATER SERVICE:
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" PEX (HDPE) WATER LINE FROM EXISTING WATER MAIN TO BUILDING.

ELECTRIC SERVICE:
"POWER CO." TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ SECONDARY WIRE TO UTILITY COMPANY POINT OF CONNECTION.

SANITARY SERVICE:
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" SCHEDULE 40 PVC FROM EXISTING SEWER TO LAST CLEAN OUT OUTSIDE OF BUILDING, GENERAL CONTRACTOR TO PROVED A 6" CAST IRON UNDER BUILDING SLAB. (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 60' (TYPICAL).

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

COMPOSITE UTILITY PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
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1/15/2026

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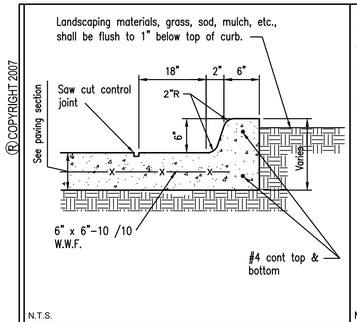
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Plans Prepared By:
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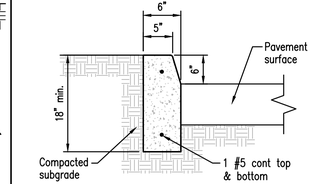


N.T.S.

1 CONCRETE MONOLITHIC CURB

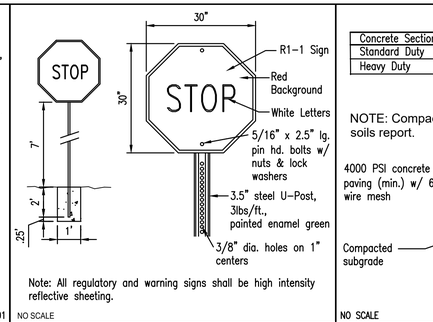
Notes:

1. Concrete to test 4,000 PSI minimum on 28 day test. Air entrainment 7%, slump to be 3" maximum.
2. Transverse joints 1/2" wide shall be installed in the curb 20' apart and shal be filled with preformed bituminous joint filler.
3. Landscaping materials, grass, sod, mulch, etc. shall be flush to 1" below top of curb/paving/drainage openings.



NO SCALE SEC-C01

2 CONCRETE CURB



Note: All regulatory and warning signs shall be high intensity reflective sheeting.

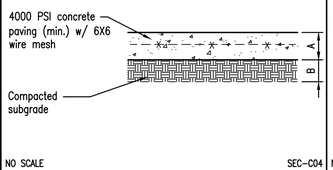
NO SCALE

3 STOP SIGN DETAIL

DIMENSION & TYPE

Concrete Section	A	B
Standard Duty	5"	12"
Heavy Duty	6"	12"

NOTE: Compacted subgrade should be as specified in soils report.



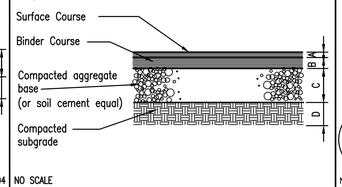
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4 CONCRETE PAVING SECTION

DIMENSION & TYPE

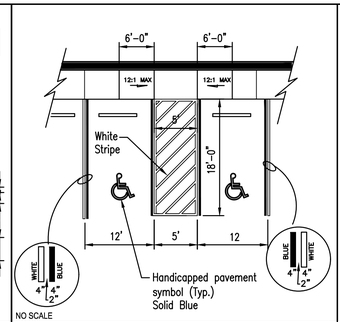
Asphalt Section	A	B	C	D
Heavy Duty	1.0"	1.5"	6"	12"

NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



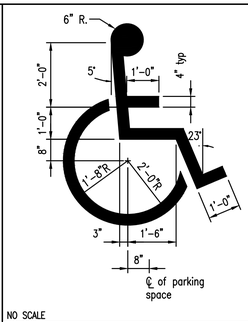
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5 ASPHALT PAVING SECTION



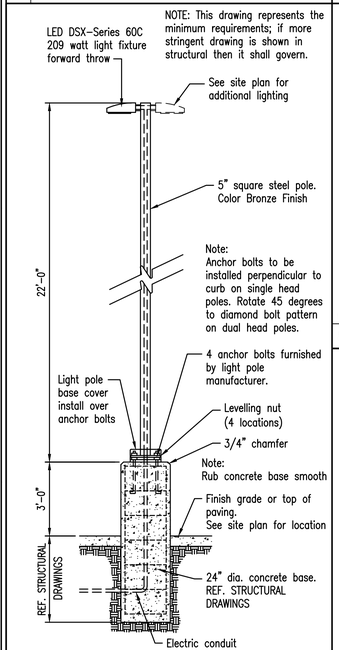
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6 HANDICAP PARKING DETAIL



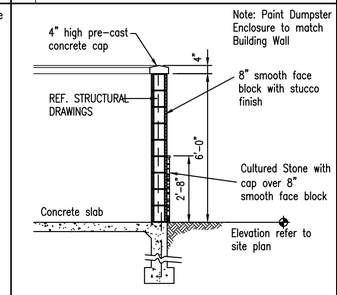
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7 INT'L BARRIER FREE SYMBOL



NO SCALE SEC-C13

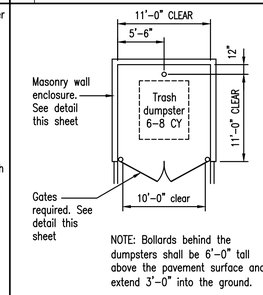
13 TYPICAL LIGHT POLE



Note: Paint Dumpster Enclosure to match Building Wall

NO SCALE MDUMPSEC

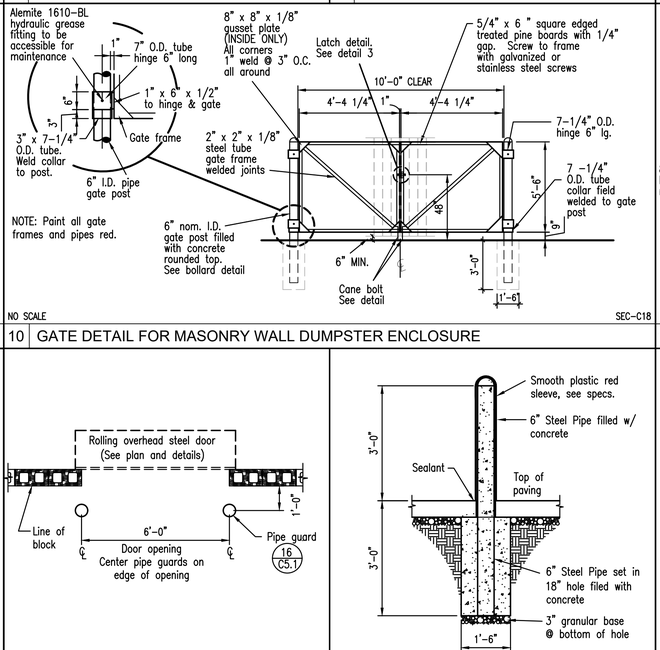
8 MASONRY WALL DUMPSTER SECTION



NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

NO SCALE SEC-C17M

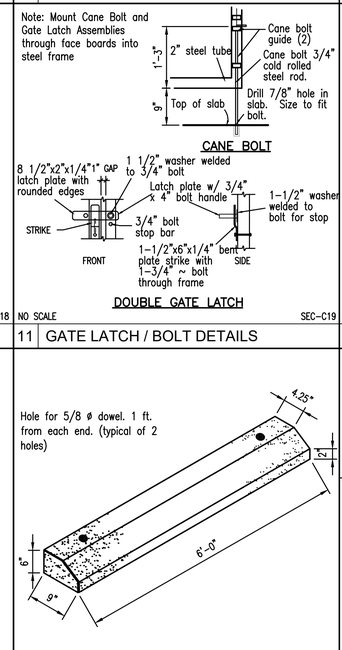
9 MASONRY WALL DUMPSTER LAYOUT



NO SCALE SEC-C18

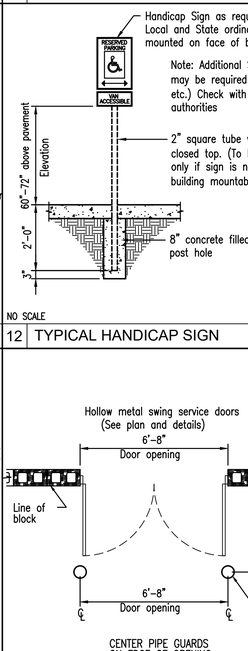
10 GATE DETAIL FOR MASONRY WALL DUMPSTER ENCLOSURE

Note: Mount Cane Bolt and Gate Latch Assemblies through face boards into steel frame



NO SCALE SEC-C19

11 GATE LATCH / BOLT DETAILS



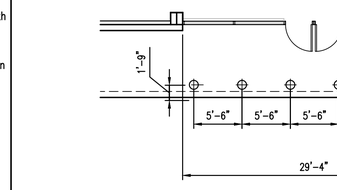
NO SCALE SEC-C19

12 TYPICAL HANDICAP SIGN

Note: All traffic flow arrows to be solid white reflective traffic paint as per dimensions below.

NO SCALE

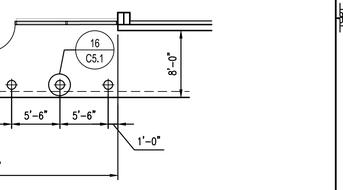
23 TYPICAL PAVEMENT MARKINGS



Note: All traffic markings to be solid white reflective traffic paint as per dimensions below.

NO SCALE

24 TYPICAL PAVEMENT MARKINGS

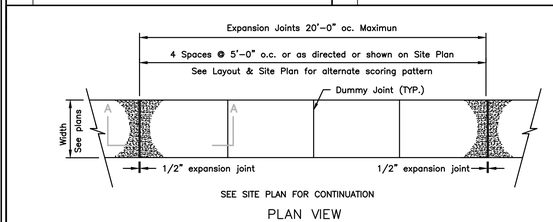


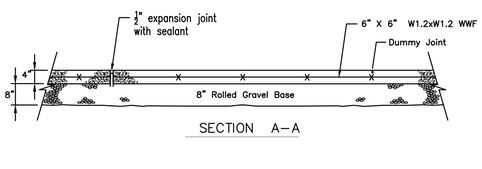
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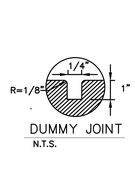
25 DOWNSPOUT DETAIL

NO SCALE

26 BIKE RACK

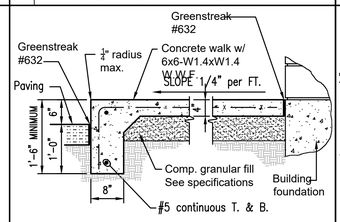






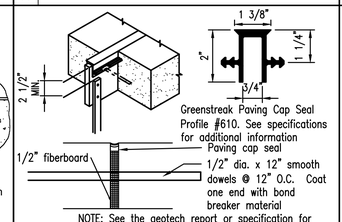
NO SCALE

19 CONCRETE SIDEWALK



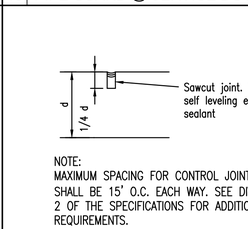
3/4" = 1'-0"

20 TYPICAL WALK SECTION



NO SCALE

21 TYPICAL EXPANSION JOINT



NO SCALE

22 TYPICAL CONTROL JOINT

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

AUTOZONE DETAILS SHEET

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO LICENSE No.91888 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATHEW S. D'ANGELO FL. P.E. No. 91888 3/2/26

1/15/2026

65W2

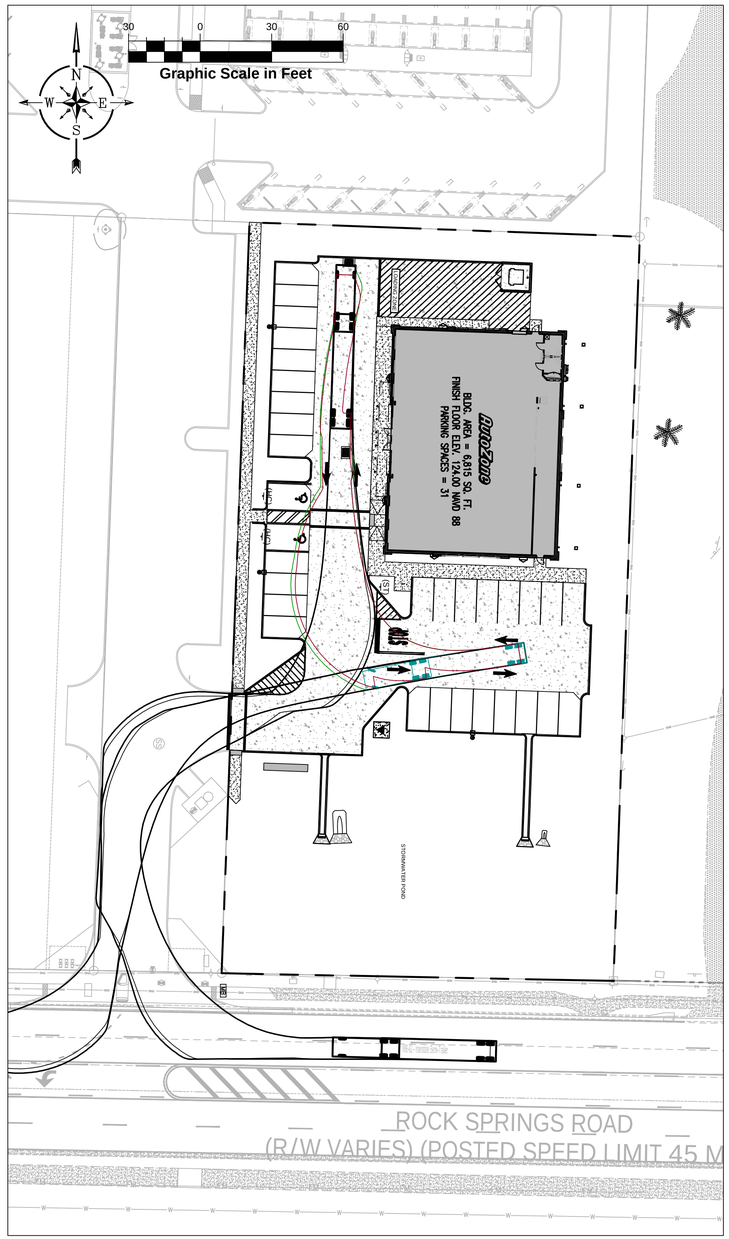
C5.1

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

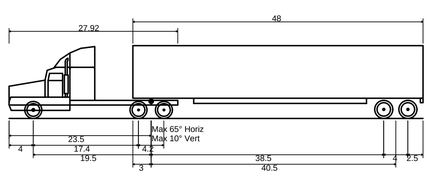
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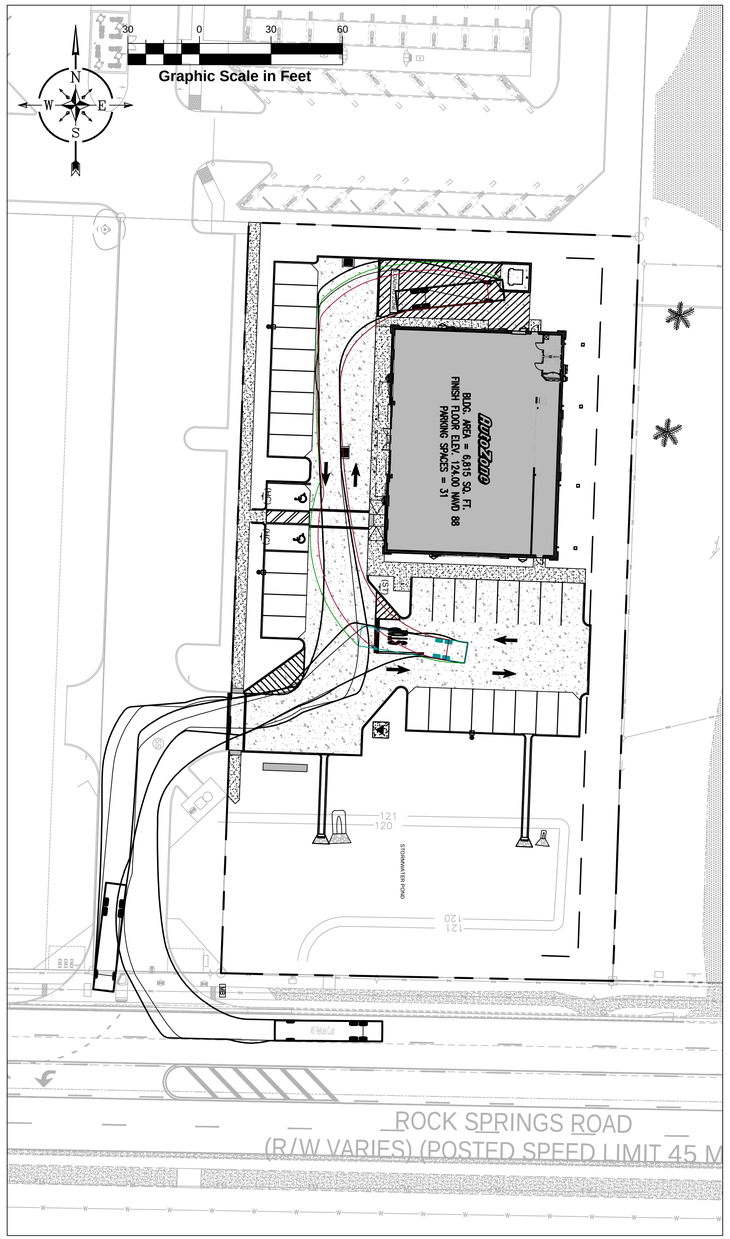


WB-62 TRUCK TURN

1" = 30'

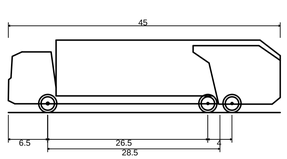


WB-62 - Interstate Semi-Trailer	
Overall Length	68.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



GARBAGE TRUCK TURN

1" = 30'



45' Refuse Cust	
Overall Length	45.000ft
Overall Width	8.500ft
Overall Body Height	12.007ft
Min Body Ground Clearance	1.398ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°

cph
www.cphcorp.com
Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1		4			
2		5			
3		6			

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

TRUCK TURN EXHIBIT

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

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Cindy.searcy@construction.com

MATTHEW S. D'ANGELO LICENSE No.91885 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, P.E. No. 91885
7/24/26

1/15/2026

65W2

TTE0.1

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LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1		LITHONIA – DSX1 LED 60C P6 40K T4M MVOLT w/ HS IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION OVERALL MOUNTED HEIGHT = 25'–0"	LED – 166 WATTS	ABSOLUTE	0.95	3
W1		LITHONIA – DSW1 LED 10C 1000 40K T3M MVOLT IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'–0"	LED – 40 WATTS	ABSOLUTE	0.95	6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC ZONE	+	1.1 fc	4.0 fc	0.1 fc	40.0:1	11.0:1
PARKING LOT	x	2.7 fc	4.0 fc	1.2 fc	3.3:1	2.3:1

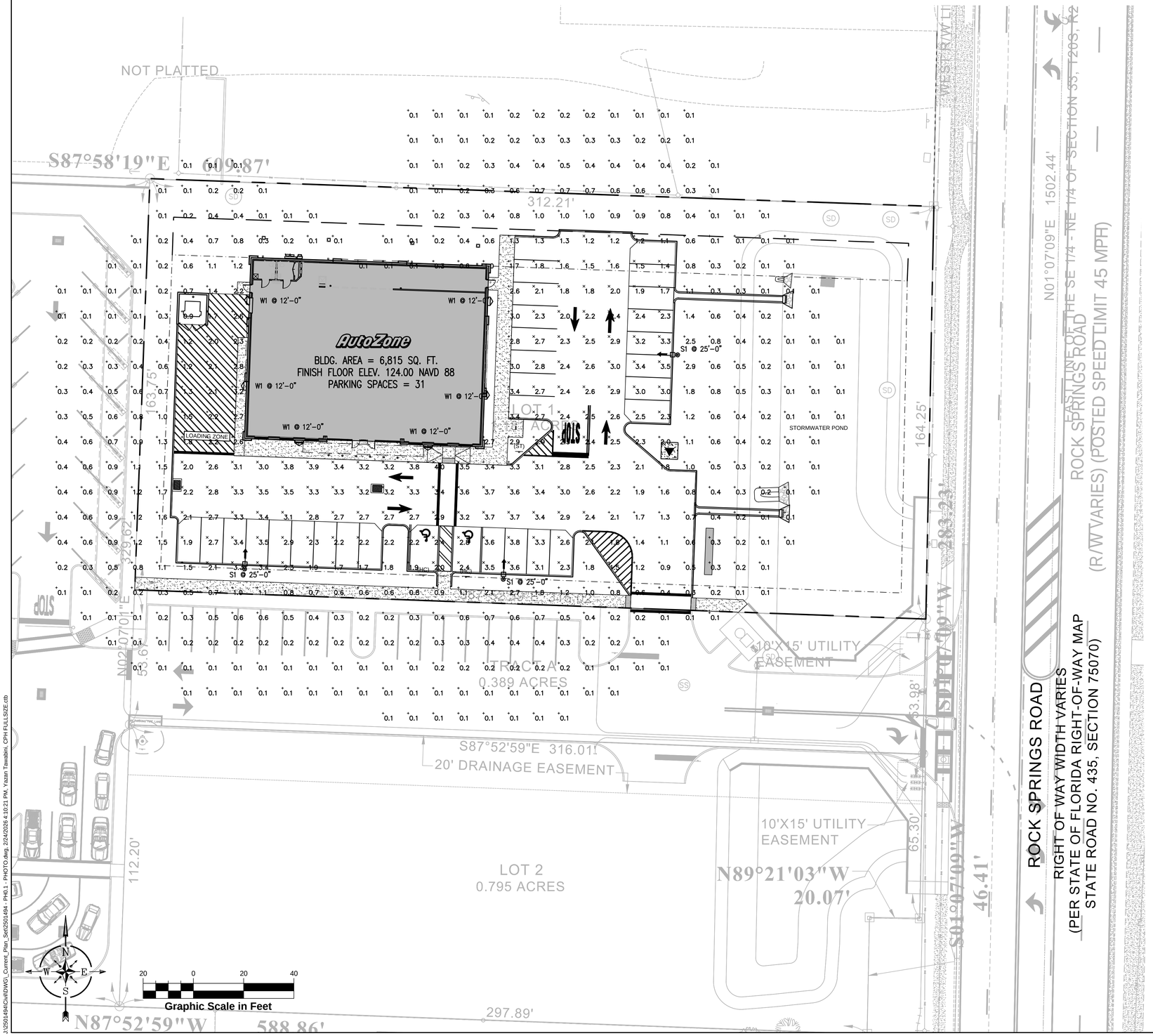
LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES.
ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 0° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF THE ZONING ORDINANCE - CODE OF ORDINANCES CITY OF APOPKA, FLORIDA - PART 3 - LAND DEVELOPMENT CODE - ARTICLE 5 - DEVELOPMENT STANDARDS - SECTION 5.6 - EXTERIOR LIGHTING - 5.6.7 - GENERAL STANDARDS FOR EXTERIOR LIGHTING.





D-Series Size 1
LED Wall Luminaire

DLC · Northern Weather · Buy American

d-series

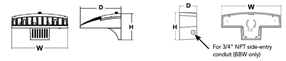
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	Shipped installed PE Photoelectric cell, button type [6] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [7,8] PIRH 180° motion/ambient light sensor, 15–30' mtg ht [7,8] PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc [7,8] PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [7,8] E20WC Emergency battery backup (includes external component enclosure). CA Title 20 compliant [9]

Other Options		Finish (required)	
Shipped installed SF Single fuse (120, 277 or 347V) [3,10] DF Double fuse (208, 240 or 480V) [3,10] HS House-side shield [11] SPD Separate surge protection [12]	Shipped separately [11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop-lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	

Accessories
Ordered and shipped separately.
DSXWH U House-side shield (one per light engine)
DSXWBSP U Bird-deterrent spikes
DSXWVG U Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 6/02/21



D-Series Size 1
LED Area Luminaire

DLC · Northern Weather · Buy American · BAA · BABA

d-series

Specifications

EPA: 0.69 ft² (0.064 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

Design Select options indicated by this color background.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [1]	Color Rendering Index [1]	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [2] T4M Type IV medium T4LG Type IV low glare [2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [2] BLC4 Type IV backlight control [2] LCCO Left corner cutoff [2] RCCO Right corner cutoff [2]	MVOLT (120V-277V) [3] HVOLT (347V-480V) [3,4] XVOLT (277V - 480V) [3,4] 120 [5,6] 208 [5,6] 240 [5,6] 277 [5,6] 347 [5,6] 480 [5,6]	Shipped included SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPAS Square pole mounting (ft drilling)* RPAS Round pole mounting (ft drilling)* SPARN Square narrow pole mounting (ft drilling) WBA Wall bracket * MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,7,8,9] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,8,9] PER NEMA twist-lock receptacle only (controls ordered separately) [10] PERS Five-pin receptacle only (controls ordered separately) [9,11]	PER7 Seven-pin receptacle only (controls ordered separate) [9,11] FAO Field adjustable output [8,12] BL30 Bi-level switched dimming, 30% [8,12] BL50 Bi-level switched dimming, 50% [8,12] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [8] DS Dual switching [8,10,12]	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) [13] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [13] HA 50°C ambient operation [14] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 06/28/25
Page 1 of 10

Always call 811 two full business days before you dig.
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Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

PHOTOMETRIC PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
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MATTHEW S. D'ANGELO, PE, P.E. No. 91885
2/24/26

1/15/2026

65W2

PHO.1

J:\2501494\CAD\Civil\DWG_Current_Plan_Set\2501494 - PHO.1 - PHOTO.dwg, 2/24/2026 4:10:21 PM, Xuan Tawatari, CPH FULLSIZE.ctb

Ridgebrooke (aka Plymouth Harbor)
Construction Site Plan (CSP)

City of Apopka Florida Parcel I.D. # 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085

Sunshine State 811 One Call OF FLORIDA, INC.

for

STATEMENT OF USE:
THE PROPOSED CSP WILL SUBDIVIDE THE PROPERTY TO ALLOW FOR 86 SINGLE-FAMILY HOMES WITH ASSOCIATED OPEN SPACE AND COMMON AREA ON APPROXIMATELY 40.55 ACRES.

Lennar Homes LLC

NOTE:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.
2. THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK AND CITY OF APOPKA AND ALL LOCAL & FEDERAL REGULATIONS & SPECIFICATIONS.
3. THIS PROJECT PROPOSES THE CONSTRUCTION OF A SINGLE-FAMILY SUBDIVISION WHICH WILL CONNECT TO GOLDEN GEM ROAD.

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 201602597221, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

1. THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10729, PAGE 4077 AND OFFICIAL RECORDS BOOK 10765, PAGE 6293, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

PARCEL 8:

PART OF LOTS 6, 9, AND 10, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 1168.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 TO A POINT ON A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 6, 9 AND 10; THENCE DEPARTING SAID SECTION LINE NORTH 88 DEGREES 02 MINUTES 32 SECONDS EAST 20.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10 AND THE EAST RIGHT OF WAY LINE OF SORRENTO AVENUE FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 498.51 FEET TO A POINT BEING 2.01 FEET NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 87 DEGREES 56 MINUTES 33 SECONDS EAST 603.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60 FOOT RIGHT OF WAY, AND THE EAST LINE OF SAID LOTS 6, 9 AND 10, SAID POINT ALSO BEING 2.00 FEET NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOTS 6 AND 9 SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 32.02 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 56 MINUTES 33 SECONDS WEST 180.09 FEET; TO A POINT ON A LINE BEING 180.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 467.13 FEET; THENCE DEPARTING SAID PARALLEL LINE SOUTH 88 DEGREES 02 MINUTES 32 SECONDS WEST 426.81 FEET TO THE POINT OF BEGINNING.

Project Team

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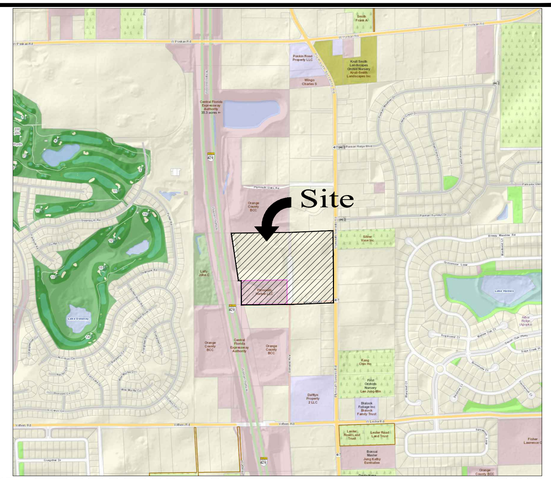
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Cable Provider
Spectrum Networks
100 Gordon St.
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Ph: (321) 805-3081

Vicinity Map



STR: 20,28, 20S, 28E 1" = 1,000'

by

G L SUMMITT
ENGINEERING INC

Drawing Index

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This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on
Mar 02 2026

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

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Coversheet

Plans not valid unless Signed, Dated and Sealed below.
GEOFFREY L. SUMMITT, P.E.
FL Registration #58775
Certificate of Authorization #29665
Date: Feb. 12, 2026

Digitally signed by Geoffrey L Summitt
Date: 2026.03.02 19:25:53 -05'00'

NO.	DATE	DESCRIPTION
1	02/12/26	Revised For Apopka Comments
2	09/30/25	Revised For St. Johns ERP & Apopka Comments
3	08/26/25	Revised For Apopka Comments
4	05/12/25	Revised For Apopka Comments
5	03/12/25	Revised For Apopka Comments
6	01/15/25	Revised For Apopka Comments

SHEET NUMBER
1 OF 61

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
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
HDPE	HIGH DENSITY POLYETHYLENE
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	
NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
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
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
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
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS — GAS MAIN
- UE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV — UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- 6"WM — WATER MAIN 6" PVC PIPE
- RM — REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 — COUNTY ROADS
- 95 — INTERSTATE ROADS
- 50 — STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 / 21 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- E — ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 — SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L — PROPERTY LINE
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WM — WATER MAIN
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- M — METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SP 2 — SAMPLE POINT
- UNDERDRAIN CEANOUT
- RM — RECLAIMED WATER MAIN
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC 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
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 901 / 24 — DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 / TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 / 21 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 — CROSS SECTION DETAIL

G L SUMMITT ENGINEERING INC
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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/23	Initial Submittal
2	05/30/23	Revised For Orange County 'E' Permit Comments
3	06/26/23	Revised For St. Johns ERP & Apopka Comments
4	07/27/23	Revised For Apopka Comments
5	08/29/23	Revised For Apopka Comments
6	02/12/26	Revised For Screen Acc & GuiFO & Construction Modification
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
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GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE SPECIAL NOTICE THAT ALL SPECIFICATIONS AND DETAILS SHOWN HEREON ARE BELIEVED TO BE THE LATEST AND MOST ACCURATE AT THE TIME OF DESIGN AND SUBMITTAL; HOWEVER THE ENGINEER DOES NOT WARRANTY ANY OF THE PROVIDED SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE SUBJECT TO REVISION BY THE ISSUING MUNICIPALITIES AND AGENCIES. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE COPIES OF AND BECOME FAMILIAR WITH ALL REFERENCES CONTAINED HEREIN; INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF: THE LOCAL AGENCY'S SPECIFICATIONS, THE UTILITY PROVIDER'S SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" (GREEN BOOK), THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (RTDS), AND FDOT "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (SSRBC).

2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING ALL WORKS IN CONFORMANCE WITH LOCAL AGENCIES' LATEST CODES, REGULATIONS & REQUIREMENTS, RTDS, AND SSRBC.

4. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION INSPECTION, TESTING, AND MATERIALS CONFORM TO THE LATEST EDITIONS OF THE DESIGN REFERENCES INCLUDING, BUT NOT LIMITED TO: LOCAL AGENCY'S SPECIFICATIONS, WATER MANAGEMENT DISCTRICT (WMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), FDOT, AND MUTCD.

5. THE CONTRACTOR IS DIRECTED TO NOTIFY G L SUMMITT ENGINEERING, INC. OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.

6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ENGINEER AND SECURE ALL REQUIRED LICENSES AND PERMITS.

7. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.

8. CONTRACTOR SHALL SUBMIT A "MAINTENANCE OF TRAFFIC" PLAN TO THE APPROPRIATE LOCAL AGENCY PRIOR TO CONSTRUCTION COMMENCEMENT.

9. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF CONSTRUCTION.

10. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

11. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE LOCAL AGENCY REGARDING THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE PROSECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLECT, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

13. THE BUILDING SITE AND POND AREAS SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NEITHER BE REMOVED FROM THE WETLAND NOR THE WETLAND PROTECTIVE BUFFER WITHOUT APPROVAL FROM SEMINOLE COUNTY PLANNING AND DEVELOPMENT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, GAS EASEMENT, POWER EASEMENT, EXISTING UTILITIES AND RIGHTS-OF-WAY.

15. EXISTING FEATURES INFORMATION IS BASED ON THE FOLLOWING:
SURVEYOR: Mizzo and Associates Professional Land Surveyors
DRAWING: Boundary, Topographic and Tree Survey Lying in Section 30, Township 20S, Range 30E.
Dated: 10/09/2023 Job: N/A
LATEST REVISION DATE: N/A

16. ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE GREEN BOOK AND THE LOCAL AGENCIES' SPECIFICATIONS.

17. ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION THEREOF SHALL CONFORM TO MUTCD AS WELL AS LOCAL, STATE, AND OTHER FEDERAL STANDARDS, REGULATIONS AND REQUIREMENTS.

18. THE CONTRACTOR SHALL FORM SIDEWALKS, CURBS, ETC. IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN AND SPECIFICATIONS. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC), AND LOCAL GOVERNMENT. THE MAXIMUM LONGITUDINAL ACCESSIBLE SIDEWALK AND DRIVEWAY SLOPES SHALL BE 5.0% AND MAXIMUM CROSS SLOPE OF 2.0% (1.0% MINIMUM).

19. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET FDOT, ADA, AND FAC SPECIFICATIONS.

20. THE CONTRACTOR SHALL COMPLY WITH THE AGENCY HAVING JURISDICTION FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.

21. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

22. THE CONTRACTOR SHALL CONSTRUCT ALL STORM SEWER AND APPURTENANCES IN ACCORDANCE WITH LOCAL AGENCY'S SPECIFICATIONS, WMD REQUIREMENTS AND SSRBC.

23. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL PAVEMENT HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

24. GEOTECHNICAL ENGINEERING INFORMATION IS BASED ON THE FOLLOWING:
ENGINEER: Geo-Technology Associate, Inc.
REPORT NUMBER: 31232207
DATED: December 26, 2024
LATEST REVISION Supplement: N/A
DATED: N/A

ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST OF THE OWNER. G L SUMMITT ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF GEOTECHNICAL WORK.

25. EXCAVATION, PAVING, STORM SEWER AND ANY RELATED WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL AGENCY 'S SPECIFICATIONS, SSRBC, AS WELL AS REQUIREMENTS FOR SITE WORK AS SHOWN IN THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES.

26. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT REFERENCED IN THESE NOTES, SPECIFICATIONS AND DETAILS.

27. CONTRACTOR SHALL INSTALL ROAD UNDERDRAINS (IF CALLED FOR ON THE PLANS) IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REFERENCED IN THESE DETAILS.

28. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATIVE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE SOILS ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

29. AFTER THE ROADWAY SUBGRADE HAS BEEN CONSTRUCTED, IT SHALL BE PROOF -ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF -ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF FLORIDA TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.

30. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III OR FDOT APPROVED EQUAL (FRCP). ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE ADS N- 12 OR APPROVED EQUAL.

31. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I.

32. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY -EIGHT (48) HOURS (2 WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

33. COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 2' OF THE ROADWAY TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.

34. ALL PAVEMENT, PAVEMENT BASE, CURBING, STORMWATER SYSTEMS, WATER SYSTEMS AND SANITARY SEWER SYSTEMS THAT ARE TO BE DEMOLISHED AND REMOVED SHALL BE DISPOSED OF OFF-SITE BY THE SITE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE OWNER

35. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

36. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER LOCAL AGENCY, WMD, FDEP, AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.

37. THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF APOPKA STANDARDS, DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER REQUIRED TO PREVENT SEDIMENTATION.

38. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM SITE.

39. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH NEW UTILITIES.

G L SUMMITT
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General Notes

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GEOFFREY L. SUMMITT, P.E.
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FDEP UTILITY NOTES

2. WATER MAIN MATERIALS:

A. PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE (BLUE) AWWA STANDARD C900, CLASS 150, DR 18 UNLESS UNDER PAVED AREAS IN WHICH CASE THE PIPE SHALL BE AWWA STANDARD C900, CLASS 200, DR 14. AND SHALL BEAR THE NSF LOGO FOR POTABLE WATER USE AND MUST MEET THE REQUIREMENTS OF ASTM D-1784.

B. DUCTILE IRON PIPE FOR WATER MAIN FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY (50) INCHES SHALL CONFORM TO ANSI/AWWA A21.51/C151 OR C160. A MINIMUM OF CLASS 50 UNLESS OTHERWISE NOTED.

C. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:

1. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL):

   A. AWWA C900/ ASTM D-1784 (4 INCHES TO 12 INCHES) WITH DR 18 IN UNPAVED AREAS & DR 14 IN PAVED MINIMUM;

   B. AWWA C905 (14 INCHES TO 36 INCHES);

   C. ASTM D-1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SDR 21 MINIMUM);

1. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800)

D. PVC WATER MAIN JOINTS:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.

2. JOINTS FOR DUCTILE IRON PIPE AND FITTING JOINTS SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. WHERE CALLED FOR IN THE PLANS, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED.

E. PVC AND DUCTILE IRON PIPE WATER MAIN FITTINGS:

1. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GREY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 25 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS FOUR (4) THROUGH TWELVE (12) INCHES IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.

F. SERVICE PIPE, STOPS AND FITTINGS:

1. **SERVICE PIPE**:
   ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" POLYETHYLENE TUBING. WITH NSF LOGO FOR POTABLE WATER USE, AND MUST CONFORM TO SPECIFICATION IN AWWA C800 AND AWWA C901.

2. **STOPS:**
   CORPORATION STOPS SHALL BE 1", 1-1/2" OR 2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH THE POLYETHYLENE TUBING AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM TO THE SPECIFICATIONS IN AWWA C800 AND AWWA C901.

3. **FITTINGS:**
   FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901 WITH COMPATIBLE POLYETHYLENE TUBING CONNECTIONS.

4. **SERVICE SADDLES**:
   A SERVICE SADDLE SHALL BE USED FOR ALL SERVICE LINE TRAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. SERVICE SADDLES FOR PVC PIPES SHALL HAVE THE DOUBLE STRAP SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER AND STRAPS SHALL BE CORROSION-RESISTANT ALLOY STEEL.

   THE CITY OR COUNTY MAY REQUIRE A STAINLESS STEEL STRAP AND FUSION EPOXY OR NYLON COATED DUCTILE IRON BODY WITH STAINLESS STEEL HARDWARE IN AREAS DESIGNATED AS CORROSIVE.

G. MARKING FOR WATERMAIN:

ALL WATERMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC WATERMAINS SHALL BE A SOLID BLUE 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 BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

3. SANITARY PIPE MATERIALS:

A. PVC GRAVITY SEWER PIPE:

PVC GRAVITY SEWER PIPE (6"-15"), SHALL BE ASTM D3034, SDR 26. UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46 PSI. 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. THE MINIMUM STANDARD LENGTH OF THE PIPE SHALL BE THIRTEEN (13) FEET.

B. N/A

C. PIPE MARKINGS:

ALL GRAVITY SEWER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (GREEN) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC GRAVITY SEWER MAINS SHALL BE A SOLID BROWN OR GREEN COLOR. ALL DUCTILE IRON GRAVITY SEWER 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 GREEN IN COLOR BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

D. JOINT MATERIALS:

PVC PIPE PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.

E. FITTINGS:

ALL FITTINGS SHALL BE THE SAME MATERIAL AS THE PIPE

4. FORCEMAINS:

A. PVC PIPE:

PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE GREEN AWWA C900, CLASS 185 DR 18 MEETING THE REQUIREMENTS OF ASTM D-1784 OR SDR 11 HIGH DENSITY POLYETHYLENE (HDPE) PIPE.

B. N/A

C. FORCEMAIN JOINTS:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139

2. N/A.

D. FORCEMAIN FITTINGS:

1. FORCEMAIN FITTING FOR PVC SHALL BE THE SAME AS IN NOTE 22-E.1 OF THIS SHEET.

E. MARKING FOR FORCEMAIN:

1. ALL FORCEMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (GREEN) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC FORCEMAINS SHALL BE A SOLID GREEN COLOR. ALL DUCTILE IRON FORCEMAINS 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 GREEN IN COLOR BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

5. RECLAIMED WATERMAINS:

A. PVC PIPE:

PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) SHALL BE LAVENDER AWWA C900, CLASS 150, SDR 18 AND MUST MEET THE REQUIREMENTS OF ASTM D-1784.

B. DUCTILE IRON PIPE:

DUCTILE IRON PIPE FOR RECLAIMED WATER FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY FOUR (54) INCHES SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF CLASS 50 UNLESS OTHERWISE NOTED. TO ASTM D3139

C. RECLAIMED MAIN JOINT:

1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139

2. JOINTS FOR DUCTILE IRON PIPE AND FITTING SHALL BE THE SAME AS IN NOTE 22-D.2 OF THIS SHEET.

D. RECLAIMED MAIN FITTINGS:

1. RECLAIMED MAIN FITTING FOR PVC AND DIP SHALL BE THE SAME AS IN NOTE 22-E.1 OF THIS SHEET.

E. MARKING FOR RECLAIMED WATER MAIN:

1. ALL RECLAIM WATERMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR, INSULATED WITH A 30MIL MIN. HIGH DENSITY POLYETHYLENE INSULATION (PURPLE) WITH A BREAK LOAD OF 380 LBS. MIN. RATED FOR DIRECT BURIAL AND 30 VOLTS DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC RECLAIM WATERMAINS SHALL BE A SOLID PURPLE COLOR. ALL DUCTILE IRON RECLAIM WATERMAINS 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 PURPLE IN COLOR BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

F. IN ALL CASES WHERE REUSE LINES CROSS WATERMAINS, THE REUSE LINES SHALL BE DEFLECTED UNDER THE WATERMAINS MAINTAINING A MINIMUM VERTICAL SEPARATION OF 18".

6. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

7. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

8. VALVES:

A. BUTTERFLY VALVES ARE REQUIRED ON LINES GREATER THAN 42" IN DIAMETER.

B. VALVES LESS THAN 2":

VALVES SHALL BE REDUCED PORT BALL VALVES, MADE OF BRASS, CAST AND MACHINED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800, AWWA C901, COMPLIANT WITH NSF-61 AND COMPATIBLE WITH POLYETHYLENE TUBING CONNECTIONS.

C. VALVE BOXES:

UNITS SHALL BE SCREW TYPE, CAST IRON, AND A MINIMUM DIAMETER OF 5" WITH COVER CAST WITH THE APPLICABLE INSCRIPTION IN LEGIBLE LETTERING ON THE TOP "WATER". BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE DOMESTIC ONLY AND SHALL BE MANUFACTURED BY TYLER COMPANY OR APPROVED EQUAL.

D. WASTEWATER AIR/VACUUM-RELEASE VALVE:

THE VALVE BODY SHALL BE OF CAST IRON ASTM A126-B; THE FLOAT, FLOOD GUIDE AND STEM SHALL BE OF STAINLESS STEEL TYPE 304. THE RESILIENT SEAT SHALL BE OF BUNA-N. THE VALVE SHALL BE SUITABLE FOR 150 PSIg WORKING PRESSURE. VALVE SHALL BE STANDARD TWO (2) INCH NPT INLET AND OUTLET PORTS.

E. RESILIENT SEAT GATE VALVES:

VALVES SHALL BE RESILIENT SEAT WEDGE TYPE MEETING AWWA C509. VALVES SHALL BE FURNISHED WITH O-RING STEM SEALS USING 2 O-RINGS LOCATED ABOVE AND 1 O-RING LOCATED BELOW THE THRUST COLLAR. O-RINGS SHALL BE SET IN THE GROOVES IN THE STEM AND SHALL MEET THE REQUIREMENTS OF ASTM D429. INTERNAL AND EXTERNAL SURFACES OF THE VALVE BODY AND BONNET SHALL BE COATED WITH EPOXY TO AWWA C550 STANDARDS. GATES FOR ALL VALVE SIZES SHALL BE COMPLETELY ENCAPSULATED IN RUBBER INCLUDING STEM BORE. VALVES SHALL BE CAPABLE OF INSTALLATION IN ANY POSITION WITH RATED SEALING IN BOTH DIRECTIONS. VALVES SHALL BE STYLE 3067 AS MANUFACTURED BY M&H VALVE COMPANY OR APPROVED EQUAL.

F. RESILIENT TAPPING VALVES:

VALVES SHALL BE FURNISHED WITH THE DESIGN TAPPING FLANGE HAVING A RAISED FACE OR LIP DESIGNED TO ENGAGE THE CORRESPONDING RECESS IN THE TAPPING SLEEVE FLANGE IN ACCORDANCE WITH MSS SP60. TAPPING VALVES WITHOUT THE RAISED FACE ON THE TAPPING FLANGE ARE NOT PERMITTED SINCE THEY DO NOT ASSURE THE PROPER ALIGNMENT REQUIRED TO PREVENT DAMAGE BY A MISALIGNED SHELL CUTTER. THE INTERIOR OF THE WATERWAY IN THE BODY SHALL BE FULL OPENING AND CAPABLE OF PASSING A FULL SIZED SHELL CUTTER EQUAL TO THE NOMINAL DIAMETER OF THE VALVE SHALL BE METROSEAL AS MANUFACTURED BY U.S. PIPE OR APPROVED EQUAL.

G. BUTTERFLY VALVES (BFV):

VALVES SHALL BE CAST OR DUCTILE IRON BODY ALLOY, CAST IRON OR DUCTILE IRON DISC. VALVE SEAT SHALL BE 18.8 STAINLESS STEEL MADE INTEGRAL WITH THE VALVE BODY, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN AND SHALL COMPLY WITH PROVISIONS OF AWWA C504 RUBBER-SEATED BUTTERFLY VALVES". VALVE OPERATIONS SHALL BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. UNITS SHALL BE EQUIPPED WITH ACTUATING NUTS, CAST IRON HANDWHEELS OR CHIN OPERATORS WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. VALVES SHALL BE STYLE 450 AS MANUFACTURED BY M&H VALVE COMPANY OR APPROVED EQUAL.

H. ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN- ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM.

9. CONNECTION TO EXISTING LINES. TO WHICH PIPING OF THIS CONTRACT MUST CONNECT, THE FOLLOWING WORK SHALL BE PERFORMED.

A. EXPOSE BURIED LINES TO CONFIRM OR DETERMINE END CONNECTION, PIPE MATERIAL AND DIAMETER.

B. FURNISHING AND INSTALLING PIPING AND MAKING PROPER CONNECTIONS.

C. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

1. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED, OR

2. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

RESTRAINED JOINTS:

10.

A. SECTIONS OF PIPING DESIGNATED ON THE DRAWINGS AS HAVING RESTRAINED JOINTS OR THOSE REQUIRING RESTRAINED JOINTS SHALL BE CONSTRUCTED USING PIPE AND FITTINGS WITH RESTRAINED "LOCKED - TYPE" JOINTS AND THE JOINTS SHALL BE CAPABLE OF HOLDING AGAINST WITHDRAWAL FOR LINE PRESSURES 50 PERCENT ABOVE THE NORMAL WORKING PRESSURE, BUT NOT LESS THAN 150 PSI. THE PIPE AND FITTINGS SHALL BE SHOWN FOR RESTRAINED PUSH-ON JOINTS OR RESTRAINED MECHANICAL JOINTS ON PAGE 416 IN SECTION VI, IN THE HANDBOOK OF CAST IRON PIPE, 4TH EDITION. MECHANICAL JOINT DUCTILE IRON PIPE RETAINER GLANDS WILL BE PERMITTED ONLY WHEN RESTRAINED JOINTS ARE NOT READILY AVAILABLE.

B. RESTRAINED PIPE JOINTS THAT ACHIEVE RESTRAINT BY INCORPORATING CUT OUT SECTIONS IN THE WALL OF THE PIPE SHALL HAVE A MINIMUM WALL THICKNESS AT THE POINT OF CUT OUT THAT CORRESPONDS WITH THE MINIMUM SPECIFIED THICKNESS FOR THE REST OF THE PIPE.

C. THE MINIMUM NUMBER OF RESTRAINED JOINTS REQUIRED FOR RESISTING FORCES AT FITTINGS AND CHANGES IN DIRECTION OF PIPE SHALL BE DOTERMINED FROM THE LENGTH OF THE RESTRAINED PIPE ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION NECESSARY TO DEVELOP RESISTING FRICTION WITH THE SOIL. THE FORMULA AND PARAMETERS GIVEN BELOW SHALL BE USED TO DETERMINE THE MINIMUM REQUIREMENTS.

D. BOLTS AND NUTS FOR RESTRAINED JOINTS SHALL BE CORTEN, LOW ALLOW, HIGH STRENGTH STEEL.

E. THE CONTRACTOR SHALL ALSO PROVIDE RESTRAINED JOINTS IN ACCORDANCE WITH THE ABOVE CRITERIA WHENEVER THRUST BLOCKS ARE NOT USED IN CONNECTION WITH BELOW GROUND FITTINGS ON LINES 6 INCHES IN DIAMETER OR LESS AND AS APPROVED BY THE ENGINEER.

PRESSURE AND LEAKAGE TEST OF UNDERGROUND PRESSURE PIPING:

11.

A. HYDROSTATIC PRESSURE AND LEAKAGE TEST SHALL CONFORM TO SECTION 4 OF AWWA C605-94 SPECIFICATION WITH THE EXCEPTION THAT THE CONTRACTOR SHALL FURNISH ALL GAUGES, METERS, PRESSURE PUMPS AND OTHER EQUIPMENT NEEDED TO TEST THE LINE. POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

B. THE PRESSURE REQUIRED FOR THE FIELD HYDROSTATIC PRESSURE TEST SHALL BE 50 PERCENT ABOVE THE NORMAL WORKING PRESSURE BUT NOT LESS THAN 150 PSI. THE CONTRACTOR SHALL PROVIDE TEMPORARY PLUGS AND BLOCKING NECESSARY TO MAINTAIN THE REQUIRED TEST PRESSURE. CORPORATION COCKS AT LEAST 3/4" IN DIAMETER, PIPE RISER AND ANGLE GLOBE VALVES SHALL BE PROVIDED AT EACH PIPE DEAD-END IN ORDER TO BLEED AIR FROM THE LINE. DURATION OF PRESSURE TEST SHALL BE AT LEAST TWO HOURS WITH NO DROP IN TEST PRESSURE. THE COST OF THESE ITEMS SHALL BE PAID BY THE CONTRACTOR.

C. THE LEAKAGE TEST SHALL BE CONDUCTED FOLLOWING THE PRESSURE TEST AND SHALL BE OF NOT LESS THAN 2 HOURS DURATION. ALL LEAKS EVIDENT AT THE SURFACE SHALL BE REPAIRED AND LEAKAGE ELIMINATED REGARDLESS OF TOTAL LEAKAGE AS SHOWN BY TEST. LINES WHICH FAIL TO MEET TESTS SHALL BE REPAIRED AND RETESTED AS NECESSARY UNTIL TEST REQUIREMENTS ARE COMPLIED WITH. DEFECTIVE MATERIALS, PIPES, VALVES AND ACCESSORIES SHALL BE REMOVED AND REPLACED. THE PIPE LINES SHALL BE TESTED IN SUCH SECTIONS AS MAY BE DIRECTED BY THE ENGINEER BY SHUTTING VALVES OR INSTALLING TEMPORARY PLUGS AS REQUIRED. THE LINES SHALL BE FILLED WITH WATER ALL AIR REMOVED AND THE TEST PRESSURE SHALL BE MAINTAINED IN THE PIPE FOR THE ENTIRE TEST PERIOD BY MEANS OF A FORCE PUMP TO BE FURNISHED BY THE CONTRACTOR. ACCURATE MEANS SHALL BE PROVIDED FOR MEASURING THE WATER REQUIRED TO MAINTAIN THIS PRESSURE. THE AMOUNT OF WATER REQUIRED IS A MEASURE OF THE LEAKAGE.

D. THE AMOUNT OF LEAKAGE WHICH WILL BE PERMITTED SHALL BE IN ACCORDANCE WITH AAWWA C600 STANDARDS FOR ALL PRESSURE. NO PIPE INSTALLATION SHALL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THE FOLLOWING FORMULAS:

$$L = \frac{(S*D*P^{1/2})}{148,000}$$

THIS FORMULA SHALL BE USED FOR DUCTILE IRON PIPE (DIP).

WHERE: L = ALLOWABLE LEAKAGE (GAL/HOUR)
S = LENGTH OF PIPE TESTED (LINEAR FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = AVERAGE TEST PRESSURE (PSI)

P = 150 PSI FOR WATERMAINS
P = 100 PSI FOR FORCEMAINS

E. THE CONTRACTOR MUST SUBMIT HIS PLAN FOR TESTING TO THE ENGINEER FOR REVIEWAT LEAST TEN (10) DAYS BEFORE STARTING THE TEST. THE CONTRACTOR SHALL REMOVE AND ADEQUATELY DISPOSE OF ALL BLOCKING MATERIAL AND EQUIPMENT AFTER COMPLETION AND ACCEPTANCE OF THE FIELD HYDROSTATIC TEST, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY DAMAGE TO THE PIPE COATING SHALL BE REPAIRED BY THE CONTRACTOR. LINES SHALL BE TOTALLY FREE AND CLEAN PRIOR TO FINAL ACCEPTANCE.

DISINFECTING:

12.

PRIOR TO ACCEPTANCE OF THE LINES, AND PRIOR TO USE OF SAID MAINS FOR DOMESTIC PURPOSES, THE CONTRACTOR SHALL FLUSH THE LINE CLEAR OF FOREIGN MATERIAL AND THEN STERILIZE THE PIPELINE, INCLUDING ALL VALVES AND FITTINGS, IN ACCORDANCE WITH AWWA C651.

CHLORINATION:

13.

THE CHLORINATING AGENT SHALL BE APPLIED AT THE BEGINNING OF THE SECTION ADJACENT OT THE FEEDER CONNECTION AND SHALL BE INJECTED THROUGH A CORPORATION COCK, HYDRANT OR OTHER CONNECTION INSURING TREATMENT OF THE ENTIRE LINE. THE CHLORINATING AGENT SHALL BE ANY COMPOUND SPECIFIED BY SAID AWWA C651 REQUIREMENTS, SUCH AS "HTH" OR OTHER APPROVED CHLORINE-BEARING COMPOUNDS. WATER SHALL BE FED SLOWLY INTO THE NEW LINE WITH CHLORINE APPLIED IN AMOUNTS TO PRODUCE A DOSAGE OF 40 TO 50 PPM AND A RESIDUAL OF NOT LESS THAN 50 PPM IN ALL PARTS OF THE LINE AFTER A 24 HOUR PERIOD HAS ELAPSED. DURING CHLORINATION PROCESS, OPERATE ALL VALVES AND ACCESSORIES.

FLUSHING THE WATER LINE:

14.

CARE SHALL BE TAKEN TO PROVIDE DISINFECTIONS TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED TO ACCOMPLISH THIS END.

FIRE HYDRANTS:

15.

SHALL BE 5-1/4" VALVE OPENING, 42" BURY, 6" MJ SHOE, BRONZE TO BRONZE SEATING, DUCTILE IRON DIRT WEATHER SHIELD, SHOE, UPPER AND LOWER BARREL SHALL BE FUSION COATED PER AWWA C-550.81. DRY BARREL WITH ONE 4-1/2" PUMPER NOZZLE AND TWO 2-1/2" HOSE NOZZLE 1-1/2" PENTAGON N.S.T. RED PAINT FOR WEEP HOLES PLUGGED HYDRANT MEET AWWA C-502.85 AND UL/FM REQUIREMENTS. HYDRANTS SHALL BE MODEL K81A BY KENNEDY, B84B BY AMERICAN DARLING OR A-423 BY MUELLER.

16. BLOWOFF HYDRANT:

SHALL BE BOX HYDRANTS HAVING A 2" MAIN VALVE CLOSING WITH THE WATER PRESSURE. 2" FIP INLET WITH THE OUTLET BEING A 2" BRONZE MAIL NOZZLE, ALL WORKING PARTS BRONZE, OPEN TO THE LEFT, REMOVABLE BRONZE SEAT WHICH SEALS AGAINST A SEAT RUBBER OF NO LESS DUROMETER THAN 85 WITH LOCKABLE IRON LIDS. BLOWOFF HYDRANTS SHALL BE ECLIPSE MODEL NO. 85B AS MANUFACTURED BY KUPFERLE FOUNDRY COMPANY OR APPROVED EQUAL.

17. LEAKAGE TEST FOR GRAVITY SANITARY SEWERS:

A. LEAKAGE TEST SHALL BE THE LOW PRESSURE AIR TEST OR LEAKAGE AND/OR INFILTRATION; IN GENERAL, LEAKAGE AND/OR INFILTRATION TEST MAY BE REQUIRED IN AREA WITH GROUNDWATER. MAXIMUM INFILTRATION IS 0.2 GALLONS PER HOUR, PER INCH DIAMETER, PER 100 FEET. MANHOLE MAY BE TESTED SIMULTANEOUSLY WITH HYDROSTATIC TEST, BY FILLING MANHOLE WITH WATER TO AN ELEVATION 1 FOOT BELOW THE START OF THE CONE SECTION WITH A MINIMUM DEPTH OF 20 FEET WHERE THE MANHOLES ARE TESTED WITH THE SEWER LINE NO ADDITIONAL LEAKAGE WILL BE ALLOWED ABOVE THAT FOR THE MAINLINE SEWER. THE MAXIMUM ALLOWABLE DROP IN THE WATER SURFACE SHALL BE 1/2 INCH FOR EACH 15 MINUTES PERIOD OF TESTING.

B. THE AIR LEAKAGE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSN. PASSING THIS TEST, SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF 50 GALLONS PER DAY PER INCH DIAMETER PER MILE SEWER.

C. INTERNAL VIDEO INSPECTION FOR THE GRAVITY SEWER SHALL BE PERFORMED BY THE CONTRACTOR TO CHECK FOR ALIGNMENT AND DEFLECTION. THE TELEVISION INSPECTION SHALL ALSO BE USED TO CHECK FOR CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE, AND OVERALL PIPE INTEGRITY. VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 7.5.3.2 OF THE LAND DEVELOPMENT CODE AND SHALL BE PROVIDED TO THE CITY OF ALTAMONTE SPRING FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE.

18. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER PURSUANT MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

NOTE TO THE UTILITY:

19. PURSUANT TO RULE 403.859(6), FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUCHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY, SHALL BE SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFER:

20. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. IN ACCORDANCE WITH GENERAL CONDITION #11 OF THIS PERMIT, THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

21. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
6. REFERENCE FIGURE **BELOW** FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO, LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

VERTICAL SEPARAT

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-1579-023 HAVING AN ELEVATION OF 127.46' (NAVD 88).

F. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

G. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

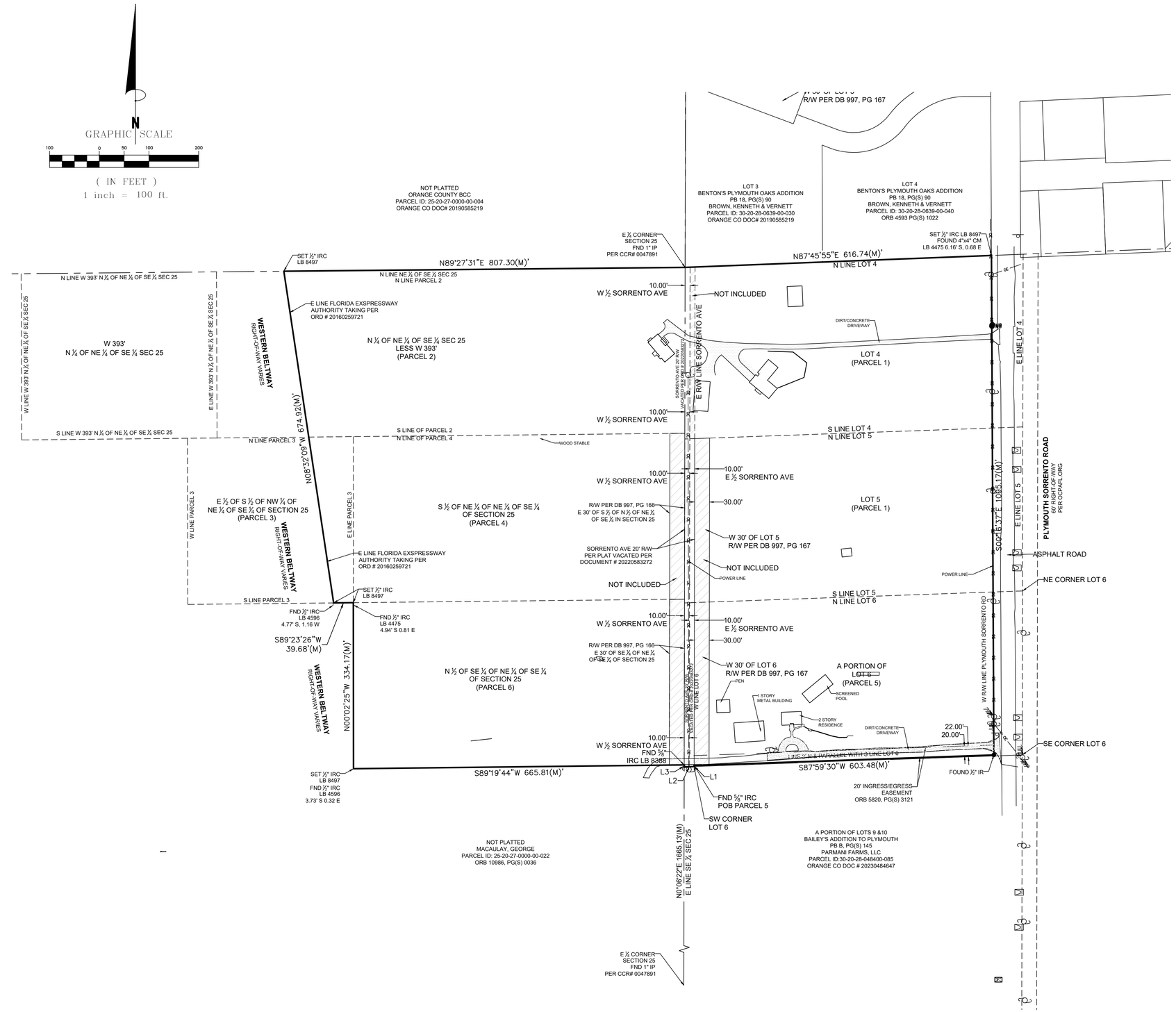
H. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

J. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

K. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

L. EACH OF THE LOTS WITHIN PARCEL XXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
1 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

J. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

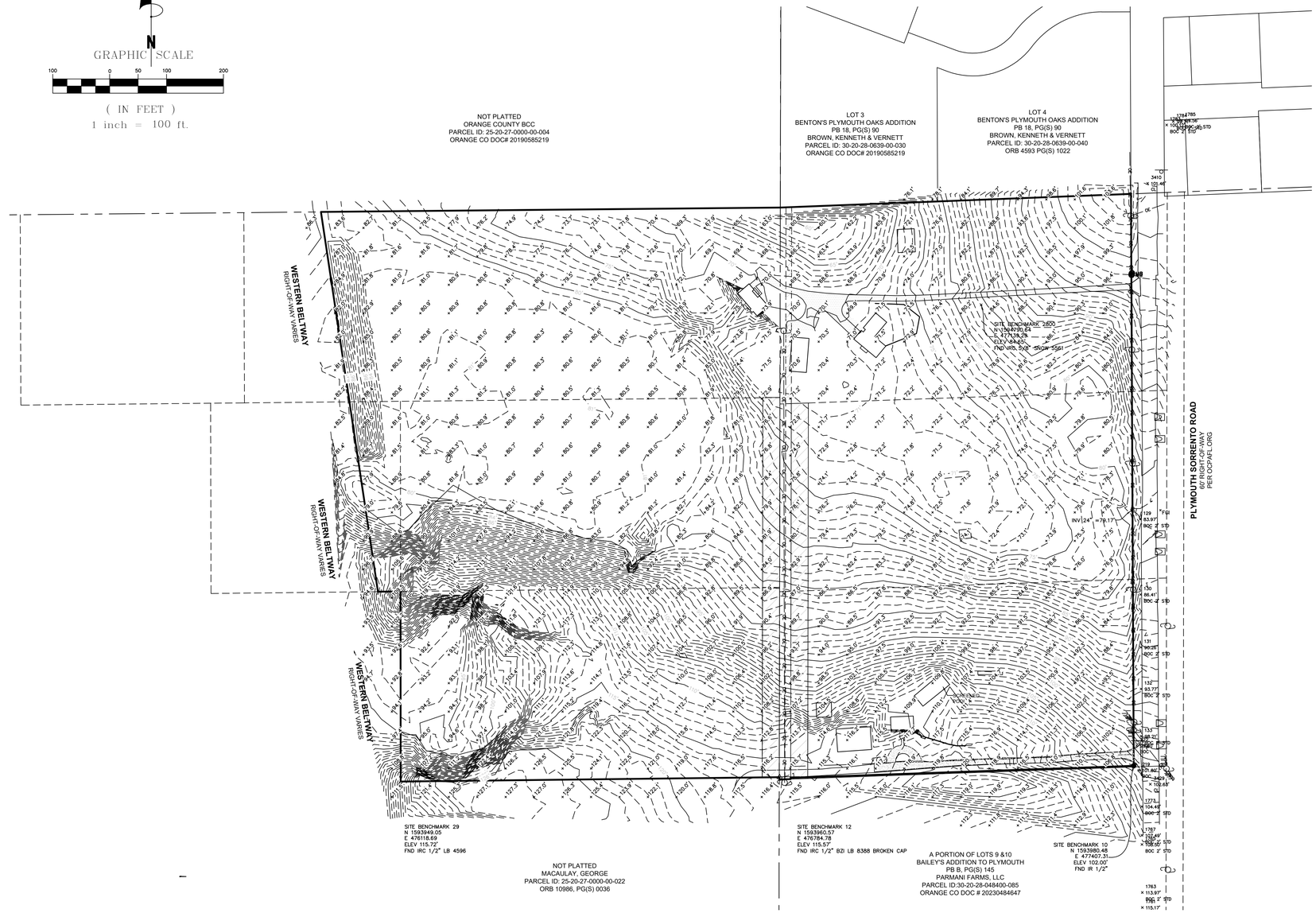
K. EACH OF THE LOTS WITHIN PARCEL XXXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
2 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
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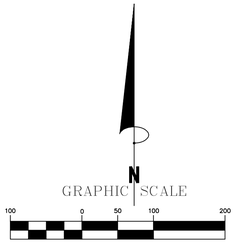
PARCEL 6:

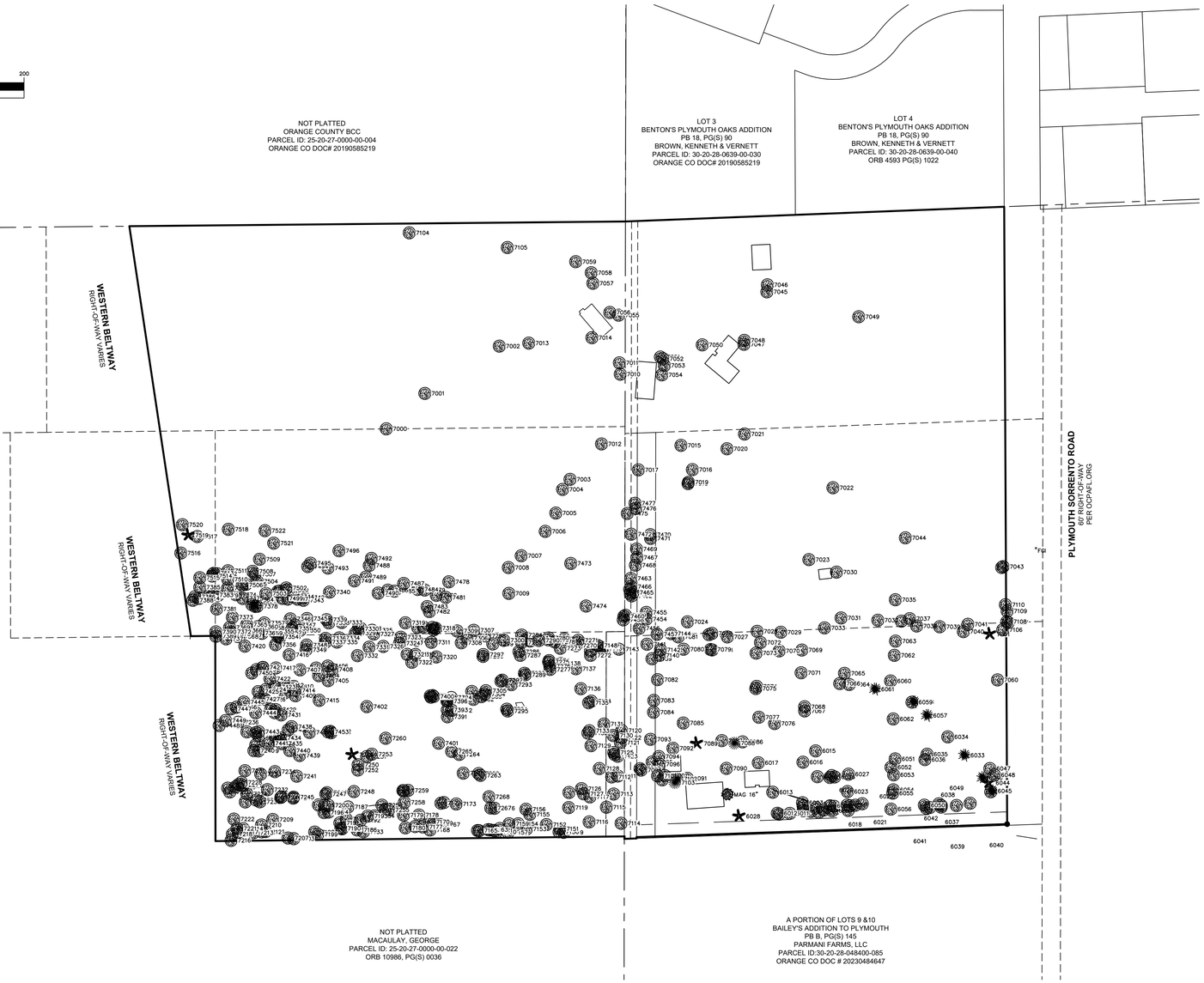
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ALTA/NSPS LAND TITLE SURVEY

10/09/23

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
3 OF 4

TREE TABLE			
Point #	Northing	Easting	Description
6000	1594001	477088	OAK 8"
6001	1594002	477075	OAK 14"
6002	1594010	477075	OAK 14"
6003	1594015	477074	OAK 14"
6004	1594007	477097	OAK 10"
6005	1594000	477101	OAK 16"
6006	1594003	477109	OAK 20"
6007	1594002	477123	OAK 16"
6008	1594009	477126	OAK 10"
6009	1594010	477120	OAK 8"
6010	1593997	477036	OAK 12"
6011	1593998	477054	OAK 18"
6012	1593998	477033	OAK 12"
6013	1594032	477026	OAK 30"
6014	1594058	477099	OAK 16"
6015	1594100	477096	OAK 24"
6016	1594081	477075	OAK 36"
6017	1594080	477003	OAK 48"
6018	1594003	477149	OAK 14"
6019	1594012	477147	OAK 16"
6020	1594010	477152	OAK 16"
6021	1594011	477160	OAK 12"
6022	1594014	477172	OAK 22"
6023	1594034	477148	OAK 30"
6024	1594056	477119	OAK 20"
6025	1594060	477122	OAK 24"
6026	1594057	477127	OAK 16"
6027	1594062	477149	OAK 18"
6028	1593993	476971	PAL 14"
6033	1594093	477338	PIN 20"
6034	1594123	477311	OAK 24"
6035	1594094	477277	OAK 24"
6036	1594086	477274	OAK 24"
6037	1594008	477300	OAK 30"
6038	1594011	477300	OAK 16"
6039	1594011	477325	OAK 42"
6040	1594015	477347	OAK 24"
6041	1594007	477281	OAK 8"
6042	1594006	477276	OAK 30"
6043	1594033	477381	OAK 12"
6044	1594048	477378	PAL 14"
6045	1594034	477382	PIN 20"
6046	1594056	477367	PIN 16"
6047	1594071	477379	OAK 8"
6048	1594060	477387	OAK 36"
6049	1594014	477296	OAK 16"
6050	1594011	477273	OAK 18"
6051	1594087	477225	OAK 16"
6052	1594073	477218	OAK 24"
6053	1594061	477223	OAK 20"
6054	1594036	477222	OAK 12"
6055	1594031	477221	OAK 12"
6056	1594005	477218	OAK 42"
6057	1594157	477277	PIN 12"
6058	1594179	477255	PIN 12"
6059	1594179	477253	OAK 28"
6060	1594214	477218	OAK 48"
6061	1594200	477192	PIN 12"
6062	1594152	477222	OAK 20"
7000	1594624	476397	OAK 32"

TREE TABLE			
Point #	Northing	Easting	Description
7001	1594682	476460	OAK 36"
7002	1594759	476581	OAK 32"
7003	1594542	476696	OAK 12"
7004	1594525	476684	OAK 16"
7005	1594487	476673	OAK 12"
7006	1594457	476656	OAK 10"
7007	1594417	476617	OAK 10"
7008	1594398	476596	OAK 36"
7009	1594356	476597	OAK 30"
7010	1594713	476778	OAK 54"
7011	1594732	476776	OAK 24"
7012	1594599	476747	OAK 24"
7013	1594764	476629	OAK 10"
7014	1594772	476732	OAK 36"
7015	1594597	476877	OAK 54"
7016	1594558	476895	OAK 28"
7017	1594557	476807	OAK 28"
7018	1594535	476888	OAK 24"
7019	1594537	476889	OAK 22"
7020	1594592	476951	OAK 30"
7021	1594616	476980	OAK 16"
7022	1594528	477124	OAK 72"
7023	1594411	477085	OAK 44"
7024	1594310	476887	OAK 32"
7025	1594289	476922	OAK 18"
7026	1594291	476927	OAK 24"
7027	1594285	476952	OAK 16"
7028	1594294	477001	OAK 24"
7029	1594293	477039	OAK 12"
7030	1594391	477130	OAK 42"
7031	1594316	477137	OAK 42"
7032	1594312	477197	OAK 48"
7033	1594300	477110	OAK 24"
7035	1594346	477226	OAK 14"
7036	1594311	477235	OAK 28"
7037	1594315	477249	OAK 20"
7038	1594303	477260	OAK 12"
7039	1594302	477298	OAK 14"
7040	1594294	477336	OAK 16"
7041	1594306	477344	OAK 54"
7042	1594398	477399	OAK 12"
7043	1594400	477401	OAK 12"
7044	1594447	477242	OAK 28"
7045	1594847	477016	OAK 28"
7046	1594859	477017	OAK 32"
7047	1594762	476979	OAK 28"
7048	1594768	476980	OAK 44"
7049	1594807	477166	OAK 36"
7050	1594761	476911	OAK 48"
7051	1594741	476843	OAK 32"
7052	1594738	476847	OAK 24"
7053	1594727	476850	OAK 26"
7054	1594712	476846	OAK 40"
7055	1594809	476775	OAK 32"
7056	1594814	476761	OAK 52"
7057	1594861	476733	OAK 44"
7058	1594878	476731	OAK 10"
7059	1594896	476705	OAK 14"
7060	1594215	477392	OAK 10"
7061	1594290	477379	PAL 14"
7062	1594255	477224	OAK 16"
7063	1594278	477226	OAK 20"
7064	1594208	477150	OAK 54"
7065	1594226	477143	OAK 28"
7066	1594209	477135	OAK 20"
7067	1594165	477078	OAK 20"
7068	1594172	477078	OAK 24"
7069	1594264	477073	OAK 30"
7070	1594263	477036	OAK 36"
7071	1594227	477072	OAK 52"
7072	1594276	477006	OAK 30"
7073	1594259	476999	OAK 44"
7074	1594205	477000	OAK 28"
7075	1594201	476998	OAK 18"
7076	1594144	477029	OAK 24"

TREE TABLE			
Point #	Northing	Easting	Description
7077	1594154	477003	OAK 24"
7078	1594264	476927	OAK 26"
7079	1594265	476925	OAK 14"
7080	1594265	476881	OAK 16"
7081	1594285	476872	OAK 18"
7082	1594216	476839	OAK 26"
7083	1594182	476832	OAK 24"
7084	1594163	476832	OAK 22"
7085	1594145	476880	OAK 28"
7086	1594114	476977	OAK 14"
7087	1594116	476943	OAK 22"
7088	1594112	476963	MAP 26"
7089	1594112	476902	PAL 10"
7090	1594071	476951	OAK 40"
7091	1594055	476887	OAK 28"
7092	1594104	476864	OAK 28"
7093	1594119	476827	OAK 24"
7094	1594090	476841	OAK 10"
7095	1594082	476830	OAK 16"
7096	1594078	476842	OAK 14"
7097	1594071	476810	OAK 12"
7098	1594068	476812	OAK 12"
7099	1594053	476846	OAK 32"
7100	1594059	476850	OAK 10"
7101	1594059	476839	OAK 14"
7102	1594054	476871	MAP 10"
7103	1594048	476867	MAP 10"
7104	1594943	476435	OAK 52"
7105	1594919	476594	OAK 10"
7106	1594297	477400	OAK 10"
7107	1594309	477409	OAK 18"
7108	1594310	477407	OAK 24"
7109	1594327	477407	OAK 20"
7110	1594338	477405	OAK 12"
7111	1594059	476774	OAK 24"
7112	1594057	476764	OAK 24"
7113	1594029	476767	OAK 42"
7114	1593982	476779	OAK 42"
7115	1594008	476755	OAK 30"
7116	1593984	476727	OAK 54"
7117	1594025	476728	OAK 26"
7118	1594032	476694	OAK 26"
7119	1594007	476694	OAK 36"
7120	1594133	476780	OAK 16"
7121	1594113	476778	OAK 16"
7122	1594121	476780	OAK 14"
7123	1594091	476774	OAK 12"
7124	1594094	476769	OAK 10"
7125	1594097	476767	OAK 10"
7126	1594038	476715	OAK 16"
7127	1594030	476718	OAK 16"
7128	1594071	476744	OAK 32"
7129	1594108	476730	OAK 12"
7130	1594125	476766	OAK 12"
7131	1594143	476751	OAK 14"
7132	1594129	476725	OAK 16"
7133	1594133	476728	OAK 20"
7134	1594181	476731	OAK 10"
7135	1594178	476726	OAK 12"
7136	1594201	476714	OAK 68"
7137	1594234	476706	OAK 12"
7138	1594242	476681	OAK 24"
7139	1594250	476829	OAK 14"
7140	1594255	476842	OAK 16"
7141	1594273	476821	OAK 10"
7142	1594264	476843	OAK 26"
7143	1594265	476776	OAK 14"
7144	1594291	476860	OAK 16"
7145	1594262	476729	OAK 22"
7146	1594266	476749	OAK 14"
7147	1594270	476744	OAK 18"
7148	1594271	476741	OAK 12"
7149	1593967	476686	OAK 10"
7150	1593968	476678	OAK 12"
7151	1593973	476679	OAK 16"

TREE TABLE			
Point #	Northing	Easting	Description
7152	1593980	476658	OAK 54"
7153	1593973	476625	OAK 18"
7154	1593981	476612	OAK 24"
7155	1593996	476631	OAK 16"
7156	1594005	476624	OAK 18"
7157	1593967	476595	OAK 28"
7158	1593973	476582	OAK 28"
7159	1593981	476597	OAK 10"
7160	1593968	476576	OAK 12"
7161	1593970	476572	OAK 12"
7162	1593971	476566	OAK 16"
7163	1593972	476563	OAK 14"
7164	1593970	476548	OAK 14"
7165	1593970	476546	OAK 24"
7167	1593980	476485	OAK 14"
7168	1593971	476468	OAK 16"
7169	1593982	476473	OAK 12"
7170	1593984	476468	OAK 12"
7171	1594016	476491	OAK 10"
7172	1594015	476486	OAK 10"
7173	1594013	476511	OAK 14"
7176	1593977	476444	OAK 96"
7177	1593976	476456	OAK 24"
7178	1593995	476450	OAK 16"
7179	1593995	476425	OAK 14"
7180	1593974	476428	OAK 14"
7183	1593968	476360	OAK 14"
7184	1593994	476378	OAK 16"
7185	1594005	476396	OAK 24"
7186	1593971	476350	OAK 36"
7187	1594008	476335	OAK 28"
7188	1593988	476332	OAK 12"
7189	1593973	476325	OAK 16"
7190	1593974	476323	OAK 24"
7191	1593982	476322	OAK 24"
7192	1593987	476355	OAK 12"
7193	1593994	476367	OAK 24"
7194	1594000	476303	OAK 68"
7195	1594011	476297	OAK 16"
7196	1593999	476296	OAK 16"
7197	1594012	476287	OAK 16"
7198	1593968	476281	OAK 14"
7199	1593964	476286	OAK 14"
7200	1594011	476303	OAK 32"
7203	1593957	476247	OAK 16"
7207	1593958	476237	OAK 12"
7209	1593988	476212	OAK 26"
7210	1593979	476194	OAK 16"
7211	1593968	476201	OAK 10"
7212	1593968	476194	OAK 12"
7213	1593966	476181	OAK 24"
7214	1593973	476164	OAK 10"
7216	1593954	476145	OAK 14"
7217	1593967	476156	OAK 18"
7218	1593964	476147	OAK 18"
7219	1594039	476139	OAK 12"
7220	1594033	476142	OAK 12"
7221	1593973	476154	OAK 12"
7222	1593989	476149	OAK 12"
7223	1594041	476151	OAK 10"
7224	1594030	476170	OAK 10"
7225	1594017	476168	OAK 10"
7226	1594043	476164	OAK 10"
7227	1594045	476156	OAK 10"
7228	1594048	476161	OAK 10"
7229	1594020	476186	OAK 10"
7230	1594017	476191	OAK 10"
7231	1594068	476167	OAK 12"
7232	1594037	476204	OAK 12"
7233	1594062	476193	OAK 16"
7234	1594066	476216	OAK 14"
7235	1594131	476170	OAK 12"
7236	1594146	476156	OAK 12"
7237	1594124	476189	OAK 14"
7238	1594109	476185	OAK 10"

TREE TABLE			
Point #	Northing	Easting	Description
7239	1594100	476189	OAK 10"
7240	1594100	476182	OAK 10"
7241	1594059	476251	OAK 10"
7242	1594025	476227	OAK 10"
7243	1594023	476246	OAK 10"
7244	1594024	476226	OAK 12"
7245	1594025	476246	OAK 12"
7246	1594032	476300	OAK 30"
7247	1594029	476299	OAK 10"
7248	1594034	476344	OAK 14"
7249	1594093	476342	PAL 14"
7250	1594077	476351	OAK 14"
7251	1594091	476365	OAK 12"
7252	1594069	476351	OAK 14"
7253	1594094	476374	OAK 12"
7254	1594011	476390	OAK 12"
7255	1594004	476401	OAK 12"
7256	1594035	476424	OAK 14"
7257	1594035	476426	OAK 12"
7258	1594016	476427	OAK 10"
7259	1594035	476433	OAK 36"
7260	1594120	476396	OAK 16"
7261	1594063	476522	OAK 14"
7262	1594063	476547	OAK 16"
7263	1594060	476550	OAK 28"
7264	1594094	476516	OAK 10"
7265	1594099	476504	OAK 16"
7266	1594006	476573	OAK 20"
7267	1594007	476567	OAK 18"
7268	1594025	476564	OAK 14"
7269	1594282	476687	OAK 14"
7270	1594271	476706	OAK 14"
7271	1594280	476709	OAK 16"
7272	1594255	476730	OAK 16"
7273	1594267	476680	OAK 10"
7274	1594247	476662	OAK 18"
7275	1594245	476661	OAK 16"
7276	1594238	476663	OAK 16"
7277	1594232	476664	OAK 16"
7278	1594277	476671	OAK 32"
7279	1594281	476661	OAK 18"
7280	1594284	476661	OAK 18"
7281	1594279	476631	OAK 12"
7282	1594281	476630	OAK 12"
7283	1594283	476628	OAK 12"
7284	1594288	476617	OAK 16"
7285	1594276	476617	OAK 14"
7286	1594261	476613	OAK 10"
7287	1594255	476615	OAK 28"
7288	1594226	476622	OAK 10"
7289	1594224	476623	OAK 10"
7290	1594280	476646	OAK 10"
7291	1594213	476584	OAK 16"
7292	1594215	476586	OAK 14"
7293	1594208	476601	OAK 14"
7294	1594168	476593	OAK 16"
7295	1594165	476595	OAK 16"
7296	1594254	476555	OAK 14"
7297	1594257	476555	OAK 14"
7298	1594287	476558	OAK 14"
7299	1594274	476570	OAK 16"
7300	1594280	476588	OAK 24"
7301	1594196	476536	OAK 16"
7302	1594184	476539	OAK 24"
7303	1594188	476552	OAK 18"
7304	1594192	476557	OAK 16"
7305	1594198	476559	OAK 12"
7306	1594283	476529	OAK 12"
7307	1594296	476539	OAK 14"
7308	1594276	476519	OAK 10"
7309	1594295	476512	OAK 16"
7310	1594280	476446	OAK 30"
7311	1594277	476470	OAK 20"
7312	1594257	476445	OAK 20"
7313	1594301	476448	OAK 18"

TREE TABLE			
Point #	Northing	Easting	Description
7314	1594302	476457	OAK 14"
7315	1594301	476472	OAK 18"
7316	1594299	476475	OAK 18"
7317	1594297	476474	OAK 12"
7318	1594299	476477	OAK 12"
7319	1594308	476428	OAK 14"
7320	1594253	476478	OAK 14"
7321	1594257	476431	OAK 12"
7322	1594244	476439	OAK 10"
7323	1594285	476421	OAK 20"
7324	1594275	476419	OAK 14"
7325	1594296	476374	OAK 28"
7326	1594270	476392	OAK 48"
7327	1594290	476377	OAK 16"
7328	1594299	476356	OAK 14"
7329	1594291	476347	OAK 16"
7330	1594299	476351	OAK 12"
7331	1594269	476369	OAK 12"
7332	1594255	476350	OAK 24"
7333	1594309	476324	OAK 26"
7334	1594284	476321	OAK 28"
7335	1594277	476317	OAK 18"
7336	1594283	476298	OAK 26"
7337	1594277	476298	OAK 20"
7338	1594308	476304	OAK 10"
7339	1594313	476300	OAK 16"
7340	1594358	476305	OAK 36"
7341	1594347	476253	OAK 24"
7342	1594349	476263	OAK 16"
7343	1594345	476262	OAK 10"
7344	1594351	476246	OAK 10"
7345	1594315	476268	OAK 12"
7346	1594315	476241	OAK 16"
7347	1594304	476249	OAK 16"
7348	1594272	476268	OAK 18"
7349	1594264	476267	OAK 18"
7350	1594296	476257	OAK 10"
7351	1594299	476244	OAK 10"
7352	1594292	476226	OAK 14"
7353	1594285	476224	OAK 16"
7354	1594285	476221	OAK 10"
7355	1594294	476214	OAK 14"
7356	1594273	476217	OAK 18"
7357	1594308	476199	OAK 16"
7358	1594300	476198	OAK 16"
7359	1594291	476195	OAK 16"
7360	1594302	476188	OAK 20"
7361	1594291	476189	OAK 16"
7362	1594340	476185	OAK 18"
7363	1594342	476189	OAK 18"
7364	1594346	476181	OAK 14"
7365	1594305	476170	OAK 18"
7366	1594296	476162	OAK 10"
7367	1594288	476161	OAK 14"
7368	1594286	476156	OAK 14"
7369	1594301	476142	OAK 16"
7370	1594290	476143	OAK 16"
7371	1594282	476136	OAK 18"
7372	1594294	476144	OAK 28"
7373	1594317	476147	OAK 14"
7374	1594354	476152	OAK 16"
7375	1594348	476163	OAK 14"
7376	1594338	476179	OAK 16"
7377	1594335	476184	OAK 16"
7378	1594335	476187	OAK 16"
7379	1594353	476123	OAK 14"
7380	1594365	476139	OAK 14"
7381	1594331	476121	OAK 16"
7382	1594353	476109	OAK 12"
7383	1594353	476115	OAK 16"
7384	1594348	476092	OAK 16"
7385	1594366	476094	OAK 16"
7386	1594351	476086	OAK 16"
7387	1594387	476115	OAK 18"
7388	1594345	476082	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7389	1594286	476120	OAK 12"
7390	1594294	476120	OAK 16"
7391	1594155	476497	OAK 26"
7392	1594166	476503	OAK 16"
7393	1594166	476496	OAK 16"
7394	1594187	476503	OAK 18"
7395	1594182	476497	OAK 14"
7396	1594181	476496	OAK 26"
7397	1594187	476470	OAK 14"
7398	1594189	476469	OAK 14"
7399	1594190	476472	OAK 16"
7400	1594188	476474	OAK 14"
7401	1594112	476482	OAK 18"
7402	1594172	476365	OAK 16"
7403	1594235	476283	OAK 16"
7404	1594222	476287	OAK 16"
7405	1594214	476302	OAK 18"
7406	1594238	476302	OAK 10"
7407	1594232	476257	OAK 12"
7408	1594232	476309	OAK 10"
7409	1594190	476249	OAK 10"
7410	1594205	476246	OAK 10"
7411	1594204	476235	OAK 16"
7412	1594207	476231	OAK 12"
7413	1594194	476232	OAK 12"
7414	1594198	476249	OAK 12"
7415	1594182	476288	OAK 12"
7416	1594256	476239	OAK 12"
7417	1594235	476217	OAK 12"
7418	1594235	476196	OAK 12"
7419	1594232	476186	OAK 16"
7420	1594270	476167	OAK 16"
7421	1594236	476196	OAK 12"
7422	1594217	476208	OAK 12"
7423	1594204	476216	OAK 10"
7424	1594199	476201	OAK 12"
7425	1594196	476189	OAK 10"
7426	1594184	476200	OAK 10"
7427	1594184	476191	OAK 10"
7428	1594167	476209	OAK 10"
7429	1594167	476217	OAK 10"
7430	1594162	476216	OAK 10"
7431	1594158	476226	OAK 12"
7432	1594123	476217	OAK 12"
7433	1594117	476223	OAK 10"
7434	1594121	476225	OAK 10"
7435	1594112	476227	OAK 16"
7436	1594134	476238	OAK 10"
7437	1594130	476272	OAK 10"
7438	1594139	476243	OAK 10"
7439	1594092	476256	OAK 12"
7440	1594100	476240	OAK 10"
7441	1594112	476205	OAK 14"
7442	1594130	476185	OAK 14"
7443	1594131	476190	OAK 12"
7444	1594162	476185	OAK 16"
7445	1594179	476165	OAK 16"
7446	1594171	476153	OAK 10"
7447	1594168	476144	OAK 10"
7448	1594141	476125	OAK 10"
7449	1594149	476136	OAK 14"
7450	1594227	476178	OAK 14"
7451	1594129	476307	OAK 10"
7452	1594131	476306	OAK 10"
7453	1594131	476302	OAK 10"
7454	1594314	476820	OAK 14"
7455	1594325	476820	OAK 16"
7456	1594299	476809	OAK 12"
7457	1594290	476838	OAK 12"
7458	1594313	476783	OAK 14"
7459	1594320	476786	OAK 14"
7460	1594319	476784	OAK 10"
7461	1594363	476793	OAK 10"
7462	1594352	476796	OAK 12"
7463	1594381	476795	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7464	1594355	476794	OAK 16"
7465	1594357	476798	OAK 16"
7466	1594367	476796	OAK 16"
7467	1594415	476805	OAK 18"
7468	1594402	476803	OAK 18"
7469	1594428	476804	OAK 12"
7470	1594452	476827	OAK 12"
7471	1594446	476827	OAK 18"
7472	1594453	476796	OAK 16"
7473	1594405	476697	OAK 36"
7474	1594336	476722	OAK 28"
7475	1594486	476789	OAK 36"
7476	1594494	476803	OAK 14"
7477	1594503	476802	OAK 16"
7478	1594375	476499	OAK 12"
7479	1594362	476460	OAK 12"
7480	1594353	476479	OAK 10"
7481	1594350	476494	OAK 10"
7482	1594327	476467	OAK 10"
7483	1594335	476464	OAK 10"
7484	1594363	476448	OAK 12"
7485	1594360	476411	OAK 10"
7486	1594361	476400	OAK 10"
7487	1594372	476425	OAK 20"
7488	1594402	476369	OAK 10"
7489	1594383	476364	OAK 10"
7490	1594357	476384	OAK 10"
7491	1594377	476345	OAK 14"
7492	1594413	476373	OAK 10"
7493	1594397	476302	OAK 10"
7494	1594400	476269	OAK 12"
7495	1594405	476274	OAK 14"
7496	1594426	476320	OAK 14"
7497	1594347	476237	OAK 10"
7498	1594360	476224	OAK 10"
7499	1594348	476228	OAK 12"
7500	1594362	476237	OAK 12"
7501	1594359	476221	OAK 18"
7502	1594365	476234	OAK 24"
7503	1594356	476201	OAK 16"
7504	1594376	476187	OAK 14"
7505	1594371	476169	OAK 16"
7506	1594370	476163	OAK 16"
7507	1594387	476184	OAK 12"
7508	1594392	476180	OAK 16"
7509	1594412	476191	OAK 20"
7510	1594379	476139	OAK 12"
7511	1594393	476139	OAK 10"
7512	1594388	476122	OAK 12"
7513	1594389	476117	OAK 14"
7514	1594384	476114	OAK 20"
7515	1594382	476094	OAK 16"
7516	1594422	476063	OAK 16"
7517	1594449	476090	OAK 10"
7518	1594460	476140	OAK 18"
7519	1594451	476075	PAL 12"
7520	1594468	476065	OAK 10"
7521	1594438	476214	OAK 10"
7522	1594458	476200	OAK 12"

MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
4 OF 4

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10729, PAGE 4077 AND OFFICIAL RECORDS BOOK 10765, PAGE 6293, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

N

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

TITLE COMMITMENT

ISSUING AGENT: CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
ISSUING OFFICE: 5505 WATERFORD DISTRICT DRIVE, 5TH FLOOR, MIAMI FL 33126
COMMITMENT NO.: CTS-2419941FL
ISSUING OFFICE FILE NO.: 11041-000930-FL
COMMITMENT DATE: AUGUST 4, 2024 AT 8:00 AM

B-II EXCEPTIONS:

* ONLY STANDARD EXCEPTIONS

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CALATLANTIC NATIONAL TITLE SOLUTIONS
LWL LAW, PLLC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY
DOMA TITLE INSURANCE, INC.

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 08/01/24. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 08/2024.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

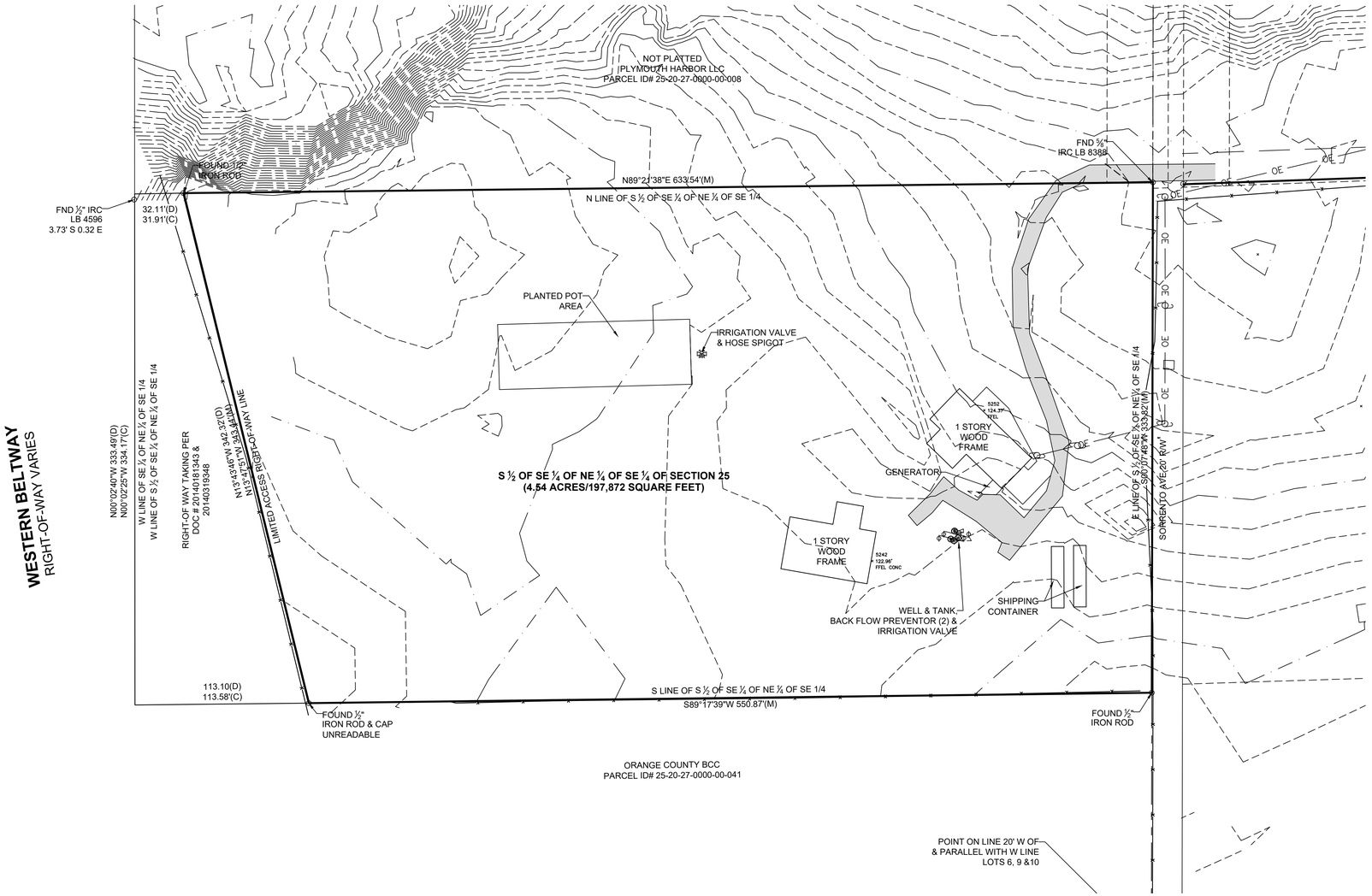
H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT (UNIMPROVED) ACCESS TO SORRENTO AVENUE, WHICH IS A PUBLIC RIGHT-OF-WAY.

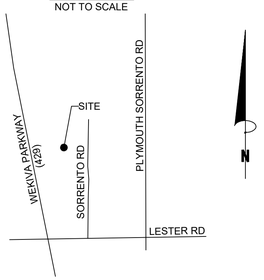
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 13, & 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2024.

PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



VICINITY MAP
NOT TO SCALE



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

ALTA/NSPS

08/01/2024

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/ACSM SURVEY OF
2244 SORRENTO AVENUE, APOPKA, FL 32712
LYING IN
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST

SHEET
1 OF 1

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

PART OF LOTS 6, 9, AND 10, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 1168.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 TO A POINT ON A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 6, 9 AND 10; THENCE DEPARTING SAID SECTION LINE NORTH 88 DEGREES 02 MINUTES 32 SECONDS EAST 20.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10 AND THE EAST RIGHT OF WAY LINE OF SORRENTO AVENUE FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 498.51 FEET TO A POINT BEING 2.01 FEET NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 87 DEGREES 56 MINUTES 33 SECONDS EAST 603.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60 FOOT RIGHT OF WAY, AND THE EAST LINE OF SAID LOTS 6, 9 AND 10, SAID POINT ALSO BEING 2.00 FEET NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOTS 6 AND 9 SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 32.02 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 56 MINUTES 33 SECONDS WEST 180.09 FEET; TO A POINT ON A LINE BEING 180.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 467.13 FEET; THENCE DEPARTING SAID PARALLEL LINE SOUTH 88 DEGREES 02 MINUTES 32 SECONDS WEST 426.81 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT

ISSUING AGENT: CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
ISSUING OFFICE: 5505 WATERFORD DISTRICT DRIVE, 5TH FLOOR, MIAMI FL 33126
COMMITMENT NO.: 11041-000799-FL
ISSUING OFFICE FILE NO.: 11041-000799-FL
COMMITMENT DATE: AUGUST 1, 2024 AT 8:00 AM

B-II EXCEPTIONS:

10. MATTERS SET FORTH ON THE PLAT OF BAILEY'S ADDITION TO PLYMOUTH, RECORDED MAY 4, 1888, IN 20220583272.

RIGHT OF WAY AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 8, 1954 IN BOOK 997, PAGE 167 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA. (AS SHOWN)

11. RESOLUTION 20-01-002 TO VACATE AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 22, 2022 IN DOCUMENT NO. 20220583272. (AS SHOWN)

12. AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 30, 1970 IN BOOK 2017, PAGE 417 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA. (DOES NOT AFFECT)

13. RIGHT OF WAY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 19, 1999 IN BOOK 5820, PAGE 3121 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA. (AS SHOWN)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CALATLANTIC NATIONAL TITLE SOLUTIONS
LWL LAW, PLLC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY
DOMA TITLE INSURANCE, INC.

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 08/01/24. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 08/2024.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

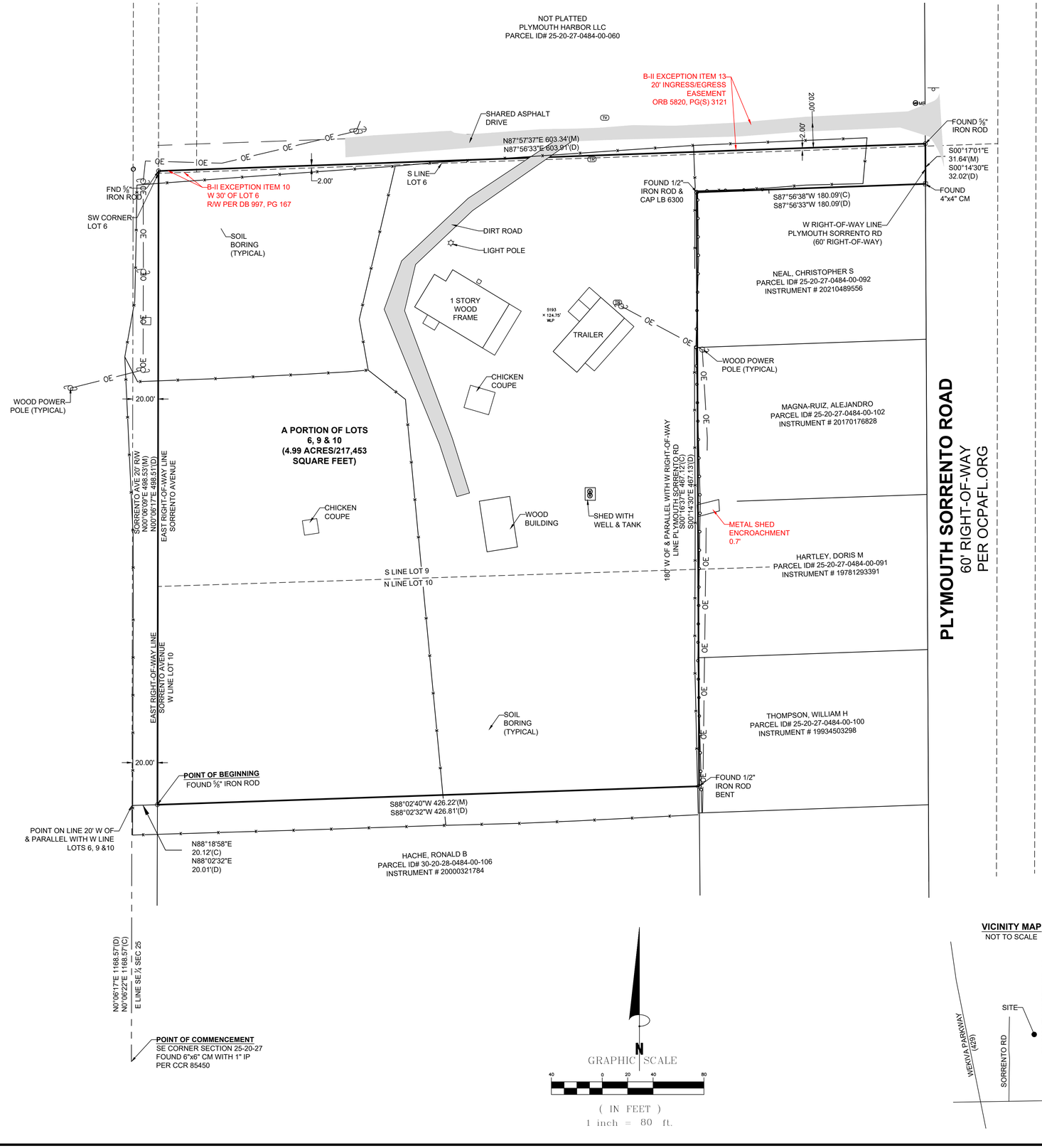
H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT (UNIMPROVED) ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY AND SORRENTO AVENUE, WHICH IS A PUBLIC RIGHT-OF-WAY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 13, & 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2024.

PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

ALTA/ACSM SURVEY

11/01/2024

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/ACSM SURVEY OF
2260 PLYMOUTH SORRENTO RD, APOPKA, FL 32712
LYING IN
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST

SHEET
1 OF 1

LEGEND:

CM = CONCRETE MONUMENT
IR = IRON ROD
IRC = IRON ROD AND CAP
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PAL = PALM TREE
PB = PLAT BOOK
PG = PAGE
PID = PARCEL IDENTIFICATION NUMBER
PIN = PINE TREE
R/W = RIGHT-OF-WAY

— BTV — BTV — BTV — = BURIED CABLE
— BFO — BFO — BFO — = BURIED FIBER OPTIC LINE
— BG — BG — BG — = BURIED GAS LINE
— OE — OE — OE — = OVERHEAD POWERLINE

CB = CATCH BASIN/FLAT GRATE INLET
EM = ELECTRIC METER
E = ELECTRIC RISER
FO = FIBER OPTIC MARKER
FOV = FIBER OPTIC VAULT
FCM = FOUND CONCRETE MONUMENT
GA = GUY ANCHOR
LP = LIGHT POLE
MB = MAIL BOX
MES = MITERED END SECTION
NG = NATURAL GAS MARKER
NGV = NATURAL GAS VALVE
RWV = RECLAIM WATER VALVE
SET = SET TRAVERSE POINT
TR = TELEPHONE RISER
UB = UNKNOWN BOX
WM = WATER METER
WV = WATER VALVE
WPP = WOODEN POWER POLE

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 05/10/25. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 05/2025.

C. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

D. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-1579-023 HAVING AN ELEVATION OF 127.46' (NAVD 88).

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

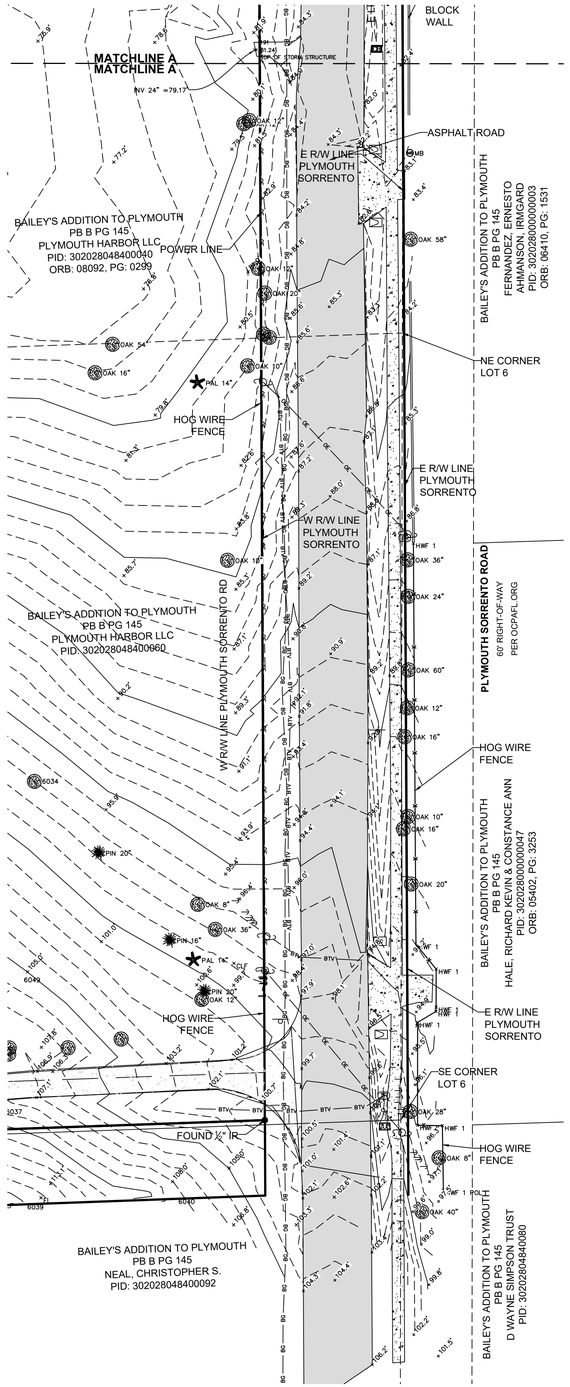
F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

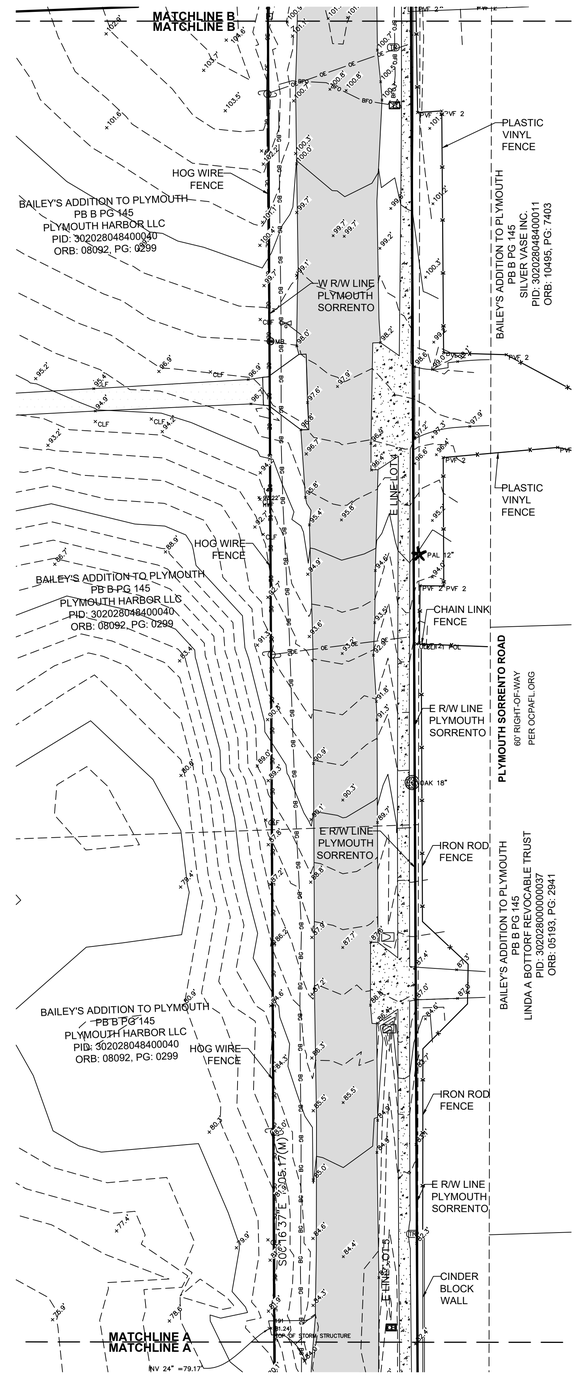
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SURVEY SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET INDEX

SHEET 1: SOUTHERN PORTION OF SURVEY
SHEET 2: NORTHERN PORTION OF SURVEY





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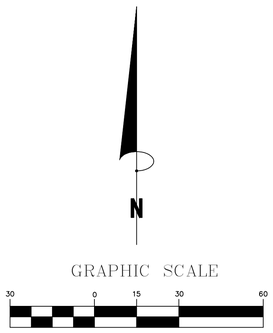
ROUTE SURVEY

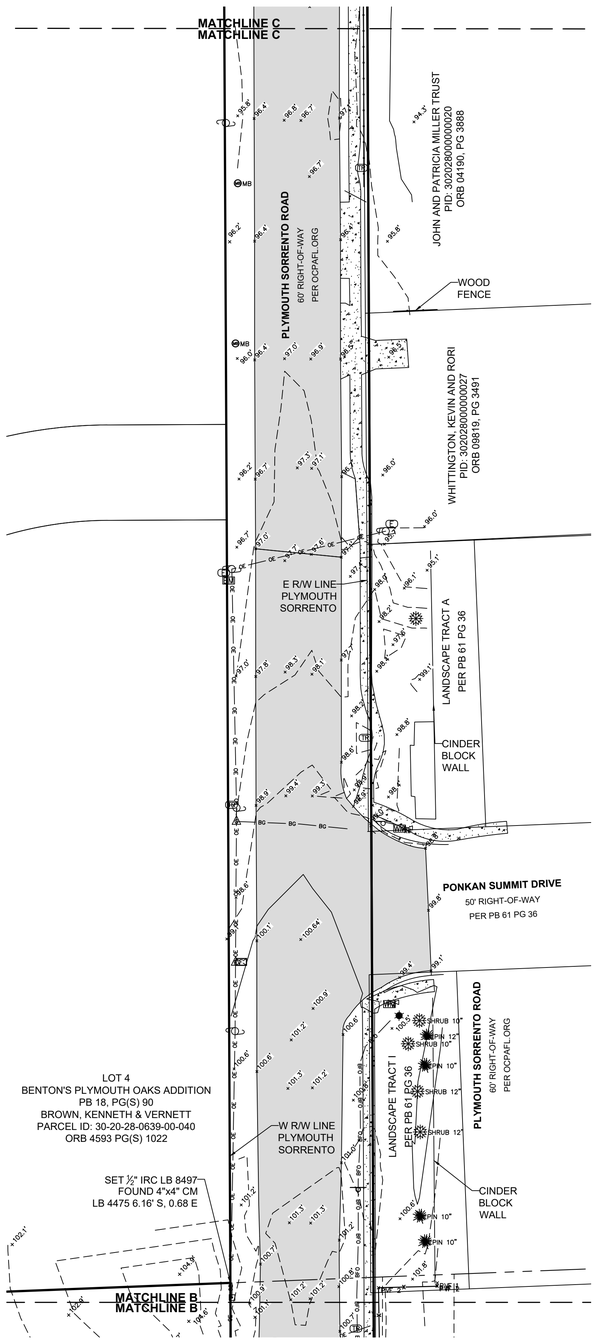
07/15/25

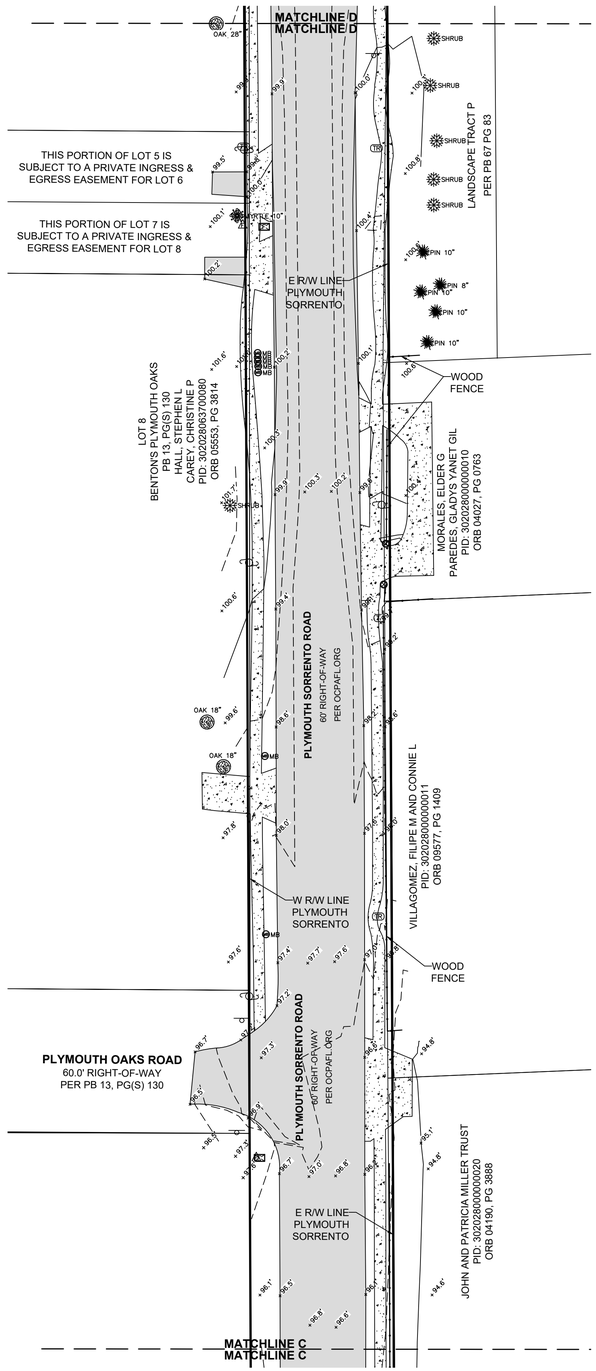
PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

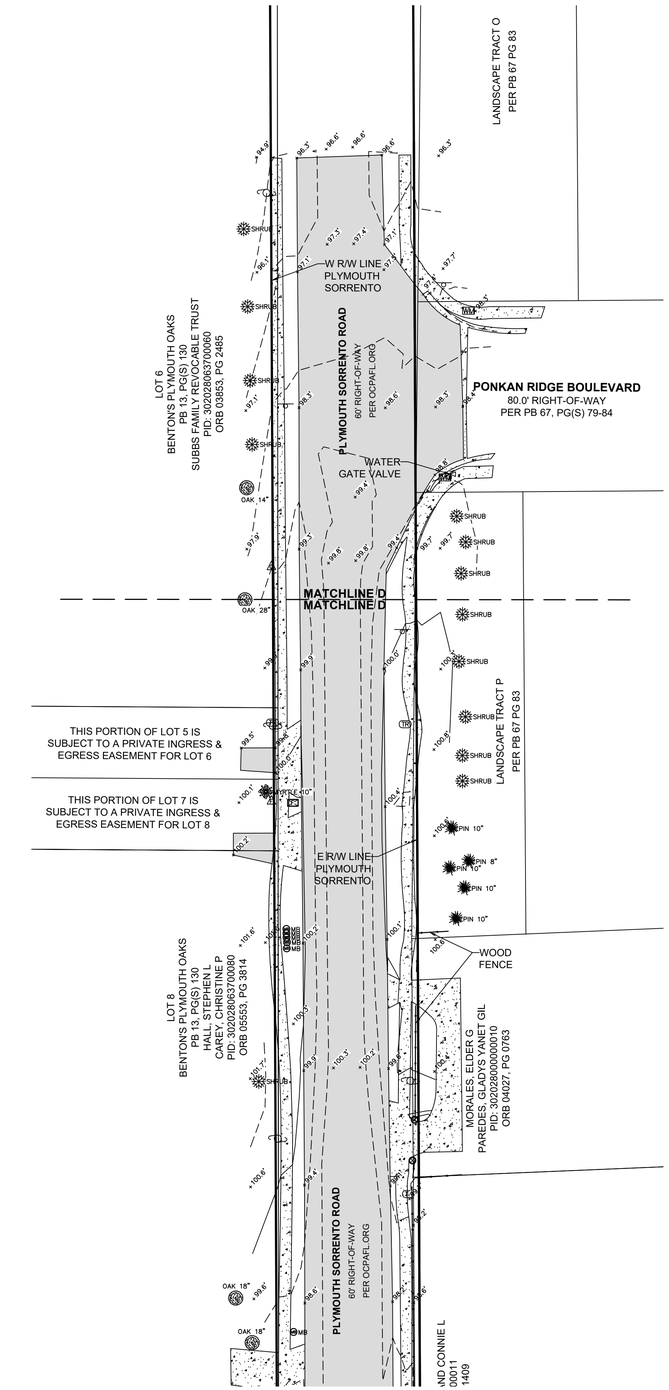
ROUTE SURVEY
A PORTION OF
PLYMOUTH SORRENTO ROAD

SHEET
1 OF 2









SHEET INDEX

SHEET 1: SOUTHERN PORTION OF SURVEY
SHEET 2: NORTHERN PORTION OF SURVEY

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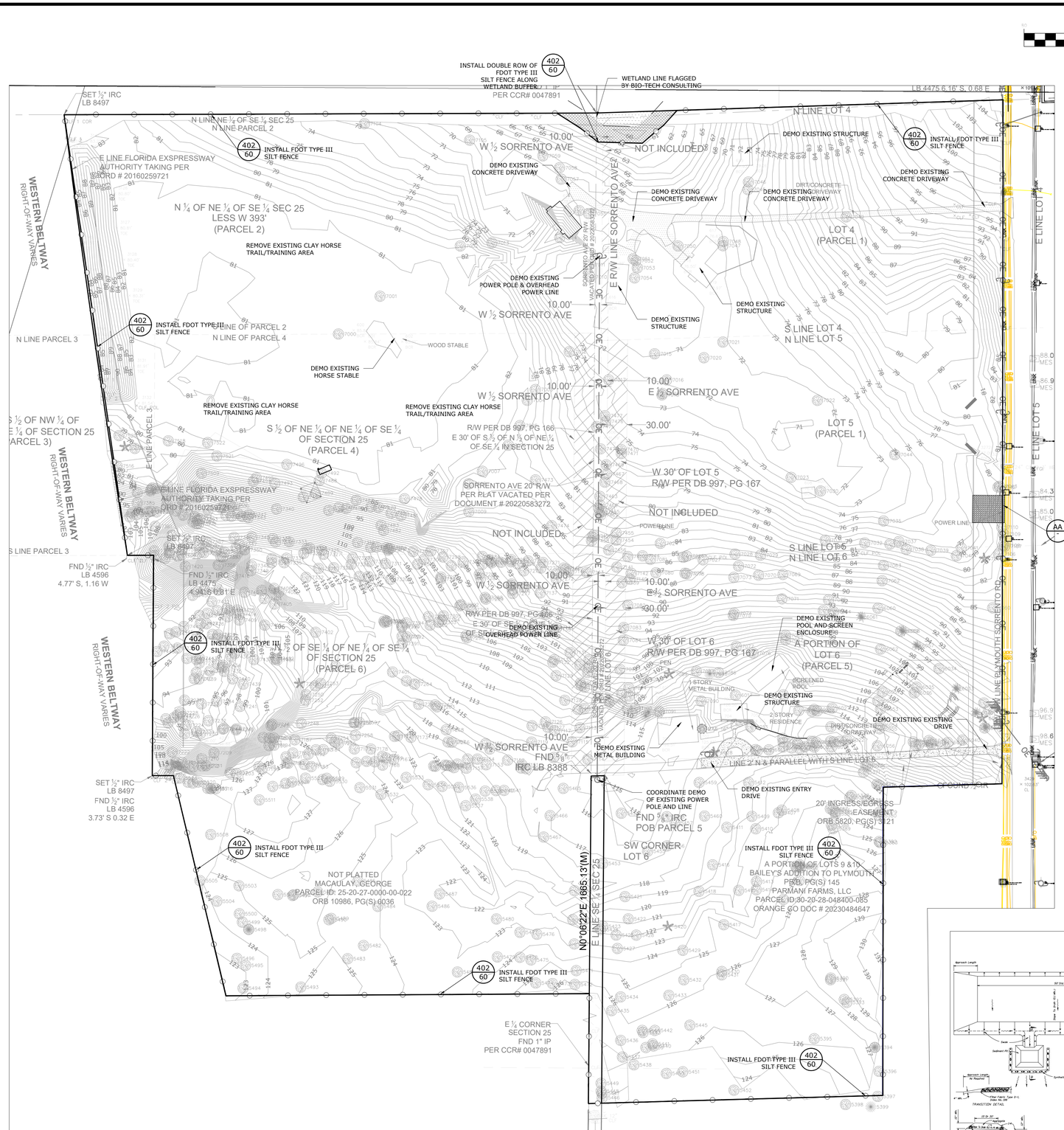
ROUTE SURVEY

07/15/25

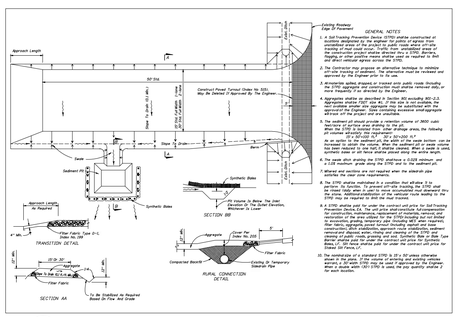
PREPARED FOR:
LENNAR HOMES
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ORLANDO, FLORIDA 32821-8061

ROUTE SURVEY
A PORTION OF
PLYMOUTH SORRENTO ROAD

SHEET
2 OF 2



AA TEMP. CONSTRUCTION ENTRY DETAIL N.T.S.



EROSION & SEDIMENT CONTROL NOTES:

01. BECAUSE OF THE PROJECT'S PROXIMITY TO ADJACENT LAKES, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE EROSION, TO RETAIN SEDIMENT WHICH UNAVOIDABLY WILL RESULT FROM ONSITE CONSTRUCTION ACTIVITIES, TO PREVENT SEDIMENTATION AND OTHERWISE PROTECT ONSITE WETLANDS WHICH ARE TO BE RETAINED. THE BASIC PRINCIPLES DESCRIBED HEREIN ARE INTENDED TO DEFINE THE DEVELOPER'S INTENT AND REQUIRE THE CONTRACTOR TO SATISFY THE SPECIFIC REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

02. THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.

03. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK. THE CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND ORANGE COUNTY ENCOMPASSING THE CONTRACTOR'S EXACT PLAN OF IMPLEMENTING THE PRINCIPLES AND THE REQUIREMENTS DESCRIBED HEREIN. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY THE APPROPRIATE LOCAL AGENCY.

04. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTATION OR DISTURBANCE TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE ADJACENT WATER BODIES IN COMPLIANCE WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES.

05. EROSION CONTROL METHODS SHALL INCLUDE TEMPORARY CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, SILT BARRIERS, SILT SCREENS, TURBIDITY BARRIERS OR THEIR BEST MANAGEMENT PRACTICE AVAILABLE TO THE INDUSTRY.

06. EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED BY CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL NEW VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

07. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL DAILY INSPECT PROTECTIVE INSTALLATIONS FOR FAILURES OR SIGNS OF FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.

08. THE RECOMMENDED GENERAL SEQUENCE OF CONSTRUCTION FOR ALL BASINS IS AS FOLLOWS:

A. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, ECT.) AROUND ONSITE LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.

B. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.

C. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPINGS FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.

D. SELECT/DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.

E. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, ECT. TO FILTER DISCHARGE FROM THESE AREAS. F. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF DISTURBED AREAS WITHIN PROJECT AREA. 6. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES (con't):

9. BAHIA SOD REQUIRED AROUND ALL STORM INLETS IN UNPAVED AREAS.

10. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STRORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER, THE ENGINEER AND THE (CITY/COUNTY) AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.

11. AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO ALL REQUIRMENTS OF THE GENERIC PERMIT.

12. PURSUANT TO THE NPDES, CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OF PERMANENTLY CEASE AND SHALL INITIATE STABILIZATION MEASURES WITHIN 7 DAYS AFTER SUCH TEMPORARY OR PERMANANT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ONSITE AND OFF-SITE. SEEDING SHALL BE DONE PER THE MANUFACTURER'S RECOMMENDATIONS, AFTER SEEDING EACH AREA SHALL BE MULCHED WITH 4,000 LBS OF STRAW PER ACRE. IF AREAS SEEDED DO NOT OBTAIN A 70% COVERAGE WITH THE FIRST SEEDING, THEN ANOTHER SEED APPLICATION WILL BE REQUIRED TO FILL IN AREAS NOT COVERED IN THE FIRST APPLICATION.

13. CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTUREAL CONTROLS AND VEHICULAR ACCESS LOCATIONS. INSPECTIONS SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

14. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

15. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONTRUCTON, OPERATION OF MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.

16. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS, CERTIFIED AS SUCH BY THE ENGINEER AND ACCEPTED BY THE (CITY/COUNTY), WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

17. IF CONTRACTOR PROPOSES TO DISCHARGE DEWATERING EFFLUENT OFF-SITE, HE SHALL COMPLY WITH FDEP'S "GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY". PERMIT REQUIRMENTS CAN BE OBTAINED FROM FDEP AT (407)894-7555 EXT. 3985. THIS PERMIT IS INDEPENDENT OF AND IN ADDITION TO WATER MANAGEMENT DISTRICTS' PERMITS FOR CONSTRUCTION DEWATERING.

TURBIDITY MONITORING REQUIRED:

DESCRIPTION: TURBIDITY EXPRESSED IN NEPHELOMETRIC TURBIDITY UNITS (NTU).

LOCATION: BACKGROUND-SAMPLES SHALL BE TAKEN 200 FEET UPSTREAM OF ANY CONSTRUCTION ACTIVITY WITHIN SURFACE WATERS OF THE STATE.

COMPLIANCE: SAMPLES SHALL BE TAKEN 200 FEET DOWNSTREAM OF THE CONSTRUCTION ACTIVITIES ADJACENT TO OR WITHIN WATERS OF THE STATE.

FREQUENCY: TWICE DAILY, WITH AT LEAST A FOUR HOUR INTERVAL, DURING ALL WORK AUTHORIZED BY THIS PERMIT.

DURATION: MONITORING SHALL BEGIN ON THE FIRST DAY OF CONSTRUCTION FOR ALL ACTIVITIES AND MAY BE DISCONTINUED UPON PERMANENT STABILIZATION OF ALL DISTURBED SOILS.

STANDARDS & REPORTING: THE MONITORING DATA MUST DEMONSTRATE THAT TURBIDITY AT THE COMPLIANCE SITE IS LESS THAN OR EQUAL TO 29 NTU'S ABOVE NATURAL BACKGROUND FOR A PERIOD OF 7 CONSECUTIVE DAYS AFTER COMPLETION OF CONSTRUCTION. ALL MONITORING DATA SHALL BE READ AND RECORDED DAILY, AND SUBMITTED TO THE OWNERS AUTHORIZED REPRESENTATIVE (O.A.R.) BY 5:00 P.M. EACH FRIDAY. IF AT ANY TIME THE TURBIDITY EXCEEDS BACKGROUND BY MORE THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED, A WRITTEN REPORT FAXED TO THE DISTRICT POST PERMIT COMPLIANCE DEPARTMENT IN ORLANDO. MONITORING REPORTS SHALL ALSO INCLUDE THE FOLLOWING INFORMATION FOR EACH SAMPLE THAT IS TAKEN:

1. TIME OF DAY SAMPLES WERE TAKEN
2. DEPTH OF WATER BODY
3. DEPTH OF SAMPLES
4. ANTECEDENT WEATHER CONDITIONS
5. WIND DIRECTION AND VELOCITY; AND;
6. SAMPLE LOCATION MAP

CORRECTIVE ACTIONS: REMEDIAL MEASURES SHALL BE TAKEN IMMEDIATELY TO CORRECT THE PROBLEM. ACTIVITIES SHALL RESUME ONLY WITH THE CONFIRMATION FROM DISTRICT STAFF THAT THE SITUATION HAS BEEN RESOLVED.

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Erosion Control Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/23	Initial Submittal
2	05/30/23	Revised For Orange County 'E' Permit Comments
3	06/26/23	Revised For St. Johns ERP & Apopka Comments
4	07/24/23	Revised For Apopka Comments
5	08/29/23	Revised For Apopka Comments
6	02/12/26	Revised Per Screen Acc. & Golf Ct & Construction Modification
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
--- OF 61

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

SOILS LEGEND:

USGS SOILS LINE

CHANDLER-APOPKA FINE SANDS 5 TO 12% SLOPES

PIT

SANIBEL MUCK

TAVARES-MILLHOPPER COMPLEX 0 TO 5% SLOPES

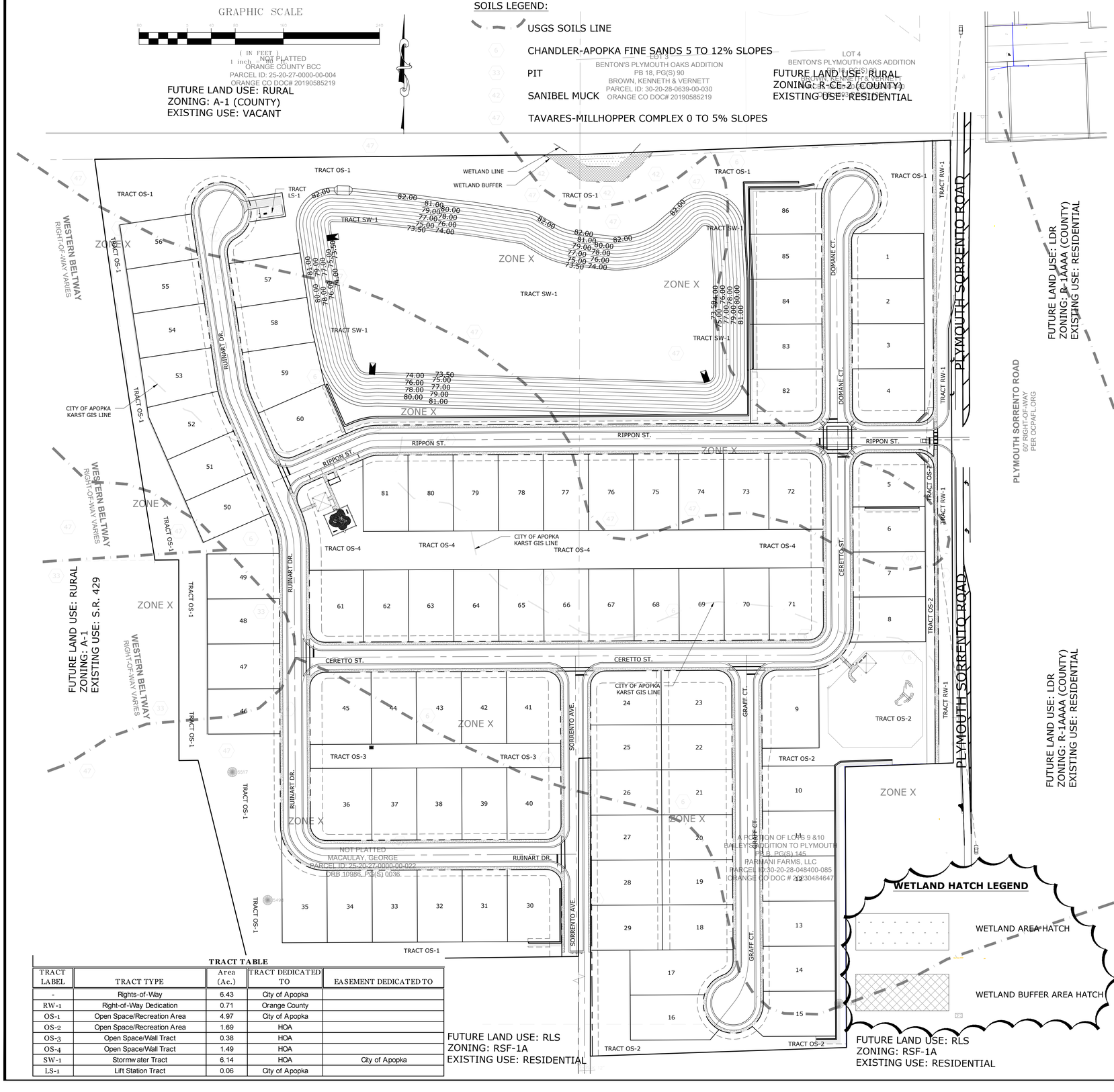
NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

FUTURE LAND USE: RURAL
ZONING: A-1 (COUNTY)
EXISTING USE: VACANT

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PAGE(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORANGE CO DOC# 20190585219

FUTURE LAND USE: RURAL
ZONING: R-CE-2 (COUNTY)
EXISTING USE: RESIDENTIAL



TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	6.43	City of Apopka	
RW-1	Right-of-Way Dedication	0.71	Orange County	
OS-1	Open Space/Recreation Area	4.97	City of Apopka	
OS-2	Open Space/Recreation Area	1.69	HOA	
OS-3	Open Space/Wall Tract	0.38	HOA	
OS-4	Open Space/Wall Tract	1.49	HOA	
SW-1	Stormwater Tract	6.14	HOA	City of Apopka
LS-1	Lift Station Tract	0.06	City of Apopka	

WETLAND HATCH LEGEND

WETLAND AREA HATCH

WETLAND BUFFER AREA HATCH

SITE DATA:

Parcel I.D. #: 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085

Property FLU: RLS
Property Zoning: RSF-1B

Gross Land Area:	40.55 acres
Lakes/Wetland Area:	0.03 acres
Gross Developable Area:	40.52 acres
Net Developable Area:	40.52 acres
Stormwater Management Area:	6.14 acres
Right-of-Way Area:	6.43 acres
Right-of-Way Dedication:	0.71 acres
Public Open Space Tracts:	7.08 acres
Proposed Residential Units:	86 Single-Family Detached Lots
Net Residential Density:	2.16 dwelling units/Net Developable Acre
Minimum Living Area:	1,600 sqft. (Heated/cooled space)RSF-1B
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75' (RSF-1B)
Minimum Lot Depth:	N/A
Minimum Lot Size:	8,000 (RSF-1B)
Maximum Lot Coverage:	60%
Minimum Open Space %:	25%

Setbacks:

Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)

Open Space Requirements:

Land Development Code (Residential 20%)
40.52ac. * .20 = 8.10 acres (required)

Open Space Provided:

Tract OS-1:	4.97 acres
Tract OS-2:	1.69 acres
Tract OS-3:	0.38 acres
Tract OS-4:	1.49 acres
Tract SW-1:	6.14 acres
Total:	14.67 acres (8.10 required)

Major Street Setbacks:

Plymouth Sorrento Road. 30' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2023 Florida Fire Prevention Code.
6. The project will be constructed in a single phase.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Single-Family Residences):	(86 units x 2.0 spaces/unit) = 172
Total Required Parking:	172
Provided Parking:	
2 Garage Spaces per Unit:	172 spaces
2 Driveway Spaces per Unit:	172 spaces
Total Parking Provided:	344 spaces

Phasing:

This project is to be developed in a single phase.

Traffic:

Single-Family Residential: 86 d.u. * 9.57 trip/d.u. = 823 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

School Age Population:

86 d.u. * .478 children/unit = 41 children

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water, Sewer and Solid Waste Demand:

Water Demand:
86 Units * 300 gallons/day = 25,800 gallons/day

Sewer Demand:
86 Units * 280 gallons/day = 24,080 gallons/day

Solid Waste Demand:
86 Units * 2.6 persons/unit * 4.3 Lb./person/day = 961 Lb/day

Recreational/Open Space Demand:
86 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.67 ac.

Green Building Standards Points Allocation:

- Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building: 1.50 points
- Installation of Energy Star HVAC: 0.50 points
- Use Vegetation or Vegetated Structures to shade HVAC Units: 0.25 points
- Pre-Wire a Minimum of 75 percent of residential dwelling units in the development for solar panels: 1.50 points
- Install Operable Windows to Allow for Natural Ventilation in the event of power failures: 0.25 points

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6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Overall Site Plan

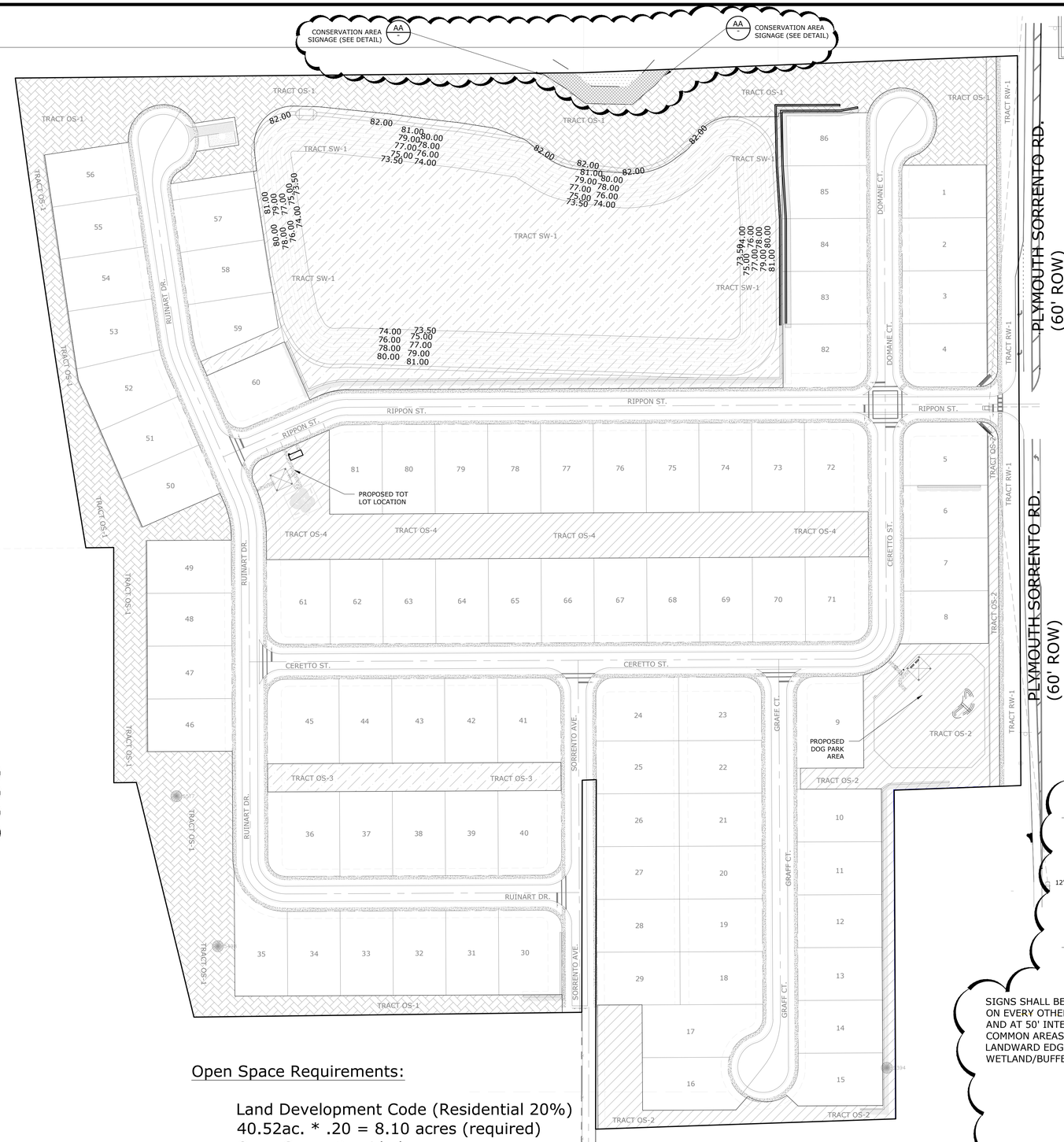
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GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

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6	02/12/26	Send For Sewer Sys. Ext. & Gen'l Civil Construction Modification
7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
10 OF 61



WETLAND SITE DATA:

Gross Land Area:	40.55 acres
Wetland Area:	0.03 acres
Surface Waters:	0.00 acres
Proposed Wetland Impact Area:	0.00 acres
Proposed Surface Water Impact Area:	0.00 acres
Proposed Wetland Secondary Impact Area:	0.00 acres
Proposed Surface Water Secondary Impact Area:	0.00 acres

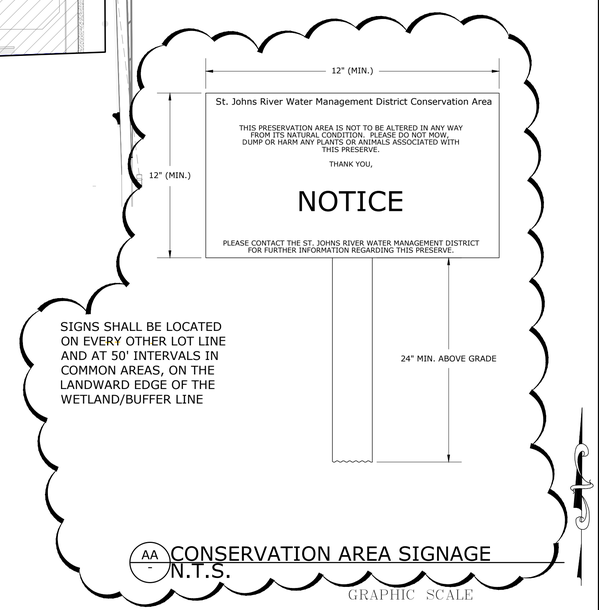
OPEN SPACE SET-ASIDE HATCH LEGEND

- ACTIVE RECREATIONAL AREA
- PASSIVE RECREATIONAL AREA
- GENERAL OPEN SPACE
- WETLAND AREA HATCH
- WETLAND BUFFER AREA HATCH

Open Space Requirements:

Land Development Code (Residential 20%)
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Open Space Provided:

Tract OS-1:	4.97 acres
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Tract OS-4:	1.49 acres
Tract SW-1:	6.14 acres
Total:	14.67 acres (8.10 required)



SIGNS SHALL BE LOCATED ON EVERY OTHER LOT LINE AND AT 50' INTERVALS IN COMMON AREAS, ON THE LANDWARD EDGE OF THE WETLAND/BUFFER LINE

AA CONSERVATION AREA SIGNAGE
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Open Space Rec Plan

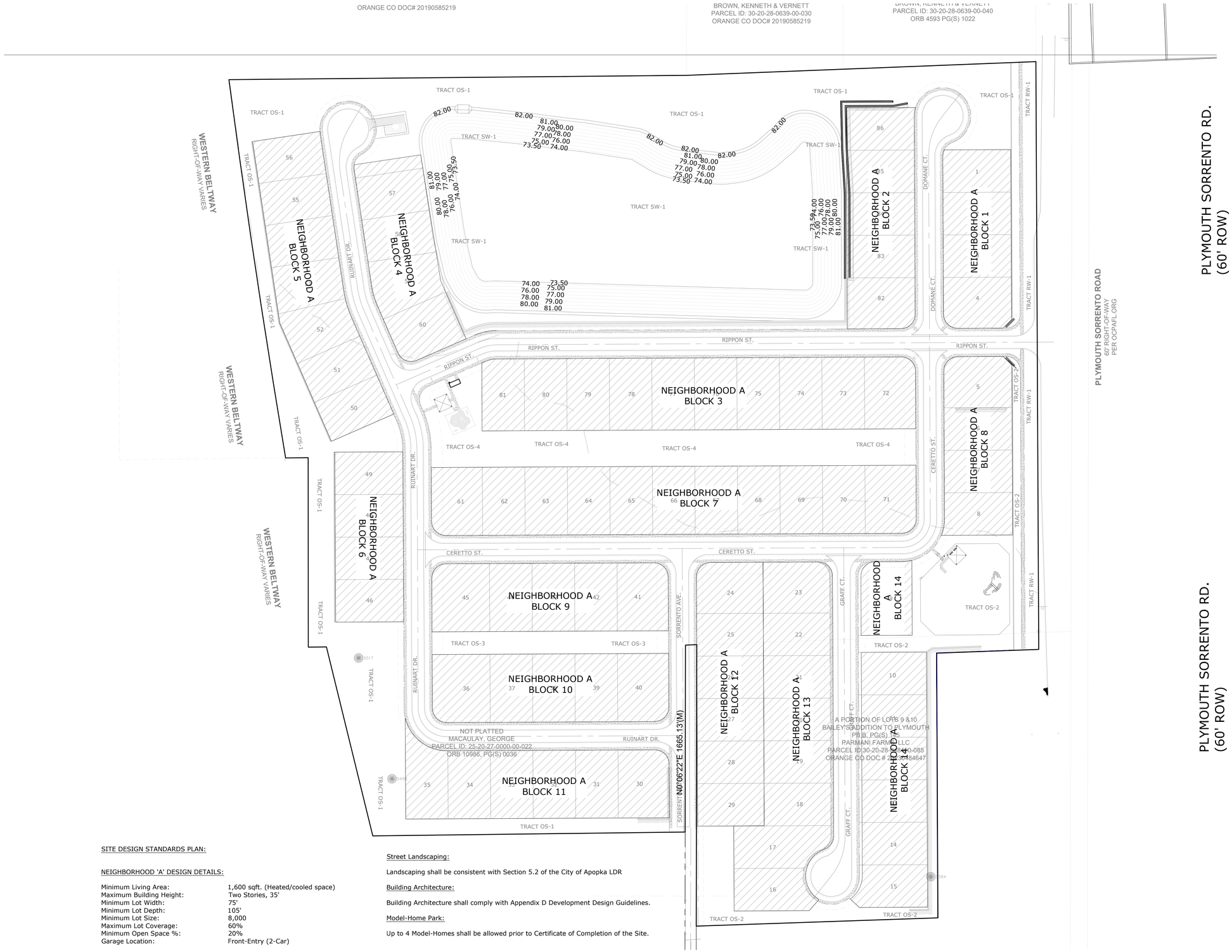
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7		
8		
9		
10		

SHEET NUMBER
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SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area:	1,600 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75'
Minimum Lot Depth:	105'
Minimum Lot Size:	8,000
Maximum Lot Coverage:	60%
Minimum Open Space %:	20%
Garage Location:	Front-Entry (2-Car)
Setbacks:	
Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)
Accessory Uses:	Those permitted by code
Architectural Design Guidelines:	Consistent with Appendix D Development Design

Street Landscaping:

Landscaping shall be consistent with Section 5.2 of the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Appendix D Development Design Guidelines.

Model-Home Park:

Up to 4 Model-Homes shall be allowed prior to Certificate of Completion of the Site.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Construction Site Plan

Design Standards Plan

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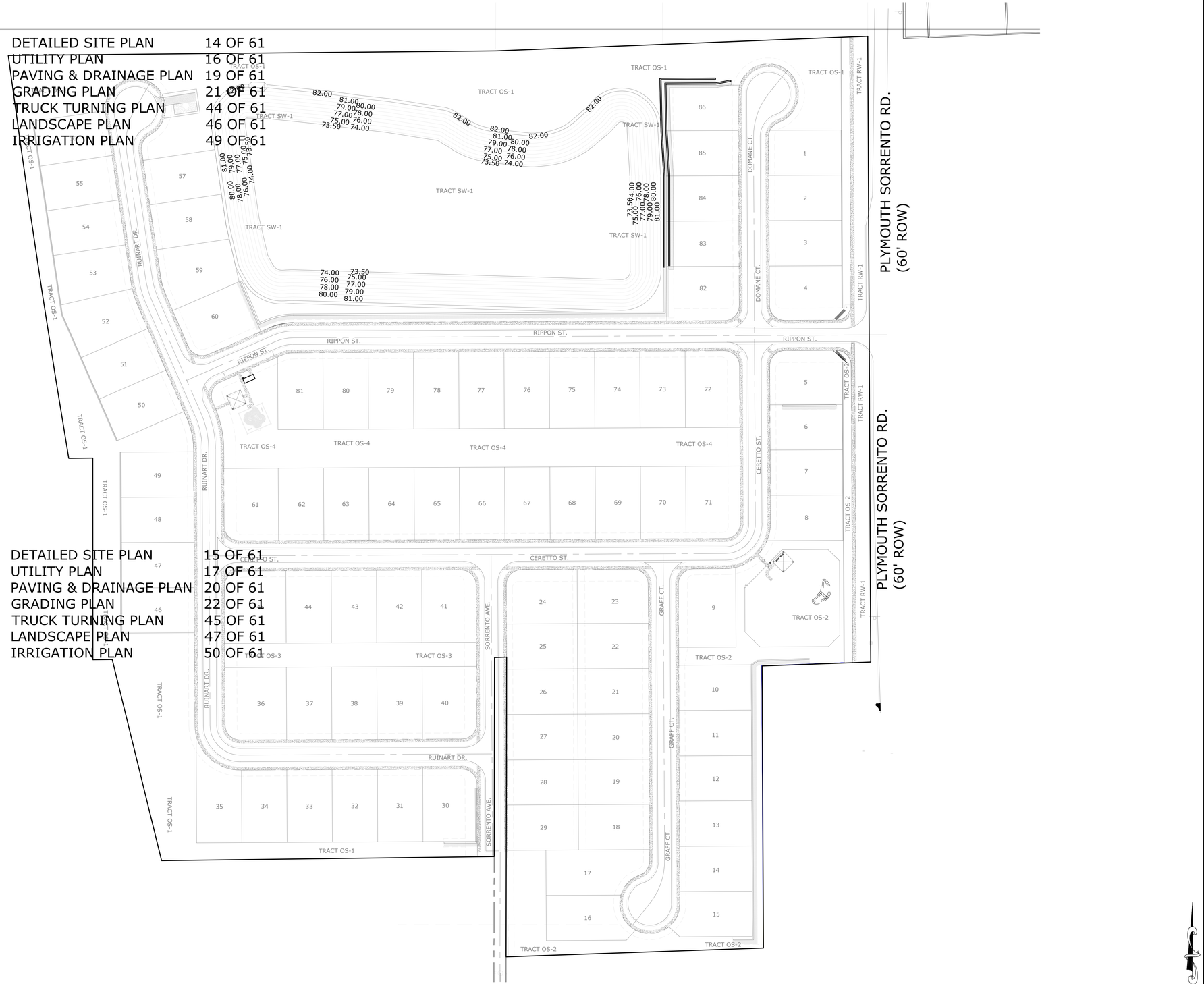
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6	02/12/26	Revised For Sorrento Ave. & Graff Ct & Cerretto Modifications
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
12 OF 61

DETAILED SITE PLAN 14 OF 61
UTILITY PLAN 16 OF 61
PAVING & DRAINAGE PLAN 19 OF 61
GRADING PLAN 21 OF 61
TRUCK TURNING PLAN 44 OF 61
LANDSCAPE PLAN 46 OF 61
IRRIGATION PLAN 49 OF 61


PLYMOUTH SORRENTO RD.
(60' ROW)
RIPPON ST.
CERETTO ST.
RUINART DR.
SORRENTO AVE.
GRAFF CT.
DOMANE CT.
TRACT OS-1
TRACT OS-2
TRACT OS-3
TRACT OS-4
TRACT SW-1
TRACT RW-1
TRACT OS-2
TRACT OS-2
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TRACT OS-2
TRACT OS-2

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

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PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
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BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022

WETLAND LINE AS FLAGGED BY BIO-TECH CONSULTING

PROPERTY LINE

TRACT OS-1

TRACT LS-1

TRACT SW-1

TRACT RW-1

25.0'WETLAND BUFFER

25.0' WETLAND BUFFER

WESTERN BELTWAY
RIGHT-OF-WAY VARIES

RUINART DR.

DOMANE CT.

RETTO ST.

RIPPON ST.

22.0' PAVEMENT

50.0' ROW

30.0' ROW DEDICATION

6.0' SIDEWALK

R25.0 15.0' LANDSCAPE BUFFER

5.0' SIDEWALK

10.0' UTILITY EASEMENT

PARALLEL PARKING FOR MAIL KIOSK 4 SPACES

MAIL KIOSK

COMMUNITY PAVILION

PROPOSED TOT LOT

TRACT OS-4

10.0' SIDE SETBACK

25.0' REAR SETBACK

25.0' FRONT SETBACK

25.0' SIDE STREET SETBACK

22.0' FRONT SETBACK

SEE SHEET 15 OF 61

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Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Detailed Site Plan 1

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7		
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SHEET NUMBER
14 OF 61

SEE SHEET 14 OF 61



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Detailed Site Plan 2

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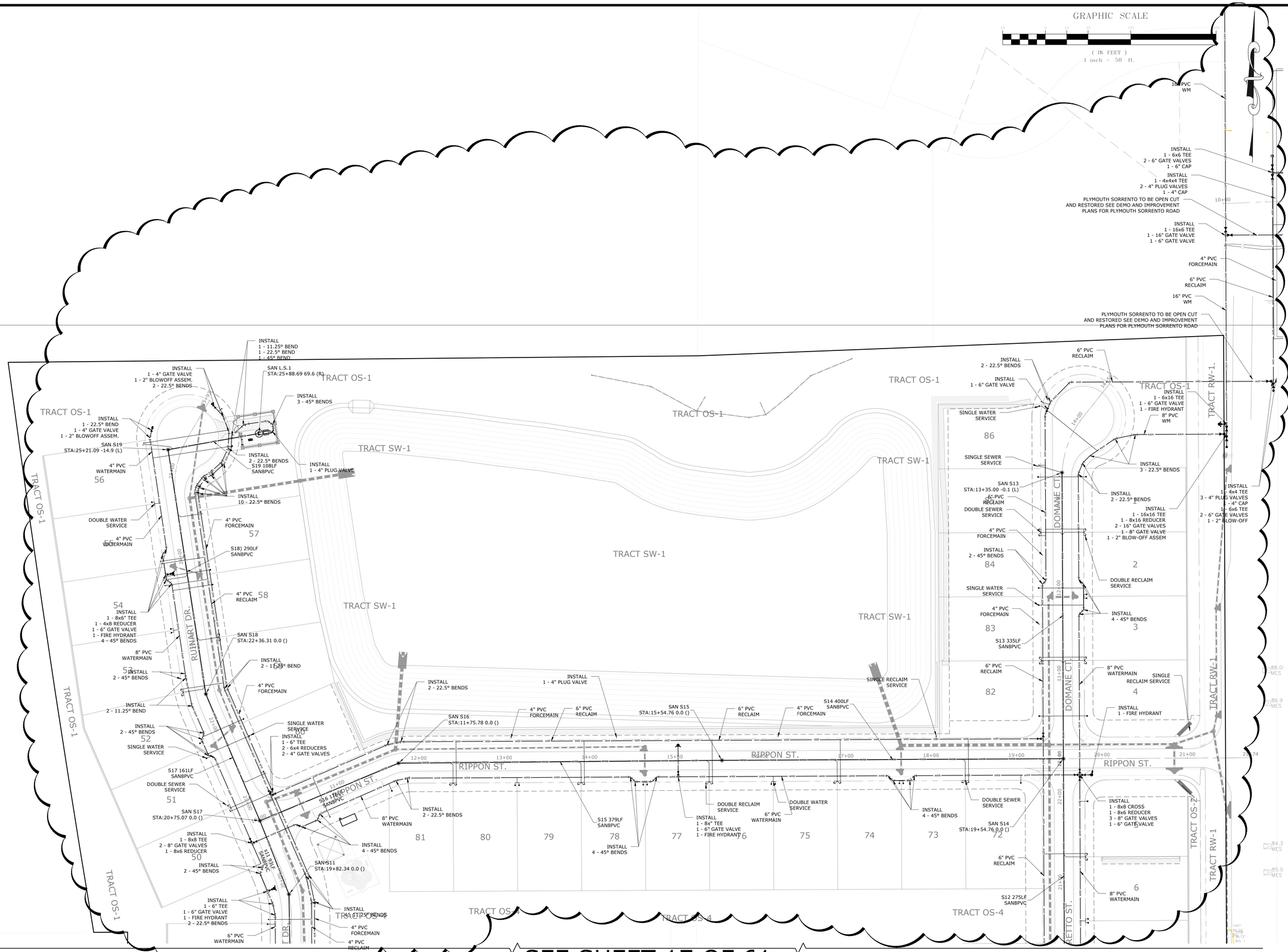
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SHEET NUMBER
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft



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Utility Plan 1

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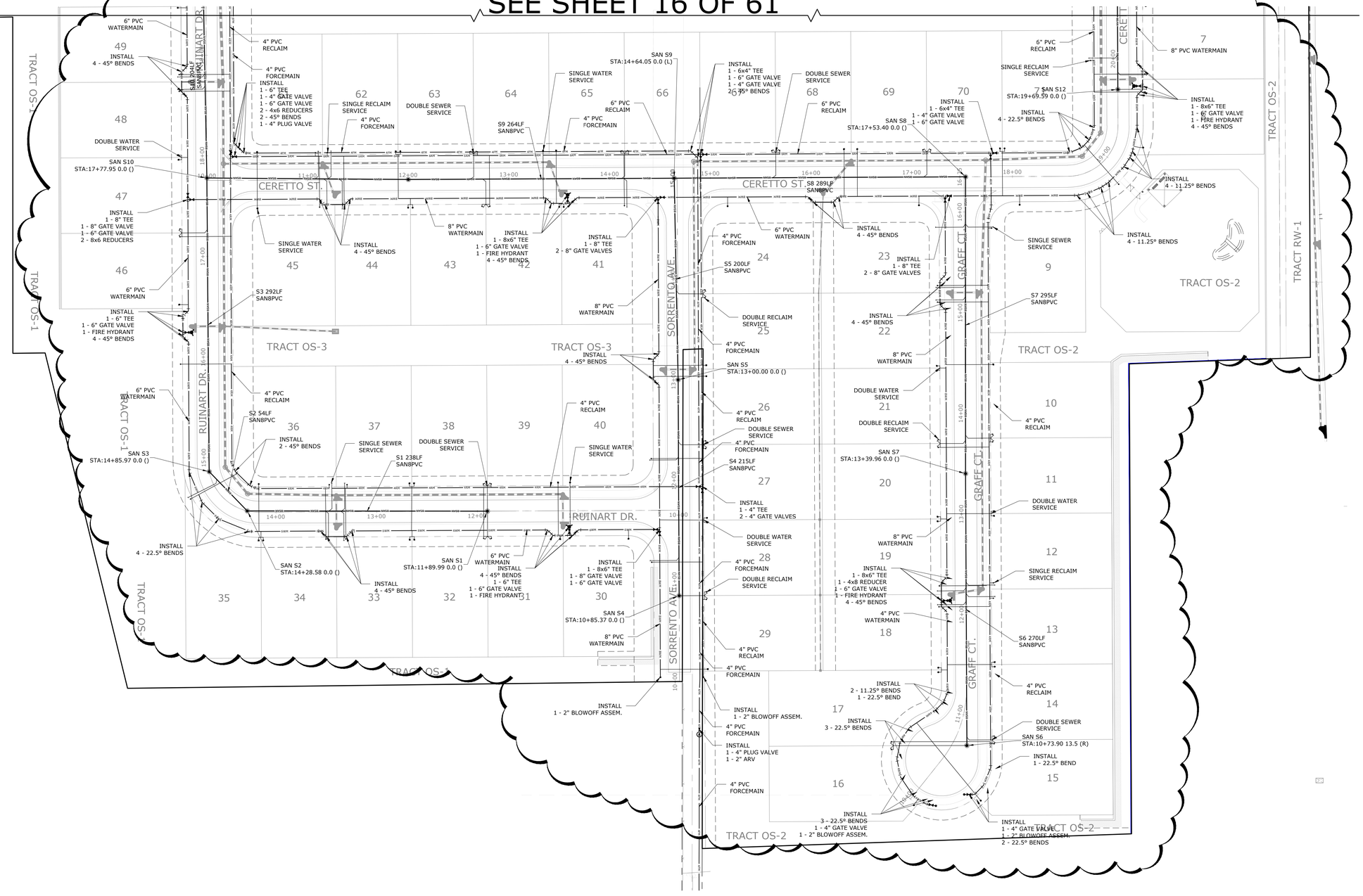
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7	####	
8	####	
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10	####	

SHEET NUMBER
16 OF 61

SEE SHEET 16 OF 61



GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Utility Plan 2

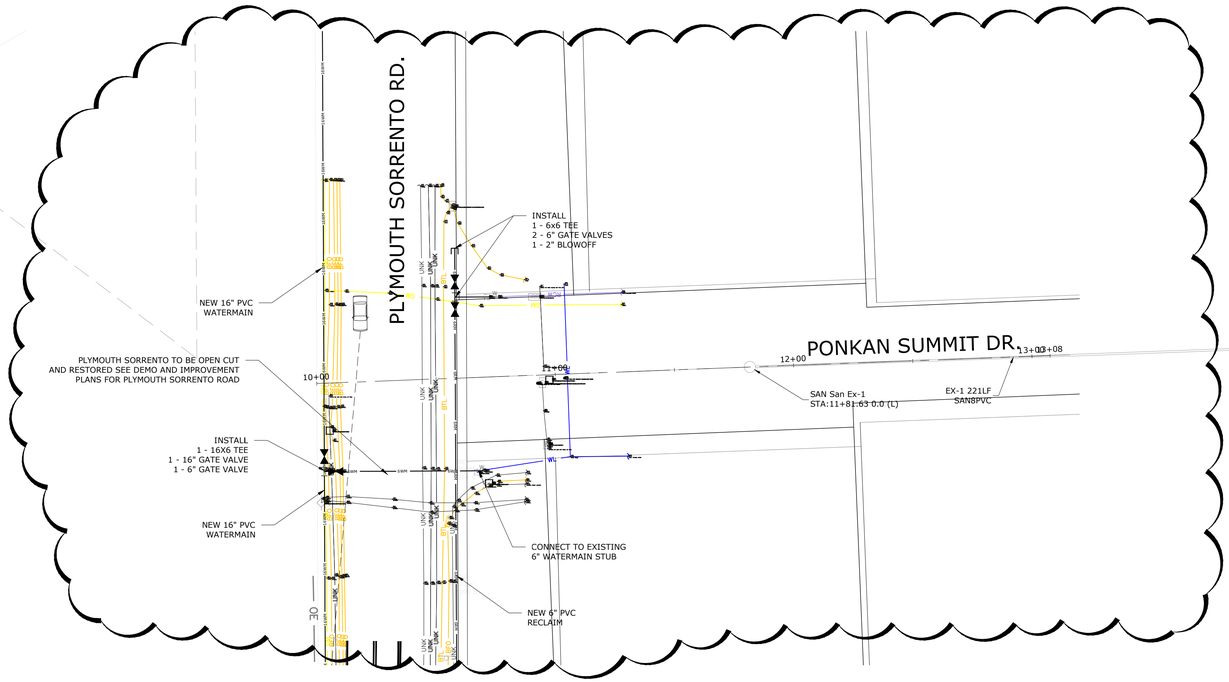
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SHEET NUMBER
17 OF 61



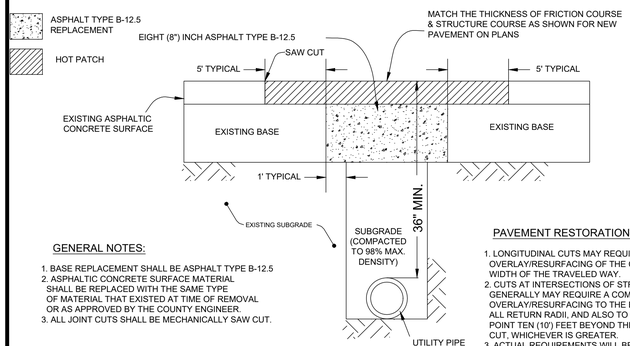
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PONKAN SUMMIT DRIVE: STA: 10+00 - 10+75

NOTE:

SUB-GRADE CUT TO BE COMPACTED TO 98% MAX. DENSITY AS DETERMINED BY AASHTO T - 180.
CUT TO BE REPLACED WITH AN EIGHT (8") INCH 3000 PSI HIGH EARLY CONCRETE TO TOP OF EXISTING BASE.
CUT AREA TO BE PLATED OR PROTECTED ON DAY OF POUR. EXISTING SURFACE TO BE SAW CUT
TO AN AREA FIVE (5') FEET, BEYOND THE BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE ASPHALT TYPE B-12.5
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL THAT EXISTED AT TIME OF REMOVAL OR AS APPROVED BY THE COUNTY ENGINEER.
3. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

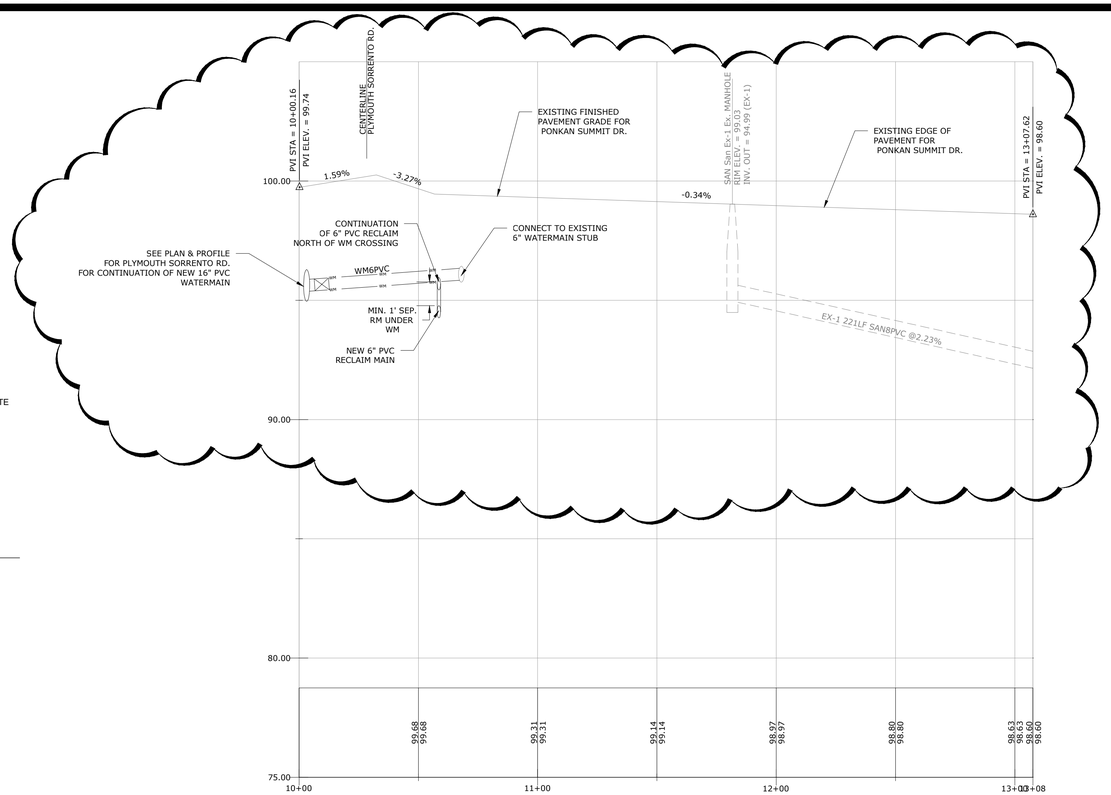
PAVEMENT RESTORATION:

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 (10') FEET BEYOND THE CUT, WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT OR AS DIRECTED BY INSPECTION.

STANDARD ROADWAY OPENCUT CROSS SECTION DETAIL

FINAL RESTORATION - TYPICAL OF MAJOR OPEN CUTS

NOTE: CONTRACTOR TO CORE DRILL AND MATCH EXISTING SECTION OR SPECIFIED SECTION WHICHEVER IS GREATER.



PROFILE SCALE:
HORZ: 1" = 30'
VERT: 1" = 3'

NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

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Offsite Utilities Connection Plan

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7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
18 OF 61

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022

WESTERN BELTWAY
RIGHT-OF-WAY VARIES

RUTHART DR.

DRY RETENTION POND DET

DOMANE CT.

RETTO ST.

RIPPON ST.

TRACT OS-1

TRACT OS-2

TRACT OS-4

TRACT SW-1

TRACT RW-1

SLOPE INTERCEPTOR DRAIN SEE DETAIL 203/58

EMERGENCY OVERFLOW WEIR 202/58

5' SIDEWALK 104/57

TYPE 'F' CURB 101/57

TYPE 'C' CURB 101/57

MIAMI CURB 105/57

50' ROW ROAD SECTION 100/57

VALLEY GUTTER 113/57

STS STR #31
STA:25+83.91 -3.1 (L)
TYPE 'P-4' INLET

STS STR #32
STA:24+66.06 16.5 (R)
STORM MANHOLE

STS STR #29
STA:23+90.70 -16.5 (L)
TYPE 'P-3' INLET

STS STR #30
STA:23+76.06 16.5 (R)
TYPE 'P-3' INLET

STS STR #28
STA:22+36.31 16.5 (R)
STORM MANHOLE

STS STR #27
STA:21+88.43 16.5 (R)
TYPE 'P-3' INLET

STS STR #23
STA:11+75.78 -16.5 (L)
STORM MANHOLE

STS STR #26
STA:21+77.72 -16.5 (L)
TYPE 'P-3' INLET

STS STR #20
STA:10+51.97 -16.5 (L)
TYPE 'P-3' INLET

STS STR #18
STA:20+92.42 15.8 (R)
STORM MANHOLE

STS STR #19
STA:10+52.00 16.5 (R)
TYPE 'P-4' INLET

STS STR #22
STA:14+64.76 -16.5 (L)
TYPE 'P-3' INLET

STS STR #21
STA:14+64.48 16.5 (R)
TYPE 'P-3' INLET

STS STR #17
STA:9+92.00 15.3 (R)
STORM MANHOLE

STS STR #24
RIM ELEV. = 74.52
INV. IN = 71.00 (P-23)
N:1594614.71
E: 476441.61
M.E.S.
W/SUMP

STS STR# 32A
RIM ELEV. = 82.00
INV. IN = 75.00 (P-32)
INV. OUT = 71.00 (P-32A)
N:1594815.20
E: 476320.86
STORM MANHOLE

STS STR# 33
RIM ELEV. = 73.95
INV. IN = 71.00 (P-32A)
N:1594825.29
E: 476384.51
M.E.S.
W/SUMP

STS STR# 53A
RIM ELEV. = 86.75
INV. OUT = 83.50 (P-53A)
N:1594904.22
E: 477072.84
TYPE 'C' INLET

STS STR# 53B
RIM ELEV. = 86.75
INV. IN = 83.10 (P-53A)
INV. OUT = 83.10 (P-53B)
N:1594829.22
E: 477073.21
TYPE 'C' INLET

STS STR# 53C
RIM ELEV. = 86.75
INV. IN = 82.70 (P-53B)
INV. OUT = 82.70 (P-53C)
N:1594754.22
E: 477073.57
TYPE 'C' INLET

STS STR# 53D
RIM ELEV. = 86.75
INV. IN = 82.30 (P-53C)
INV. OUT = 82.30 (P-53D)
N:1594679.22
E: 477073.93
TYPE 'C' INLET

STS STR# 53E
RIM ELEV. = 86.75
INV. IN = 81.90 (P-53D)
INV. OUT = 81.00 (P-53F)
N:1594604.22
E: 477074.29
TYPE 'C' INLET

STS STR# 56
RIM ELEV. = 74.09
INV. IN = 71.00 (P-55)
N:1594601.36
E: 476991.34
M.E.S.
W/SUMP

STS STR# 53F
Sta. = 18+14.64 -16.5 (L)
STORM MANHOLE

STS STR #53
STA:19+38.26 -16.5 (L)
STORM MANHOLE

STS STR #55
STA:17+64.76 -16.5 (L)
TYPE 'P-3' INLET

STS STR #54
STA:17+64.76 16.5 (R)
TYPE 'P-3' INLET

STS STR #50
STA:20+84.63 16.5 (R)
TYPE 'P-2' INLET

STS STR #51
STA:20+84.63 -16.5 (L)
TYPE 'P-2' INLET

STS STR #48
STA:11+89.36 16.5 (R)
TYPE 'P-3' INLET

STS STR #49
STA:11+89.39 -16.5 (L)
TYPE 'P-3' INLET

P-23 114LF 36HP @0.87%
P-28 136LF STS36HP
P-29 122LF STS30HP
P-30 90LF STS18HP
P-27 46LF STS15HP
P-26 35LF STS15HP
P-32 131LF 30HP @3.53%
P-32A 64LF 30HP @0.00%
P-31 110LF STS18HP
P-17 112LF STS24HP
P-16 113LF STS24HP
P-22 292LF STS18HP
P-21 33LF STS15HP
P-54 33LF STS15HP
P-53 (1) 50LF STS42HP
P-55 102LF 42HP @0.00%
P-53 124LF STS42HP 19+00
P-53A 75LF 15HP @0.53%
P-53B 75LF 15HP @0.53%
P-53C 75LF 15HP @0.53%
P-53D 75LF 15HP @0.53%
P-53F 99LF 18HP @1.02%
P-47 281LF STS24HP
P-48 33LF STS15HP
P-49 173LF STS18HP
P-0F-8 48LF STS30HP
P-50 33LF STS18HP
P-51 146LF STS30HP

56 55 54 53 52 51 50 58 60 57 86 85 84 83 82 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81

SEE SHEET 20 OF 61

G L SUMMITT
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www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Paving & Drainage Plan 1

Plans not valid unless Signed, Dated and Sealed below.

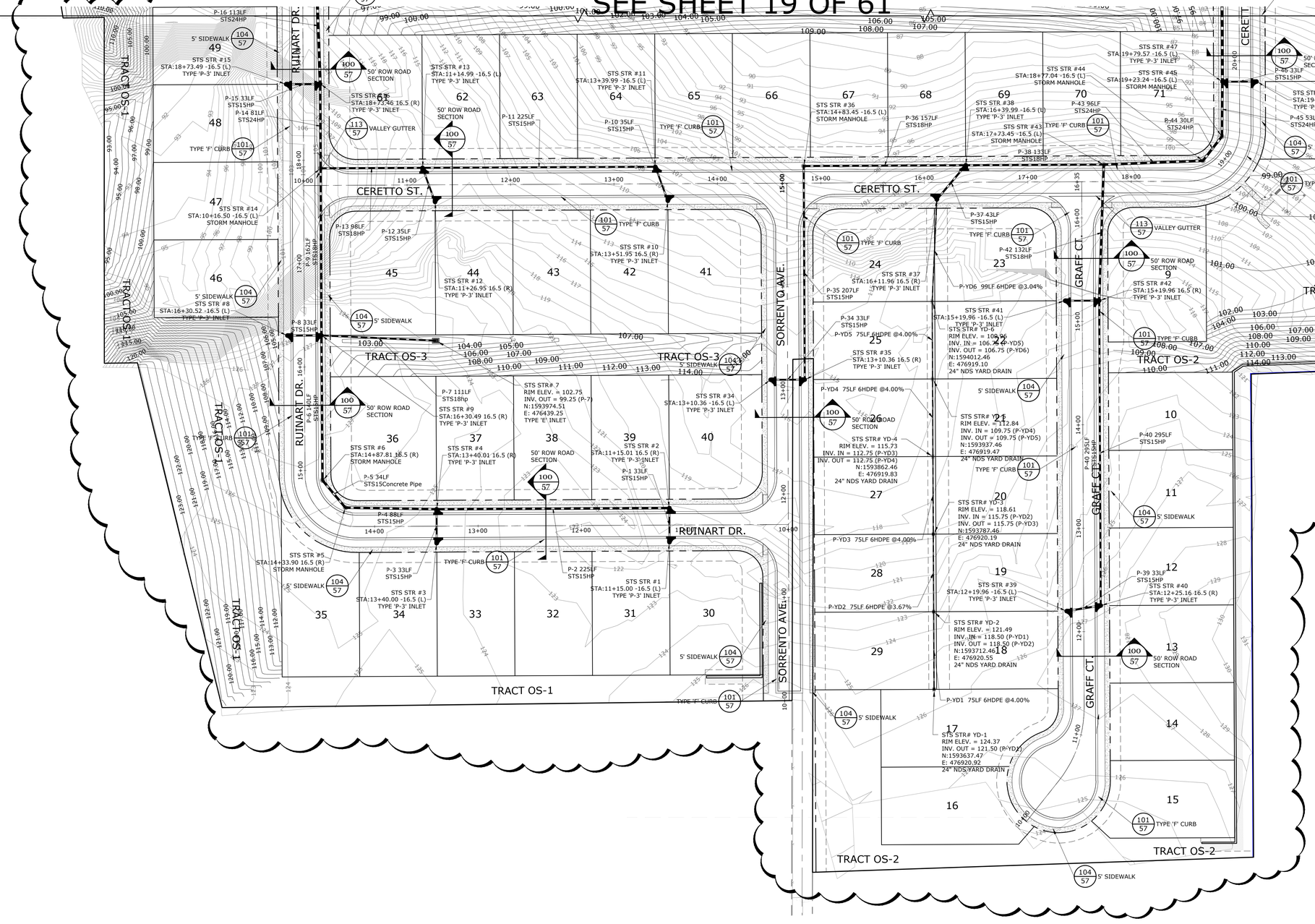
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County, 'E' Permit Comments
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4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised for Screen Ave. & Golf Ct & Cemeteries Modifications
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
19 OF 61

SEE SHEET 19 OF 61



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Construction Site Plan

Paving & Drainage Plan 2

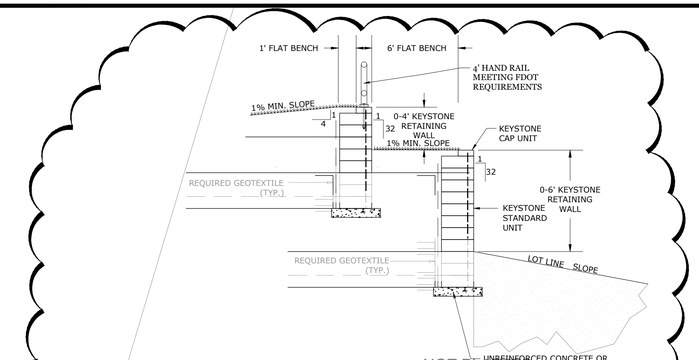
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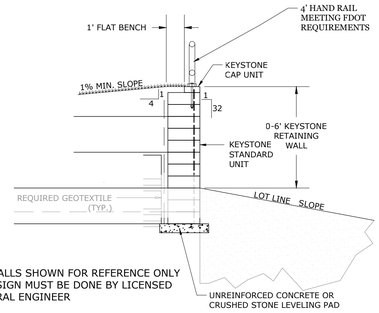
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4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sewage Ave. & Graff Ct & Construction Modification
7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
20 OF 61



NOTE: WALLS SHOWN FOR REFERENCE ONLY FINAL DESIGN MUST BE DONE BY LICENSED STRUCTURAL ENGINEER

BB - STACKED-BLOCK WALL SECTION N.T.S.



NOTE: WALLS SHOWN FOR REFERENCE ONLY FINAL DESIGN MUST BE DONE BY LICENSED STRUCTURAL ENGINEER

AA - STACKED-BLOCK WALL SECTION N.T.S.

NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
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PB 18, PG(S) 90
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LOT 4
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PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NOTES:
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2. ALL SIDE/REAR YARDS SHALL CONTAIN A 5' DRAINAGE/UTILITY EASEMENT RECORDED ON THE PLAT.
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TRACT OS-1
TRACT SW-1
TRACT OS-4
TRACT RW-1
TRACT OS-2
RUTHART DR.
RIPPON ST.
DOMANE CT.
RETTO ST.
WESTERN BELTWAY
RIGHT-OF-WAY VARIES
F.F. ELEV. 85.85 — 56 TYPE 'A' LOT
F.F. ELEV. 87.20 — 55 TYPE 'A' LOT
F.F. ELEV. 88.67 — 54 TYPE 'A' LOT
F.F. ELEV. 90.10 — 53 TYPE 'A' LOT
F.F. ELEV. 91.20 — 52 TYPE 'A' LOT
F.F. ELEV. 92.95 — 51 TYPE 'A' LOT
F.F. ELEV. 94.68 — 50 TYPE 'A' LOT
F.F. ELEV. 86.00 — 57 TYPE 'C/MOD' LOT
F.F. ELEV. 87.50 — 58 TYPE 'C/MOD' LOT
F.F. ELEV. 89.75 — 59 TYPE 'C/MOD' LOT
F.F. ELEV. 92.05 — 60 TYPE 'C/MOD' LOT
F.F. ELEV. 93.75 — 81 TYPE 'A' LOT
F.F. ELEV. 93.50 — 80 TYPE 'A' LOT
F.F. ELEV. 92.75 — 79 TYPE 'A' LOT
F.F. ELEV. 92.00 — 78 TYPE 'A' LOT
F.F. ELEV. 91.50 — 77 TYPE 'A' LOT
F.F. ELEV. 90.75 — 76 TYPE 'A' LOT
F.F. ELEV. 90.00 — 75 TYPE 'A' LOT
F.F. ELEV. 89.50 — 74 TYPE 'A' LOT
F.F. ELEV. 88.75 — 73 TYPE 'A' LOT
F.F. ELEV. 88.50 — 72 TYPE 'A' LOT
F.F. ELEV. 93.00 — 86 TYPE 'A' LOT
F.F. ELEV. 92.10 — 85 TYPE 'A' LOT
F.F. ELEV. 91.10 — 84 TYPE 'A' LOT
F.F. ELEV. 90.10 — 83 TYPE 'A' LOT
F.F. ELEV. 88.80 — 82 TYPE 'A' LOT
F.F. ELEV. 92.10 — 1 TYPE 'A' LOT
F.F. ELEV. 91.00 — 2 TYPE 'A' LOT
F.F. ELEV. 89.90 — 3 TYPE 'A' LOT
F.F. ELEV. 88.80 — 4 TYPE 'A' LOT
F.F. ELEV. 90.00 — 5 TYPE 'A' LOT
F.F. ELEV. 93.75 — 6 TYPE 'A' LOT
END RETAINING WALL (BY OTHERS) TOP OF WALL: 83.42 FACE OF WALL: 83.42
RETAINING WALL (BY OTHERS) TOP OF WALL: 91.00 FACE OF WALL: 87.50
RETAINING WALL (BY OTHERS) TOP OF WALL: 91.50 FACE OF WALL: 85.50
RETAINING WALL (BY OTHERS) TOP OF WALL: 89.50 FACE OF WALL: 83.50
RETAINING WALL (BY OTHERS) TOP OF WALL: 86.96 FACE OF WALL: 82.00
2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 92.00 FACE OF WALL: 88.05
RETAINING WALL (BY OTHERS) TOP OF WALL: 88.00 FACE OF WALL: 82.00
END 2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 91.00 FACE OF WALL: 91.00
END RETAINING WALL (BY OTHERS) TOP OF WALL: 88.00 FACE OF WALL: 88.00
2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 91.25 FACE OF WALL: 88.05
RETAINING WALL (BY OTHERS) TOP OF WALL: 88.00 FACE OF WALL: 82.00
2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 90.25 FACE OF WALL: 88.05
2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 89.10 FACE OF WALL: 88.05
RETAINING WALL (BY OTHERS) TOP OF WALL: 88.00 FACE OF WALL: 82.00
BEGIN 2ND TIER RETAINING WALL (BY OTHERS) TOP OF WALL: 88.05 FACE OF WALL: 88.05
RETAINING WALL (BY OTHERS) TOP OF WALL: 88.00 FACE OF WALL: 82.00
RETAINING WALL (BY OTHERS) TOP OF WALL: 86.96 FACE OF WALL: 82.00
RETAINING WALL (BY OTHERS) TOP OF WALL: 91.20 FACE OF WALL: 88.70
RETAINING WALL (BY OTHERS) TOP OF WALL: 92.20 FACE OF WALL: 89.70
17.0' WALL/ DRAINAGE EASEMENT
20.5' WALL/ DRAINAGE EASEMENT
16.3' WALL/ DRAINAGE EASEMENT
9.5' WALL/ EASEMENT
5.0' WALL/ DRAINAGE EASEMENT
8.5' WALL/ DRAINAGE EASEMENT
STACKED-BLOCK WALL SECTION
AA - STACKED-BLOCK WALL SECTION
BB - STACKED-BLOCK WALL SECTION
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
21+74

SEE SHEET 22 OF 61

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www.GLSeng.com

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Grading Plan 1

Plans not valid unless Signed, Dated and Sealed below.

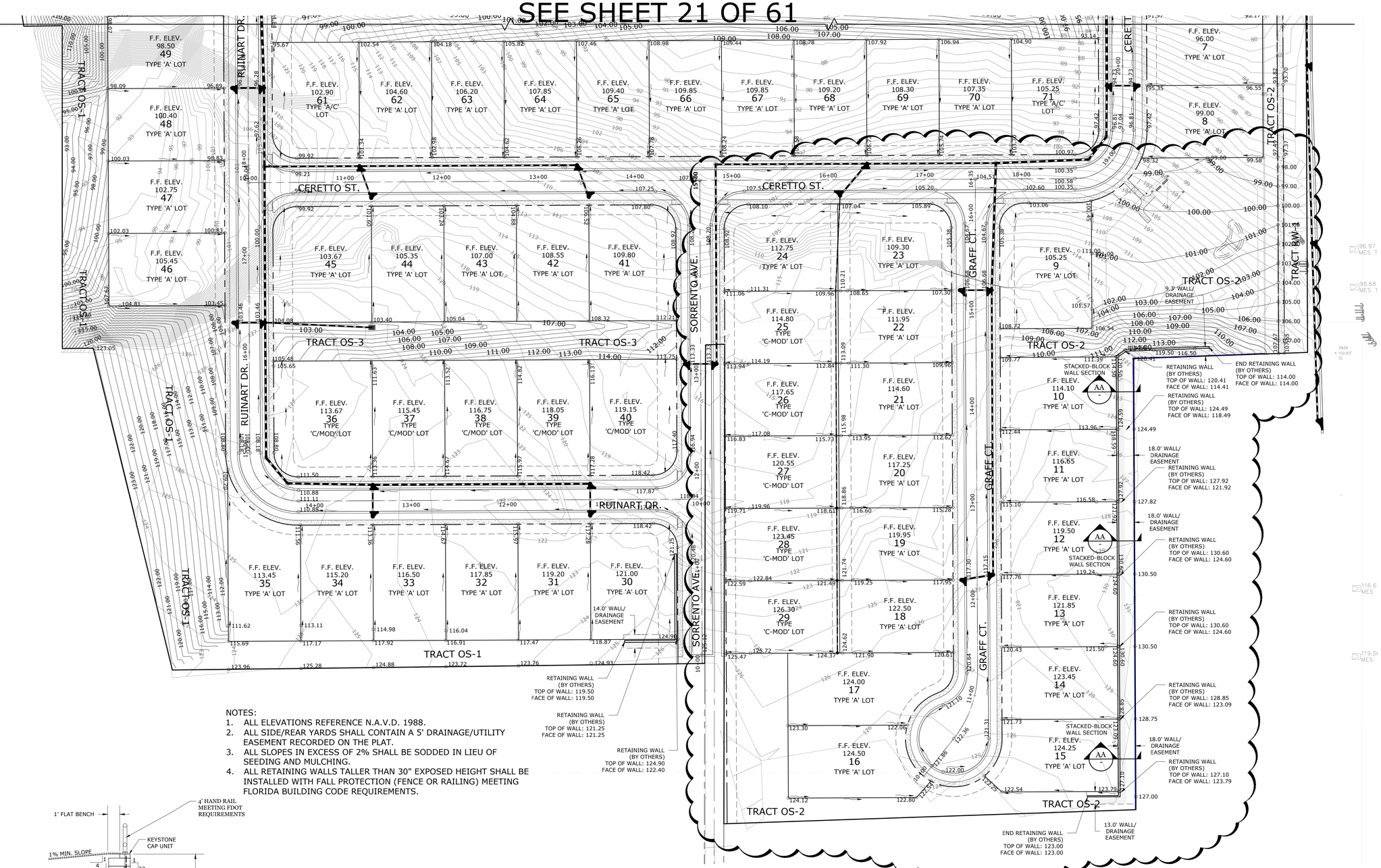
GEOFFREY L. SUMMITT, P.E.
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Revisions

NO.	DATE	DESCRIPTION
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3	06/26/23	Revised For St. Johns ERP & Apopka Comments
4	07/24/23	Revised For Apopka Comments
5	08/24/23	Revised For Apopka Comments
6	02/12/26	Modify Screen Sets A, B and D & Construct Stabilization
7	####	
8	####	
9	####	
10	####	

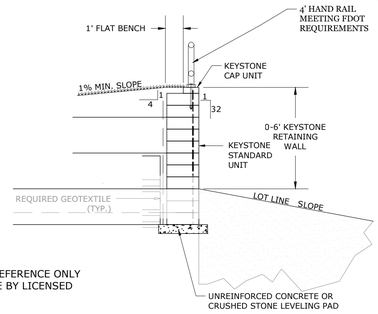
SHEET NUMBER
21 OF 61

SEE SHEET 21 OF 61



NOTES:

1. ALL ELEVATIONS REFERENCE N.A.V.D. 1988.
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NOTE: WALLS SHOWN FOR REFERENCE ONLY FINAL DESIGN MUST BE DONE BY LICENSED STRUCTURAL ENGINEER

AA STACKED-BLOCK WALL SECTION N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Grading Plan 2

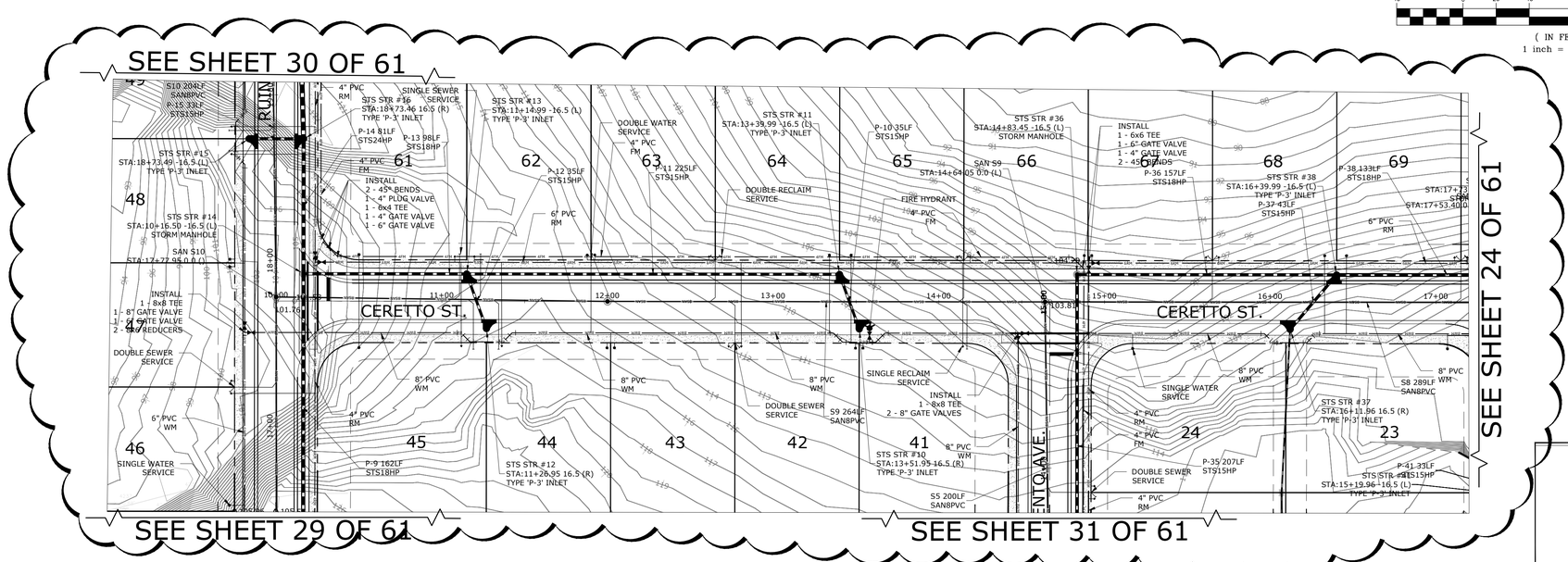
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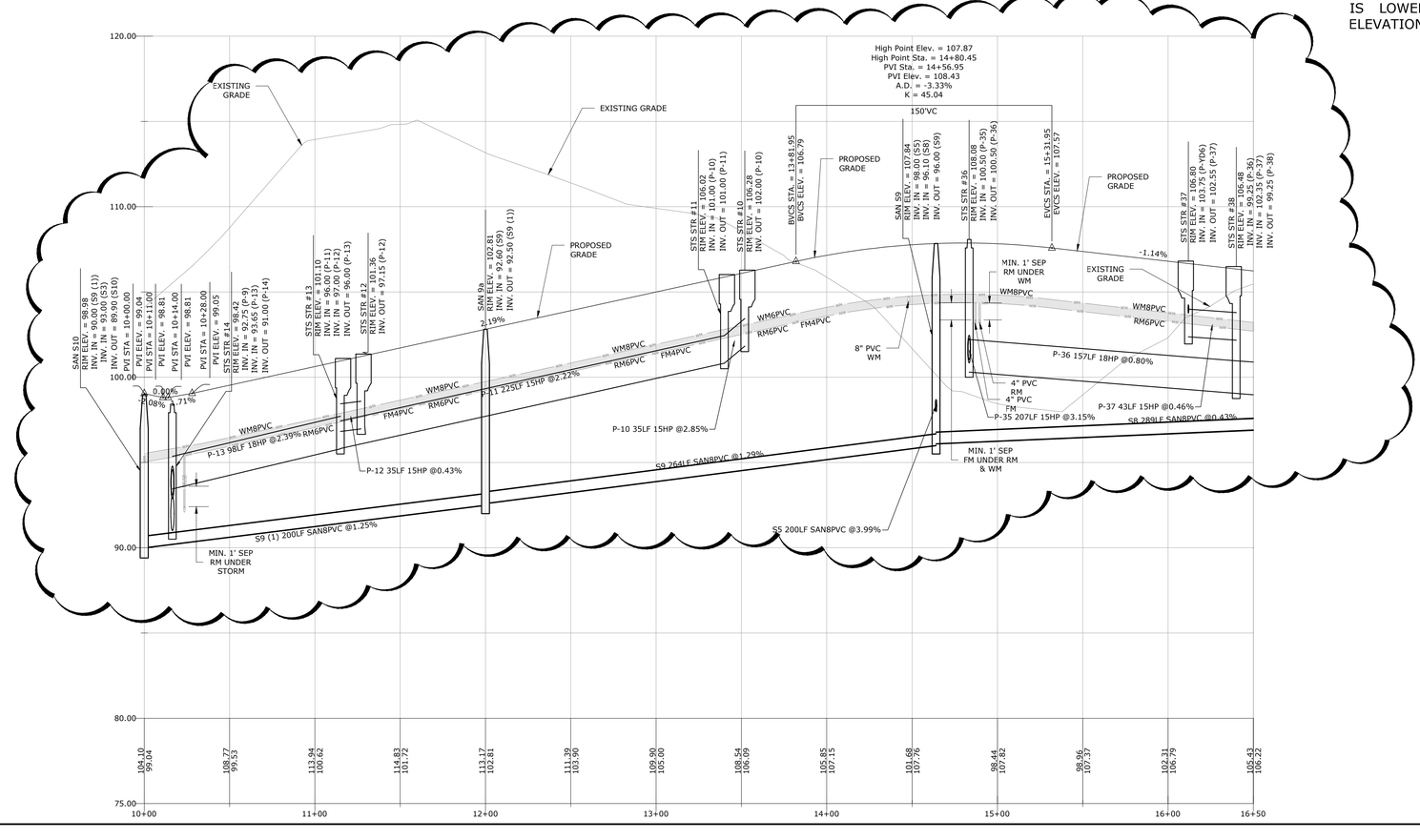
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised for Sorento Ave. & Graff Ct & Construction Modifications
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
22 OF 61



CERETTO ST.: STA: 10+00 - STA: 16+00



NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND

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Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Ceretto St P&P1

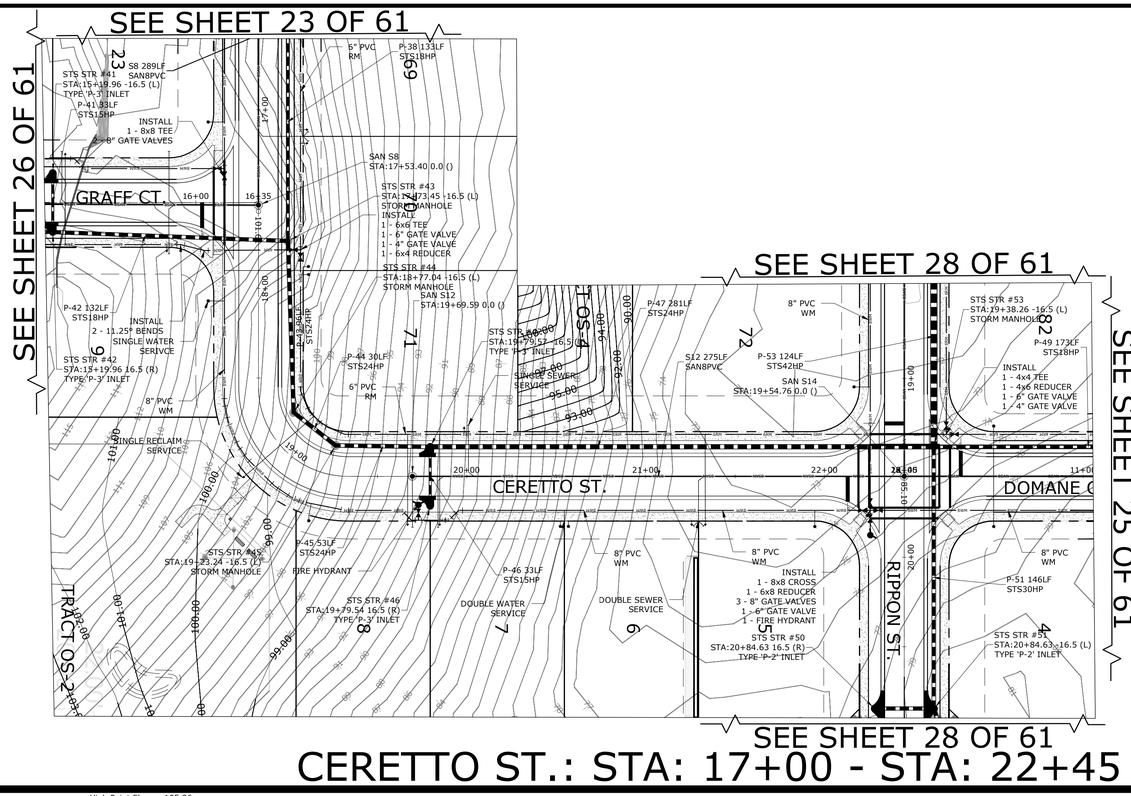
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
23 OF 61



CERETTO ST.: STA: 17+00 - STA: 22+45

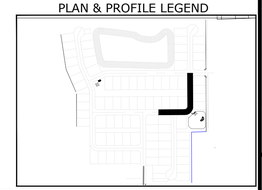
GRAPHIC SCALE

40 0 20 40 80 160

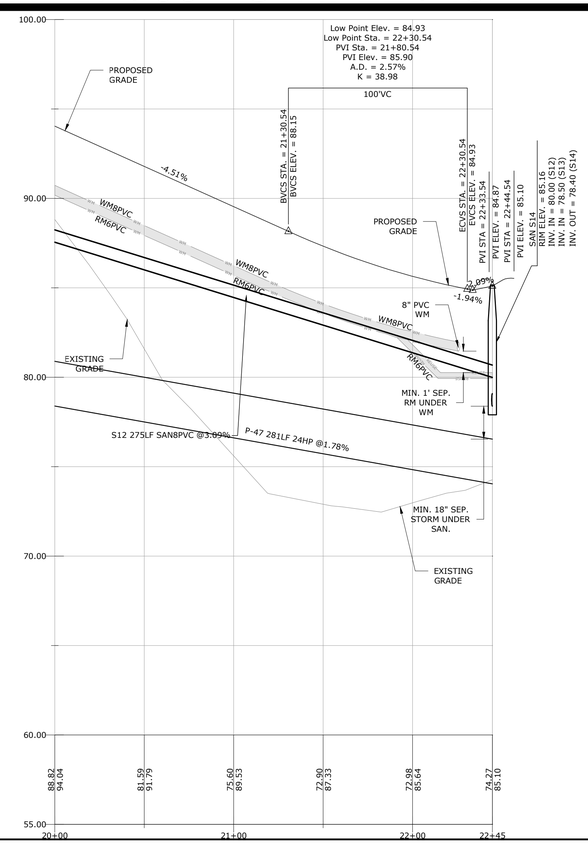
(IN FEET)
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PLAN & PROFILE LEGEND



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Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Ceretto St P&P2

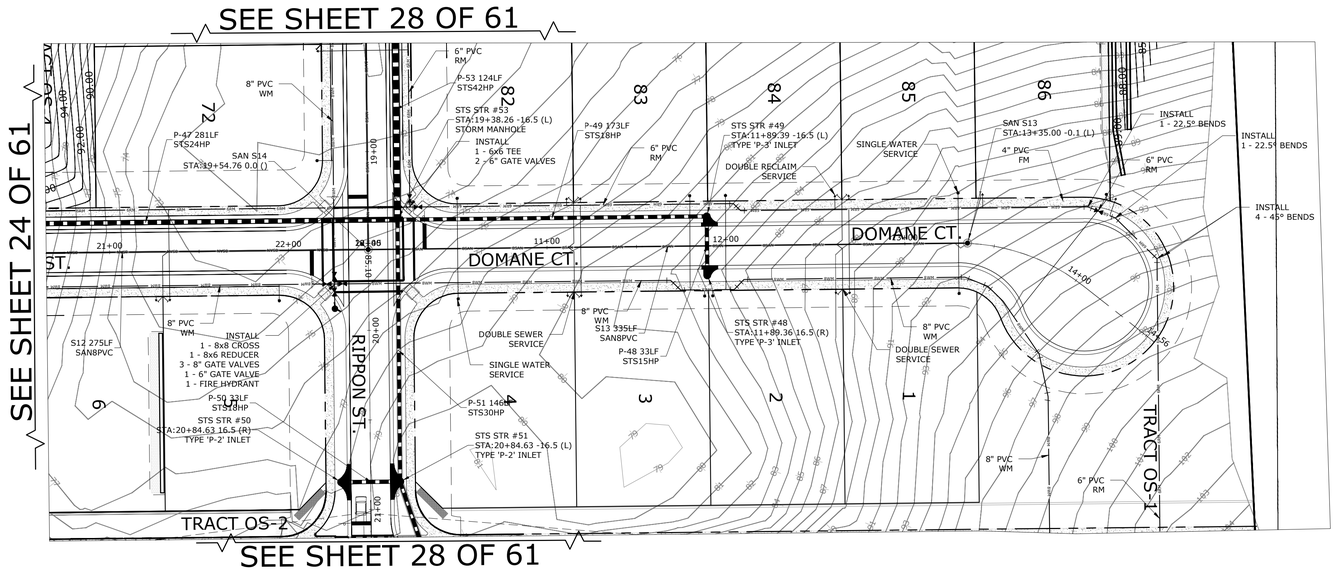
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6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7		
8		
9		
10		

SHEET NUMBER
24 OF 61



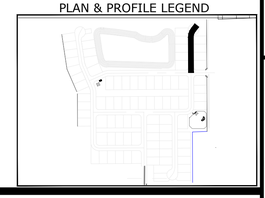
DOMANE CT.: STA: 10+00 - STA: 14+56

GRAPHIC SCALE

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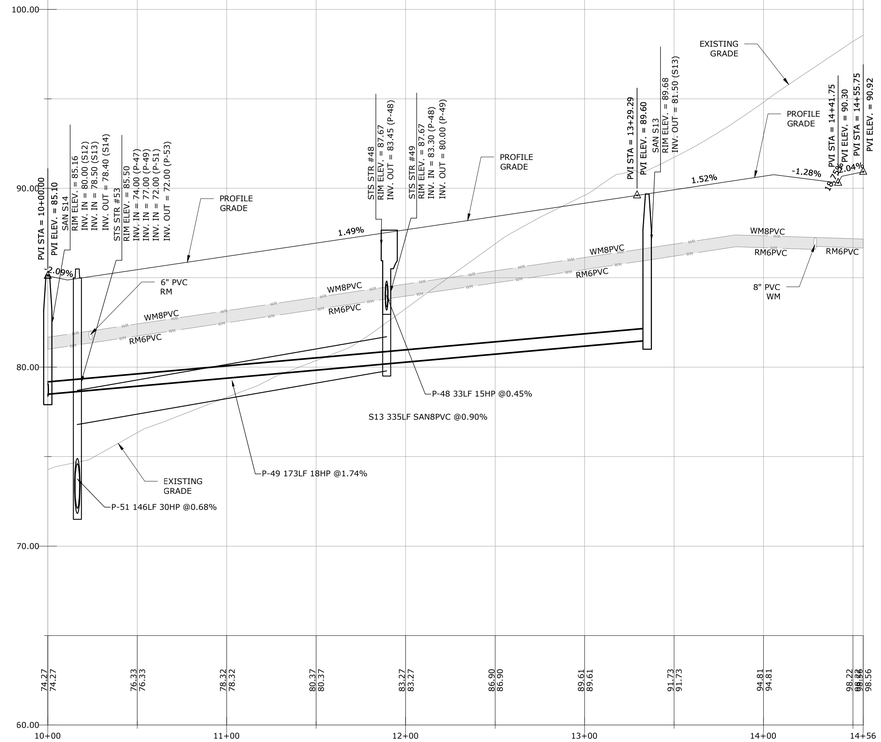
(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND



NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'



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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Domane Ct
P&P1

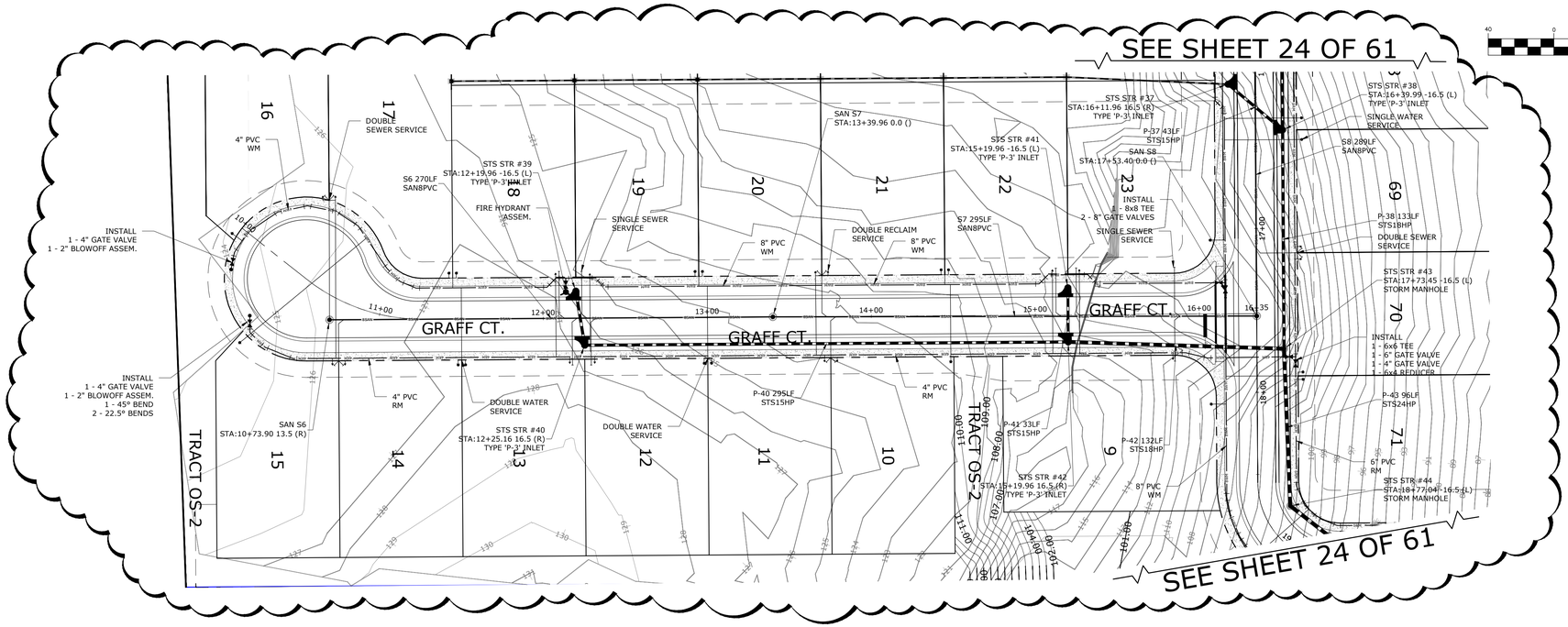
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

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8	##/##/##	
9	##/##/##	
10	##/##/##	

SHEET NUMBER
25 OF 61



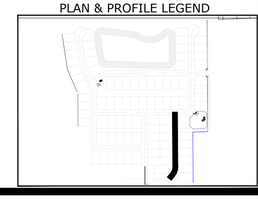
GRAFF CT.: STA: 10+00 - STA: 16+35

GRAPHIC SCALE

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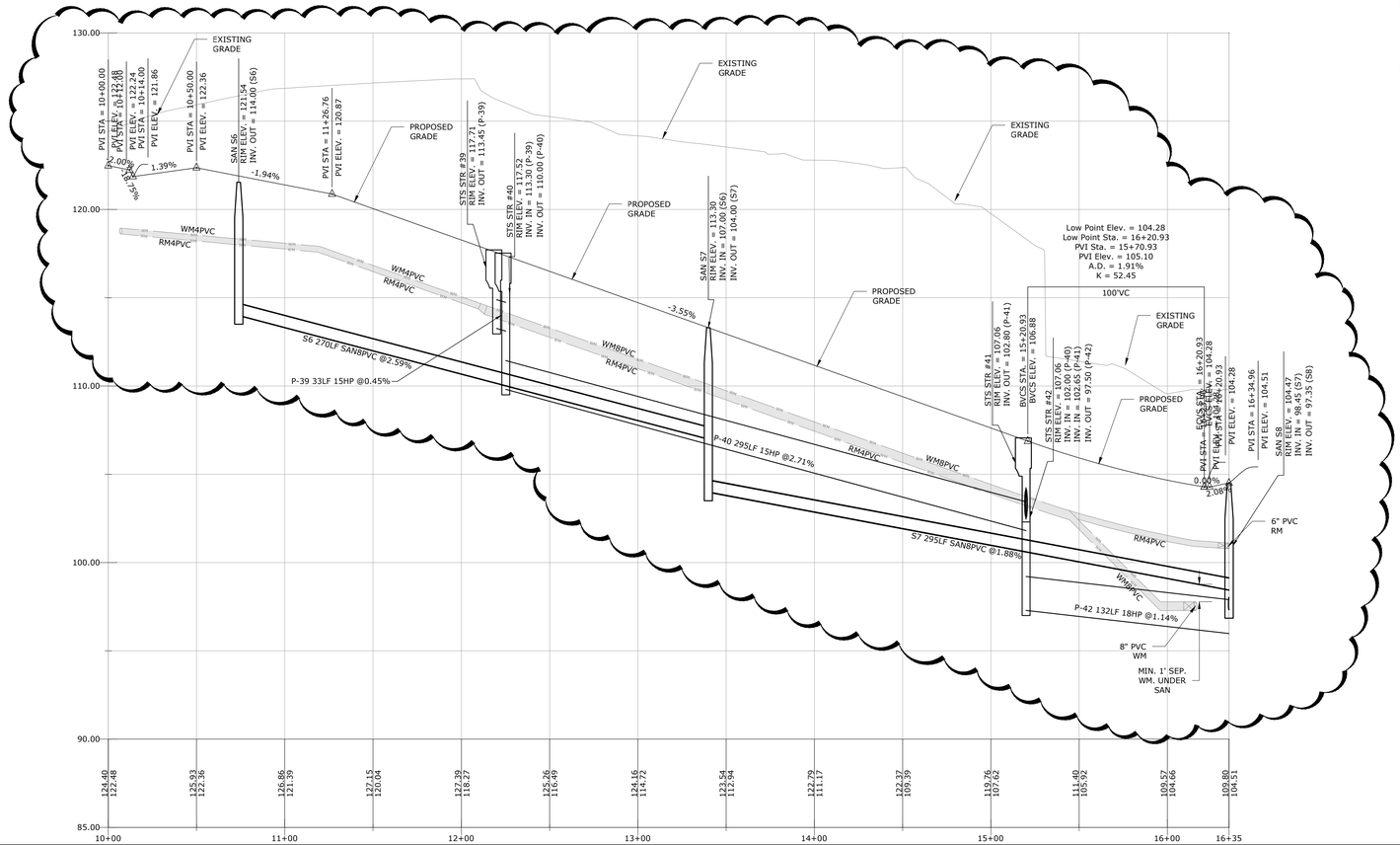
(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND



NOTE:
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PROFILE SCALE:
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Graff Ct P&P1

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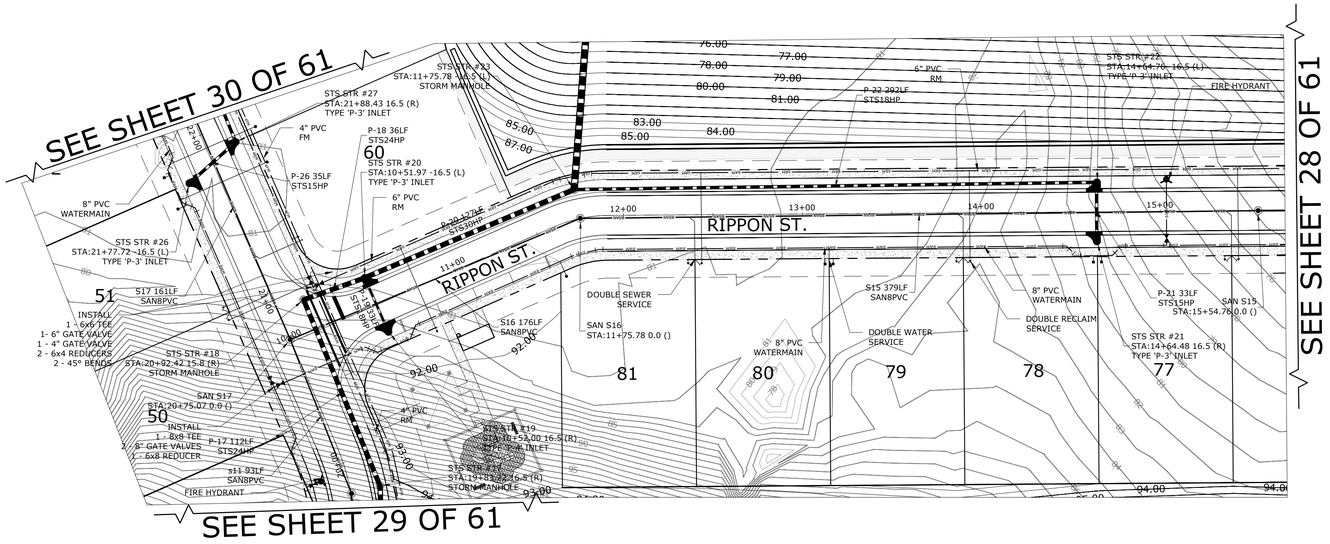
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6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
26 OF 61

GRAPHIC SCALE

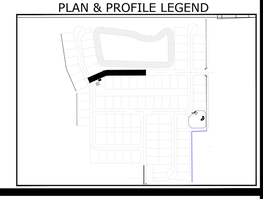
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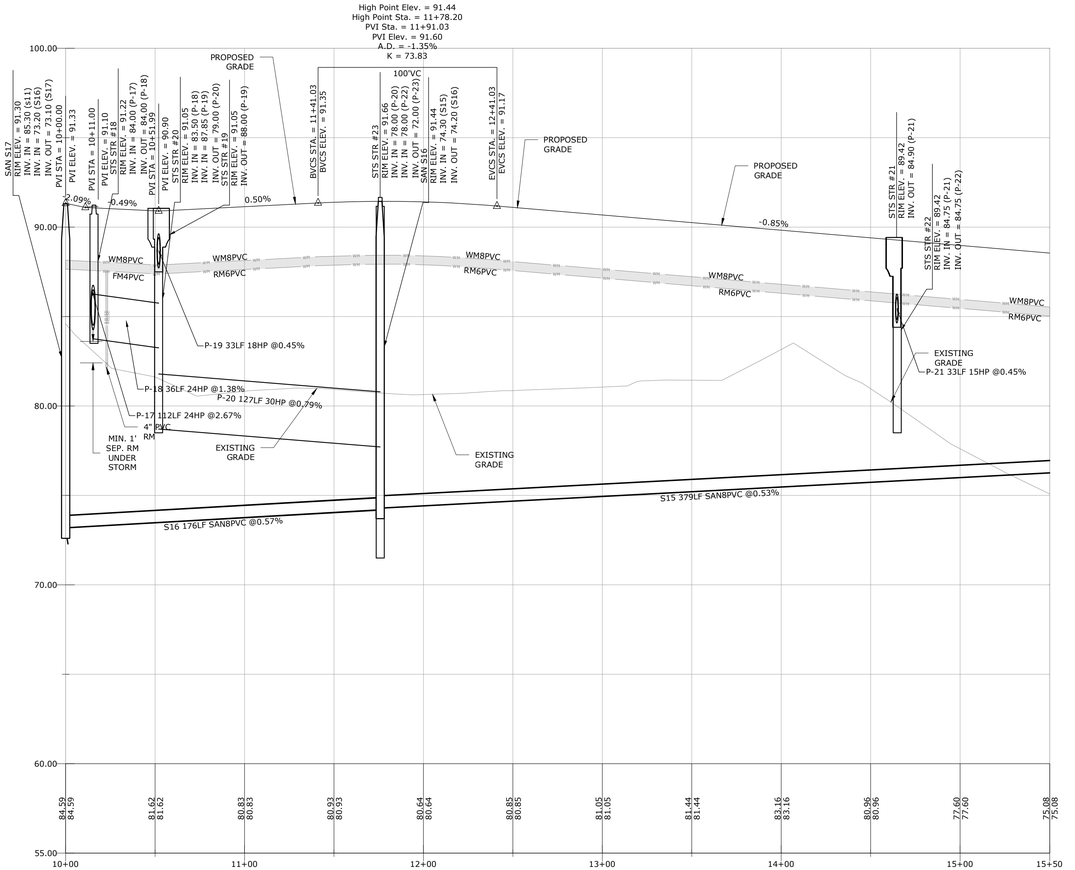
(IN FEET)
1 inch = 40 ft.



RIPPON ST.: STA: 10+00 - STA: 15+50

PLAN & PROFILE LEGEND





NOTE:
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PROFILE SCALE:
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Rippon St.
P&P1

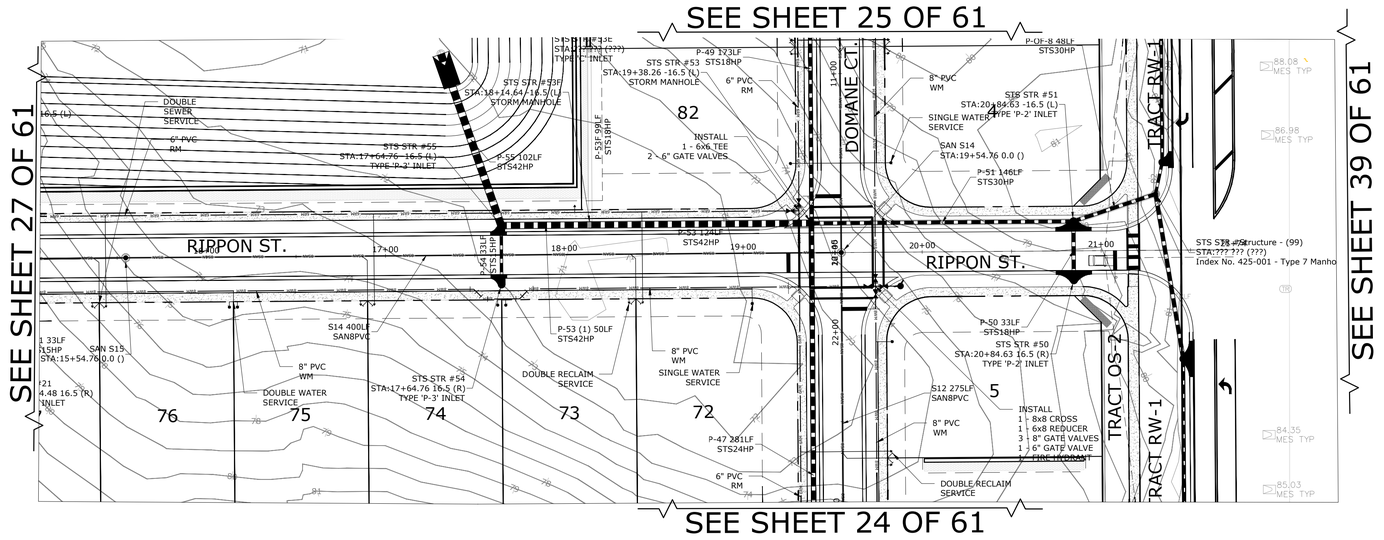
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised for Screen Acc. & Golf Ct & Contractor Modifications
7	#######	
8	#######	
9	#######	
10	#######	

SHEET NUMBER
27 OF 61



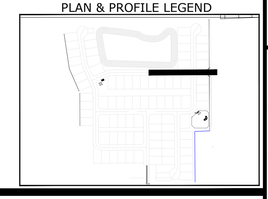
RIPPON ST.: STA: 10+00 - STA: 15+50

GRAPHIC SCALE

40 0 20 40 80 160

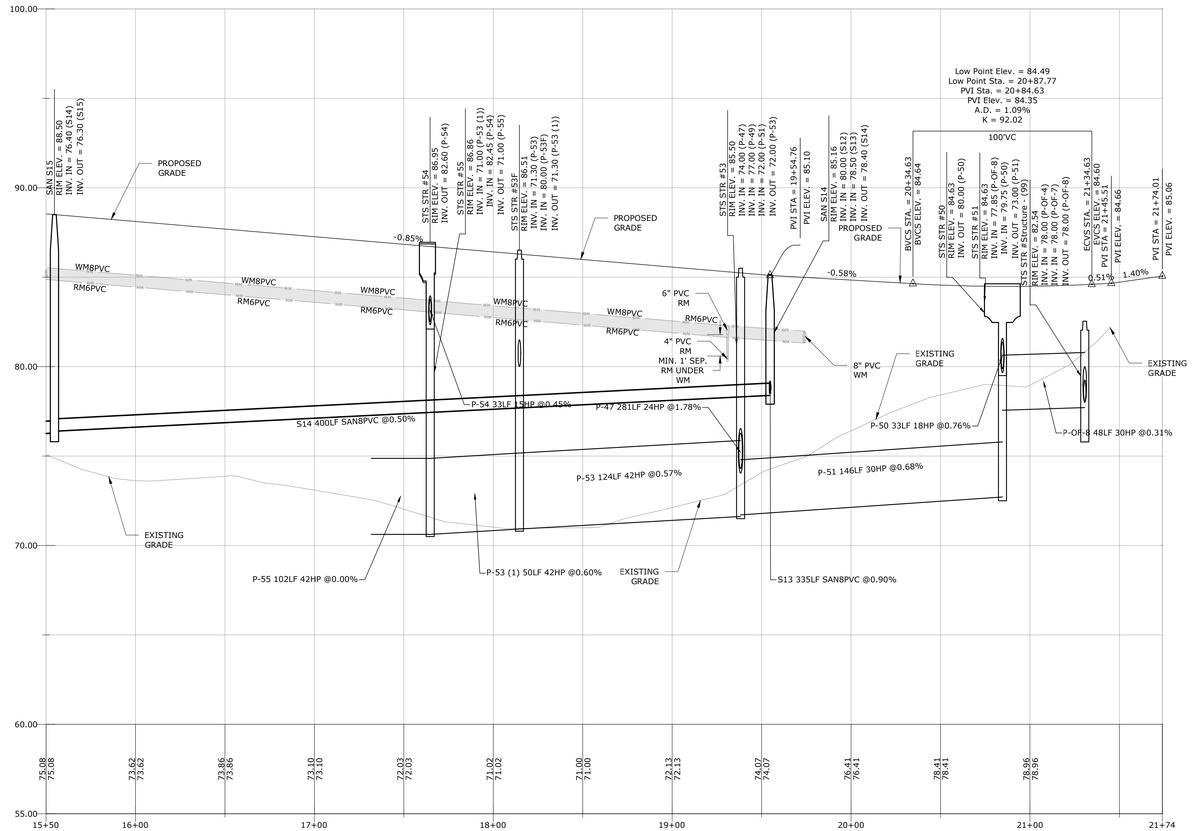
(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND



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Rippin St.
P&P2

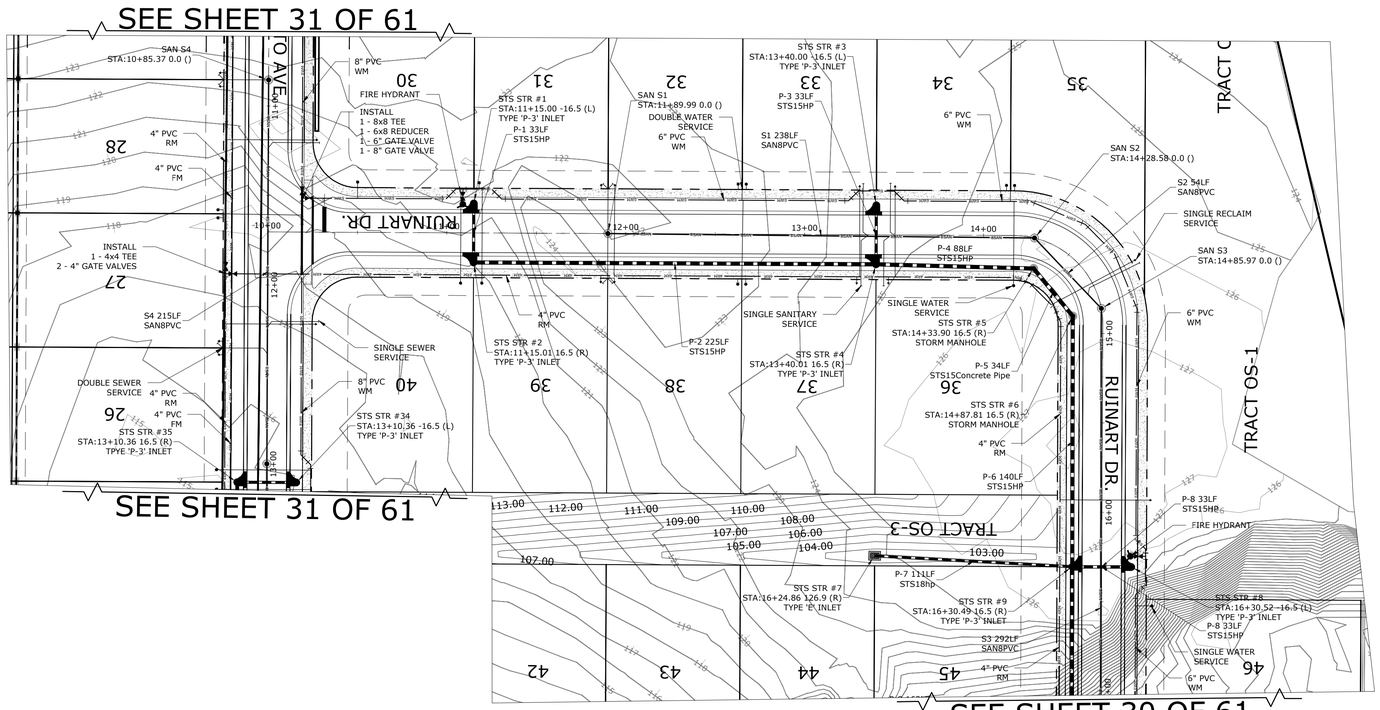
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7	##/##/##	
8	##/##/##	
9	##/##/##	
10	##/##/##	

SHEET NUMBER
28 OF 61

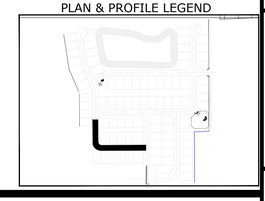


GRAPHIC SCALE

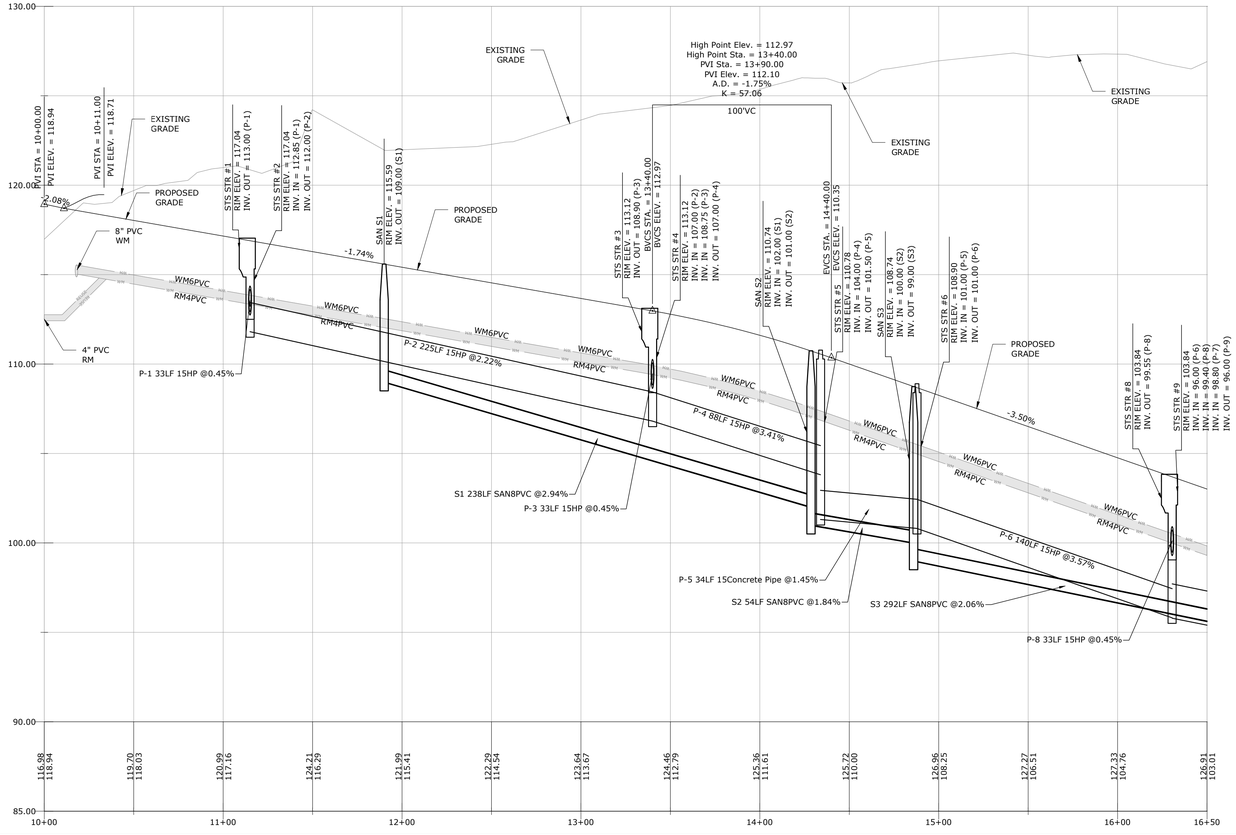
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND



RUINART DR.: STA: 10+00 - STA: 16+50



NOTE:
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City of Apopka, Florida

Construction Site Plan

Ruinart Dr P&P1

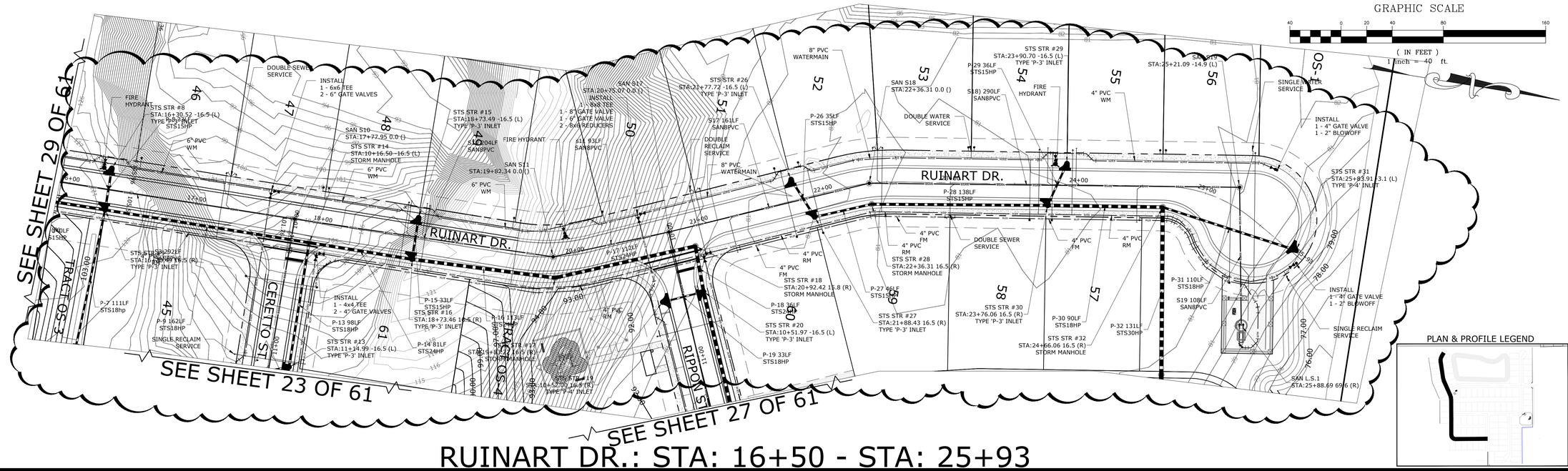
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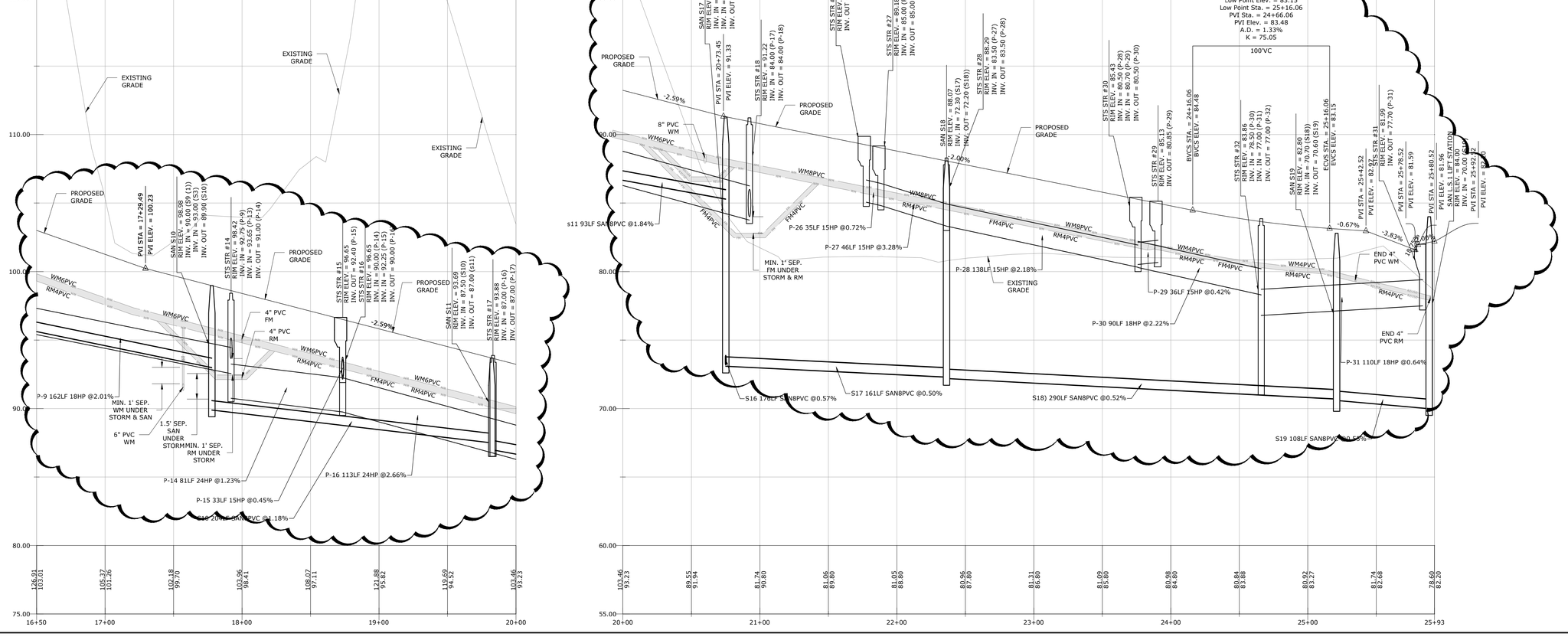
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct.
7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
29 OF 61



RUINART DR.: STA: 16+50 - STA: 25+93



NOTE:
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PROFILE SCALE:
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City of Apopka, Florida

Construction Site Plan

Ruinart Dr
P&P2

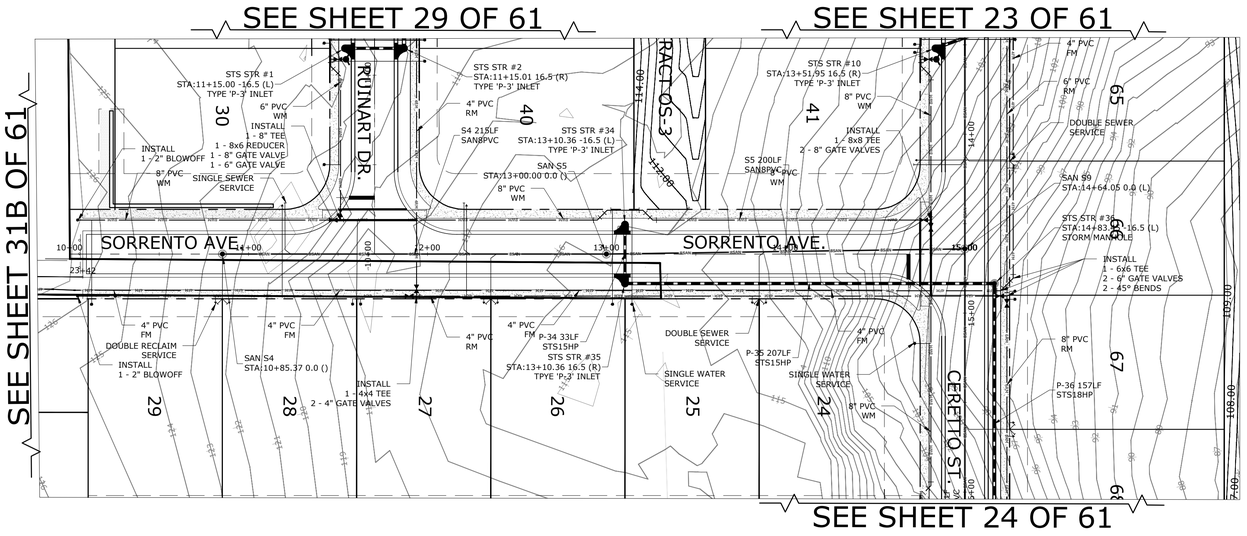
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6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
30 OF 61

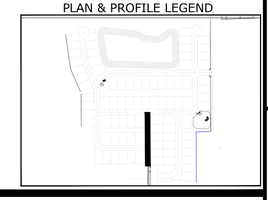


GRAPHIC SCALE

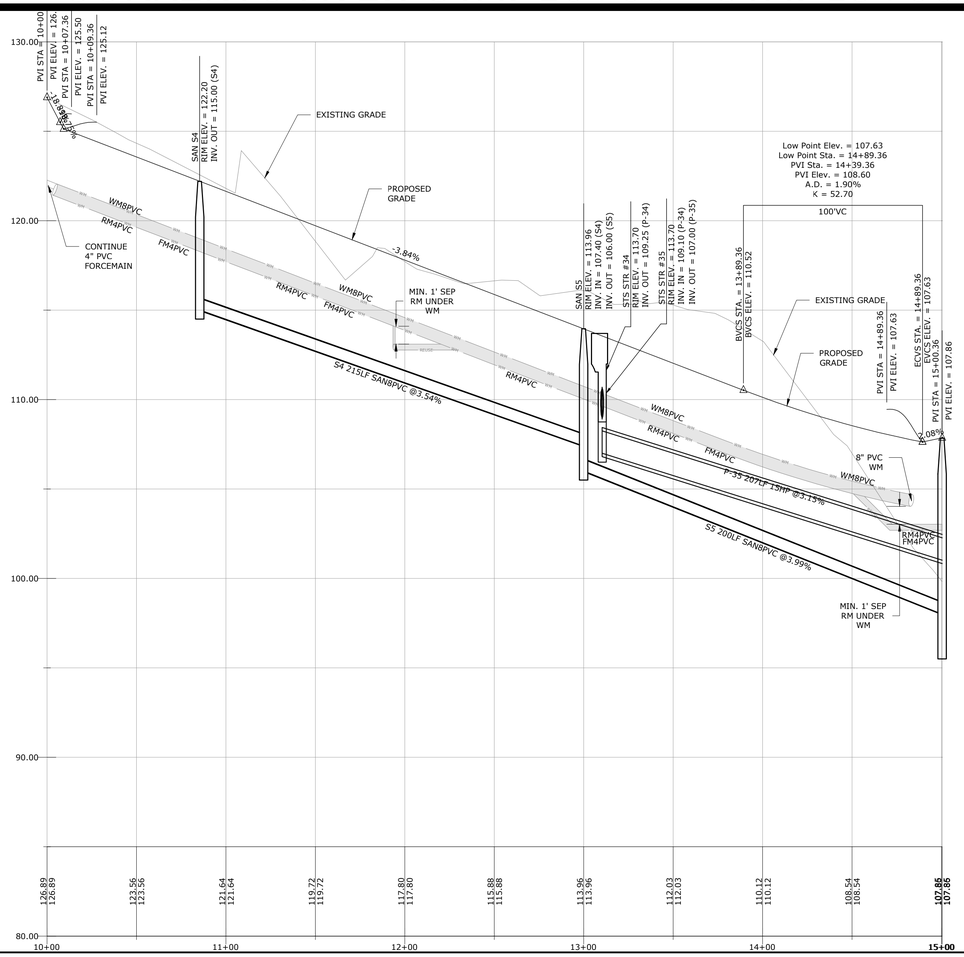
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE LEGEND



SORRENTO AVE.: STA: 10+00 - STA: 15+00



NOTE:
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PROFILE SCALE:
HORZ: 1" = 40'
VERT: 1" = 4'

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Sorrento Ave. P&P1

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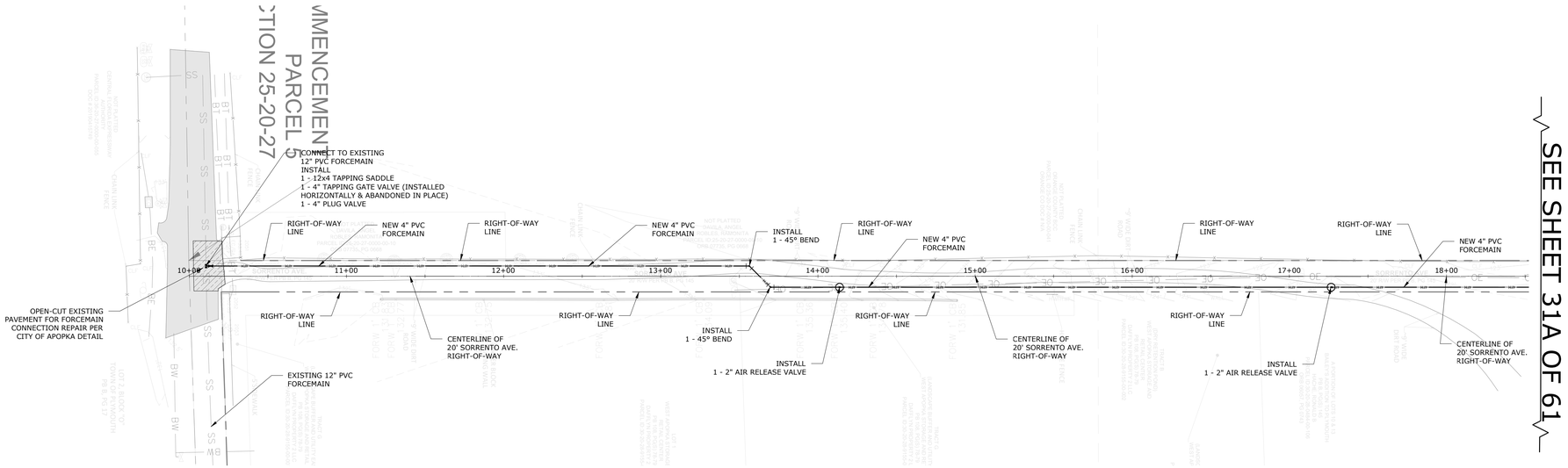
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct
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8	##/##/##	
9	##/##/##	
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SHEET NUMBER
31 OF 61

GRAPHIC SCALE

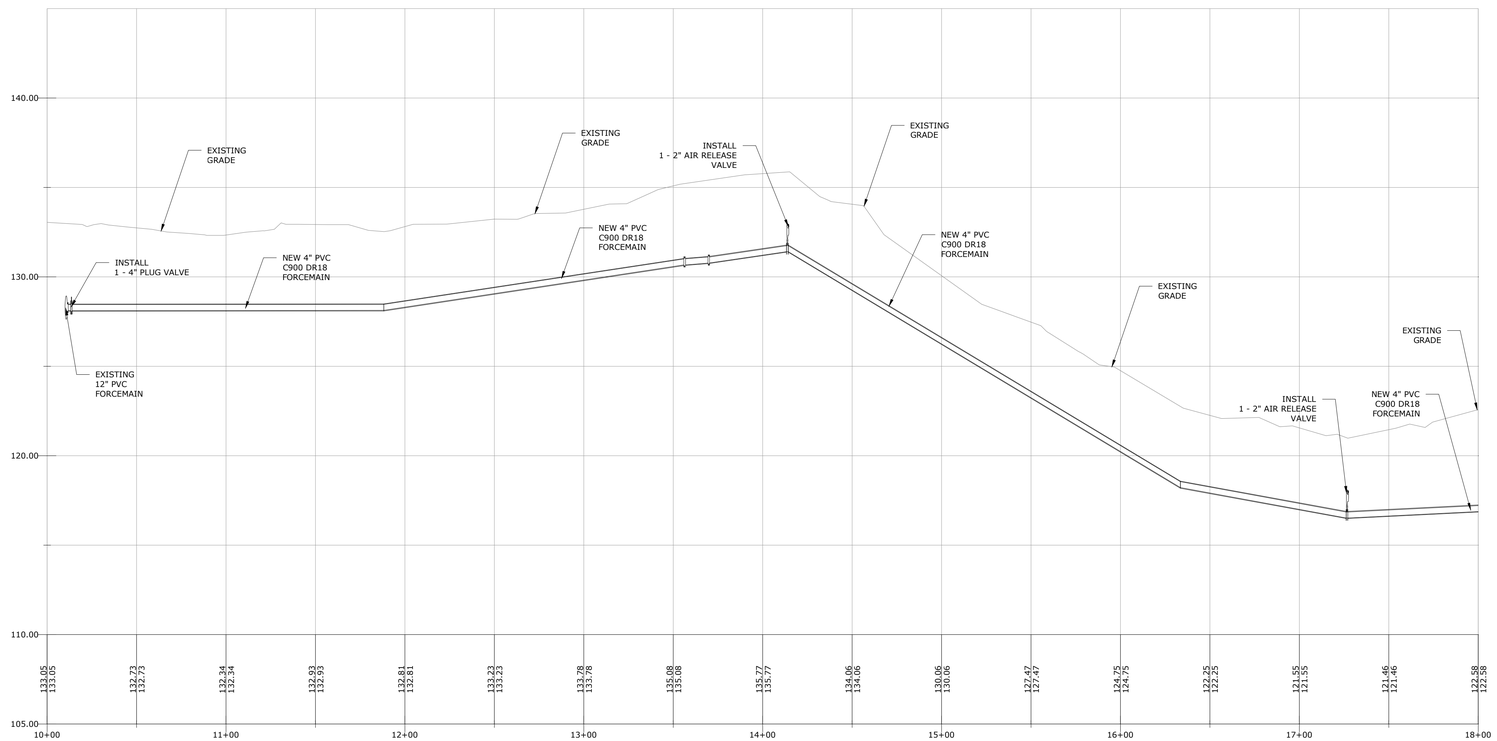
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



SEE SHEET 31A OF 61

SORRENTO AVE. FORCEMAIN: STA: 10+00 - STA: 18+00



NOTE:
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VERT: 1" = 4'

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Sorrento Ave P&P - Sorrento Ave FM1

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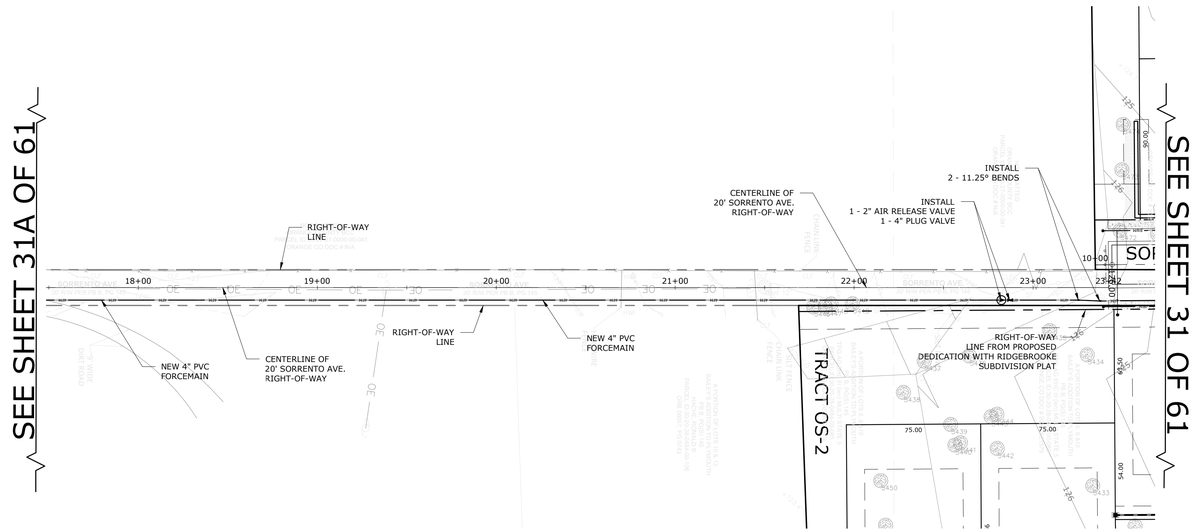
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SHEET NUMBER
31AOF 61

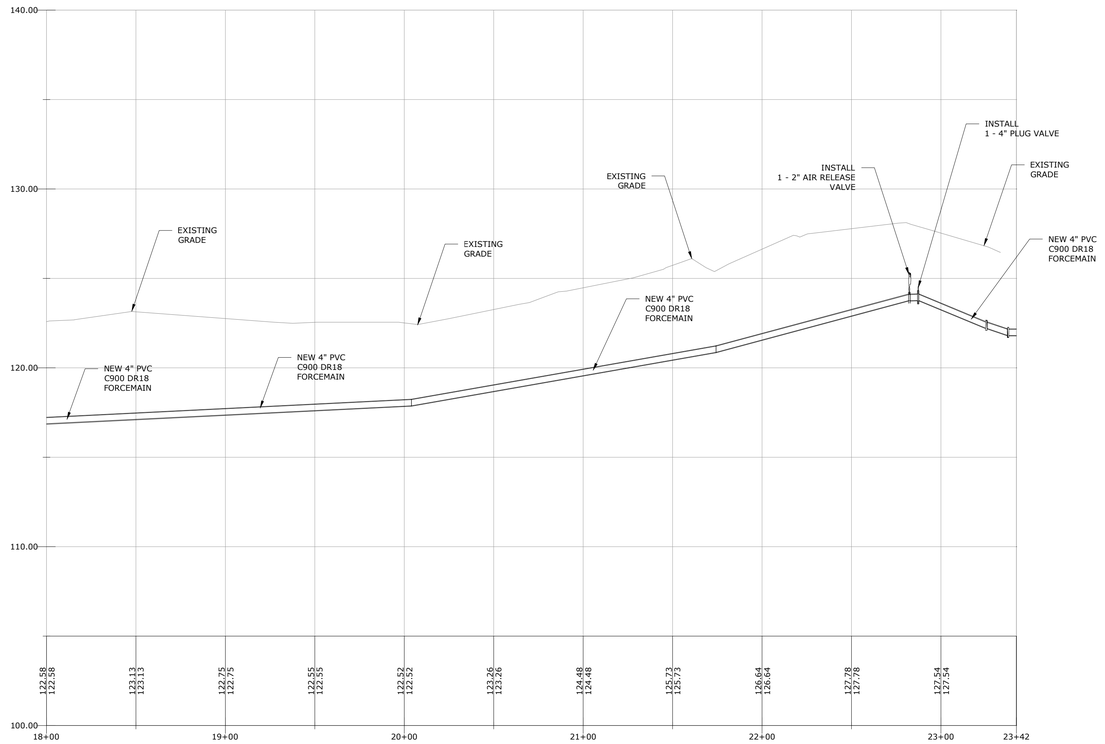
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



SORRENTO AVE. FORCEMAIN: STA: 18+00 - STA: 23+42



NOTE:
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PROFILE SCALE:
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VERT: 1" = 4'

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Sorrento Ave P&P - Sorrento Ave FM2

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6	02/12/26	Revised For Sorrento Ave. & Graff Ct
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SHEET NUMBER
31BOF 61

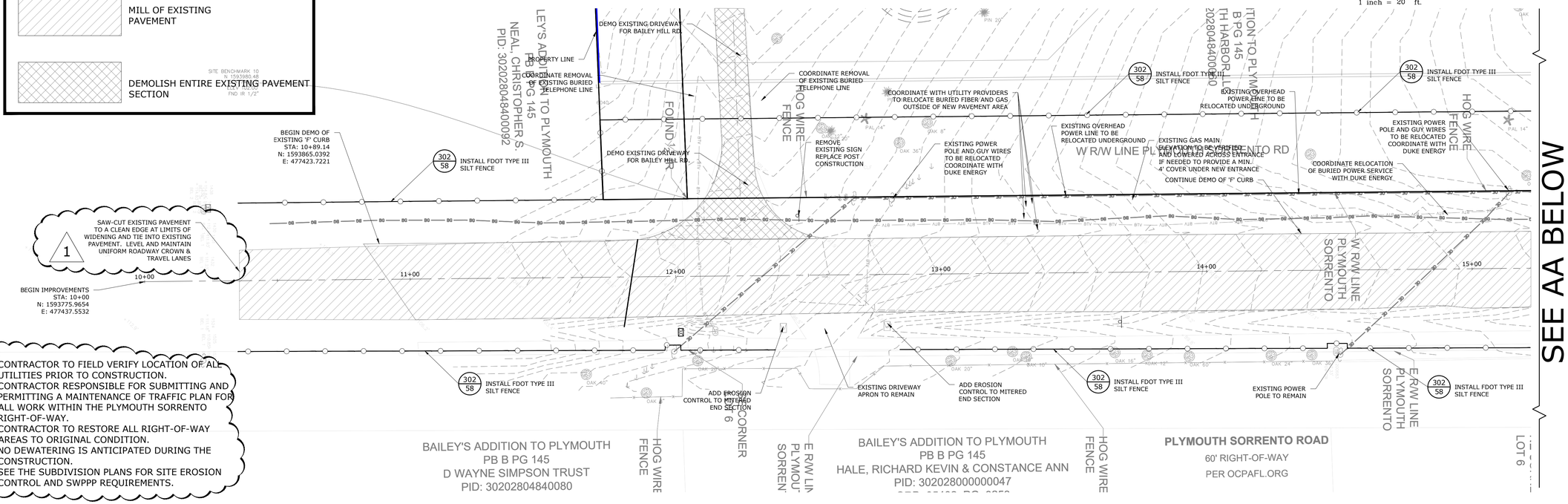
HATCH LEGEND

MILL OF EXISTING PAVEMENT

DEMOLISH ENTIRE EXISTING PAVEMENT SECTION

GRAPHIC SCALE

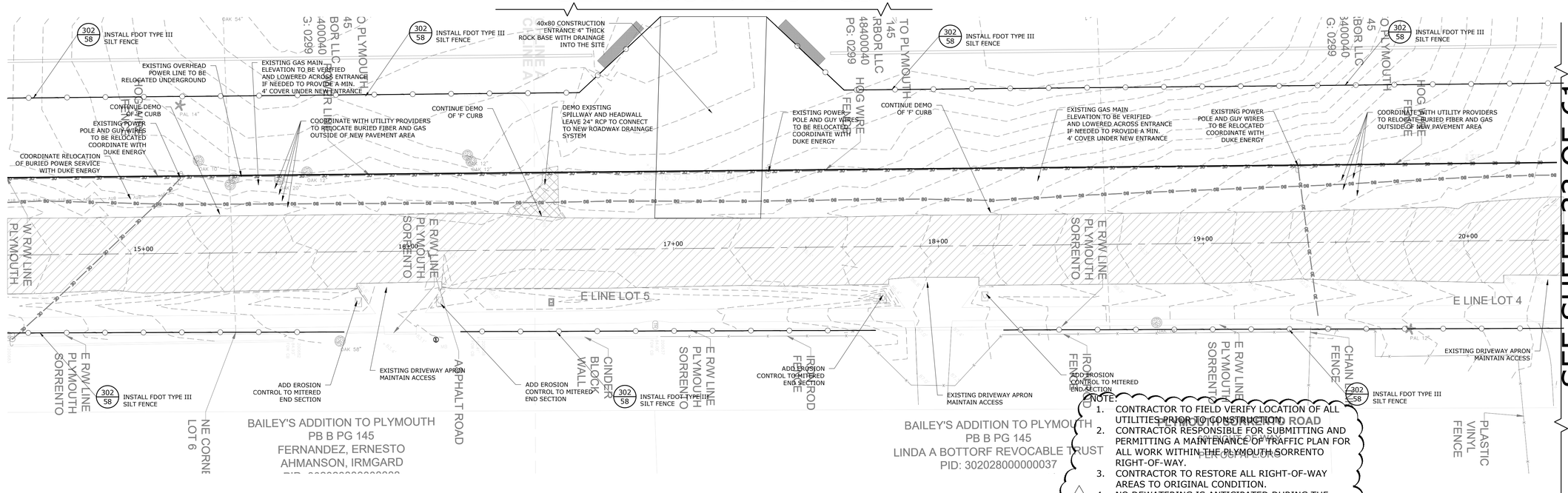
(IN FEET)
1 inch = 20 ft.



NOTE:
1. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR SUBMITTING AND PERMITTING A MAINTENANCE OF TRAFFIC PLAN FOR ALL WORK WITHIN THE PLYMOUTH SORRENTO RIGHT-OF-WAY.
3. CONTRACTOR TO RESTORE ALL RIGHT-OF-WAY AREAS TO ORIGINAL CONDITION.
4. NO DEWATERING IS ANTICIPATED DURING THE CONSTRUCTION.
5. SEE THE SUBDIVISION PLANS FOR SITE EROSION CONTROL AND SWPPP REQUIREMENTS.

PLYMOUTH SORRENTO ROAD DEMO & EROSION PLAN (45 MPH POSTED/DESIGN SPEED)

SEE RIDGEBROOK CSP



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1. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR SUBMITTING AND PERMITTING A MAINTENANCE OF TRAFFIC PLAN FOR ALL WORK WITHIN THE PLYMOUTH SORRENTO RIGHT-OF-WAY.
3. CONTRACTOR TO RESTORE ALL RIGHT-OF-WAY AREAS TO ORIGINAL CONDITION.
4. NO DEWATERING IS ANTICIPATED DURING THE CONSTRUCTION.
5. SEE THE SUBDIVISION PLANS FOR SITE EROSION CONTROL AND SWPPP REQUIREMENTS.

PLYMOUTH SORRENTO ROAD DEMO & EROSION PLAN (45 MPH POSTED/DESIGN SPEED)

O.C. E Permit: 25-E-076

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
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www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan
Plymouth Sorrento Rd. Demo & Erosion Control
1

Plans not valid unless Signed, Dated and Sealed below.

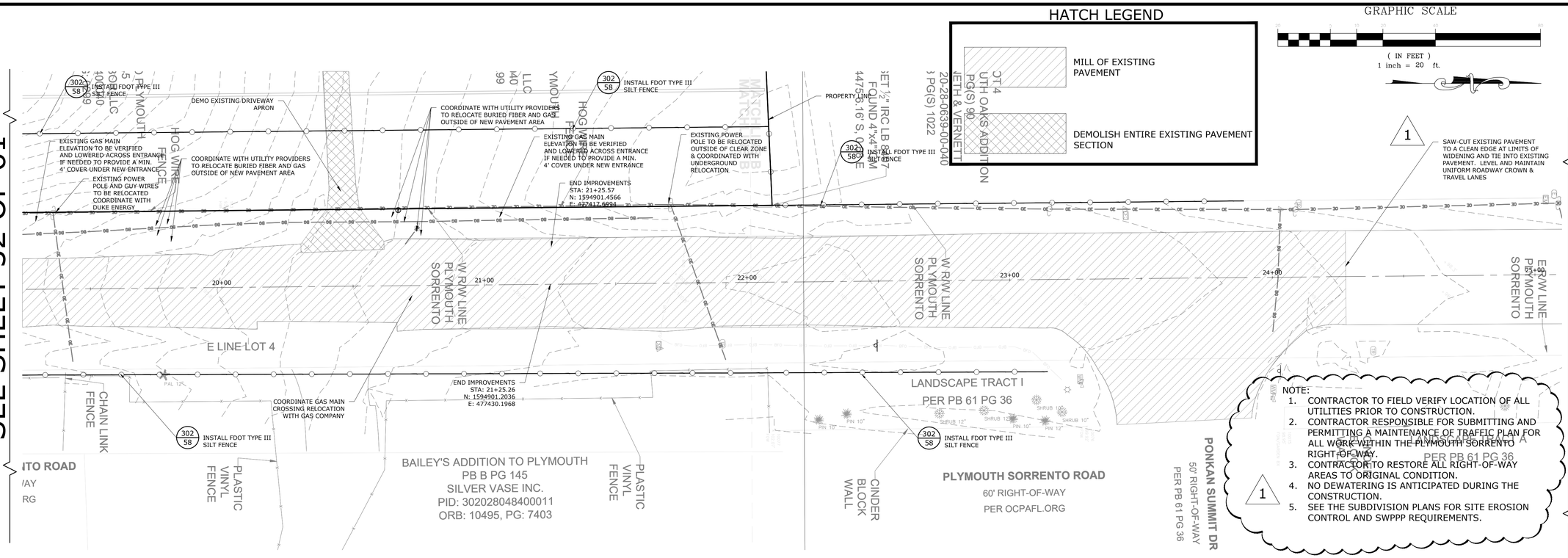
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
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6	02/12/26	Revised For Sorrento Ave. & Graff Ct
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SHEET NUMBER
32 OF 61

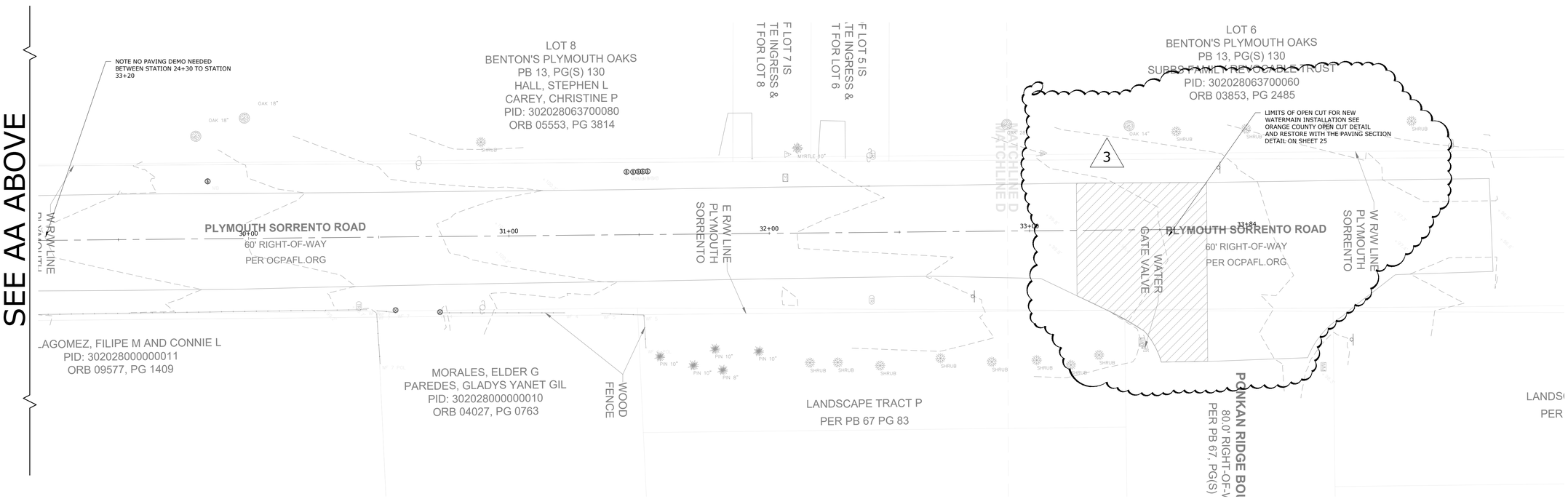
SEE SHEET 32 OF 61



SEE AA BELOW

PLYMOUTH SORRENTO ROAD DEMO & EROSION PLAN (45 MPH POSTED/DESIGN SPEED)

SEE AA ABOVE



PLYMOUTH SORRENTO ROAD DEMO & EROSION PLAN (45 MPH POSTED/DESIGN SPEED)

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Construction Site Plan

Plymouth Sorrento Rd. Demo & Erosion Control Plan 2

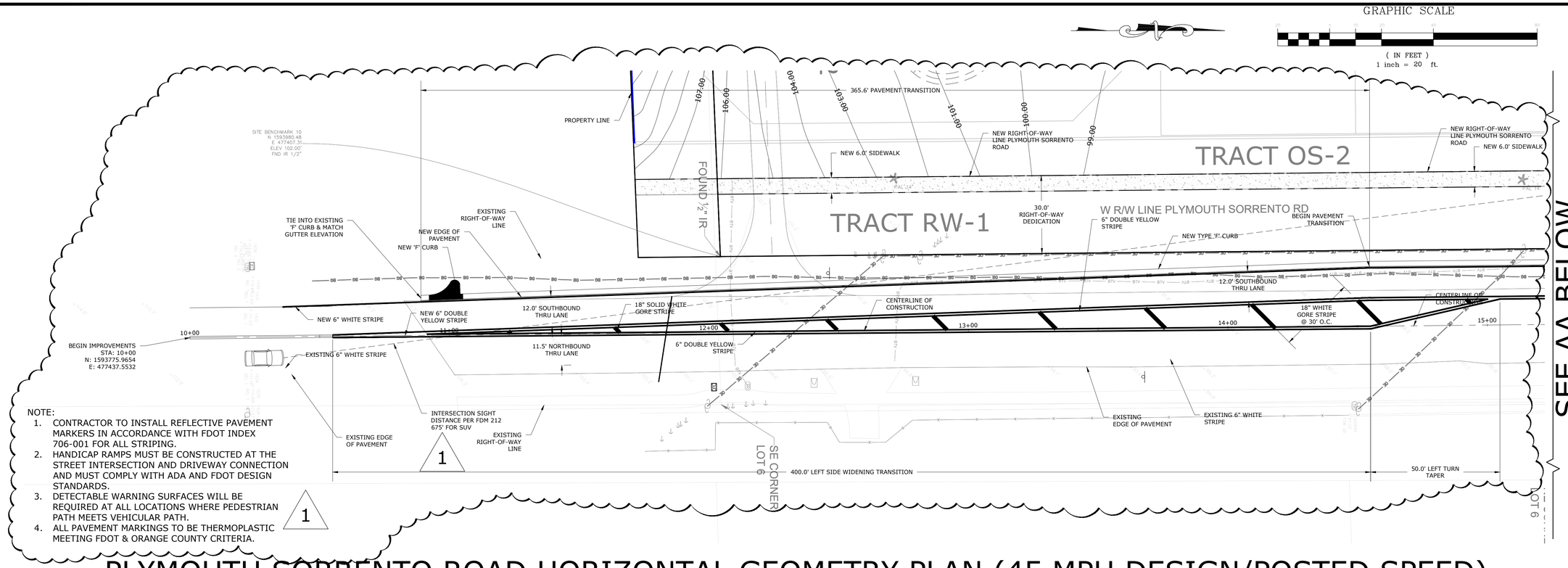
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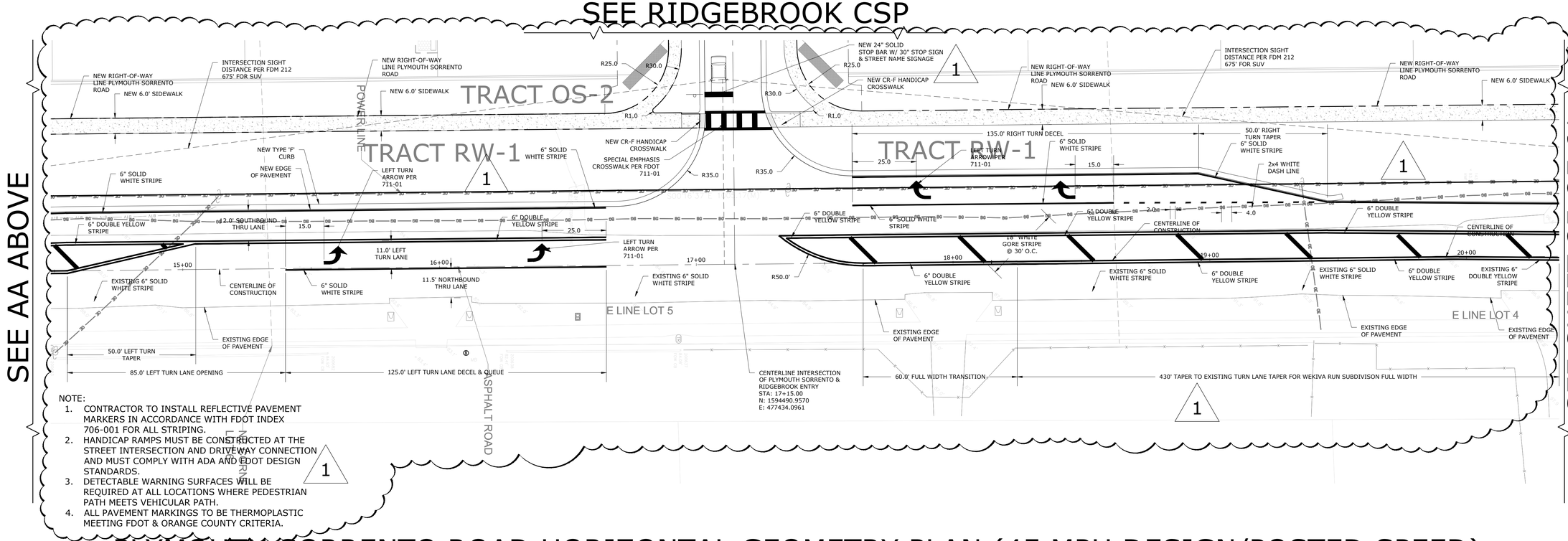
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SHEET NUMBER
33 OF 61



PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN/POSTED SPEED)

SEE RIDGEBROOK CSP



PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN/POSTED SPEED)

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Construction Site Plan

Plymouth Sorrento Rd. Horizontal Geometry 1

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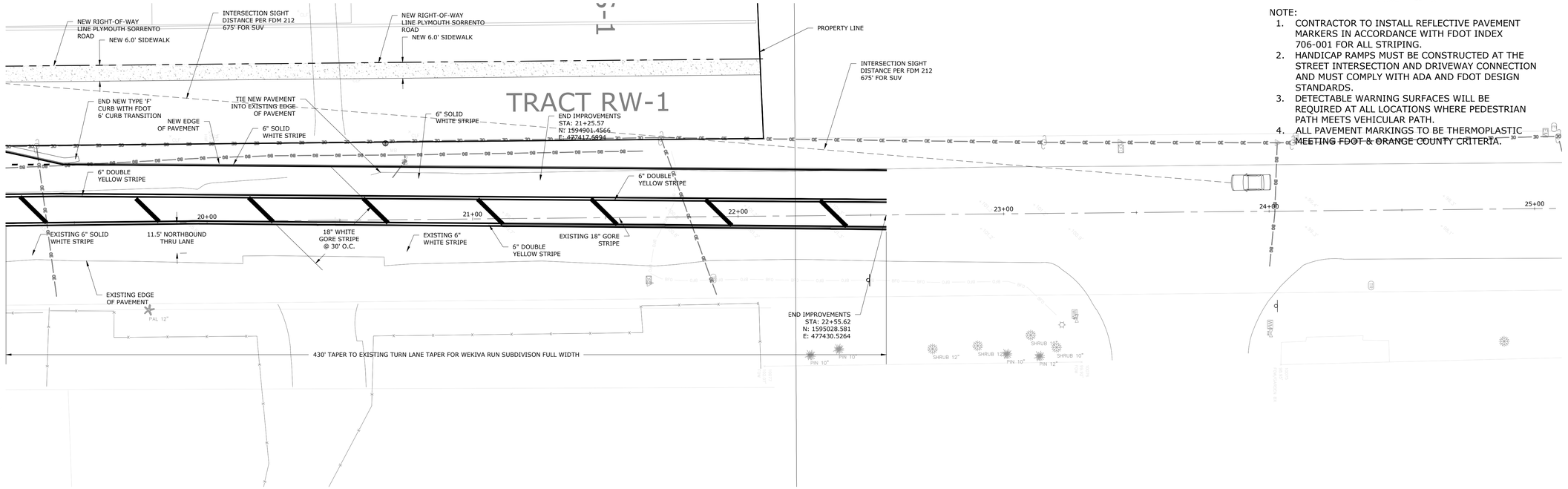
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7	—	—
8	—	—
9	—	—
10	—	—

SHEET NUMBER
34 OF 61

SEE SHEET 34 OF 61



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTE:
1. CONTRACTOR TO INSTALL REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT INDEX 706-001 FOR ALL STRIPING.
2. HANDICAP RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION AND DRIVEWAY CONNECTION AND MUST COMPLY WITH ADA AND FDOT DESIGN STANDARDS.
3. DETECTABLE WARNING SURFACES WILL BE REQUIRED AT ALL LOCATIONS WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
4. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC MEETING FDOT & ORANGE COUNTY CRITERIA.

PLYMOUTH SORRENTO ROAD HORIZONTAL GEOMETRY PLAN (45 MPH DESIGN/POSTED SPEED)



Signage Table		
Signage Label	Quantity	Size
R1-1 Stop Sign	1	30x30
D3-1 "Street Name Sign"	2	9x12

NOTE:
1. 9 INCH SIGN BLADES SHALL BE USED AT ENTRANCES TO SUBDIVISIONS AT MAJOR STREETS.
2. 6 ¾ INCH SIGN BLADES SHALL BE USED WITHIN A SUBDIVISION.
3. FONT DIMENSIONS AND SPACING SHALL NOT BE MODIFIED.
4. STREET IDS SHALL BE 2 SINGLE-SIDED SIGNS PLACED BACK TO BACK WITH RIVETED ENDS.
5. SIGN BLADES SHALL BE MOUNTED TO POLES USING 5/16 INCH STAINLESS STEEL 2 ½ INCH BOLTS WITH NUTS.
6. REFER TO THE STANDARD HIGHWAY SIGNS MANUAL AS A POINT OF REFERENCE. HTTPS://MUTCD.FHWA.DOT.GOV/SER-SHS_MILLENNIUM_ENG.HTM

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Plymouth Sorrento Rd. Horizontal Geometry 2

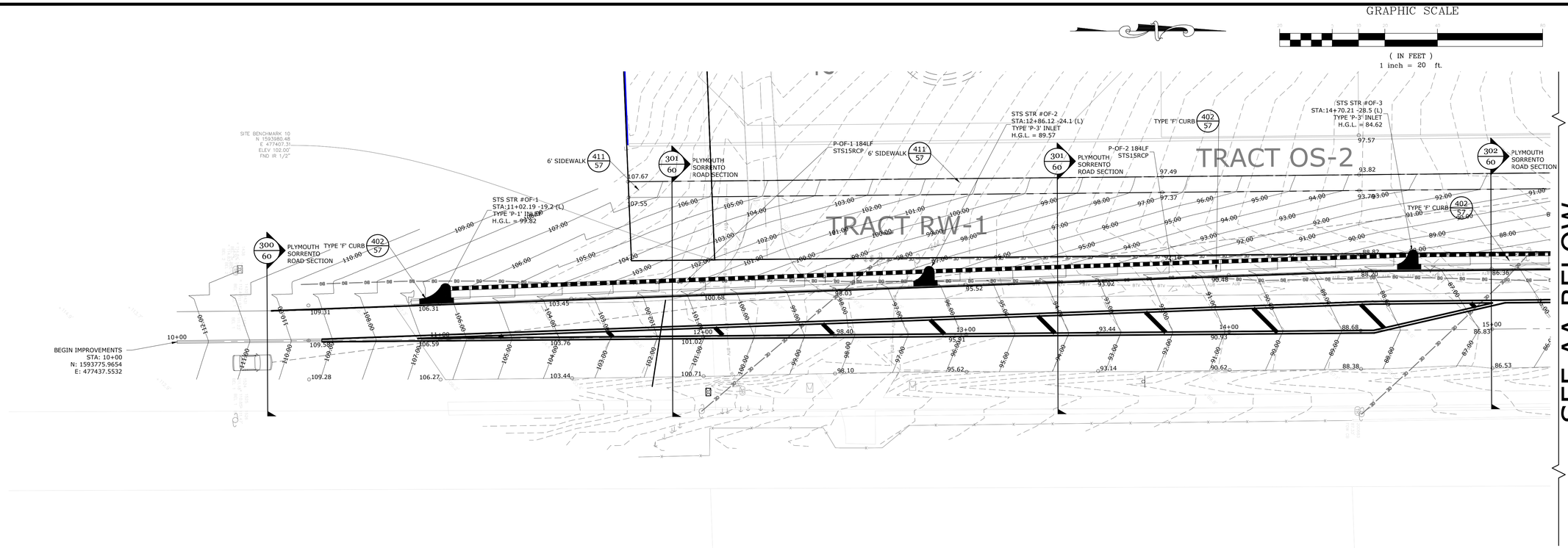
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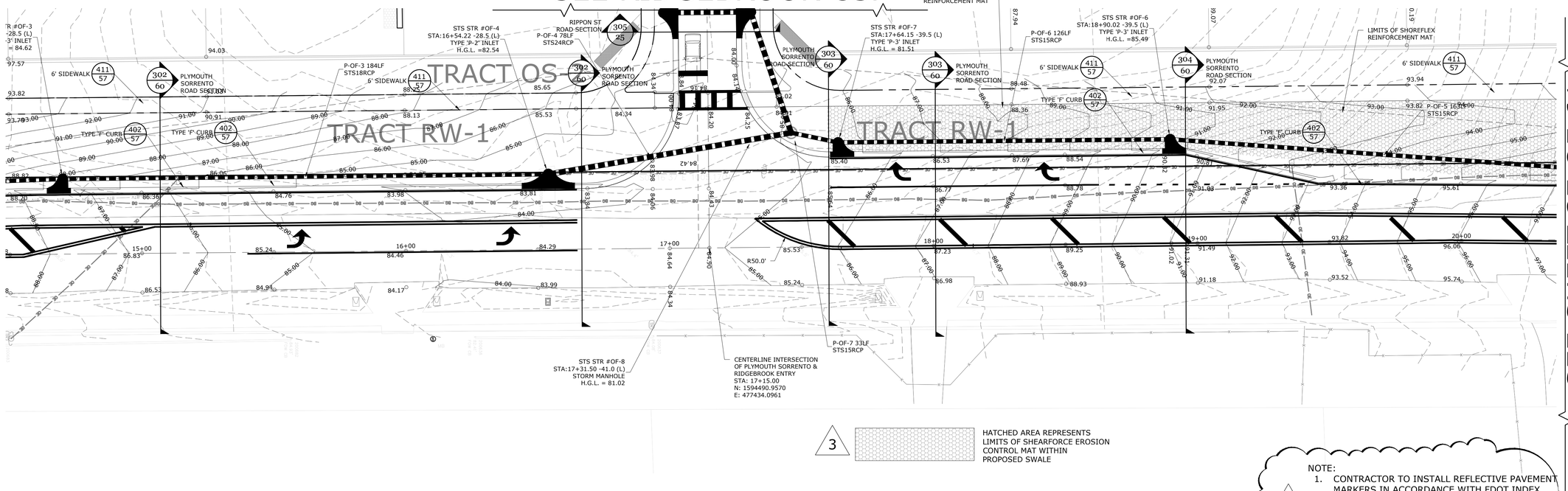
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35 OF 61



PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN/POSTED SPEED)

SEE RIDGEBROOK CSP



PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN/POSTED SPEED)

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City of Apopka, Florida

Construction Site Plan

Plymouth Sorrento Rd. Paving & Drainage 1

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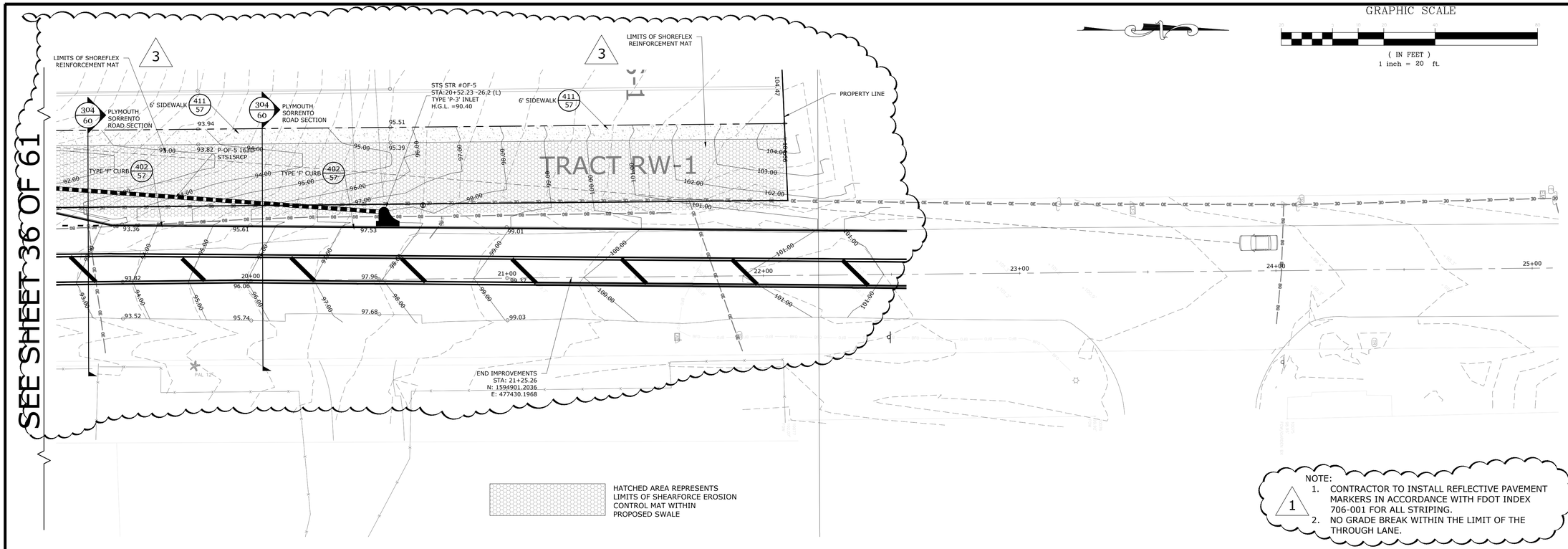
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7		
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SHEET NUMBER
36 OF 61

SEE SHEET 36 OF 61



GRAPHIC SCALE

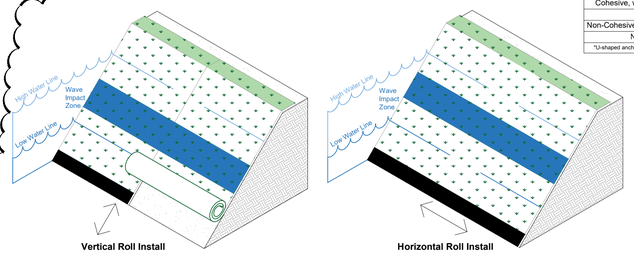
(IN FEET)
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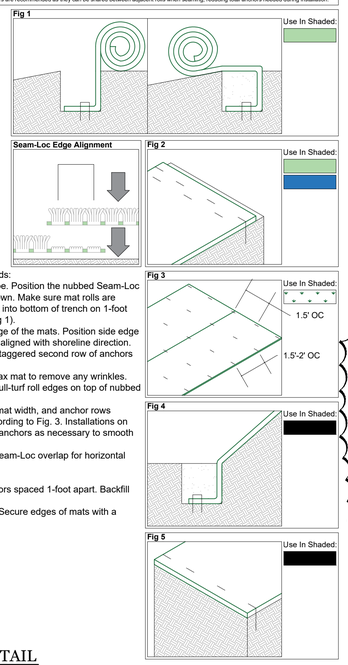
NOTE:
1. CONTRACTOR TO INSTALL REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT INDEX 706-001 FOR ALL STRIPING.
2. NO GRADE BREAK WITHIN THE LIMIT OF THE THROUGH LANE.

PLYMOUTH SORRENTO ROAD PAVING & DRAINAGE PLAN (45 MPH DESIGN/POSTED SPEED)

ShearForce10 Recommended Anchors		
Soil Type	***Minimum Anchor**	**Alternate Anchors**
Cohesive, well compacted or undisturbed	8"x2"x8" wire U-staple	12" Fabric Pin, 8" Plastic Stake
Cohesive, loose	12"x2"x12" wire U-staple	18" Fabric Pin, 12" Plastic Stake
Non-Cohesive, well compacted or undisturbed	12"x2"x12" ½" Rebar U-staple	24" Fabric Pin, 18" Earth Anchor
Non-Cohesive, loose	18"x2"x18", ½" Rebar U-staple	36" Percussion Earth Anchor

*U-shaped anchors are recommended as they can be shared between adjacent rolls when seaming, reducing total anchors needed during installation.





Installation Guidelines

1. **Select appropriate anchors for matting based on soil type and consistency (See Recommended Anchors table).**
2. **Prepare seedbed,** create a smooth soil surface and eliminate any existing rills, soil clods, sticks or rocks larger than 2-inches in diameter. Any soil used to rill rills or low spots must be adequately compacted before seedbed preparation.
3. **Apply seed and fertilizer,** and other amendments at the specified rates, either by broadcasting, drilling or hydro-seeding.
4. **Position and anchor leading edge of mats at the top of, or over the shoulder of shoreline slope** with one of the following acceptable methods:
   - 4.1. **6-inch Covered Anchor Trench (Figure 1).** Construct a 6-inch wide by 6-inch deep anchor trench across the top width of the shoreline slope. Position the nubbed Seam-Loc side edge of the mats (or leading edge for vertical installations) in the bottom of the trench, with the topside (simulated turf surface) facing down. Make sure mat rolls are properly aligned with shoreline direction. Position adjacent rolls according to Step 5 (to ensure proper overlap), and anchor edges of all mats into bottom of trench on 1-foot centers. Backfill trench, compact soil and apply additional seed to compacted soil surface. Unroll material over compacted anchor trench (Fig 1).
   - 4.2. **Double Row Anchor Check (Figure 2).** Where trenching is not practical or desired, an anchor check may be used to secure the leading edge of the mats. Position side edge of the mats (or leading edges for vertical installations) with the topside (simulated turf surface) facing up, ensuring that mat rolls are properly aligned with shoreline direction. Position any adjacent rolls according to Step 6. Secure side, or leading edges, of mats with a row of anchors spaced 6-inches apart, with a staggered second row of anchors spaced 6-inches apart, approx. 6-inches behind the first row.
5. **Seam adjacent rolls (Seam-Loc Detail),** unroll material across (horizontally) or down (vertically) the shoreline slope face, slightly stretch and relax mat to remove any wrinkles. Let unrolled mats rest in sunlight for a minimum of 15 minutes to normalize surface temperature before anchoring. Overlap roll edges by placing full-turf roll edges on top of nubbed Seam-Loc edges (2-inch turf inset) of adjacent rolls. If necessary, simply step on overlaps to flatten and snap Seam-Loc edges together.
6. **Anchor mats to soil (Figure 3).** Starting at the top and working downslope, fasten mats with a row of anchors spaced 1.5-feet apart across the mat width, and anchor rows spaced 1.5 - 2.0-feet apart down the mat length, making sure all overlaps and factory pre-fabricated seams (6-ft wide rolls only) are secured, according to Fig. 3. Installations on non-cohesive sandy soils and/or mats within the normal wave impact zone, should use the 1.5-foot row spacing along mat length. Use additional anchors as necessary to smooth any remaining wrinkles and ensure that mats are in intimate contact with the underlying soil surface..
7. **Anchor** all seams located directly in the wave impact zone with a Single Row Anchor Check on both roll ends for vertical installations or on the Seam-Loc overlap for horizontal installations (see Figure 5).
8. **Anchor terminal roll edges or ends at, or below, low waterline** with one of the following acceptable methods:
   - 8.1. **6-inch Anchor Trench (Figure 4).** Construct a 6-inch wide by 6-inch deep anchor trench and fasten edge of mats into the bottom with anchors spaced 1-foot apart. Backfill trench, compact soil and apply additional seed (if desired) to compacted soil surface. (Figure 4)
   - 8.2. **Single Row Anchor Check (Figure 5)**. Where trenching is not practical or desired, an anchor check mat be used to secure the mat edges. Secure edges of mats with a single row of anchors spaced 6-inches apart. (Figure 5)

900 - SHEARFORCE 10 SLOPE PROTECTION DETAIL N.T.S.

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Construction Site Plan

Plymouth Sorrento Rd. Paving & Drainage 2

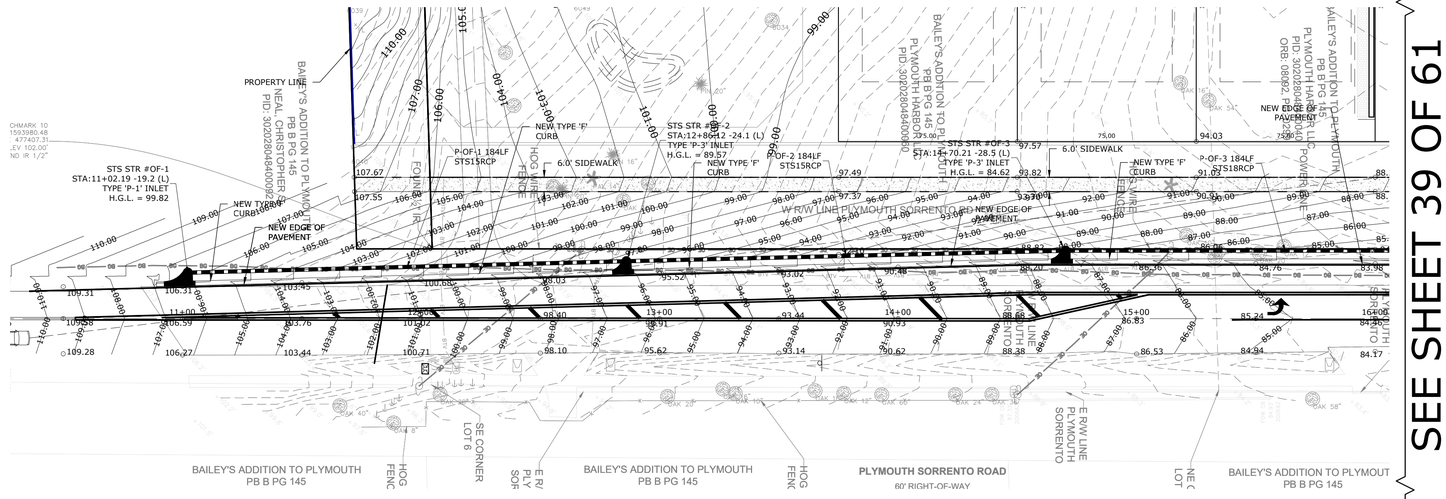
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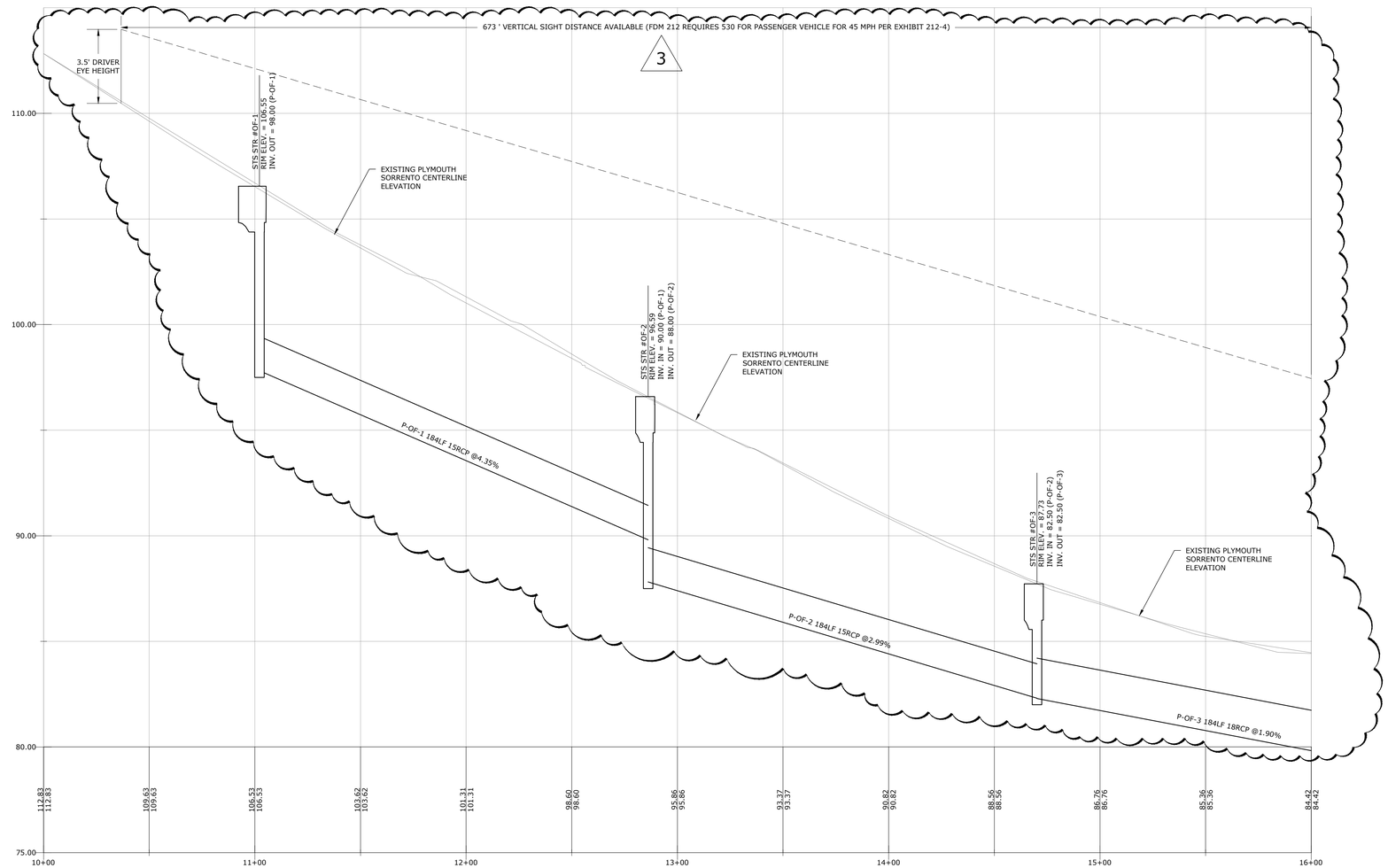


SEE SHEET 39 OF 61

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PLYMOUTH SORRENTO ROAD: STA: 10+00 - STA: 16+00



PROFILE SCALE:
HORZ: 1" = 30'
VERT: 1" = 3'

NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

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PLYMOUTH SORRENTO P&P 1

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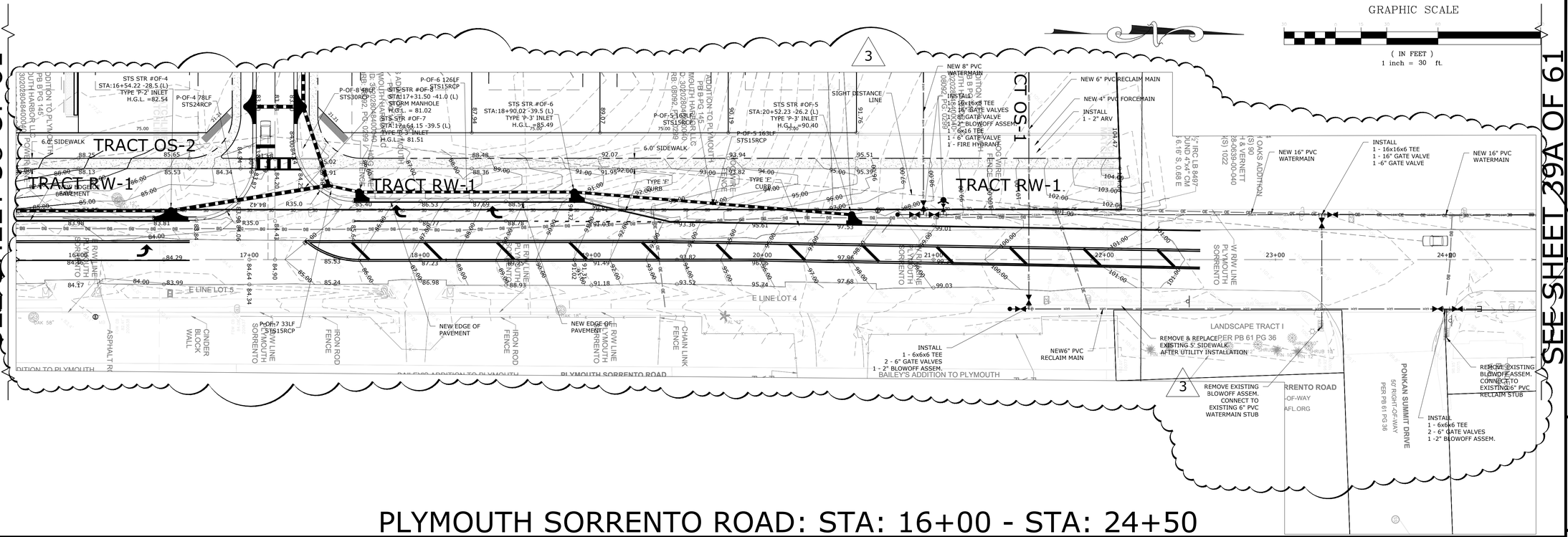
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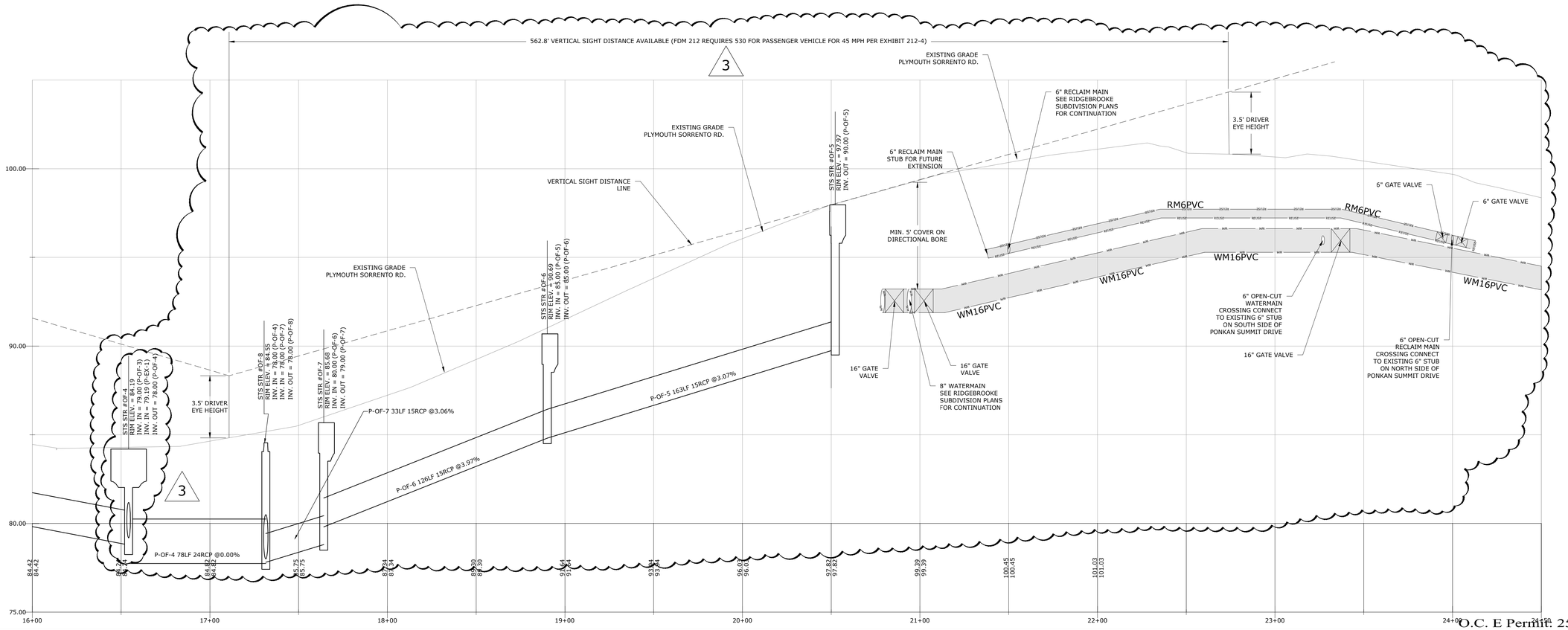
SHEET NUMBER
38 OF 61

SEE SHEET 38 OF 61

SEE SHEET 39A OF 61



PLYMOUTH SORRENTO ROAD: STA: 16+00 - STA: 24+50



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Construction
Site Plan

PLYMOUTH SORRENTO P&P 2

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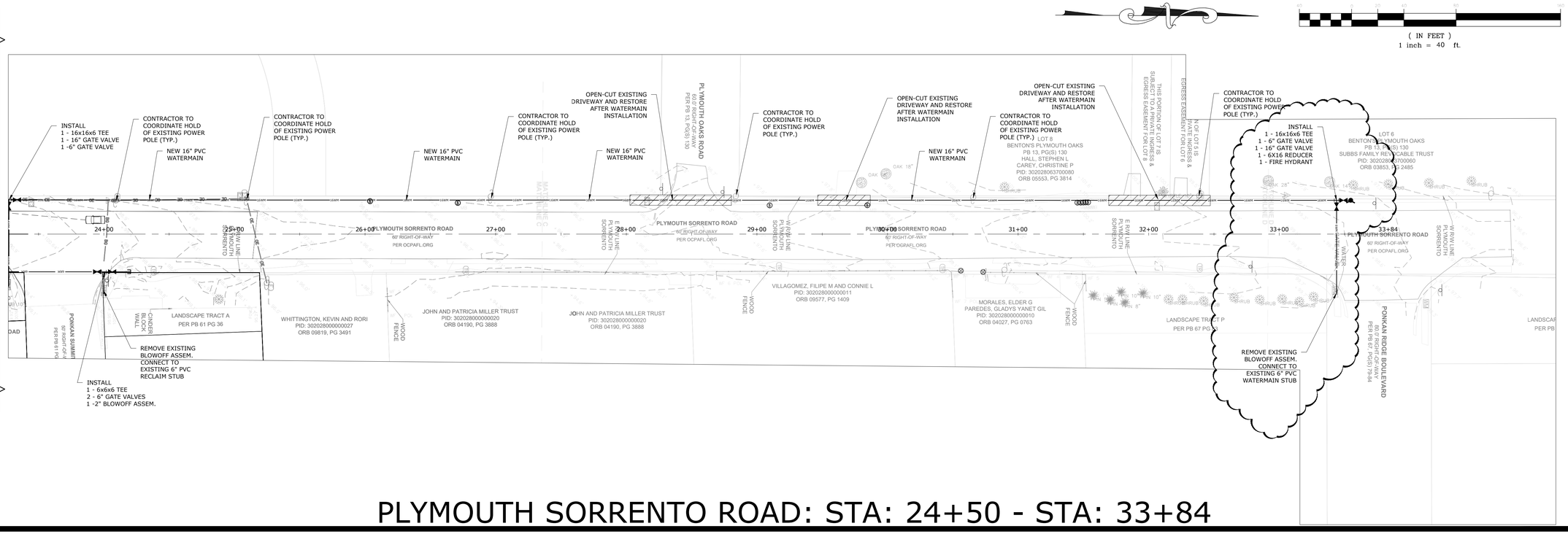
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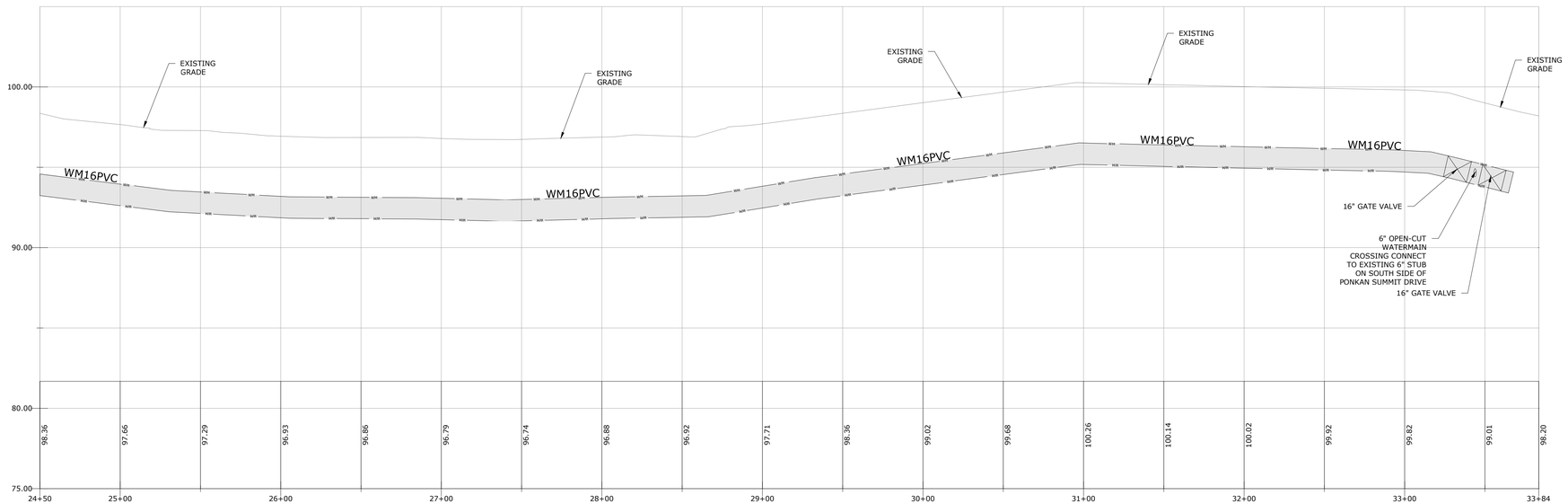
SEE SHEET 39 OF 61

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



PLYMOUTH SORRENTO ROAD: STA: 24+50 - STA: 33+84



O.C. E Permit: 25-E-076

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PLYMOUTH SORRENTO P&P 3

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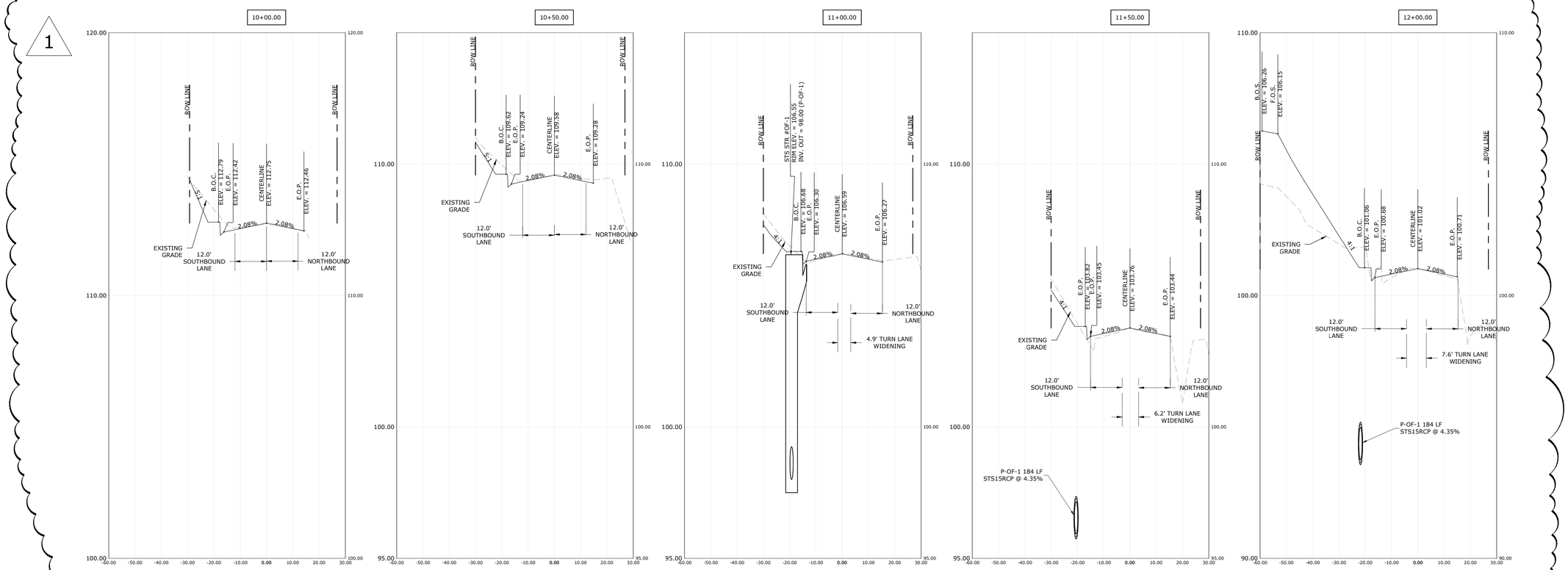
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7	####	
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SHEET NUMBER
39a OF 61

1



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'

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6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Cross Sections 1

Plans not valid unless Signed, Dated and Sealed below.

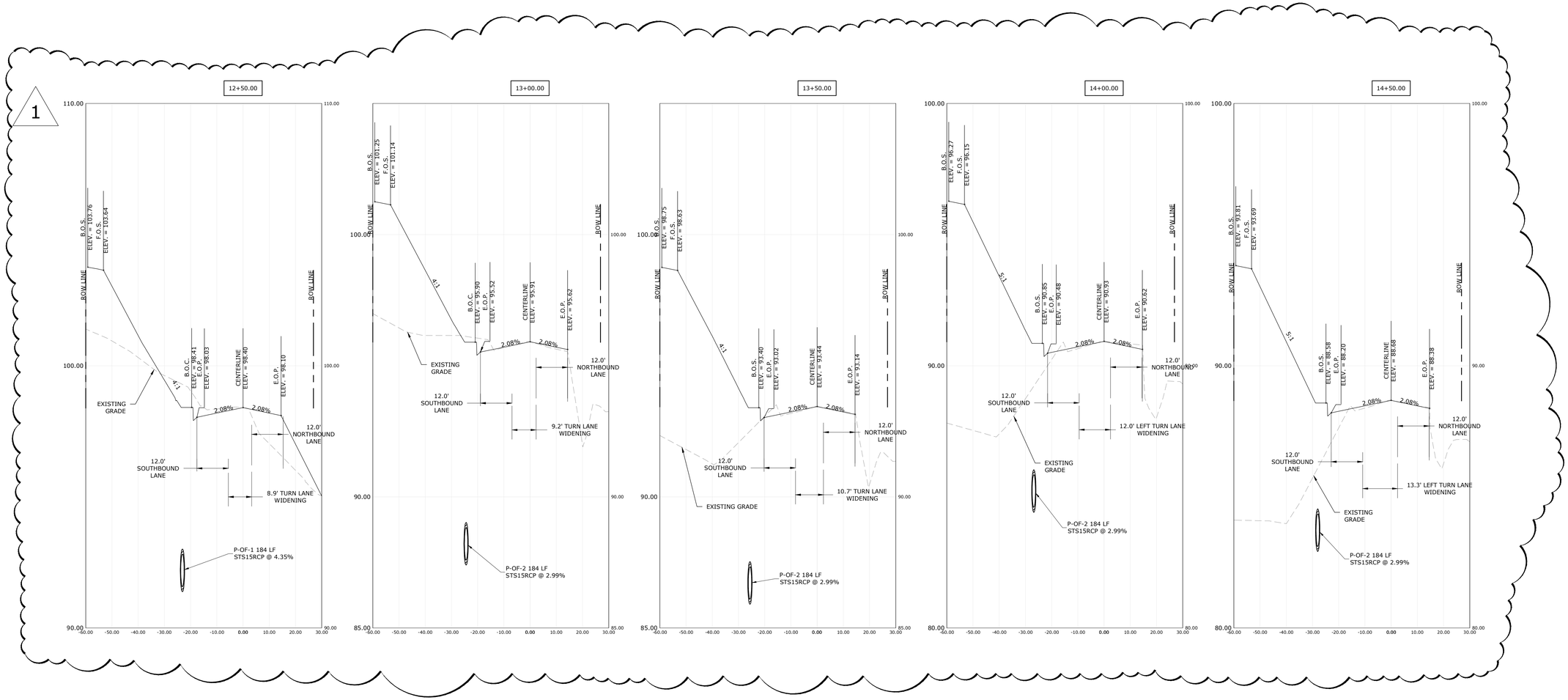
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
3	06/30/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	##/##/##	
8	##/##/##	
9	##/##/##	
10	##/##/##	

SHEET NUMBER

40 OF 61



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'
O.C. E Permit: 25-E-076

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City of Apopka, Florida

Construction Site Plan

Cross Sections 1B

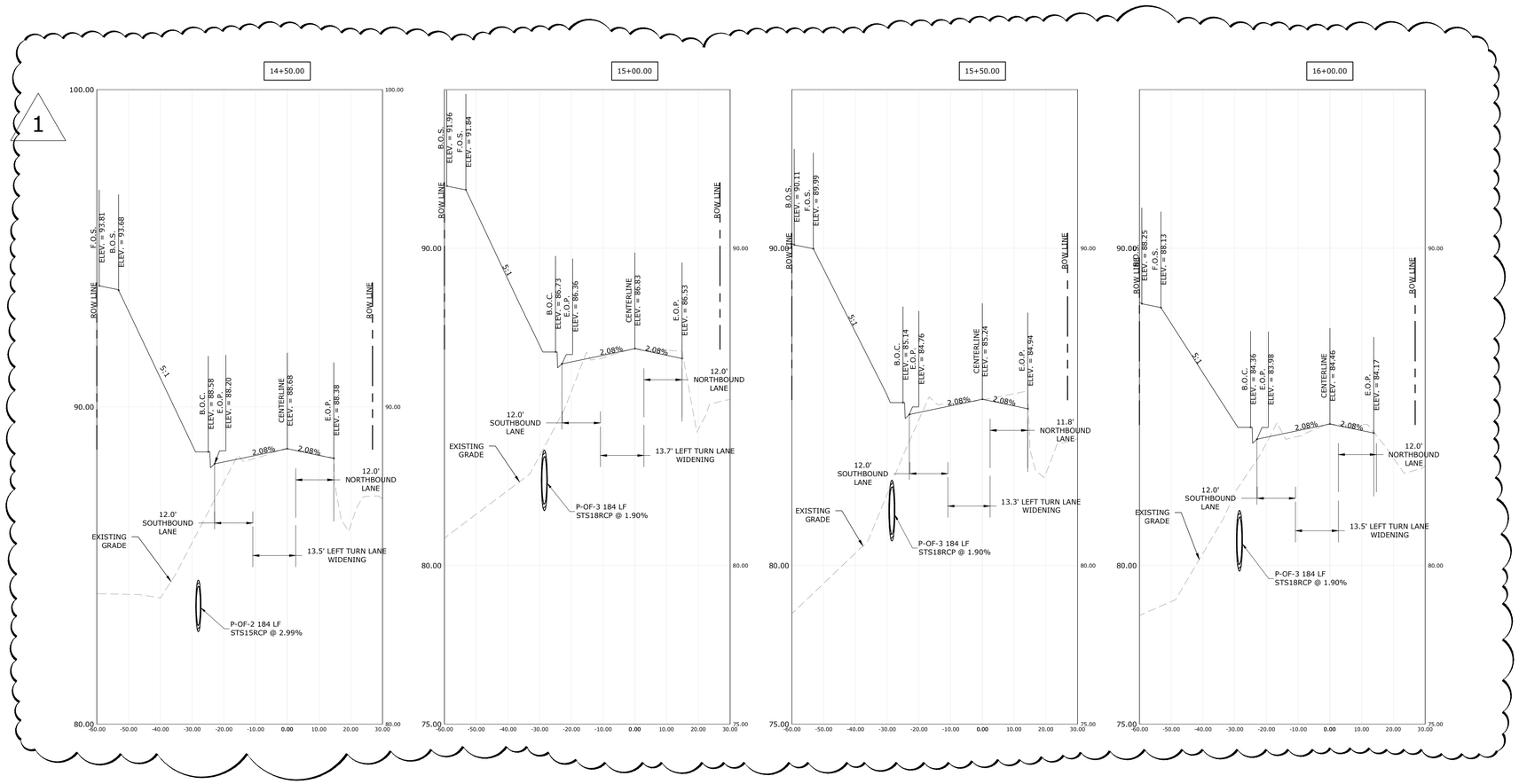
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/16/25	Revised For Orange County 3rd Permit Comments
3	06/16/25	Revised For St. Johns ERP & Apopka Comments
4	07/28/25	Revised For Apopka Comments
5	08/28/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Groff Ct.
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
40B OF 61



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'

O.C. E Permit: 25-E-076

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City of Apopka, Florida

Construction Site Plan

Cross Sections 2

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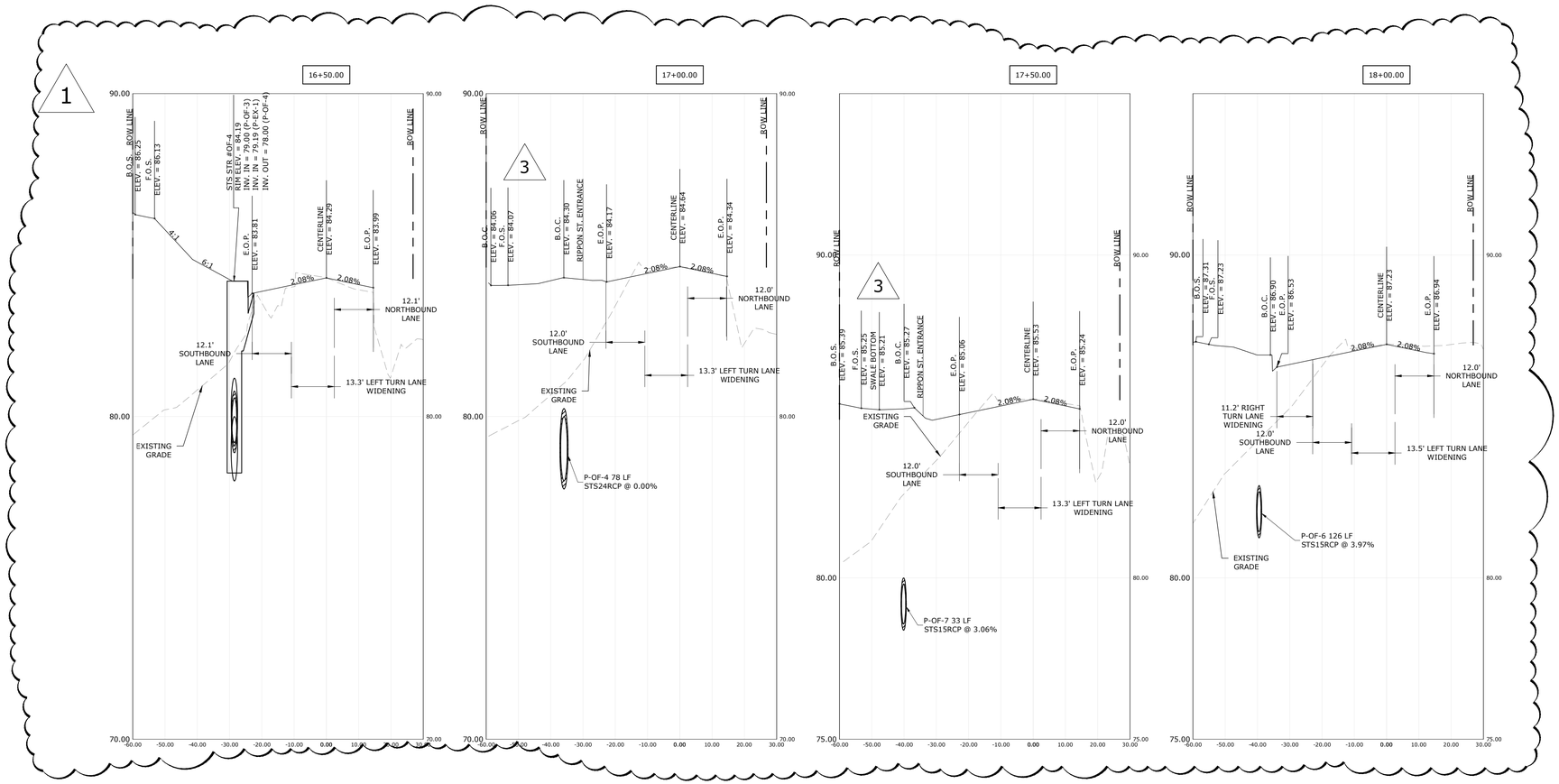
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
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3	06/30/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Golf Ct
7		
8		
9		
10		

SHEET NUMBER

41 OF 61



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'

O.C. E Permit: 25-E-076

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City of Apopka, Florida

Construction Site Plan

Cross Sections 2B

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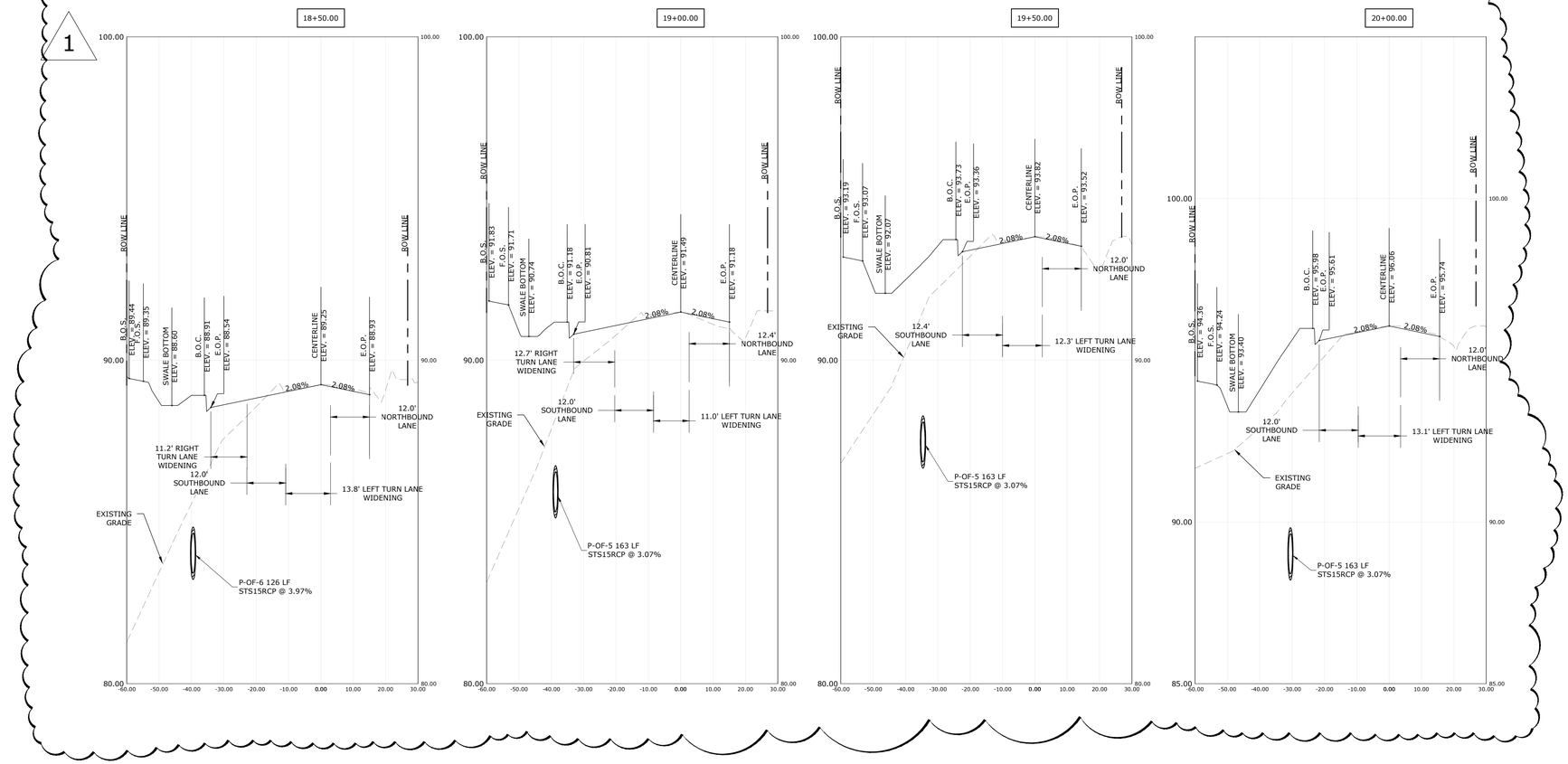
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
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3	06/30/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Goff Ct
7	date	
8	date	
9	date	
10	date	

SHEET NUMBER

41BOF 61



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'

O.C. E Permit: 25-E-076

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Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Cross Sections 3

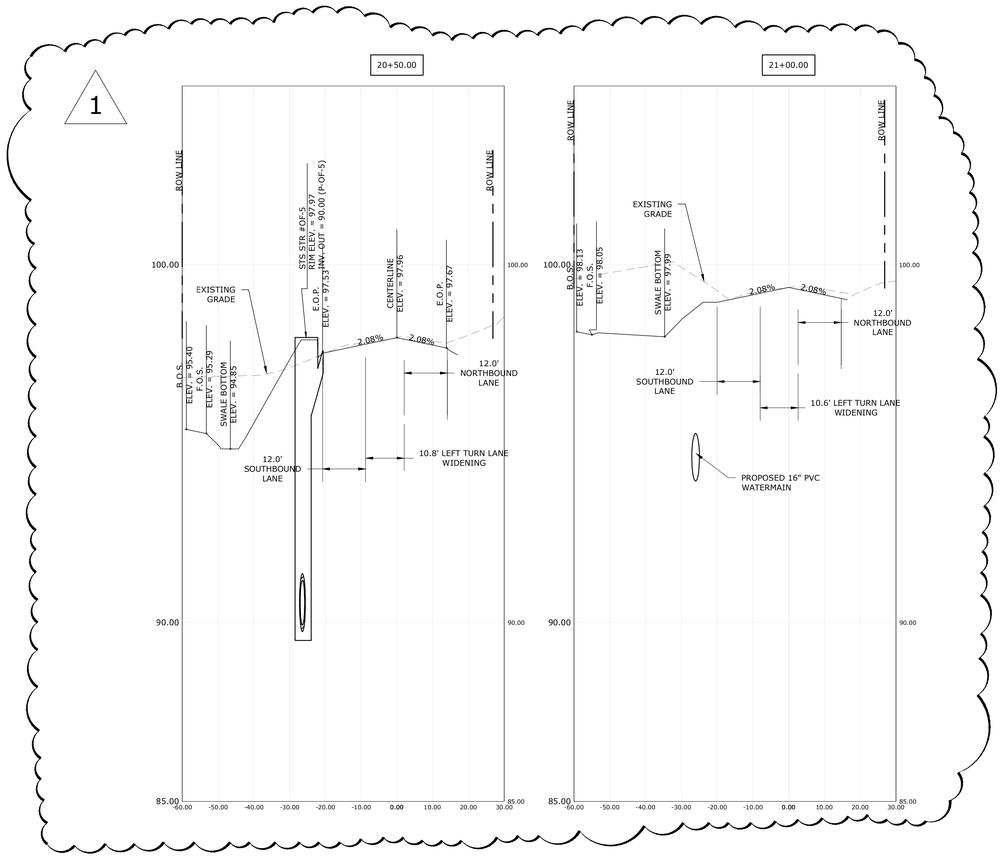
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
42 OF 61



SECTION SCALE:
HORZ: 1" =20'
VERT: 1" = 2'

O.C. E Permit: 25-E-076

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Construction Site Plan

Cross Sections 3B

Plans not valid unless Signed, Dated and Sealed below.

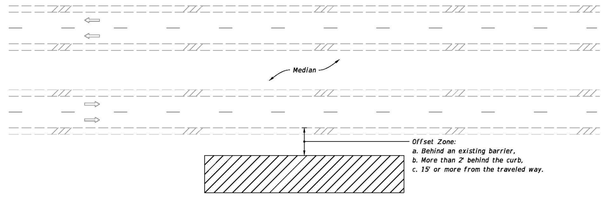
GEOFFREY L. SUMMITT, P.E.
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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sorrento Ave. & Graff Ct
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER

42BOF 61



MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

1

NOTE:

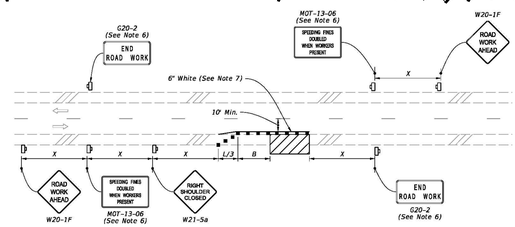
1. A RIGHT-OF-WAY (R0W) AND MAINTENANCE OF TRAFFIC (MOT) PERMITS MUST BE APPLIED FOR BEFORE THE PRE-CONSTRUCTION MEETING.
2. A DETAILED TEMPORARY TRAFFIC CONTROL PLAN, INCLUDING PEDESTRIAN ACCOMMODATION MUST BE SUBMITTED AT THE MOT PERMIT.
3. A LANE CLOSURE OPERATIONAL ANALYSIS PER FDOT IS REQUIRED TO CONSIDER DAYTIME WORK.

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

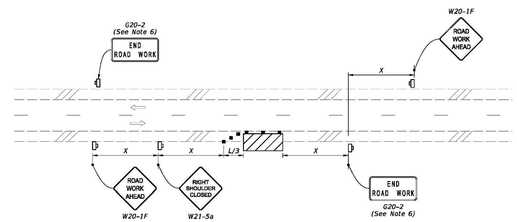
601 FDOT STANDARD INDEX M.O.T. 102-601 BEYOND SHOULDER WORK
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH)

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



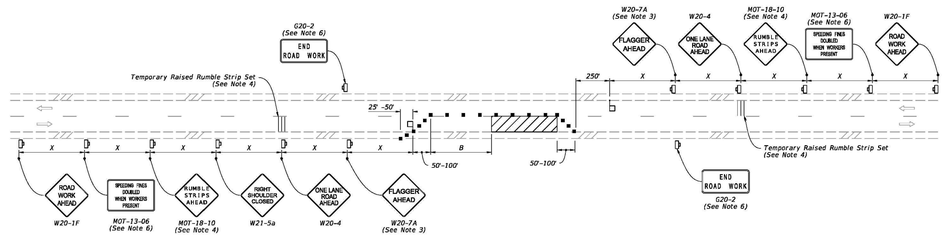
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

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

602 FDOT STANDARD INDEX M.O.T. 102-602 ON SHOULDER WORK
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH)



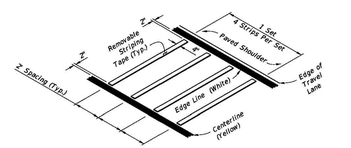
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicle
   d. Traffic signals

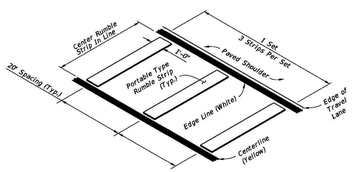
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

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



OPTION - 1
REMOVABLE STRIPING TYPE

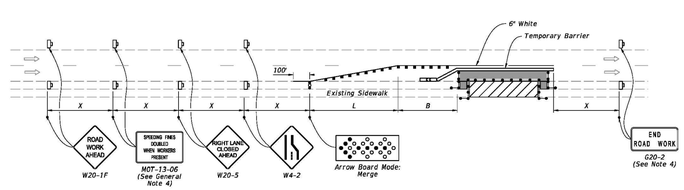


OPTION - 2
PORTABLE TYPE

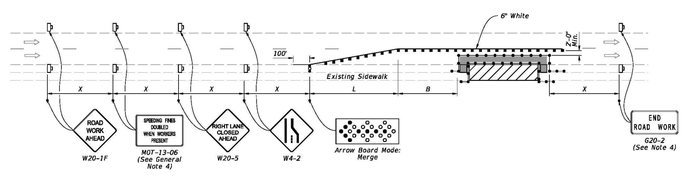
RUMBLE STRIP SETS

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 1 of 2

603 FDOT STANDARD INDEX M.O.T. 102-603 TRAVEL WAY WORK AREA
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH)



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



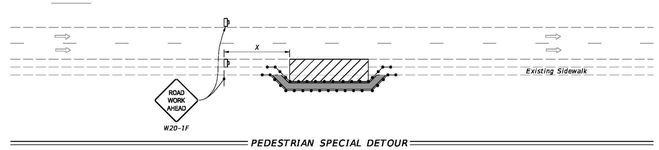
PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

660 FDOT STANDARD INDEX M.O.T. 102-660 SIDEWALK CLOSURE
- N.T.S.(DESIGN SPEED 45 MPH; POSTED 45 MPH)

O.C. E Permit: 25-E-076

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Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Plymouth Sorrento 'E' Permit Plans

MOT Details

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: July 24, 2025
FL Registration #58775
Certificate of Authorization #29665

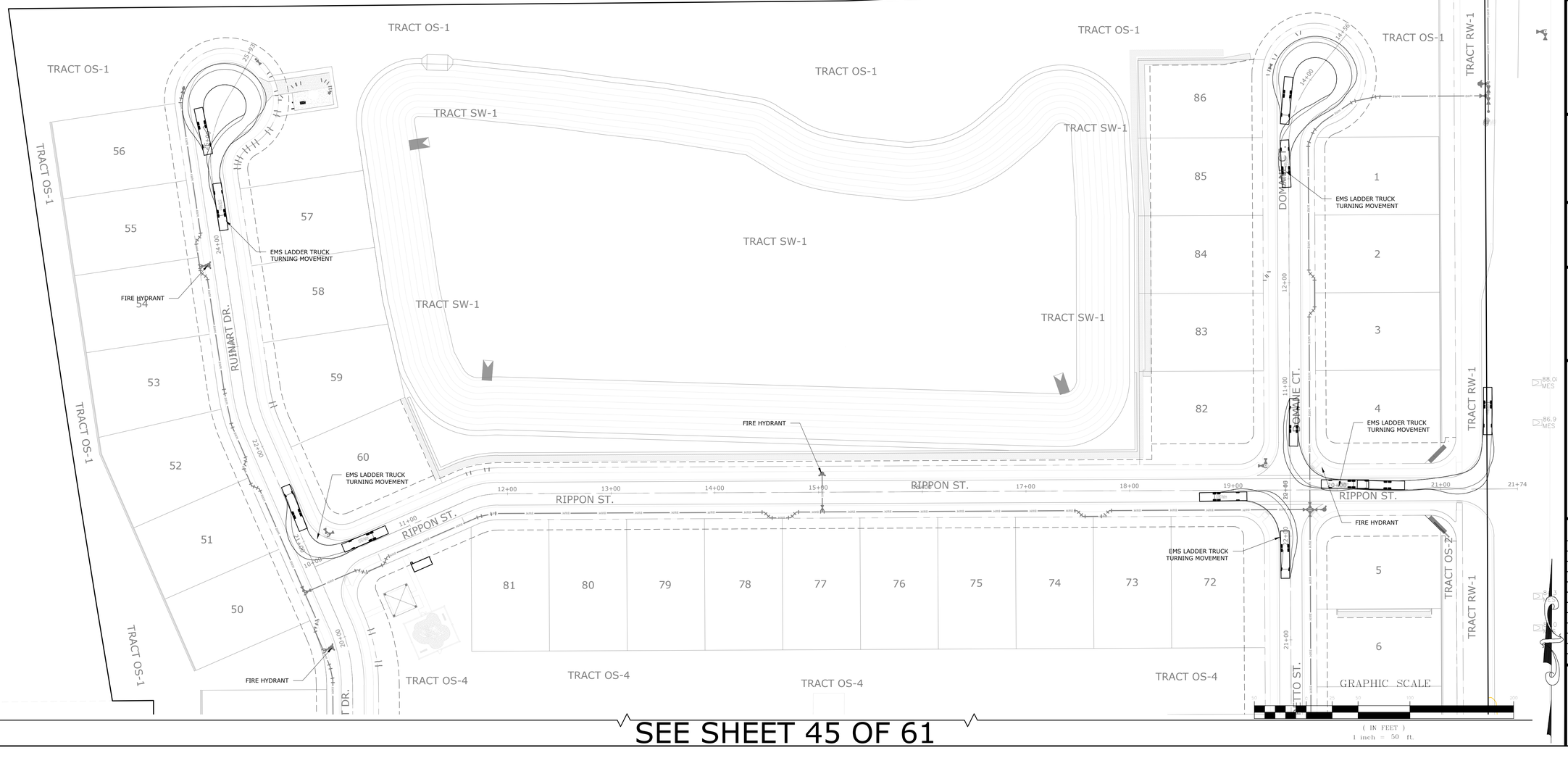
Revisions

NO.	DATE	DESCRIPTION
1	03-04-25	Initial Submittal
2	05-20-25	Revised Per County Comments
3	07-24-25	Revised Per County Comments
4	Valid	
5	Valid	
6	Valid	
7	Valid	
8	Valid	
9	Valid	
10	Valid	

SHEET NUMBER
25A OF 25A

NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.



SEE SHEET 45 OF 61

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Truck Turning Plan 1

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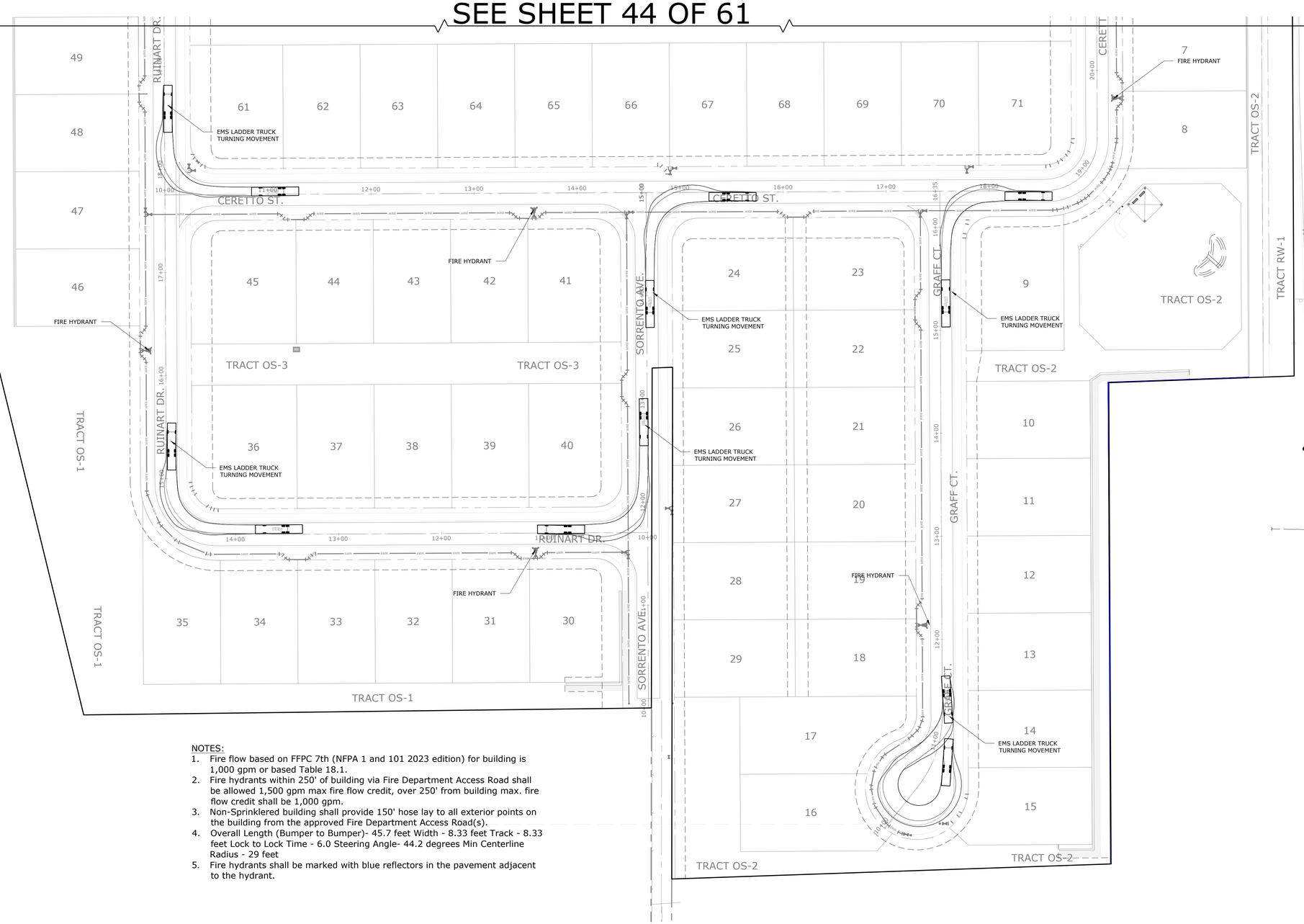
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4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Sprinkler Ave. & Graffiti & Construction Modifications
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
44 OF 61

SEE SHEET 44 OF 61



NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Truck Turning Plan 2

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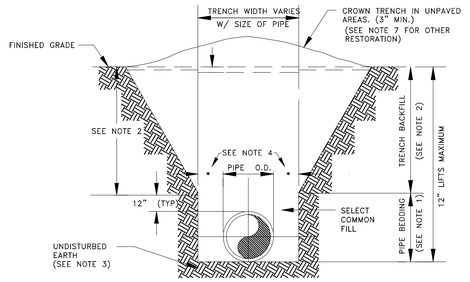
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4	07/28/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised for Screen Acc. & Golf Ct & Construction Modification
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER

45 OF 61



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

800 - TYPE B TRENCH DETAIL N.T.S.

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					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

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

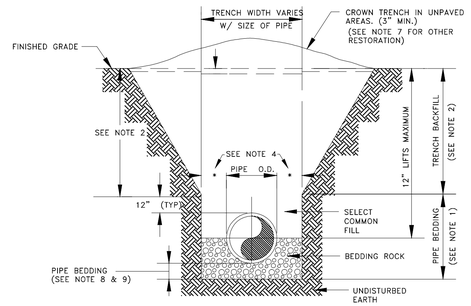
NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. 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, 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: 5
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106

804 - RESTRAINED PIPE DETAIL DUCTILE IRON NTS



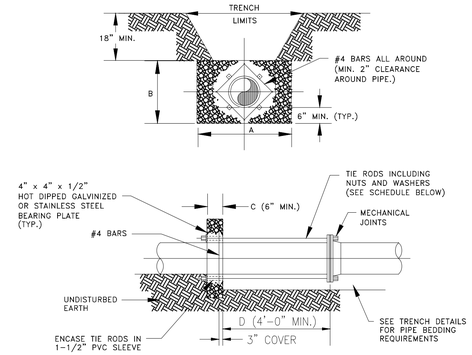
NOTES:

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

801 - TYPE A TRENCH DETAIL NTS



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.

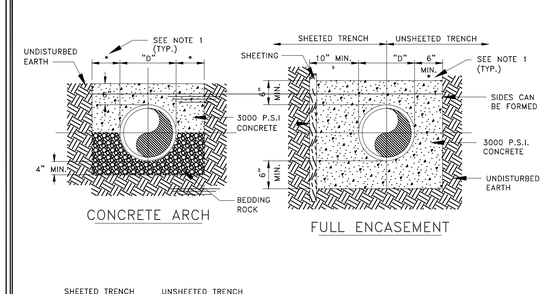
SCHEDULE OF DIMENSIONS AND MATERIALS *						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF ___2,000___ LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) BEARING. SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107

805 - WATER MAIN THRUST COLLAR DETAIL N.T.S.



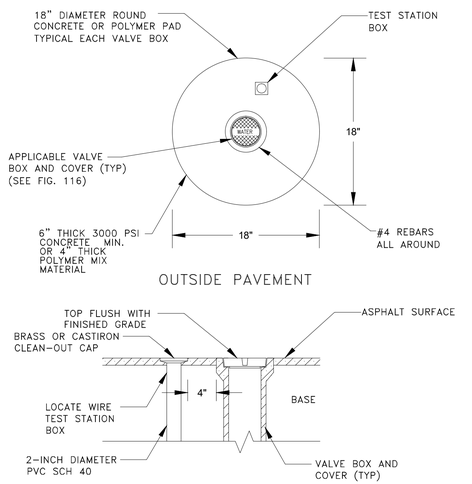
NOTES:

1. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND OVER. FOR CONCRETE ARCH, THE MIN. WIDTH SHALL BE EQUAL TO OUTSIDE DIAMETER OF PIPE.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. THE NEED FOR CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
5. ENDS OF ENCASEMENT SHALL BE FORMED, AND LOCATIONS SHALL BE INDICATED ON RECORD DRAWINGS.

CONCRETE ARCH AND ENCASEMENT DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 102

802 - CONCRETE ENCASEMENT DETAIL NTS



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

806 - VALVE BOX DETAIL N.T.S.

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: 5
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

803 - PVC RESTRAINED PIPE TABLE N.T.S.

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

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

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110

807 - PIPE PRESSURE RATING TABLE DETAIL N.T.S.

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Utilities Details 1

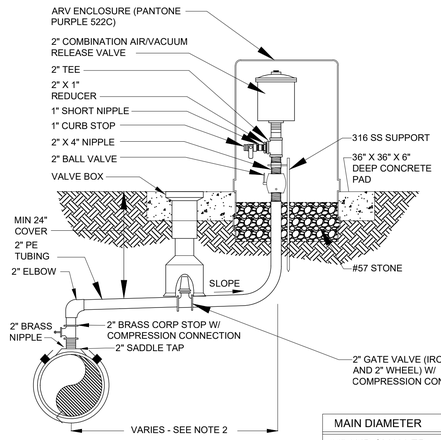
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
3	06/26/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Screen Acc & Golf Ct & Construction Modification
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
52 OF 61



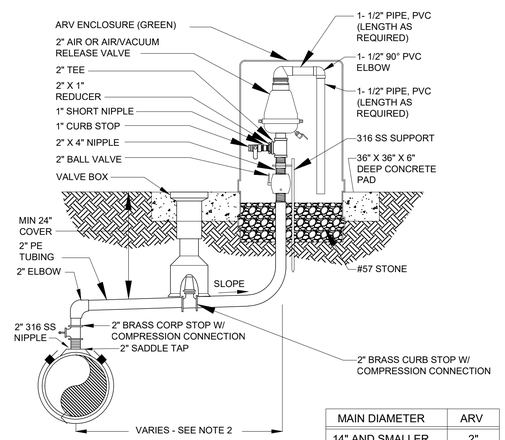
MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

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

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

808 - RECLAIM WATER AIR RELEASE VALVE DETAIL N.T.S.



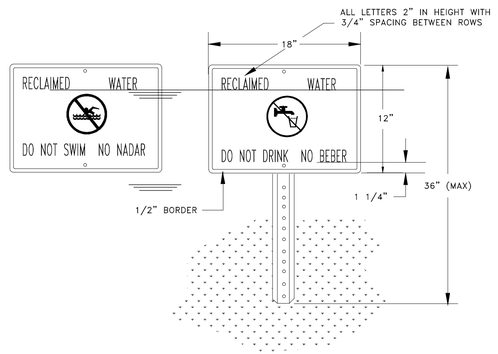
MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

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

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

809 - WASTEWATER AIR RELEASE VALVE DETAIL NTS

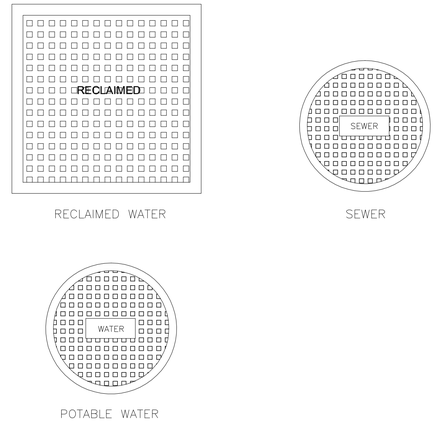


NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. 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

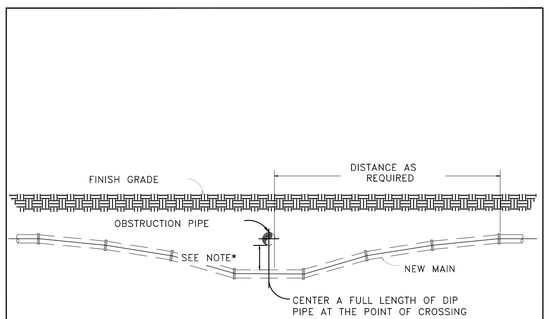
810 - RECLAIMED WATER SIGN DETAIL NTS



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

811 - VALVE BOX COVER DETAILS N.T.S.



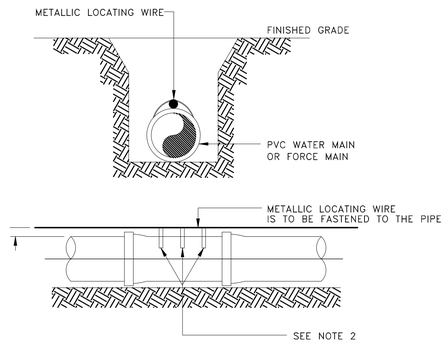
NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* 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

812 - UTILITY CROSSING PIPE DEFLECTION DETAIL NTS

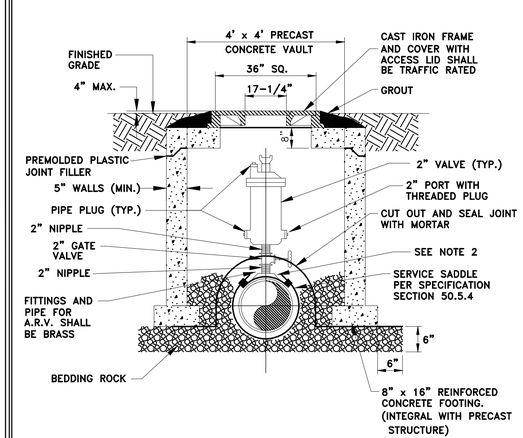


NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH 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

813 - PIPE LOCATE WIRE DETAIL N.T.S.

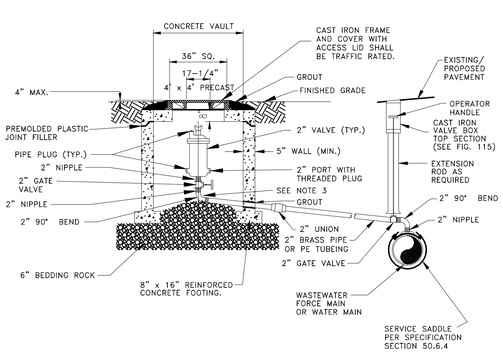


NOTES:
1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETER-MINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE 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

814 - UNDERGROUND AIR RELEASE VALVE DETAIL N.T.S.



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

815 - OFFSET UNDERGROUND AIR RELEASE VALVE DETAIL N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Utilities Details 2

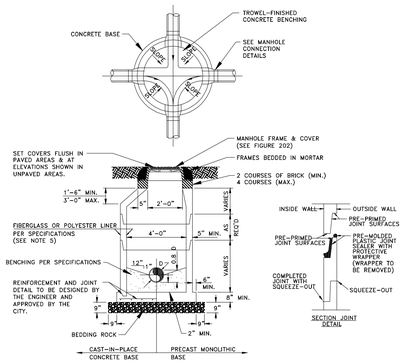
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

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5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Jurisdictional & Graffiti & Construction Modification
7	#REF!	
8	#REF!	
9	#REF!	
10	#REF!	

SHEET NUMBER
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FORCE MAIN MANHOLE LINER*

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

* TO BE COMPLETED BY THE ENGINEER

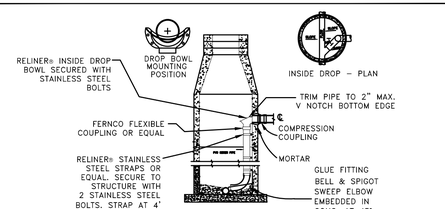
NOTES:

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

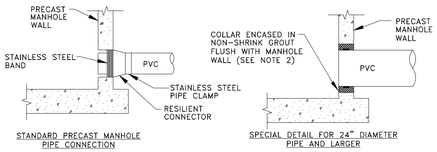
816 - SANITARY MANHOLE DETAIL N.T.S.



INSIDE DROP CONNECTION

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.



STANDARD PRECAST MANHOLE PIPE CONNECTION

SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

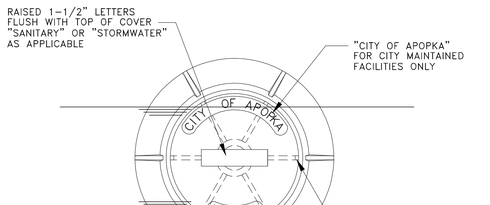
NOTES:

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.

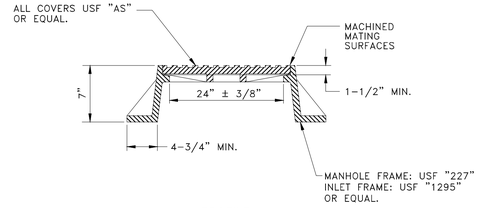
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

817 - SANITARY MANHOLE CONNECTION DETAIL NTS



PLAN



PROFILE

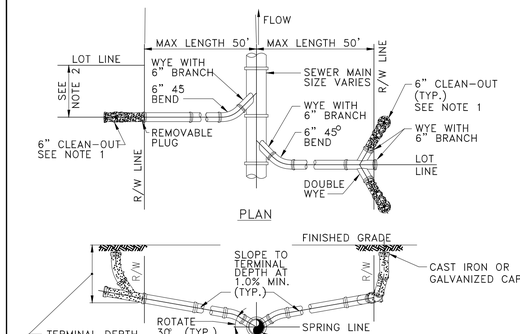
NOTES:

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

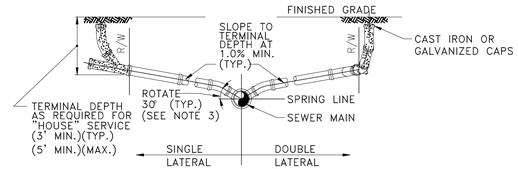
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

818 - SANITARY MANHOLE COVER DETAIL NTS



PLAN



PROFILE

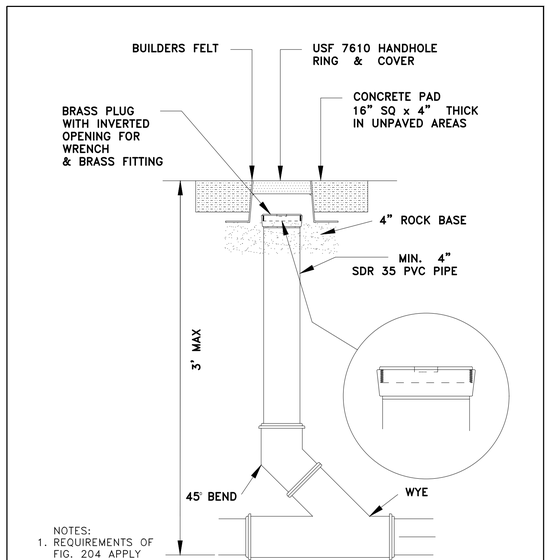
NOTES:

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

819 - SANITARY SERVICE LATERAL DETAIL N.T.S.



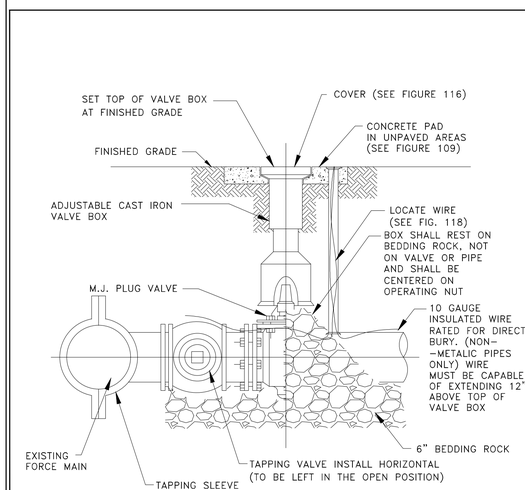
NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205

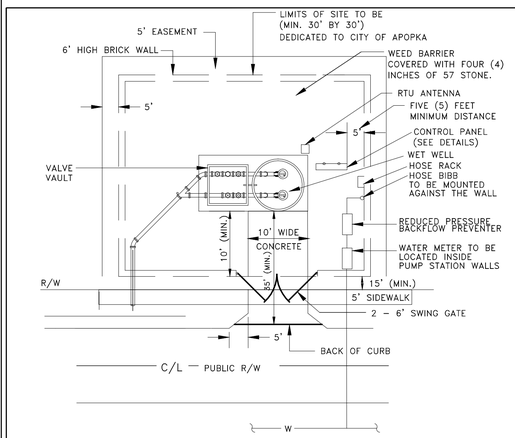
820 - SANITARY SEWER CLEAN-OUT DETAIL NTS



ORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

821 - FORCEMAIN WET TAP CONNECTION DETAIL N.T.S.



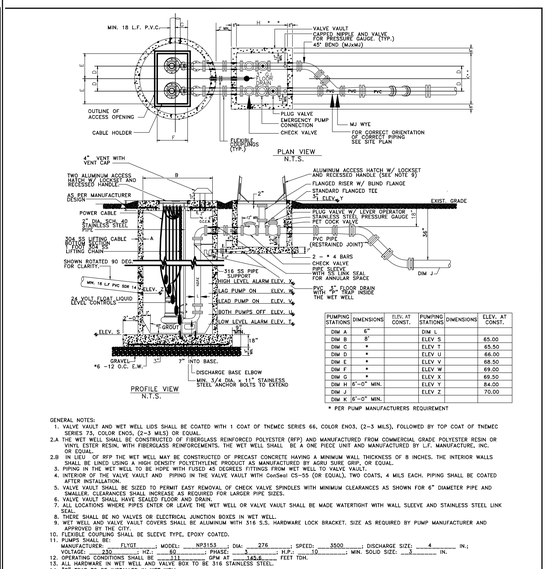
NOTES:

1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 300

822 - PUMP STATION SITE PLAN DETAIL N.T.S.



PUMPING STATION	DIMENSIONS	ELEV. AT CONST.	PUMPING STATION	DIMENSIONS	ELEV. AT CONST.
DIM A	6"		DIM L		
DIM B	8"		ELEV S		65.00
DIM C	*		ELEV T		65.50
DIM D	*		ELEV U		66.00
DIM E	*		ELEV V		68.50
DIM F	*		ELEV W		69.00
DIM G	*		ELEV X		69.50
DIM H	6'-0" MIN.		ELEV Y		84.00
DIM J	6'-0" MIN.		ELEV Z		70.00
DIM K	6'-0" MIN.				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF THEMEC SERIES 66, COLOR ENO3, (2-3 MILS), FOLLOWED BY TOP COAT OF THEMEC SERIES 73, COLOR ENO3, (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 IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL 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 HDPE WITH FUSED AS DESIGNED FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH CorrSeal 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 SHALL BE INCREASED AS NECESSARY 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 SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. ALL ACCESS HATCH OR 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 ; DIA: 276 ; SPEED: 3500 ; DISCHARGE SIZE: 4 IN.;
    VOLTAGE: 230 ; PHASE: 3 ; H.P.: 10 ; MIN. SOLID SIZE: 3 IN.
12. OPERATION CONDITIONS: 60 GPM AT 48.8 FEET TDH.
13. ALL FASTENERS ON WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "A" SEAL 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

823 - LIFT STATION SECTIONAL DETAIL N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Construction Site Plan

Utilities Details 3

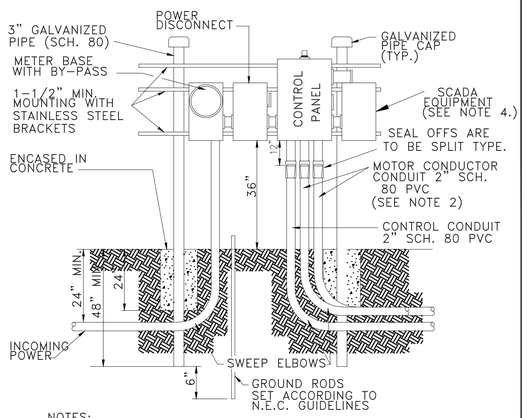
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
3	06/30/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised For Screen Acc. & Golf Ct & Construction Modification
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
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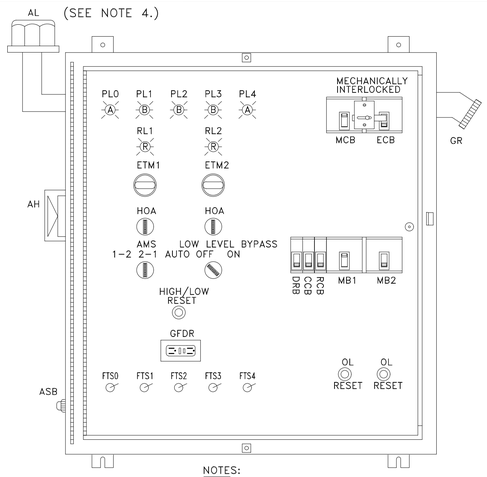
NOTES:

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

824 - LIFT STATION CONTROL PANEL DETAIL N.T.S.



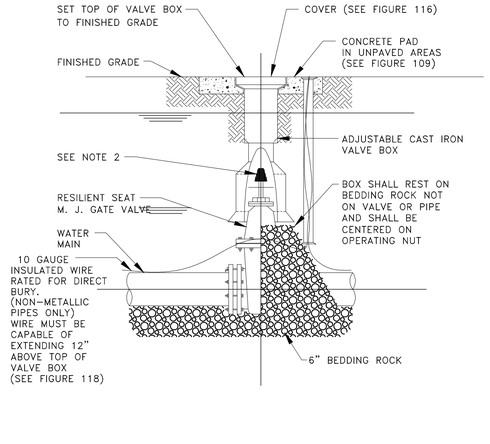
NOTES:

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

825 - LIFT STATION PANEL DETAIL NTS



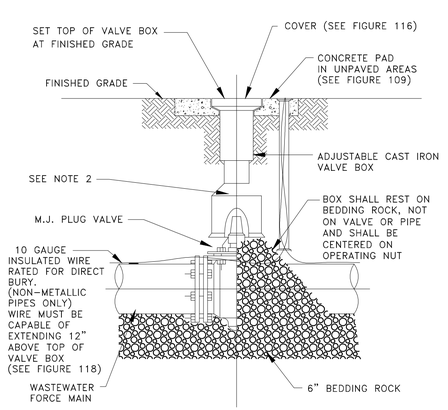
NOTES:

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

826 - WATER GATE VALVE & BOX DETAIL NTS



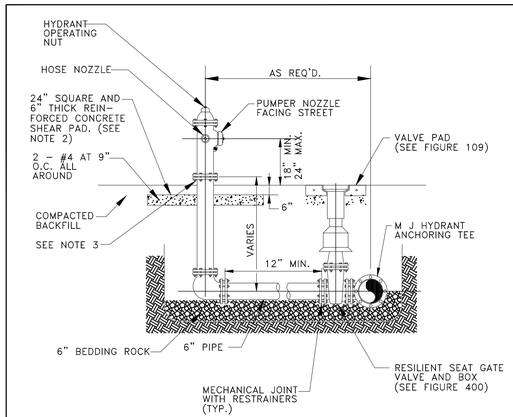
NOTES:

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

827 - PLUG VALVE & BOX DETAIL N.T.S.



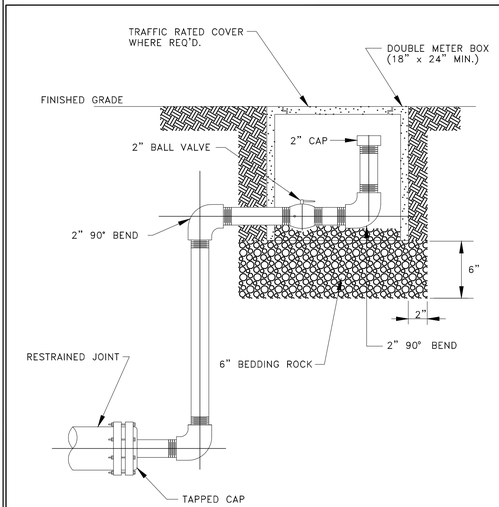
NOTES:

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

828 - FIRE HYDRANT ASSEMBLY DETAIL NTS



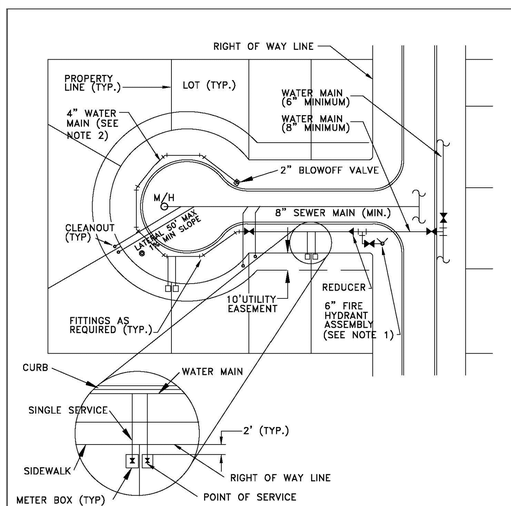
NOTES:

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

829 - WATERMAIN BLOW-OFF VALVE DETAIL N.T.S.



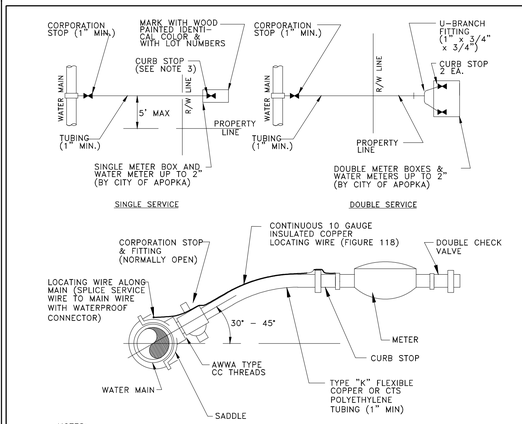
NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER MAINS SHALL BE MINIMUM 4" FOR THE LAST 500' OF A CUL-DE SAC NOT SERVING A HYDRANT.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	SEPTEMBER 2021	FIG. 404

830 - RESIDENTIAL UTILITY SERVICE DETAIL N.T.S.



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

831 - WATER SERVICE CONNECTION DETAIL N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Utilities Details 4

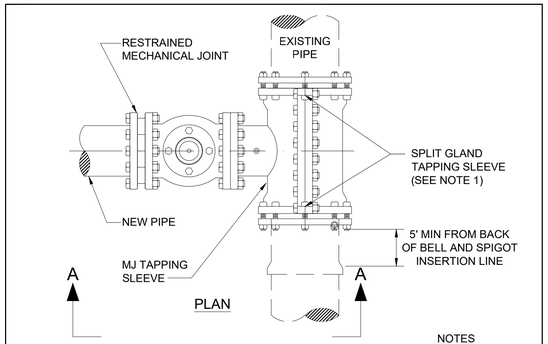
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Revisions

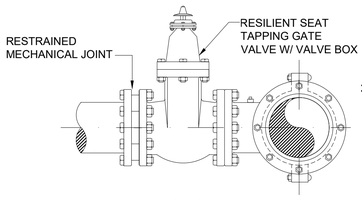
NO.	DATE	DESCRIPTION
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6	02/12/26	Revised For Screen Acc. & Golf Ct & Construction Modification
7	####	
8	####	
9	####	
10	####	

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NOTES

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

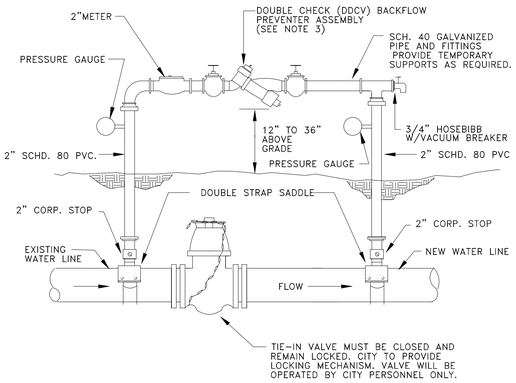


SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

832 - WATERMAIN WET-TAP DETAIL N.T.S.



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

833 - TEMPORARY JUMPER CONNECTION DETAIL NTS

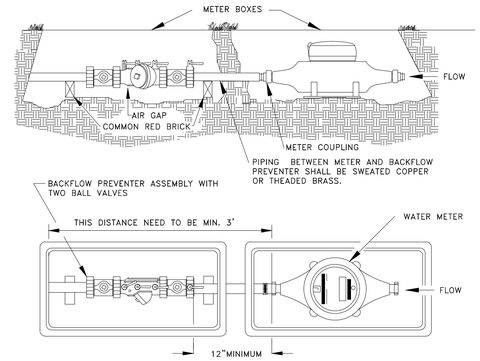
TEMPORARY JUMPER CONNECTION NOTES:

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 bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

834 - TEMPORARY JUMPER CONNECTION NOTES NTS

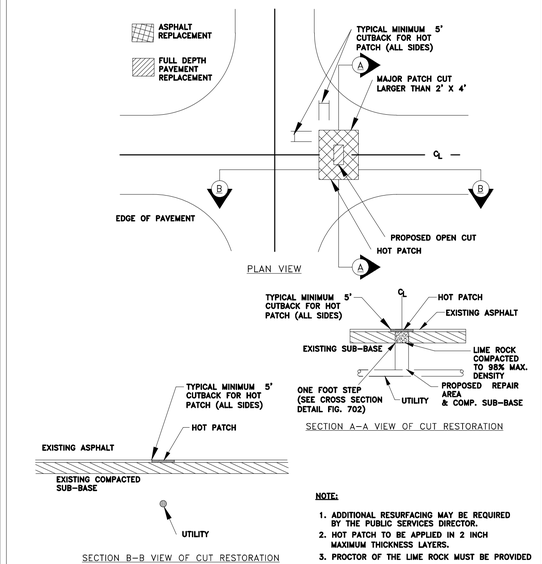


1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505

835 - POTABLE WATER/RECLAIM SERVICE DETAIL N.T.S.



NOTE:

1. ADDITIONAL RESURFACING MAY BE REQUIRED BY THE PUBLIC SERVICES DIRECTOR.
2. HOT PATCH TO BE APPLIED IN 2 INCH MAXIMUM THICKNESS LAYERS.
3. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
4. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

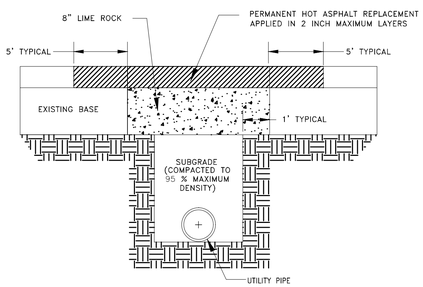
OPEN-CUT DETAIL - MAJOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 701

836 - ROADWAY OPEN-CUT PATCH/REPAIR DETAIL NTS

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.

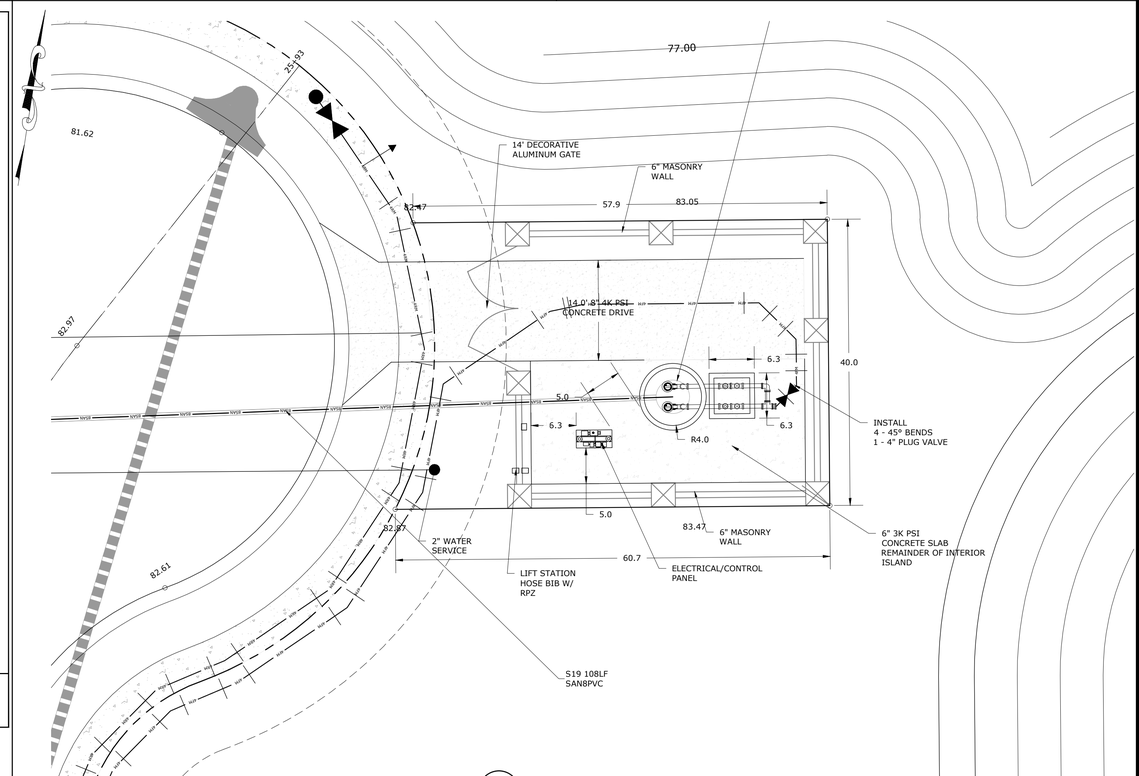
LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

837 - ROADWAY OPEN-CUT SECTION DETAIL N.T.S.



838 - LIFT STATION DETAIL SITE PLAN 1"=10'

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

Utilities Details 5

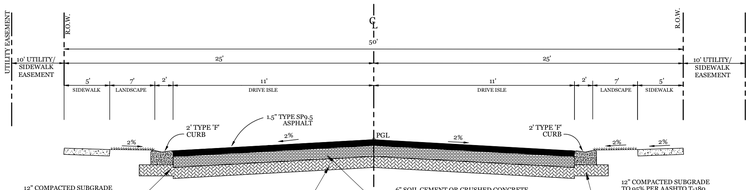
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

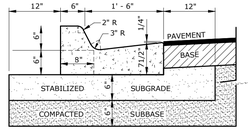
Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
3	06/26/25	Revised For St. Johns ERP & Apopka Comments
4	07/29/25	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised for Screen Acc & Golf Ct & Construction Modification
7	#REF!	
8	#REF!	
9	#REF!	
10	#REF!	

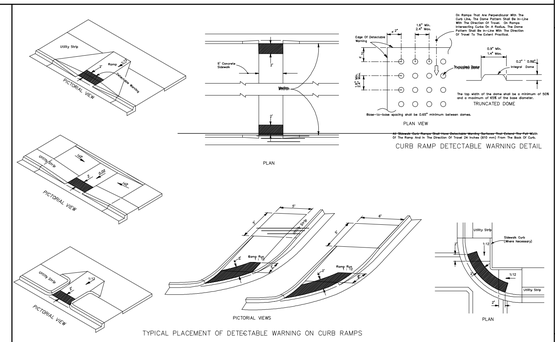
SHEET NUMBER
56 OF 61



100 - TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
N.T.S.



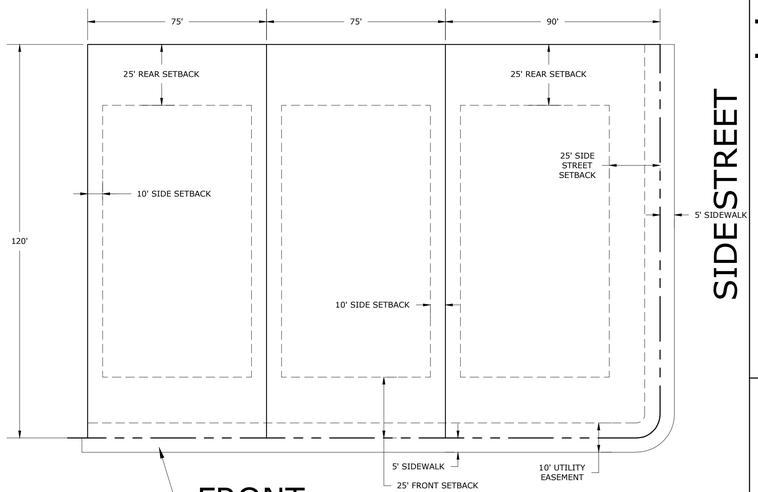
101 - TYPE 'F' CURB DETAIL
N.T.S.



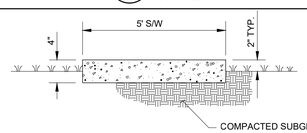
CURB RAMP DETECTABLE WARNING DETAIL

TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

102 - TRUNCATED DOME DETAIL
N.T.S.



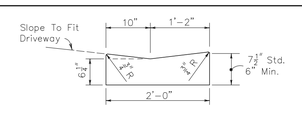
103 - TYPICAL RSF-1B LOT LAYOUT PLAN
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

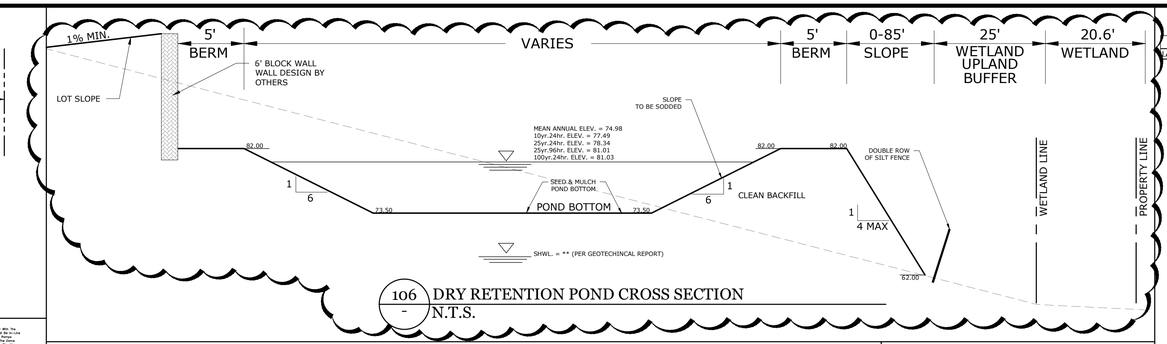
NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

104 - STANDARD SIDEWALK DETAIL
N.T.S.

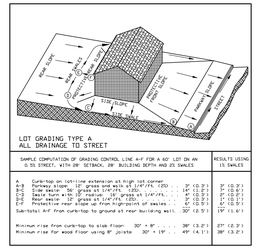


For curb, gutter, curb and gutter and traffic separators provide ½" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

105 - MIAMI CURB
N.T.S.

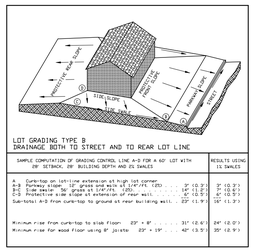


106 - DRY RETENTION POND CROSS SECTION
N.T.S.



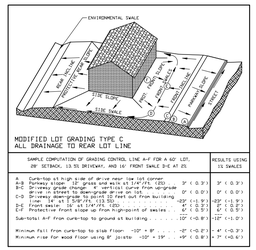
SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT ON AN S.S. STREET, WITH 29' SETBACK, 29' BUILDING DEPTH AND 8% SWALES	RESULTS USING 1% SWALES
A - Curb-top or lot-line extension at high lot corner	
A-B Driveway grade change = vertical curve from upgrade 3% (-0.3') to downgrade 5% (-0.5')	3" (-0.3')
B-C Side swale: 5% grade at 1/4"/ft. (20)	1" (-0.1')
C-D Swale turn with 10' radius, 35° grade at 1/4"/ft.	1" (-0.1')
D-E Side swale: 5% grade at 1/4"/ft. (20)	1" (-0.1')
E-F Protective rear slope up from high-point of swales	6" (-0.5')
Sub-total A-F from curb-top to ground at rear building wall.	30" (2.5')
Minimum rise from curb-top to slab floor: 30" + 8"	38" (3.2')
Minimum rise for wood floor using 8" joists: 30" + 19"	49" (4.1')

107 - TYPE 'A' LOT GRADING
N.T.S.



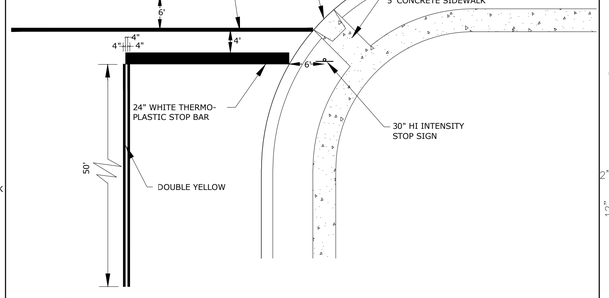
SAMPLE COMPUTATION OF GRADING CONTROL LINE A-G FOR A 60' LOT WITH 29' SETBACK, 29' BUILDING DEPTH AND 8% SWALES	RESULTS USING 1% SWALES
A - Curb-top or lot-line extension at high lot corner	
A-B Driveway grade change = vertical curve from upgrade 3% (-0.3') to downgrade 5% (-0.5')	3" (-0.3')
B-C Side swale: 5% grade at 1/4"/ft. (20)	1" (-0.1')
C-D Protective side slope at extension of rear wall.	6" (-0.5')
Sub-total A-D from curb-top to ground at rear building wall.	23" (1.9')
Minimum rise from curb-top to slab floor: 23' + 8"	31" (2.6')
Minimum rise for wood floor using 8" joists: 23" + 19"	42" (3.5')

108 - TYPE 'B' LOT GRADING
N.T.S.

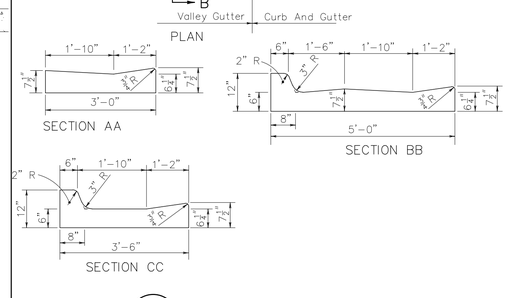


SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT, 29' SETBACK, 13.5% DRIVEWAY, AND 16' FRONT SWALE 3-E AT 2%	RESULTS USING 1% SWALES
A-B Curb-top at high side of drive near low lot corner:	
A-B Driveway grade change = vertical curve from upgrade 3% (-0.3') to downgrade 5% (-0.5')	3" (-0.3')
B-C Drive at street gutter-line high point at 13.5%	1" (-0.1')
C-D Drive at 13.5% to high point of swale from building	-22" (-1.9')
C-D Swale: 16' at 1.5% to 13.5%	-19" (-1.6')
C-F Protective front slope up from high-point of swales	6" (-0.5')
Sub-total A-F from curb-top to ground at building	-12" (-1.0')
Minimum fall from curb-top to slab floor: -12" + 8"	-4" (-0.3')
Minimum rise for wood floor using 8" joists: -12" + 19"	+7" (+0.6')

109 - TYPE 'C' LOT GRADING
N.T.S.



110 - STOP SIGN, STOP BAR & CROSSWALK
N.T.S.



113 - VALLEY GUTTER DETAIL
N.T.S.

POND BERM PREP REQUIREMENTS: (Applies to the entire perimeter of all dry ponds and swales)

1. The berm footprint plus a minimum margin of 3 feet should be cleared, stripped and grubbed to remove all surface vegetation, roots, topsoil and other deleterious materials. Materials generated during this process should be removed from the site and/or stockpiled onsite as directed by the owner/engineer.
2. Within the berm footprint, plus a minimum margin of 3 feet on either side, the resulting cleared surface and the exposed natural soils should be proof rolled to detect unstable conditions such as yielding or pumping soils. Soft areas or excessively wet soils should be excavated, removed, dried and/or replaced with suitable compacted fill, as described below.
3. No construction dewatering is anticipated.
4. The resulting cleared surface should be leveled and then compacted by means of a large self-propelled vibratory roller which has a minimum static weight of 12,000 pounds and is capable of exerting a minimum impact energy of 20,000 pounds (i.e., DYNAPAC CA-15 or equivalent) in areas more than 75 feet away from existing structure(s). Within 75 feet of an existing structure(s) and areas where the groundwater table is within 2 feet of the ground surface, compaction should be achieved with a vibratory roller in the static mode or the use of non-vibratory compaction equipment, such as a heavy rubber tired front end loader. The front end loader should have a minimum bucket size of 3 cubic yards which should remain full during the compaction operation.
5. The compaction efforts should continue until the subsoils within the proposed berm footprint are compacted to a minimum density equivalent to 95 percent of the soils' Maximum Modified Proctor Density value (AASHTO T-180), as tested to a minimum depth of 1 foot below the bottom of the exposed subgrade.
6. Fill material required to attain finished grade should comprise the fine sands from the onsite excavation. The fill soils should be placed in lifts not exceeding 12 inches loose thickness and compacted to the minimum density specified above (95% Modified Proctor). No tree limbs or other debris should be emplaced in the fill berm or pond bottom without the approval of the geotechnical engineer. Such inclusions in the fill berm can cause settlement and provide preferential pathways for seepage through the berm and result in berm failure. Do bury trees, vegetation debris or organic material within the berm fill or pond perimeter.
7. The intent of the compaction requirements outlined herein is to provide compacted soils to the top of the berm.
8. A representative of the project geotechnical engineer should be retained to provide on-site inspection and testing during the site preparation activities so that proper documentation and compliance of the recommendations outlined above can be provided.

106A - DRY RETENTION POND CONSTRUCTION NOTES
N.T.S.

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	8,991.00	0.21	75	RSF-1B
2	9,000.00	0.21	75	RSF-1B
3	9,000.00	0.21	75	RSF-1B
4	10,553.00	0.24	90	RSF-1B
5	10,553.37	0.24	90	RSF-1B
6	9,000.00	0.21	75	RSF-1B
7	9,000.00	0.21	75	RSF-1B
8	9,055.48	0.21	75	RSF-1B
9	10,636.00	0.24	75	RSF-1B
10	9,000.00	0.21	75	RSF-1B
11	9,000.00	0.21	75	RSF-1B
12	9,000.00	0.21	75	RSF-1B
13	9,000.00	0.21	85	RSF-1B
14	9,000.00	0.21	85	RSF-1B
15	9,463.20	0.22	75	RSF-1B
16	9,544.89	0.22	75	RSF-1B
17	11,371.17	0.26	75	RSF-1B
18	9,000.00	0.21	75	RSF-1B
19	9,000.00	0.21	75	RSF-1B
20	9,000.00	0.21	75	RSF-1B
21	9,000.00	0.21	75	RSF-1B
22	9,000.00	0.21	75	RSF-1B
23	10,665.87	0.24	75	RSF-1B
24	10,665.87	0.24	75	RSF-1B
25	9,000.00	0.21	75	RSF-1B
26	9,000.00	0.21	75	RSF-1B
27	9,000.00	0.21	75	RSF-1B
28	9,000.00	0.21	75	RSF-1B
29	9,000.00	0.21	75	RSF-1B
30	10,665.87	0.24	75	RSF-1B
31	9,000.00	0.21	75	RSF-1B
32	9,000.00	0.21	85	RSF-1B
33	9,000.00	0.21	75	RSF-1B
34	9,000.00	0.21	75	RSF-1B
35	10,083.03	0.23	75	RSF-1B
36	12,099.87	0.28	75	RSF-1B
37	9,000.00	0.21	75	RSF-1B
38	9,000.00	0.21	75	RSF-1B
39	9,000.00	0.21	75	RSF-1B
40	10,665.87	0.24	75	RSF-1B
41	10,665.87	0.24	75	RSF-1B
42	9,000.00	0.21	90	RSF-1B
43	9,000.00	0.21	90	RSF-1B
44	9,000.00	0.21	75	RSF-1B
45	12,099.87	0.28	75	RSF-1B
46	9,000.00	0.21	75	RSF-1B
47	9,000.00	0.21	75	RSF-1B
48	9,000.00	0.21	75	RSF-1B
49	9,000.00	0.21	75	RSF-1B
50	9,000.00	0.21	75	RSF-1B
51	9,000.63	0.21	75	RSF-1B
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53	9,355.21	0.21	90	RSF-1B
54	9,000.00	0.21	75	RSF-1B
55	9,000.00	0.21	75	RSF-1B
56	9,000.17	0.21	75	RSF-1B
57	8,997.18	0.21	75	RSF-1B
58	9,000.00	0.21	75	RSF-1B
59	10,979.79	0.25	75	RSF-1B
60	10,665.87	0.24	75	RSF-1B
61	10,665.87	0.24	75	RSF-1B
62	9,000.00	0.21	75	RSF-1B

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
63	9,000.00	0.21	90	RSF-1B
64	9,000.00	0.21	75	RSF-1B
65	9,000.00	0.21	75	RSF-1B
66	9,000.00	0.21	75	RSF-1B
67	9,000.00	0.21	75	RSF-1B
68	9,000.00	0.21	75	RSF-1B
69	9,000.00	0.21	75	RSF-1B
70	9,000.00	0.21	75	RSF-1B
71	10,665.87	0.24	75	RSF-1B
72	11,284.39	0.26	75	RSF-1B
73	9,515.43	0.22	75	RSF-1B
74	9,515.43	0.22	75	RSF-1B
75	9,515.43	0.22	75	RSF-1B
76	9,515.43	0.22	75	RSF-1B
77	9,515.43	0.22	75	RSF-1B
78	9,515.43	0.22	75	RSF-1B
79	9,515.43	0.22	75	RSF-1B
80	9,515.43	0.22	75	RSF-1B
81	9,453.46	0.22	75	RSF-1B
82	10,665.87	0.24	75	RSF-1B
83	9,000.00	0.21	75	RSF-1B
84	9,000.00	0.21	75	RSF-1B
85	9,000.00	0.21	75	RSF-1B
86	9,011.41	0.21	75	RSF-1B

111 - LOT AREA TABLE
N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details 1

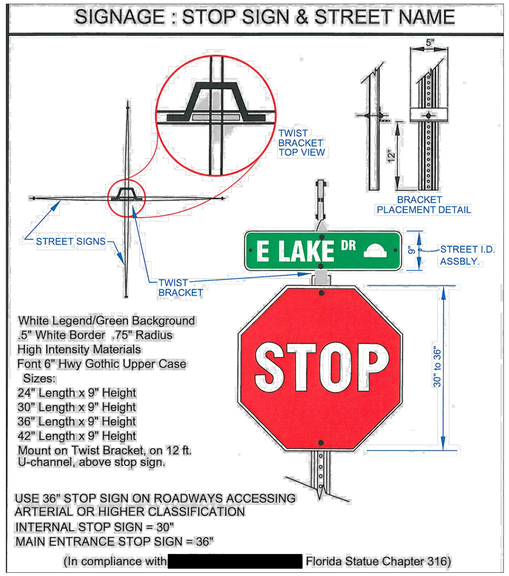
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

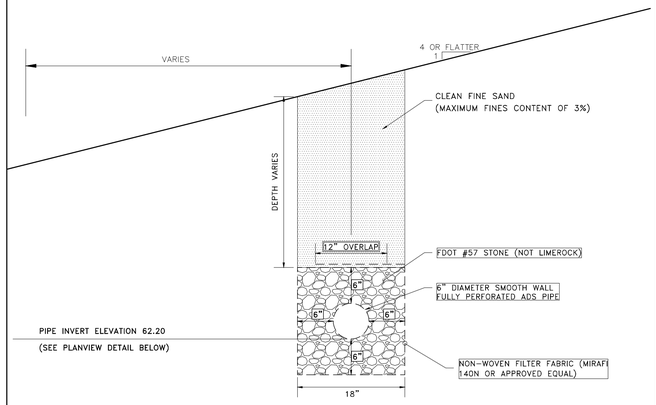
Revisions

NO.	DATE	DESCRIPTION
1	04/05/25	Initial Submittal
2	05/30/25	Revised For Orange County 'E' Permit Comments
3	06/30/25	Revised For St. Johns ERP & Apopka Comments
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6	02/12/26	Revised For Screen Acc. & Graffiti & Construction Modifications
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8	##/##/##	
9	##/##/##	
10	##/##/##	

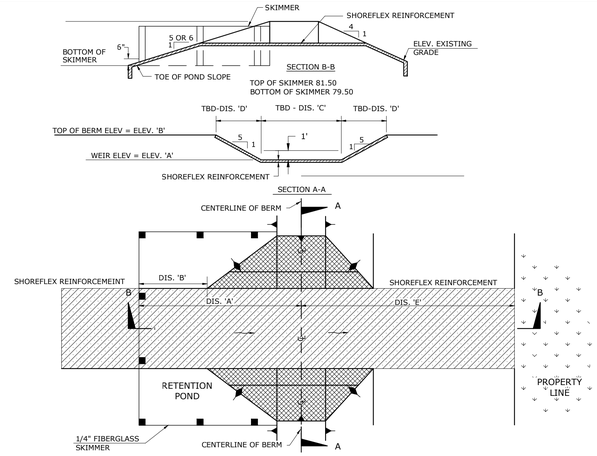
SHEET NUMBER
57 OF 61



200 - STOP SIGN & STREET SIGN DETAIL
N.T.S.



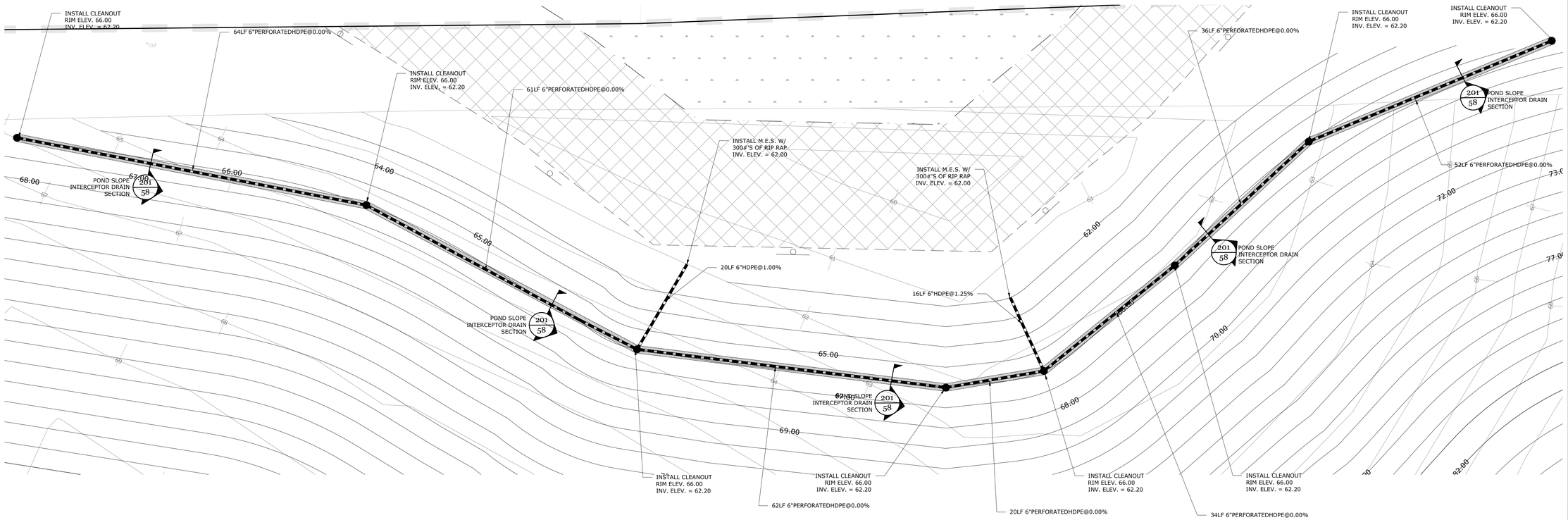
201 - POND SLOPE INTERCEPTOR DRAIN DETAIL
N.T.S.



Detention Pond Weir Structure Table

	Distance 'A'	Distance 'B'	Distance 'C'	Distance 'D'	Distance 'E'	Elevation 'A'	Elevation 'B'
SW-1	10	5	20	5	5	81.00	82.00

202 - POND EMERGENCY OVERFLOW WEIR DETAIL
N.T.S.



203 - POND SLOPE INTERCEPTOR DRAIN PLANVIEW DETAIL
N.T.S.

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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details 2

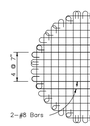
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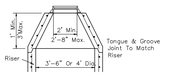
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SHEET NUMBER
58 OF 61

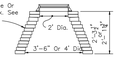


REINFORCEMENT PLAN

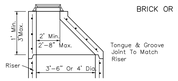
All Reinforcement No. 6 Bars Except 6–#8 Bars Shown. Bars Spaced @ 6" Centers Both Ways Except Middle Bars Shown @ 3" Centers. All Bars with ACI Standard Hooks Canted Approx. 45°, Or Embedded In Accordance With The Slab Reinforcement Detail Shown Under Optional Construction Joints, Sheet No. 3 of 6, Except All #8 Bars And #6 Bars Around Manhole Opening Shall Be Hooked.



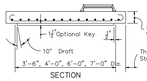
PRECAST CONCENTRIC CONE



BRICK OR CONCRETE



PRECAST ECCENTRIC CONE

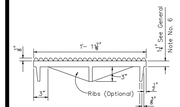


SECTION

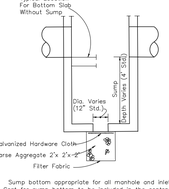
TYPE 7-T (TRAFFIC) (H-20)

TYPE 8 MANHOLES

MANHOLE TOPS

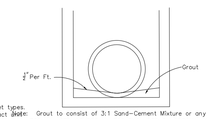


SECTION



NOTE: Sump bottom appropriate for all manhole and inlet types. Cost for sump bottom to be included in the contract price for inlet or manhole.

SUMP BOTTOM



Grout to consist of 3:1 Sand–Cement Mixture or any Class Concrete. FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

DRAINAGE STRUCTURE INVERT

COVER FOR ALL FRAMES

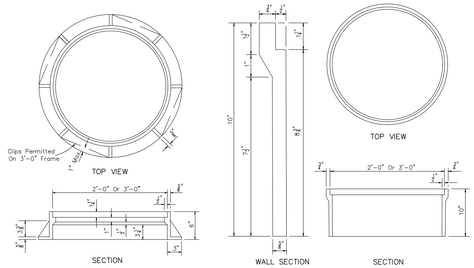
WEIGHT OF CASTINGS						
Frame Type	2" OPENING		3" OPENING			
	Frame	Cover (Std.)	Frame	2-Piece Cover		
				Cover	Ring	Total
~	126 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
~~	134 Lbs.	212 Lbs.	260 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
~~	98 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.

NOTES (TOPS)

1. Manhole top Type 7 slabs shall be of Class ~~ concrete. Concrete as specified in ASTM C-478 may be used for precast units; see General Note No. 3.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.
3. Manhole top Type 8 may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
4. Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3 of 6.

NOTES (FRAMES, AND COVER)

1. The 212 lb. cover is to be used for all frames Types ~, ~~, ~~~ and the 2-Piece Cover, and is the replacement cover for all previous frames with 3" deep seats (traffic type). The 185 lb. cover (non-traffic type) 1984 Roadway and Traffic Design Standards Index No. 201, is the replacement cover for existing frames with deep seats. Installation of frames with deep seats is not permitted. The 185 lb. covers are to be placed in existing deep seated frames only when specifically called for in the plans or as specifically directed by the Engineer.



CAST IRON FRAMES

300 - SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS N.T.S.

ShearForce10 Recommended Anchors		
Soil Type	*Minimum Anchor	Alternate Anchors
Cohesive, well compacted or undisturbed	8"x2"x6" wire U-staple	18" Fabric Pin, 9" Plastic Stake
Cohesive, loose	12"x2"x12" wire U-staple	18" Fabric Pin, 12" Plastic Stake
Non-Cohesive, well compacted or undisturbed	12"x2"x12" wire U-staple	24" Fabric Pin, 12" Plastic Stake
Non-Cohesive, loose	15"x2"x18", 5/ Rebar U-staple	36" Percussion Earth Anchor

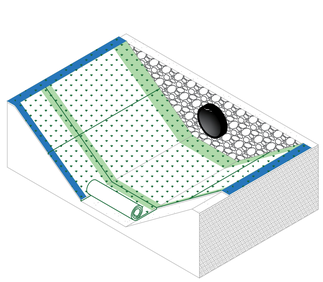
*Longest anchors are recommended as they can be staple between adjacent rolls when seaming, reducing total anchors needed during installation.

Installation Guidelines

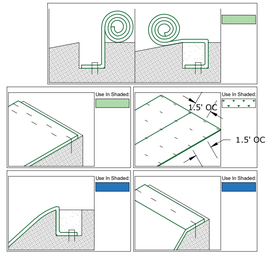
1. Select appropriate anchors for matting based on soil type and consistency (See Recommended Anchors Table).
2. Prepare seedbed, create a smooth soil surface and eliminate any existing rills, soil clods, sticks or rocks larger than 2-inches in diameter.
3. Apply seed, fertilizer, and other amendments at the specified rates, either by broadcasting, drilling, or hydro-seeding.
4. Position and anchor leading edge of mats at in-flow end of channel with one of the following acceptable methods:
   - 4.1.1. 6-inch Covered Anchor Trench (Figure 1)
     Construct a 6-inch wide by 6-inch deep anchor trench across the top width of the channel. Position the leading edge of the mat in the bottom of the trench, with the topside (simulated turf surface) facing down. Make sure mat roll is properly aligned with channel direction. Position any adjacent rolls according to Step 6, and anchor leading edges of all mats into bottom of trench on 1-foot centers. Backfill trench, compact soil and apply additional seed to compacted soil surface. Unroll material over compacted anchor trench (Fig 1).
   - 4.2.2. Double Row Anchor Check (Figure 2)
     Where trenching is not practical or desired, an anchor check may be used to secure the leading edge of the mats. Position the leading edge of the mats with the topside (simulated turf surface) facing up, ensuring that the mat rolls are properly aligned with channel direction. Position any adjacent rolls according to Step 6. Secure leading edges of mats with a row of anchors spaced 6-inches apart, with a second staggered row of anchors spaced 6-inches apart, approximately 4-6-inches behind the first row. (Fig 2).
5. Anchor mat body. (Figure 3), Unroll material down channel surface, slightly stretch and relax mat to remove any wrinkles. Let unrolled mats rest in sunlight for a minimum of 15 minutes to normalize surface temperature before anchoring. Fasten with anchors on 1.5-foot centers according to Fig 3. Use additional anchors as necessary to smooth any remaining wrinkles and ensure that mat is in intimate contact with underlying soil surface.
6. Seam adjacent rolls. (Figure 3), Butt roll edges together and anchor on 1.5-foot centers (Fig 3). A small gap of less than ½ -inch at the seam between rolls is acceptable and will not affect performance.
7. Anchor mat edges at top of side-slopes with one of two acceptable methods:
   - 7.1. 6-inch Anchor Trench (Figure 4)
     Construct a 6-inch wide by 6-inch deep anchor trench at the top or over the crest of each side-slope and fasten the full length edge of mats into the bottom, with anchors spaced 1-foot apart. Backfill trench, compact soil and apply additional seed to compacted soil surface (Fig 4).
   - 7.2. Single Row Anchor Check (Figure 5)
     Where trenching is not practical or desired, an anchor check may be used alternatively to secure the side-slope mat edges. Anchor side-slope edges of mats with a single row of anchors spaced 6-inches apart (Fig 5).
8. Seaming consecutive roll ends. Butt together (no overlap) consecutive roll ends and securely fasten leading edge of downslope rolls with a Double Row Anchor Check as described in Step 4.2 (see Fig 2).
9. Terminal channel roll ends. Anchor roll ends at the terminal outfall of channel by constructing a 6-inch Anchor Trench (Fig 4) or with a Single Row Anchor Check (Fig 5).

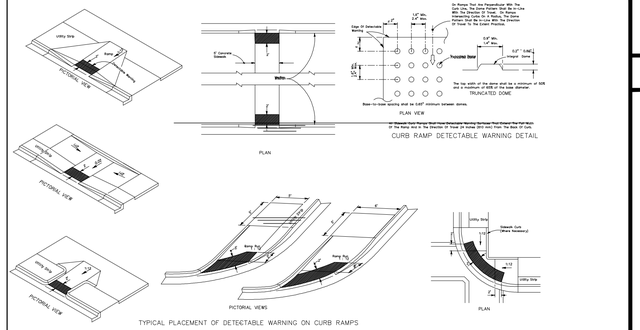
Additional Tips for Fast & Effective Installation

- Install mat with simulated turf on top and fabric backing against soil surface.
- For best vegetative results, do not install on top of any additional erosion control blanket, TRM, or fabric.
- Continuous fabric contact with the underlying soil surface is very important for effective product performance. Unroll mat and let rest in sunlight for a minimum of 15 minutes to normalize surface temperature before anchoring the mat body. Work out any wrinkles in the material before anchoring. If wrinkles remain, additional anchors may be necessary to ensure good fabric-to-soil contact.
- In channel bends or reaches that are not straight, miter cut roll joints to prevent wrinkles in material.
- Use a heavy-duty utility knife or commercial-grade shears to cut material as necessary.
- When seaming cut roll ends or edges, DO NOT OVERLAP. Simply butt together cut ends or edges and seam together with a single row of anchors, spaced 6-inches apart.

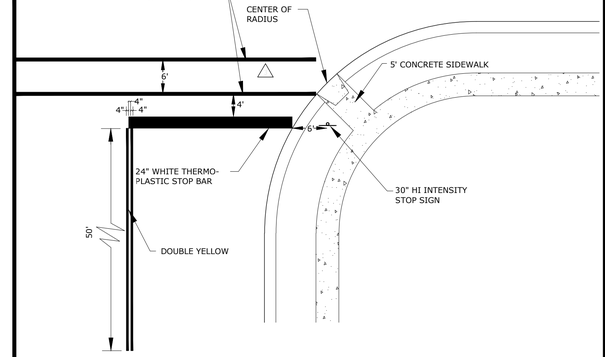


303 - SHEARFORCE-10 EROSION DETAIL N.T.S.





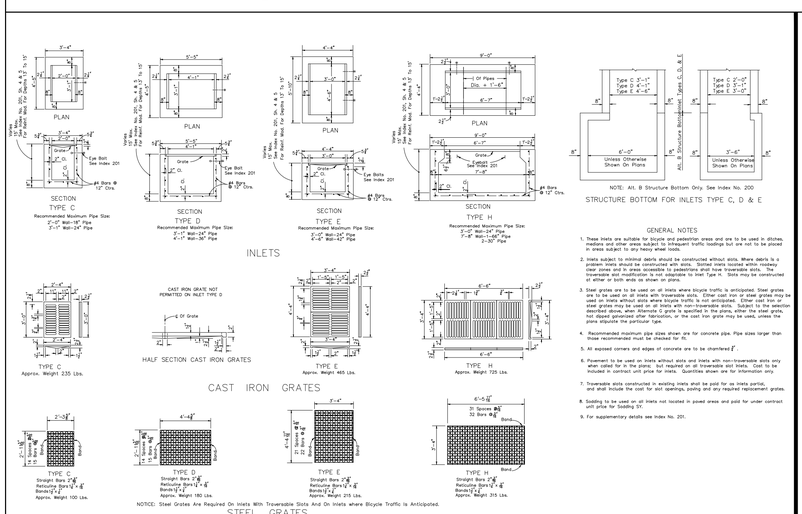
301 - TRUNCATED DOME DETAIL N.T.S.



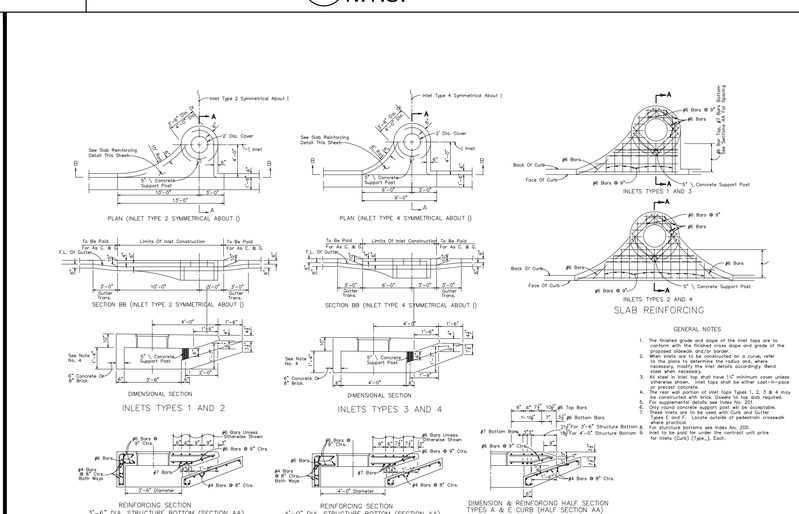
302 - STOP SIGN, STOP BAR & CROSSWALK N.T.S.

DIMENSIONS AND QUANTITIES																							
	D	X	K	B	C	E	F	G	M				N	5½" CONCRETE SLAB (CY)				SODDING (SQ. YDS.)				See General Note No. 3. See Sheet 5 Of 6 For 3" Slab Quantities
									Single Pipe	Double Pipe	Triple Pipe	Quint. Pipe		Single Pipe	Double Pipe	Triple Pipe	Quint. Pipe	Single Pipe	Double Pipe	Triple Pipe	Quint. Pipe	
2:1 Slope	18"	2'-0"	0.92	7.88	4.16	1.00	0'	1.41	4.16	6.92	8.70	12.08	1.04	0.36	0.54	0.74	0.94	24	33	39	49	
	24"	2'-0"	0.92	8.38	4.66	1.00	0'	1.41	4.66	7.42	9.20	12.58	1.04	0.41	0.61	0.82	1.04	27	36	43	53	
	30"	2'-0"	0.92	8.88	5.16	1.00	0'	1.41	5.16	7.92	9.70	13.08	1.04	0.47	0.68	0.91	1.15	30	39	47	57	
	36"	2'-0"	0.92	9.38	5.67	1.00	0'	1.41	5.67	8.42	10.20	13.58	1.04	0.53	0.75	1.00	1.25	33	43	51	61	
	42"	2'-0"	0.92	9.88	6.17	1.00	0'	1.41	6.17	8.92	10.70	14.08	1.04	0.59	0.82	1.09	1.36	36	47	55	65	
	48"	2'-0"	0.92	10.38	6.67	1.00	0'	1.41	6.67	9.42	11.20	14.58	1.04	0.65	0.90	1.17	1.45	39	50	59	69	
	54"	2'-0"	0.92	10.88	7.17	1.00	0'	1.41	7.17	9.92	11.70	15.08	1.04	0.70	0.97	1.26	1.56	42	54	63	73	
	60"	2'-0"	0.92	11.38	7.67	1.00	0'	1.41	7.67	10.42	12.20	15.58	1.04	0.76	1.04	1.34	1.66	45	58	67	77	
4:1 Slope	15"	2'-0"	3.09	9.59	4.91	2.07	4'-3"	6.90'	9.59'	17.08'	1.04	0.44	0.68	0.91	1.15	26	40	48	61				
	18"	2'-0"	3.09	9.84	5.16	2.07	4'-3"	6.90'	9.84'	17.33'	1.04	0.48	0.72	0.97	1.22	28	42	51	64				
	24"	2'-0"	6.18	9.68	5.0	2.07	4'-3"	6.90'	9.68'	17.17'	1.04	0.60	1.00	1.38	1.77	35	50	59	74				
	30"	2'-0"	6.18	10.43	5.75	2.07	4'-3"	6.90'	10.43'	17.92'	1.04	0.69	1.13	1.57	2.01	40	57	68	84				
	36"	2'-0"	9.26	10.93	6.25	2.07	4'-3"	6.90'	10.93'	18.42'	1.04	0.81	1.32	1.83	2.34	47	66	79	97				
	42"	2'-0"	12.34	14.87	10.19	2.07	4'-3"	6.90'	14.87'	24.42'	1.04	1.13	2.05	3.06	4.06	65	96	124	160				
	48"	2'-0"	12.34	14.87	10.19	2.07	4'-3"	6.90'	14.87'	24.42'	1.04	1.13	2.05	3.06	4.06	65	96	124	160				
	54"	2'-0"	15.43	15.62	10.94	2.07	4'-3"	6.90'	15.62'	25.17'	1.04	1.41	2.57	3.83	5.09	81	120	155	201				
	60"	2'-0"	18.52	16.62	11.94	2.07	4'-3"	6.90'	16.62'	26.17'	1.04	1.68	3.05	4.57	6.08	96	143	185	240				

304 - MITERED END SECTION N.T.S.



305 - TYPE 'C and D' DITCH BOTTOM INLETS N.T.S.



306 - TYPE '1, 2, 3 & 4' CURB INLETS N.T.S.

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Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

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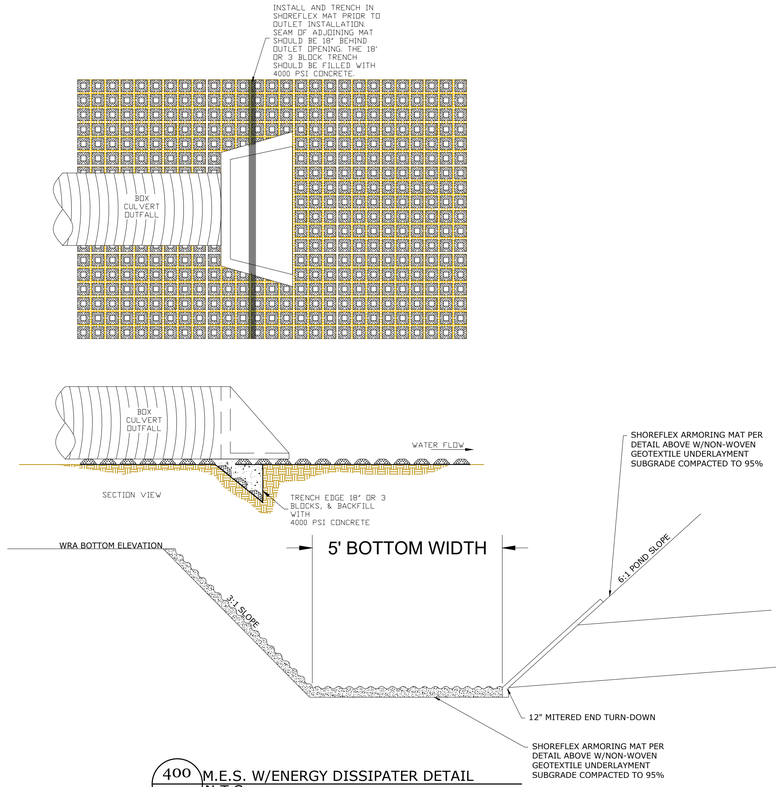
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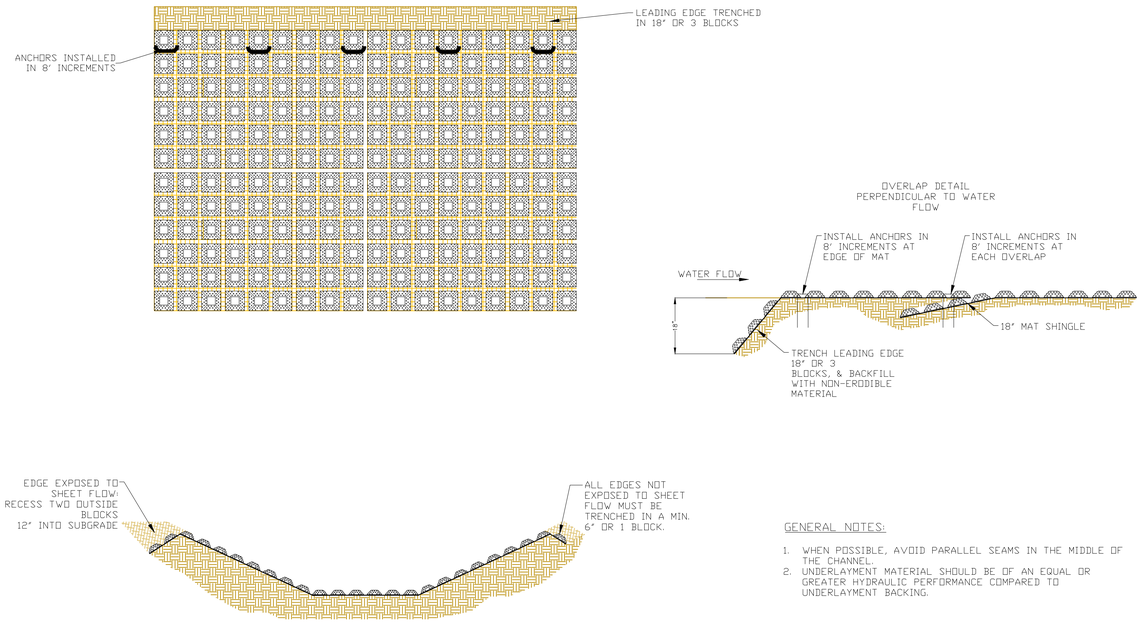
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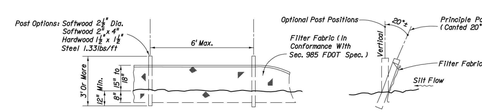
400 - M.E.S. W/ENERGY DISSIPATER DETAIL N.T.S.



401 - SHOREFLEX ARMOR PROTECTION DETAIL N.T.S.

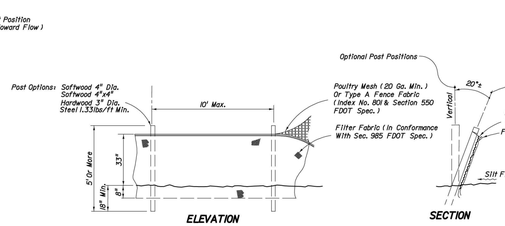
GENERAL NOTES:

1. WHEN POSSIBLE, AVOID PARALLEL SEAMS IN THE MIDDLE OF THE CHANNEL.
2. UNDERLAYMENT MATERIAL SHOULD BE OF AN EQUAL OR GREATER HYDRAULIC PERFORMANCE COMPARED TO UNDERLAYMENT BACKING.



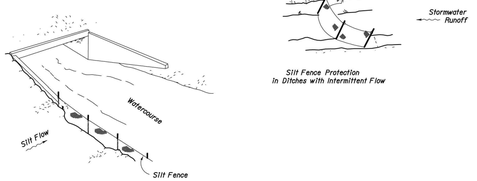
ELEVATION SECTION

TYPE III SILT FENCE



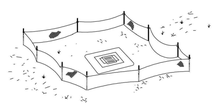
ELEVATION SECTION

TYPE IV SILT FENCE



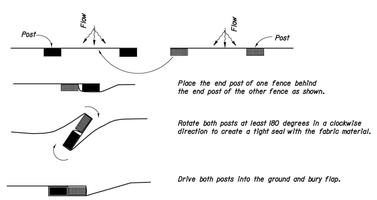


Silt Fence Protection In Ditches with Intermittent Flow



Silt Fence Protection Around Ditch Bottom Inlets.

SILT FENCE APPLICATIONS

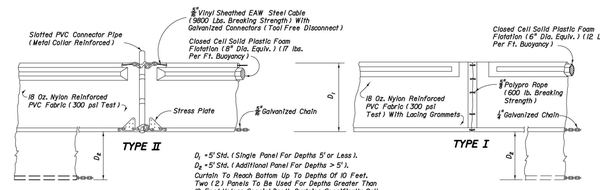


PLAN VIEW

JOINING TWO SILT FENCES

NOTES FOR SILT FENCES

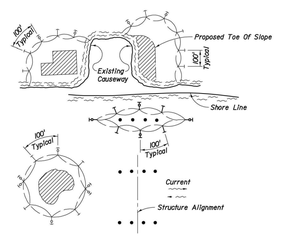
1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart I, Sheet I.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).



D1 = 5' Std. (Single Panel For Depths 5' or Less).
D2 = 5' Std. (Additional Panel For Depths > 5'). Curtain To Reach Bottom Up To Depths Of 10 Feet. Two (2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Call For In The Plans Or As Determined By The Engineer.

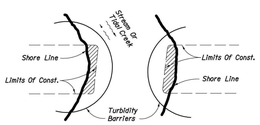
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



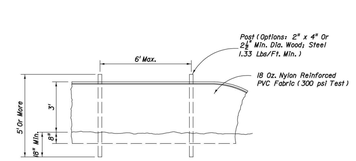
LEGEND
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

TURBIDITY BARRIER APPLICATIONS



STAKED TURBIDITY BARRIER

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

402 - STANDARD EROSION CONTROL DETAILS

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details 4

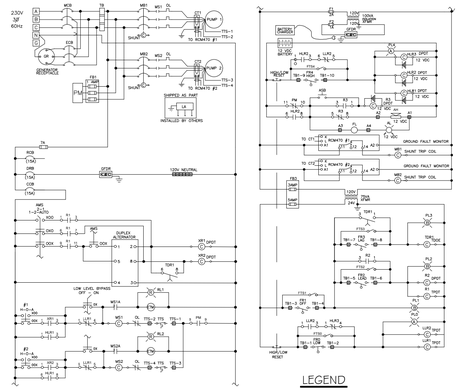
Plans not valid unless Signed, Dated and Sealed below.

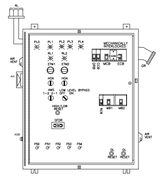
GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/03/23	Initial Submittal
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4	07/27/23	Revised For Apopka Comments
5	08/29/25	Revised For Apopka Comments
6	02/12/26	Revised Per Lennar Ins. & Unit Cl & Contractor Mobilization
7	####	
8	####	
9	####	
10	####	

SHEET NUMBER
60 OF 61





LEGEND

AB	= ALARM BELL	MB	= MOTOR BREAKER
ACP	= AIR COMPRESSOR PAL LIGHT	MC	= MOTOR CONTACTOR
ACR	= AIR COMPRESSOR RESET	MD	= MOISTURE DETECTOR
ACTB	= AIR COMPRESSOR TERMINAL STRIP	MS	= MOTOR STARTER
AL	= ALARM LIGHT	NC	= NORMALLY CLOSED
AS	= ALARM LIGHT	NO	= NORMALLY OPEN
ALT	= ALTERNATOR	OL	= OVERLOAD
ATS	= ALTERNATOR MODE SWITCH	PB	= PUSH BUTTON
ABB	= ALARM SILENCE BUTTON	PCU	= PUMP CONTROL UNIT
ATS	= ALTERNATOR TEST SWITCH	PPL	= PUMP PAL LIGHT
CB	= CIRCUIT BREAKER	PT	= PHASE TIMER
CCB	= CONTROL CIRCUIT BREAKER	PL	= PILOT LIGHT
CT	= CURRENT TRANSFORMER	POL	= POWER ON LIGHT
DPDT	= DOUBLE POLE DOUBLE THROW	PR	= PRESSURE RELAY
DPST	= DOUBLE POLE SINGLE THROW	PS	= PRESSURE SWITCH
DR	= DISABLE RELAY	R	= RELAY
DCB	= DISCONNECT CIRCUIT BREAKER	RCB	= REMOTE CIRCUIT BREAKER
DS	= DOOR SWITCH	RL	= RUNNING LIGHT
ECB	= EMERGENCY CIRCUIT BREAKER	RTU	= REMOTE TELEMETRY UNIT
FM	= FUSE FOR THE METER	SCR	= SILICON RECTIFIER
FU	= FUSE	SDR	= SEVERON DISABLE RELAY
FBL	= FUSE BLOCK	SMC	= SMART MOTOR CONTROLLER
FR	= FUSE RELAY	SPD	= SURGE PROTECTION DEVICE
FR	= FLOAT REGULATOR	SW	= SAFETY SWITCH
FS	= FLOAT SWITCH	SSOL	= SOLID-STATE OVERLOAD
GFCI	= GROUND FAULT CIRCUIT	TB	= TERMINAL BLOCK
GFDR	= GROUND FAULT DUPLEX RECEPTACLE	TB	= TERMINAL BLOCK
GND	= EARTH GROUND	TD	= TIME DELAY
GR	= GROUND ROD	TDE	= TIME DELAY ON DE-ENERGIZE
HA	= HORN/LIGHT ALARM	TDOE	= TIME DELAY ON ENERGIZE
HLR	= HIGH LEVEL RESET	TDR	= TIME DELAY RELAY
HOA	= HAND/OFF/AUTO SELECTOR SWITCH	TL	= TROUBLE LIGHT
HOAR	= HAND/OFF/AUTO SELECTOR RELAY	TS	= TROUBLE SWITCH
LA	= LIGHTNING ARRESTOR	TPDT	= TRIPLE POLE, DOUBLE THROW
LLR	= LOW LEVEL RESET	TTB	= THERMAL TERMINAL STRIP
LTB	= LAMP TEST BUTTON	XFMR	= TRANSFORMER

TR2



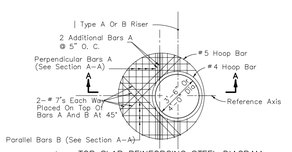
NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT. REFER TO SPECIFICATIONS FOR ACTUAL ENCLOSURE REQUIREMENTS. ENCLOSURE TO BE STAINLESS STEEL. TYPICAL ACTUAL LAYOUT MAY VARY FROM MANUFACTURER.
2. SERIES 3 ELECTRONIC CIRCUIT BREAKERS.
3. GENERATOR OUTLET FOR 120V~, 1PH NATIONAL EMA 5-15R RECEPTACLE. GENERATOR TO BE SERVICE RATED FOR CREATED POWER NEEDS, SEE LOAD

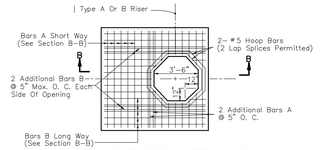
DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT + SCHEMATIC
(230V-3PH)
WITH GENERATOR RECEPTACLE

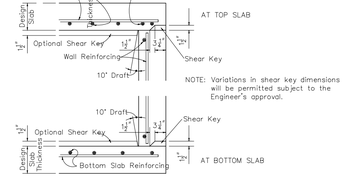
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 A

500 - DUPLEX PUMP CONTROL PANEL LAYOUT
N.T.S.

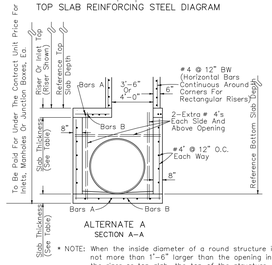
501 - FDOT SIDEWALK CURB RAMPS
N.T.S.





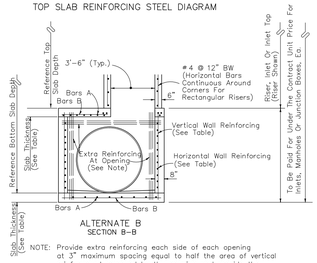


TOP SLAB REINFORCING STEEL DIAGRAM



ALTERNATE A
SECTION A–A

TOP SLAB REINFORCING STEEL DIAGRAM

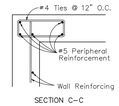


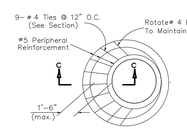
ALTERNATE B
SECTION B–B

* NOTE: When the inside diameter of a round structure is not more than 1'–6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

* NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.

SLAB TO WALL DETAILS FOR PRECAST ALTERNATE





SPECIAL TOP SLAB*

GENERAL NOTES

1. Standard structure bottoms 4'–0" diameter and smaller (Alt. A) and 6'–0" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
2. Walls of circular structures (Alternate A) constructed in place may be of non–reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast–in–place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C–478 (up to 96" diameter) or A.S.T.M. C–76, Class ~~~, B Wall, modified where the elliptical steel area is placed in the center one–third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast place construction. Top and floor slabs shall be of Class ~~ concrete. Concrete as specified in A.S.T.M. C–478 (4000 psi) may be used in lieu of Class ~ and Class ~~ concrete in precast items manufactured in plants which are under the "Standard Operating Procedures" for the Inspection of precast drainage products.
5. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
6. Structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or perpendicular reinforcement in accordance with the reinforcement detail shown under "Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs", Index No. 201, Sheet 3 of 6.
9. All steel bars shall have 1" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with#2– 5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for floatation by designer of project drainage.

Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer. This note applies to this Index only.

For manhole and junction box tops, for frames and covers, and, for supplementary details see Index No. 201.

SLAB DESIGNS – SQUARE AND RECTANGULAR STRUCTURES
(ALL SLABS 8" THICK – REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 3'–6"/UNLIMITED			
≥0.5'< 29'	B	≥0.5'–40'	B
29'–40'	C		
SIZE: 4'–0"/UNLIMITED			
≥0.5'< 19'	B	≥0.5'< 34'	B
19'< 29'	C	34'–40'	C
29'–40'	D		
SIZE: 5'15'			
≥0.5'< 3'	C	≥0.5'< 3'	C
3'< 19'	B	3'< 19'	B
19'< 28'	C	19'< 28'	C
28'< 38'	D	28'< 38'	D
38'–40'	F	38'–40'	F
SIZE: 5'16'			
≥0.5'< 3'	C	≥0.5'< 3'	C
3'< 14'	B	3'< 22'	B
14'< 21'	C	22'< 33'	C
21'< 39'	D	33'–40'	D
39'–40'	F		
SIZE: 5'18'			
≥0.5'< 3'	C	≥0.5'< 39'	B
3'< 8'	B	39'–40'	C
8'< 17'	C		
17'< 23'	D		
23'–40'	F		
SIZE: 5'19'			
≥0.5'< 3'	C	≥0.5'< 32'	B
3'< 8'	B	32'–40'	C
8'< 17'	C		
17'< 23'	D		
23'–40'	F		

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 6'16'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 14'	B	4'< 14'	B
14'< 21'	C	14'< 21'	C
21'< 28'	D	21'< 28'	D
28'–40'	F	28'–40'	F
SIZE: 6'17'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 12'	B	4'< 15'	B
12'< 19'	C	15'< 21'	C
19'< 26'	D	21'< 30'	D
26'–40'	F	30'–40'	F
SIZE: 6'18'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 7'	B	4'< 16'	B
7'< 16'	C	16'< 23'	C
16'< 23'	D	23'< 32'	D
23'–40'	F	32'–40'	F
SIZE: 6'19'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 15'	C	3'< 4'	C
15'< 21'	D	4'< 18'	B
21'< 27'	E	18'< 27'	C
27'–40'	G	27'< 37'	D
		37'–40'	E
SIZE: 7'17'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 16'	C	4'< 16'	C
16'< 22'	D	16'< 22'	D
22'< 28'	E	22'< 28'	E
28'–40'	G	28'–40'	G
SIZE: 7'18'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 15'	C	4'< 17'	C
15'< 21'	D	17'< 23'	D
21'< 27'	E	23'< 29'	E
27'–40'	G	29'–40'	G
SIZE: 7'19'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 12'	C	4'< 18'	C
12'< 18'	D	18'< 24'	D
18'< 24'	E	24'< 32'	E
24'–40'	G	32'–40'	G

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 8'18'			
≥ 0.5'< 3'	D	≥ 0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 9'	B	4'< 9'	B
9'< 17'	C	9'< 17'	C
17'< 31'	D	17'< 31'	D
31'–40'	G	31'–40'	G
SIZE: 8'19'			
≥ 0.5'< 3'	D	≥ 0.5'< 3'	E
3'< 4'	C	3'< 4'	D
4'< 16'	B	4'< 18'	C
16'< 22'	C	18'< 25'	D
22'< 29'	D	25'< 32'	F
29'–40'	F	32'–40'	G
SIZE: 9'19'			
≥ 0.5'< 3'	F	≥ 0.5'< 3'	F
3'< 14'	C	3'< 14'	C
14'< 20'	D	14'< 20'	D
20'< 26'	E	20'< 26'	E
26'–40'	G	26'–40'	G

WALL DESIGNS – RECTANGULAR STRUCTURES

VERTICAL REINFORCING WALL DEPTH	VERTICAL REINFORCING SCHEDULE	HORIZONTAL REINFORCING WALL DEPTH	HORIZONTAL REINFORCING SCHEDULE
SIZE: 3'–6"			
≥1.17'–40'	A	≥1.17'–40'	B
SIZE: 4'–0"			
≥1.17'–40'	A	≥1.17'–40'	B
SIZE: 5'–0"			
≥1.17'–40'	A	≥1.17'< 33'	B
		33'–40'	C
SIZE: 6'–0"			
≥1.17'–40'	A	≥1.17'< 22'	B
		22'–40'	C
SIZE: 7'–0"			
≥1.17'–40'	A	≥1.17'< 15'	B
		15'< 25'	C
		25'–40'	D
SIZE: 8'–0"			
≥1.17'–40'	A	≥1.17'< 11'	B
		11'< 19'	C
		19'< 29'	D
		29'–40'	F
SIZE: 9'–0"			
≥1.17'–40'	A	≥1.17'< 15'	C
		15'< 22'	D
		22'–40'	F

SLAB DESIGNS – ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 WAYS) SCHEDULE
SIZE: 3'–6"		
≥0.5'–40'	8"	C
SIZE: 4'–0"		
≥0.5'–40'	8"	C
SIZE: 5'–0"		
≥0.5'< 30'	8"	C
30'–40'	8"	D
SIZE: 6'–0"		
≥0.5'< 8'	8"	B
8'< 18'	8"	C
18'< 30'	8"	D
30'< 37'	8"	E
37'–40'	8"	G
SIZE: 8'–0"		
≥0.5'< 9'	10"	C
9'< 15'	10"	D
15'< 23'	10"	E
23'< 33'	12"	E
33'–40'	12"	G
SIZE: 10'–0"		
≥0.5'< 6'	10"	C
6'< 11'	10"	D
11'< 17'	10"	E
17'< 25'	12"	E
25'–40'	12"	G
SIZE: 12'–0"		
≥0.5'< 6'	12"	C
6'< 11'	12"	D
11'< 16'	12"	E
16'< 20'	14"	E
20'–40'	14"	G

GENERAL NOTES

1. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
2. Slab depth is measured from finished grade to top of slab.
3. Wall design depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
4. Wall height is the distance between top of lower slab to bottom of upper slab.

REINFORCING SCHEDULE

SCHEDULE	GRADE 60 STEEL OR 65 KSI (WIRE FABRIC) in ²/ft
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

502 - STRUCTURE BOTTOMS TYPE J AND P
N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
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Lennar Homes, LLC
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Construction Site Plan

General Details 5

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: Feb. 12, 2026
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2	05/30/23	Revised For Orange County 'F' Permit Comments
3	06/26/23	Revised For St. Johns ERP & Apopka Comments
4	07/24/23	Revised For Apopka Comments
5	08/24/23	Revised For Apopka Comments
6	02/12/26	Revised Per Lennar No. 8, Unit 5 & Contractor Mobilization
7	####	
8	####	
9	####	
10	####	

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