APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
April 22, 2026 9:00 AM
Apopka City Hall Commission Chambers

FUTURE LAND USE AMENDMENT

1. **FLU-26-3 Kelly Park Road Commercial - Future Land Use (FLU), 1st Submittal**
   Owner(s): Effie Road Holdings LLC
   Applicant(s): 1828 Engineering Inc - Luke Classon
   Location: 3595 West Kelly Park Road, 3603 West Kelly Park Road, 6311 West Kelly Park Road
   Proposed Use: Proposed Change from Residential (County)/FLU-IP9 (City) to Mixed Use (MU).
   Project Manager: Jean Sanchez

PLAT

1. **PL-25-10 - Ridgebrook Plat - Plat Application (PL), 2nd Submittal**
   Owner(s): TPG AG EHC III (LEN) Multi State 5 LLC
   Applicant(s): G L Summitt Engineering Inc - Geoff Summitt
   Location: 2260, 2404 Plymouth Sorrento Road, 2244 Sorrento Avenue
   Proposed Use: 88 Songle Family Homes
   Project Manager: Amer Hamza

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-26-1 - Paulucci Acres - Pod 1A/B & 4 - Major Development Plan (MDP), 2nd Submittal**
   Owner(s): Paulucci Acres LLC
   Applicant(s): 1828 Engineering LLC - Luke Classon
   Location: 2213 Vick Road, Vick Road, West Ponkan Road
   Proposed Use: Residential Subdivision with 502 Individual Single Family Lots
   Project Manager: Amer Hamza

CONSTRUCTION SITE PLAN

1. **CSP-26-16 - Cold Link Construction Site Plan (CSP), 1st Submittal**
   Owner(s): MG88 Central Florida
   Applicant(s): Kimley-Horn - Joshua Enot
   Location: 2560 West Orange Blossom Trail
   Proposed Use: Add an Additional 150,000 SF Building on the Property
   Project Manager: Amer Hamza

2. **CSP-25-46 - Apopka K-8 Charter School - Construction Site Plan (CSP), 3rd Submittal**
   Owner(s): Scott Woodrey

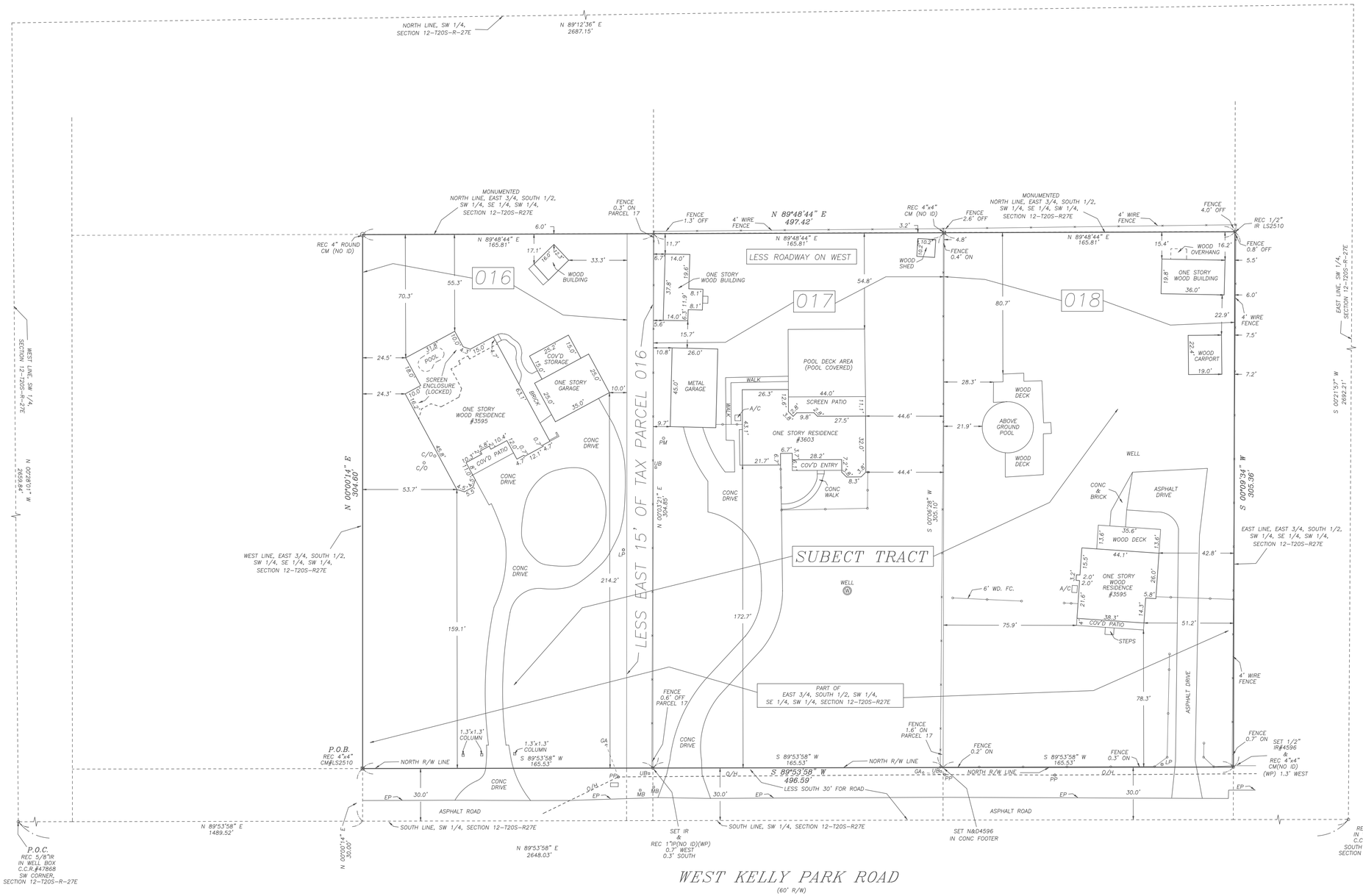
Applicant(s): Bohler Engineering FL LLC - Ryan Hileman
Location: 1839 Plymouth Sorrento Road
Proposed Use: k-8 Charter School
Project Manager: Jun Sohn

DISCUSSION

ADJOURNMENT

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

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



DESCRIPTION AS FOLLOWS:

SUBJECT TRACT

A part of the East 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the Southwest Corner of Section 12, Township 20 South, Range 27 East, Orange County, Florida; Thence run N 89°53'58" E, along the South line of the Southwest 1/4 of said Section 12 for a distance of 1489.52 feet to a point on the West line of the East 3/4 of the of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 12; Thence run N 00°00'14" E, along said West line for a distance of 30.00 feet to the North right-of-way line of West Kelly Park Road and the Point of Beginning; Thence continue N 00°00'14" E, along said West line for a distance of 304.60 feet to the monumented North line of East 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 12; Thence run N 89°48'44" E, along said monumented North line for a distance of 497.42 feet to the East line of the East 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 12; Thence run S 00°09'34" W, along said East line for a distance of 305.36 feet to said North right-of-way line; Thence run S 89°53'58" W, along said North right-of-way line for a distance of 496.59 feet to the Point of Beginning.
Containing 151,573 square feet or 3.48 acres more or less.

BOUNDARY SURVEY FOR / CERTIFIED TO: ABC CAPITOL Corp.

Surveyor's Note:

1) The subject tract legal description shown hereon encompasses the entirety of tax parcel 16, 17 & 18 not to exclude any existing and/or potential "less outs" per clients request.

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

GRUSENMEYER – SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
CERTIFICATE OF AUTHORIZATION – LB 4596

LEGEND
B.M.=BENCHMARK
℄=CENTERLINE
CALC=CALCULATED
C.C.R.=CERTIFIED CORNER
C.L. F.C.=CHAIN LINK FENCE
CONC.=CONCRETE
C/B=CONCRETE BLOCK
A/C=AIR CONDITIONER
COV'D =COVERED
DESC.=DESCRIPTION
E.B.=ELECTRIC BOX
ELEV.=ELEVATION
EP=EDGE OF PAVEMENT
FH=FIRE HYDRANT
F.F.E.=FINISHED FLOOR ELEVATION
FC=FENCE
FCH=FIRE HOSE CONNECTOR
FM=FIRE METER
GB=GRADE BREAK
GM=GAS MARKER
GP=GUARD POST
GV=GAS VALVE
INV=INVERT
IRON=IRON ROD
IP=IRON PIPE
LP=LIGHT POLE
WM=WATER METER
MH=MAN HOLE
N&D=NAIL AND DISK
O/H=OVERHEAD LINE
PB=PAGE
U/P=UTILITY POLE
MES=MITERED END SECTION
SV=SEWER VALVE
FO=FIBER OPTIC MARKER

THIS PROPERTY IS LOCATED IN THE WINDERMERE BUILDING 100 YEAR FLOOD ZONE AS PER "FIRM" ZONE "X" AS MAP # 12095C0050H (09-24-2021)

LEGEND
POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
RCP=REINFORCED CONC. PIPE
R/W=RIGHT OF WAY
REC.=RECOVERED
SET N&D=N&D #4596
SET IR=
SET I.R.=1/2" IRON ROD W/LB #4596
TB=TELEPHONE BOX
TYP=TYPICAL
WF=WOOD FENCE
WC=WOOD CURBENT
WAL=C/B WALL
WV=WATER VALVE
TRANSFM.=TRANSFORMER
TOB=TOP OF BANK
L = ARC LENGTH
CB = CHORD BEARING
Δ = DELTA
R = RADIUS
C = CHORD LENGTH
DI = DRAINAGE INLET
ID = IDENTIFICATION
BR = BEARING
BB = BASE BEARING
TBM = TEMPORARY BENCHMARK
(NO I.D.) = NO CAP IDENTIFICATION
UB = UTILITY BOX
UV=UTILITY VAULT
± = MORE OR LESS
N/A=NOT APPLICABLE
BFP=BACK FLOW PREVENTER
PP=POWER POLE
TP=TRAFFIC POLE
PP=POWER POLE
PM=POWER METER/POLE
MB=MAILBOX

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(UNLESS OTHERWISE NOTED)

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY THOMAS W. SCOTT, PSM, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Thomas X Grusenmeyer
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019 9165F9820000784B8, cn=Thomas X Grusenmeyer
Date: 2026.03.14 11:08:27 -04'00'
Adobe Acrobat Reader version: 2025.001.20997

CERTIFIED BY:

JAMES W. SCOTT, REGISTERED LAND SURVEYOR #4801
TOM X. GRUSENMEYER, REGISTERED LAND SURVEYOR #4714

FIELD DATE	ORDER #
BOUNDARY SURVEY 02-16-2026	26-1599

RIDGEBROOKE

SHEET 1 OF 4

PLAT BOOK :___ PAGE:___

A REPLAT OF LOTS 4 THROUGH 6 AND A PORTION OF LOTS 9 AND 10, BAILEY'S ADDITION TO PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST; AND A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A REPLAT OF LOTS 4 THROUGH 6 AND A PORTION OF LOTS 9 AND 10, BAILEY'S ADDITION TO PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST; AND A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

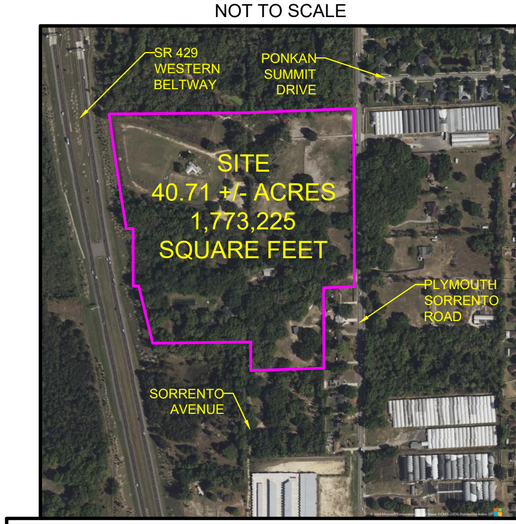
BEGIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 25 PER CERTIFIED CORNER RECORD NUMBER 0047891; THENCE NORTH 87°45'55" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 30, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 616.74 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD AS MONUMENTED; THENCE SOUTH 0°16'37" EAST ALONG SAID LINE, 1,036.93 FEET ; THENCE SOUTH 87°56'38" WEST, 180.09 FEET TO A POINT ON A LINE 180 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH SERRENTO ROAD; THENCE SOUTH 0°16'37" EAST ALONG SAID LINE, 467.12 TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88°02'40" WEST ALONG SAID LINE, 426.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 0°06'22" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 166.21 TO A POINT ON THE SOUTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25 AND ITS EASTERLY EXTENSION; THENCE SOUTH 89°17'39" WEST ALONG SAID LINE, 570.93 FEET TO A POINT ON THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 WEKIVA PARKWAY, ACCORDING TO DOCUMENT NUMBERS 20140181343 AND 20140319348, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 13°47'51" WEST ALONG SAID LINE, 343.29 TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 89°19'44" WEST ALONG SAID LINE, 31.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 429 WEKIVA PARKWAY; THENCE NORTH 0°02'25" WEST, 334.17 FEET; THENCE SOUTH 89°23'26" WEST, 39.68 TO THE POINT ON THE ARC OF A NON-TANGENT CURVE(RADIAL LINE THROUGH SAID POINT BEARS SOUTH 80°29'26" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 19,862.00 FEET, A DELTA OF 01°56'49", AN ARC DISTANCE OF 674.95 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25(THE PREVIOUS THREE CALLS BEING COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 429); THENCE NORTH 89°27'31" EAST ALONG SAID LINE, 807.30 FEET TO THE **POINT OF BEGINNING**. SAID LANDS LYING IN ORANGE COUNTY, FLORIDA AND CONTAINING 40.71 ACRES/1,773,225 SQUARE FEET.

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25-20-27 AS BEARING SOUTH 00°06'27" WEST AS PER CERTIFIED CORNER RECORDS NUMBERS 47893 AND 47891. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2. IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS AND 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.
3. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
4. DRAINAGE EASEMENTS (D.E.) PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGEBROOKE (DECLARATION) ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES; THE RIDGEBROOKE HOMEOWNERS ASSOCIATION, INC. "(ASSOCIATION)" FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION, AMENDMENTS AND/OR SUPPLEMENTS THERETO RECORDED IN THE PUBLIC RECORDS OF COUNTY, FLORIDA, "(DECLARATION)".
5. TRACTS OS-1, OS-2, 0S-3 & 0S-4 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACT LS-1 (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND IS CONVEYED BY THIS PLAT.
7. TRACT RW-1 (RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY ORANGE COUNTY, FLORIDA AND IS CONVEYED BY THIS PLAT.
8. TRACT SW-1 (STORMWATER TRACT) SHALL BE OWNED AND MAINTAINED BY THE RIDGEBROOKE HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE SYSTEM OVER SAID STORMWATER TRACT SHOWN ON THIS PLAT 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.
8. TRACT SW-1 (STORMWATER TRACT) SHALL BE OWNED AND MAINTAINED BY THE RIDGEBROOKE HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE SYSTEM OVER SAID STORMWATER TRACT SHOWN ON THIS PLAT 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 ORANGE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
9. TRACT OS-1 IS SUBJECT TO A BLANKET DRAINAGE & ACCESS EASEMENT.
10. TRACT OS-2 IS SUBJECT TO A BLANKET WALL EASEMENT.
11. HOMEOWNERS SHALL OWN AND MAINTAIN THEIR INDIVIDUAL WATER AND RECLAIMED WATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC WATER METERS LOCATED ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY AND MAINTAIN THEIR INDIVIDUAL WASTEWATER SERVICES WHICH EXTEND TO THEIR HOMES FROM A PUBLIC CLEANOUT LOCATED ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY.
12. ALL SIDE AND REAR LOT LINES ARE SUBJECT TO 5.00' DRAINAGE AND ACCESS EASEMENT UNLESS OTHERWISE NOTED.

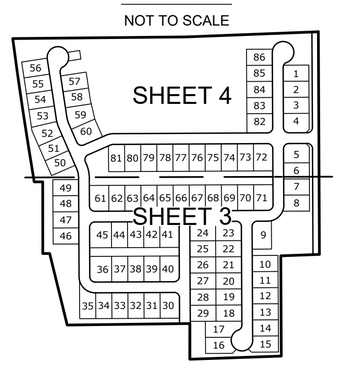
VICINITY MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE



SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, SURVEYOR'S NOTES AND DEDICATION
SHEET 2: BOUNDARY INFORMATION AND LEGEND
SHEETS 3 & 4: GEOMETRY

MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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

THAT THE UNDERSIGNED, being a licensed land surveyor, registered in the State Of Florida, DOES HEREBY CERTIFY THAT ON_____ he completed the survey of the lands as shown in the foregoing plat, this plat was prepared under my direct supervision and is a correct representation of the lands therein described and platted or subdivided; this plat complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/ will be placed as shown as required by Chapter 177, Florida Statutes; and that said land is located in Section 25, Township 20 South, Range 27 East and Section 30, Township 20 South, Range 28 East, Orange County, Florida.

Dated:_____ Signed:_____

Registration Number LS 3376

EDWARD J MIZO, PLS
MIZO & ASSOCIATES LB# 8497
17N Summerlin Ave, Orlando, FL 32801

RIDGEBROOKE

DEDICATION

KNOW ALL BY THESE PRESENTS, TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the Right-of-Ways, Tract RW-1 (Right-of-Way), Drainage Easements (unless otherwise noted), and Utility Easements shown hereon to the perpetual use of the public.

Tract LS-1 (Lift Station) is hereby dedicated in fee simple to the 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 City Staff. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

IN WITNESS THEREOF, Lennar Homes, LLC, A Florida limited liability company has caused these presents to be signed by the officers named below on

Date:_____

TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company

By:_____
Signed
Printed Name: Steven S. Benson Title: Manager

Signed in the presence of:

Witness 1: _____

_____
Printed Name

Witness 2: _____

_____
Printed Name

STATE OF _____ COUNTY OF _____

STATE OF FLORIDA COUNTY OF ORANGE The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, this day of ____ , 2026 , by _____ as _____ for _____ .

Signature of Notary Public_____

Print, Type, or Stamp Commissioned Name of Notary Public_____

Personally Known OR Produced Identification Type of Identification Produced

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined
and
Approved:_____
Vlad Simonovski-City Engineer Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This Plat has been reviewed for conformity with Chapter 177, Florida Statutes.

_____
City Surveyor Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

_____
Mayor

ATTEST: _____
Susan 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.

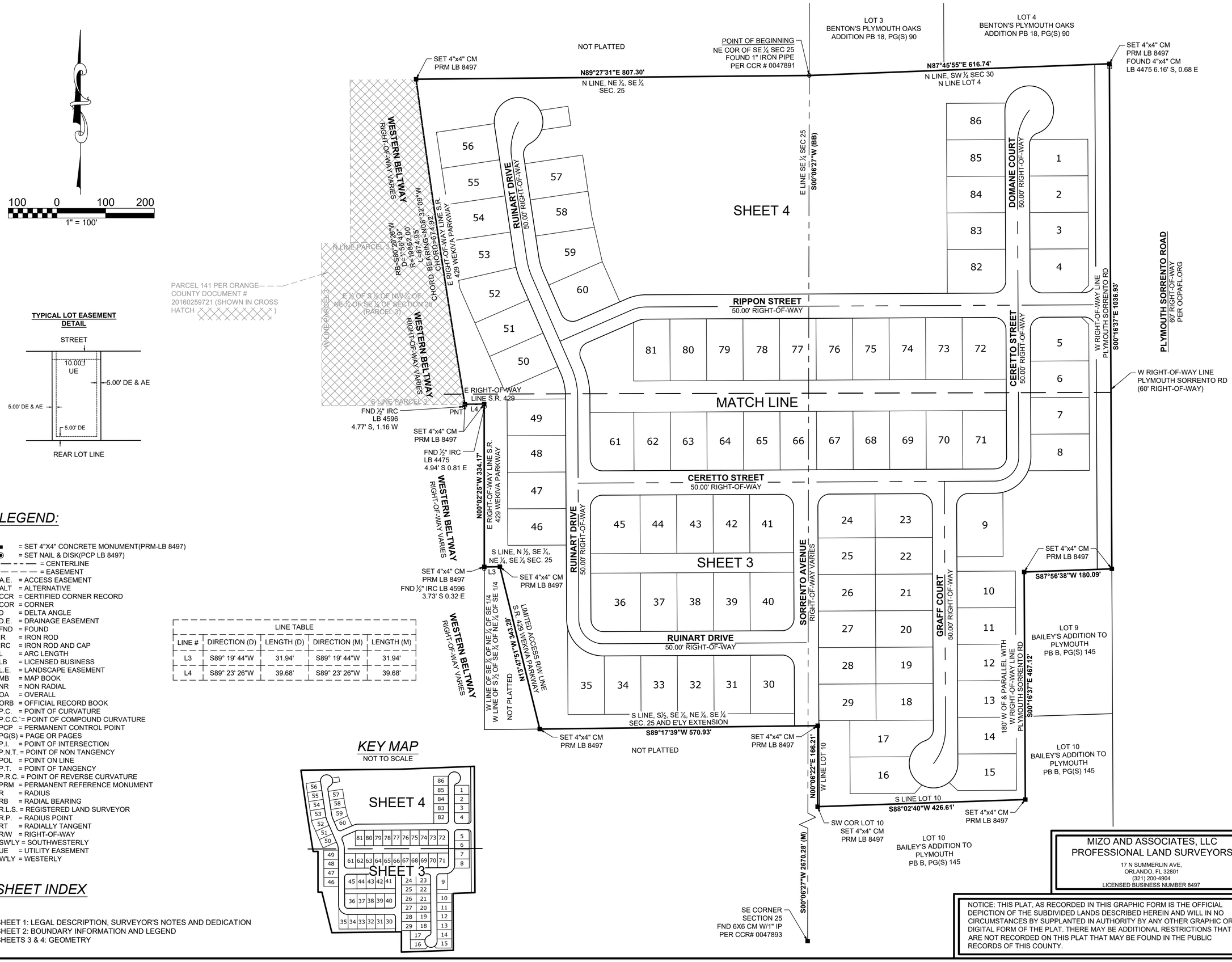
BY:_____

RIDGEBROOKE

SHEET 2 OF 4

PLAT BOOK :___ PAGE:___

A REPLAT OF LOTS 4 THROUGH 6 AND A PORTION OF LOTS 9 AND 10, BAILEY'S ADDITION TO PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST; AND A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.



LEGEND:

- ■ = SET 4"X4" CONCRETE MONUMENT(PRM-LB 8497)
- ◉ = SET NAIL & DISK(PCP LB 8497)
- = CENTERLINE
- = EASEMENT

A.E. = ACCESS EASEMENT
ALT = ALTERNATIVE
CCR = CERTIFIED CORNER RECORD
COR = CORNER
D = DELTA ANGLE
D.E. = DRAINAGE EASEMENT
FND = FOUND
IR = IRON ROD
IRC = IRON ROD AND CAP
L = ARC LENGTH
LB = LICENSED BUSINESS
L.E. = LANDSCAPE EASEMENT
MB = MAP BOOK
NR = NON RADIAL
OA = OVERALL
ORB = OFFICIAL RECORD BOOK
P.C. = POINT OF CURVATURE
P.C.C.`= POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PG(S) = PAGE OR PAGES
P.I. = POINT OF INTERSECTION
P.N.T. = POINT OF NON TANGENCY
POL = POINT ON LINE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
R = RADIUS
RB = RADIAL BEARING
R.L.S. = REGISTERED LAND SURVEYOR
R.P. = RADIUS POINT
RT = RADIALLY TANGENT
R/W = RIGHT-OF-WAY
SW'LY = SOUTHWESTERLY
UE = UTILITY EASEMENT
W'LY = WESTERLY

LINE TABLE

LINE #	DIRECTION (D)	LENGTH (D)	DIRECTION (M)	LENGTH (M)
L3	S89° 19' 44"W	31.94'	S89° 19' 44"W	31.94'
L4	S89° 23' 26"W	39.68'	S89° 23' 26"W	39.68'

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(321) 200-4904
LICENSED BUSINESS NUMBER 8497

NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

RIDGEBROOKE

SHEET 3 OF 4

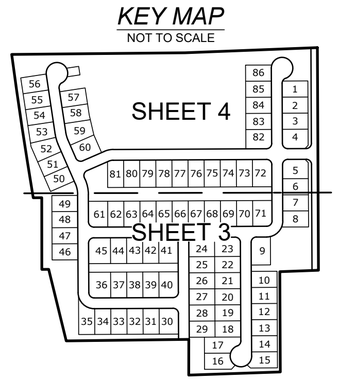
PLAT BOOK :___ PAGE:___

A REPLAT OF LOTS 4 THROUGH 6 AND A PORTION OF LOTS 9 AND 10, BAILEY'S ADDITION TO PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST; AND A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90°00'00"	N44° 43' 23"E	35.36
C2	218.63	50.00	250°31'44"	S55° 00' 46"E	81.65
C3	30.77	25.00	70°31'44"	S34° 59' 14"W	28.87
C4	39.27	25.00	90°00'00"	S45° 16' 37"E	35.36
C5	39.27	25.00	90°00'00"	N44° 43' 23"E	35.36
C6	39.27	25.00	90°00'00"	S45° 16' 37"E	35.36
C7	117.81	75.00	90°00'00"	S45° 16' 37"E	106.07
C22	117.81	75.00	90°00'00"	N44° 43' 23"E	106.07
C23	39.27	25.00	90°00'00"	S44° 43' 23"W	35.36
C29	39.27	25.00	90°00'00"	S45° 16' 37"E	35.36
C30	39.27	25.00	90°00'00"	S44° 43' 23"W	35.36
C31	39.27	25.00	90°00'00"	N45° 16' 37"W	35.36
C32	39.27	25.00	90°00'00"	N44° 43' 23"E	35.36
C33	76.77	113.45	38°46'23"	S19° 06' 34"W	75.32
C34	78.54	50.00	90°00'00"	N45° 16' 37"W	70.71
C40	78.54	50.00	90°00'00"	N44° 43' 23"E	70.71
C53	17.14	75.00	13°05'38"	S6° 49' 26"E	17.10
C58	100.67	75.00	76°54'22"	S51° 49' 26"E	93.28

KEY MAP

NOT TO SCALE



SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, SURVEYOR'S NOTES AND DEDICATION
SHEET 2: BOUNDARY INFORMATION AND LEGEND
SHEETS 3 & 4: GEOMETRY

MIZO AND ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

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RIDGEBROOKE

SHEET 4 OF 4

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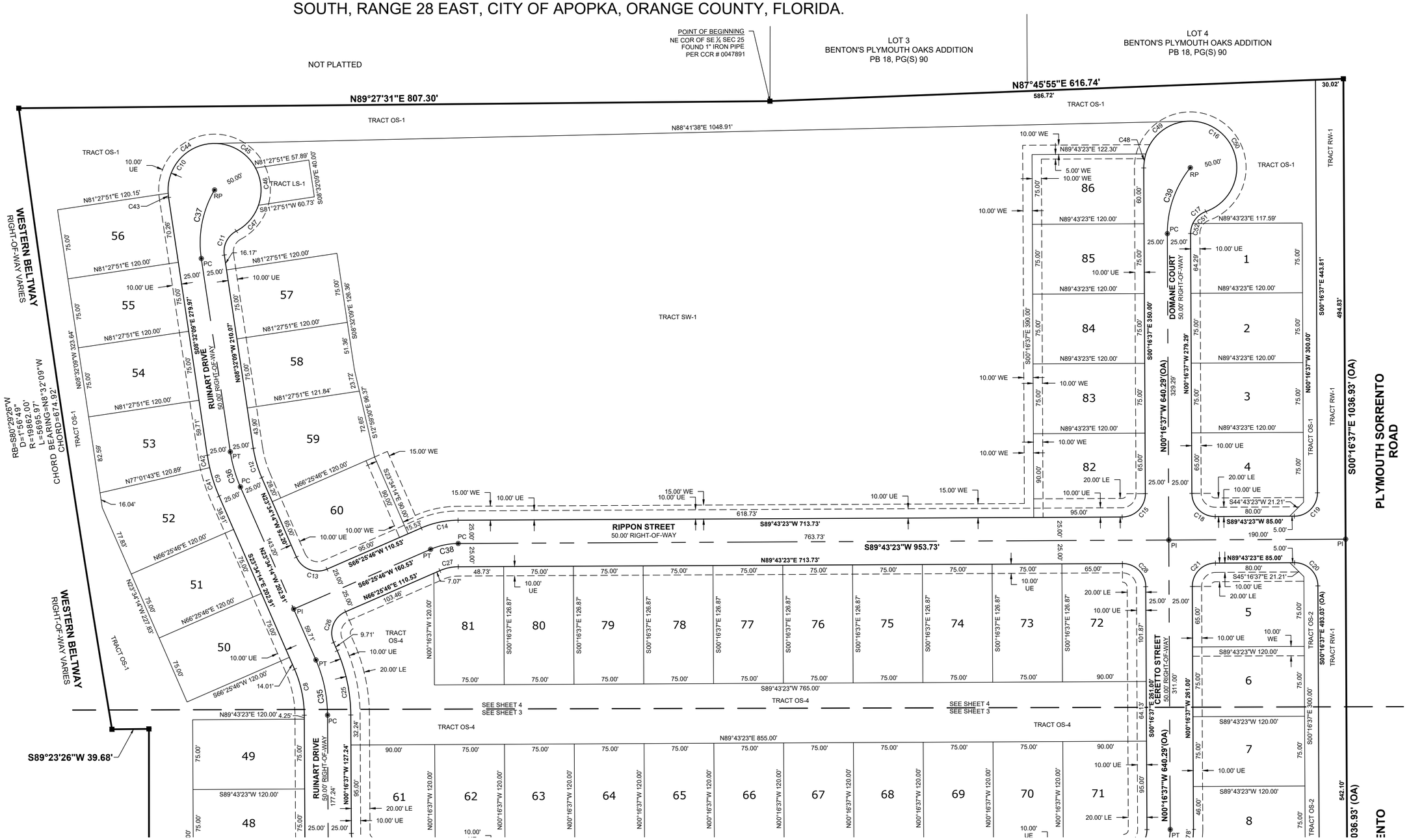


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	50.82	125.00	23°17'37"	S11° 55' 26"E	50.47
C9	45.92	175.00	15°02'05"	S16° 03' 12"E	45.79
C10	219.43	50.00	251°26'38"	N63° 44' 04"W	81.19
C11	30.77	25.00	70°31'25"	N26° 43' 33"E	28.87
C12	32.80	125.34	14°59'35"	N16° 03' 12"W	32.71
C13	39.27	25.00	90°00'00"	N68° 34' 14"W	35.36
C14	40.65	100.00	23°17'37"	S78° 04' 34"W	40.38
C15	39.27	25.00	90°00'00"	S44° 43' 23"W	35.36
C16	218.63	50.00	250°31'44"	N55° 00' 46"W	81.65
C17	30.77	25.00	70°31'44"	N34° 59' 14"E	28.87
C18	39.27	25.00	90°00'00"	N45° 16' 37"W	35.36
C19	39.27	25.00	90°00'00"	S44° 43' 23"W	35.36
C20	39.27	25.00	90°00'00"	S45° 16' 37"E	35.36
C21	39.27	25.00	90°00'00"	N44° 43' 23"E	35.36
C25	71.15	175.00	23°17'37"	N11° 55' 26"W	70.66
C26	39.27	25.00	90°00'00"	N21° 25' 46"E	35.36

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	20.33	50.00	23°17'37"	N78° 04' 34"E	20.19
C28	39.27	25.00	90°00'00"	S45° 16' 37"E	35.36
C35	60.98	150.00	23°17'37"	N11° 55' 26"W	60.56
C36	39.36	150.00	15°02'05"	N16° 03' 12"W	39.25
C37	76.46	112.52	38°56'04"	N10° 55' 52"E	75.00
C38	30.49	75.00	23°17'37"	S78° 04' 34"W	30.28
C39	76.46	112.50	38°56'33"	N19° 11' 39"E	75.00
C41	32.37	175.00	10°35'56"	N18° 16' 16"W	32.33
C42	13.55	175.00	4°26'08"	N10° 45' 13"W	13.54
C43	4.74	50.00	5°26'00"	N6° 44' 23"W	4.74
C44	82.05	50.00	94°01'23"	N42° 59' 18"E	73.15
C45	53.99	50.00	61°52'20"	S59° 03' 50"E	51.41
C46	41.26	50.00	47°16'53"	S4° 29' 13"E	40.10
C47	37.38	50.00	42°50'02"	S40° 34' 15"W	36.52
C48	15.23	50.00	17°27'27"	N8° 27' 06"E	15.18
C49	63.55	50.00	72°49'10"	N53° 35' 25"E	59.36

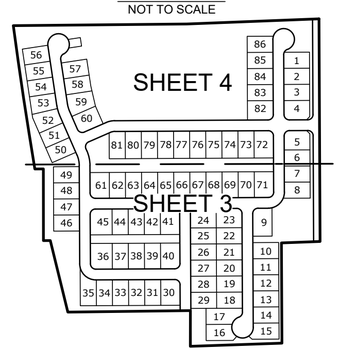
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C50	139.85	50.00	160°15'06"	S9° 52' 27"E	98.52
C51	19.71	25.00	45°09'40"	S47° 40' 17"W	19.20
C52	11.07	25.00	25°22'04"	S12° 24' 25"W	10.98

60 0 60 120

1" = 60'

KEY MAP

NOT TO SCALE



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MAJOR DEVELOPMENT PLAN

FOR

PAULUCCI ACRES POD 1A/B & 4

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID # 28-20-28-0000-00-099, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089, 28-20-28-0000-00-090

LEGAL DESCRIPTION PER JOHNSTON'S SURVEYING, LLC DATED: DECEMBER 2, 2025

PAULUCCI ACRES - AREA 2

A PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE RUN N00°01'03"W ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28, A DISTANCE OF 1,335.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°43'51"E ALONG SAID SOUTH LINE, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF VICK ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES; THENCE RUN N00°01'03"W, A DISTANCE OF 465.64 FEET; THENCE RUN N02°52'48"W, A DISTANCE OF 100.12 FEET; THENCE RUN N00°01'03"W, A DISTANCE OF 540.32 FEET; THENCE RUN N07°57'27"E, A DISTANCE OF 100.98 FEET; THENCE RUN N00°10'01"E, A DISTANCE OF 1,251.27 FEET; THENCE RUN N89°42'59"W, A DISTANCE OF 14.00 FEET; THENCE RUN N00°11'17"E, A DISTANCE OF 189.99 FEET; THENCE RUN S89°46'44"E, A DISTANCE OF 14.00 FEET; THENCE RUN N03°39'01"W, A DISTANCE OF 209.17 FEET; THENCE RUN N00°11'17"E, A DISTANCE OF 152.27 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD. THENCE RUN N70°42'52"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,060.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 300.00 FEET OF THE NORTHWEST ¼ OF SAID SECTION 28; THENCE RUN S00°05'12"W ALONG SAID WEST LINE, A DISTANCE OF 695.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S89°44'59"E ALONG SAID SOUTH LINE, A DISTANCE OF 1,631.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE SAID SECTION 28 AND A POINT ON THE WEST LINE OF PITMAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 100-102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°00'35"W ALONG SAID LINE, A DISTANCE OF 663.03 FEET TO A POINT ON THE NORTH LINE OF TRADITIONS AT WEKIVA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 60-62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST AND SOUTH LINE OF SAID TRADITIONS AT WEKIVA, THE FOLLOWING THREE (3) COURSES AND DISTANCE; THENCE RUN N89°45'47"W, A DISTANCE OF 10.66 FEET; THENCE RUN S00°18'57"W, A DISTANCE OF 632.92 FEET; THENCE RUN S89°46'09"E, A DISTANCE OF 13.85 FEET TO A POINT ON THE WEST LINE OF ALEXANDRIA PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°01'22"W ALONG SAID WEST LINE, A DISTANCE OF 1,351.56 FEET TO A POINT LYING 10.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°43'51"W, PARALLEL TO AND 10.00 FEET NORTH OF THE SAID SOUTH LINE, A DISTANCE OF 1,636.00 FEET; THENCE RUN S00°16'09"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°43'51"W ALONG SAID SOUTH LINE, A DISTANCE OF 993.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,472,545 SQUARE FEET OR 171.546 ACRES, MORE OR LESS.

PROJECT TEAM:

APPLICANT/DEVELOPER
PULTE HOME COMPANY, LLC
MANAGER: AARON STRUCKMEYER, P.E.
4901 VINELAND RD, SUITE 500
ORLANDO, FLORIDA 32811
PHONE: (407) 661-2201
EMAIL: AARON.STRUCKMEYER@PULTEGROUP.COM

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

SURVEYOR
JOHNSTON'S SURVEYING, LLC
SURVEYOR: RICHARD D. BROWN, P.S.M.
900 CROSS PRAIRIE PARKWAY
KISSIMMEE, FLORIDA 34744
PHONE: (407) 847-2179
FAX: (407) 847-6140
EMAIL: RICK@JSURVEYING.COM

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING, INC.
ENVIRONMENTALLIST: STEPHEN BUTLER
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969
EMAIL: STEVE@BIO-TECHCONSULTING.COM

GEOTECHNICAL ENGINEER
DEVO ENGINEERING, LLC.
ENGINEER: DEVO SEEREERAM, Ph.D., P.E.
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
PHONE: (407) 290-2371
FAX: (407) 298-9011
EMAIL: DEVO@DEVOENG.COM

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: MOHAMMED ABDALLAH, P.E.
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: MOHAMMEDA@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

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

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

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

TELEPHONE/FIBER:
CENTURY LINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FLORIDA 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

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

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

SHEET INDEX

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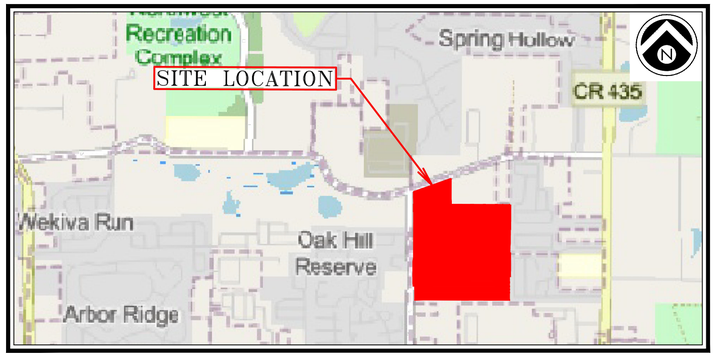
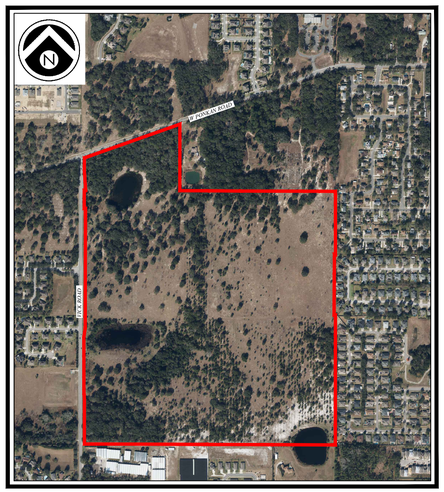
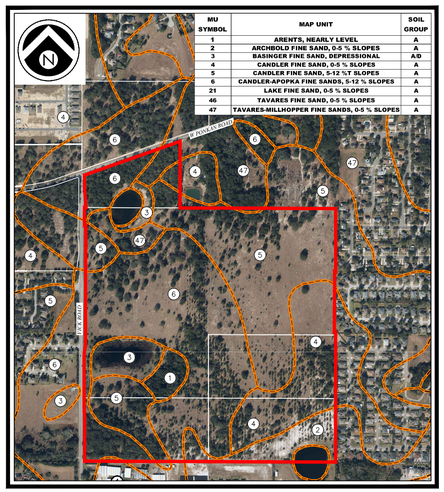
3 - 10	C1.1 - C1.8	EXISTING CONDITIONS
11	C1.9	WETLAND IMPACT PLAN
12	C2.0	MASTER PLAN
13-14	C2.1 - C2.2	MASTER PLAN - DEVELOPMENT STANDARDS
15 - 22	C3.0 - C3.7	GEOMETRY PLAN
23	C3.8	LOT TABLES
24	C3.9	CURVE TABLES
25	C3.10	CROSS SECTIONS
26	C3.11	PHASING PLAN
27	C3.12	FIRE TRUCK ROUTE PLAN
28	C3.13	FIRE TRUCK ROUTE DETAILS
29	C3.14	LIGHTING PLAN
30	C3.15	R.O.W. DEDICATION PLAN
31 - 38	C4.0 - C4.7	UTILITY & DRAINAGE PLAN
39 - 46	C5.0 - C5.7	PAVING & GRADING PLAN
47		LANDSCAPE PLANS - COVER SHEET
48	PL-001	KEY PLAN
49-55	PL-002 - PL-008	TREE PRESERVATION PLAN
56-62	PL-009 - PL-015	EXISTING TREE TABLES
63	PL-016	EXISTING TREE COVERAGE PLAN
64-70	PL-300 - PL-306	CODE LANDSCAPE PLAN
71	PL-307	PLANT LIST & NOTES
72	PL-308	LANDSCAPE DETAILS
73-76	PL-500 - PL-503	PHOTOMETRIC PLAN
77-90	SHEET 1 - 14	BOUNDARY AND TOPOGRAPHIC SURVEY



VICINITY MAP
SCALE: 1" = 2000'

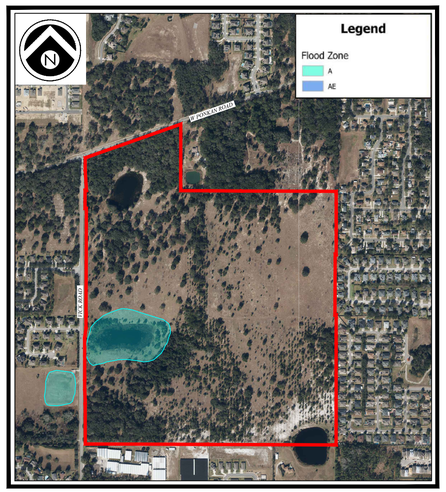


AERIAL MAP
SCALE: 1" = 750'



MU SYMBOL	MAP UNIT	SOIL GROUP
1	ARENTS, NEARLY LEVEL	A
2	ARCHBOLD FINE SAND, 0-5 % SLOPES	A
3	BASINGER FINE SAND, DEPRESSIONAL	A/D
4	CANDLER FINE SAND, 0-5 % SLOPES	A
5	CANDLER FINE SAND, 5-12 %T SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5-12 % SLOPES	A
21	LAKE FINE SAND, 0-5 % SLOPES	A
46	TAVARES FINE SAND, 0-5 % SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0-5 % SLOPES	A

SOILS MAP
SCALE: 1" = 750'



FEMA FLOOD MAP
SCALE: 1" = 750'

NARRATIVE:

THE PROPERTY IS MADE UP OF FIVE PARCELS THAT ARE LOCATED ALONG THE EAST SIDE OF VICK ROAD AND SOUTH OF WEST PONKAN ROAD. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 2213 VICK ROAD AND PONKAN ROAD, APOPKA, FLORIDA 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 171.55AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 502 INDIVIDUAL SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS, AND RETENTION/ DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER, AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED TO CONTROL AND MAINTAIN ALL OF THE PROPOSED SUBDIVISION'S COMMON AREAS, WHICH INCLUDE ALL LANDS EXCLUDING THE INDIVIDUAL LOTS.

NOT FOR CONSTRUCTION

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

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)			

REV.	DATE	DESCRIPTION
1	03/24/2026	CITY OF APOPKA COMMENTS DATED 03/09/2026
2		
3		
4		
5		
6		
7		
8		
9		
10		

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Luke M Classon
DN: cn=Luke M Classon, c=US, o=1828 Engineering, ou=Civil, email=lclasson@1828eng.com
Date: 2026.03.24 15:29:00 -04'00'
Luke M Classon
3/24/26
This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\COVER SHEET.dwg Plotted:3/24/2026 By:afrancis

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION
F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

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

STORM DRAIN

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

HIGHWAY & UTILITIES

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

PROPOSED SYMBOLS

LINES

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

STORM

- 100 LF OF 24" RCP @ 0.20% — STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET

SANITARY SEWER

- 100 LF OF 8" PVC @ 0.40% — SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

ROADWAY & GRADING

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

POTABLE WATER

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

RECLAIMED WATER

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

GENERIC UTILITIES

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

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

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: N.T.S.
PROJECT: PUL-061
SHEET: C1.0

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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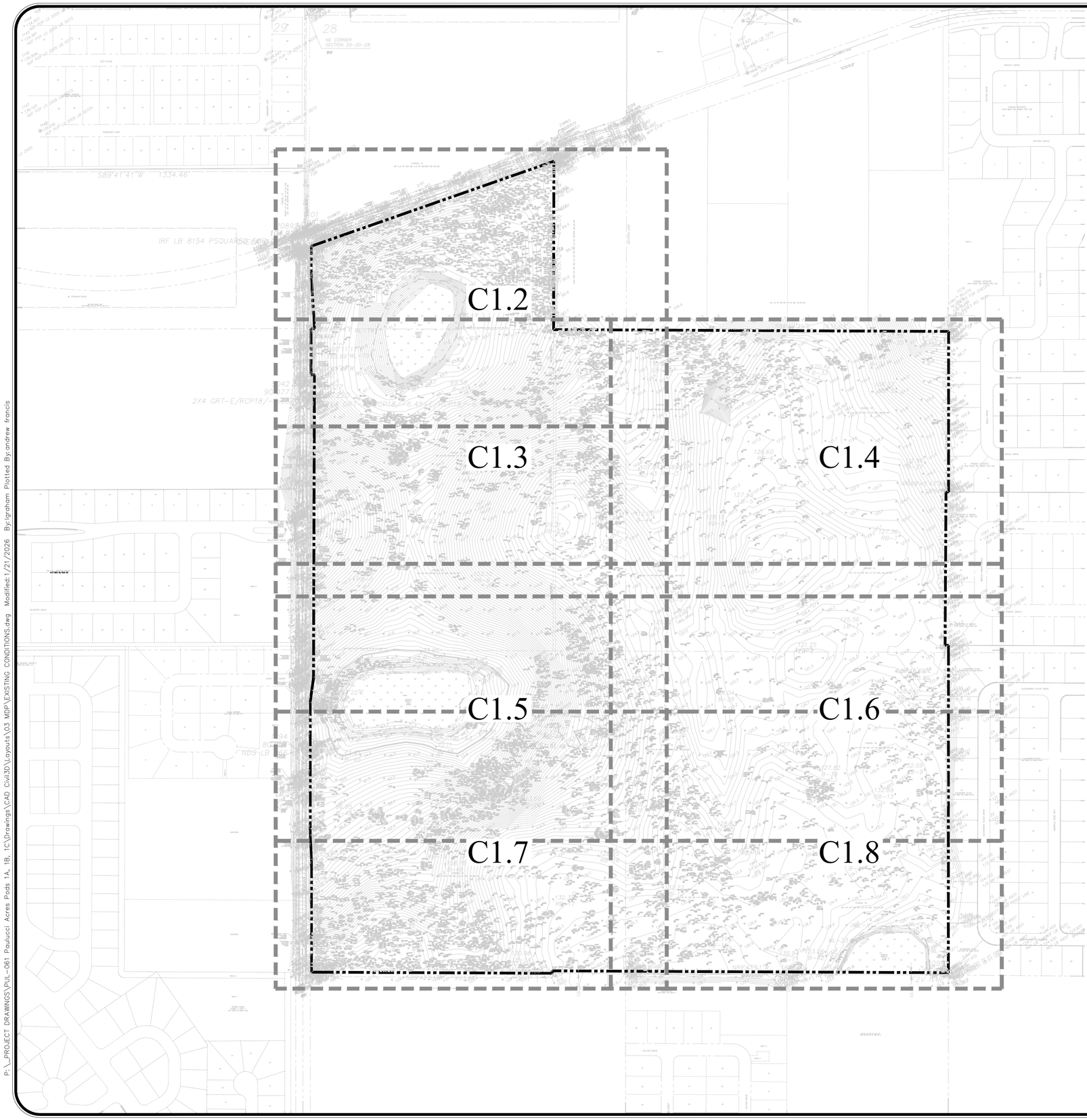
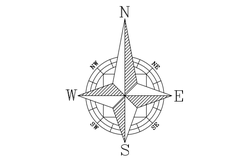
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\ABBREVIATIONS & SYMBOLS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew.francis





SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS ORANGE COUNTY BENCHMARK S-1302-068, AN ALUMINUM DISK ON THE NORTH SIDE OF PONKAN ROAD, ELEVATION = 94.23 (NAVD'88)

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). BASIS OF BEARING IS N70°42'52"E ALONG THE SOUTH RIGHT OF WAY LINE OF W. PONKAN ROAD.

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12095C0110 H, DATED 09/24/2021, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONES "A" AND "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND OTHER HARD SURFACE FEATURES; ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT. ALL OTHERS ARE AS NOTED.

ABBREVIATIONS

P.B.	PLAT BOOK	(C)	CALCULATED	°	DEGREES		
D.B.	DEED BOOK	(P)	PLAT	'	MINUTES	ALL PROPERTY CORNERS AS NOTED.	
BK	BOOK	(D)	DESCRIBED	"	SECONDS	D.U.E.	DRAINAGE AND UTILITY EASEMENT
PG	PAGE	(M)	MEASURED	±	MORE OR LESS	I.D.	IDENTIFICATION
SEC	SECTION	C.B.	CHORD BEARING	L.B.	LICENSED BUSINESS	P.C.P.	PERMANENT CONTROL POINT
TWP	TOWNSHIP	CH.	CHORD	L.S.	LICENSED SURVEYOR	P.O.B.	POINT OF BEGINNING
RGE	RANGE	R	RADIUS	B.W.F.	BARBED WIRE FENCE	P.O.C.	POINT OF COMMENCEMENT
COR	CORNER	L	LENGTH	H.W.F.	HOG WIRE FENCE	F.F.	FINISH FLOOR ELEVATION
AC	ACRES	Δ	DELTA	C.L.F.	CHAIN LINK FENCE	L.F.E.	LOWEST FLOOR ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T	TANGENT	W.F.	WOOD FENCE	G.F.E.	GARAGE FLOOR ELEVATION
		C/L	CENTERLINE	E.P.	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
				FRM.	FRAME	O.R.	OFFICIAL RECORDS
				O/S	OFFSET	STY.	STORY
						CONC.	CONCRETE
B.M.	BENCHMARK						
P.S.M.	CONCRETE BLOCK & STUCCO						

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

EL.	ELEVATION		
P.T.	POINT OF TANGENCY		
P.C.	POINT OF CURVE		
P.R.C.	POINT OF REVERSE CURVE		
P.I.	POINT OF INTERSECTION		
S/R	SET 1/2" IRON ROD (LB 966)		
C.M.P.	CORRUGATED METAL PIPE		
R.C.P.	REINFORCED CONCRETE PIPE		
INV.	INVERT		
FD	FOUND		
P.R.M.	PERMANENT REFERENCE MONUMENT		
TR	TRANSFORMER		

LEGEND

	BENCHMARK		CLEAN OUT
	WOOD POWER POLE		SANITARY SEWER M.HOLE
	CONCRETE POWER POLE		STORM SEWER M.HOLE
	METAL POWER POLE	GM	GAS METER
	GUY WIRE ANCHOR		GAS VALVE
	WOOD LIGHT POLE	CATV	CABLE TELEVISION RISER
	CONCRETE LIGHT POLE	TELR	TELEPHONE RISER
MLP	METAL LIGHT POLE	TCB	TELEPHONE CONTROL BOX
FLP	FIBERGLASS LIGHT POLE	TRANS	ELECTRIC TRANSFORMER
	FIRE HYDRANT	ESM	ELECTRIC SERVICE METER
	WATER VALVE	TSCB	TRAF. SIGNAL CONTROL BOX
	WELL		BOLLARD
	WATER METER		SIGN
	RECLAIMED WATER VALVE		FIBER OPTIC MARKER
	RECLAIMED WATER METER	TEL	TELEPHONE MARKER
	AIR RELEASE VALVE	GAS	GAS MARKER

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

OVERALL EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C1.1

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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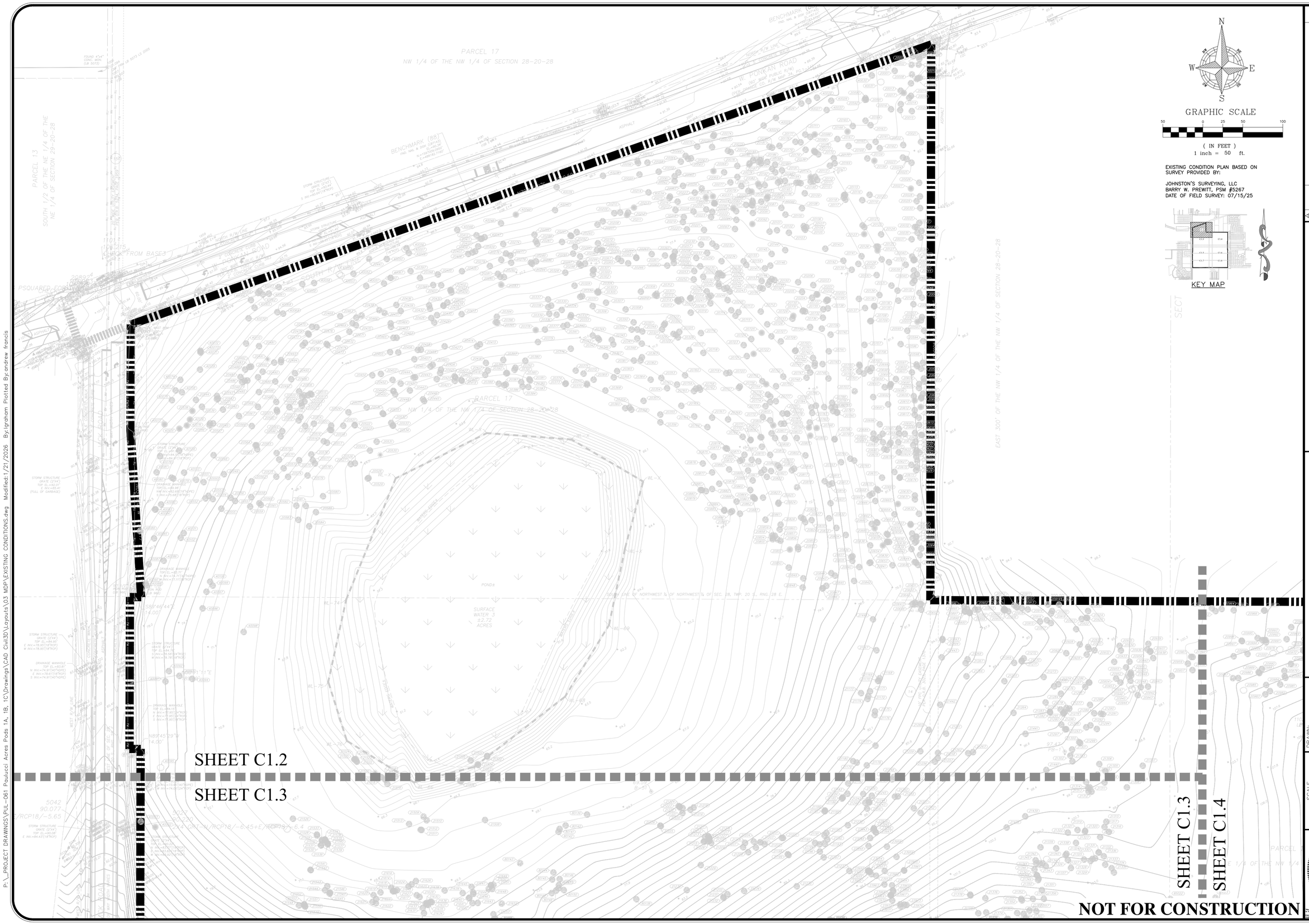
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis



N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

KEY MAP

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.2

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

KEY MAP

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SHEET C1.2

SHEET C1.3

SHEET C1.3

SHEET C1.4

SHEET C1.3

SHEET C1.5

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C1.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/26

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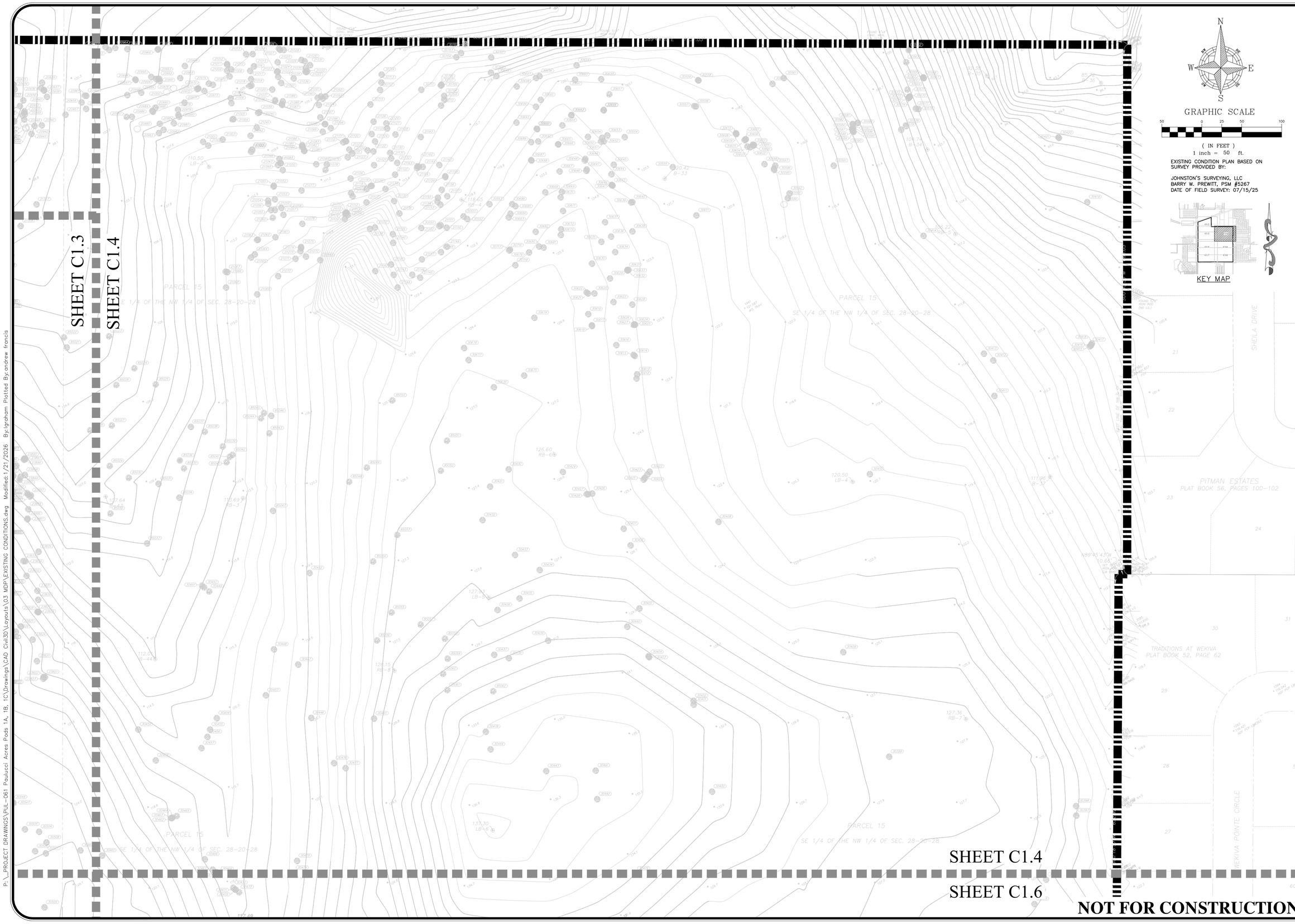


NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
B			
C			
D			
E			
F			
G			
H			
I	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

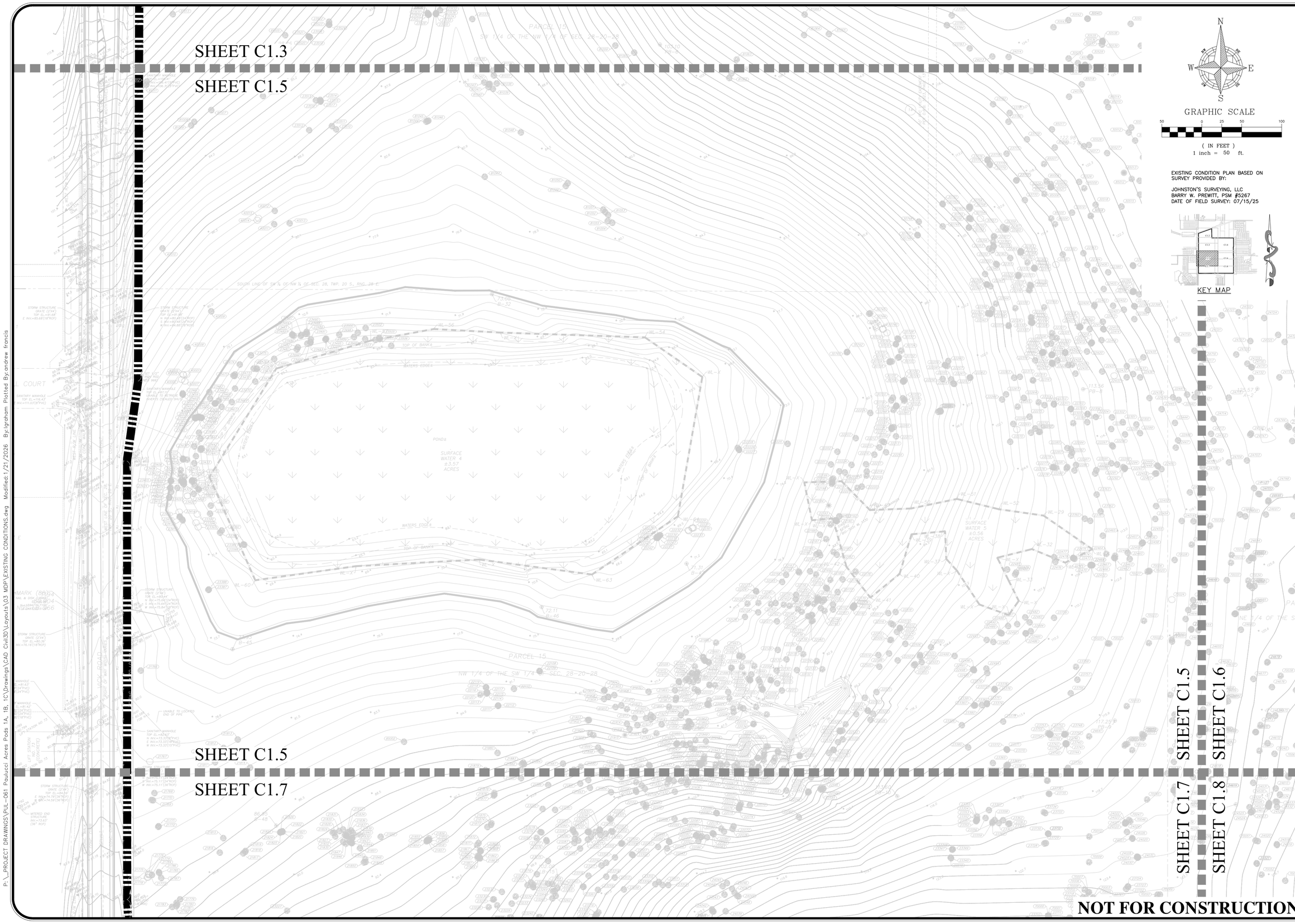
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.4

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.5

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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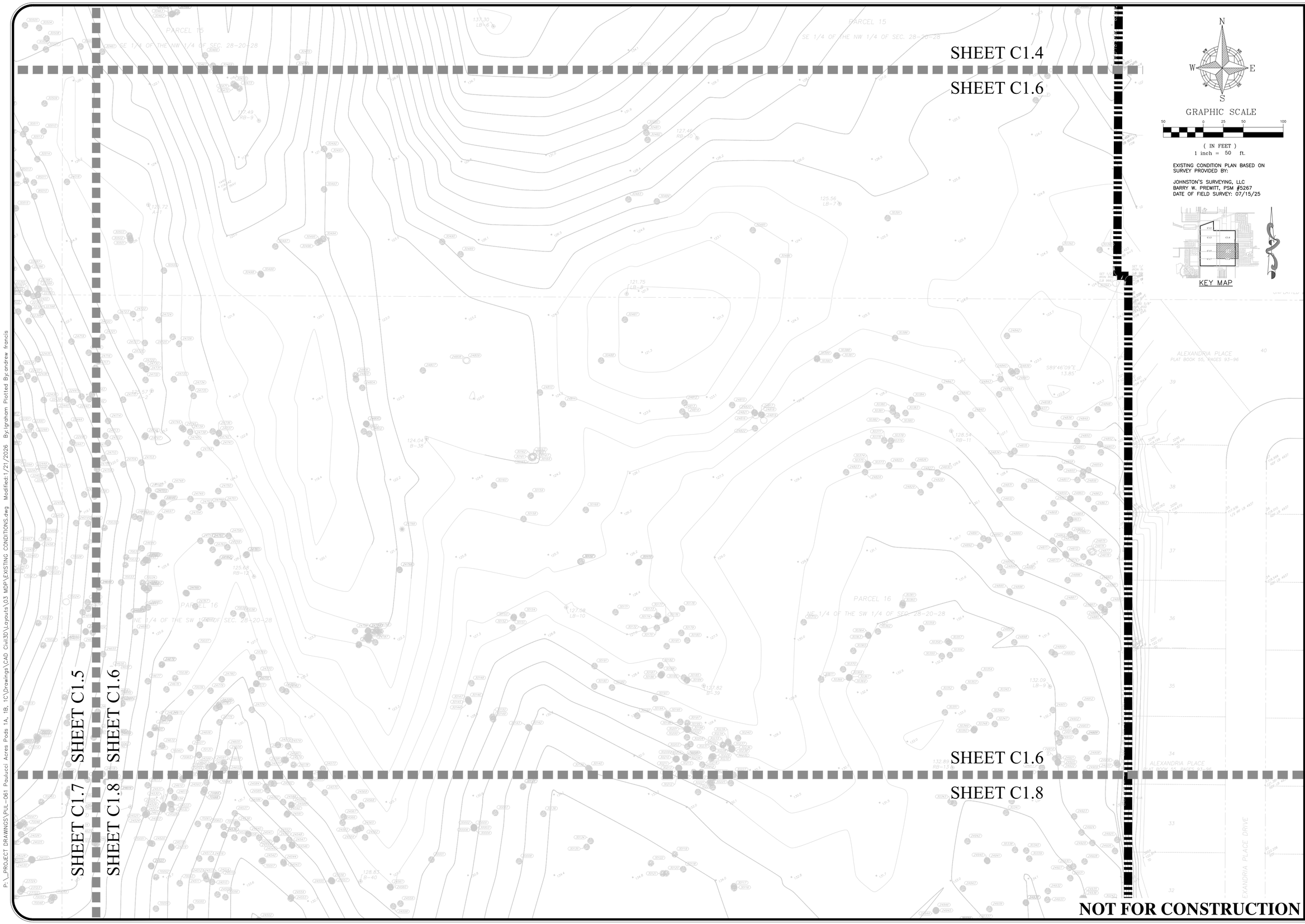
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew Francis

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis



REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.6

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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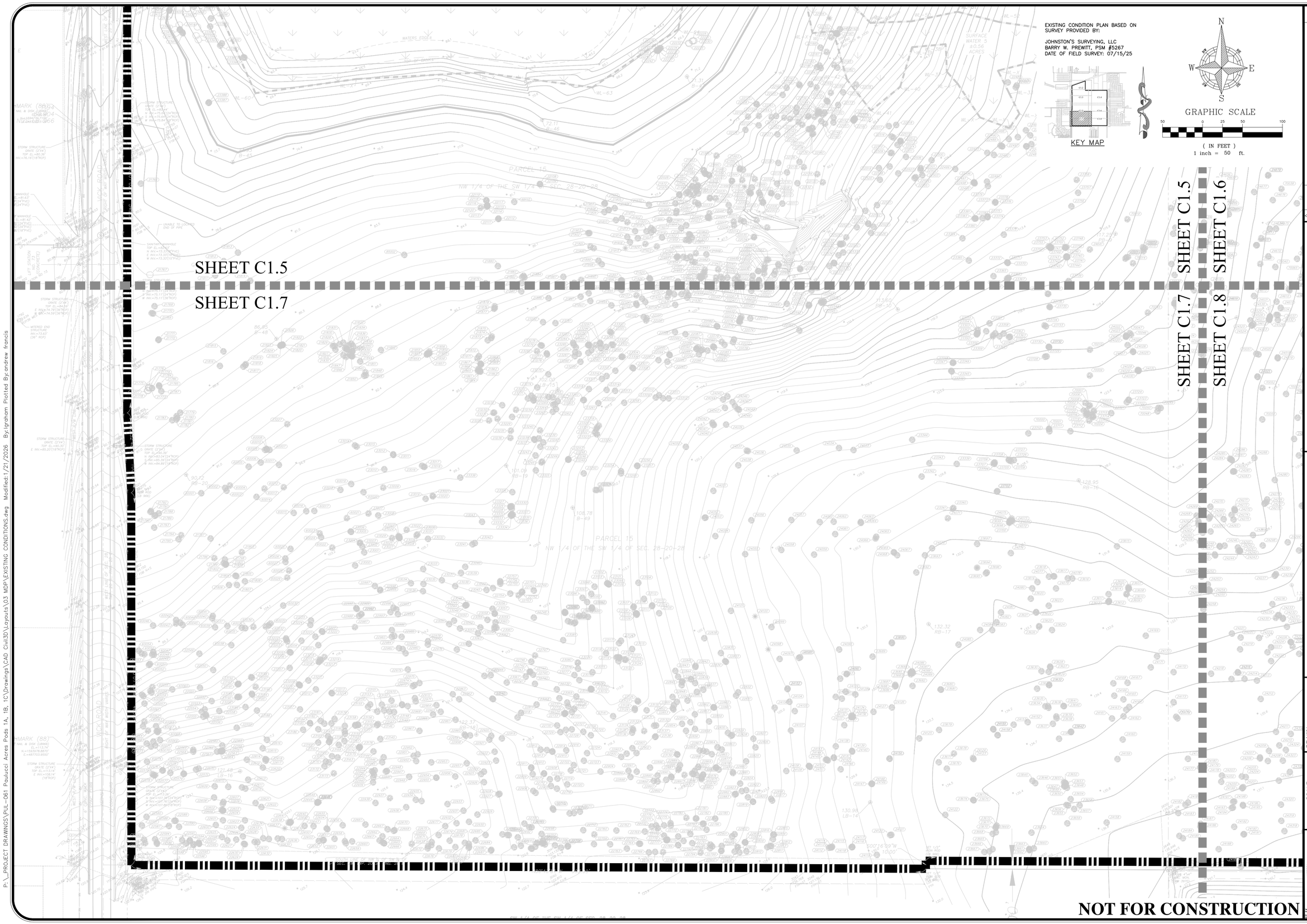

REV.	DATE	DESCRIPTION	BY
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1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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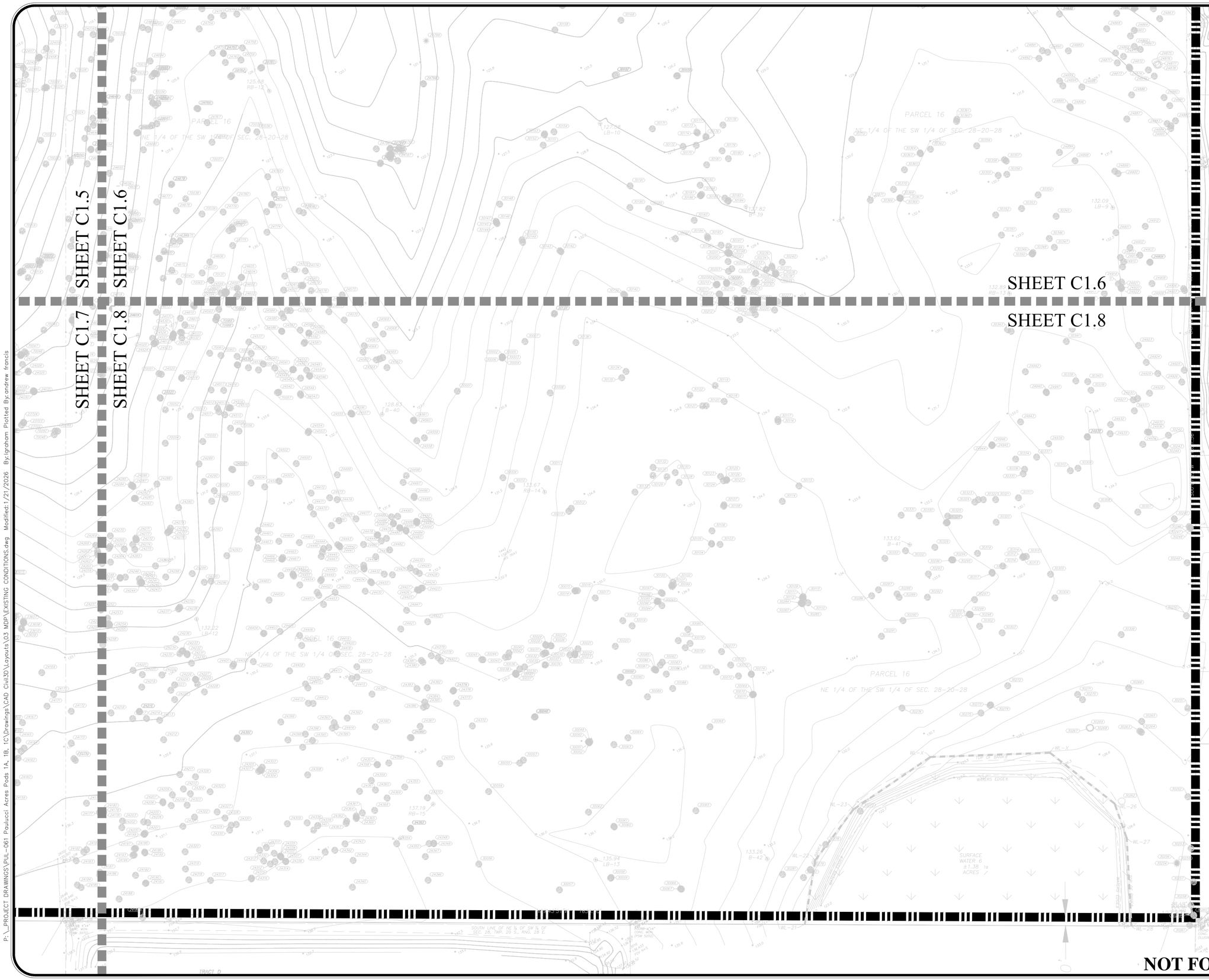
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew.francis



N
W E
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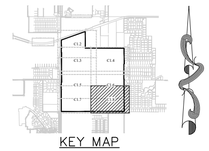
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25



KEY MAP

REV.	DATE	DESCRIPTION	BY
A			
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A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

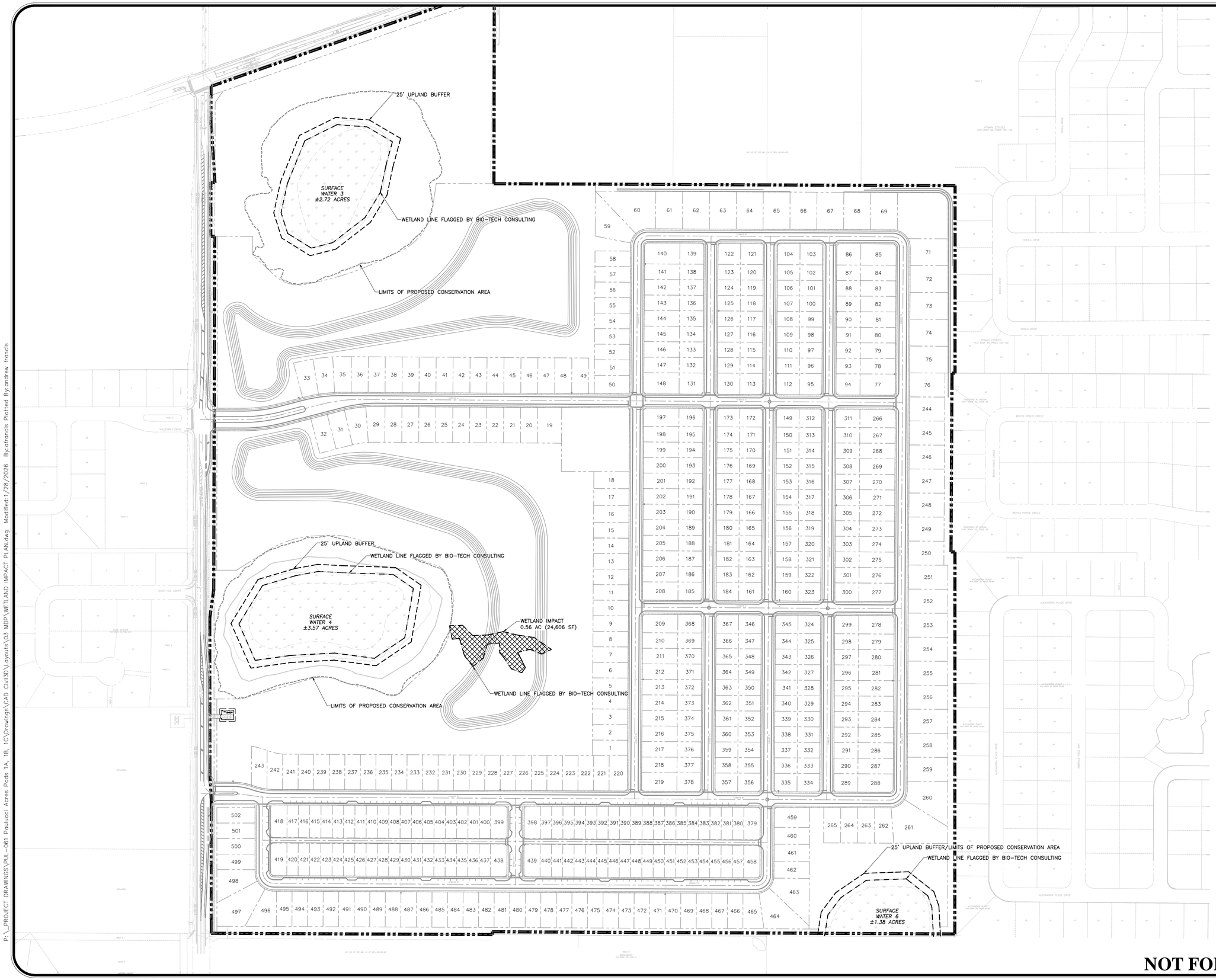
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.8

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis



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W E
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GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

- PROPERTY BOUNDARY
- FLAGGED WETLAND
- PROPOSED UPLAND BUFFER
- IMPACTED WETLAND

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

WETLAND IMPACT PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 150'
PROJECT PUL-061
SHEET C1.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

NOT FOR CONSTRUCTION

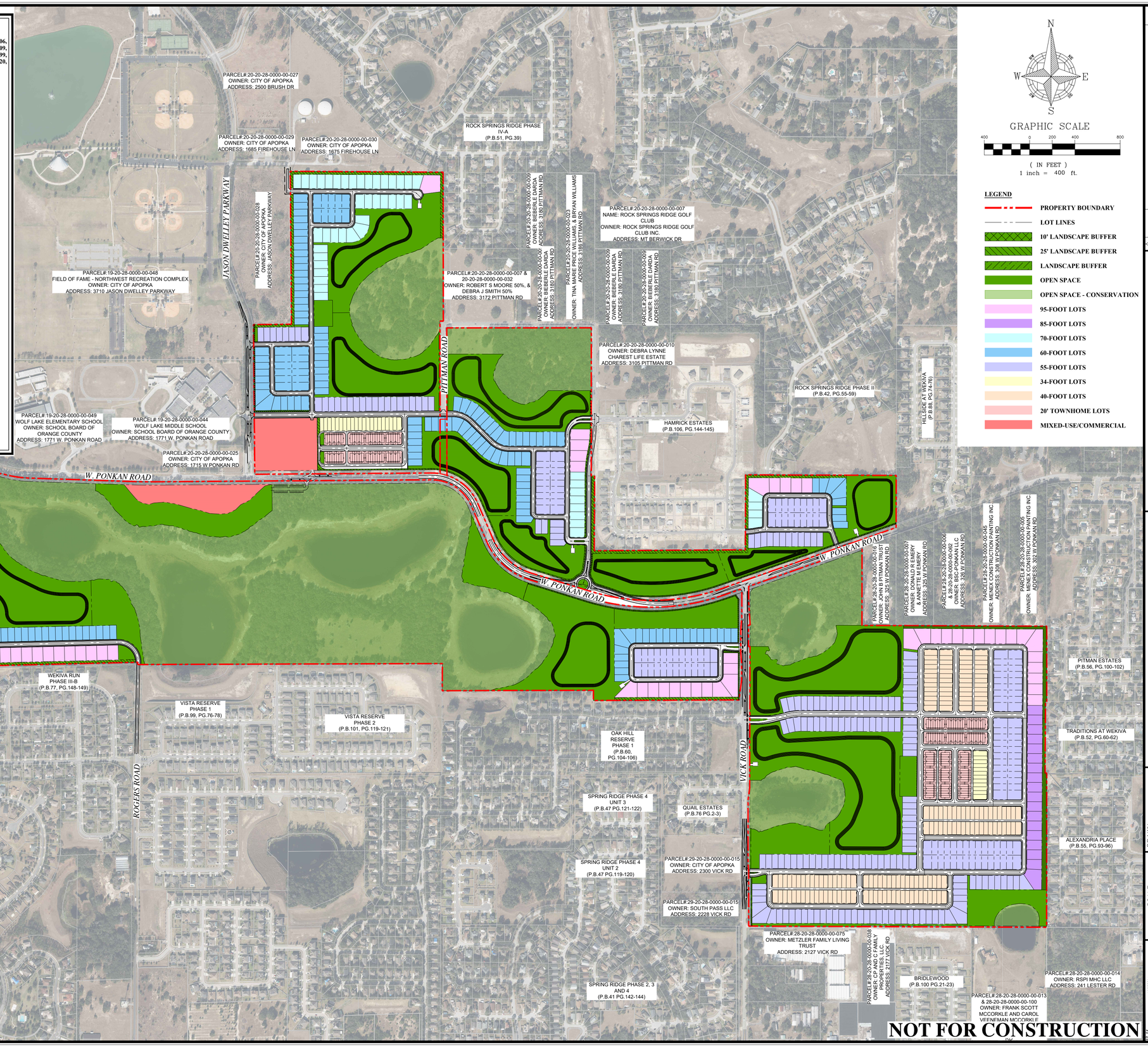
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\WETLAND IMPACT PLAN.dwg Modified:1/28/2026 By:afrancis Plotted By:andrew francis

OVERALL SITE DATA:

OCPA - PARCEL ID #s:	20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014, 28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-099, 29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019, 29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018
TOTAL PROPERTY AREA:	618.06 Ac.
PORTION OF PD BOUNDARY NORTH OF W PONKAN RD	182.44 Ac.
PORTION OF PD BOUNDARY SOUTH OF W PONKAN RD	435.62 Ac.
CITY OF APOPKA RIGHT-OF-WAY DEDICATION	1.76 Ac.
ORANGE COUNTY RIGHT-OF-WAY DEDICATION	10.07 Ac.
AREA TO REMAIN IN ORANGE COUNTY	0.37 Ac.
TOTAL DEVELOPABLE AREA:	605.86 Ac.
RESIDENTIAL AREA:	595.04 Ac. (98.21%)
FUTURE COMMERCIAL:	10.82 Ac. (1.79%)
TOTAL CONSERVATION AREA:	200.00 Ac.
TOTAL OPEN/GREEN SPACE AREA:	147.76 Ac.
TOTAL CONSTRUCTION AREA:	258.10 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	A & AE
EXISTING FUTURE LAND USE (FLU):	MU, RLS, COMM
ADJACENT FUTURE LANE USE (FLU):	
NORTH	RVLS, FLU-IP, INST_PU, RLS (CITY) LD, R (COUNTY)
SOUTH	AG, INST_PU, RLS, (CITY), LD (COUNTY)
EAST	MU, RE, RLS, (CITY), LD, RURAL 1/1 (COUNTY)
WEST	INST_PU, MU, PR, RLS, (CITY) LD, R (COUNTY)
EXISTING ZONING:	MU-ES-GT, RSF-1A, A-1 (COUNTY)
PROPOSED ZONING:	PD
ADJACENT ZONING:	
NORTH	O, PD, PR, RSF-1A, RSF-1B, T (CITY) A-1 (COUNTY)
SOUTH	AG, PD, RSF-1A, RSF-1B (CITY) A-1 (COUNTY)
EAST	MU-ES-GT, PF, RSF-1A, RMF (CITY) A-1, A-2, R1-AA (COUNTY)
WEST	O, PD, PR, RCE, (CITY) A-R, A-1 (COUNTY)
PROPOSED DEVELOPMENT PROGRAM:	
95' x 132' LOTS	73 LOTS
85' x 125' LOTS	18 LOTS
70' x 125' LOTS	49 LOTS
60' x 125' LOTS	190 LOTS
55' x 125' LOTS	347 LOTS
40' x 115' BUNGALOWS	166 LOTS
34' x 115 BUNGALOWS	33 LOTS
20' TOWNHOMES	158 LOTS
TOTAL:	1,034 LOTS
PROPOSED GROSS DENSITY:	1.67 DU/Ac.

GROSS DENSITY OF PORTION OF PD NORTH OF W PONKAN RD (337 LOTS/ 182.44 Ac.) = 1.85 DU/Ac.

GROSS DENSITY OF PORTION OF PD SOUTH OF W PONKAN RD (697 LOTS/ 435.62 Ac.) = 1.60 DU/Ac.



REV.	DATE	DESCRIPTION	BY
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A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

MASTER PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026
SCALE: 1" = 400'
PROJECT: PUL-061
SHEET: C2.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

This plan has been reviewed and approved for compliance with the City Code of Ordinances.
Approval of this document does not constitute approval and support of the applicant's application for an development order.

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:lgraham Plotted By:andrew.francis

PAULUCCI ACRES MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. Residential Lot Criteria:

Description	Single-Family Detached 95' & 85' Lots (Front-Loaded)	Single-Family Detached 70' Lots (Front-Loaded)	Single-Family Detached 55' Lots (Front-Loaded)	Single-Family Detached 55' Short Lots (Front-Loaded)	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback	10' min.	10' min.	10' min.	10' min.	10' min.	10' min.
Front Building Setback	Minimum:15'	Minimum: 15'	Minimum: 15'	Minimum: 10'	Minimum: 15'	Minimum: 15'
Front Garage Setback (2)	Minimum: 25'	Minimum: 25'	Minimum: 25'	Minimum: 25'	N/A	N/A
Street Side Setback	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'
Side Setback	10' min.	5' min.	5' min.	5' min.	5' min.	0' for interior units 10' minimum for exterior units
Rear Setback	20' min.	20' min.	20' min.	10' min.	5' min.	5' min.
Garage Rear Setback	N/A	N/A	N/A	N/A	With driveway: 20' min. Without driveway: 5' min.	With driveway: 20' min. Without driveway: 5' min.
Min. Lot Area	10,625 SF	8,750 SF	6,875 SF	3,850 SF	3,910 SF	2,100 SF
Min. Lot Width	85'	70'	55'	55'	34'	20'
Min. Lot Depth	125'	125'	125'	70'	115'	105'
Max. Lot Coverage	75%	75%	75%	75%	75%	90%
Max. Building Height	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories
Min. Living Area	1,600 SF	1,600 SF	1,600 SF	1,500 SF	1,300 SF	1,200 SF

(1) See PD Master Plan for depiction of conceptual typical site details.
(2) Front Garage Setback applies to homes with a garage facing the street, the Front Garage Setback does not apply to side loaded garages where just the typical front building setback would apply.
(3) An accessory dwelling unit (ADU), as defined in the City of Apopka Land Development Code ("LDC"), shall be allowed on all lots except 55' short lots. The ADU shall have a maximum gross floor area of 1,000 square feet. The setback for an ADU shall be the same as the principal structure and shall meet the applicable front, side and rear yard setbacks set forth in the above table.

2. Non-Residential Development:
   a) The Commercial Parcels, as identified on the PD Master Plan, shall be subject to the standards set forth in this Section A.2.
   b) Non-Residential Parcel Criteria:

Description	Commercial Parcels
Min. Lot Area	Minimum: 7,500 SF
Min. Lot Width	Minimum:75'
Front Yard Setback(1)	Minimum: 15'
	Maximum: 80'
Min. Building width in build-to-zone (% of lot width) (2)	Minimum: 60%
Side Yard Setback(3)	10' min.
Corner Side Yard Setback	20' min.
Rear Yard Setback	10' min.
Max. Building Height	45' max.
FAR	Minimum: 0.25 Maximum: 1.0
Min. Lot Depth	125'
Max. Lot Coverage	75%

(1) The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.
(2) The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.
(3) Minimum of 15 ft. between structures, only applies to exterior units.

c) For the Commercial Parcels, at least one handicap parking space to be van accessible per LDC requirements.
d) Connectivity: The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
e) Building Facades: Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements:(canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
f) Building Massing and Façade Articulation: Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance The recesses and projections shall have a minimum depth of three feet.
g) Flat Roof Design: When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
h) Building Orientation: Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces. The outparcels shall meet the build-to-line setbacks. Additional buildings may be on the same parcel and are permitted to be setback further from the road, if outparcels are framing the street and meet the building width minimum percentage requirement.
i) Building Entrances: All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.
j) Transparency: Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum of twenty-five (25%) percent transparency (windows) (See 4.2.3).
k) Parking: Along any street, all proposed new or additional surface vehicle parking shall be predominately located to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
l) Bicycle Parking: New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
m) Parking Structure: Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.
n) Open Space: Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.

B. Architectural, Buildings, and Accessory Structures for Detached Units

1. Architectural design shall be consistent with the approved elevations contained within the PD.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units, pool equipment, and other similar equipment shall be placed in the side and/or rear yard area. AC condenser units, pool equipment, and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units, pool equipment, and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed on rear-loaded lots or 55' front-loaded short lots.
8. Architectural Design Standards:
   a) Architectural styles shall be consistent with the PD Master Plan and as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the City Council.
   b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
   c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 3/12.
   d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
   e) Aluminum fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
   e) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
   f) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   g) Modification or replacement of the exterior must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC standards.
   d) Vinyl fencing shall be allowed.

C. Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

1. Architectural design shall be consistent with the design of the PD Master Plan.
2. Each individual townhome shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the development shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed for individual townhome units.
8. Architectural Design Standards:
   a) Architectural styles shall be consistent with the approved PD Master Plan. Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
   b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
   c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 3/12.
   d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
   e) Aluminum fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   e) Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
   d) Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
4. If any utility extension or upsizing is requested or required by the City in excess of what is required to service the project, then the City and the Developer shall enter into a utility agreement, which shall provide for, among other items, the City to reimburse the Developer for any utility extension and upsizing in excess of what is required to service the project.
5. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
6. A final drainage report and soils report will be submitted with the Construction Site Plan.
7. Utility easements shall be dedicated to the City of Apopka.
8. Drainage easements to be dedicated to a homeowners association ("HOA"), a property owners association ("POA") and/or community development district ("CDD") unless otherwise required by the City of Apopka.
9. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
10. On-site streets are to be constructed per City of Apopka standards.
11. Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
12. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
13. The internal rights-of-way may either be dedicated to the Public or privately owned and maintained by the HOA and/or CDD, as shown on the Major Development Plan. The installation of access gates for any development phase(s) with private internal rights-of-way, as shown on the Major Development Plan, shall be permitted. Any access gates shall be owned and maintained by the HOA.
14. The internal alley rights-of-way are to be privately owned and maintained by the HOA and/or CDD.
15. Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the LDC. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
16. Garages shall be accessed from the adjacent Alley Street Type at the rear of the lot for all rear-loaded lots.
17. Power service within the project shall be underground. No overhead service will be allowed.
18. Vehicular, Pedestrian and Accent lighting shall substantially conform to the LDC.
19. Right-of-way dedication tracts along the project's frontage on W. Ponkan Road, as generally depicted on the PD Master Plan, shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development.
20. Right-of-way dedication tracts along the project's frontage on Vick Road, as generally depicted on the PD Master Plan, shall be dedicated to the public at final plat of the applicable adjacent phase of development.
21. An access easement, as shown on the PD Master Plan, for emergency access shall be granted by the City in connection with approval of the Construction Site Plan for the applicable phase of development served by such access easement.

E. Recreation and Open Space

1. Required open space for the planned development shall be a minimum of 50% of the overall PD acreage. The aggregate open space provided across all phases of development, as demonstrated in the Major Development Plan, must collectively satisfy this overall requirement. Notwithstanding the foregoing: (i) each separate residential phase of development shall provide a minimum of 30% of its acreage as open space, except for Pod 5, as identified on the PD Master Plan, which will have its open space aggregated with Pod 1A/B for purposes of satisfying the minimum 30% open space requirement; and (ii) each separate commercial phase of development shall provide a minimum of 20% of its acreage as open space.
2. All open space tracts identified on the PD Master Plan (including, without limitation, the City Park tract to be dedicated to the City, the stormwater tract to be dedicated to Orange County, and any other stormwater management facilities and ponds to be owned and maintained by the HOA, POA and/or CDD), regardless of whether such open space tract is to be dedicated to the City, Orange County or any other governmental authority, shall be included in the open space calculation for the overall 50% requirement and for the respective phase of development that such open space tract is located within.
3. The stormwater tract and any other stormwater management facilities and ponds identified on the PD Master Plan to be dedicated to Orange County shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development or at such other time as approved by Orange County.
4. Dedication of the City Park tract to the City is required within 24 months after the Construction Site Plan for the initial phase of development is approved. Dedication of the City Park tract will be via plat or separate instrument.
5. In connection with the approval of the Major Development Plan for the phase of development that includes the City Park tract, the City and Developer shall enter into a park agreement, which shall provide for, among other items, the following: (i) the design, permitting, engineering and construction of improvements to the City Park tract as agreed upon by the City and Developer, including an interconnected stabilized trail, a right-in, right-out access to W. Ponkan Road and unpaved parking, all as generally shown on the PD Master Plan, and associated impact fee credits for all of the cost of the design, permitting, engineering and construction of such improvements and the timing for issuance of such reimbursement, and (ii) future access and parking for the City Park upon development of the Commercial Parcel located south of W. Ponkan Road. The location and extent of the trails, parking and access to the City Park as generally shown on the PD Master Plan are conceptual in nature and may be modified as needed.
6. For the Amenity Tracts, general amenity programming is detailed within the PD Master Plan and shall be provided with the Major Development Plan for each phase. Specific amenity programming for a development phase shall be provided with the Construction Site Plan for such phase. The Amenity Tracts will be dedicated to the HOA.
7. Ownership and maintenance of the open space shall be in the name of the HOA, CDD, POA and/or other entity acceptable to the Community Development Director or the Planning Director, or a designee, except with respect to the City Park tract to be dedicated to the City and to the stormwater tract to be dedicated to Orange County.
8. The open space tracts labeled as Conservation Area shall allow areas for trails, open gathering spaces and passive recreation.

F. Buffers and Landscaping

1. A ten-foot (10') buffer tract for entry wall/rail/fence and/or landscaping will be provided along all offsite existing public rights-of-way, as shown on the PD Master Plan, provided that no buffer tract shall be required when any open space tracts labeled as Conservation Area are adjacent to such rights-of-way. This tract shall be dedicated to and maintained by the HOA and/or CDD. The buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.
2. A perimeter buffer with a minimum width of twenty-five (25) feet for landscaping purposes shall be provided along the project boundary, except as shown on the PD Master Plan including without limitation: (i) where adjacent to offsite existing public rights-of-way (see above requirement), (ii) where stormwater pond tracts are along the project boundary, (iii) where open space tracts labeled as Conservation Area are along the project boundary, and (iv) the Commercial Parcels. These perimeter buffer tracts shall be dedicated to and maintained by the HOA and/or CDD. For purposes of clarity, the perimeter buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.
3. The future development Commercial Parcels shall provide buffering within the respective parcel when it is developed in accordance with the minimum requirements in the LDC.
4. The design of all buffer tracts shall follow the LDC.
5. Code-required preliminary landscaping and tree preservation plans shall be provided at Major Development Plan for each phase. Hardscape and irrigation plans shall be provided at Construction Site Plan for each phase.
6. Entrance feature and community sign details will be provided with the Construction Site Plan.
7. Tree Planting Conditions. Minimum of one (1) new tree shall be planted per front-loaded residential lot. The new tree shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
8. Tree Protection Plan. The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance

1. The HOA, POA and/or CDD shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The HOA and/or CDD shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way within the project.
3. The City of Apopka shall be responsible for the maintenance of all Publicly dedicated rights-of-way, on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of the project. The maintenance of the street lighting will be funded using a municipal service taxing unit (MSTU) or by the CDD.
4. A maintenance agreement between the HOA and/or CDD and the City will be entered into for the maintenance of the natural vegetation, as and when necessary, that is located within the City's 20-foot platted right-of-way located between the southern boundary of Pod 6, as identified on the PD Master Plan, and the northern boundary of Wekiva Run currently with approval of the Construction Site Plan for Pod 6. The Developer and the City shall agree upon the form of maintenance agreement prior to the approval of the Construction Site Plan for Pod 6.

H. Wetlands and Environmental

1. Multiple wetlands are present within the property limits. An upland buffer with a minimum width of 25 feet shall be provided along all preserved wetlands.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0110-H, dated September 24, 2021, portions of the proposed development site are located within unshaded Zone 'X' (areas determined to be outside the 500-year floodplain) and shaded Zones 'AE'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
A			
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A			
A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

MASTER PLAN – DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: N.T.S.
PROJECT: PUL-061
SHEET: C2.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:lgraham Plotted By:andrew.francis

and 'A' (areas determined to be subject to flooding by the 100-year flood where the Base Flood Elevation has or has not, respectively, been determined).

3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the LDC.

I. Development Condition Continuity

These PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the LDC.

K. Lighting

1. Lighting shall comply with the LDC.
2. All Alley Street Types shall have street lighting within the Alley.
3. Street and parking areas or pedestrian path light poles shall be decorative type. Details regarding the decorative type of light pole selected will be from the City of Apopka/Utility Company list of approved lighting (except for lighting along W. Ponkan Road) and will be selected and provided with the Construction Site Plan for the respective phase of development .

L. Garbage Pickup

1. Garbage of front-loaded single-family units shall be picked up at the adjacent Street Type along the front of the lots.
2. Garbage of rear-loaded single-family units shall be picked up at the adjacent Alley Street Type along the rear of the lots.

M. Building Permits & Model Homes

1. Building permits shall be issued and home construction shall be allowed for up to 50% of the homes within the project upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank), and prior to plat recording.
2. Each model home shall be allowed to be temporarily used for a sales office associated with the residential development. A townhome building may serve as one model home.
3. A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
4. Homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the public records of Orange County, Florida.

N. Miscellaneous

5. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
6. All acreages are subject to change with Major Development Plan (MDP), Construction Site Plan (CSP), and Final Plat review and approval. References in these PD Development Standards to

Construction Site Plan and final plat shall mean and refer to the Construction Site Plan and/or final plat for each respective and applicable phase of development.

7. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the residential development and will be prohibited through the HOA documents.
8. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.
9. Retaining walls within the project shall be allowed to be a maximum of ten (10) feet in height. Structural plans and calculations for each proposed retaining wall signed and sealed by a licensed structural engineers shall be provided at Construction Site Plan.
10. The project will be developed and constructed in separate phases.
11. The architectural theme of the residential and non-residential development is "Florida Natural."
12. Minor Adjustments (as defined in the Development Agreement) to these PD Development Standards and the PD Master Plan will be processed in accordance with the Development Agreement for this project, as may be amended from time to time (the "Development Agreement"), notwithstanding any term or provision to the contrary.

O. Non-Residential Uses

1. Non-residential uses shall only be located within the Commercial Parcels.
2. The permitted uses for the Commercial Parcel located south of W. Ponkan Road shall be as follows:
   a. Child care facility
   b. Confectionery store, ice cream, candy
   c. Mobile food vendor
   d. Restaurant
   e. Grocery store and food market
   f. Coffee shops including those that have a drive-thru component
   g. Art, music, dance, or martial arts studio/school
   h. Consumer goods establishment
   i. Beauty salon or barber shop
   j. Pet beauty parlor
   k. Veterinary hospital or clinic
   l. Nail care establishment
   m. Personal or household goods repair establishment
   n. Bank or other financial institution
   o. Dry cleaning or laundry drop-off/pick-up establishment
   p. Drug store or pharmacy
   q. Health care clinic or office
   r. Office, professional or general business
3. The permitted uses for the Commercial Parcel located north of W. Ponkan Road shall be as follows:
   a. Child care facility
   b. Health care clinic or office
   c. Pet beauty parlor
   d. Veterinary hospital or clinic
   e. Brewpub or microbrewery
   f. Mobile food vendor
   g. Restaurant

   h. Office, professional or general business
   i. Art, music, dance, or martial arts studio/school
   j. Beauty salon or barber shop
   k. Confectionery store, ice cream, candy
   l. Dry cleaning or laundry drop-off/pick-up establishment
   m. Nail care establishment
   n. Personal or household goods repair establishment
   o. Bank or other financial institution
   p. Consumer goods establishment
   q. Drug store or pharmacy
   r. Grocery store and food market
   s. Hotel
   t. Coffee shops including those that have a drive-thru component
4. A drive-thru is a permitted accessory use for the Commercial Parcels; provided, however, that no "fast food" drive-thru restaurants are permitted.
5. Multi-family apartment use is not permitted.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 30960

MASTER PLAN – DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: N.T.S.
PROJECT: PUL-061
SHEET: C2.2

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

This item has been digitally signed and sealed by Luke E. Classon, PE on the date adjacent to the seal.
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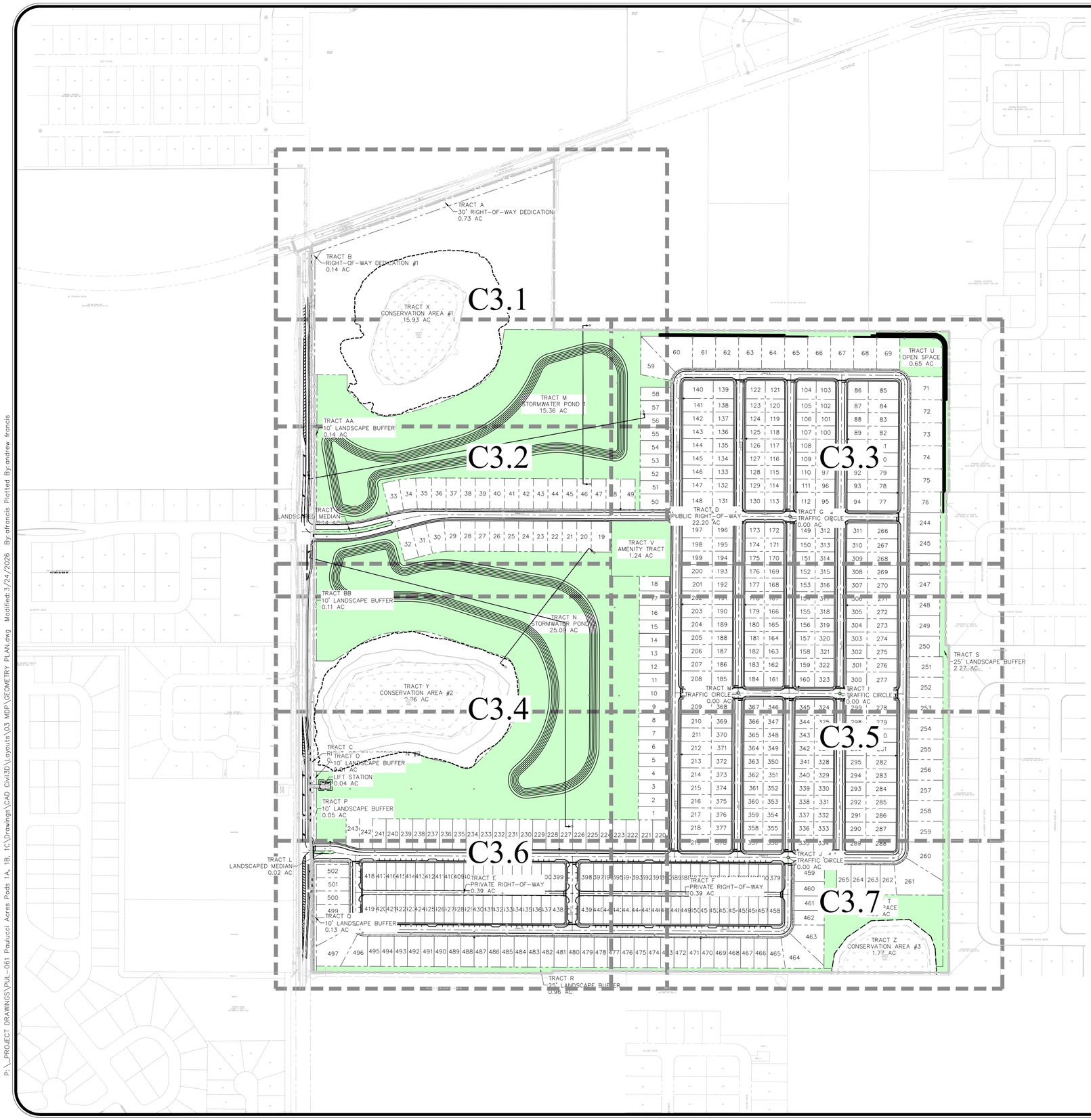
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:lgraham Plotted By:andrew.francis



PROPOSED GREEN BUILDING STANDARDS:

PASSIVE SOLAR
- ORIENT A MINIMUM OF 50 PERCENT OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE — 1.50 pt.

VEGETATION
- PRESERVE LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH) - *(5+ PRESERVED TREES)* — 1.00 pt.

ENERGY CONSERVATION
- USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED — 0.50 pt.

RESILIENCY TO NATURAL HAZARDS
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION — 1.00 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES — 0.25 pt.

TOTAL : 4.25 pt.

N
W E
S

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

POD 1A/1B/4 SITE DATA:

OCPA - PARCEL ID #s:	28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-012, 28-20-28-0000-00-009, 28-20-28-0000-00-099
TOTAL AREA:	171.55 Ac.
RIGHT-OF-WAY DEDICATION	1.22 Ac.
TOTAL DEVELOPABLE AREA:	170.33 Ac.
TOTAL CONSERVATION AREA:	26.73 Ac.
TOTAL OPEN/GREEN SPACE AREA:	2.16 Ac.
TOTAL CONSTRUCTION AREA:	143.6 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	A & AE
EXISTING FUTURE LAND USE (FLU):	RLS
ADJACENT FUTURE LANE USE (FLU):	
NORTH	MU
SOUTH	AG, RLS (CITY), LD (COUNTY)
EAST	RLS, (CITY), LD (COUNTY)
WEST	INST_PU, RLS, (CITY)
EXISTING ZONING:	RSF-1A
ADJACENT ZONING:	
NORTH	MU-ES-GT, RSF-1A (CITY), A-1 (COUNTY)
SOUTH	AG, RSF-1B (CITY), A-1 (COUNTY)
EAST	RSF-1A, (CITY), RI-AA (COUNTY)
WEST	O, PD, RCE, RSF-1A(CITY)
PROPOSED DEVELOPMENT PROGRAM:	
95' x 132' LOTS	16 LOTS
85' x 125' LOTS	19 LOTS
60' x 125' LOTS	46 LOTS
55' x 125' LOTS	149 LOTS
55' x 85' LOTS	64 LOTS
55' x 80' LOTS	128 LOTS
40' x 115' BUNGALOWS	80 LOTS
TOTAL:	502 LOTS
PROPOSED GROSS DENSITY:	2.93 DU/Ac.

NOTES:

1. PER SECTIONS 21(f) AND 21(g) OF THE RECORDED DEVELOPMENT AGREEMENT FOR PAULUCCI ACRES, MODIFICATIONS TO THE TOTAL NUMBER OF LOTS WITHIN ANY INDIVIDUAL PHASE OR POD ARE PERMITTED SO LONG AS THE TOTAL MAXIMUM NUMBER OF DWELLING UNITS DOES NOT INCREASE. MODIFICATIONS TO THE LOT TYPES OR MIX OF LOT SIZES WITHIN ANY INDIVIDUAL PHASE OR POD ARE CONSIDERED MINOR ADJUSTMENTS SO LONG AS THE MODIFICATION RESULTS IN AN INCREASE IN LOT SIZE.

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' RIGHT-OF-WAY DEDICATION	0.73 AC	31,816 SF	CITY
TRACT 'B'	RIGHT-OF-WAY DEDICATION #1	0.14 AC	5,988 SF	CITY
TRACT 'C'	RIGHT-OF-WAY DEDICATION #2	0.35 AC	15,099 SF	CITY
TRACT 'D'	PUBLIC RIGHT-OF-WAY	22.20 AC	967,079 SF	CITY
TRACT 'E'	PRIVATE RIGHT-OF-WAY	0.39 AC	16,812 SF	H.O.A.
TRACT 'F'	PRIVATE RIGHT-OF-WAY	0.39 AC	16,783 SF	H.O.A.
TRACT 'G'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'H'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'I'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'J'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'K'	LANDSCAPED MEDIAN	0.14 AC	6,190 SF	H.O.A.
TRACT 'L'	LANDSCAPED MEDIAN	0.02 AC	726 SF	H.O.A.
TRACT 'M'	STORMWATER POND 1	15.36 AC	668,996 SF	H.O.A.
TRACT 'N'	STORMWATER POND 2	25.09 AC	1,092,709 SF	H.O.A.
TRACT 'O'	10' LANDSCAPE BUFFER	0.01 AC	543 SF	H.O.A.
TRACT 'P'	10' LANDSCAPE BUFFER	0.05 AC	2,248 SF	H.O.A.
TRACT 'Q'	10' LANDSCAPE BUFFER	0.13 AC	5,810 SF	H.O.A.
TRACT 'R'	25' LANDSCAPE BUFFER	0.94 AC	41,155 SF	H.O.A.
TRACT 'S'	25' LANDSCAPE BUFFER	2.07 AC	90,025 SF	H.O.A.
TRACT 'T'	OPEN SPACE	2.16 AC	94,079 SF	H.O.A.
TRACT 'U'	AMENITY TRACT	1.24 AC	54,153 SF	H.O.A.
TRACT 'V'	LIFT STATION	0.04 AC	1,950 SF	CITY
TRACT 'W'	CONSERVATION AREA #1	15.93 AC	694,080 SF	H.O.A.
TRACT 'X'	CONSERVATION AREA #2	9.06 AC	394,803 SF	H.O.A.
TRACT 'Y'	CONSERVATION AREA #3	1.77 AC	76,959 SF	H.O.A.
TRACT 'AA'	10' LANDSCAPE BUFFER	0.14 AC	6,082 SF	H.O.A.
TRACT 'BB'	10' LANDSCAPE BUFFER	0.11 AC	4,932 SF	H.O.A.

DEVELOPMENT PROGRAM

95'x132' LOT	16 LOTS
85'x125' LOT	20 LOTS
60'x125' LOT	44 LOTS
55'x125' LOT	150 LOTS
55'x85' LOT	64 LOTS
55'x80' LOT	128 LOTS
40'x115' LOT	80 LOTS
Total	502 LOTS

OPEN SPACE TABLE

POD 1A/B & 4 REQUIRED OPEN SPACE (30%)	51.46 AC	30.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	1.24 AC	0.73%
OPEN SPACE	2.16 AC	1.27%
CONSERVATION AREA	26.76 AC	15.71%
LANDSCAPE BUFFER	3.46 AC	2.03%
STORMWATER POND (75% MAX)	30.33 AC	17.81%
TOTAL	63.96 AC	37.29%

PARKING TABLE

PARKING REQUIRED (2 SPACES/DU)	1004 SPACES
PARKING PROVIDED	
PARALLEL 7'x22' SPACE	138 SPACES
GARAGE PARKING (MIN. 1)	502 SPACES
DRIVEWAY PARKING (MIN. 1)	502 SPACES
TOTAL:	1142 SPACES

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELEA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C3.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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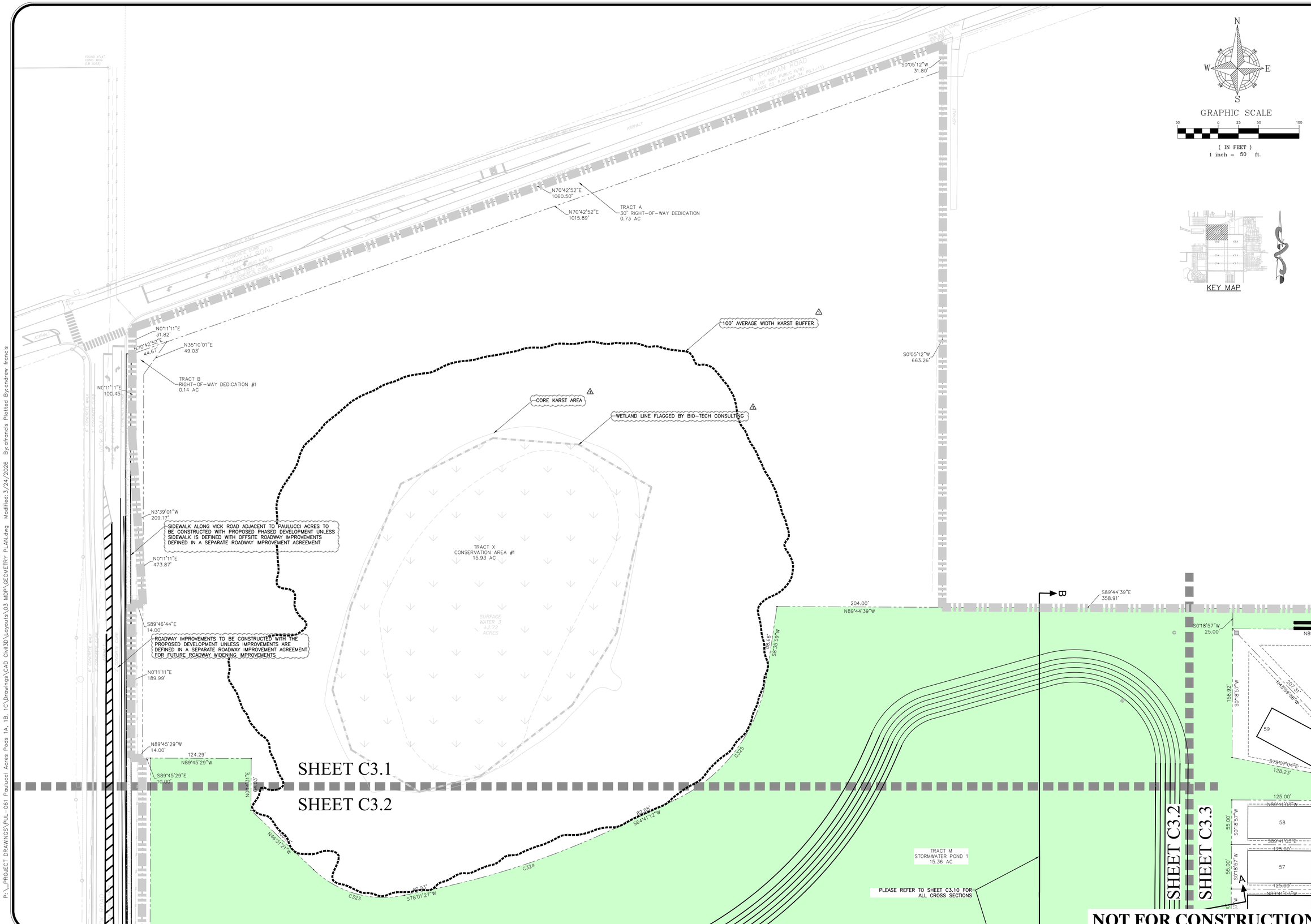

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39960

GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.1

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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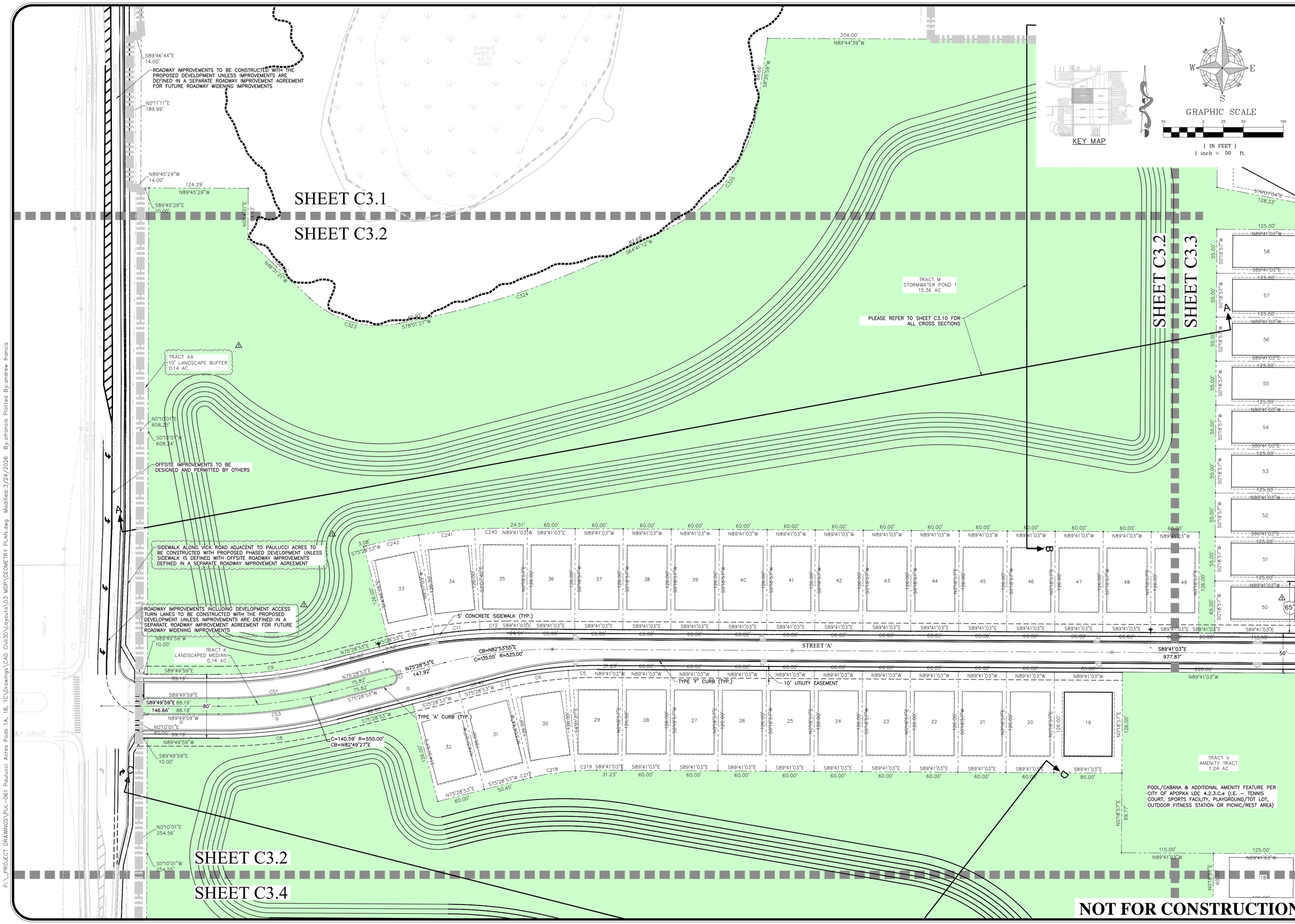

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.2

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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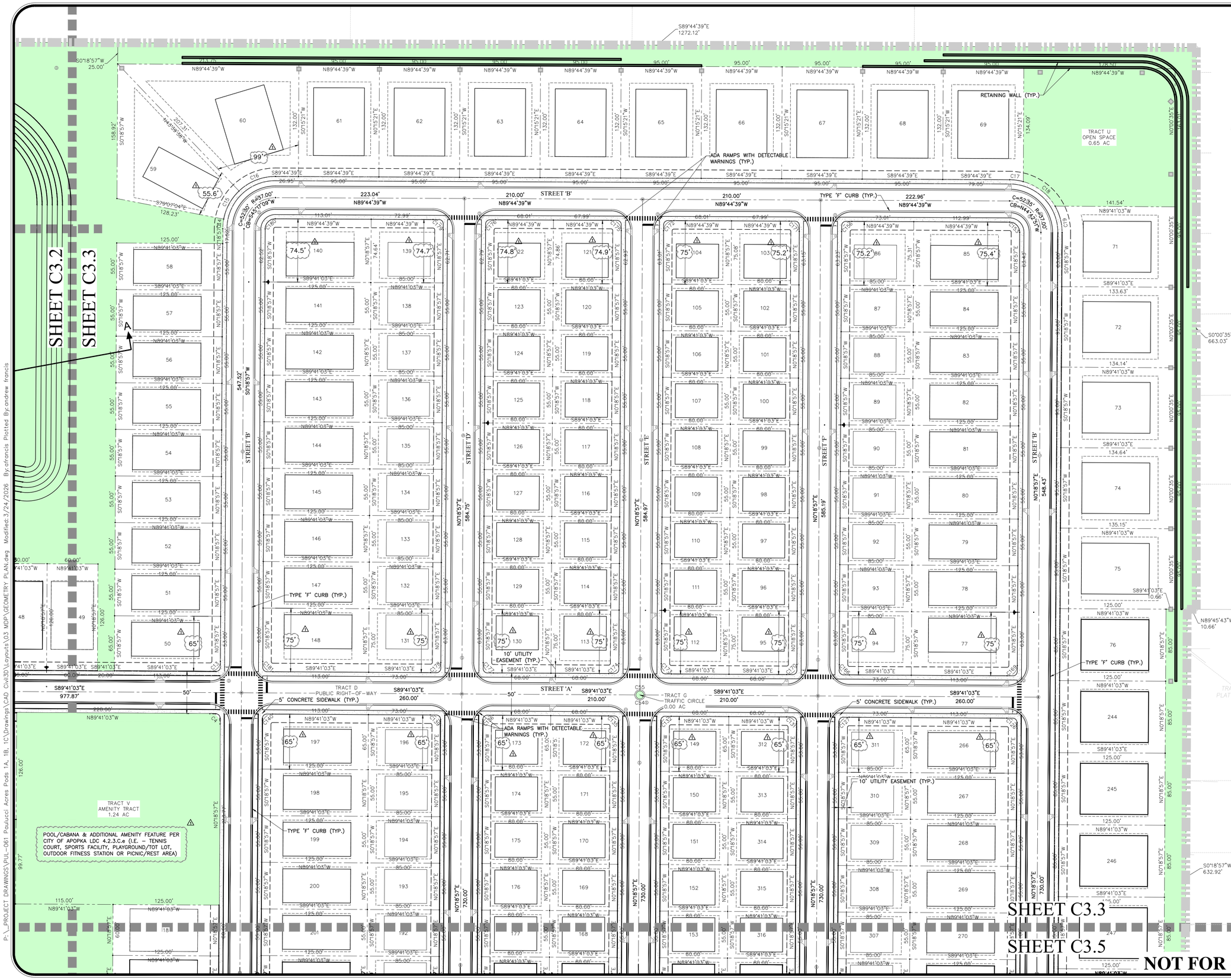

GRAPHIC SCALE

(IN FEET)
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KEY MAP

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.3

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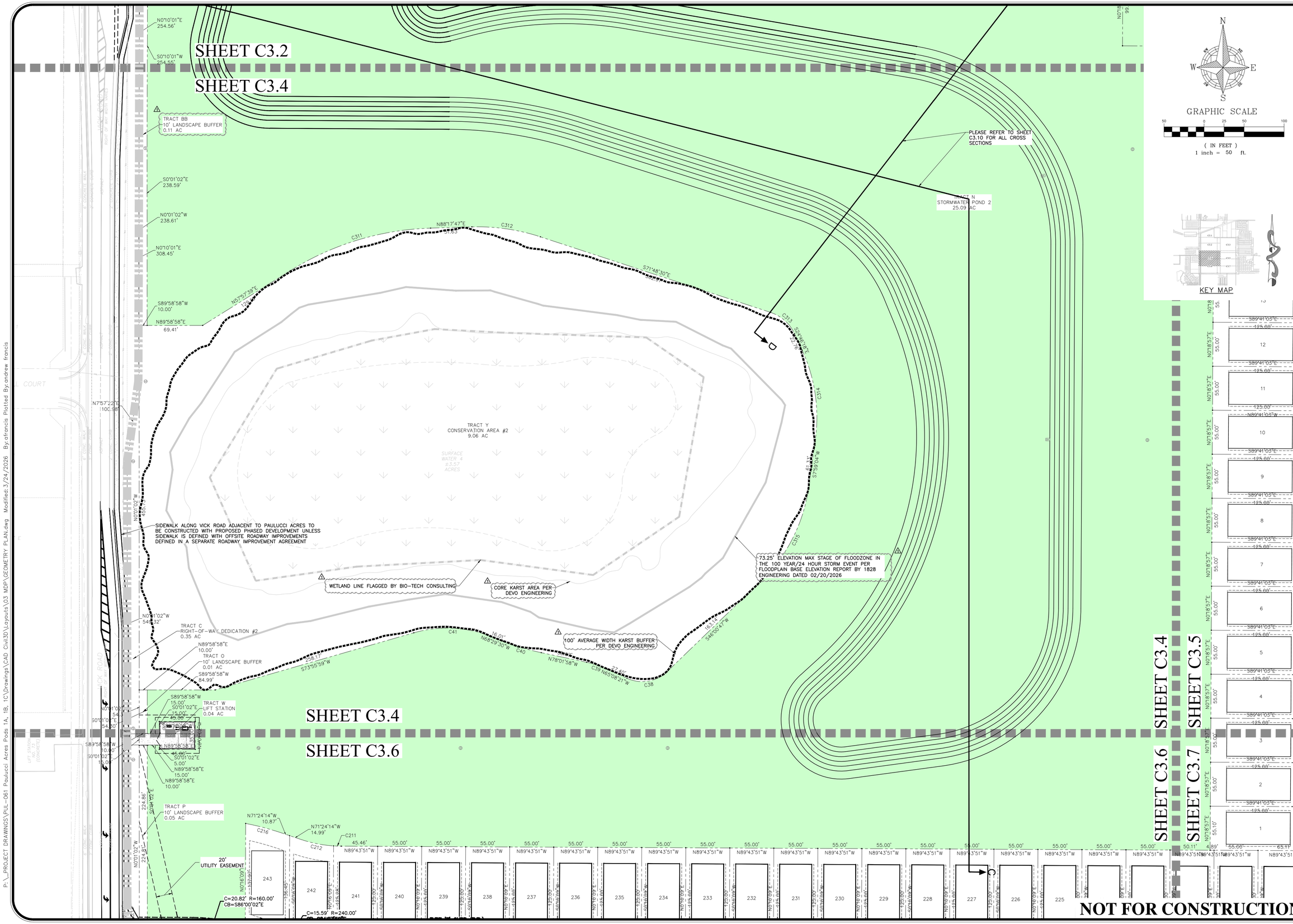

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.4

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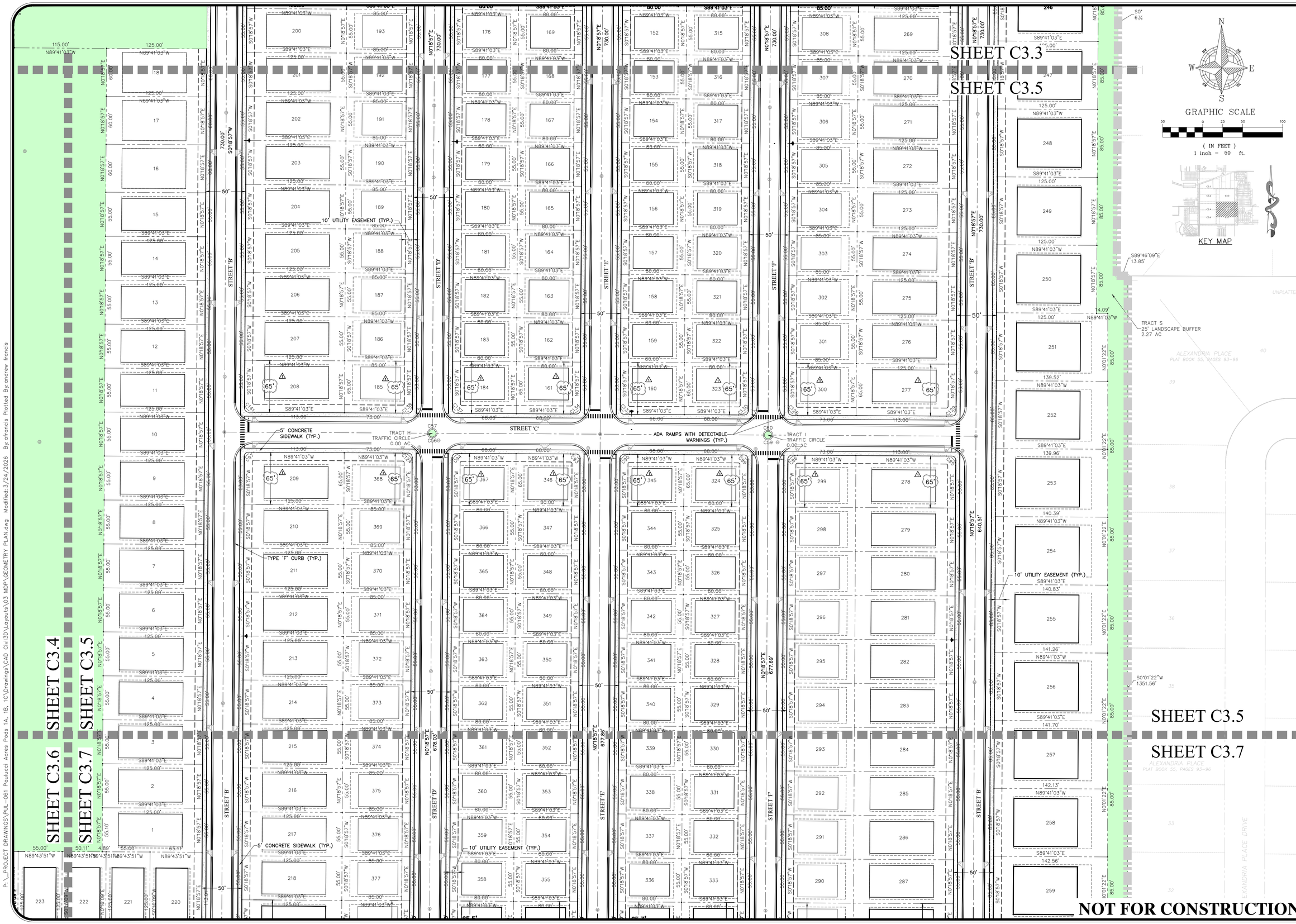

REV.	DATE	DESCRIPTION	BY
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A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.5

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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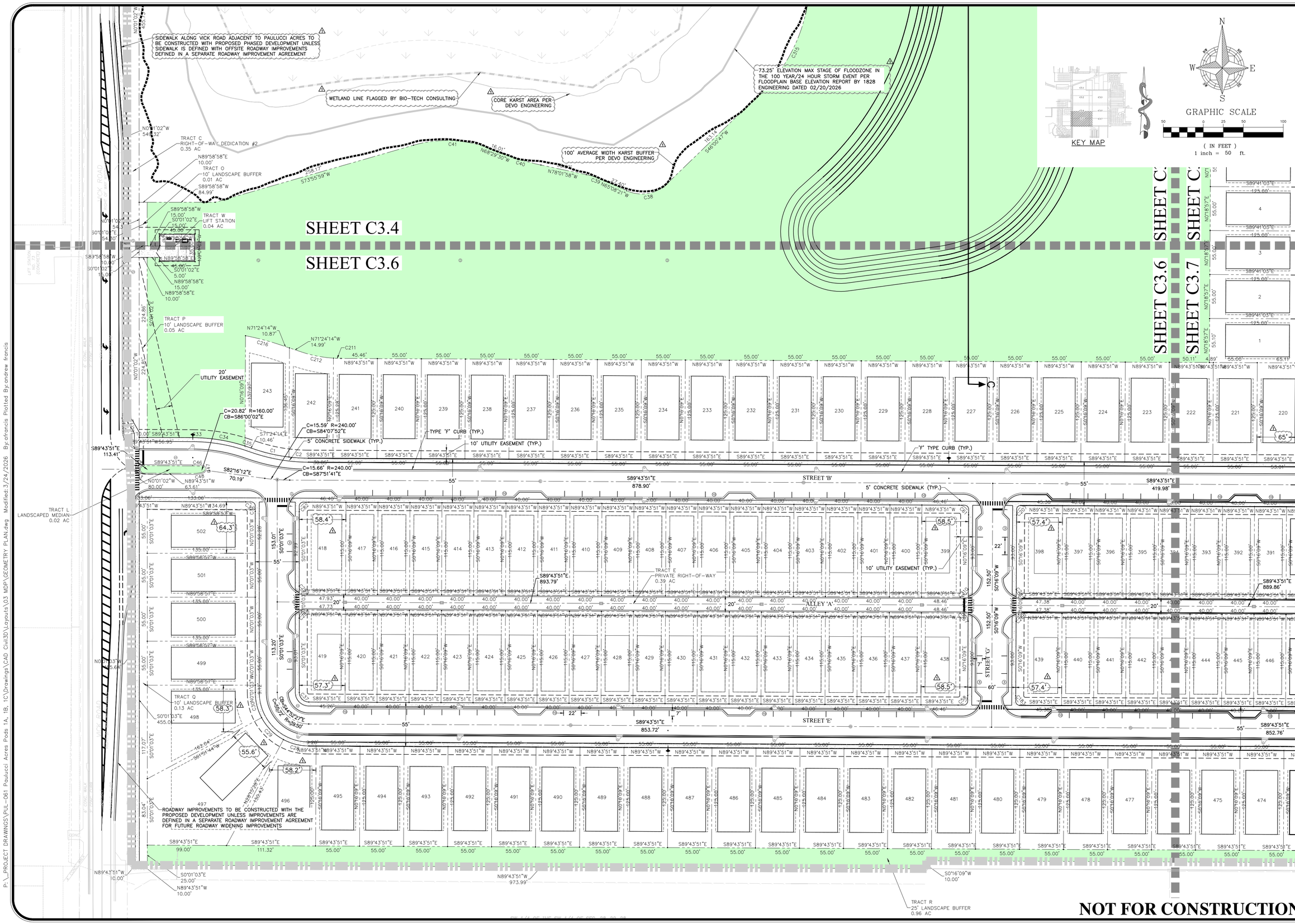

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.6

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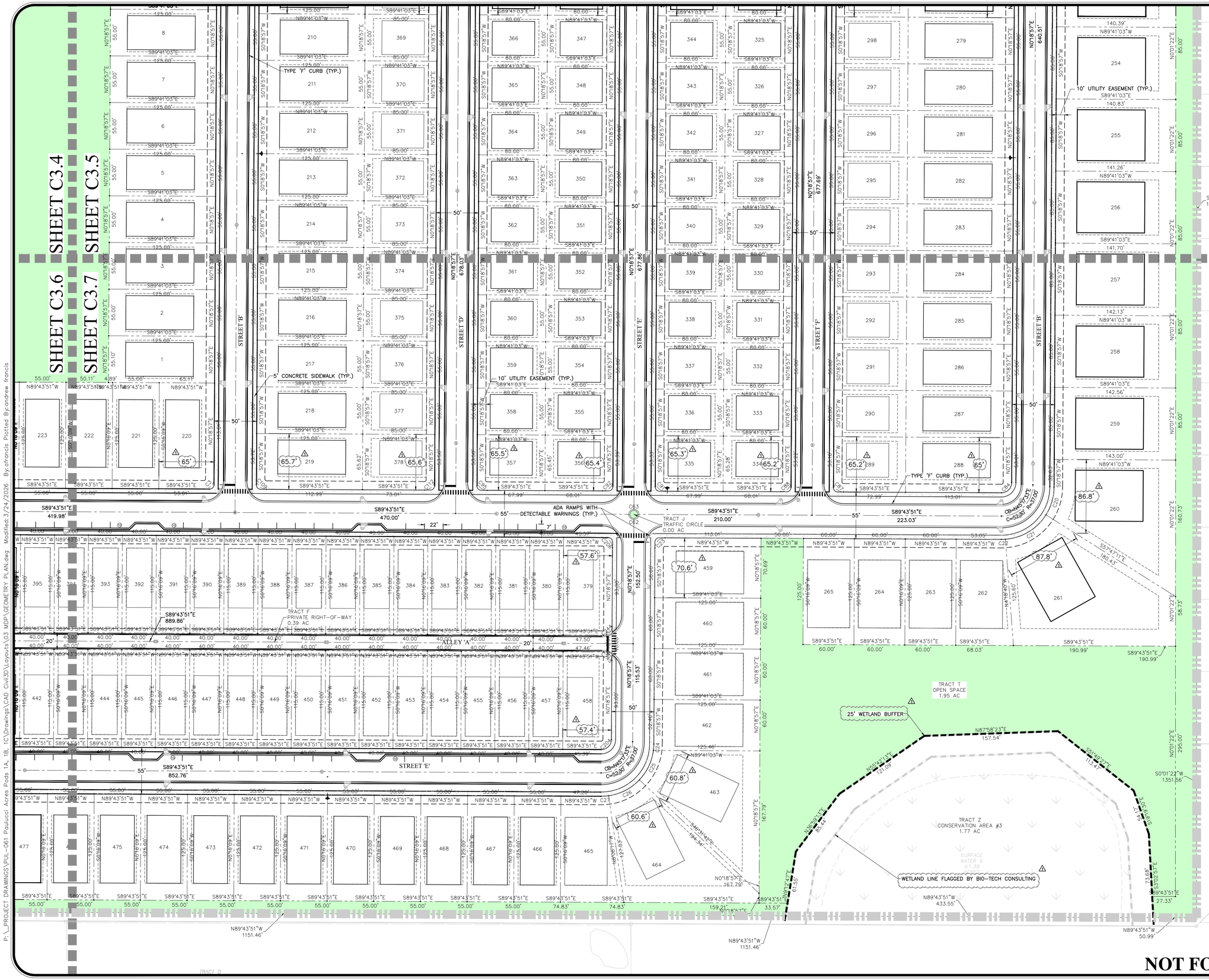

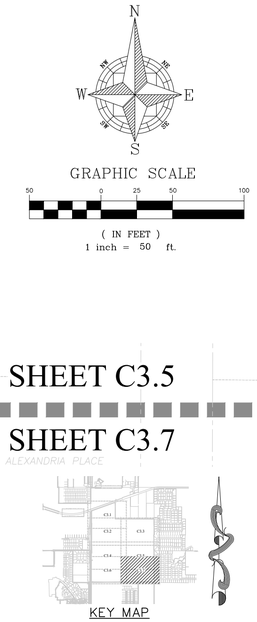

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A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.7

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LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,881 SF	3,604 SF	55.00 LF	PRIVATE
2	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
3	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
4	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
5	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
6	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
7	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
8	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
9	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
10	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
11	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
12	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
13	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
14	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
15	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
16	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
17	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
18	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
19	0.25 AC	10,710 SF	5,265 SF	85.00 LF	PRIVATE
20	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
21	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
22	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
23	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
24	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
25	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
26	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
27	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
28	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
29	0.18 AC	7,961 SF	4,293 SF	67.96 LF	PRIVATE
30	0.19 AC	8,405 SF	4,561 SF	76.66 LF	PRIVATE
31	0.18 AC	7,693 SF	4,130 SF	62.64 LF	PRIVATE
32	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
33	0.18 AC	8,042 SF	4,380 SF	57.42 LF	PRIVATE
34	0.18 AC	8,042 SF	4,380 SF	57.42 LF	PRIVATE
35	0.18 AC	7,844 SF	4,244 SF	58.46 LF	PRIVATE
36	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
37	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
38	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
39	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
40	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
41	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
42	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
43	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
44	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
45	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
46	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
47	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
48	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
49	0.17 AC	7,560 SF	4,050 SF	65.00 LF	PRIVATE
50	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
51	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
52	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
53	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
54	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
55	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
56	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
57	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
58	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
59	0.31 AC	13,670 SF	8,337 SF	38.37 LF	PRIVATE
60	0.46 AC	20,204 SF	11,651 SF	74.47 LF	PRIVATE
61	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
62	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
63	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
64	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
65	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
66	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
67	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
68	0.31 AC	13,595 SF	6,525 SF	95.00 LF	PRIVATE
69	0.58 AC	25,351 SF	7,244 SF	43.70 LF	PRIVATE
70	0.34 AC	14,807 SF	16,165 SF	85.56 LF	PRIVATE
71	0.34 AC	14,807 SF	8,066 SF	95.00 LF	PRIVATE
72	0.29 AC	12,719 SF	6,666 SF	95.00 LF	PRIVATE
73	0.29 AC	12,767 SF	6,704 SF	95.00 LF	PRIVATE
74	0.29 AC	12,815 SF	6,742 SF	95.00 LF	PRIVATE
75	0.30 AC	12,864 SF	6,780 SF	95.00 LF	PRIVATE
76	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
77	0.21 AC	9,344 SF	4,400 SF	81.85 LF	PRIVATE
78	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
79	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
80	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
81	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
82	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
83	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
84	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
85	0.22 AC	9,391 SF	4,429 SF	75.43 LF	PRIVATE
86	0.15 AC	6,367 SF	3,592 SF	75.23 LF	PRIVATE
87	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
88	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
89	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
90	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
91	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
92	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
93	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
94	0.15 AC	6,344 SF	3,575 SF	81.85 LF	PRIVATE
95	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
96	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
97	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
98	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
99	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
100	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
101	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
102	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
103	0.14 AC	5,979 SF	3,307 SF	82.02 LF	PRIVATE
104	0.14 AC	5,972 SF	3,302 SF	81.85 LF	PRIVATE
105	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
106	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
107	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
108	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
109	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
110	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
111	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
112	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
113	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
114	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
115	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
116	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
117	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
118	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
119	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
120	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
121	0.14 AC	5,955 SF	3,294 SF	81.80 LF	PRIVATE
122	0.14 AC	5,955 SF	3,289 SF	81.63 LF	PRIVATE
123	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
124	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
125	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
126	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
127	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
128	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
129	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
130	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
131	0.15 AC	6,344 SF	3,575 SF	81.85 LF	PRIVATE
132	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
133	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
134	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
135	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
136	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
137	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
138	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
139	0.15 AC	6,317 SF	3,554 SF	81.58 LF	PRIVATE
140	0.21 AC	9,291 SF	4,366 SF	81.36 LF	PRIVATE
141	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
142	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
143	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
144	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
145	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
146	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
147	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
148	0.21 AC	9,344 SF	4,400 SF	81.85 LF	PRIVATE
149	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
150	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
151	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
152	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
153	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
154	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
155	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
156	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
157	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
158	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
159	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
160	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
161	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
162	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
163	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
164	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
165	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
166	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
167	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
168	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
169	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
170	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
171	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
172	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
173	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
174	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
175	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
176	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
177	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
178	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
179	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
180	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
181	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
182	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
183	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
184	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
185	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
186	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
187	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
188	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
189	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
190	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
191	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
192	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
193	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
194	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
195	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
196	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
197	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
198	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
199	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
200	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
201	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
202	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
203	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
204	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
205	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
206	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
207	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
208	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
209	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
210	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
211	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
212	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
213	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
214	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
215	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
216	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
217	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
218	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
219	0.19 AC	8,178 SF	3,654 SF	72.57 LF	PRIVATE
220	0.19 AC	8,101 SF	3,605 SF	71.85 LF	PRIVATE
221	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
222	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
223	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
224	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
225	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
226	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
227	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
228	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
229	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
230	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
231	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
232	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
233	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
234	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
235	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
236	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
237	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
238	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
239	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
240	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
241	0.16 AC	6,876 SF	3,600 SF	55.00 LF	PRIVATE
242	0.16 AC	7,147 SF	3,789 SF	55.05 LF	PRIVATE
243	0.18 AC	7,648 SF	4,172 SF	56.76 LF	PRIVATE
244	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
245	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
246	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
247	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
248	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
249	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
250	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
251	0.27 AC	11,841 SF	6,130 SF	85.00 LF	PRIVATE
252	0.27 AC	11,878 SF	6,158 SF	85.00 LF	PRIVATE
253	0.27 AC	11,915 SF	6,186 SF	85.00 LF	PRIVATE
254	0.27 AC	11,952 SF	6,215 SF	85.00 LF	PRIVATE
255	0.28 AC	11,989 SF	6,243 SF	85.00 LF	PRIVATE
256	0.28 AC	12,026 SF	6,271 SF	85.00 LF	PRIVATE
257	0.28 AC	12,063 SF	6,299 SF	85.00 LF	PRIVATE
258	0.28 AC	12,100 SF	6,328 SF	85.00 LF	PRIVATE
259	0.28 AC	12,136 SF	6,356 SF	85.00 LF	PRIVATE
260	0.38 AC	16,740 SF	9,529 SF	67.15 LF	PRIVATE
261	0.51 AC	22,088 SF	13,453 SF	57.87 LF	PRIVATE
262	0.18 AC	7,878 SF	4,256 SF	58.01 LF	PRIVATE
263	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
264	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
265	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
266	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
267	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
268	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
269	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
270	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
271	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
272	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
273	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
274	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
275	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
276	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
277	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
278	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
279	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
280	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
281	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
282	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
283	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
284	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
285	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
286	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
287	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
288	0.19 AC	8,101 SF	3,604 SF	71.85 LF	PRIVATE
289	0.13 AC	5,506 SF	2,934 SF	71.85 LF	PRIVATE
290	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
291	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
292	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
293	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
294	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
295	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
296	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
297	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
298	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
299	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
300	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
301	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
302	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
303	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
304	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
305	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
306	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
307	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
308	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
309	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
310	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
311	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
312	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
313	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
314	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
315	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
316	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
317	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
318	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
319	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
320	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
321	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
322	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
323	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
324	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
325	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
326	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
327	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
328	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
329	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
330	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
331	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
332	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
333	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
334	0.12 AC	5,189 SF	2,715 SF	72.06 LF	PRIVATE
335	0.12 AC	5,194 SF	2,719 SF	72.19 LF	PRIVATE
336	0.10 AC	4,400 SF	2,700 SF	55.00 L

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C1	43.61	43.54'	S77°17'51"E	212.00'
C2	24.20	24.19'	S86°27'39"E	212.00'
C3	18.84	16.96'	N45°17'33"E	12.00'
C4	18.85	16.97'	N44°41'03"W	12.00'
C5	36.72	36.71'	S88°08'48"W	485.00'
C6	76.66	76.58'	S81°26'58"W	485.00'
C7	12.19	12.19'	S76°12'05"W	485.00'
C8	151.22	150.81'	S82°49'27"W	590.00'
C9	130.72	130.36'	N82°49'27"E	510.00'
C10	54.90	54.88'	N78°15'55"E	565.00'
C11	57.42	57.40'	N83°57'38"E	565.00'
C12	33.96	33.95'	N88°35'38"E	565.00'
C13	18.85	16.97'	N45°18'57"E	12.00'
C14	11.43	11.42'	N5°35'56"E	62.00'
C15	38.37	37.76'	N28°36'39"E	62.00'
C16	47.52	46.37'	N68°17'52"E	62.00'
C17	16.13	16.09'	S82°17'23"E	62.00'
C18	48.63	47.40'	S52°21'50"E	62.00'
C19	32.69	32.31'	S14°47'19"E	62.00'
C20	34.52	34.07'	S16°15'53"W	62.00'
C21	57.87	55.79'	S58°57'04"W	62.00'
C22	4.96	4.95'	S87°58'44"W	62.00'
C23	18.84	16.96'	S45°17'33"W	12.00'
C24	7.56	7.55'	S3°48'29"W	62.00'
C25	39.14	38.49'	S25°23'10"W	62.00'

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C26	41.54	40.77'	S62°40'01"W	62.00'
C27	9.10	9.09'	S86°03'56"W	62.00'
C28	32.73	32.40'	N75°44'12"W	67.00'
C29	39.30	38.74'	N44°56'24"W	67.00'
C30	32.88	32.55'	N14°04'40"W	67.00'
C31	2.75	2.74'	N6°34'24"W	12.00'
C32	16.04	14.88'	N51°25'48"W	12.00'
C33	66.41	66.15'	S80°55'23"E	216.00'
C34	66.41	66.15'	S80°55'23"E	216.00'
C35	2.68	2.68'	S71°45'34"E	216.00'
C37	18.79	16.93'	S44°52'27"E	12.00'
C38	54.07	50.88'	S80°26'13"W	45.00'
C39	27.00	26.95'	N71°35'10"W	120.00'
C40	49.96	49.90'	N73°15'44"W	300.00'
C41	98.37	96.62'	N87°16'46"W	150.00'
C43	7.31	6.58'	N44°52'27"W	4.67'
C44	7.35	6.62'	N45°07'33"E	4.67'
C46	11.95	11.95'	S87°50'08"E	180.67'
C47	9.95	7.17'	S8°10'54"E	3.67'
C48	10.35	10.30'	S79°55'22"W	28.67'
C49	15.18	13.67'	N44°49'59"W	9.67'
C50	15.18	13.67'	N45°10'01"E	9.67'
C51	138.49	138.11'	N82°49'27"E	540.33'
C52	30.37	19.33'	S14°31'07"E	9.67'
C53	143.45	143.06'	S82°49'27"W	559.67'

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C54	14.66	9.33'	N90°00'00"W	4.67'
C55	14.66	9.33'	N90°00'00"E	4.67'
C56	14.66	9.33'	N90°00'00"W	4.67'
C57	14.66	9.33'	N90°00'00"E	4.67'
C58	18.85	16.97'	N45°16'09"E	12.00'
C59	14.66	9.33'	N90°00'00"W	4.67'
C60	14.66	9.33'	N90°00'00"E	4.67'
C61	18.85	16.97'	N44°43'51"W	12.00'
C62	14.66	9.33'	N90°00'00"W	4.67'
C63	14.66	9.33'	N90°00'00"E	4.67'
C82	18.91	17.01'	S45°07'33"W	12.00'
C84	18.84	16.96'	N45°17'33"E	12.00'
C85	18.85	16.97'	N44°41'03"W	12.00'
C86	18.85	16.97'	S45°18'57"W	12.00'
C87	18.86	16.98'	S44°42'27"E	12.00'
C88	18.84	16.96'	N45°17'33"E	12.00'
C89	18.85	16.97'	N44°41'03"W	12.00'
C90	18.85	16.97'	S45°18'57"W	12.00'
C91	18.86	16.98'	S44°42'27"E	12.00'
C92	18.84	16.96'	N45°17'33"E	12.00'
C93	18.85	16.97'	N44°41'03"W	12.00'
C94	18.85	16.97'	S45°18'57"W	12.00'
C95	18.86	16.98'	S44°42'27"E	12.00'
C97	18.85	16.97'	S45°18'57"W	12.00'
C109	18.86	16.98'	S44°42'27"E	12.00'

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C112	18.84	16.96'	N45°17'33"E	12.00'
C124	18.85	16.97'	N44°41'03"W	12.00'
C126	18.85	16.97'	N44°41'03"W	12.00'
C127	18.85	16.97'	S45°18'57"W	12.00'
C128	18.85	16.97'	S44°41'03"E	12.00'
C129	18.85	16.97'	N45°18'57"E	12.00'
C130	18.85	16.97'	N45°18'57"E	12.00'
C131	18.85	16.97'	N44°41'03"W	12.00'
C132	18.85	16.97'	S45°18'57"W	12.00'
C133	18.85	16.97'	S44°41'03"E	12.00'
C134	18.85	16.97'	N45°18'57"E	12.00'
C135	18.85	16.97'	N44°41'03"W	12.00'
C136	18.85	16.97'	S45°18'57"W	12.00'
C137	18.85	16.97'	S44°41'03"E	12.00'
C138	18.85	16.97'	N45°18'57"E	12.00'
C139	18.85	16.97'	N44°41'03"W	12.00'
C140	18.85	16.97'	S45°18'57"W	12.00'
C141	18.85	16.97'	S44°41'03"E	12.00'
C153	18.86	16.98'	N44°42'51"W	12.00'
C156	18.84	16.96'	S45°17'09"W	12.00'
C166	18.85	16.97'	S44°41'03"E	12.00'
C169	18.85	16.97'	N45°18'57"E	12.00'
C170	18.85	16.97'	N45°18'57"E	12.00'
C171	18.86	16.98'	N44°42'51"W	12.00'
C172	18.84	16.96'	S45°17'09"W	12.00'

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C173	18.85	16.97'	S44°41'03"E	12.00'
C174	18.85	16.97'	N45°18'57"E	12.00'
C175	18.86	16.98'	N44°42'51"W	12.00'
C176	18.84	16.96'	S45°17'09"W	12.00'
C177	18.85	16.97'	S44°41'03"E	12.00'
C178	18.85	16.97'	N45°18'57"E	12.00'
C179	18.86	16.98'	N44°42'51"W	12.00'
C180	18.84	16.96'	S45°17'09"W	12.00'
C181	18.85	16.97'	S44°41'03"E	12.00'
C183	18.85	16.97'	S44°43'51"E	12.00'
C204	18.84	16.96'	N45°17'33"E	12.00'
C206	18.86	16.98'	N44°42'27"W	12.00'
C207	18.85	16.97'	S45°16'09"W	12.00'
C211	9.55	9.55'	N88°01'16"W	160.00'
C212	41.63	41.51'	N78°51'27"W	160.00'
C216	46.20	46.17'	N75°11'07"W	350.00'
C217	9.02	9.02'	N76°12'05"E	359.00'
C218	56.74	56.69'	N81°26'58"E	359.00'
C219	27.18	27.18'	N88°08'48"E	359.00'
C240	41.53	41.53'	S88°35'38"W	691.00'
C241	70.23	70.20'	S83°57'38"W	691.00'
C242	67.15	67.12'	S78°15'55"W	691.00'
C243	15.71	14.14'	S44°43'51"E	10.00'
C244	15.70	14.14'	N45°17'33"E	10.00'
C245	15.72	14.15'	N44°42'27"W	10.00'

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C266	15.71	14.14'	S45°16'09"W	10.00'
C267	15.71	14.14'	N44°43'51"W	10.00'
C288	15.76	14.18'	S45°07'33"W	10.00'
C289	15.66	14.11'	S44°52'27"E	10.00'
C310	15.71	14.14'	N45°16'09"E	10.00'
C311	185.31	183.15'	N73°07'43"E	350.00'
C312	86.81	86.37'	S81°45'22"E	250.00'
C313	41.05	39.90'	S48°17'24"E	50.00'
C314	114.34	112.79'	S8°23'37"E	200.00'
C315	132.74	130.32'	S26°59'55"W	200.00'
C323	120.98	116.31'	S74°14'57"E	125.00'
C324	232.79	232.26'	N71°21'19"E	1000.00'
C325	195.78	188.06'	N36°38'35"E	200.00'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39960

CURVE TABLES
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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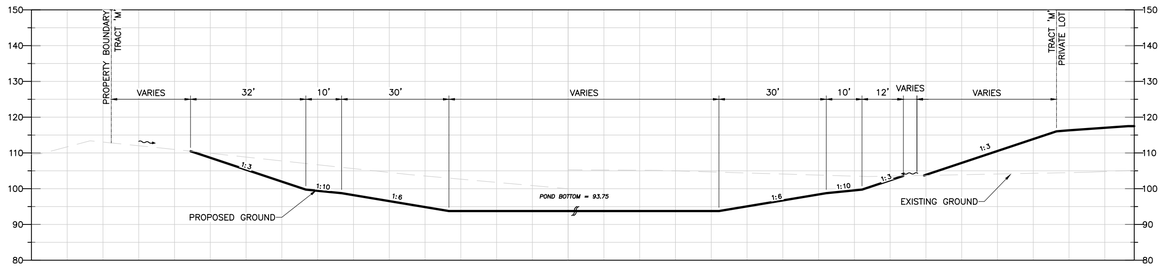
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\LOT AND CURVE TABLES.dwg Modified:1/26/2026 By:lgraham Plotted By:andrew.francis



SECTION A-A

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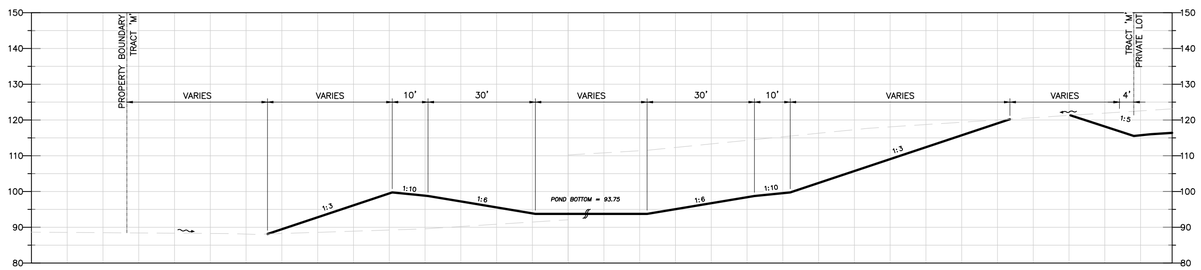

SECTION B-B

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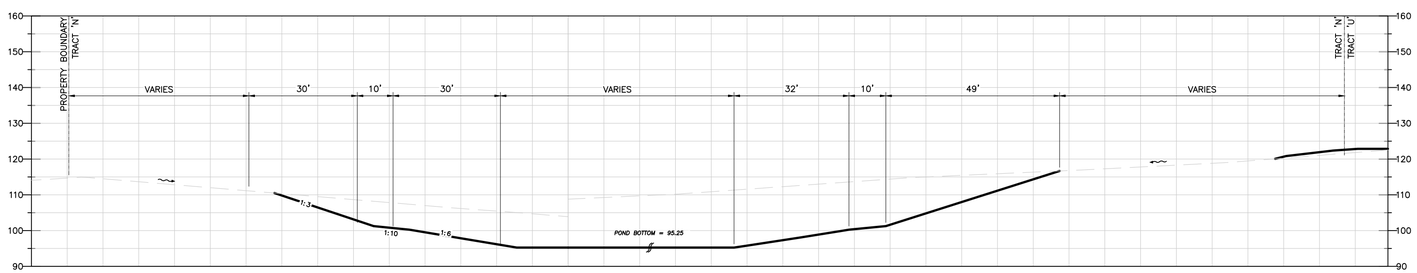

SECTION C-C

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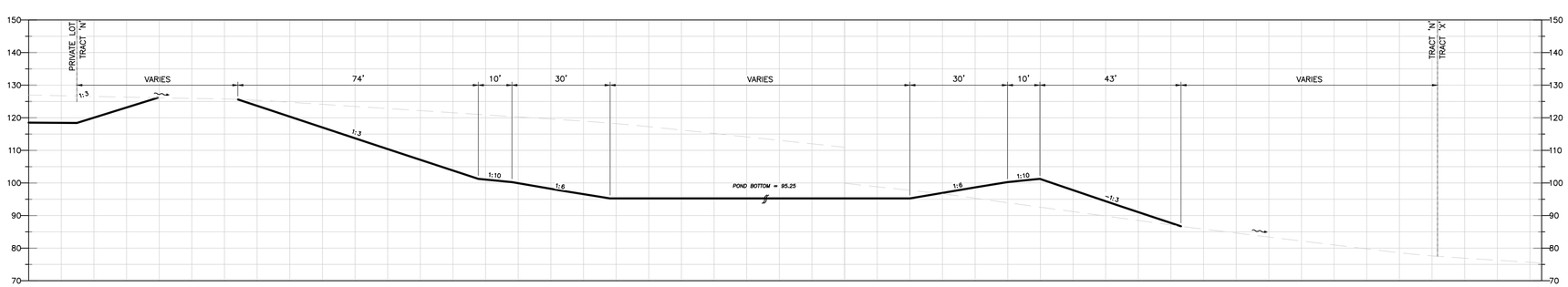

SECTION D-D

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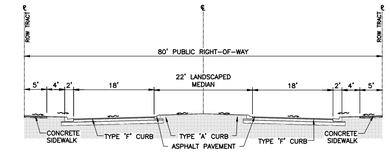
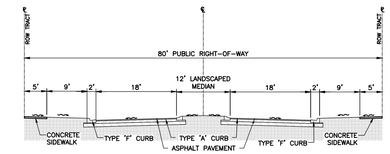


NORTHERN ENTRANCE R.O.W.

N.T.S.



SOUTHERN ENTRANCE R.O.W.

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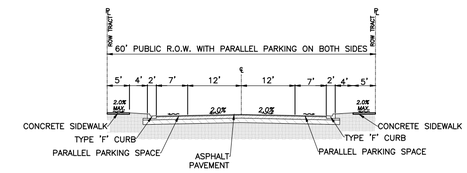

60' RIGHT-OF-WAY SECTION

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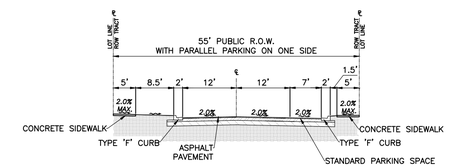

55' RIGHT-OF-WAY SECTION

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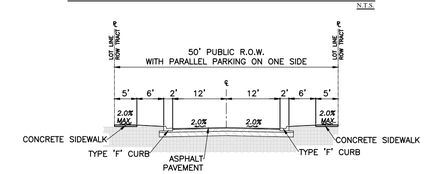

50' RIGHT-OF-WAY SECTION

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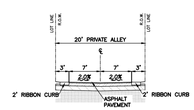

TYPICAL ALLEY SECTION

N.T.S.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: N.T.S.
PROJECT: PUL-061
SHEET: C3.10

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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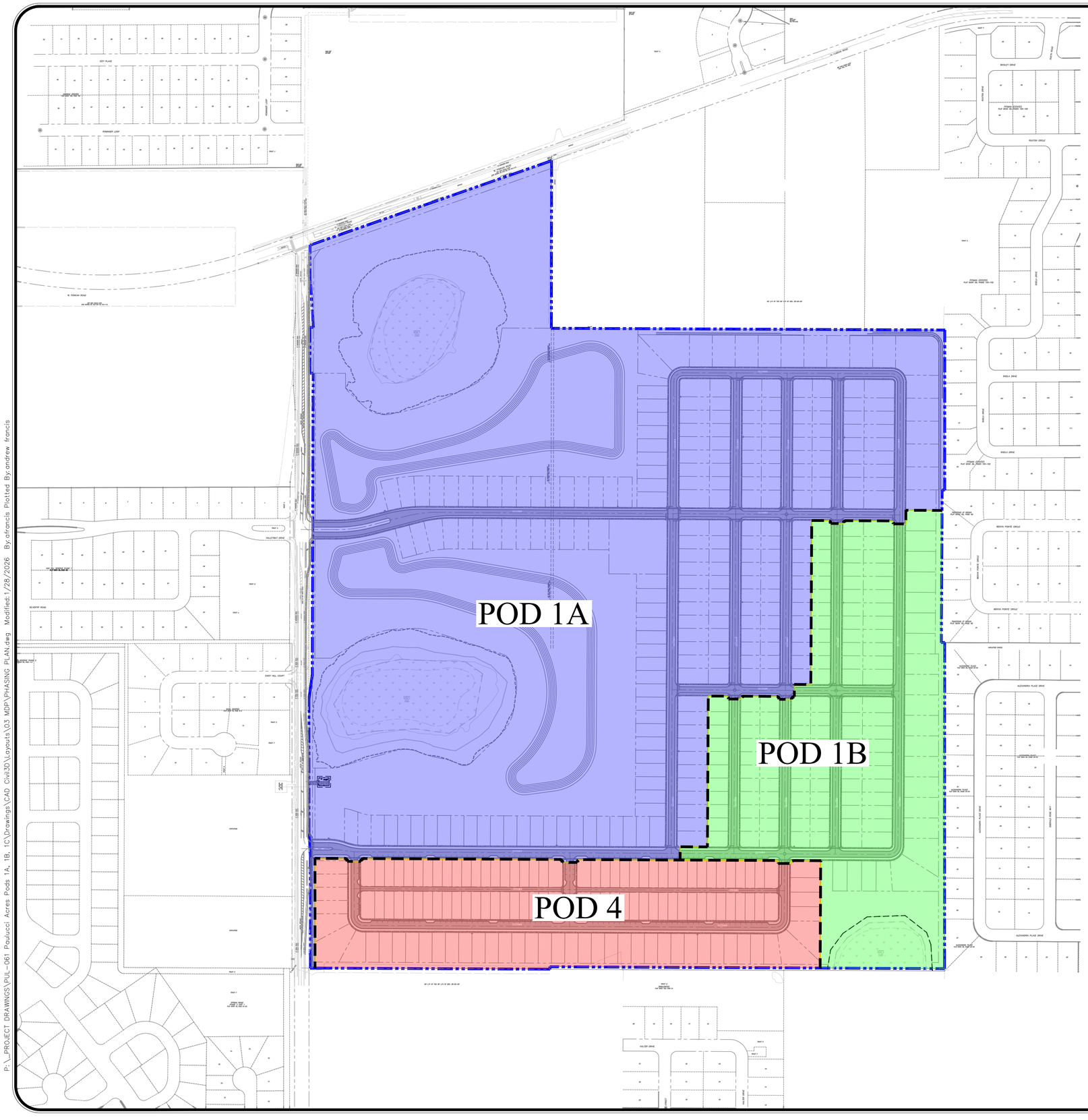
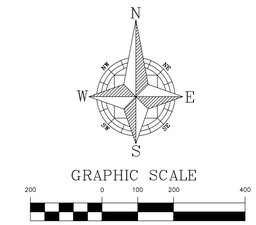
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\CROSS SECTIONS.dwg Modified:1/28/2026 By:afrancis Plotted By:andrew francis





LEGEND

- PROPERTY BOUNDARY
- PHASING LINE
- POD 1A
- POD 1B
- POD 4

SITE DATA

LOT TYPE	POD 1A	POD 1B	POD 4	TOTAL
40'x115' REAR-LOADED	0	0	80	80
55'x80' FRONT-LOADED	72	56	0	128
55'x85' FRONT-LOADED	30	34	0	64
55'x125' FRONT-LOADED	90	13	37	150
60'x125' FRONT-LOADED	33	4	7	44
85'x125' FRONT-LOADED	2	18	0	20
95'x132' FRONT-LOADED	16	0	0	16
TOTAL UNITS	243	135	124	502

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

PHASING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C3.11

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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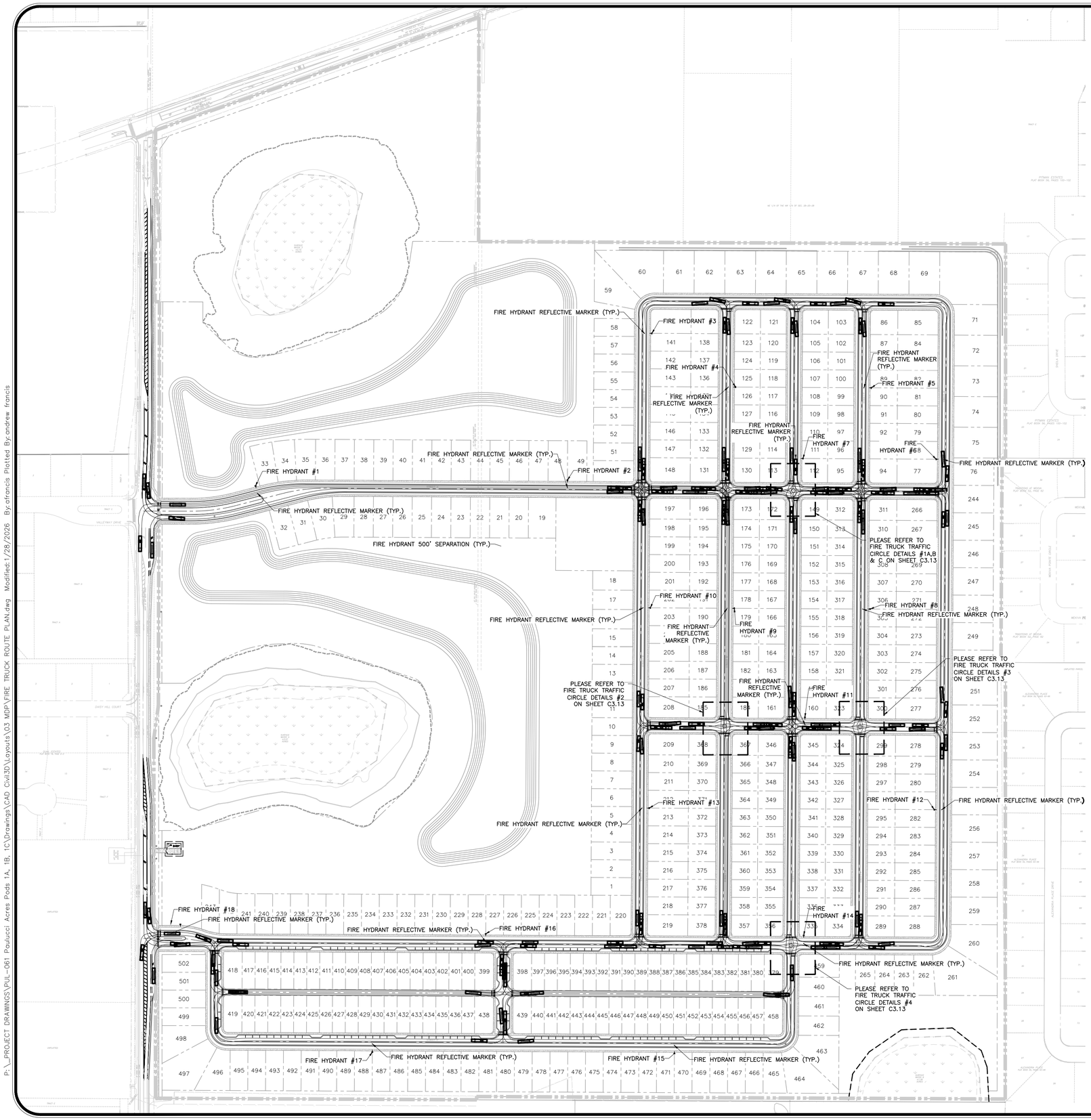


FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE–FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

N
W E
S

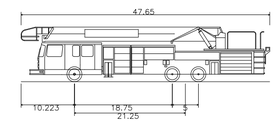
GRAPHIC SCALE

200 0 100 200 400

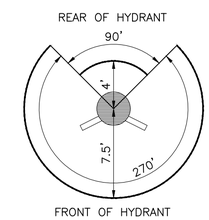
(IN FEET)
1 inch = 200 ft.

LEGEND

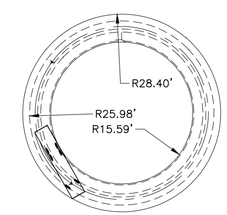
– – – – FIRE HYDRANT 500' RADIUS



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock–to–lock time	6.00s
Max Wheel Angle	46.00°



FIRE HYDRANT CLEARANCE DETAIL



TURNING RADIUS SKETCH

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 150'
PROJECT: PUL–061
SHEET: C3.12

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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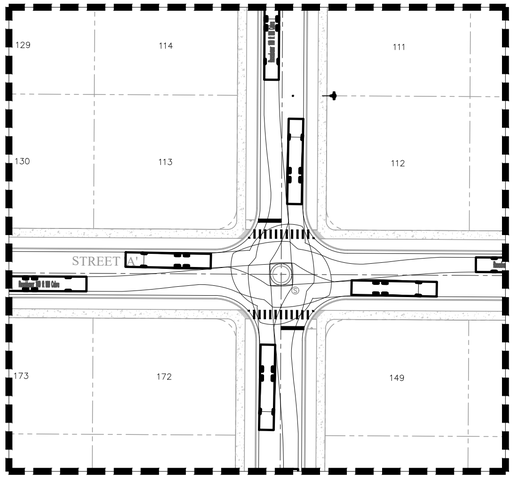
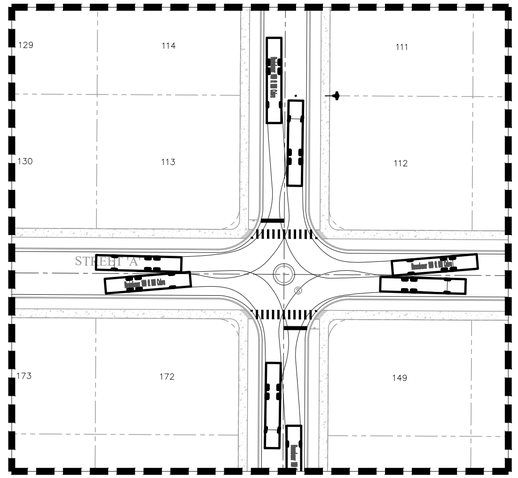
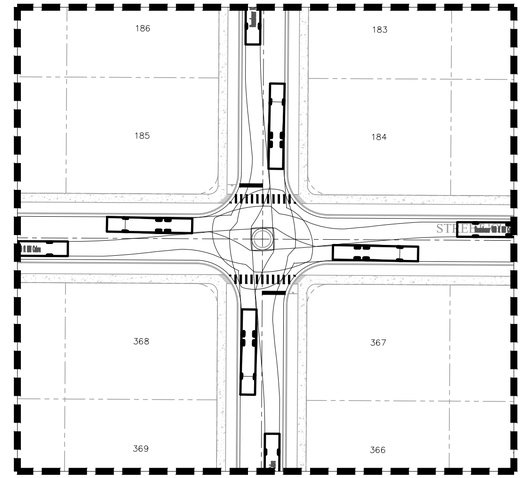
P:_PROJECT DRAWINGS\PUL–061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\FIRE TRUCK ROUTE PLAN.dwg Modified:1/28/2026 By:afrancis Plotted By:andrew francis



FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'



FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'



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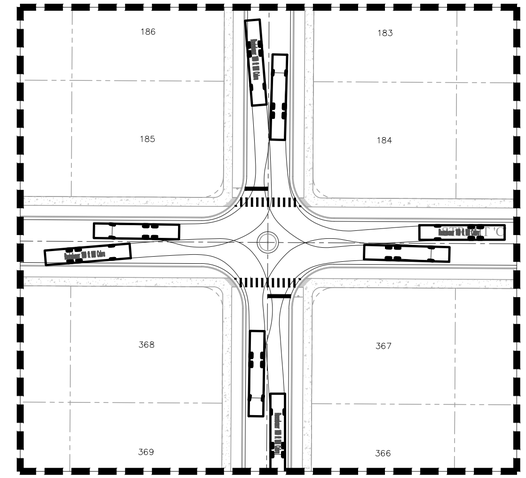
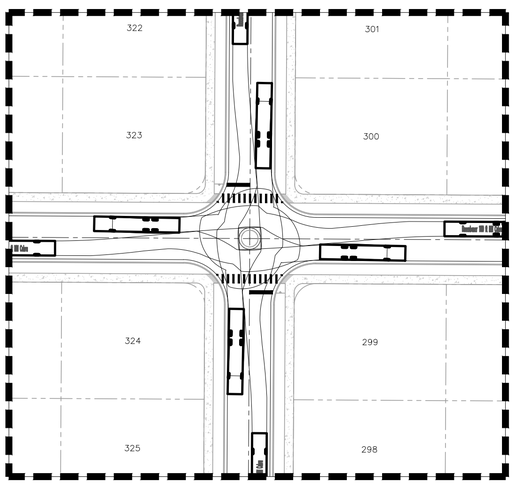
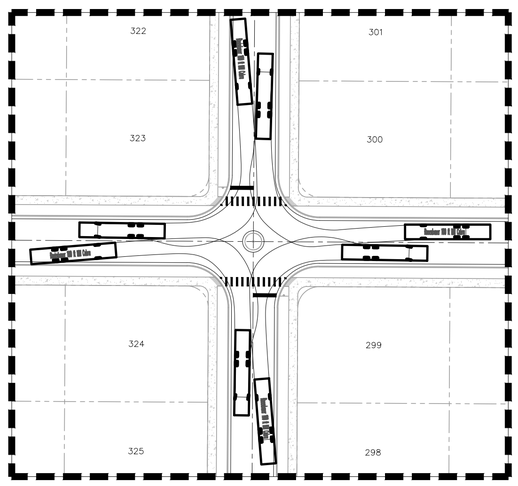
SCALE: 1" = 40'



FIRE TRUCK TRAFFIC ISLAND DETAIL #2.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'



FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'



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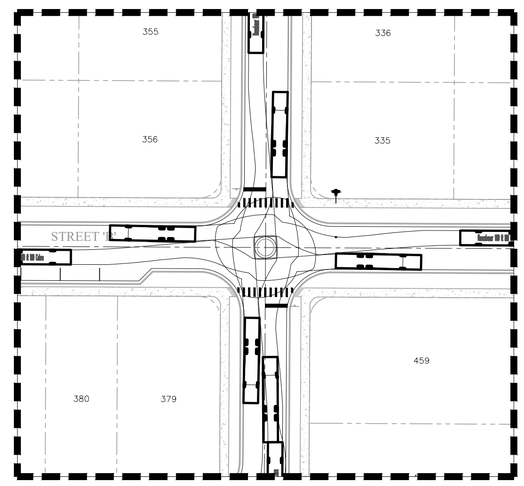
SCALE: 1" = 40'



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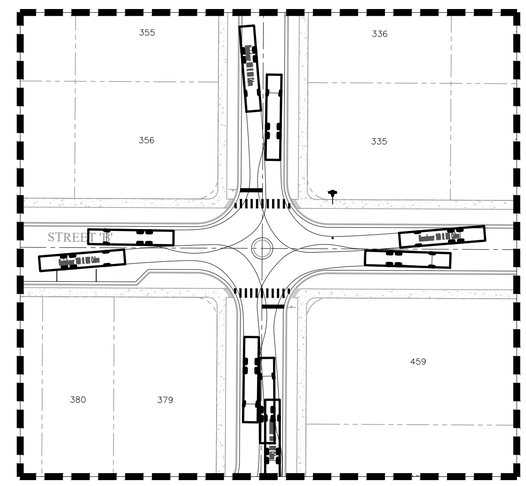

FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

FIRE TRUCK ROUTE DETAILS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 40'
PROJECT: PUL-061
SHEET: C3.13

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/24/26

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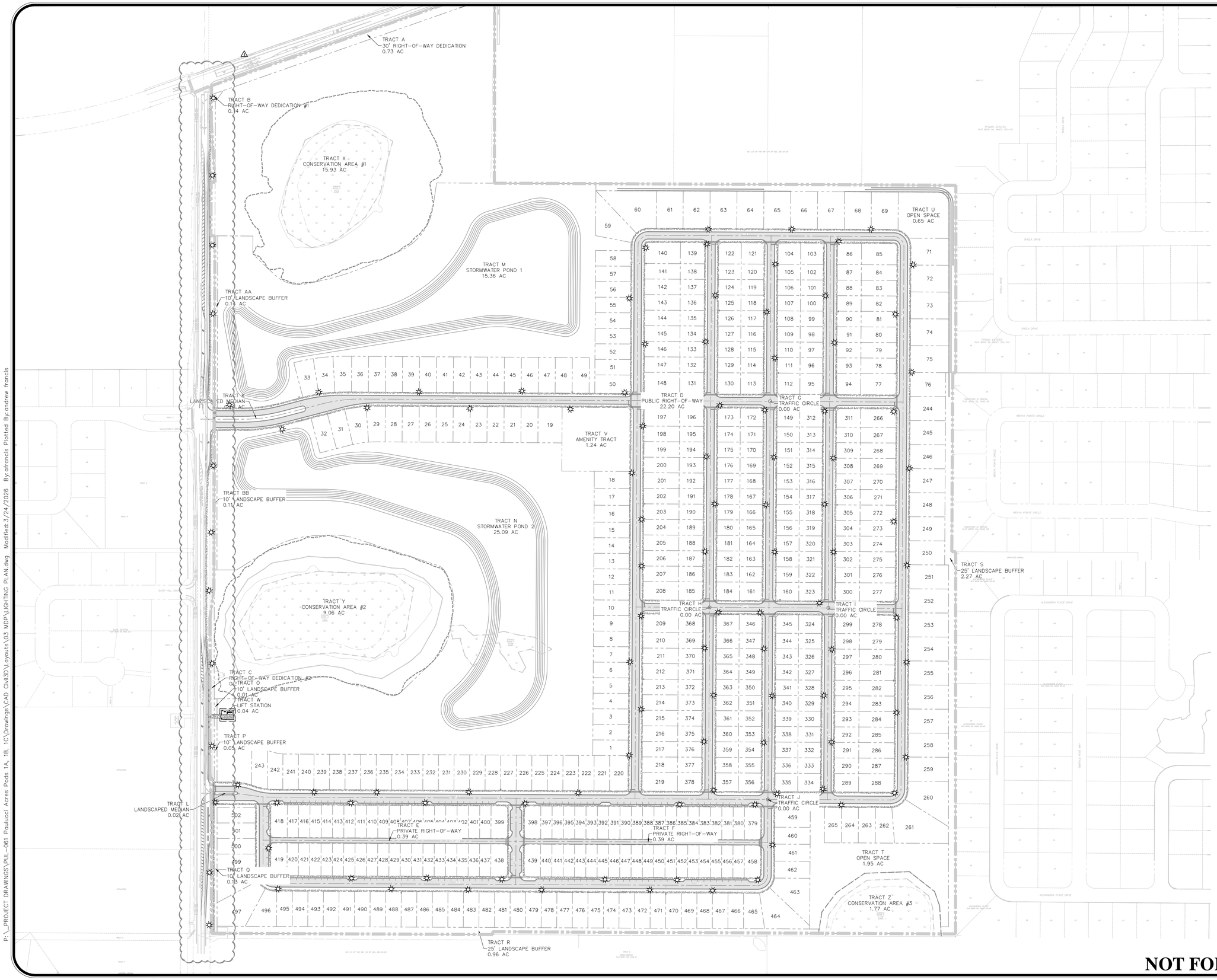

N
W E
S

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

PROPOSED LIGHT POLE

LIGHTING NOTES:

1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

REV.	DATE	DESCRIPTION	BY
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

LIGHTING PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 150'
PROJECT: PUL-061
SHEET: C3.14

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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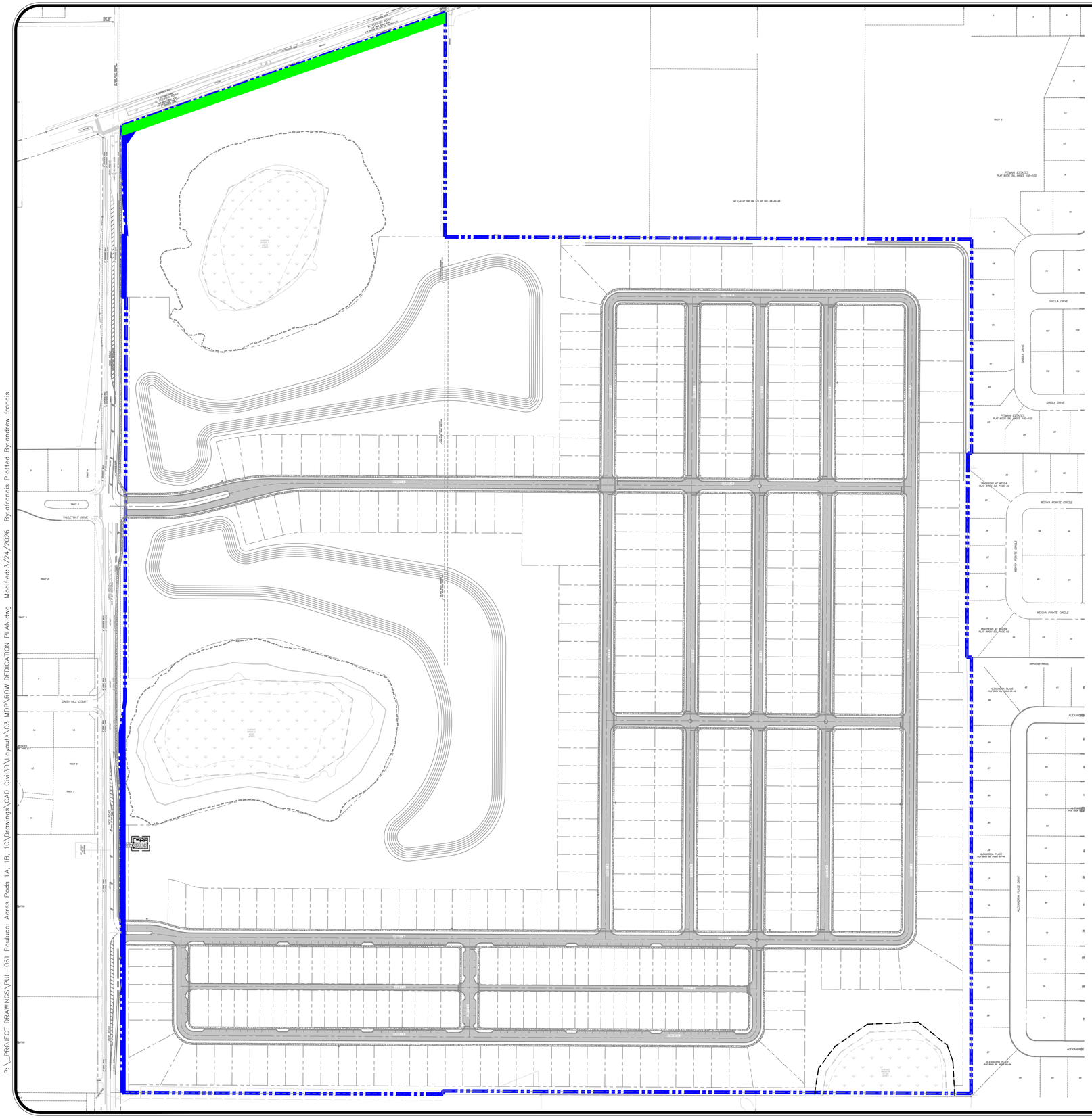
VALLEYWAY DRIVE
DAISY HILL COURT
SHEILA DRIVE
MERIVA POINTE CIRCLE
ALEXANDER PLACE DRIVE
PITMAN ESTATES
PLAT BOOK 56, PAGES 100-102
TRADITIONS AT MEDINA
PLAT BOOK 55, PAGE 82
AMPLATED PARCEL
ALEXANDER PLACE
PLAT BOOK 56, PAGES 103-104
ALEXANDER PLACE
PLAT BOOK 56, PAGE 105-106
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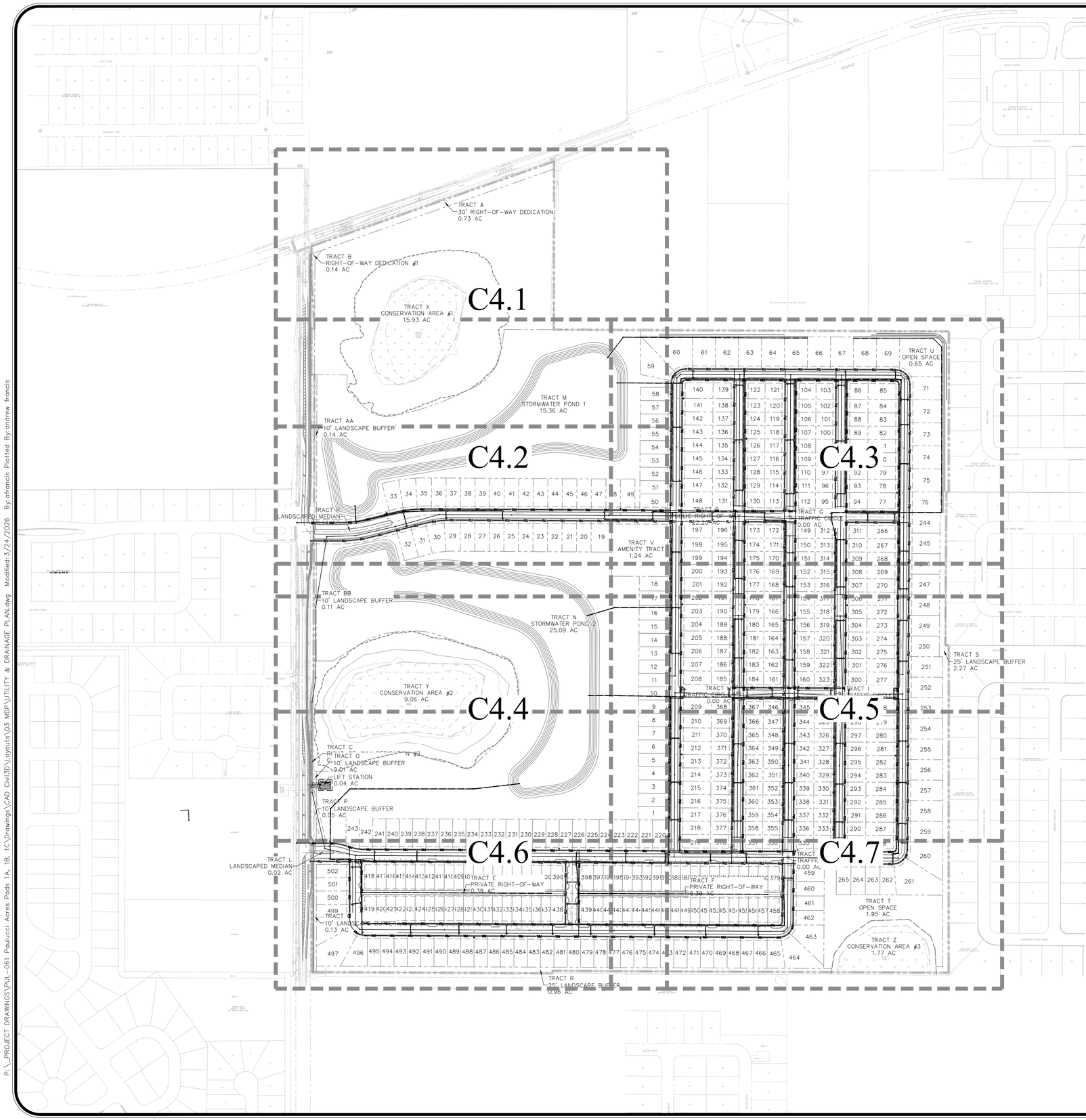

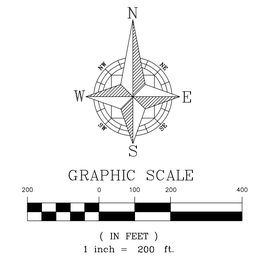

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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

OVERALL UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C4.0

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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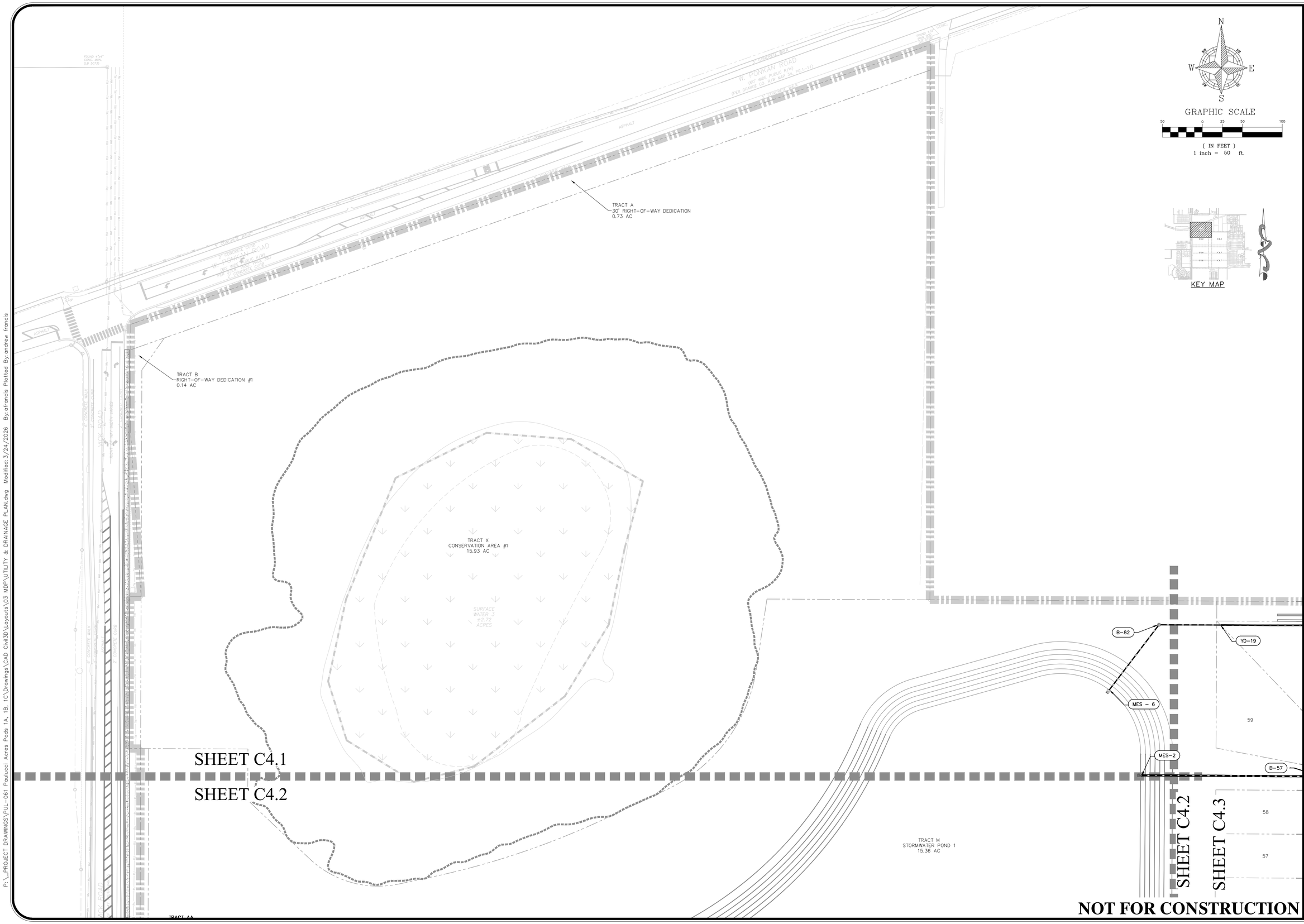

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C4.1

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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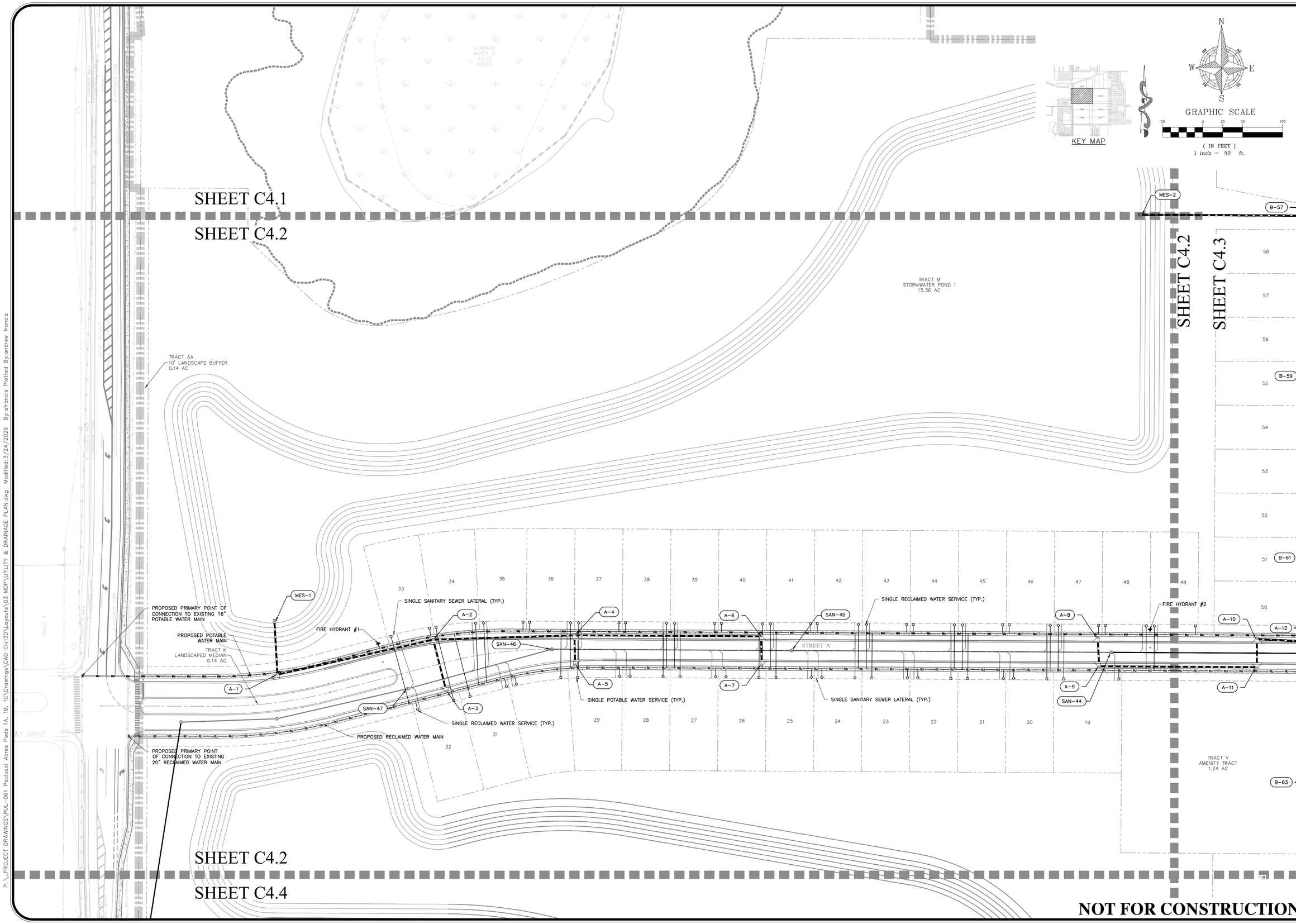

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UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.2

LUKE CLASSON
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No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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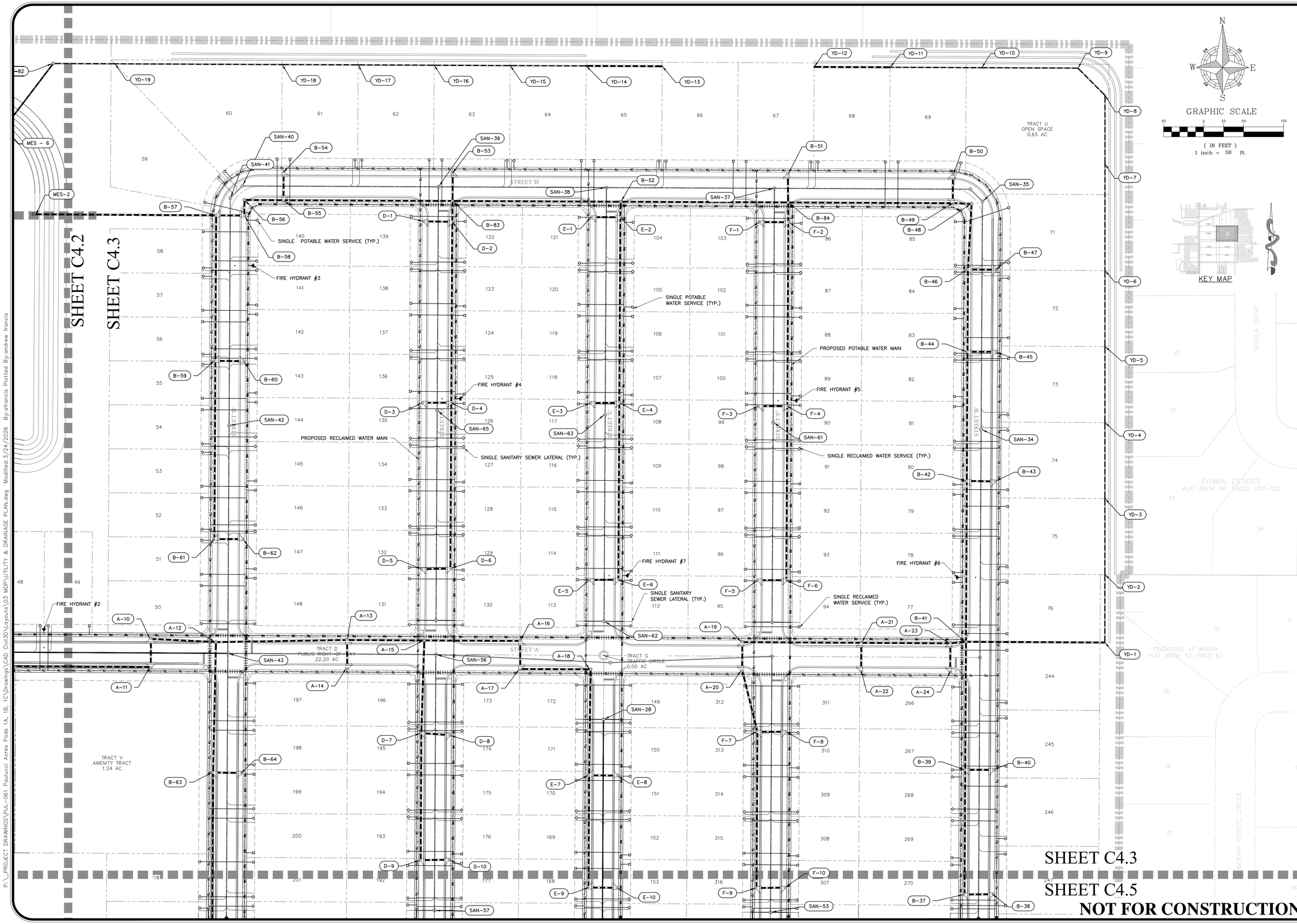

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UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.3

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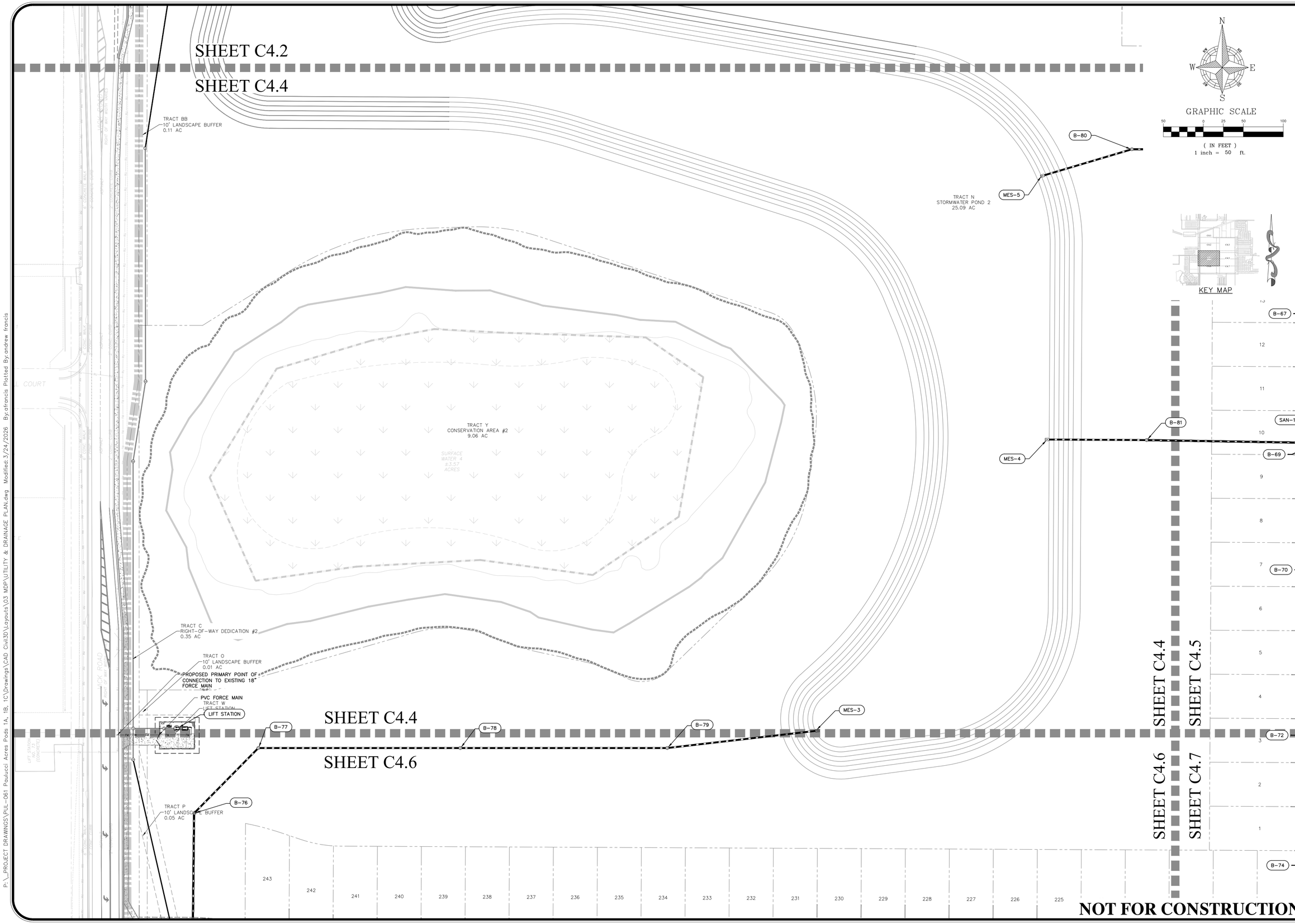

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.4

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LICENSE No 77066
STATE OF FLORIDA
3/24/26
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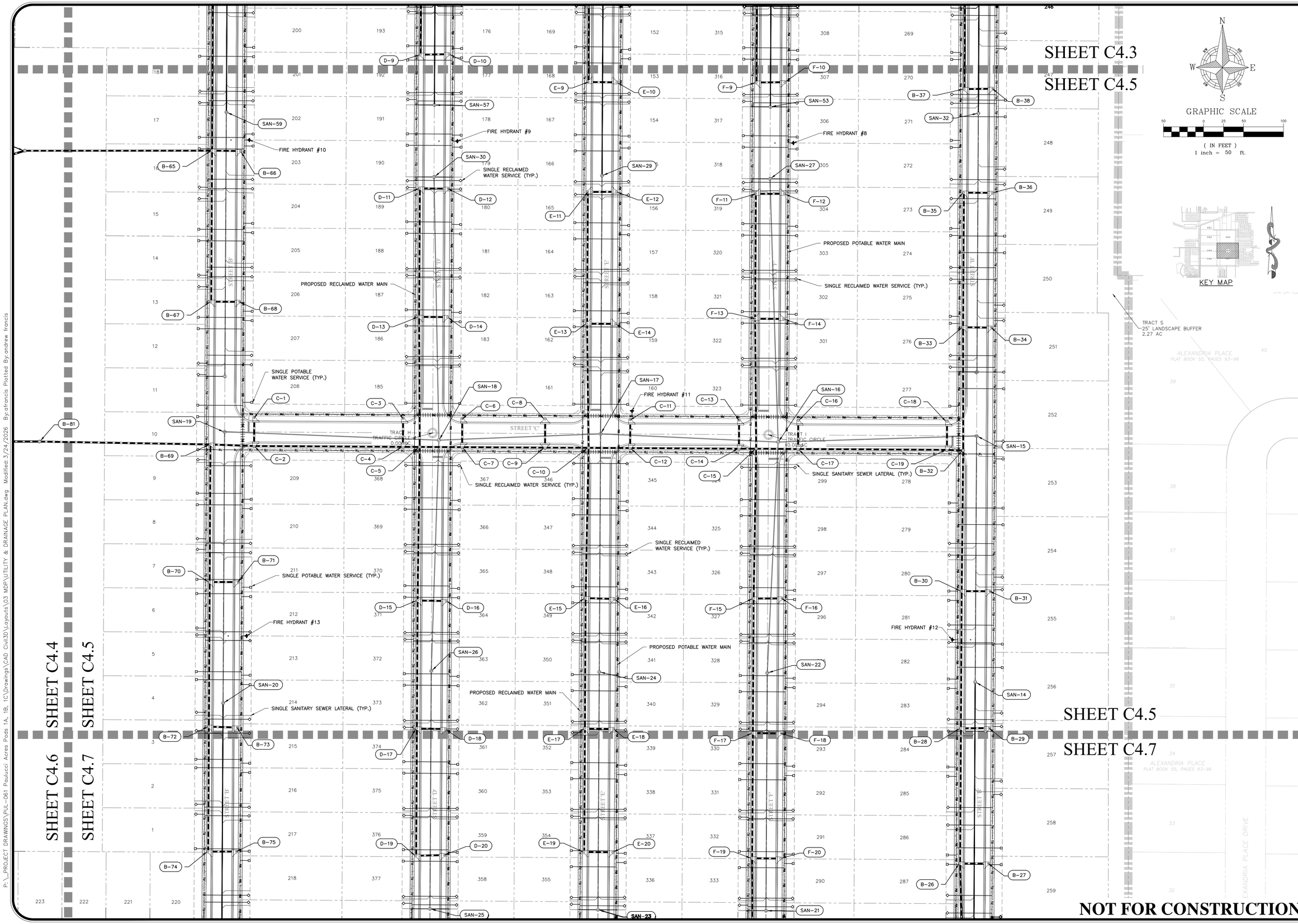

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UTILITY & DRAINAGE PLAN
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DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.5

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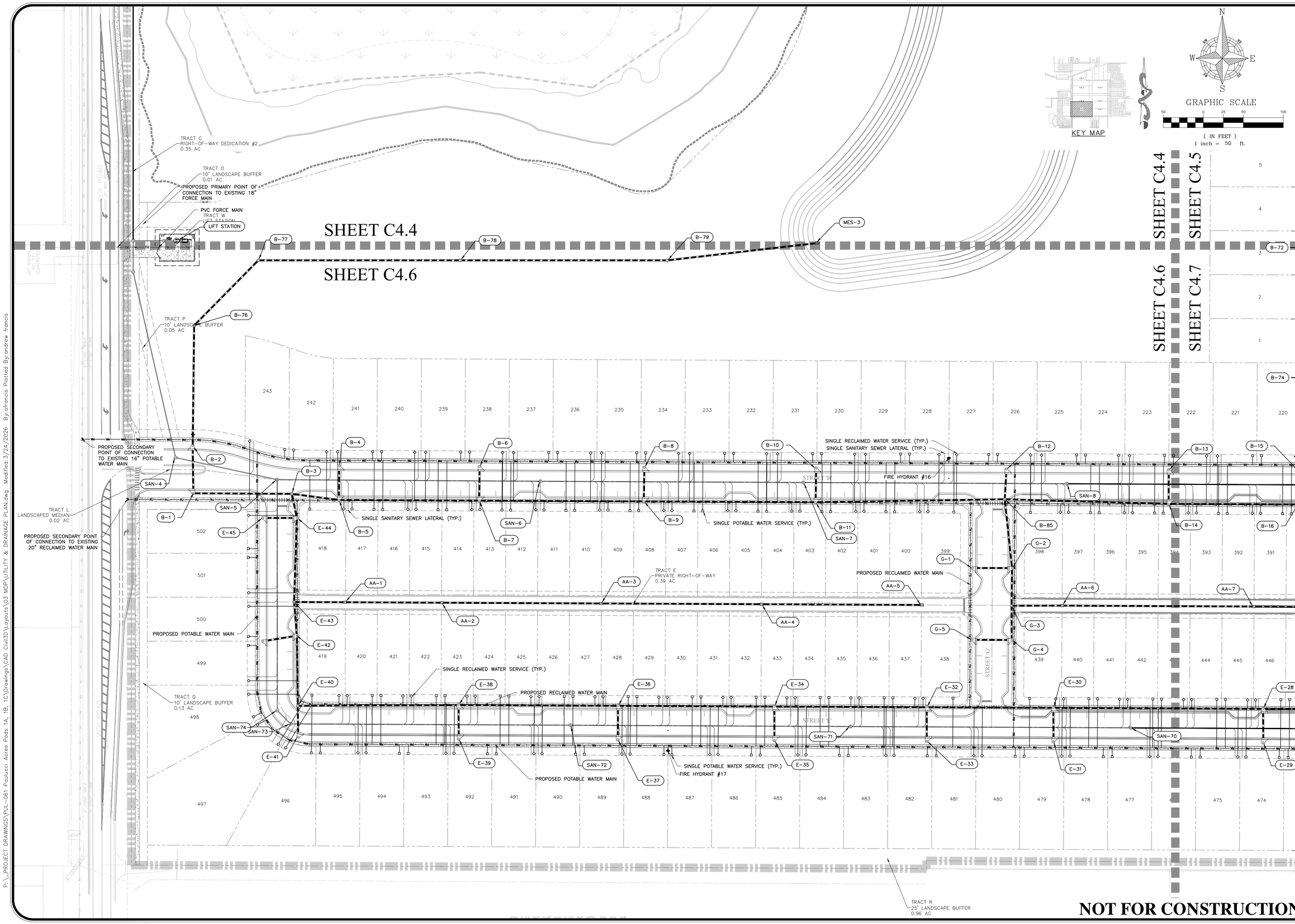

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UTILITY & DRAINAGE PLAN
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PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

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DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.6

LUKE CLASSON
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No 77066
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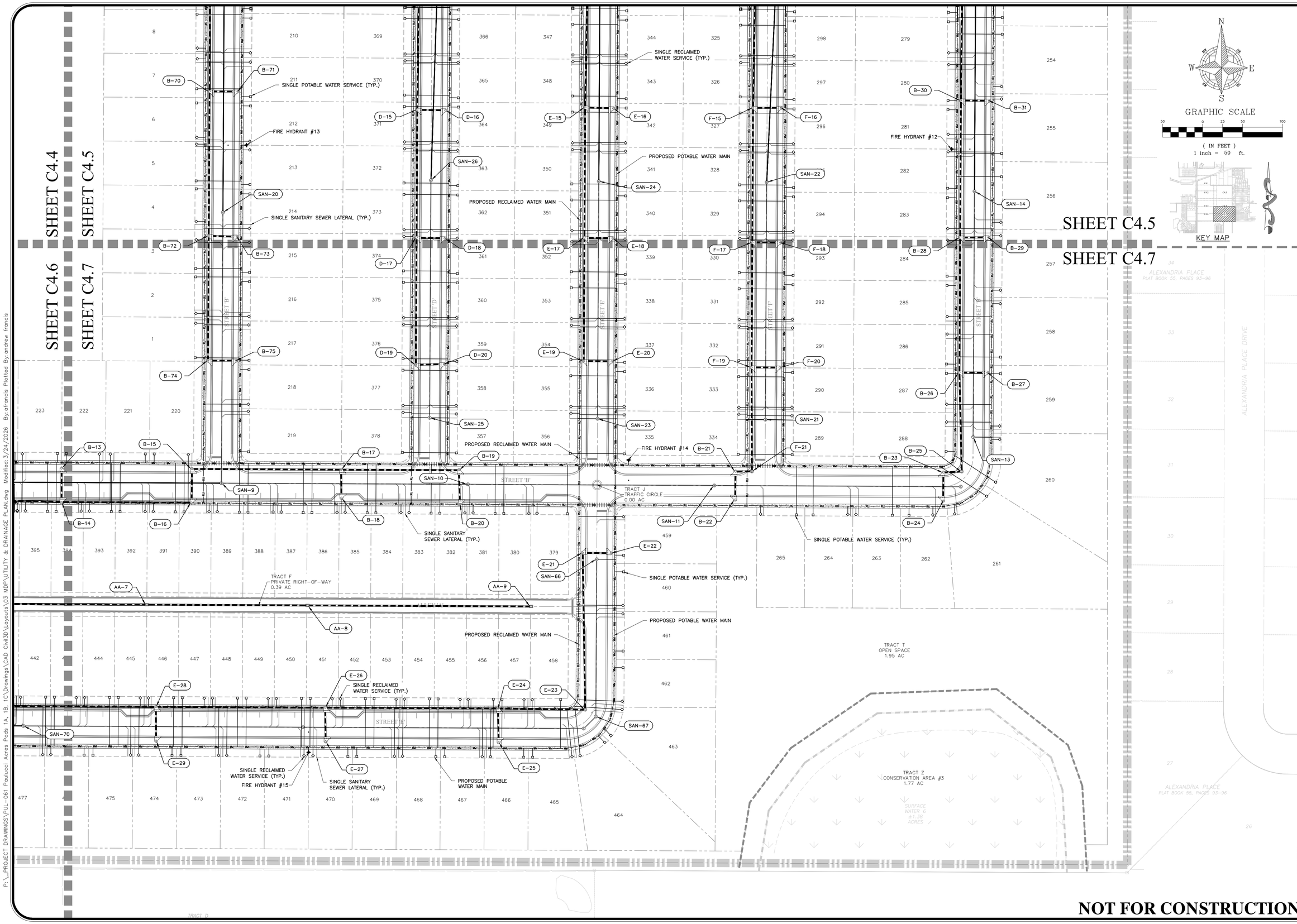

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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.7

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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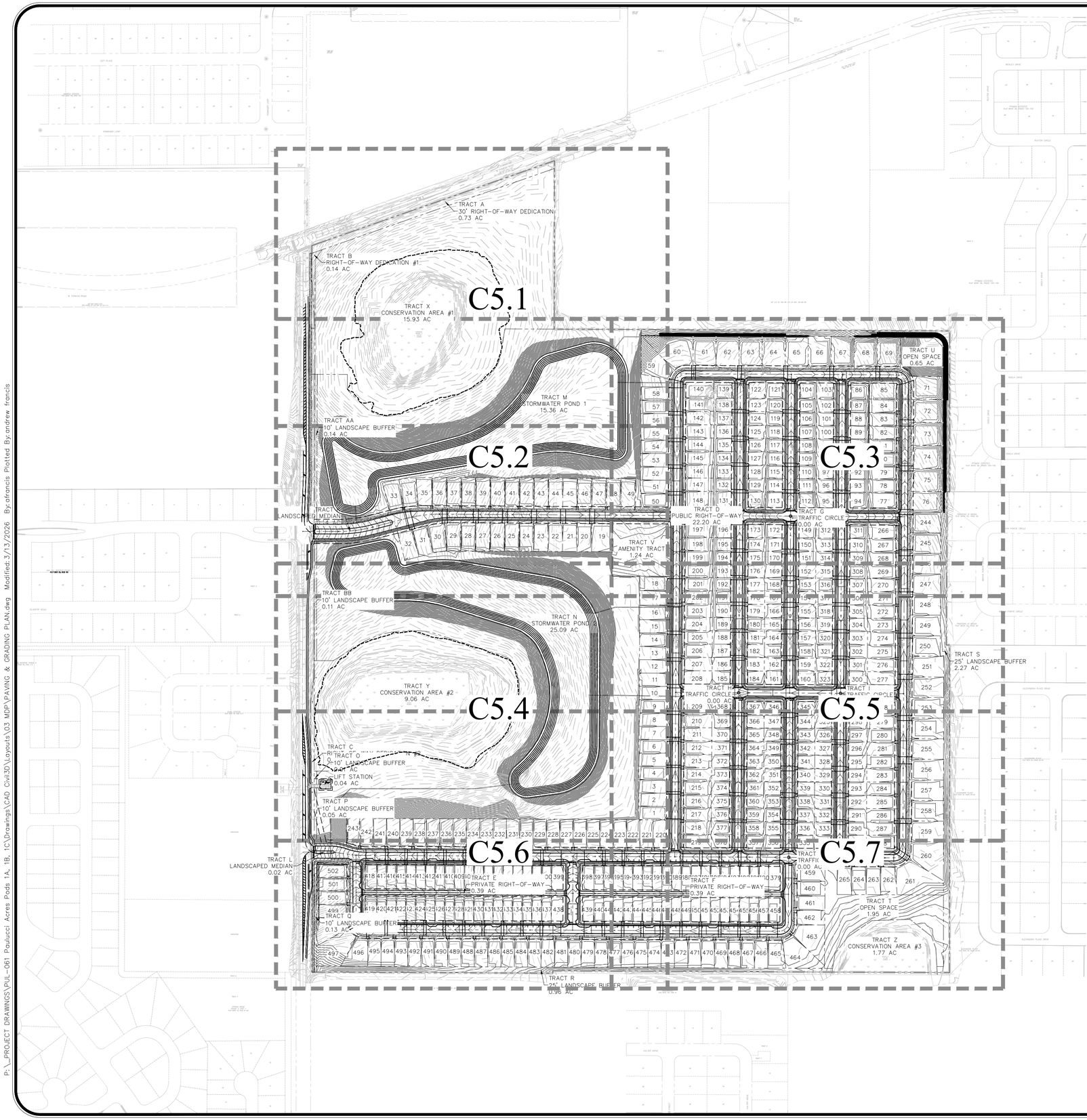
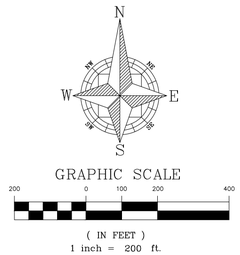
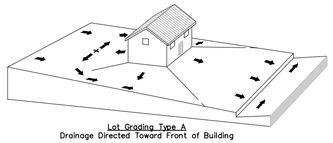
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\UTILITY & DRAINAGE PLAN.dwg Modified:3/24/2026 By:afrancis Plotted By:andrew.francis



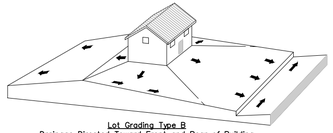


GRADING NOTES:

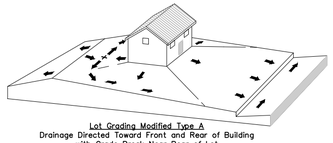
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN TO DETERMINE OVEREXCAVATION AREAS.
4. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.



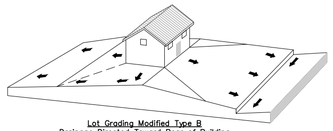
Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building with Grade Break Near Rear of Lot



Lot Grading Modified Type B
Drainage Directed Toward Rear of Building with Grade Break at Front Setback

REV.	DATE	DESCRIPTION	BY
A			
A			
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A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

OVERALL PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C5.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 3/24/26 PROFESSIONAL ENGINEER

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NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\PAVING & GRADING PLAN.dwg Modified: 3/13/2026 By: afrancis Plotted By: andrew francis

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NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C5.1

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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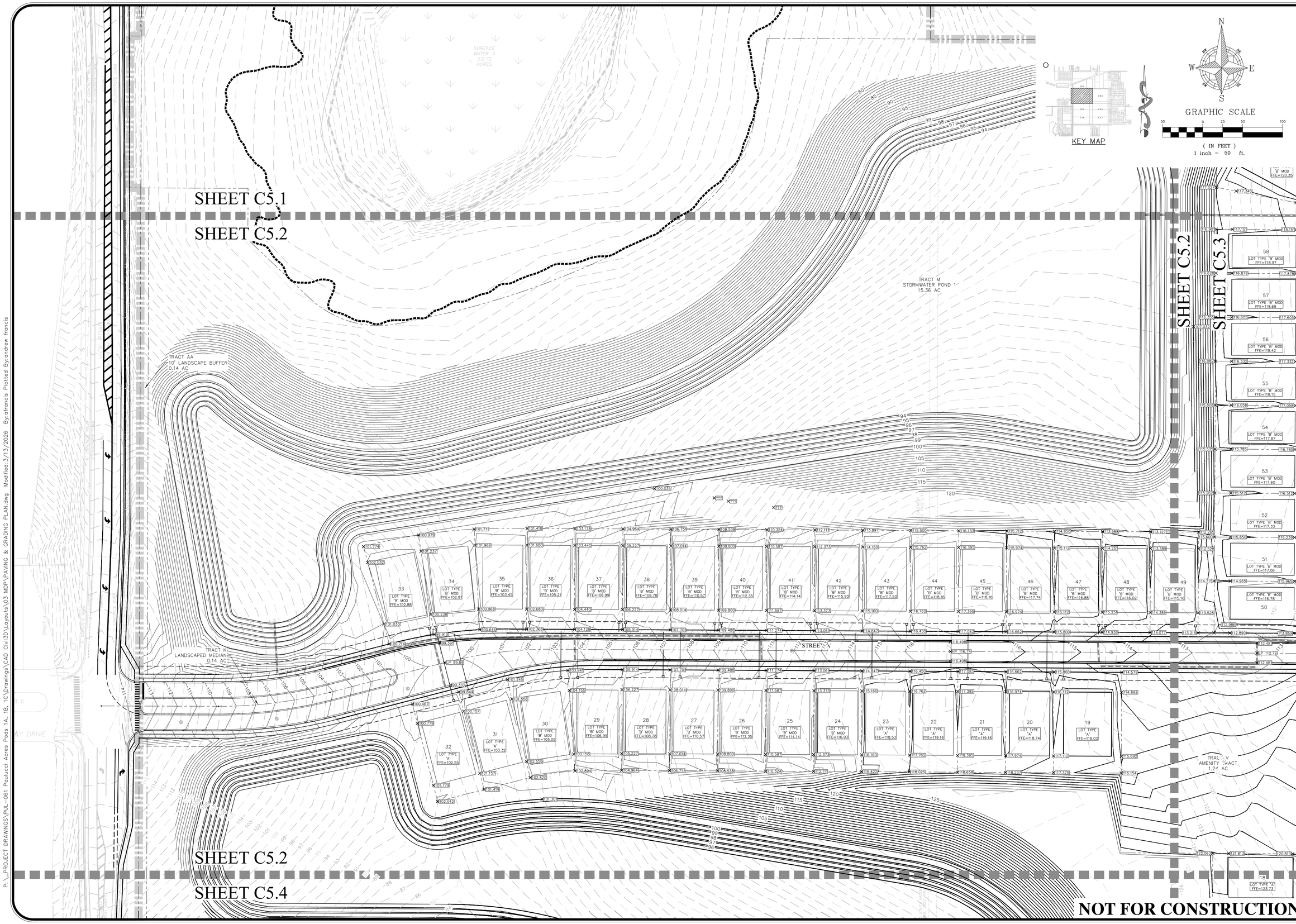

REV.	DATE	DESCRIPTION	BY
△	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C5.2

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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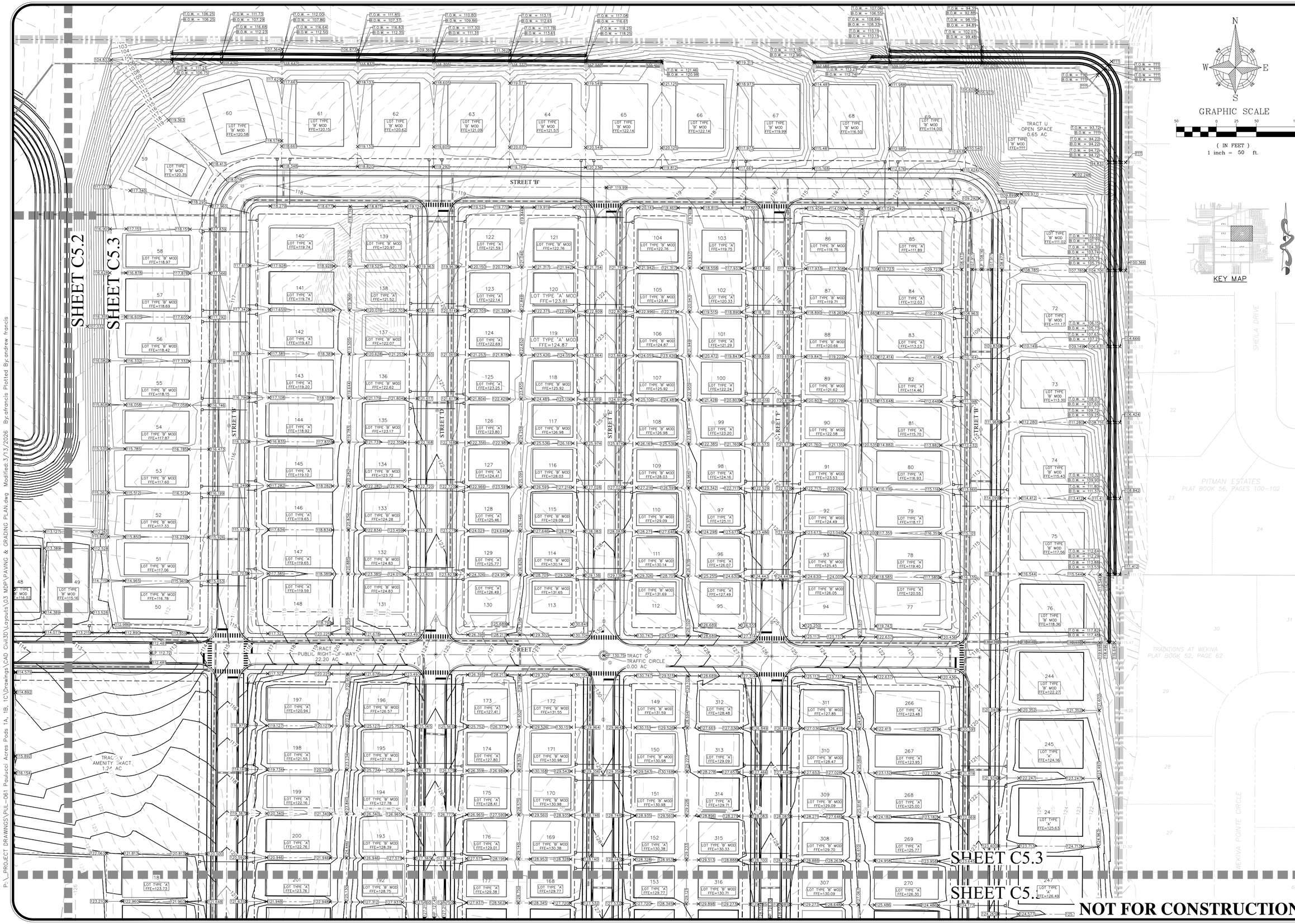

N
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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C5.3

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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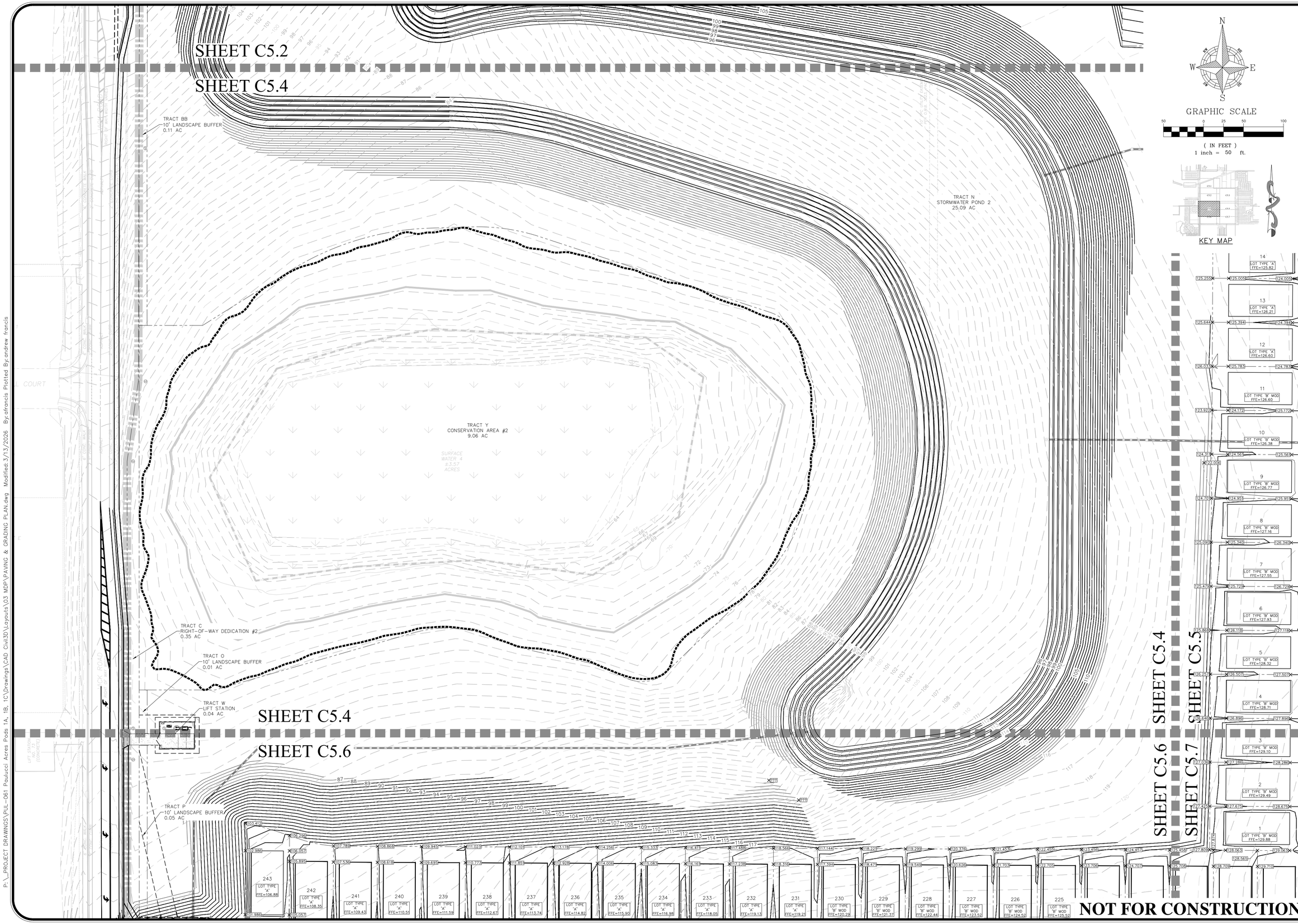

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1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C5.4

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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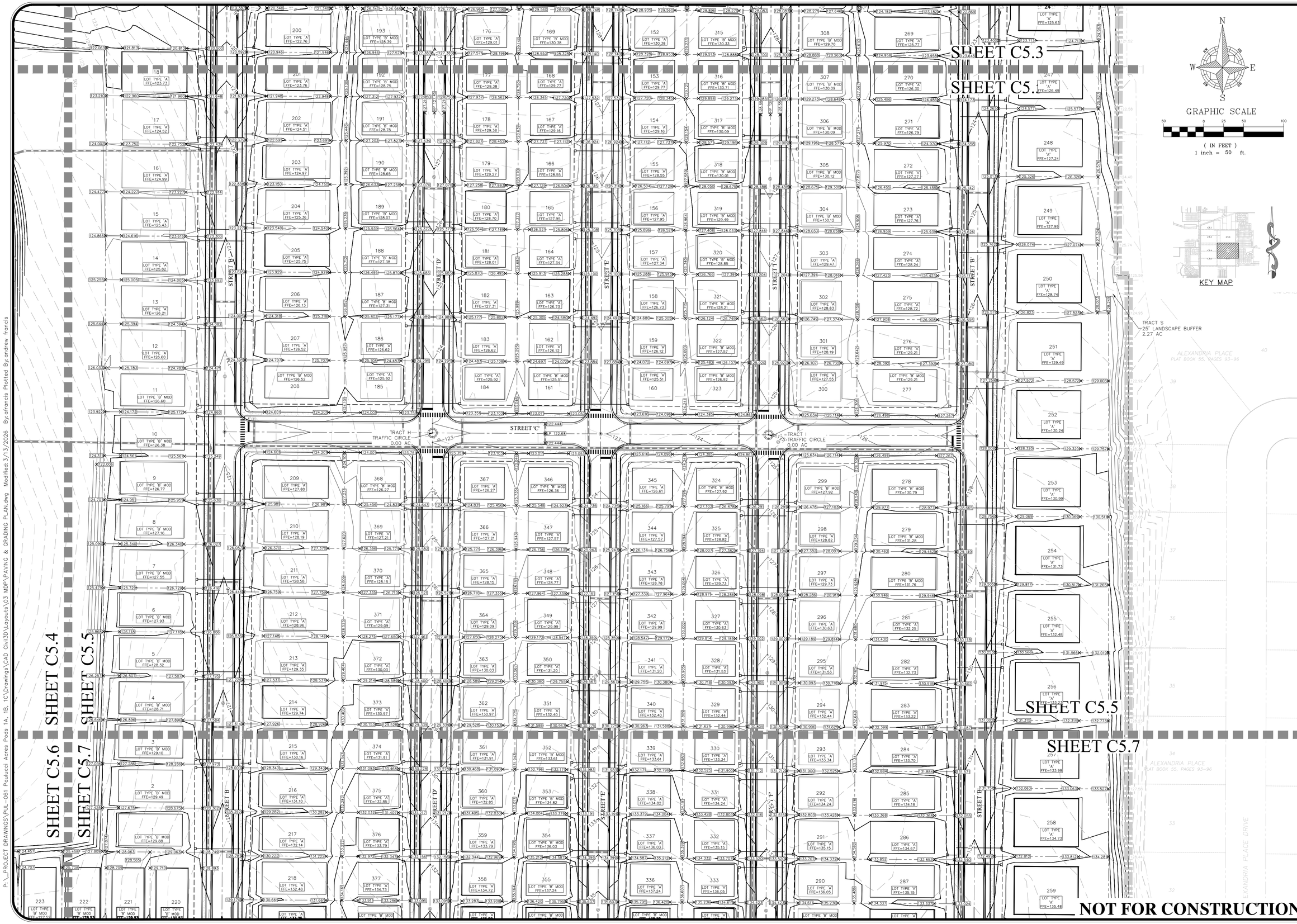

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1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON	DATE: 3/24/2026
SCALE: 1" = 50'	PROJECT: PUL-061
SHEET: C5.5	

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

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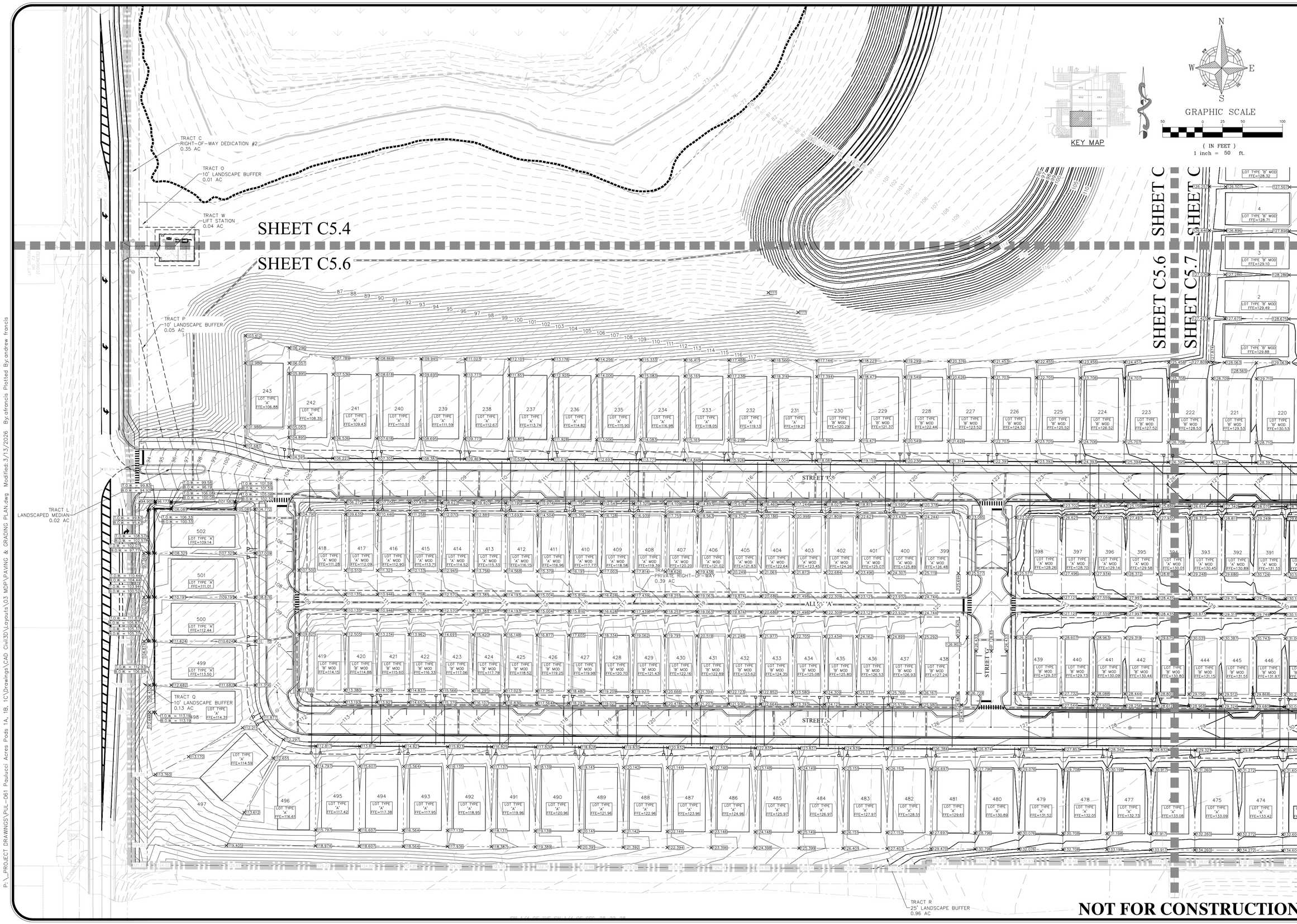

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1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

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DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C5.6

LUKE CLASSON
LICENSE No 77066
STATE OF FLORIDA
3/24/26
PROFESSIONAL ENGINEER

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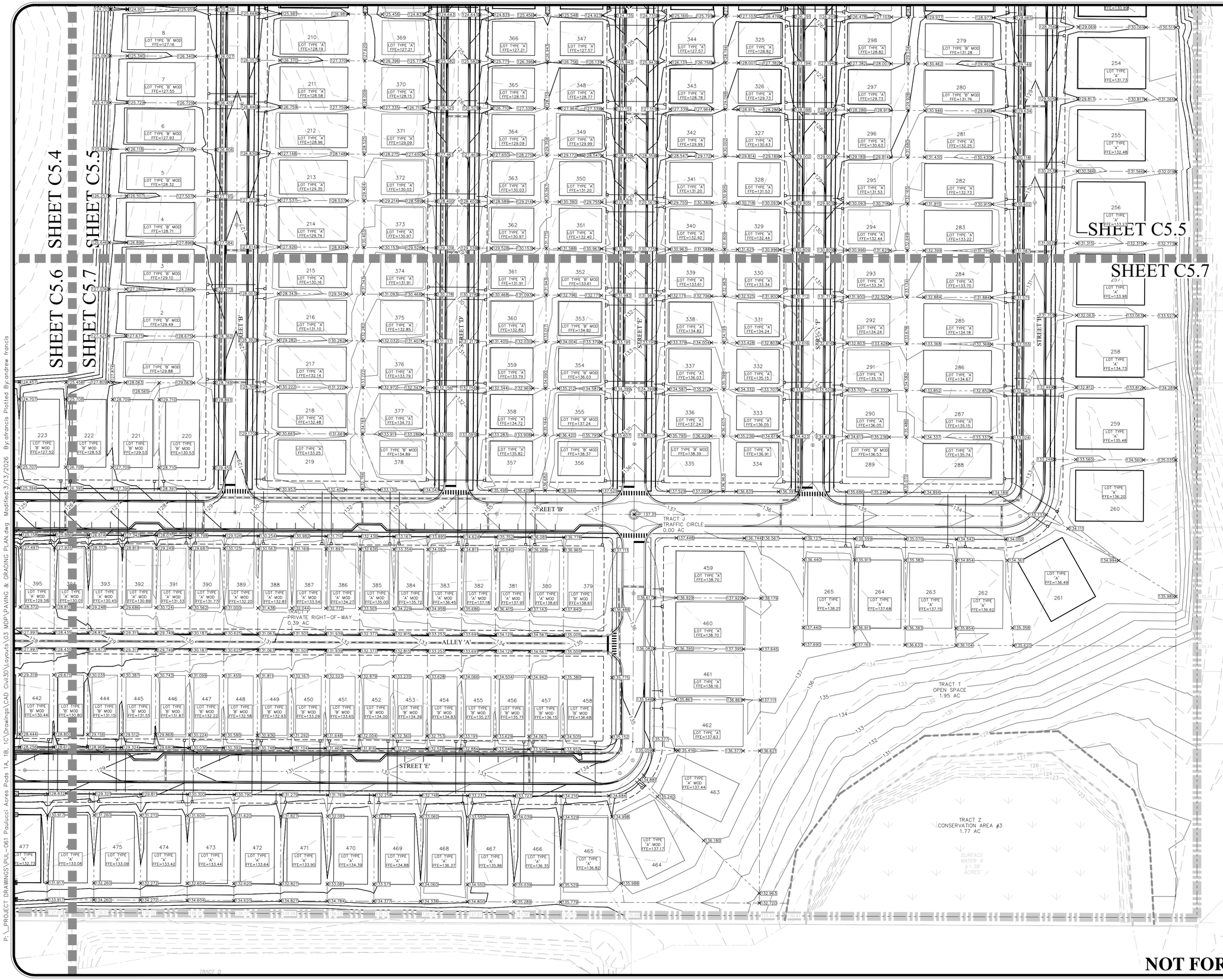

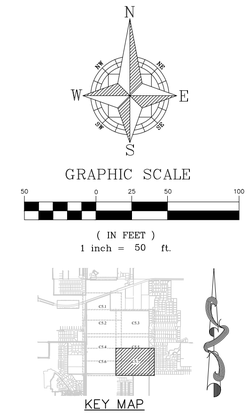

REV.	DATE	DESCRIPTION	BY
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A			
A	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 3/24/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C5.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/24/26

NOT FOR CONSTRUCTION

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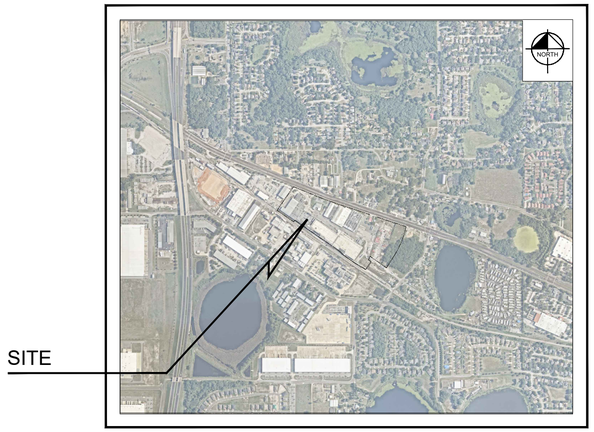
CONSTRUCTION PLANS
FOR
APOPKA COLD STORAGE

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

ORANGE COUNTY, FLORIDA

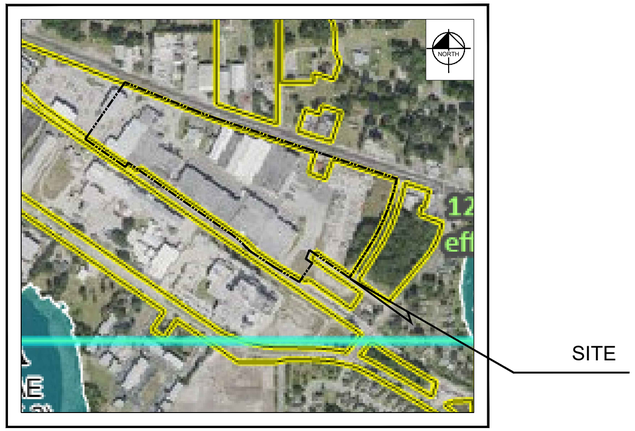
DATE: 3/19/2026



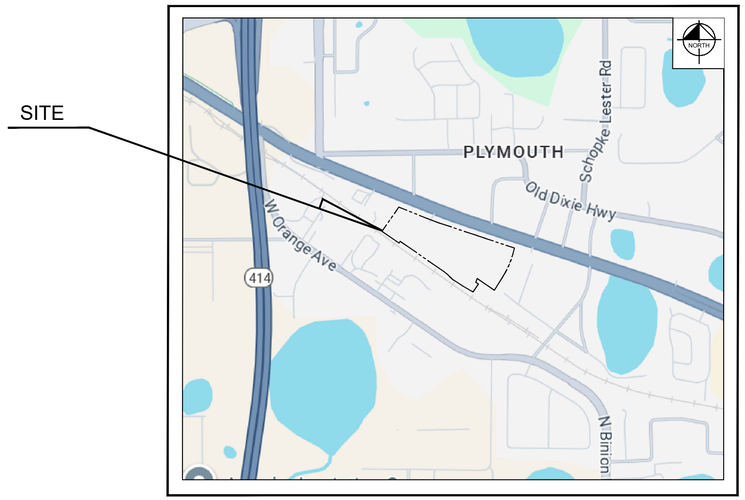
AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

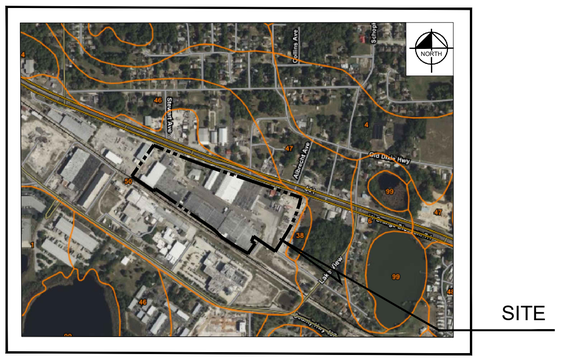
A PORTION OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.
LOTS 4 AND 6 OF BLOCK "I", OF PLYMOUTH DELLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. ALSO: THAT PART OF LOT 37, ADJACENT TO AND LYING DIRECTLY SOUTH OF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



FEMA MAP
N.T.S.



LOCATION MAP
N.T.S.



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

PROJECT TEAM

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

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JOSHUA ENOT
PHONE: 321-754-0413
EMAIL: JOSHUA.ENOT@KIMLEY-HORN.COM

SURVEYOR:
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CONTACT: JAMES E. MAZURAK, P.S.M.
PHONE: (407) 292-8580

UTILITY PROVIDERS

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

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

PREPARED BY
Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

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

JOSHUA M. ENOT, P.E.
93160

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	EROSION CONTROL DETAILS
C4.0	EXISTING CONDITIONS AND DEMO PLAN
C4.1	DETAILED EXISTING CONDTIONS AND DEMO PLAN
C4.2	DETAILED EXISTING CONDTIONS AND DEMO PLAN
C5.0	OVERALL SITE PLAN
C5.1	PH 1 DETAILED SITE PLAN
C5.2	PH 1 DETAILED SITE PLAN
C5.3	PH 2 DETAILED SITE PLAN
C5.4	OPEN SPACE PLAN
C6.0	OVERALL GRADING AND DRAINAGE
C6.1	PH 1 DETAILED GRADING AND DRAINAGE
C6.2	PH 1 DETAILED GRADING AND DRAINAGE
C6.3	PH 2 DETAILED GRADING AND DRAINAGE
C7.0	OVERALL UTILITY PLAN
C7.1	DETAILED UTILITY PLAN
C7.2	DETAILED UTILITY PLAN
C8.0	GENERAL CONSTRUCTION DETAILS
C8.1	GENERAL CONSTRUCTION DETAILS
C8.2	GENERAL CONSTRUCTION DETAILS
C8.3	DRAINAGE DETAILS
C8.4	CIVIL STANDARD DETAILS
C8.5	CIVIL STANDARD DETAILS
C8.6	MOT DETAILS
C8.7	CITY OF APOPKA DETAILS
C8.8	CITY OF APOPKA DETAILS
C9.0	WB-67 TRUCK ROUTING
C9.1	FIRE TRUCK ROUTING
C9.2	GARBAGE TRUCK ROUTING
C10.0	OFFSITE ROADWAY IMPROVEMENTS
L0.50	OVERALL TREE MITIGATION
L0.51	DETAIL TREE MITIGATION PLAN
L0.52	DETAIL TREE MITIGATION PLAN
L0.53	TREE MITIGATION CANOPY COVER
L0.54	TREE MITIGATION NOTES AND DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
P1.0	PHOTOMETRIC PLAN

No.	REVISIONS	DATE	BY

SHEET NUMBER
C0.0

Drawing name: K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\C0.0 COVER.dwg C0.0 - COVER SHEET Mar 19, 2026 5:48pm by: Jeremiah.Martinez
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GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
16. ALL SIGNAGE MUST COMPLY WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. 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 THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2023-24 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON SHEET C2.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
6. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
8. 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 AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED BY TERRACON FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER OR THEIR SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
6. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
7. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, 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 FINAL INSTALLATION OF IMPROVEMENTS.
8. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
9. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
10. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY TERRACON.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. TV INSPECTION SHALL BE IN ACCORDANCE TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTS ON ALL GRAVITY SEWERS PER THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
3. AN AS-BUILT SURVEY SHALL BE PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSAUNT TO CHAPTER 472, FLORIDA STATUTES (F.S.) SHALL BE REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE UTILITY AS-BUILT AND GRADING/DRAINAGE AS-BUILT RECORD DRAWINGS BASED ON THE CIVIL DESIGN PLAN SHEETS. ALL AS-BUILTS SHALL BE OVERLAID ON THE CIVIL DESIGN PLANS WITH THE DESIGN SHADED BACK AND THE AS-BUILT BOLD. THE AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
5. THE UTILITY AS-BUILT SHALL INCLUDE ALL SANITARY SEWERS AND FORCE MAIN SYSTEMS, POTABLE AND RECLAIMED WATER MAIN SYSTEMS, METERS, VALVES, FORCE MAINS, GAS MAINS, AND IRRIGATION LINES (2-INCH AND LARGER). CONTRACTOR TO PROVIDE ALL UTILITY CROSSING INFORMATION ON THE AS-BUILT. THE UTILITY AS-BUILTS SHALL IDENTIFY ALL WATER MAIN CROSSINGS WITH STORM AND SANITARY LINES INDICATING TOP OF PIPE AND INVERTS OF THE ABOVE CROSSING PIPE ALONG WITH CLEARANCE DIMENSIONS. THIS SHALL ALSO BE DONE FOR SANITARY/STORM CROSSINGS. ALL TEMPORARY SAMPLE POINT NUMBER (TSP#) LOCATIONS SHALL ALSO BE NOTED ON THE AS-BUILT. CONTRACTOR TO ALSO PROVIDE AN AS-BUILT ASSET TABLE IDENTIFYING SIZE OF PIPE OR FITTING AS WELL AS DEPTH TO TOP OF PIPE AND NORTHING AND EASTING OF EACH FITTING/VALVE, ETC. AS-BUILT DRAWINGS SHALL PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
6. THE GRADING/DRAINAGE AS-BUILT SHALL INCLUDE ALL CONSTRUCTED IMPROVEMENTS THAT HAVE LOCATION AND/OR ELEVATION INFORMATION CALLED-OUT ON THE PLANS. THE AS-BUILT SHALL CLEARLY PROVIDE THE SAME INFORMATION IDENTIFIED ON THE DESIGN DOCUMENTS AND ALSO THE CONSTRUCTED LOCATIONS AND ELEVATIONS AS-BUILT INFORMATION.
7. THE CONTRACTOR SHALL PROVIDE A SIGNED AND SEALED LETTER FROM THE INDEPENDENT TESTING AGENCY THAT STATES CONFORMANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS FOR COMPACTION TESTING. THE CONTRACTOR IS TO PROMPTLY NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN ANY TESTING OR INSPECTIONS ARE DEFICIENT OR IRREGULAR.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
JOSHUA ENOT, P.E.
ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE:

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL NOTES

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

APOPKA COLD STORAGE
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

OWNER:
COLD LINK LOGISTICS, LLC

PROJECT DESCRIPTION

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

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

ULTIMATE RECEIVING WATERS: xxxx

ACTIVITIES THAT REQUIRE EROSION CONTROL

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

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

SOIL PARAMETERS

SOIL TYPES:

NO.	SERIES NAME	HYDROLOGIC GROUP
6	CANDLER–APOPKA FINE SAND, 5 TO 12% SLOPES	A
47	TAVARES–MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A

DEWATERING

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

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

TIMING OF CONTROL MEASURES

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

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

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

STABILIZATION PRACTICES:

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

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

STRUCTURAL PRACTICES:

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

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

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

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

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

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

ITEMS REQUIRING POLLUTION PREVENTION

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

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

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

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

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

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

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

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

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

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

HAZARDOUS PRODUCTS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

SPILL CONTROL PRACTICES

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

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

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

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

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

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

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

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

MAINTENANCE AND INSPECTION PRACTICES

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

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

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

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

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

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

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

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: _____ DATE:_____

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

CONTRACTOR'S CERTIFICATION

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE. STE. 600
ORLANDO, FL 32801
407-898-1511
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA ENOT, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE:

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

STORMWATER POLLUTION PREVENTION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C2.0

Plotted By:Martinez, Jeremiah Sheet Set:COLD LINK PH1 Layout:C2.0 - STORMWATER POLLUTION PREVENTION PLAN March 18, 2026 08:08:20pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\C2.0-SWPPP.dwg
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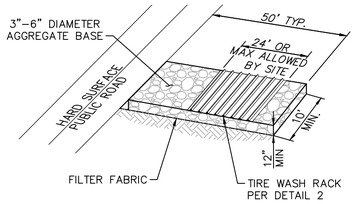


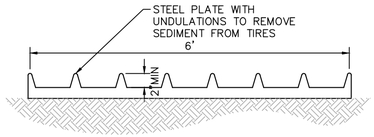
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

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

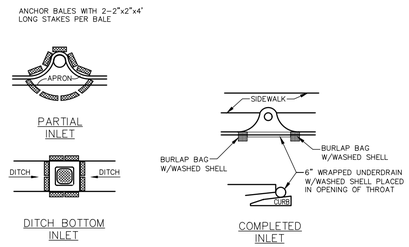
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE (1)



STEEL PLATE DETAIL

TIRE WASH RACK (2)
N.T.S.



INLET PROTECTION (3)
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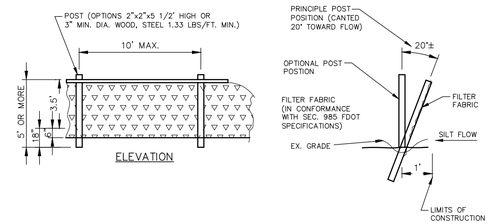
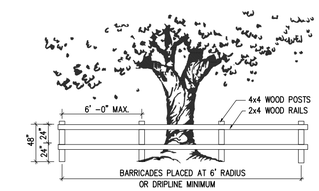
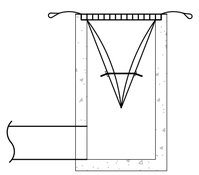


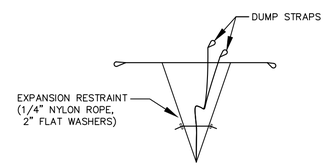
TYPICAL SILT FENCE (4)
N.T.S.



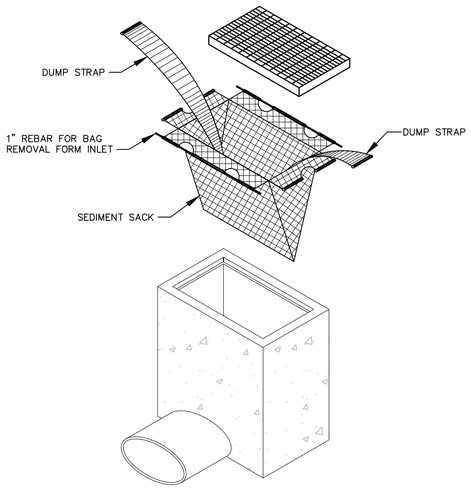
TREE PROTECTION DETAIL
NTS



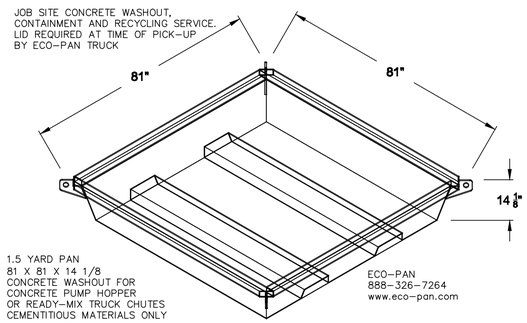
INSTALLATION DETAIL



BAG DETAIL



STANDARD INLET SEDIMENT CONTROL DEVICE



NOTE:

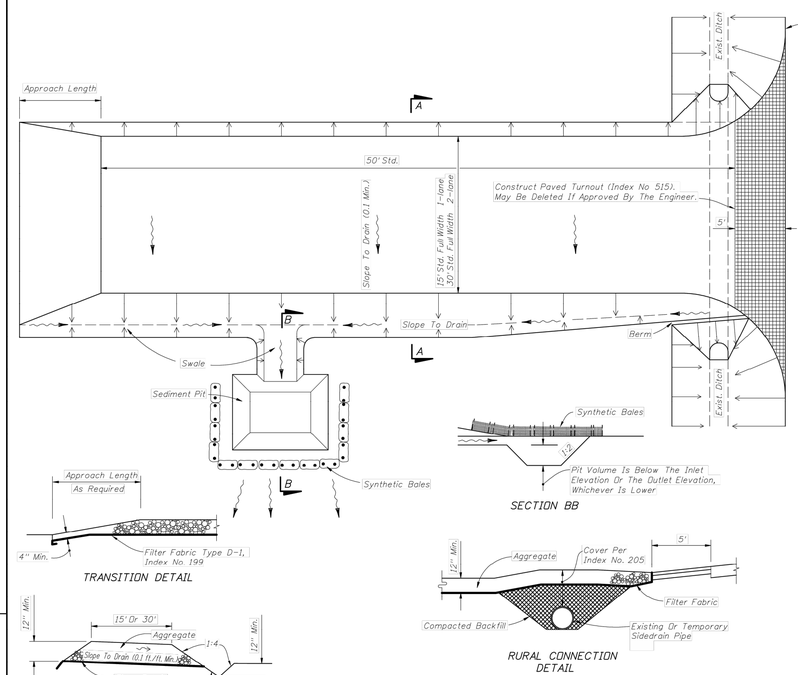
1. WASHOUT AREA TO CONTAIN A MINIMUM OF 3 CY (IE 9' BY 9' BY 1' DEEP).

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

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

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

CONCRETE TRUCK WASHOUT (5)
N.T.S



GENERAL NOTES

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

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

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

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

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

6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.

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

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

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

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

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

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No.	REVISIONS	DATE	BY

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200 SOUTH ORANGE AVE. STE. 600
ORLANDO, FL 32801
407-898-1511
WWW.KIMLEY-HORN.COM

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JOSHUA ENOT, P.E.
ON THE DATE ADJACENT TO THE SEAL.
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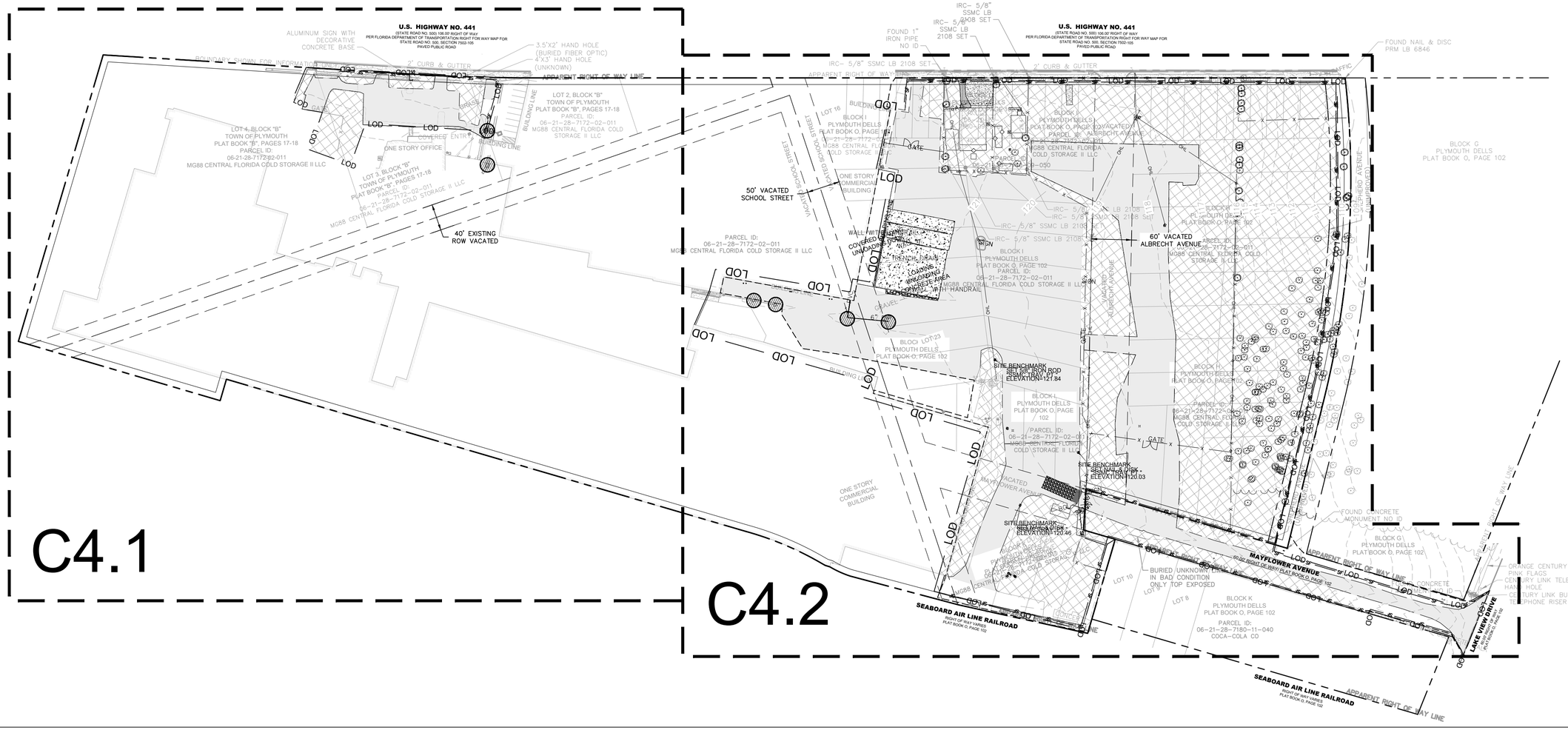
LICENSED PROFESSIONAL
DATE:

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

EROSION CONTROL DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C3.0



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- EXISTING CONCRETE/CURB TO BE REMOVED
- GRAVEL TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED. EXISTING SITE FEATURES TO BE REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- PROPERTY LINE
- SEDIMENT BAGS
- SF — SILT FENCE
- CENTER LINE
- EASEMENT / SETBACK LINE
- LOD — LIMITS OF DISTURBANCE
- INLET PROTECTION
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NORTH

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

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EXISTING CONDITIONS AND DEMO PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C4.0

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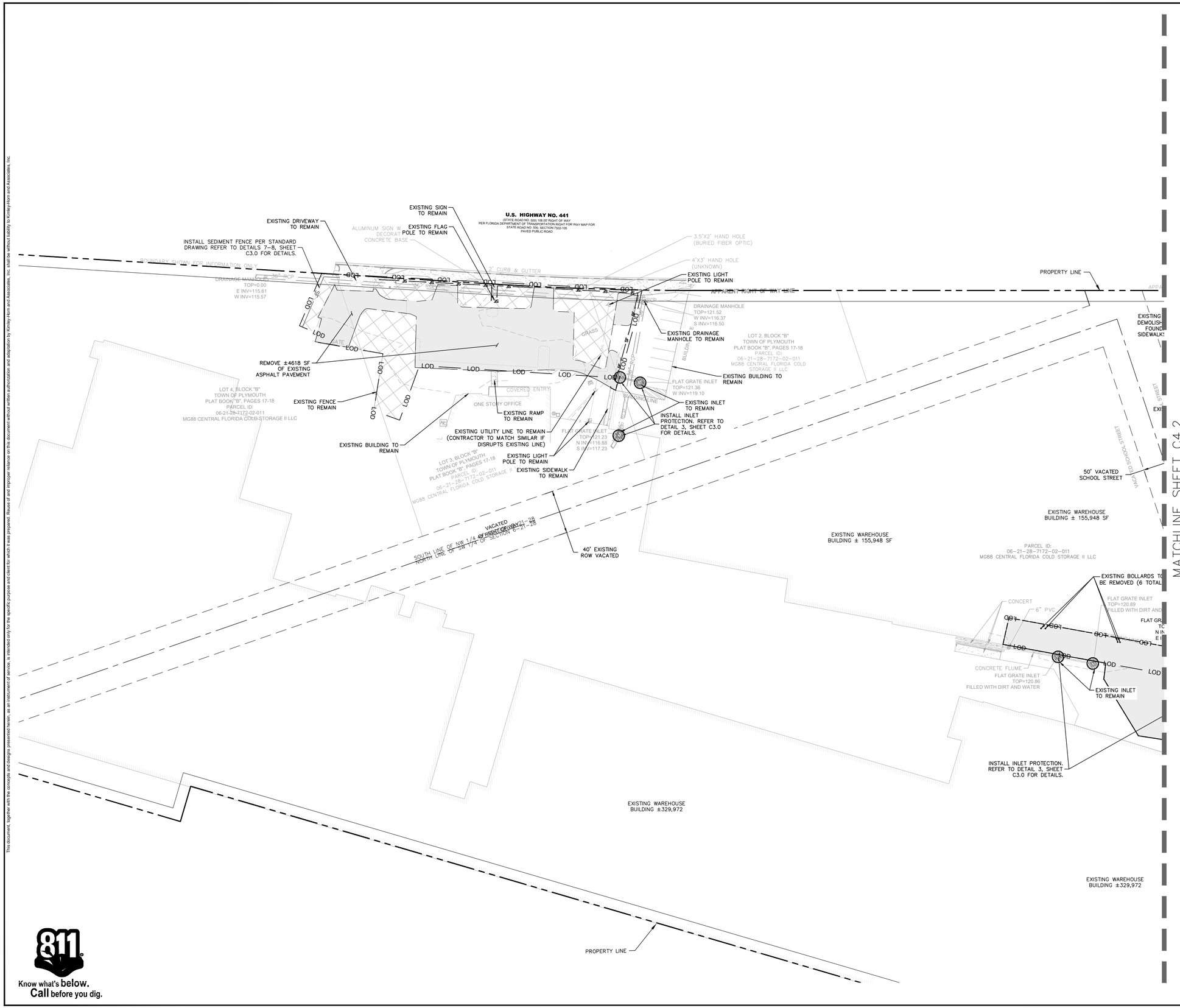

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DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C4.1

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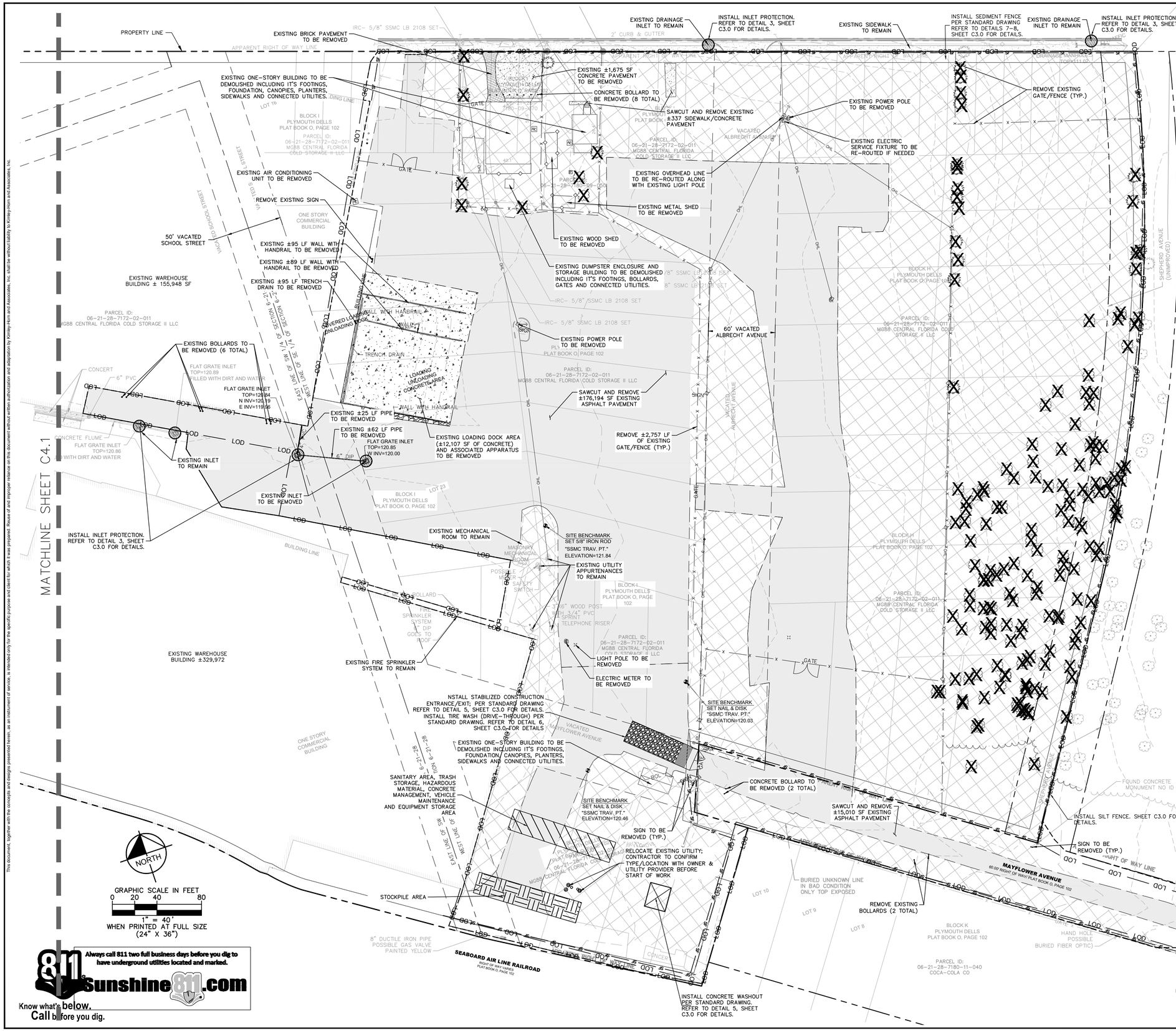

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DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

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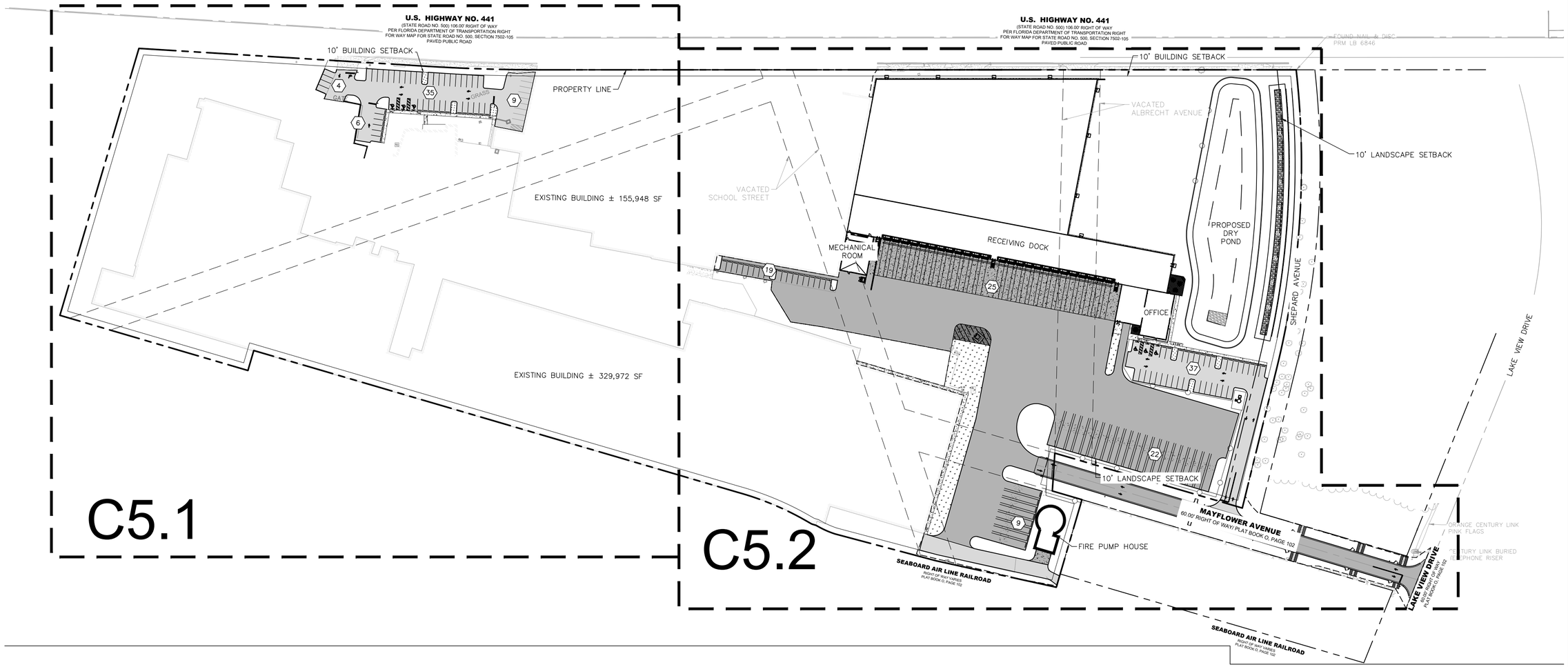

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- XX — PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

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

OVERALL SITE DATA			
STREET ADDRESS	2560 WEST ORANGE BLOSSOM TRAIL, APOPKA, FL		
SECTION/TOWNSHIP/RANGE	06	21 S	28 E
ZONING	I-L	LIGHT INDUSTRIAL	
PARCEL AREA	±28.09 AC		
ONSITE AREA OF WORK/ LIMITS OF DISTURBANCE	±11.694 AC ONSITE LOD		
OFFSITE IMPROVEMENTS AREA	±0.840 AC MAYFLOWER AVE IMPROVEMENTS		
PROPOSED BUILDING AREA	~120,400 SF (±2.76 AC)		

OPEN SPACE CALCULATION		
TYPE	REQUIRED	PROVIDED
PERVIOUS AREA (OPEN SPACE)	0.585 AC (5% OF LOD AREA)	±3.166 AC (27%)

BUILDING SETBACKS		
TYPE:	REQUIRED	PROVIDED
FRONT	10 FT.	10 Ft
SIDE	10 FT.	10 Ft
REAR	10 FT.	10 Ft
STREET	10 FT.	10 Ft

ADJACENT PROPERTY DATA		
DIRECTION FROM SITE:	ZONING	USE
NORTH	N/A	FDOT ROAD
EAST	I-L	LIGHT INDUSTRIAL
SOUTH	I-L	LIGHT INDUSTRIAL
WEST	T	TRANSITIONAL

PARKING PLAN		
PARKING TYPE	REQUIRED	PROPOSED
REGULAR SPACES	51	53
ADA SPACES	3	3
TOTAL PARKING	54	56
LOADING BERTH	14	25
SEMI TRUCK SPACES	–	31

EXISTING OFFICE PARKING MODIFICATIONS		
	EXISTING	PROPOSED
PARKING SPACES	33	54

GENERAL NOTES:

1. ALL RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
8. PROPOSED BUILDINGS TO MEET MINIMUM REQUIREMENTS FOR GREEN BUILDING STANDARDS IN ACCORDANCE TO LDC 5.11.4.A.2.b.

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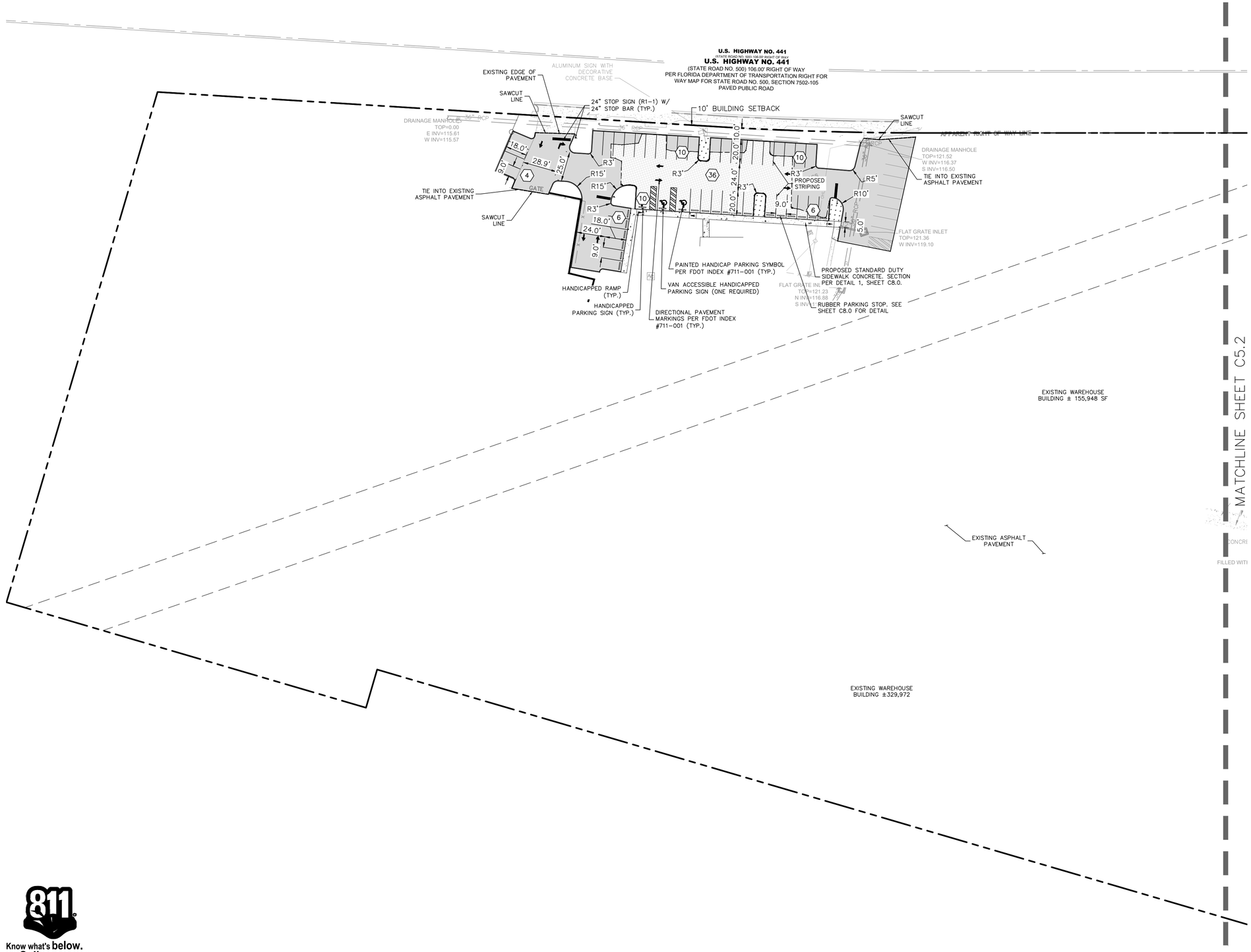

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- XX — PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED MILL AND OVERLAY EXISTING ASPHALT
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

GENERAL NOTES:

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2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.

5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.

6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.

7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-898-1511
WWW.KIMLEY-HORN.COM

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LICENSED PROFESSIONAL ENGINEER — JOSHUA ENOT — No. 93160 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE

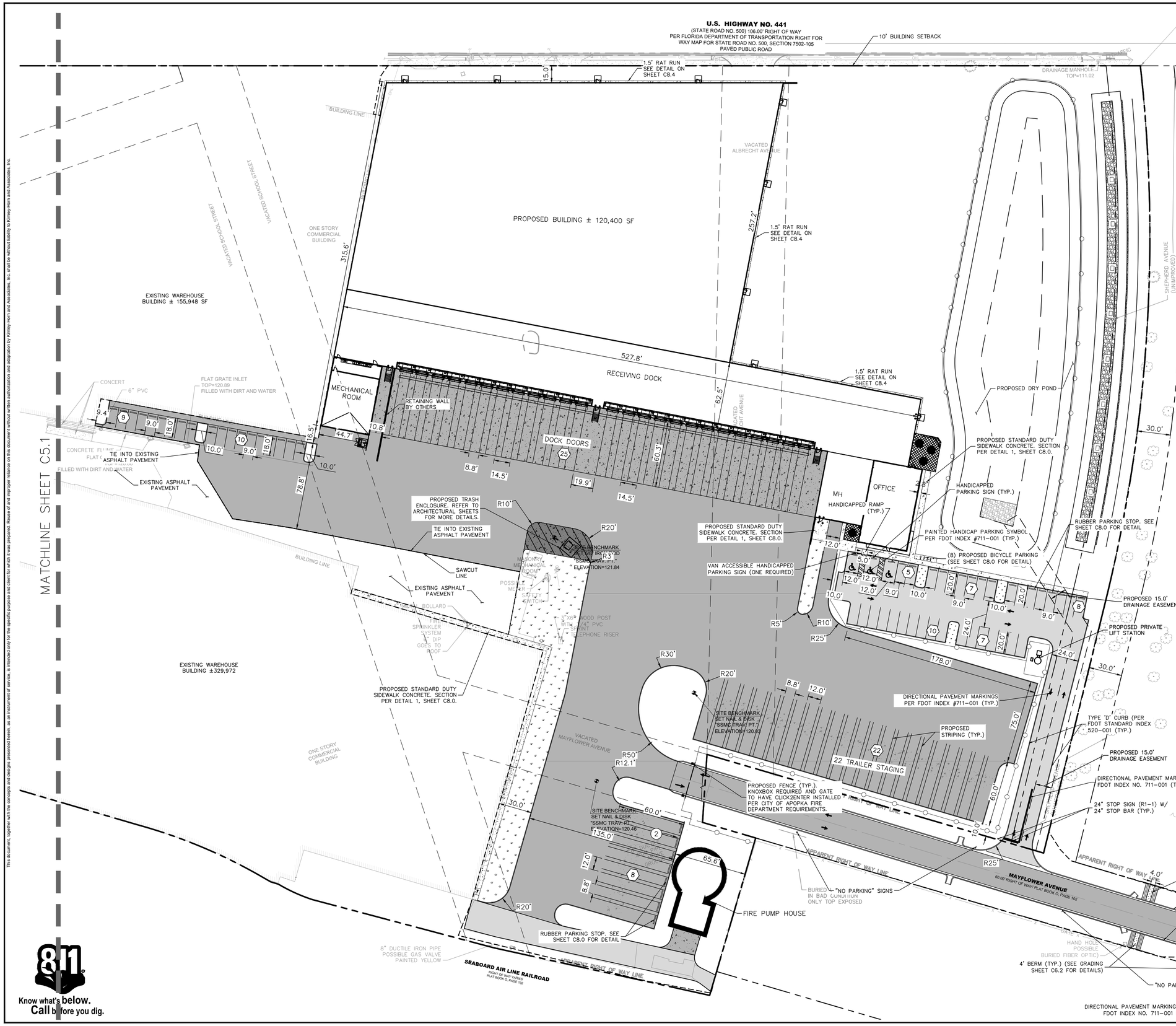
KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

PH 1 DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.1



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

NORTH

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA

KHA PROJECT 049607003	
DATE 3/19/26	
SCALE AS SHOWN	
DESIGNED BY DVS	
DRAWN BY JAM	
CHECKED BY JME	

PH 1 DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

C5.2

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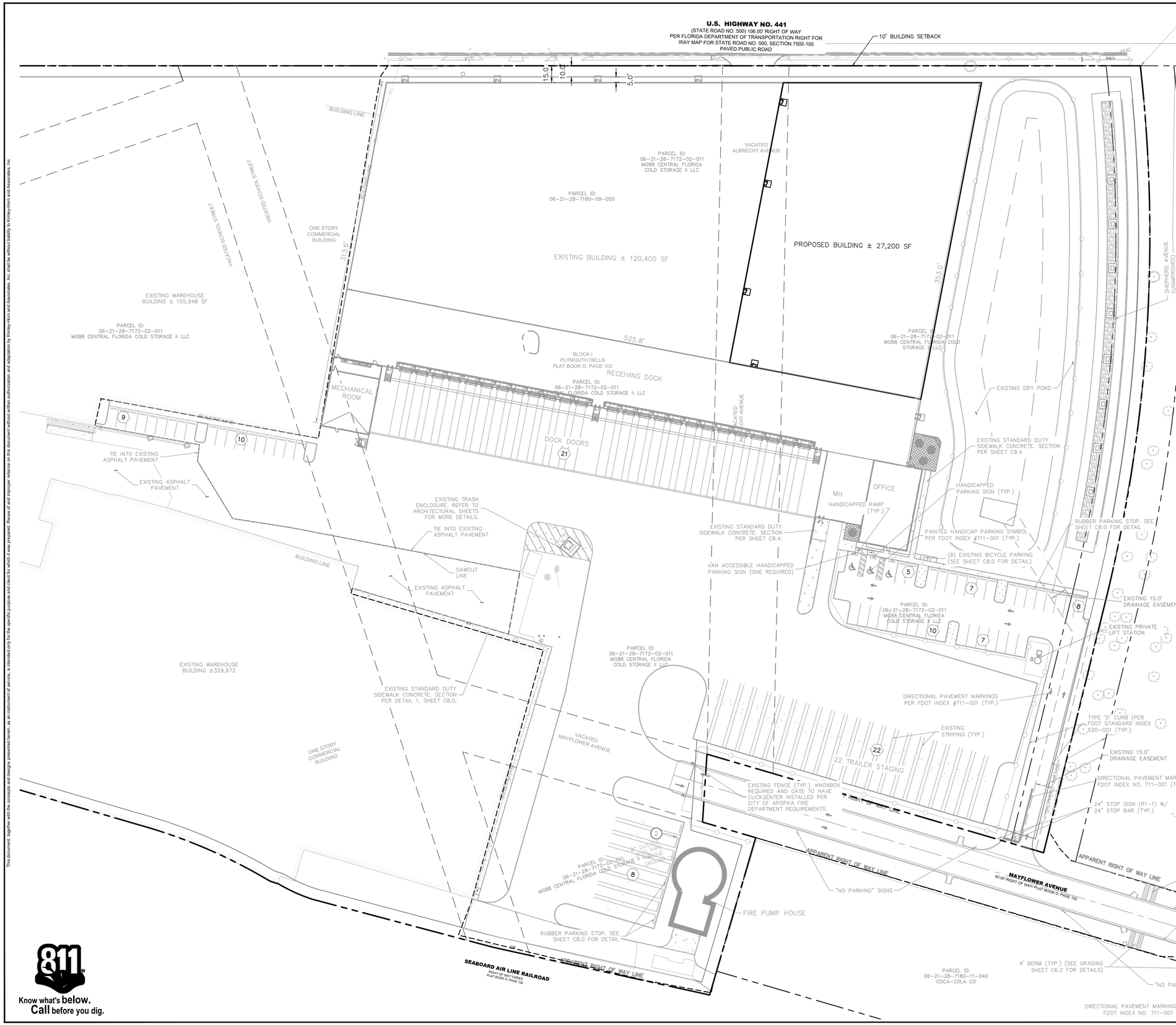

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
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- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.4
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.4
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- LANDSCAPE/SOD AREA

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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT STATE OF FLORIDA No. 93160 PROFESSIONAL ENGINEER DATE

KHA PROJECT	049607003
DATE	3/19/26
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

PH 2 DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

C5.3

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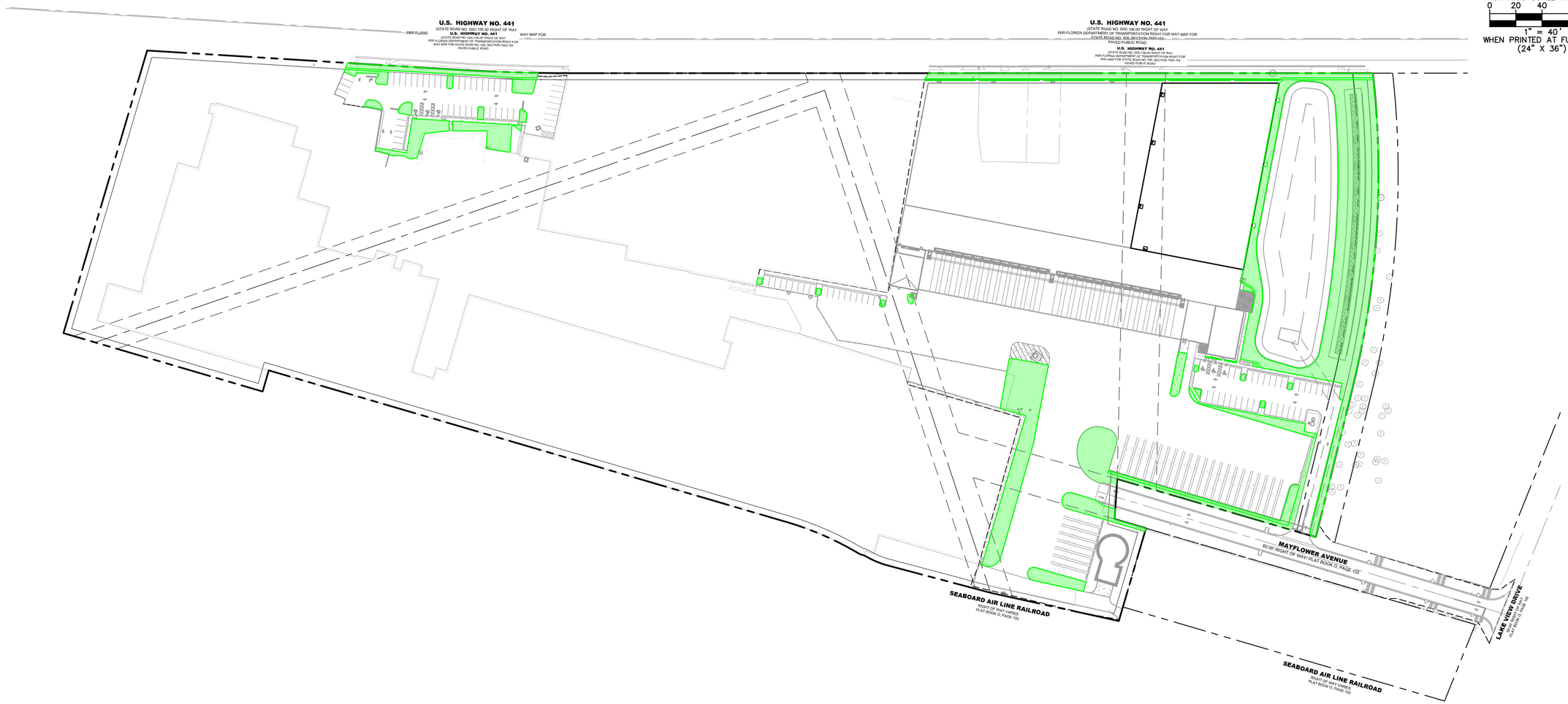

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

LANDSCAPE/OPEN SPACE

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:	11.69 AC x 5% = 0.59 AC
PROVIDED OPEN SPACE:	
LANDSCAPE:	1.87 AC
TOTAL PROVIDED:	1.87 AC (15.99%)

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Call before you dig.

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LICENSED PROFESSIONAL ENGINEER
JOSHUA ENOT
No. 93160
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE

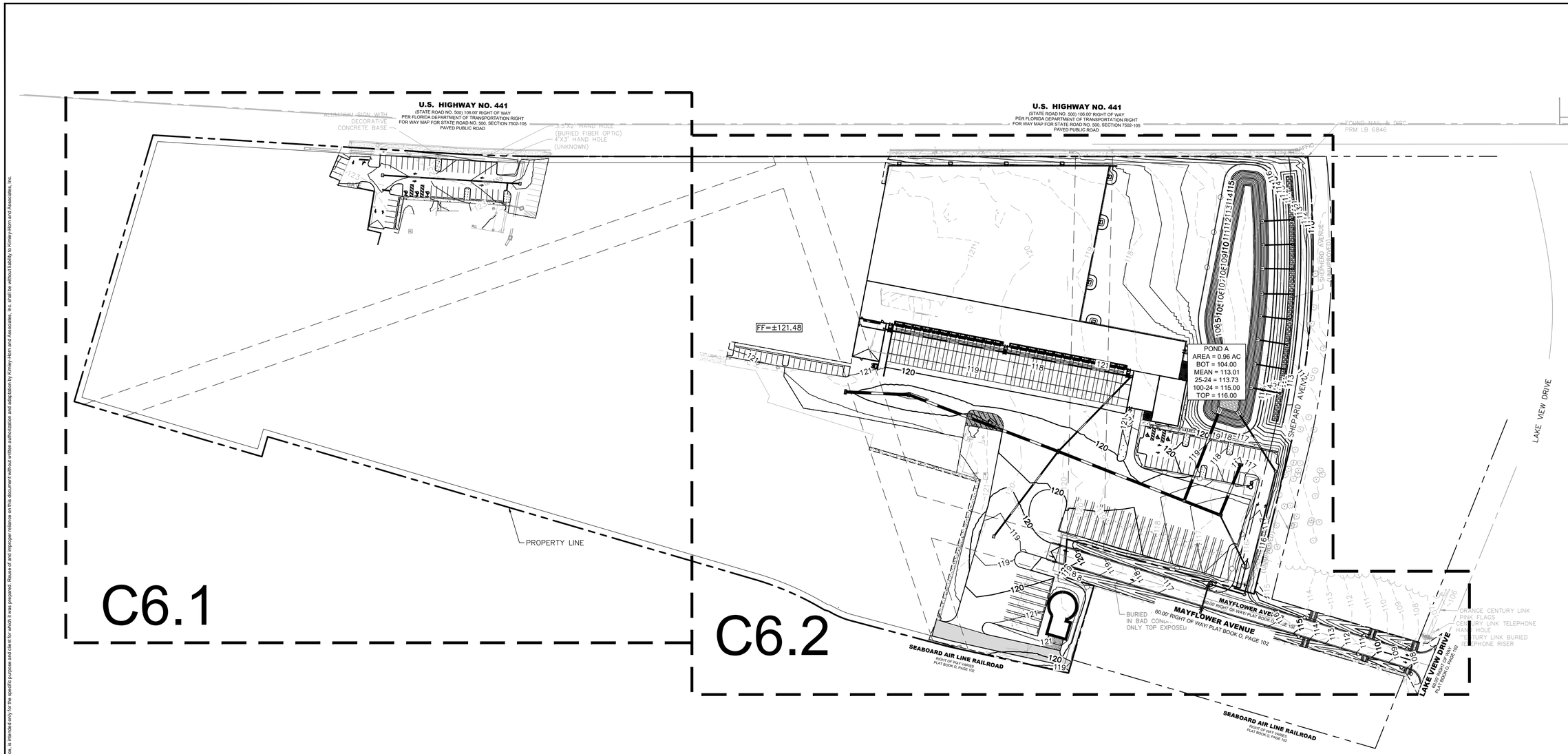
KHA PROJECT 049607003	
DATE	3/19/26
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

OPEN SPACE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.4



LEGEND

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

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

GENERAL NOTES:

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

NORTH

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

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

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KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
DATE:

OVERALL GRADING AND DRAINAGE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C6.0

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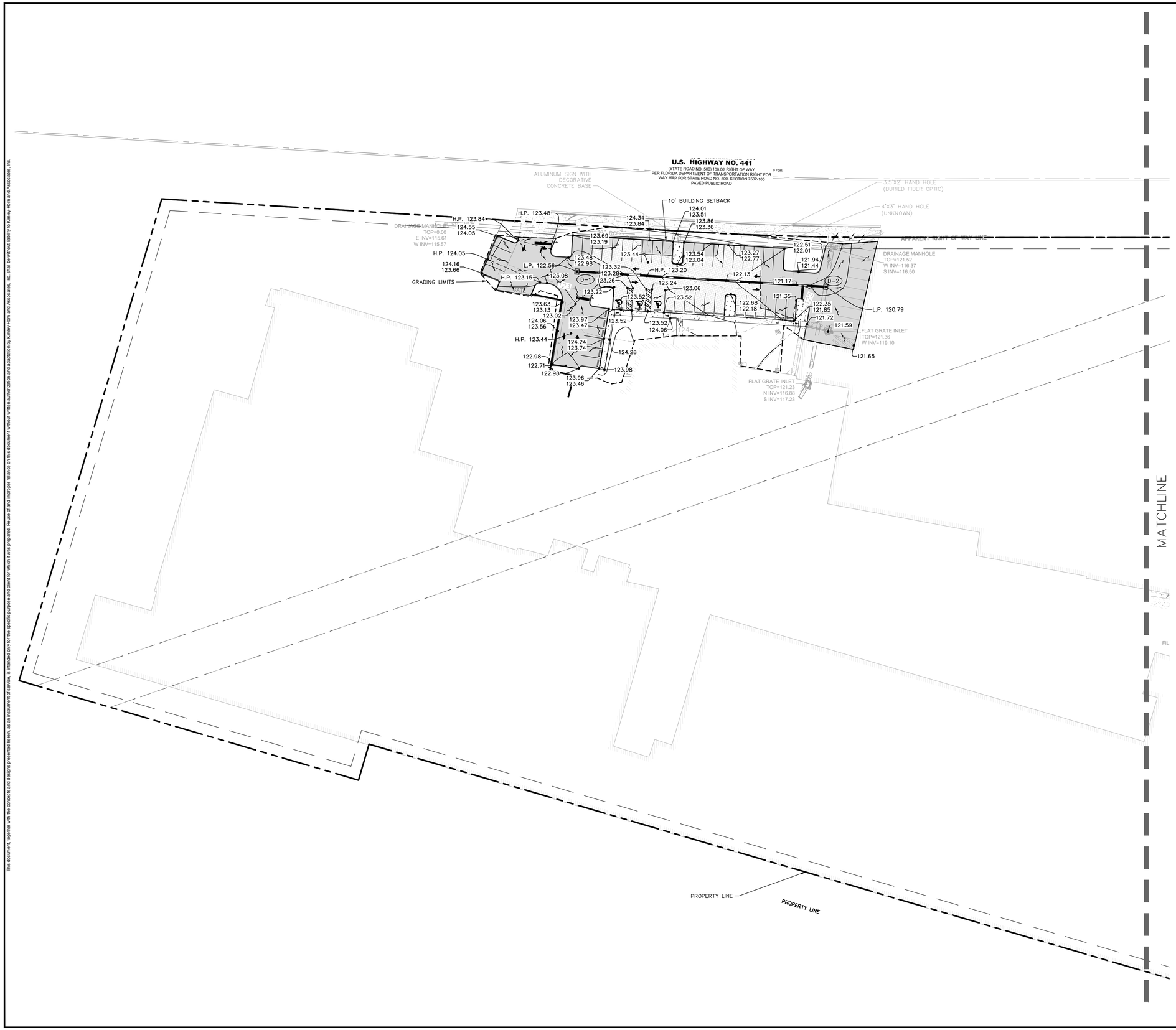

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
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LEGEND

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- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- 21.60 EXISTING SPOT ELEVATION
- 21.60 PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
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- PROPOSED MILL AND OVERLAY
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 122.56 E. INV OUT: 118.86
D-2	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 120.79 W. INV IN: 117.08

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Sunshine811.com

No.	REVISIONS	DATE	BY

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

DATE

KHA PROJECT 049607003
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SCALE AS SHOWN
DESIGNED BY DVS
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PH 1 DETAILED GRADING AND DRAINAGE

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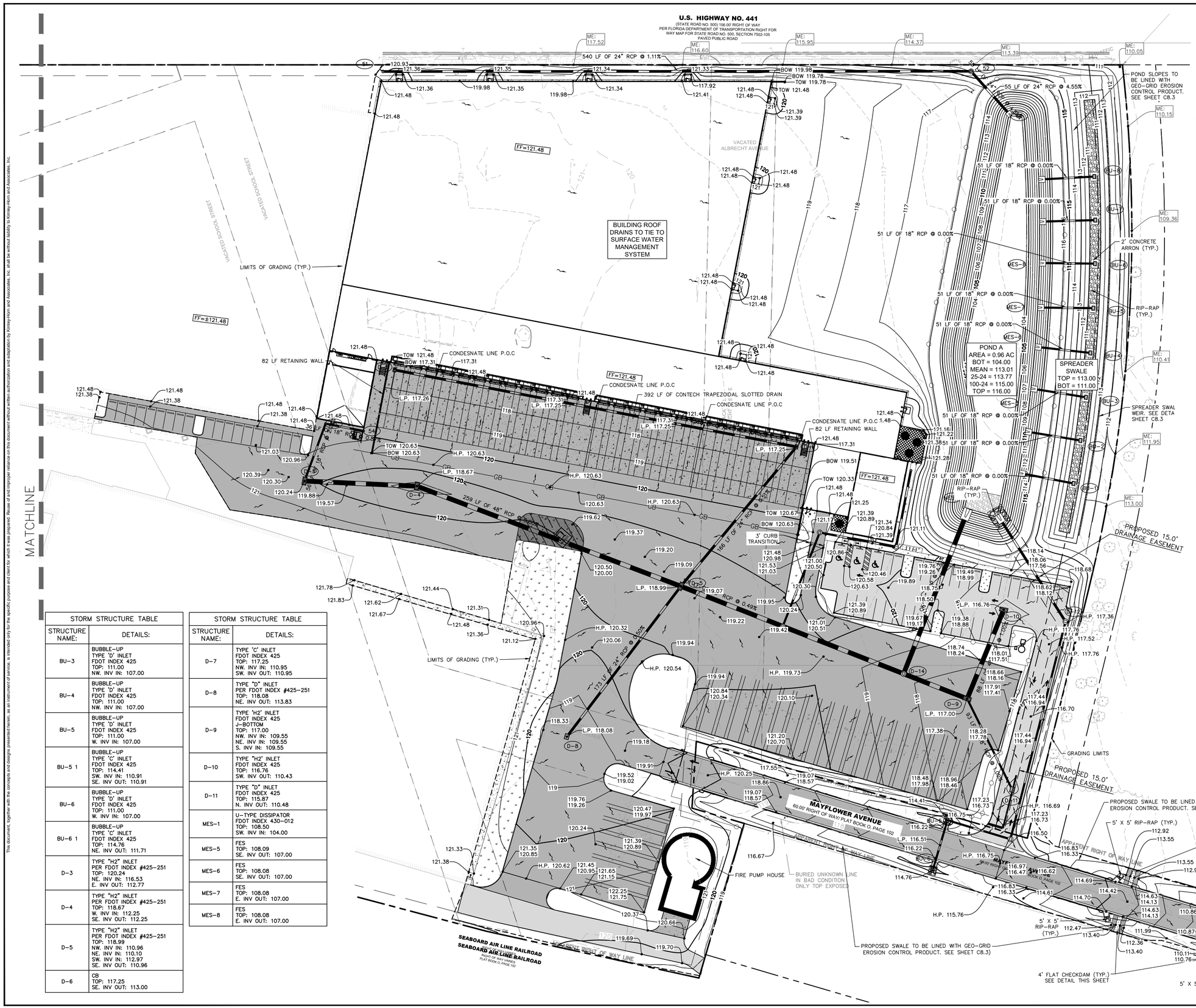

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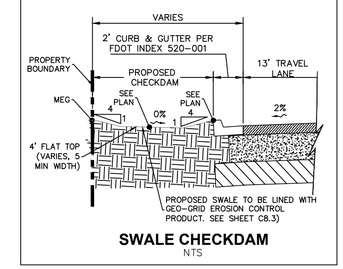

SWALE CHECKDAM
NTS

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Sunshine811.com

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
BU-3	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 111.00 NW. INV IN: 107.00
BU-4	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 111.00 NW. INV IN: 107.00
BU-5	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 111.00 W. INV IN: 107.00
BU-5 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.41 SW. INV IN: 110.91 SE. INV OUT: 110.91
BU-6	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 111.00 W. INV IN: 107.00
BU-6 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.76 NE. INV OUT: 111.71
D-3	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 120.24 NE. INV IN: 116.53 E. INV OUT: 112.77
D-4	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.67 W. INV IN: 112.25 SE. INV OUT: 112.25
D-5	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.99 NW. INV IN: 110.96 NE. INV IN: 110.10 SW. INV IN: 112.97 SE. INV OUT: 110.96
D-6	CB TOP: 117.25 SE. INV OUT: 113.00

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-7	TYPE 'C' INLET FDOT INDEX 425 TOP: 117.25 NW. INV IN: 110.95 SW. INV OUT: 110.95
D-8	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 118.08 NE. INV OUT: 113.83
D-9	TYPE 'H2' INLET FDOT INDEX 425 J-BOTTOM TOP: 117.00 NW. INV IN: 109.55 NE. INV IN: 109.55 S. INV IN: 109.55
D-10	TYPE "H2' INLET FDOT INDEX 425 TOP: 116.76 SW. INV OUT: 110.43
D-11	TYPE "D" INLET FDOT INDEX 425 TOP: 115.87 N. INV OUT: 110.48
MES-1	U-TYPE DISSIPATOR FDOT INDEX 430-012 TOP: 108.50 SW. INV IN: 104.00
MES-5	FES TOP: 108.09 SE. INV OUT: 107.00
MES-6	FES TOP: 108.08 SE. INV OUT: 107.00
MES-7	FES TOP: 108.08 E. INV OUT: 107.00
MES-8	FES TOP: 108.08 E. INV OUT: 107.00

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-898-1511
WWW.KIMLEY-HORN.COM

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LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — No. 93160

KHA PROJECT	049607003
DATE	3/19/26
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

PH 1 DETAILED GRADING AND DRAINAGE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

C6.2

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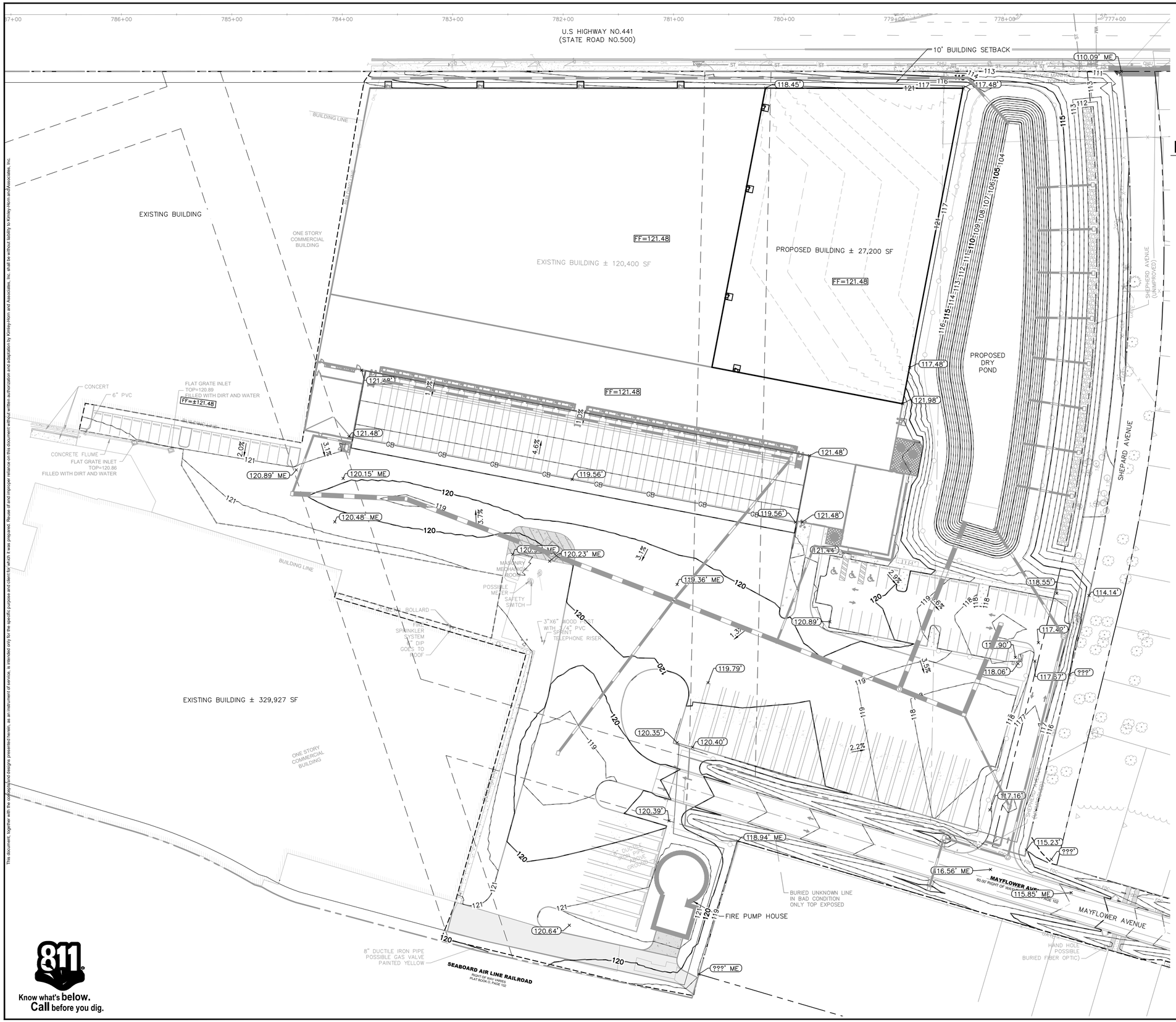

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- 100.0' EXISTING CONTOUR
- 100.0' PROPOSED CONTOUR
- GB GRADEBREAK LINE
- R RIDGE LINE
- 2.0% PROPOSED FLOW (DIRECTION AND SLOPE)
- LANDSCAPE

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA

KHA PROJECT 049607003
DATE 3/19/26
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DESIGNED BY DVS
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PH 2 DETAILED GRADING AND DRAINAGE

APOPKA COLD STORAGE

APOPKA FLORIDA

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C6.3

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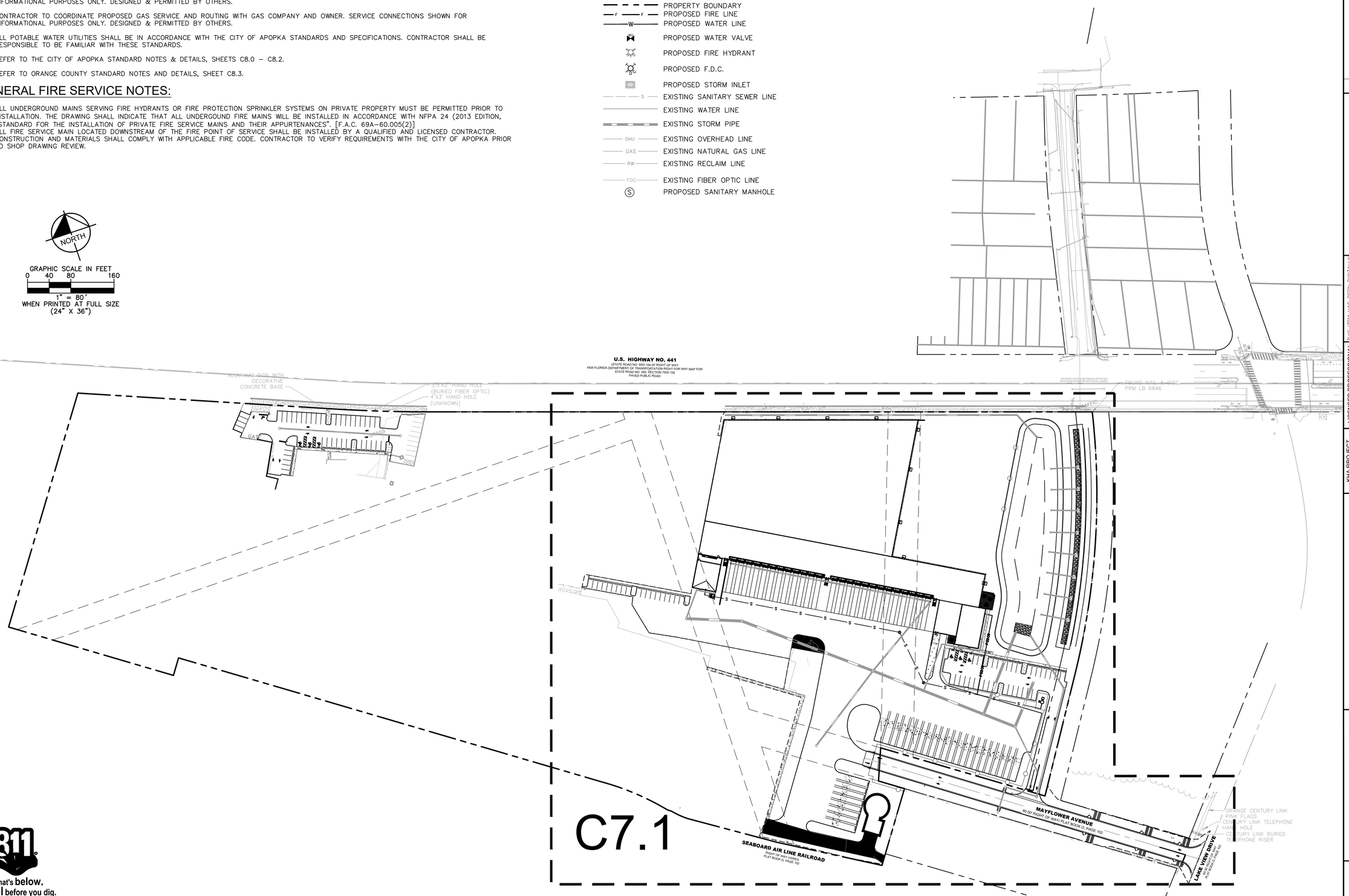
LEGEND

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

NORTH

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



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LICENSED PROFESSIONAL
DATE:

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

OVERALL UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C7.0

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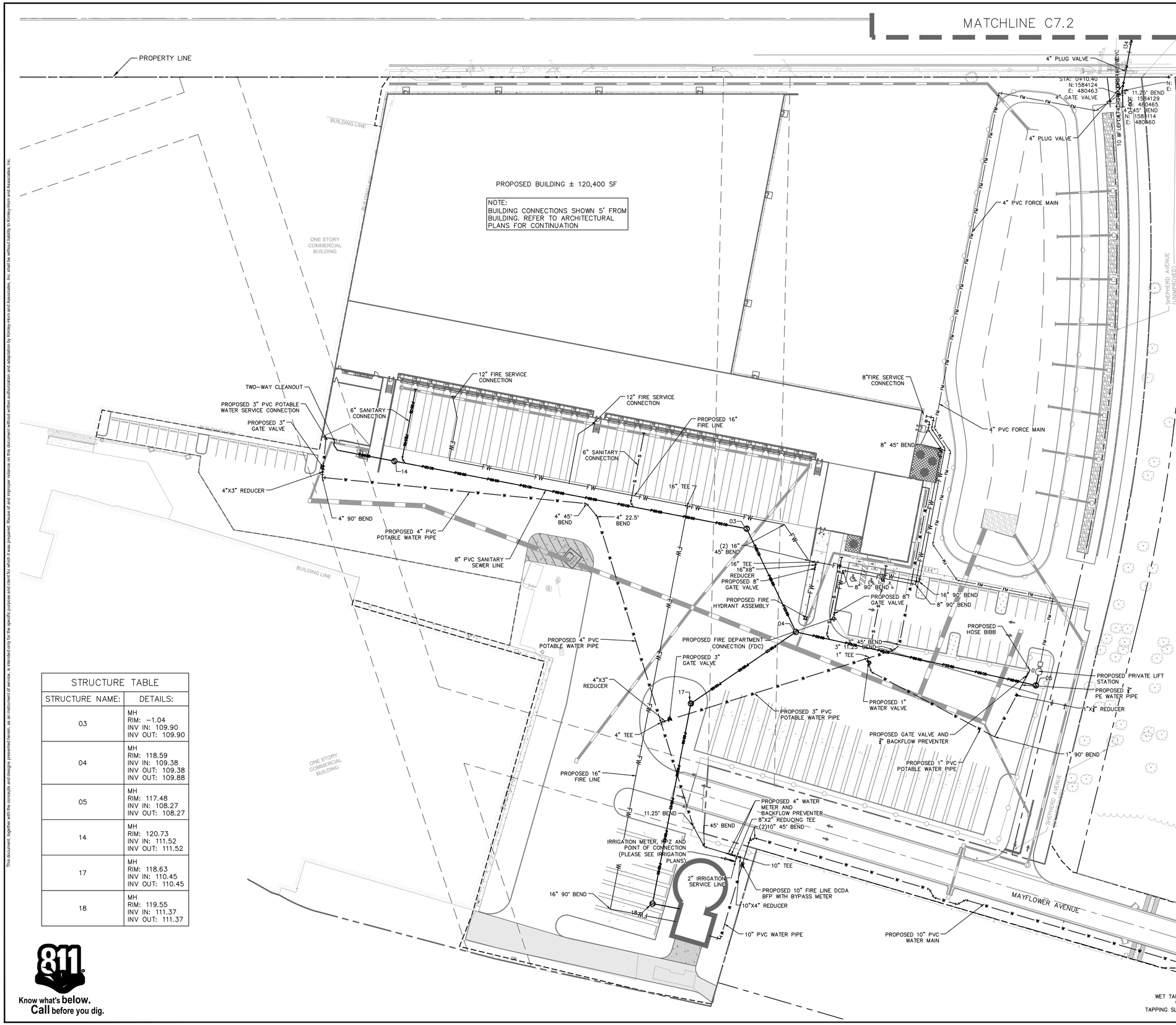

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
03	MH RIM: –1.04 INV IN: 109.90 INV OUT: 109.90
04	MH RIM: 118.59 INV IN: 109.38 INV OUT: 109.38 INV OUT: 109.88
05	MH RIM: 117.48 INV IN: 108.27 INV OUT: 108.27
14	MH RIM: 120.73 INV IN: 111.52 INV OUT: 111.52
17	MH RIM: 118.63 INV IN: 110.45 INV OUT: 110.45
18	MH RIM: 119.55 INV IN: 111.37 INV OUT: 111.37

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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA PROFESSIONAL ENGINEER — DATE

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

C7.1

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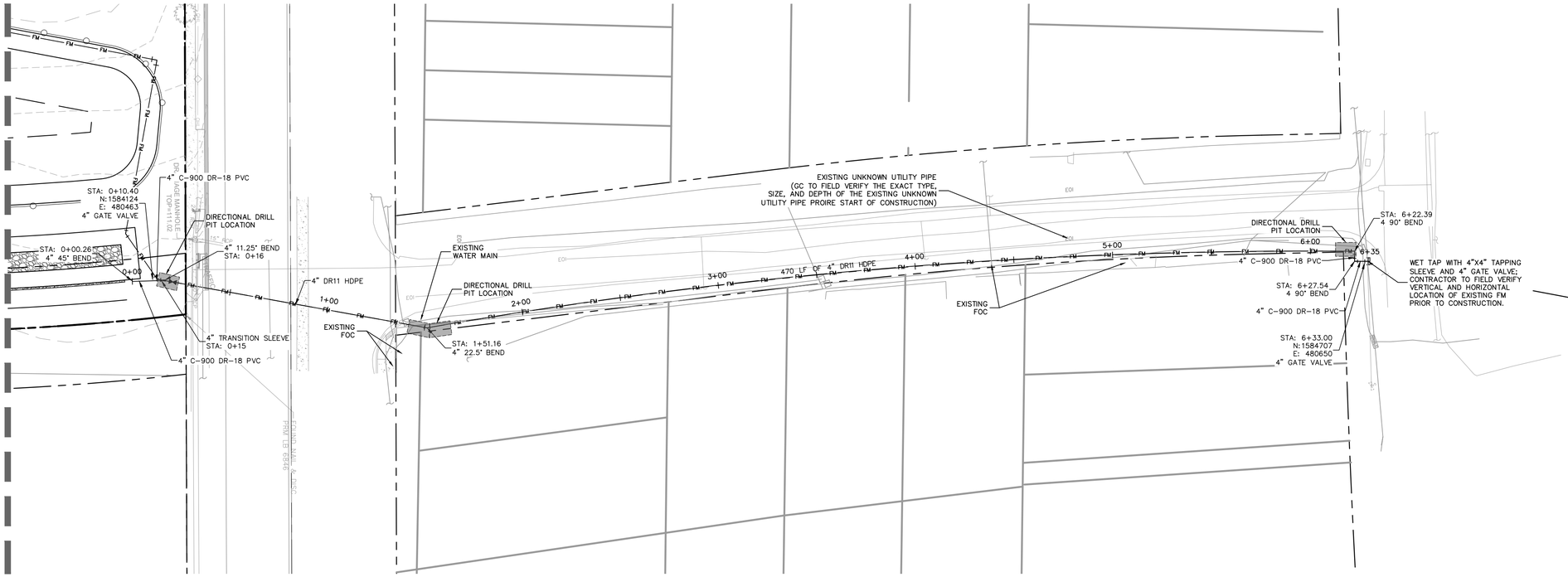

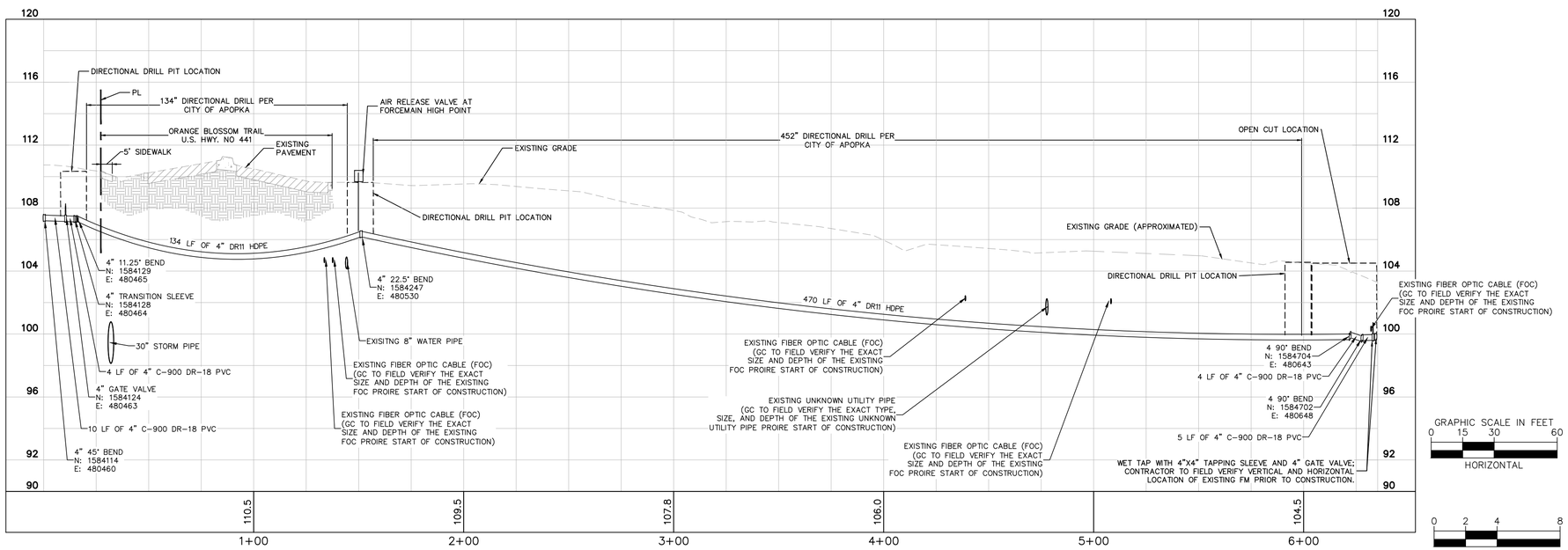

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 2 4 8
VERTICAL

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
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DATE:

KHA PROJECT	049607003
DATE	3/19/26
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DRAWN BY	JAM
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DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

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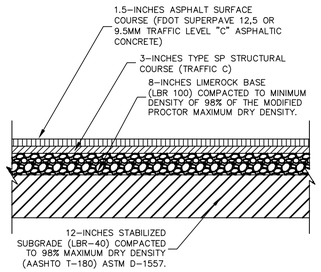
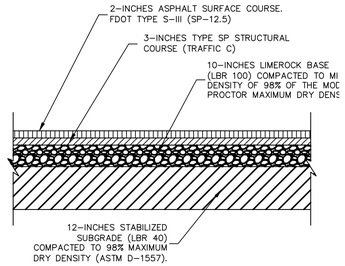


TYPICAL ASPHALT PAVEMENT DETAIL

USED FOR PARKING AREAS ONLY

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



TYPICAL "HEAVY DUTY" ASPHALT PAVEMENT DETAIL

NTS

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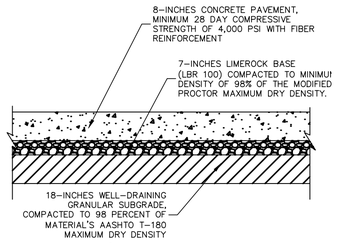
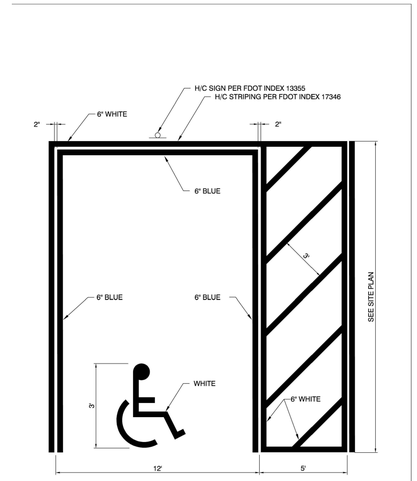


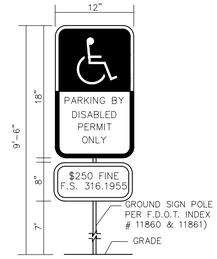
TYPICAL HEAVY-DUTY CONCRETE PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



HANDICAP PARKING PAVEMENT MARKING

NTS



NOTES:

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

HANDICAP SIGN DETAIL

N.T.S.

Parking Stops - 6', Rubber, Black/Yellow

End concrete crumbling and chipping forever.

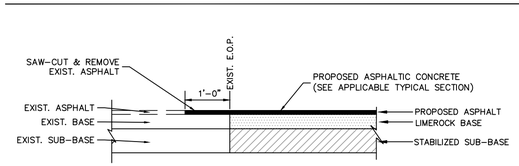
- 100% recycled material.
- Maintenance free. No painting.
- Weather resistant. Impervious to sunlight or road salt.
- Conforms to uneven surfaces. Reflective stripes.
- H-2397 Concrete or H-2396 Asphalt Installation Hardware available.

Enlarge

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 5+	ADD TO CART
H-4608B/Y	6' Rubber	72 x 6 x 4"	34	$70	$65	1 ADD

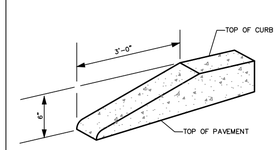
PARKING STOPS DETAIL

N.T.S



NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION

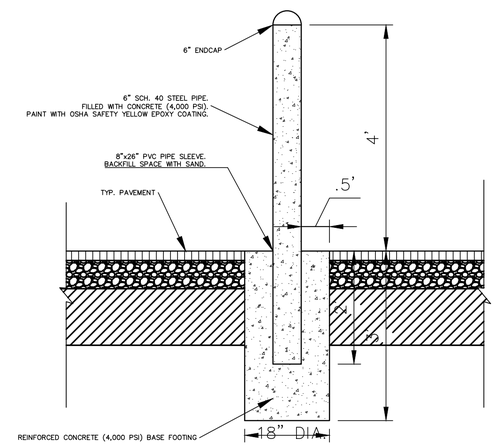
NTS



CURB TERMINUS TRANSITION DETAIL

NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.

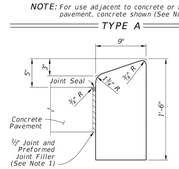


TYP. BOLLARD DETAIL

NTS

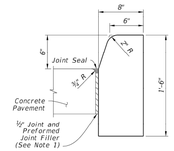
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

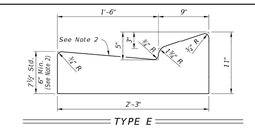


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

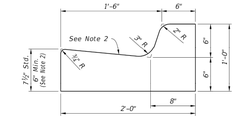
TYPE D

NOTES:

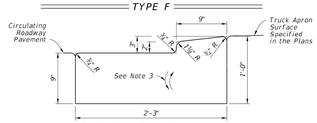
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the adjacent pavement. The thickness [illegible] slope of the adjacent pavement. The thickness [illegible] unless otherwise shown on Plans.
[illegible] the entire section so that gutter cross slope matches [illegible] circulating roadway pavement.
[illegible] usage of Type A Curb adjacent to flexible [illegible] 3.



TYPE E

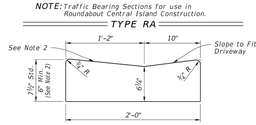


TYPE F

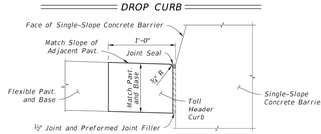


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

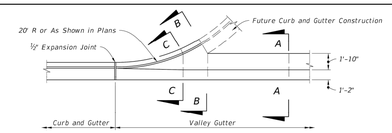


DROP CURB

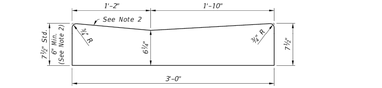


NOTE: See the toll site details for conduit requirements.

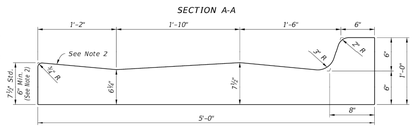
TOLL HEADER CURB



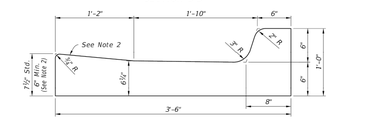
PLAN VIEW



SECTION A-A

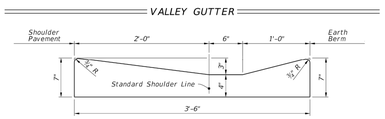


SECTION B-B



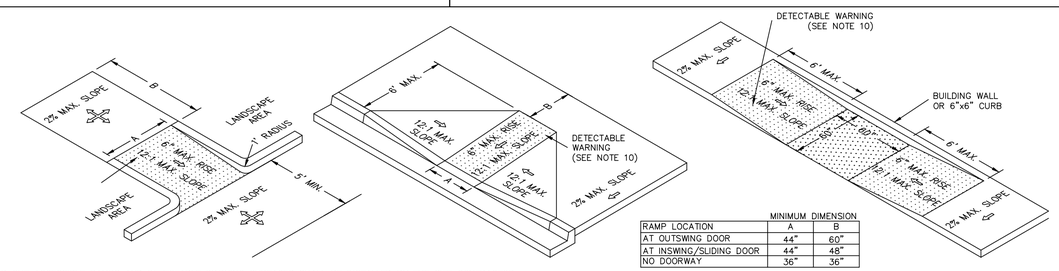
SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER



RAMP LOCATION	MINIMUM DIMENSION A	MINIMUM DIMENSION B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"

NOTES:

1. ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS; STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED BY ORANGE COUNTY. ORANGE COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. COUNTY ENGINEER AND THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMING THE PRODUCT ACCEPTABILITY.
3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 204, CODE OF FEDERAL REGULATIONS PART 36, AND SJC REQUIREMENTS.

ACCESSIBLE RAMPS

N.T.S

LAST REVISED	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3

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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C8.0

Plotted By:Martinez, Jeremiah Sheet Set:COLD LINK PH1 Layout:C8.0 - GENERAL CONSTRUCTION DETAILS March 19, 2026 06:05:40pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\C8.0 - CONSTRUCTION DETAILS.dwg
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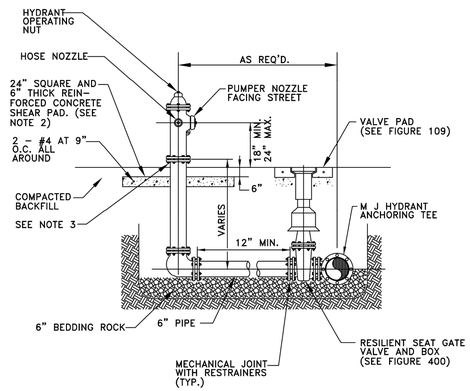
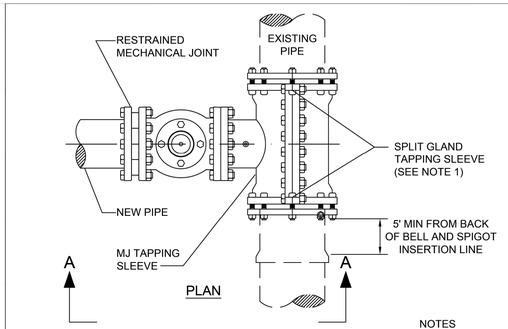


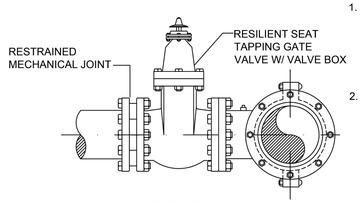
NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402





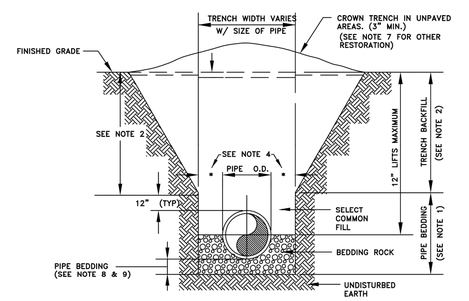
SECTION A - A

NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

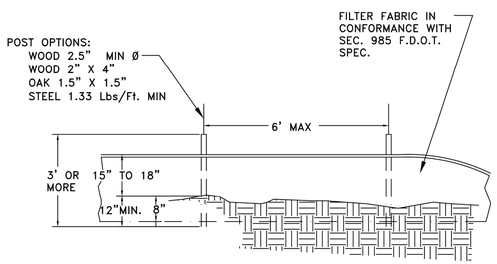


NOTES:

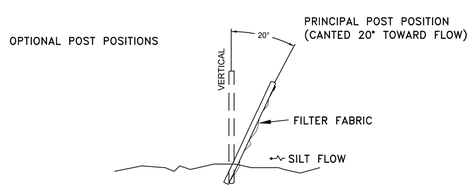
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 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



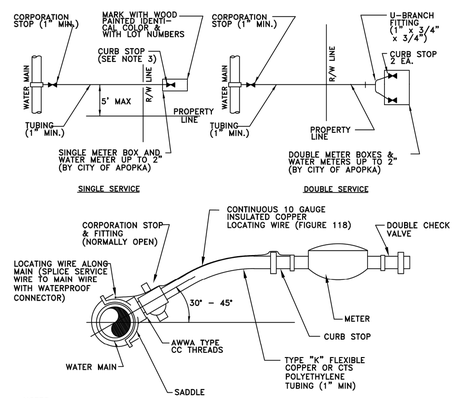
ELEVATION VIEW



SECTION VIEW

SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

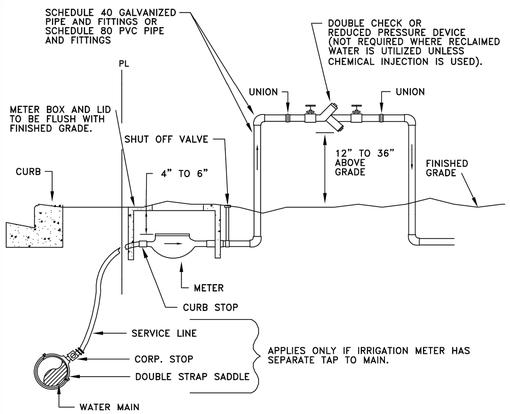


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

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KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
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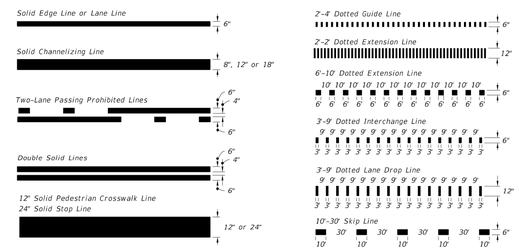
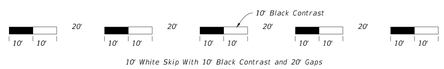
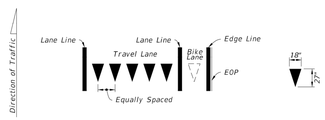


PAVEMENT MARKING LINES



CONTRAST MARKINGS WITH ALTERNATING SKIP PATTERN

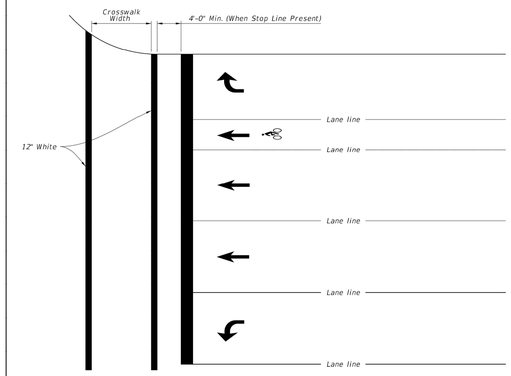
(10'-30' Skip Line Shown, Dotted Lines Similar)



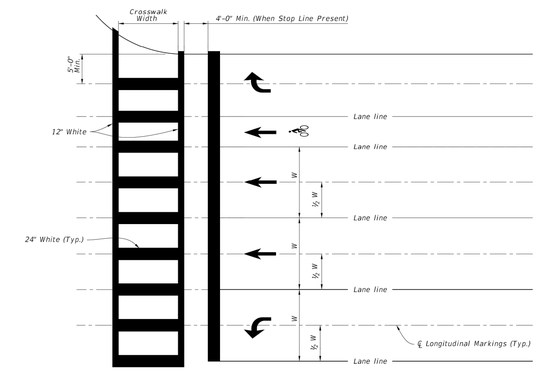
Yield Lines consist of five - 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

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



STANDARD CROSSWALK DETAILS

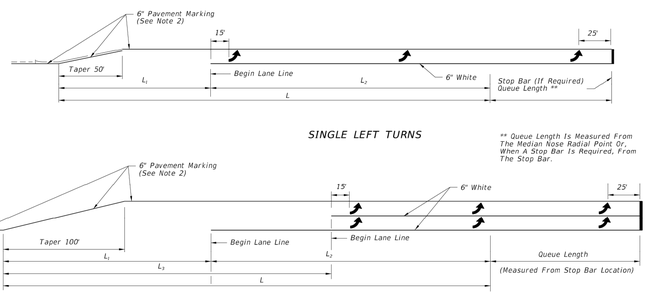


SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

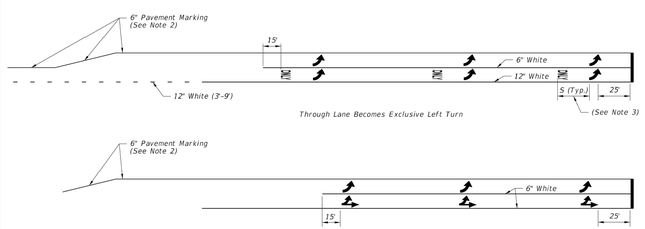
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines,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

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



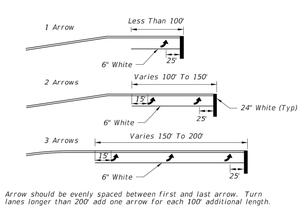
SINGLE LEFT TURNS

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



DOUBLE LEFT TURNS

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



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

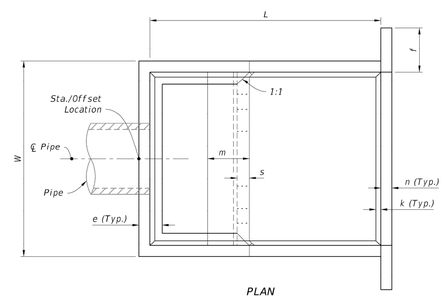
ARROW SPACING

NOTES:

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

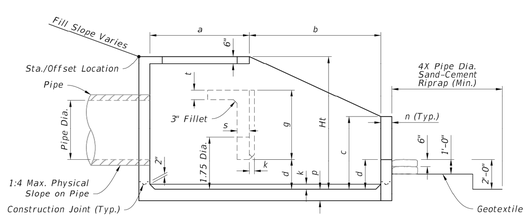
TURN LANE MARKINGS

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

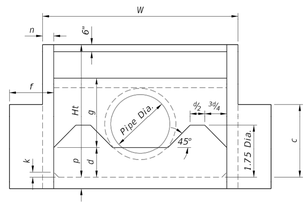


PLAN

Pipe	DIMENSION TABLE																		Concrete (CY)	Reinf. Steel (lb)	Sand-Cement Riprap (Nom.) (CY)
	Feet - Inches												Inches								
Dia.	Area (SF)	W	Ht	L	a	b	c	d	e	f	g	m	n	p	s	t	k				
30"	4.91	9-0	6-3	10-8	4-7	6-1	3-4	1-4	1-2	2-6	3-0	1-11	6	6½	7	7	3		6.72	736	10.6
36"	7.07	10-5	7-3	12-4	5-3	7-1	3-10	1-7	1-3	3-0	3-6	2-3	7	7½	8	8	3		10.34	1,072	13.6
42"	9.62	11-10	8-0	14-0	6-0	8-0	4-5	1-9	1-6	3-0	3-11	2-6	8	8½	9	8	4		14.82	1,429	17.5
48"	12.57	13-3	9-0	15-8	6-9	8-11	4-11	2-0	1-7	3-0	4-5	2-10	9	9½	10	8	4		20.36	2,000	22.1
54"	15.90	14-8	9-9	17-4	7-4	10-0	5-5	2-2	1-10	3-0	4-11	3-0	10	10½	10	8	4		27.19	2,659	27.2
60"	13.63	16-1	10-9	19-0	8-0	11-0	5-11	2-5	1-11	3-0	5-4	3-4	11	11½	11	8	6		34.49	3,552	32.5
66"	23.76	17-3	11-6	20-6	8-8	11-10	6-5	2-7	2-1	3-0	5-9	3-7	12	12½	12	8	6		42.82	4,472	38.3
72"	28.27	18-6	12-3	22-0	9-3	12-9	6-11	2-9	2-3	3-0	6-2	3-9	12	12½	12	8	6		50.68	5,426	44.5



ELEVATION



FRONT VIEW

DIMENSIONAL DETAILS

DIMENSIONAL DETAILS

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/23			FDOT FY 2025-26 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	430-012	2 of 3

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA

DATE

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C8.2

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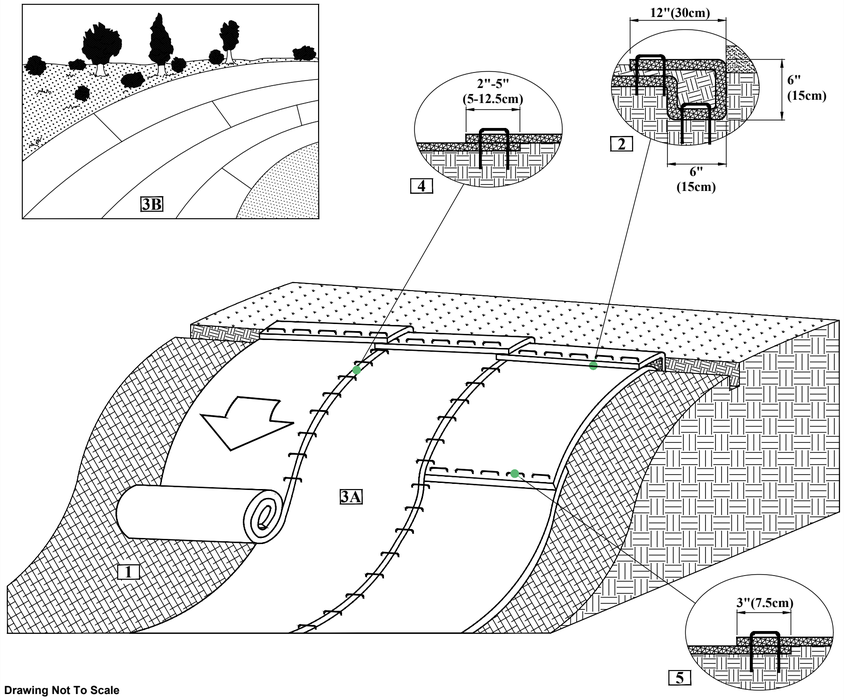


Drawing Not To Scale

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.nagreen.com

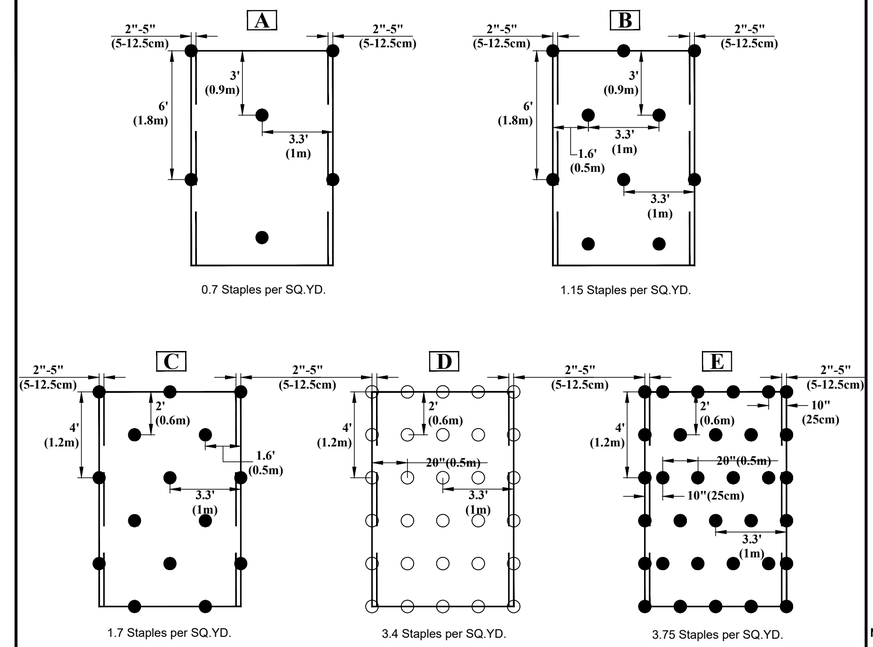
Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL

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

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



NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. PH: 800-722-2040
Poseyville, IN 47633 www.nagreen.com

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Drawn on: 5-4-17

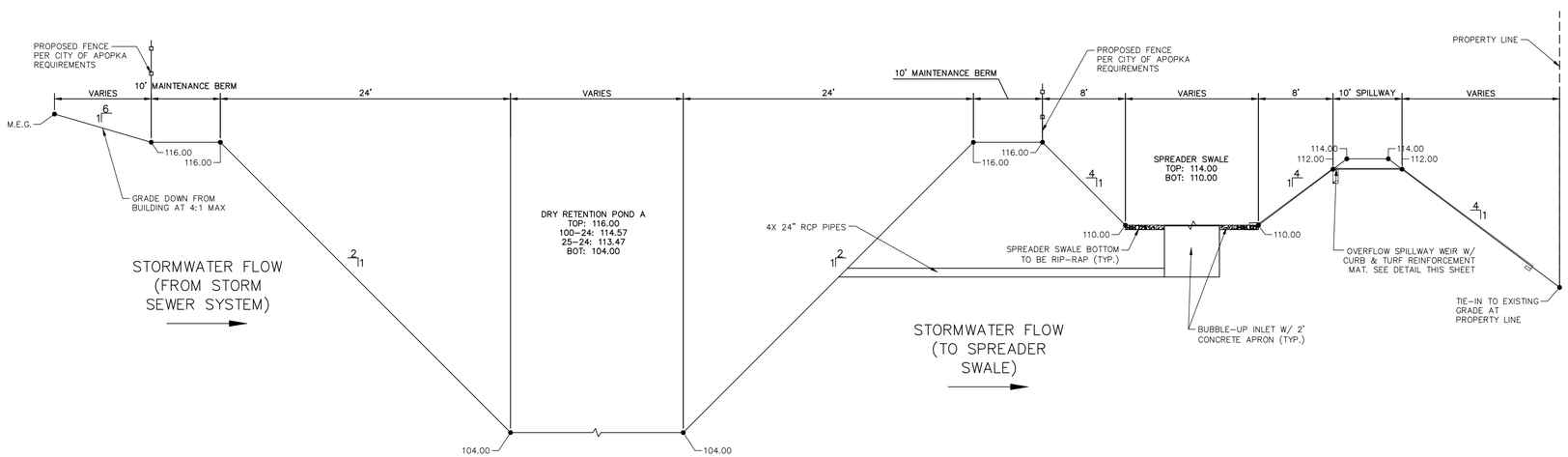
STAPLE PATTERN GUIDE

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

NOTES:

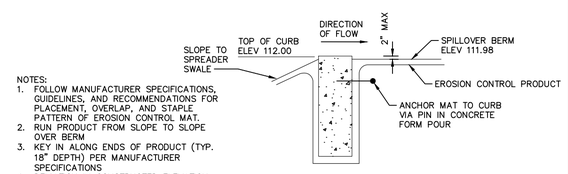
* Use ECMDS® for more accurate staple pattern selection.

Drawing Not To Scale



COMBINATION IN-SERIES DRY RETENTION POND AND SPREADER SWALE TYPICAL SECTION

N.T.S.

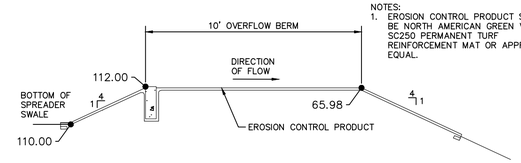


NOTES:
1. FOLLOW MANUFACTURER SPECIFICATIONS, GUIDELINES, AND RECOMMENDATIONS FOR PLACEMENT, OVERLAP, AND STAPLE PATTERN OF EROSION CONTROL MAT.
2. RUN PRODUCT FROM SLOPE TO SLOPE OVER BERM
3. KEY IN ALONG ENDS OF PRODUCT (TYP. 18" DEPTH) PER MANUFACTURER SPECIFICATIONS
4. DEVIATION IN CONSTRUCTED ELEVATION TO DESIGN ELEVATION IN EXCESS OF ¼" INCH SHALL BE DEEMED NON-COMPLIANT.

OVERFLOW BERM CURB DETAIL

N.T.S.

NOTES:
1. EROSION CONTROL PRODUCT SHALL BE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.



OVERFLOW BERM DETAIL

N.T.S.

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LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
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DRAWN BY JAM
CHECKED BY JME

DRAINAGE DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

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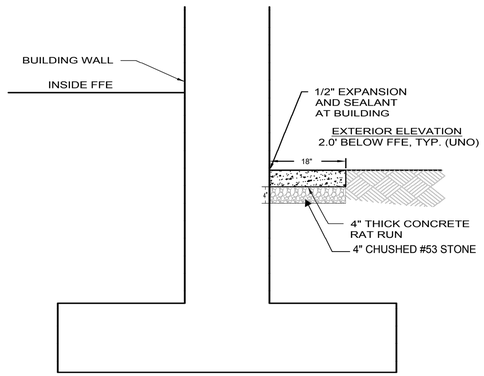
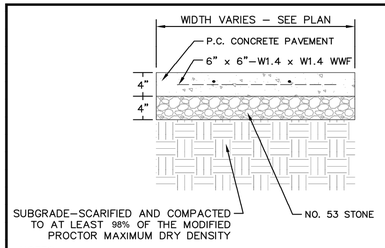


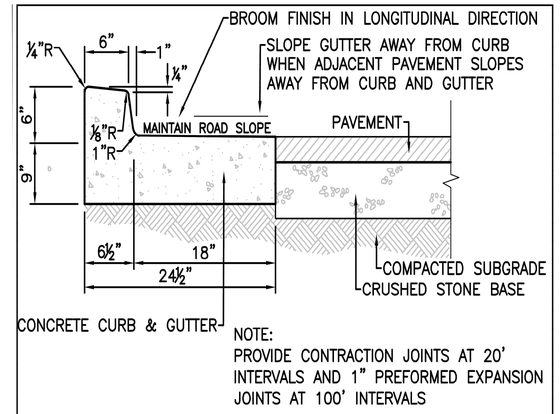
RAT RUN
NOT TO SCALE



NOTES:

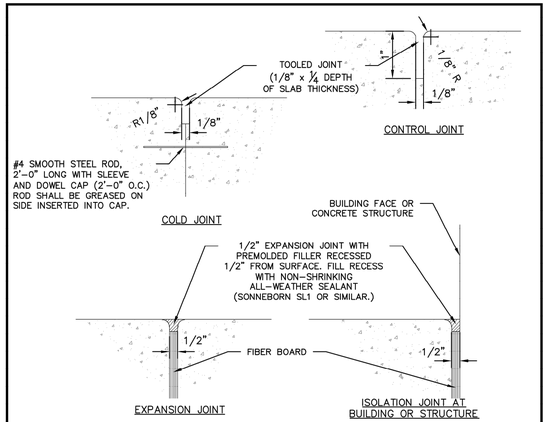
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED,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

CONCRETE SIDEWALK
N.T.S.

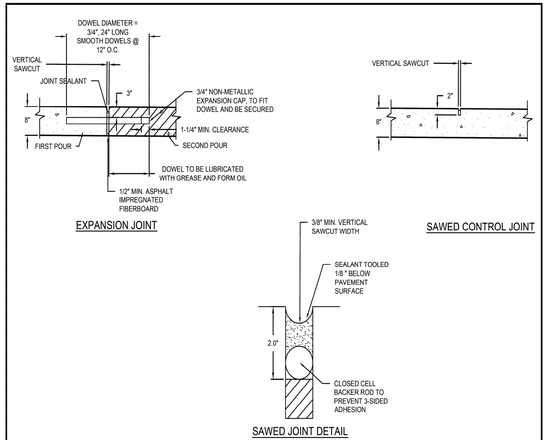


NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

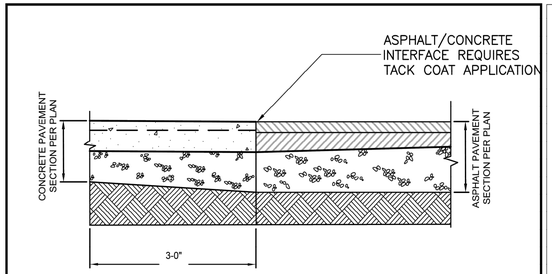
CONCRETE CURB & GUTTER
NOT TO SCALE



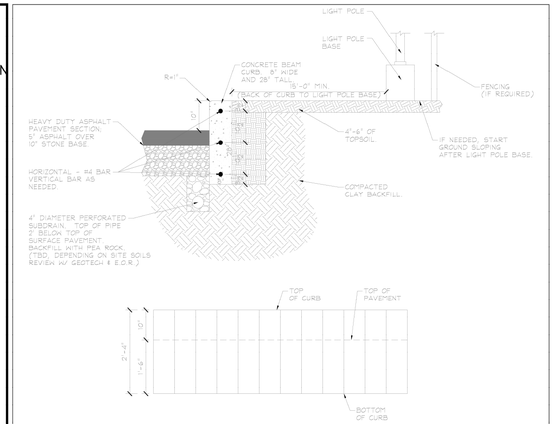
TYPICAL CONCRETE JOINT DETAILS
N.T.S.



CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



ASPHALT/CONCRETE INTERFACE
NOT TO SCALE



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

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JOSHUA ENOT
No. 93160
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	049607003
DATE	3/19/26
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

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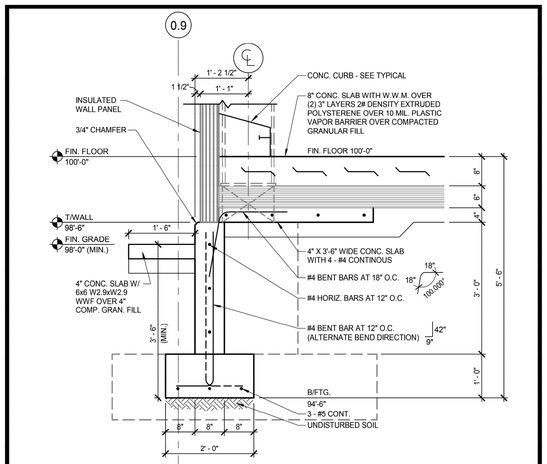
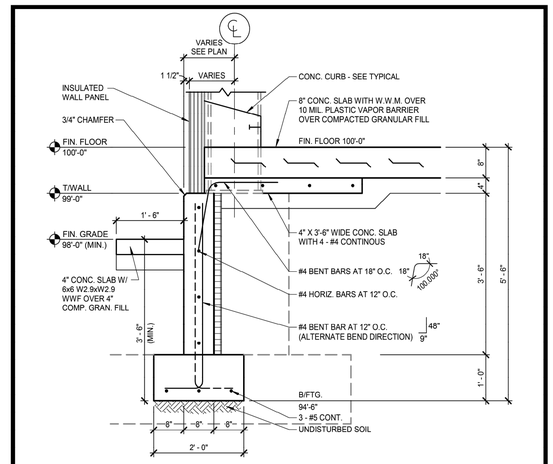


2 SECTION

AT: FREEZER EXTERIOR WALL

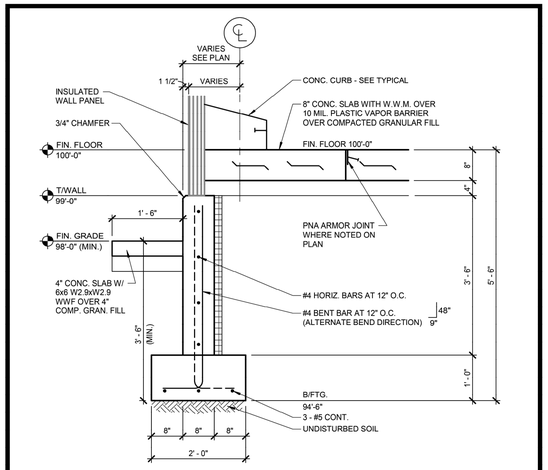
SCALE: 3/4" = 1'-0"



1 SECTION

AT: DRY STORAGE/COOLER EXTERIOR WALL

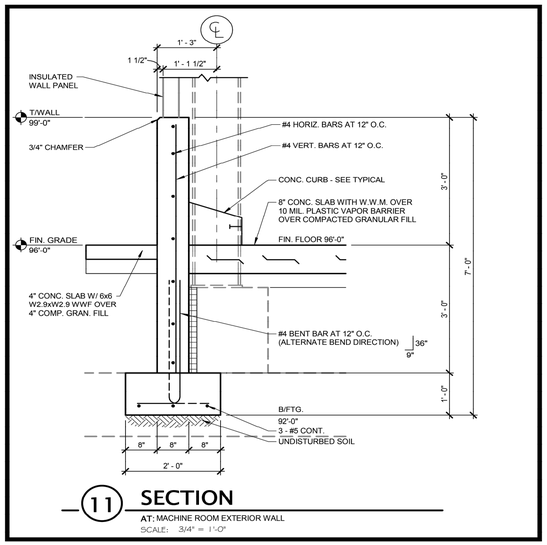
SCALE: 3/4" = 1'-0"



3 SECTION

AT: DOCK EXTERIOR WALL

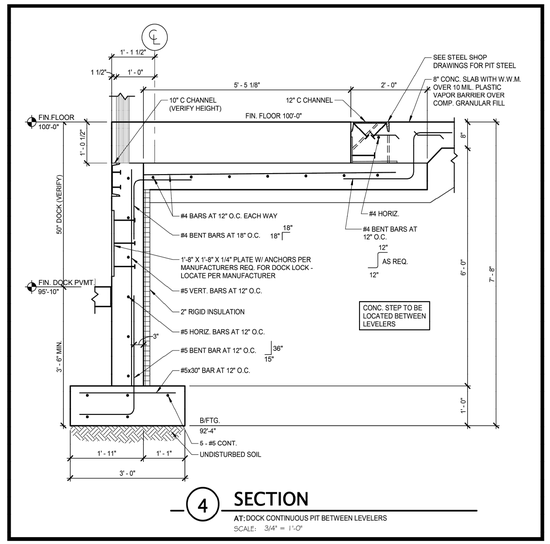
SCALE: 3/4" = 1'-0"



11 SECTION

AT: MACHINE ROOM EXTERIOR WALL

SCALE: 3/4" = 1'-0"



4 SECTION

AT: DOCK CONTINUOUS PIT BETWEEN LEVELERS

SCALE: 3/4" = 1'-0"

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LICENSED PROFESSIONAL ENGINEER
JOSHUA ENOT
No. 93160
STATE OF FLORIDA
DATE

KHA PROJECT 049607003	
DATE 3/19/26	
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

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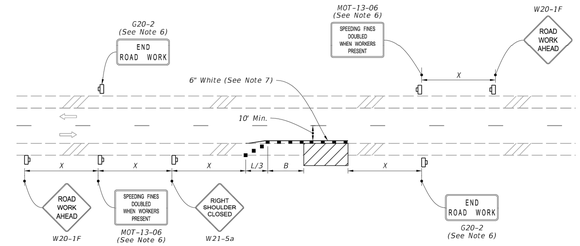
9/18/2024 10:45:37 AM

NOTE:

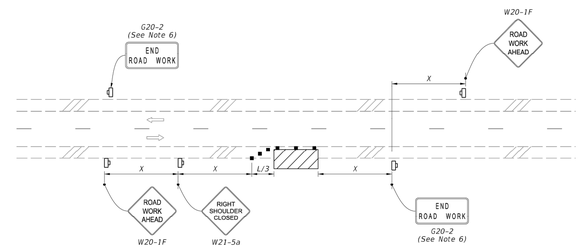
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities 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).

SYMBOLS:

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



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



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

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21					102-602	1 of 2

9/18/2024 10:46:28 AM

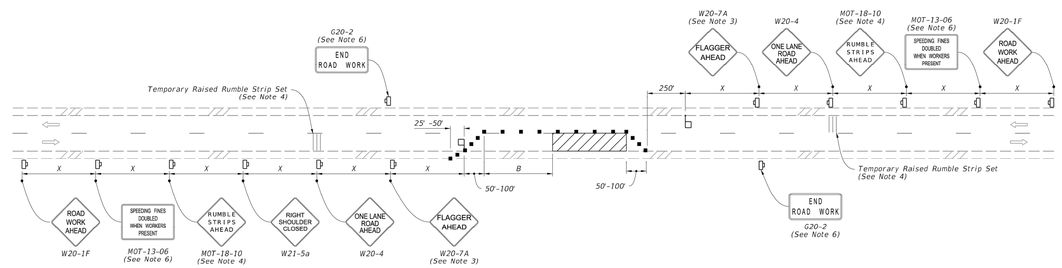
NOTES:

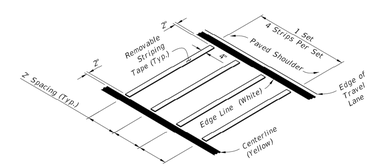
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead 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 vehicles
   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.

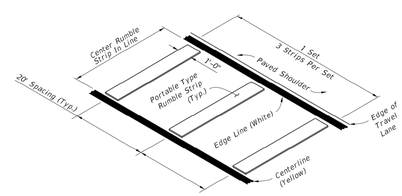
SYMBOLS:

- 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	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21					102-603	1 of 2

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL DATE:

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
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DRAWN BY JAM
CHECKED BY JME

MOT DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C8.6

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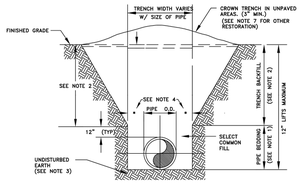
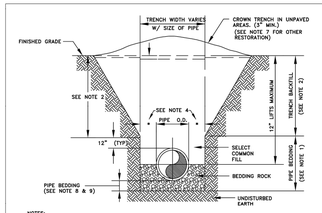


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

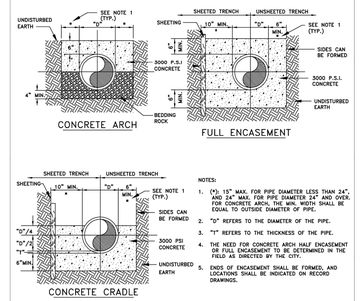


NOTES:

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

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



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

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. /
SOIL DESIGNATION: SM(SAND SILT) WM OR RWM = 150 P.S.I.
LAYING CONDITIONS: 3

6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

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:

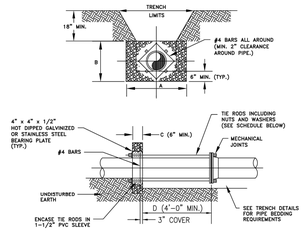
1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH 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:
WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. /
SOIL DESIGNATION: SM(SAND SILT) WM OR RWM = 150 P.S.I.
LAYING CONDITIONS: 3

6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 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.

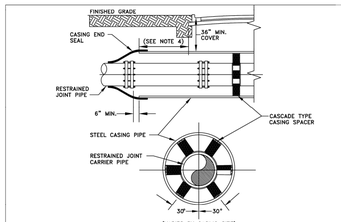
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.)			TIE RODS REQ'D	
	A	B	C	DIA.	NO.
6	2.0	3.0	1.0	3/4	2
8	2.5	3.5	1.0	3/4	3
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 PSF SOIL BEARING. ALL DIMENSIONS ARE MINIMUM. SEE NOTE 6
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



(VARIES BY CASING SIZE)

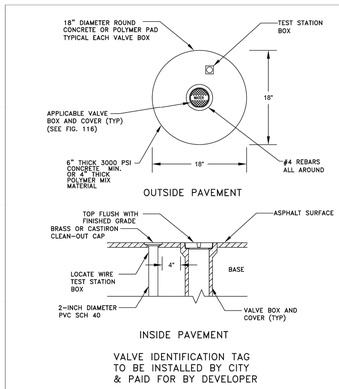
CARRIER PIPE NOMINAL DIAMETER	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (INCHES)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

NOTES:

1. WHEN CONSTRUCTION IS WITHIN FDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS SHALL BE MET.
2. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS.
3. NO FLOWABLE FILL BETWEEN THE ANNULAR SPACE OF THE CASING OR CARRIER PIPE.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10 FEET BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6 FEET BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 108



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

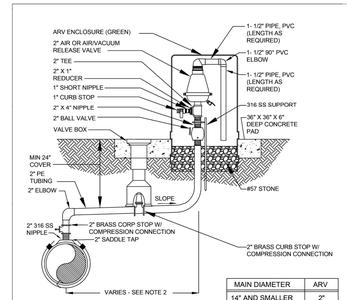
MINIMUM PRESSURE RATING

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

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

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110



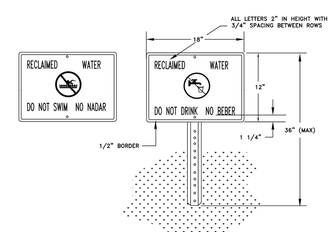
MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:

1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 8" OF R/W LINE.

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

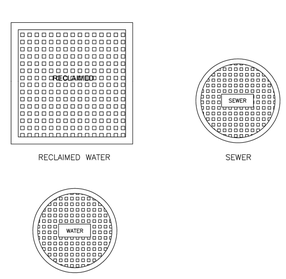


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT 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.

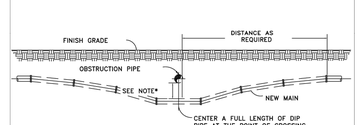
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



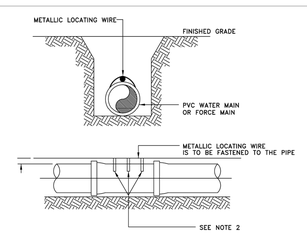
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

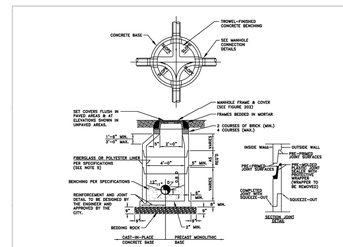


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 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



FORCE MAIN MANHOLE LINER*

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

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

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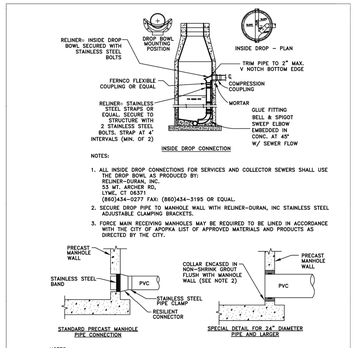
LICENSED PROFESSIONAL

KHA PROJECT 049607003
DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
DATE:

CITY OF APOPKA DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C8.7



NOTES:

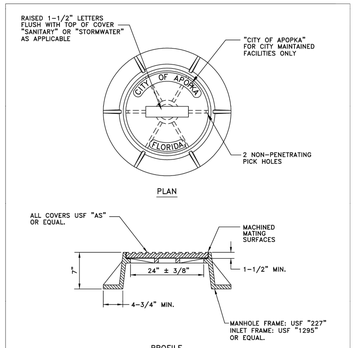
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 1 BOSTWICK AVE. STAMFORD, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.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

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

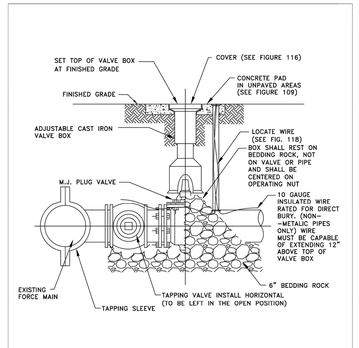


NOTES:

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

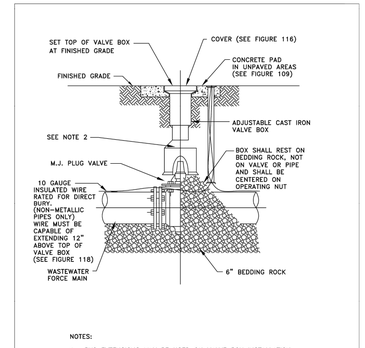
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

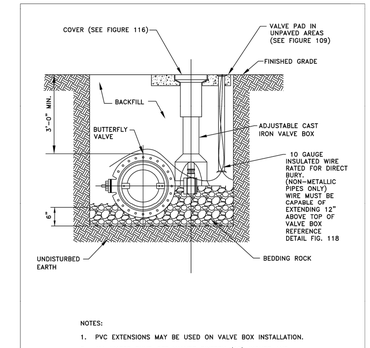


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

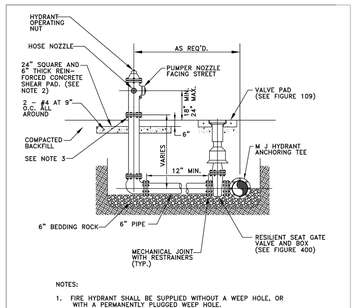


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
3. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

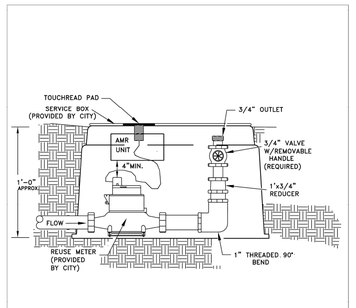


NOTES:

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.

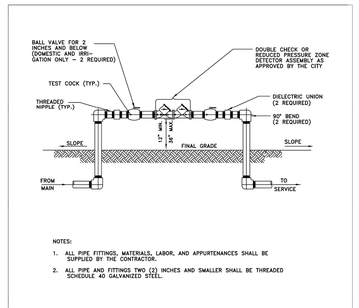
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506



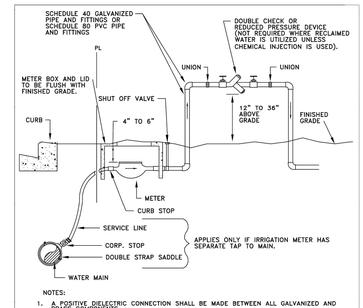
NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

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

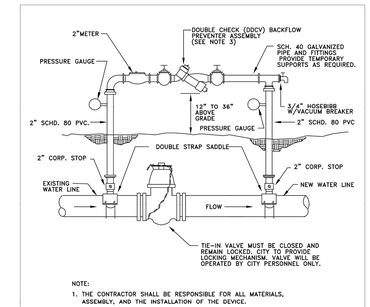


NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

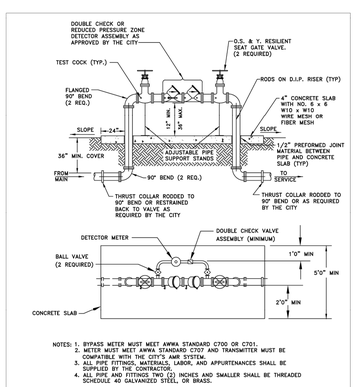


NOTE:

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

TEMPORARY JUMPER CONNECTION

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

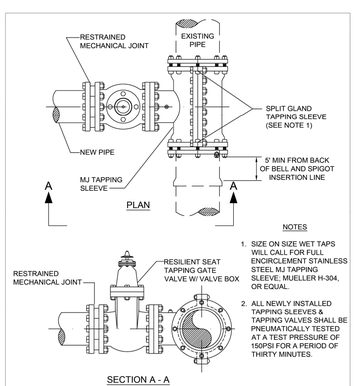


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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

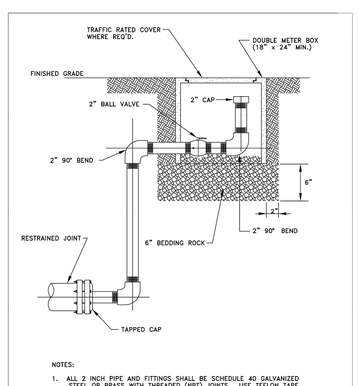


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

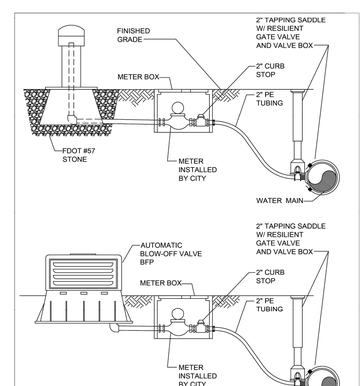


NOTES:

1. ALL 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.

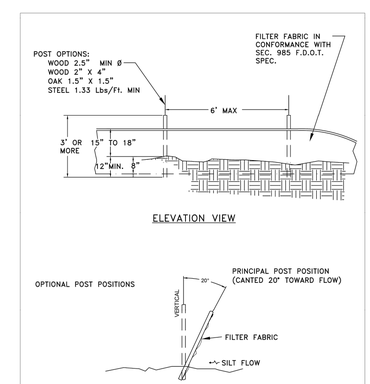
BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



BLOW OFF VALVE DETAIL (AUTOMATIC)

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



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

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DATE 3/18/26
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME
DATE:

CITY OF APOPKA DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
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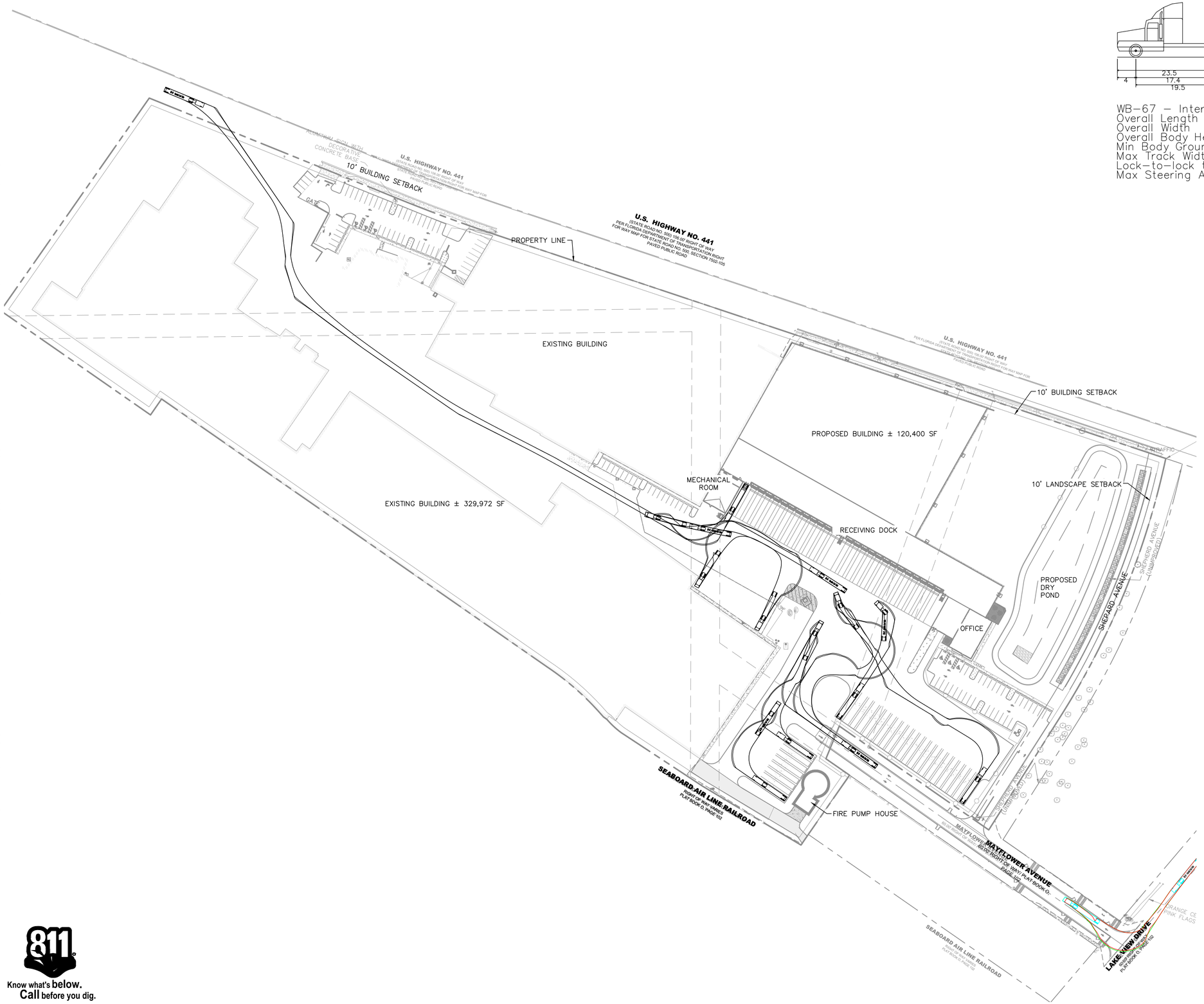

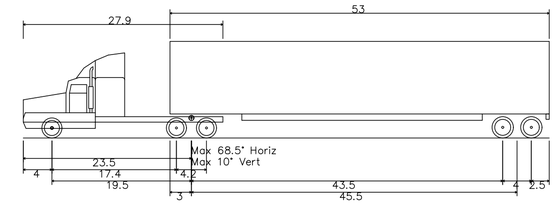

WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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WB-67 TRUCK ROUTING

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
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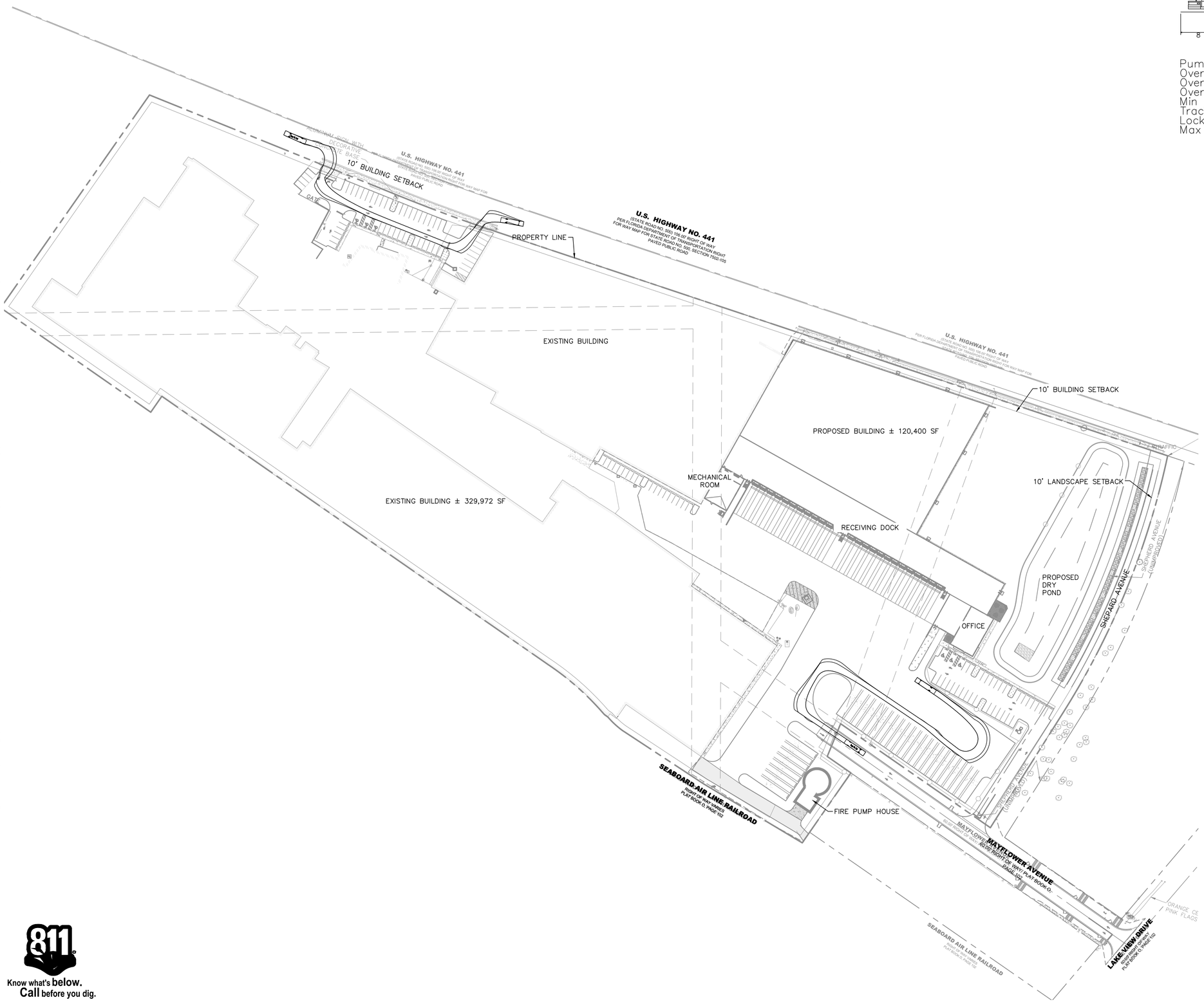

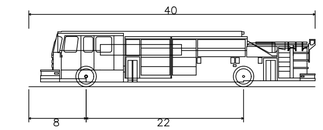

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
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(24" X 36")

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FIRE TRUCK ROUTING

APOPKA COLD STORAGE

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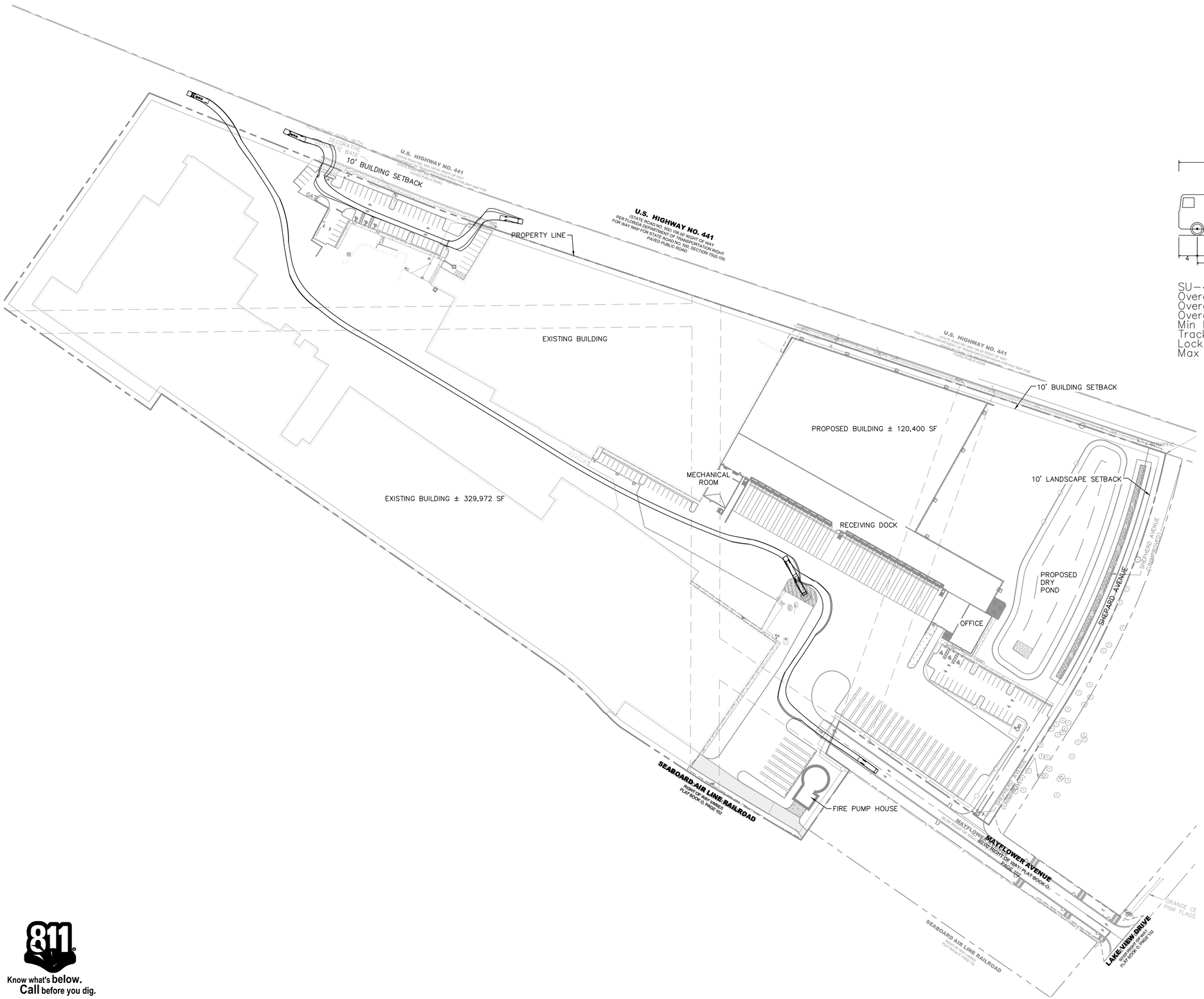

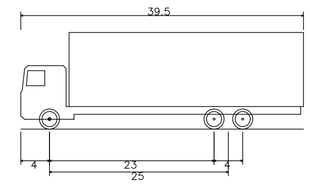

SU-40 – Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NORTH

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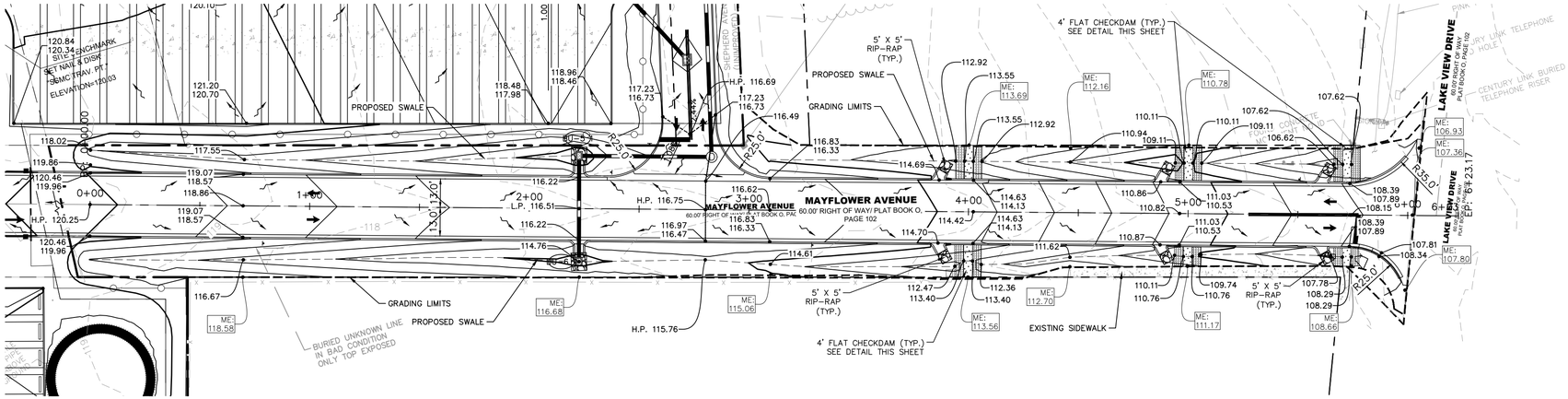
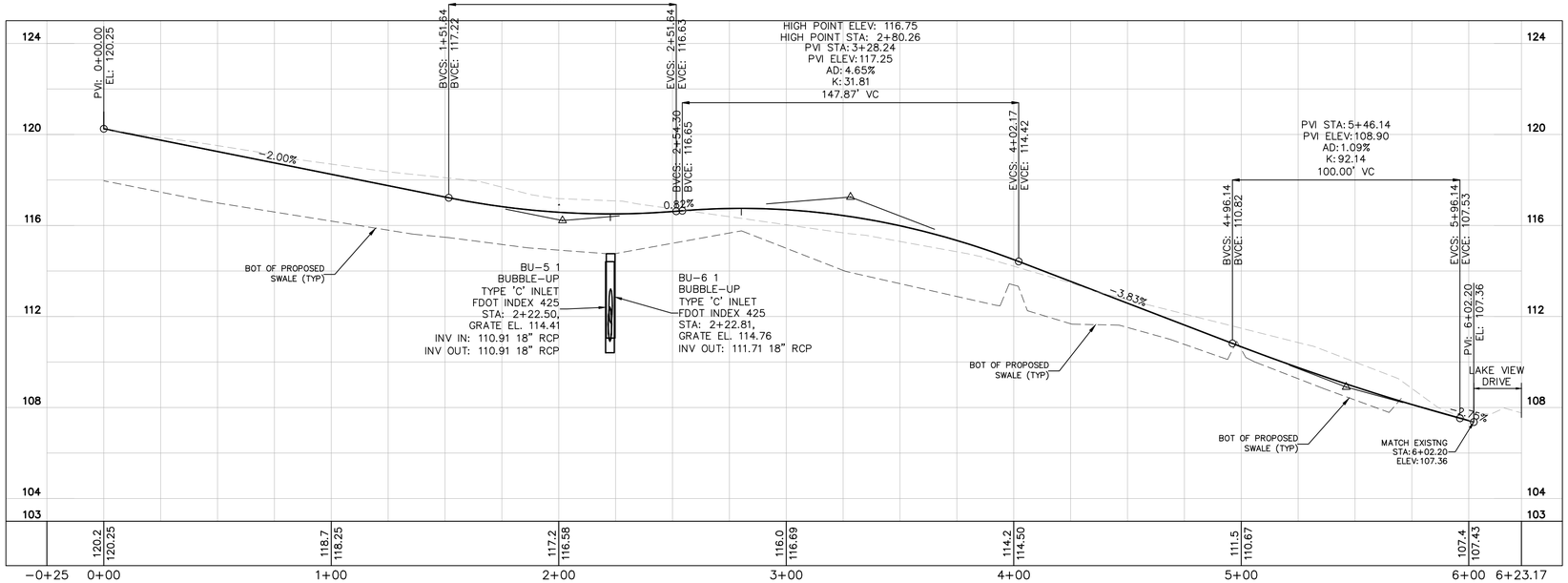
GARBAGE TRUCK ROUTING

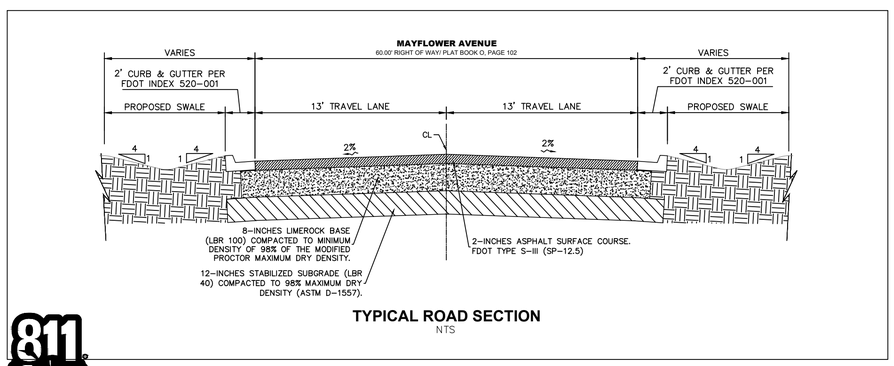
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C9.0







TYPICAL ROAD SECTION
NTS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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OFFSITE ROADWAY IMPROVEMENTS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
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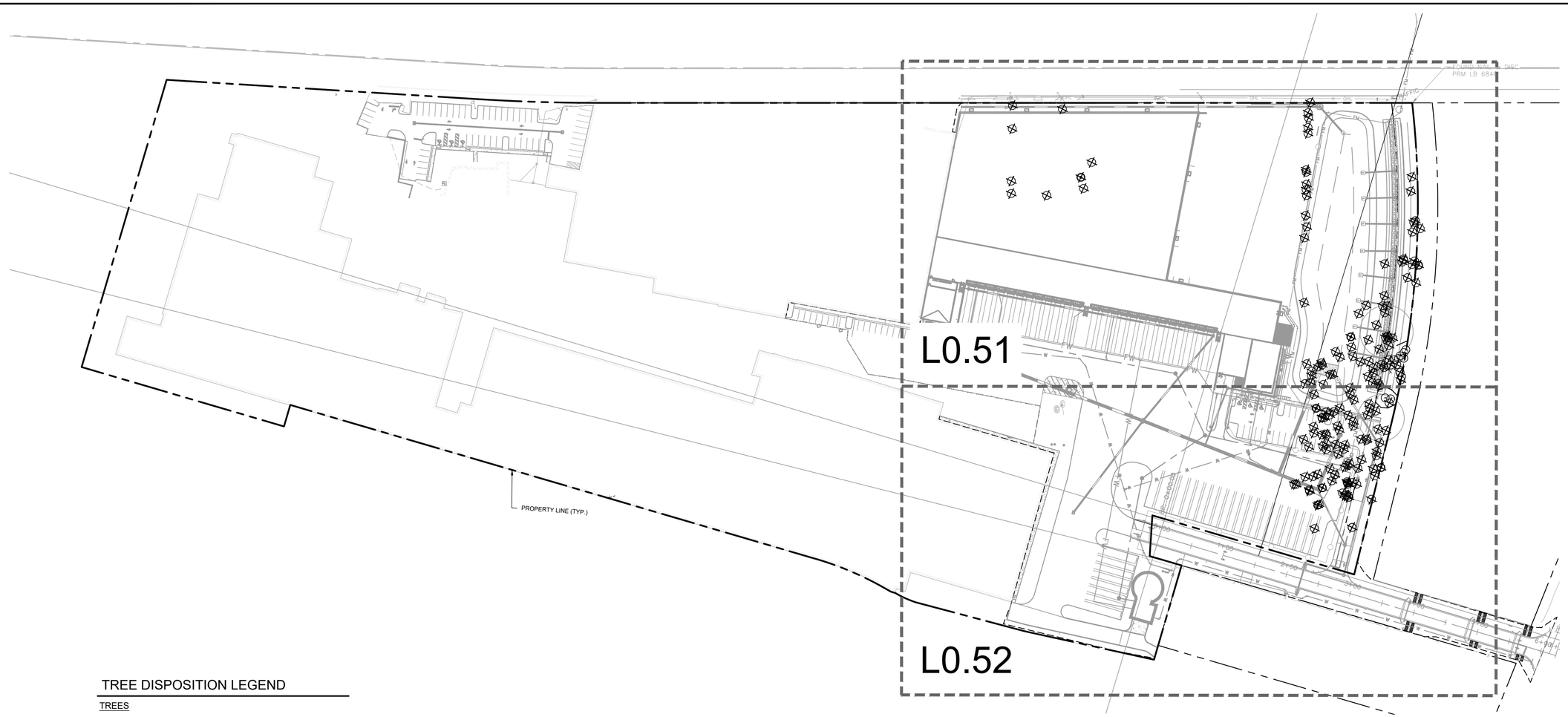

TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE

TREE CANOPY COVERAGE TABLE		
	SF	PERCENT
TOTAL SITE AREA	1,128,204	100%
TOTAL CANOPY AREA	36,060	3%
REQUIRED CANOPY AREA TO REMAIN	2,884	8%
PROPOSED CANOPY TO REMAIN	3,184	8.8%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	78	1311
TOTAL TREES TO BE REMOVED	68	1174
TOTAL TREES TO REMAIN	10	137
TOTAL INCHES TO BE MITTIGATED		1,037

TREE REPALCEMENT TABLE		
	TREES	INCHES
TOTAL MITTIGATION REQUIRED		1,037
TOTAL PROPOSED TREES		
CANOPY TREES (3" CALIPER)	64	192
UNDERSOTRY TREES (5" TOT. CALIPER)	54	270
UNDERSOTRY TREES (2" CALIPER)	0	0
NET MITITGATION OWED		575
TOTAL FEE TO BE PAID ($10 PER INCH)		$ 5,750.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	9	274
SPECIMEN TREES REMOVED	9	274
SPECIMEN TREES RETAINED	0	0

THIS TABLE ONLY INCLUDES CALCULATIONS FOR PROTECTED TREES

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CHECKED BY ZLH

OVERALL TREE MITIGATION

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

L0.50

Plotted By:Nicanjon, Dorian Sheet Set:COLD LINK PH1 Layout:L0.50 March 19, 2026 05:48:08pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L0.50 - TREE MITIGATION PLAN.dwg
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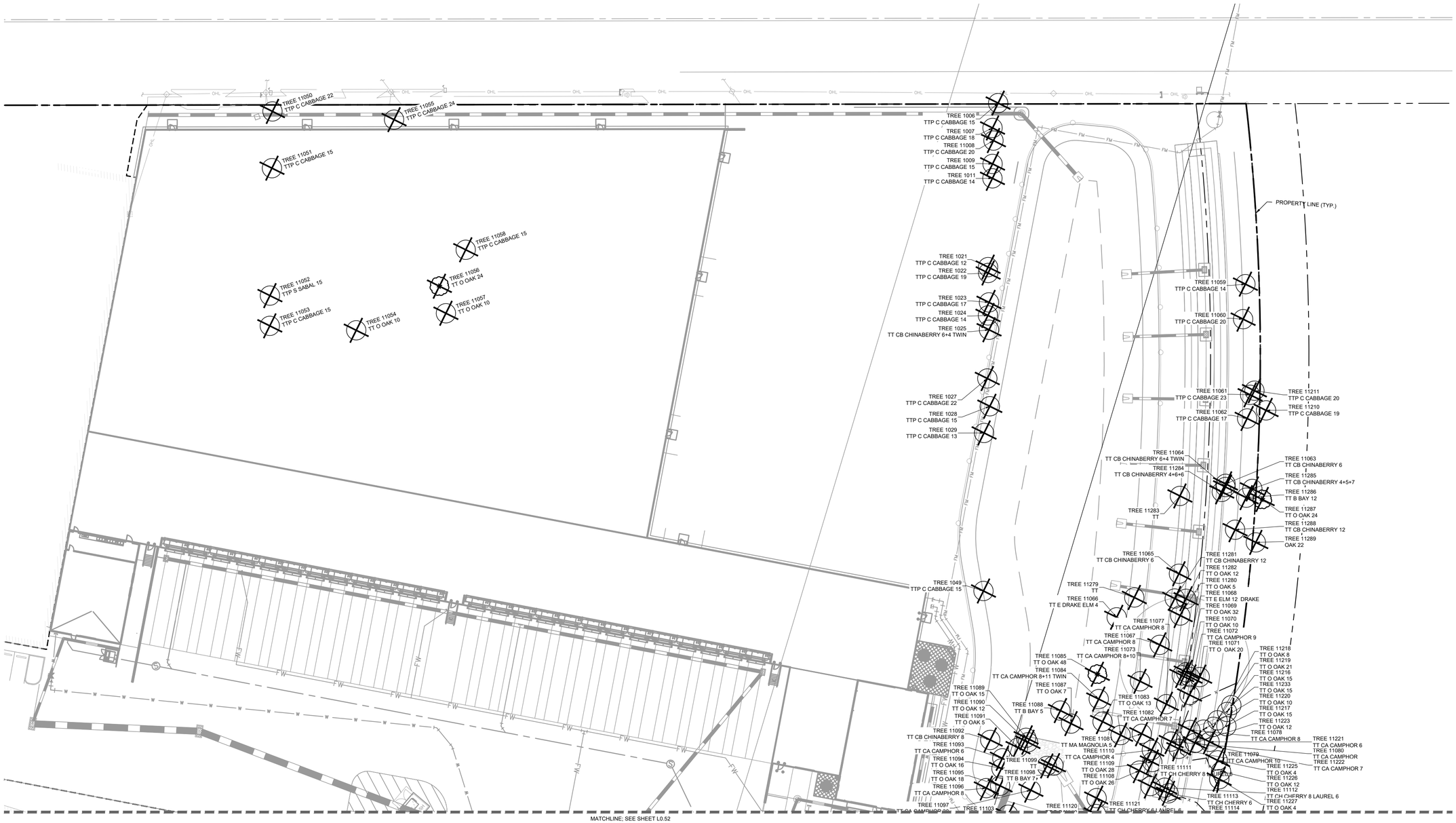


TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

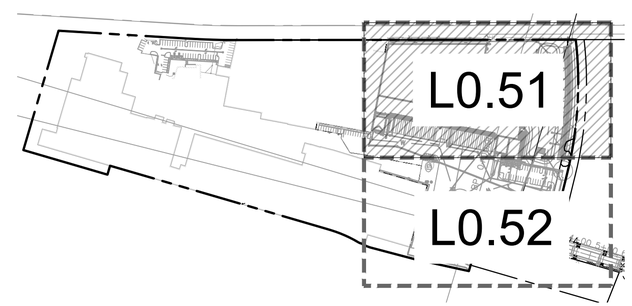
- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE



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DRAWN BY AMG
CHECKED BY ZLH

DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L0.51

Plotted By:Nirapion, Dorian Sheet Set:COLD LINK PH1 Layout:L0.51 March 19, 2026 05:48:20pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L0.50 - TREE MITIGATION PLAN.dwg
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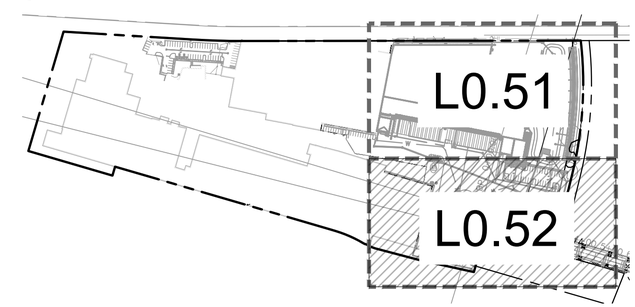
TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE		REMOVE	
	PROTECTED TREE		PROTECTED TREE
	SPECIMEN TREE		SPECIMEN TREE

FENCING

TEMPORARY TREE PROTECTION FENCE



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Kimley»Horn
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407-974-3154
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KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED B ZLH

DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER

L0.52

Plotted By:Nirranjan, Dorian Sheet Set:COLD LINK PH1 Layout:L0.52 March 19, 2026 05:48:37pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L0.50 - TREE MITIGATION PLAN.dwg
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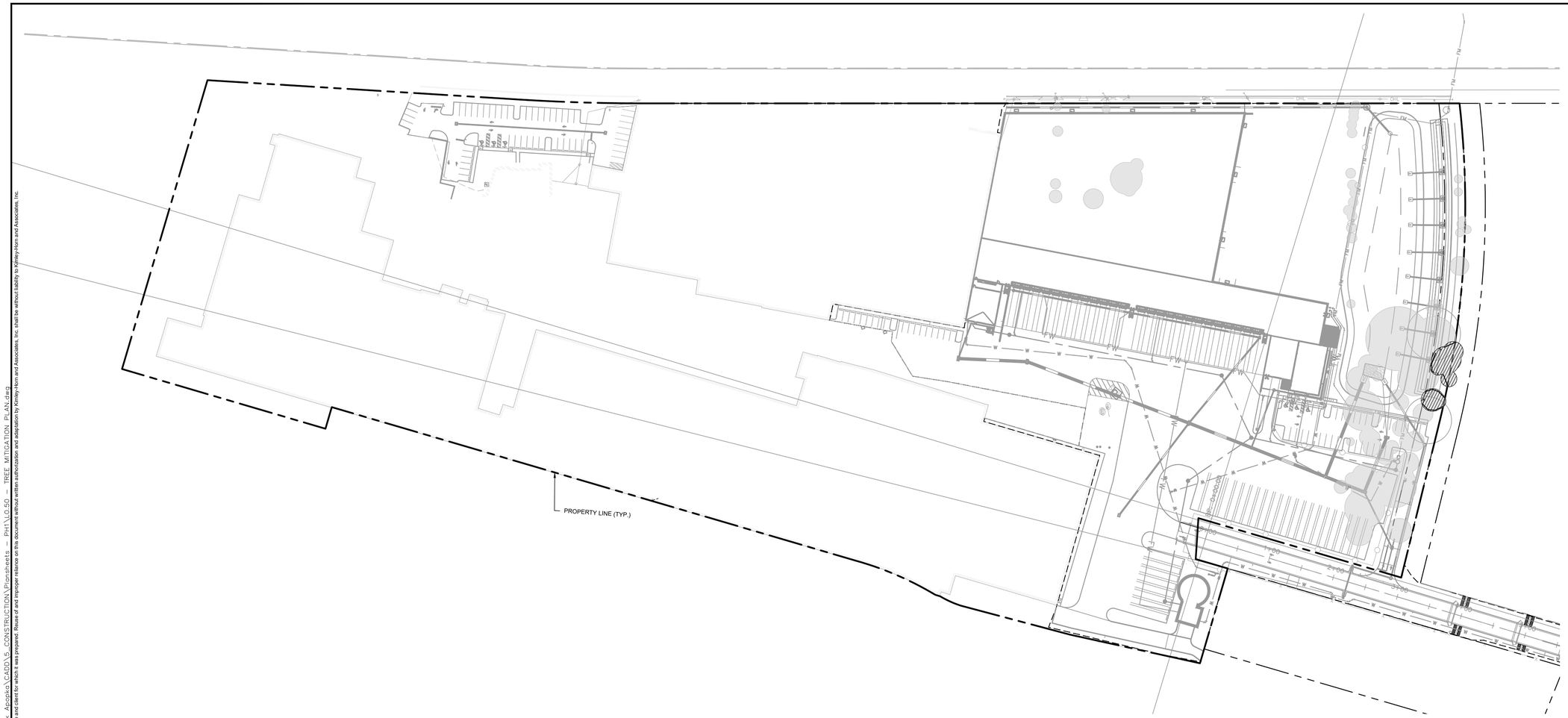

TREE CANOPY COVERAGE

TOTAL SITE AREA: 1,128,204 SF
TOTAL EXISTING CANOPY COVERAGE: 36,060 SF
ZONING - I-L, REQUIRED TO PRESERVE 8% TOTAL CANOPY COVERAGE
36,060 SF X 0.08 = 2,884 SF REQUIRED TO SAVE

TOTAL CANOPY AREA TO BE REMOVED:
32,878 SF

TOTAL CANOPY AREA TO BE PRESERVED:
3,182 SF

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TREE MITIGATION CANOPY COVER

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L0.53

Plotted By:Nitanjan, Dorion Sheet Set:COLD LINK PH1 Layout:L0.53 March 19, 2026 05:48:49pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L0.50 - TREE MITIGATION PLAN.dwg
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

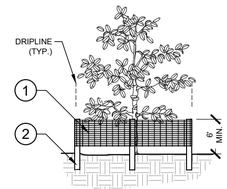
L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

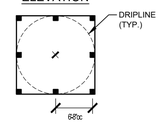
M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

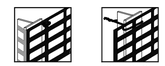
1 L0.54 TREE MITIGATION NOTES



ELEVATION



PLAN



CORNER CONNECTION — CONNECTION

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

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

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

2 L0.54 TREE PROTECTION FENCING
ELEVATION / PLAN — NTS

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TREE MITIGATION NOTES AND DETAILS

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Plotted By:Nicanjon, Dorian Sheet Set:COLD LINK PH1 Layout:L0.54 March 19, 2026 05:48:52pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L0.50 - TREE MITIGATION PLAN.dwg
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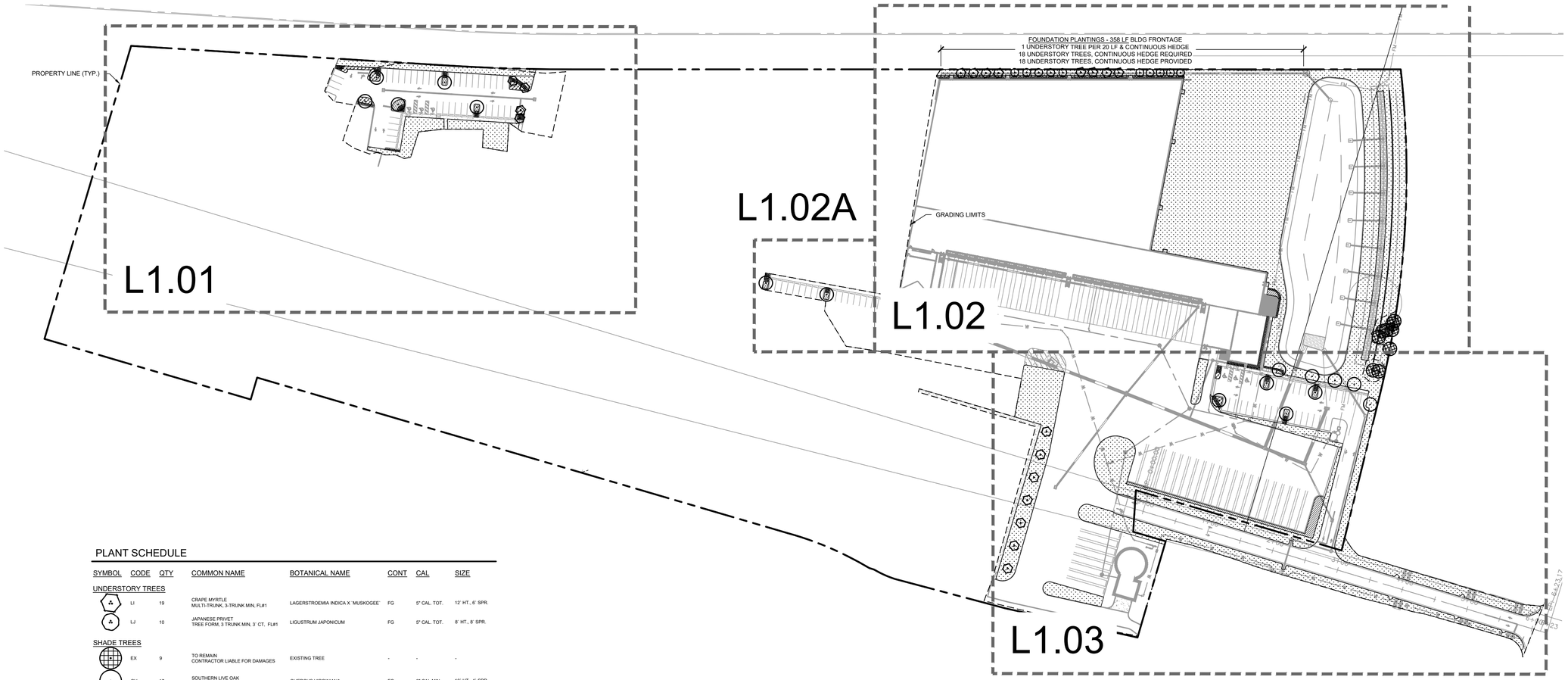

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
UNDERSTORY TREES							
	LI	19	CRAPE MYRTLE MULTI-TRUNK, 3-TRUNK MIN, FL#1	LAGERSTROEMIA INDICA X `MUSKOGEE`	FG	5" CAL. TOT.	12' HT., 6' SPR.
	LJ	10	JAPANESE PRIVET TREE FORM, 3 TRUNK MIN, 3` CT, FL#1	LIGUSTRUM JAPONICUM	FG	5" CAL. TOT.	8' HT., 8' SPR.
SHADE TREES							
	EX	9	TO REMAIN CONTRACTOR LIABLE FOR DAMAGES	EXISTING TREE	-	-	-
	QV	17	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL	QUERCUS VIRGINIANA	FG	3" CAL MIN	10' HT., 4' SPR.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	197	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	SC	10	GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA	3 GAL	18" FULL	30" OC
	ZF	248	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	18" FULL	30" OC
GROUND COVERS							
	EB	1,253	DWARF MORNING GLORY 'BLUE MY MIND' FULL	EVOLVULUS NUTTALLIANUS 'BLUE DAZE'	1 GAL	12" SPRD MIN	18" OC
	LL	850	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI `EVERGREEN GIANTS'	1 GAL	12" FULL	18" OC
SOD							
	PA	136,254 SF	ARGENTINE BAHIAGRASS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

LANDSCAPE CALCULATIONS

PER "APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
FOUNDATION PLANTINGS 1 UNDERSTORY TREE PER 20 LF CONTINUOUS HEDGE *SECTION 5.2.5 A*	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE
PARKING LOT 1 CANOPY TREE PER 10 SPACES 10% OF VUA INTERIOR PLANTINGS 30% OF VUA CANOPY COVERAGE *SECTION 5.2.5 B.1.C*	**COMBINED VUA - 34,984 SF** 8 SHADE TREES 3,498 SF OF INTERIOR PLANTINGS 10,495 SF OF CANOPY COVERAGE	**COMBINED VUA - 34,984 SF** 12 SHADE TREES, 4 UNDERSTORY TREES (2:1) 4,051 SF OF INTERIOR PLANTINGS 13,756 SF OF CANOPY COVERAGE

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OVERALL LANDSCAPE PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L1.00

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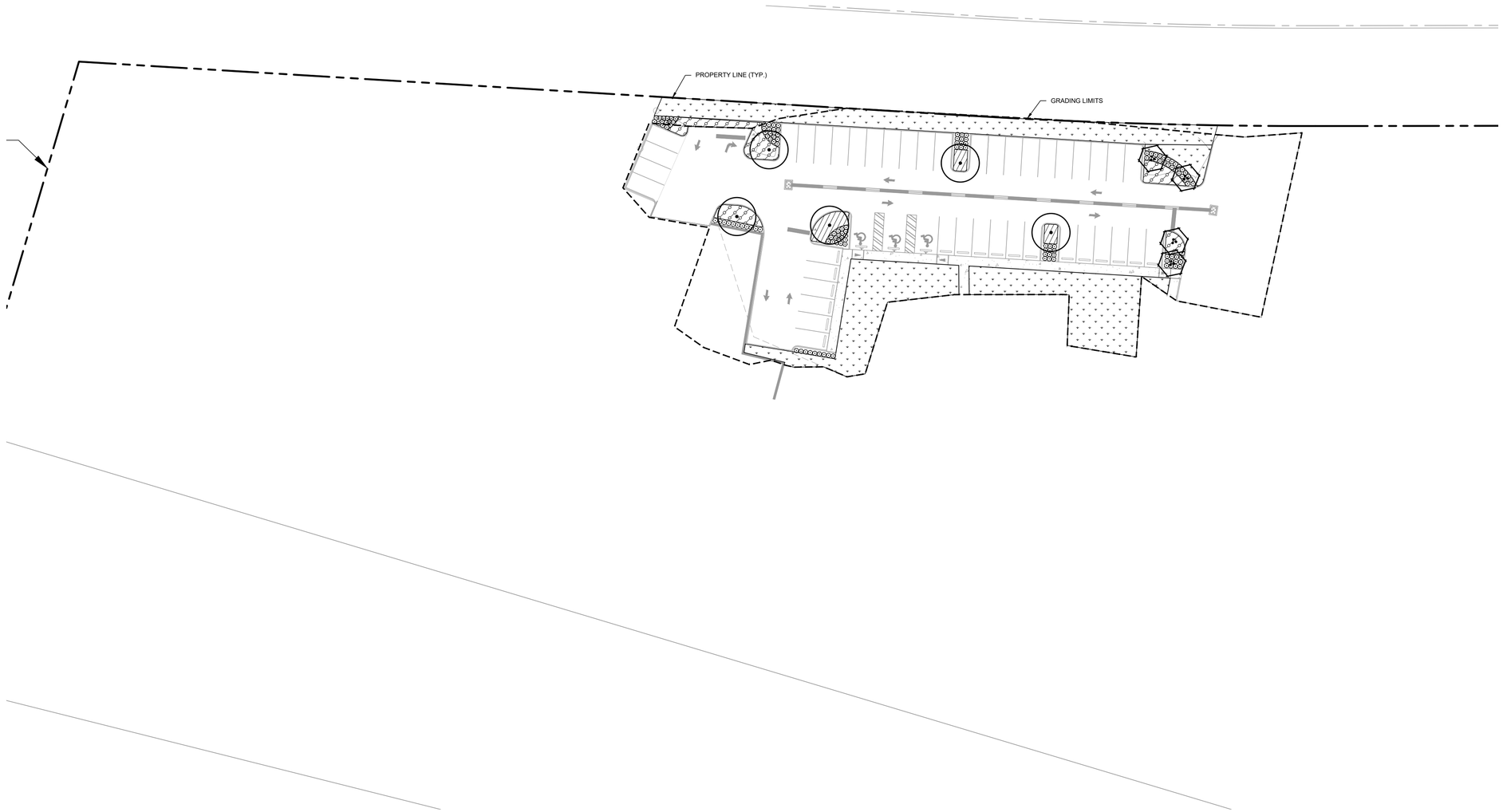
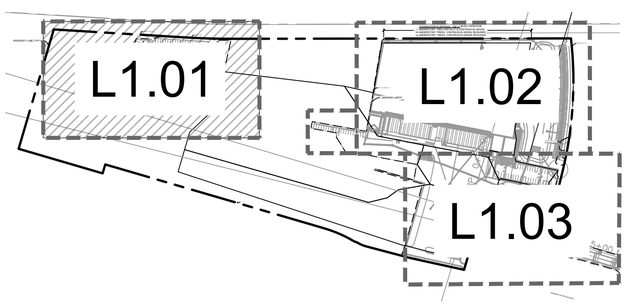


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3' CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL
	LL	LIRIOPE MUSCARI 'EVERGREEN GIANTS' FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L1.01

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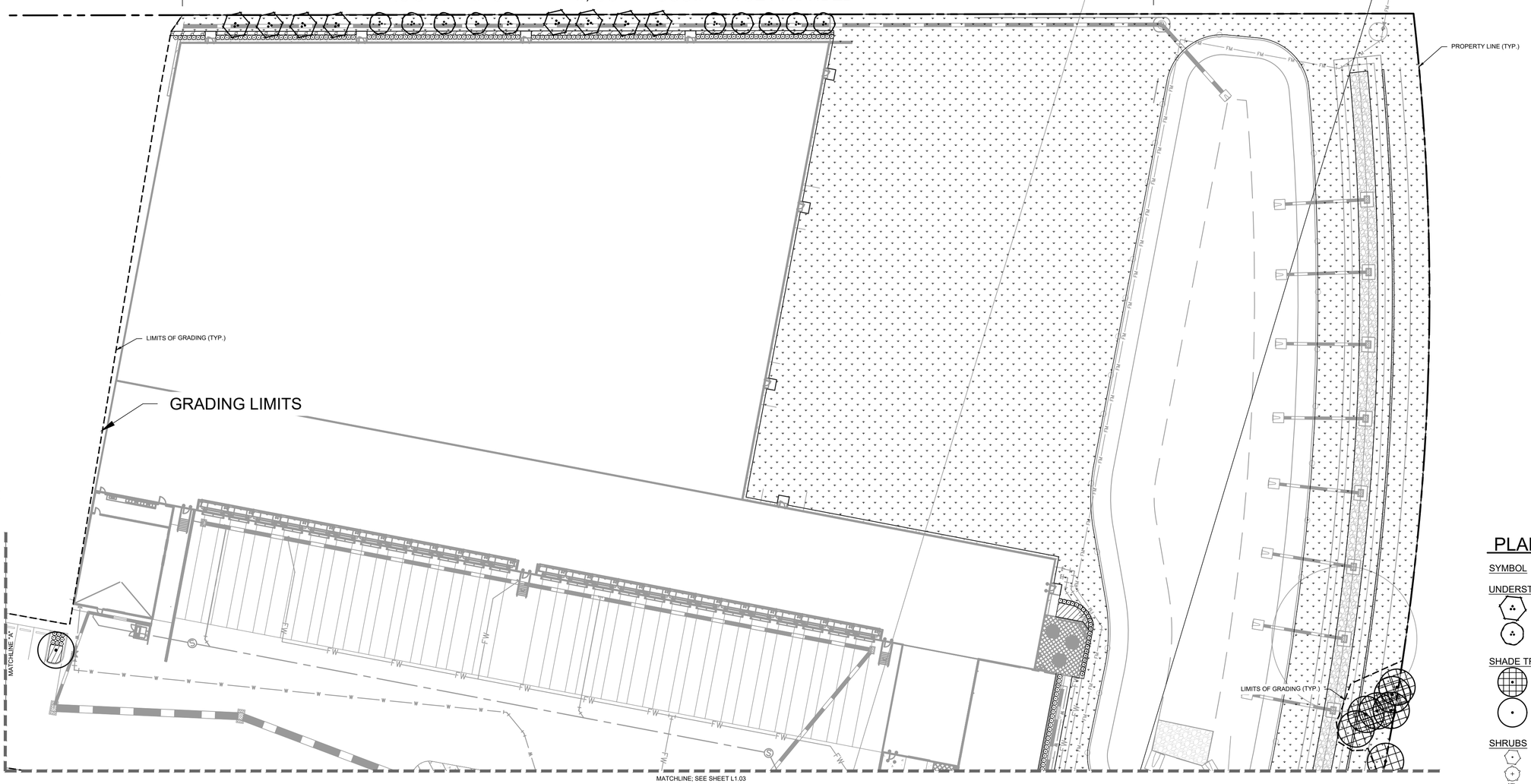
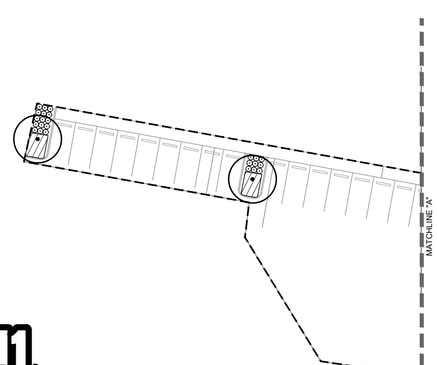
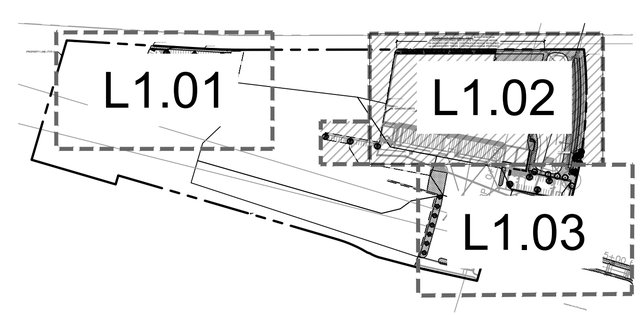
FOUNDATION PLANTINGS - 358 LF BLDG FRONTAGE
1 UNDERSTORY TREE PER 20 LF & CONTINUOUS HEDGE
18 UNDERSTORY TREES, CONTINUOUS HEDGE REQUIRED
18 UNDERSTORY TREES, CONTINUOUS HEDGE PROVIDED





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3' CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL
	LL	LIRIOPE MUSCARI 'EVERGREEN GIANTS' FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L1.02

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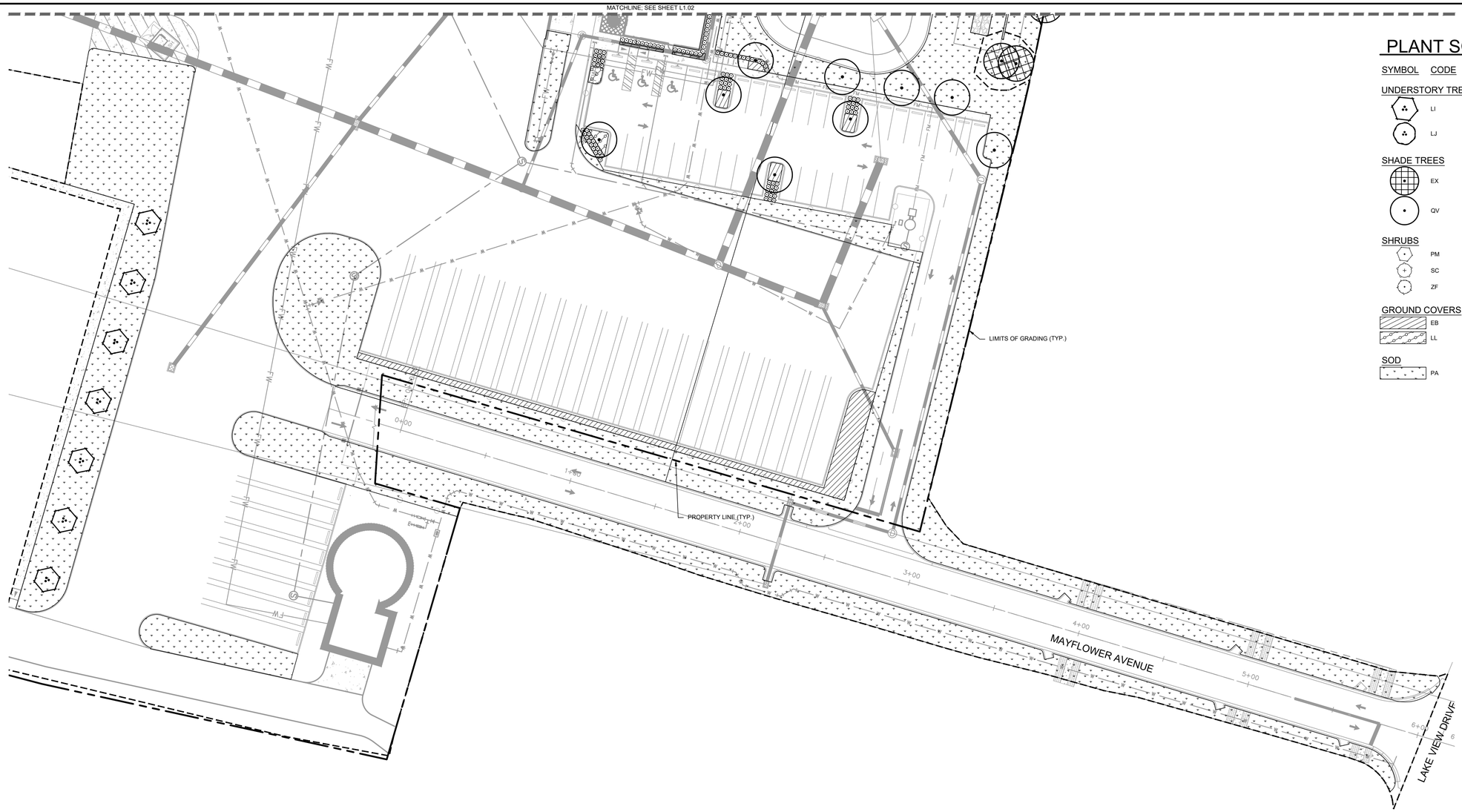
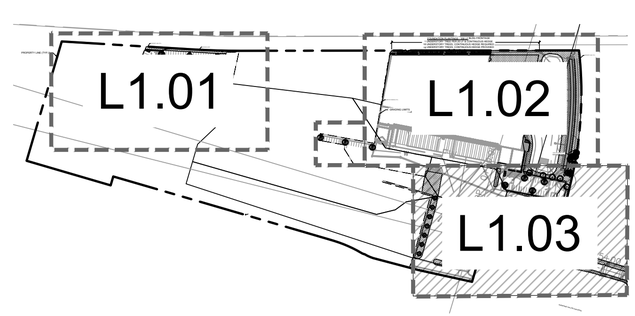


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X `MUSKOGEE` MULTI-TRUNK, 3-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3` CT. FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L1.03

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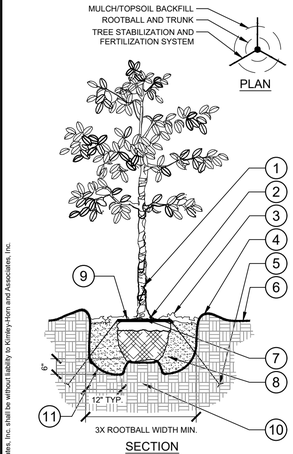


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

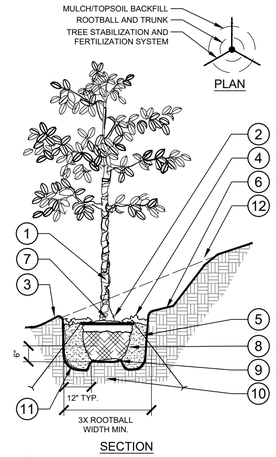
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
L1.50 SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

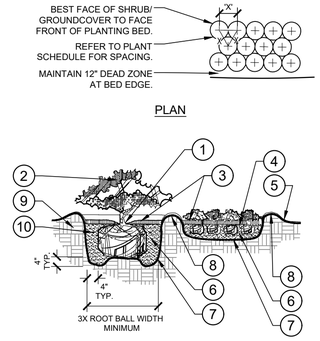
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
L1.50 SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

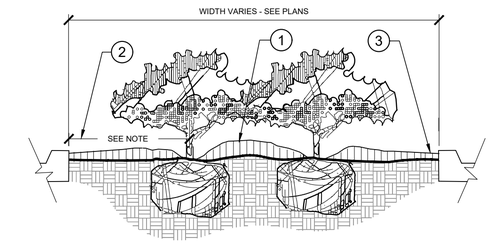
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
L1.50 SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

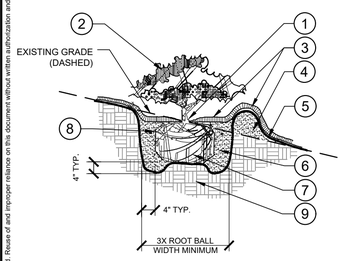
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS
L1.50 SECTION — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

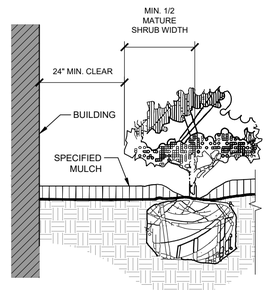
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

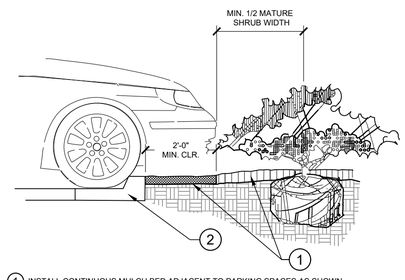
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L1.50 SECTION — NTS



NOTES:

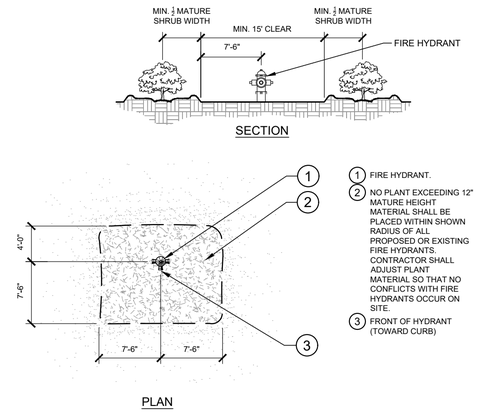
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 PLANTINGS ADJACENT TO BUILDINGS
L1.50 SECTION — NTS



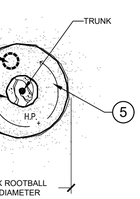
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
L1.50 SECTION — NTS

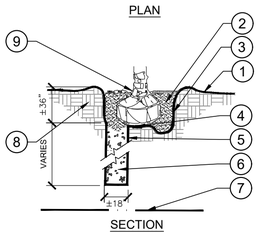


1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT
L1.50 SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.



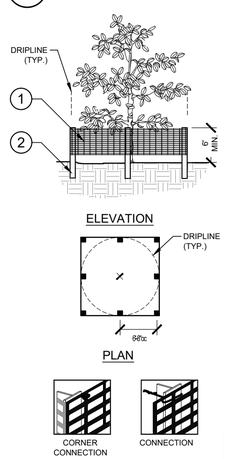
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION
L1.50 SECTION / PLAN — NTS



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

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

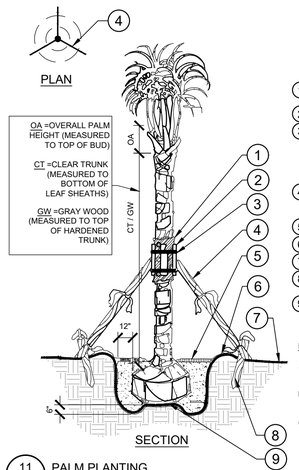
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

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

10 TREE PROTECTION FENCING
L1.50 ELEVATION / PLAN — NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

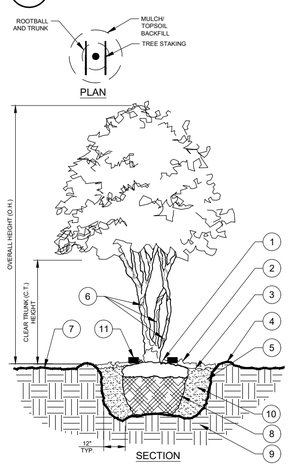
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 PALM PLANTING
L1.50 SECTION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 MULTI-TRUNK TREE PLANTING
L1.50 SECTION/PLAN — NTS

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
PH: 407-539-3140
WWW.KIMLEY-HORN.COM

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

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED B ZLH

LANDSCAPE DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L1.50

Plotted By:Niranjan, Dorian Sheet Set:COLD LINK PH1 Layout:L1.50 March 19, 2026 05:49:51pm K:\ORL Civil\049607003-Cold Link Apopka\CADD\5. CONSTRUCTION\Plansheets - PH1\L1.00 - LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

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

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

B. PROTECTION OF EXISTING STRUCTURES

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

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

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

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

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC… THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

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

D. MATERIALS

1. GENERAL

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

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

2. PLANT MATERIALS

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

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

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

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

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

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

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

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

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

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

F. WATER

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

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

G. FERTILIZER

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

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

H. MULCH

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

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

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

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

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

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

J. CONTAINER GROWN STOCK

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

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

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

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

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

L. NATIVE STOCK

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

M. MATERIALS LIST

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

N. FINE GRADING

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

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

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

O. PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

P. LAWN SODDING

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

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

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

4. SODDING

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

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

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

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

6. LAWN MAINTENANCE

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

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

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

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

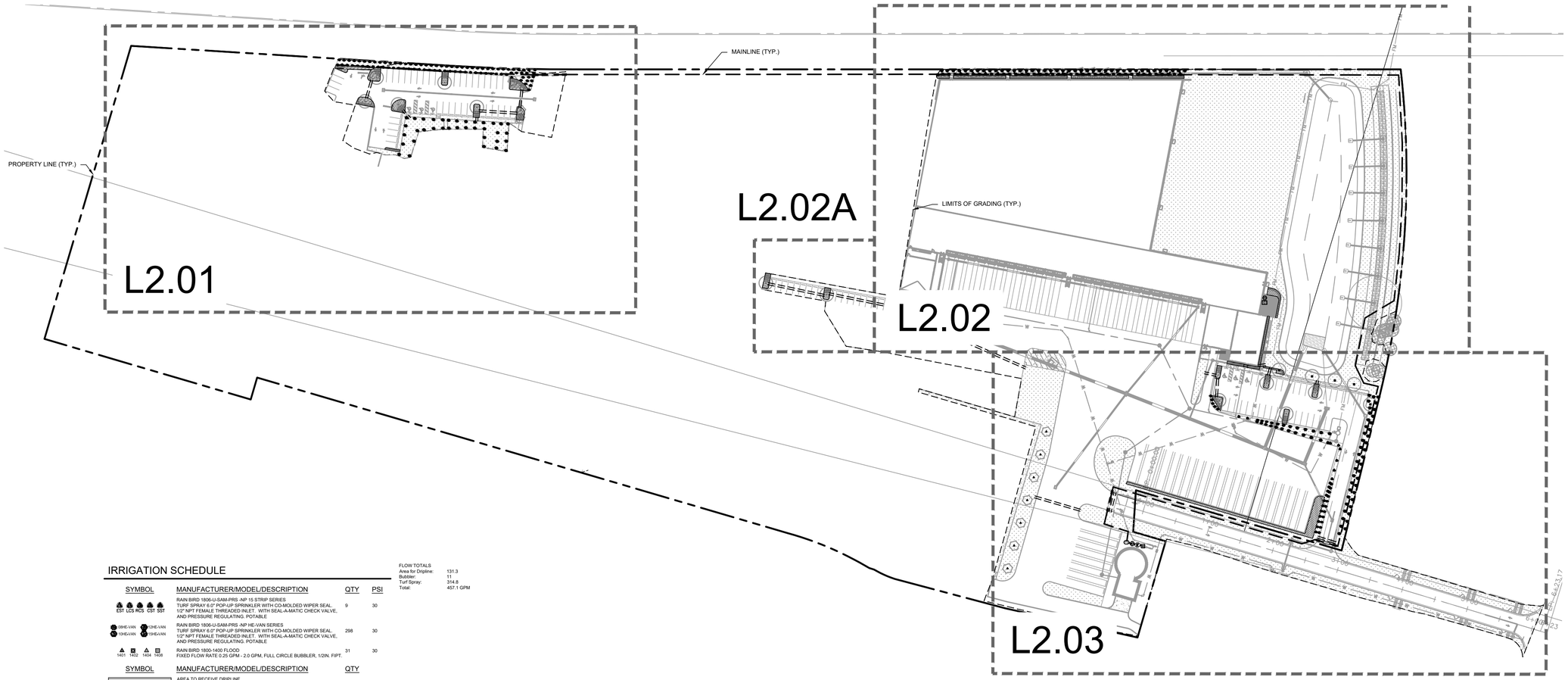
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

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

T. WARRANTY

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

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	298	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	31	30

FLOW TOTALS
Area for Dripline: 131.3
Bubbler: 11
Turf Spray: 314.8
Total: 457.1 GPM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-05-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	7,472 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAINFREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX/VM/P| LXD	LXME2/P| ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	732.4 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF

IRRIGATION NOTES

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

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

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DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED B ZLH

OVERALL IRRIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L2.00

Plotted By:Nicoryjon, Dorion Sheet Set:COLD LINK PH1 Layout:L2.00 March 19, 2026 05:50:27am K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L2.00 - IRRIGATION PLAN.dwg
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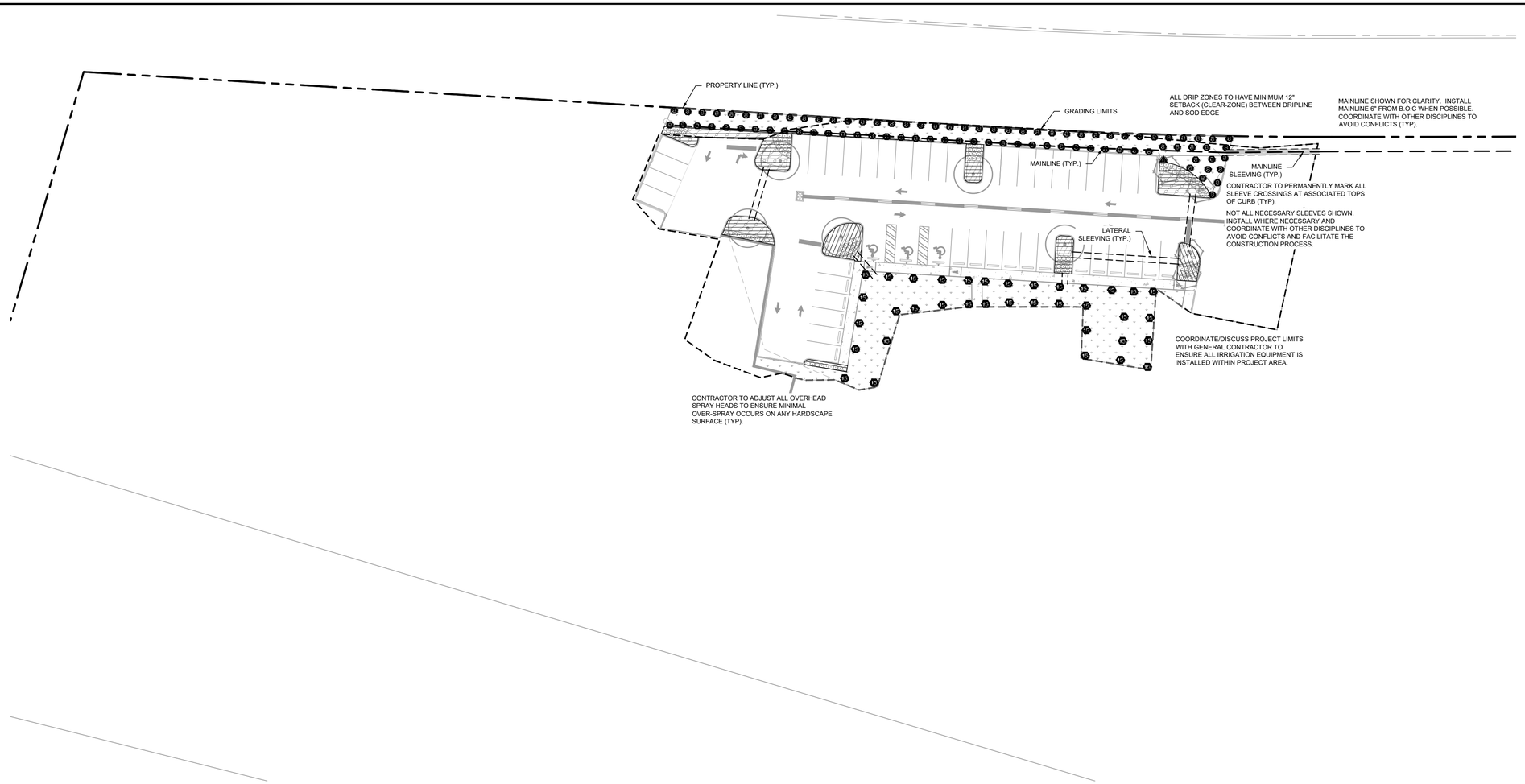
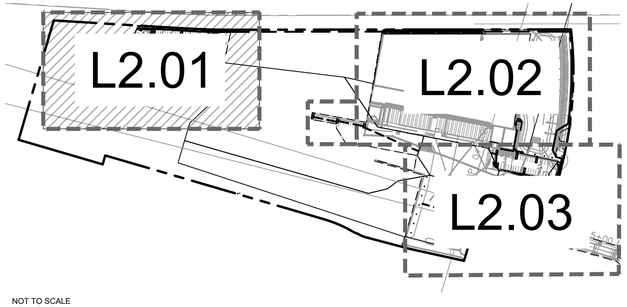


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	298	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	31	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	7,472 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	732.4 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



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KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED B ZLH

IRRIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L2.01

Plotted By:Niranjan, Dorian Sheet Set:COLD LINK Pht1 Layout:L2.01 March 19, 2026 05:50:37pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - Pht1\L2.00 - IRRIGATION PLAN.dwg
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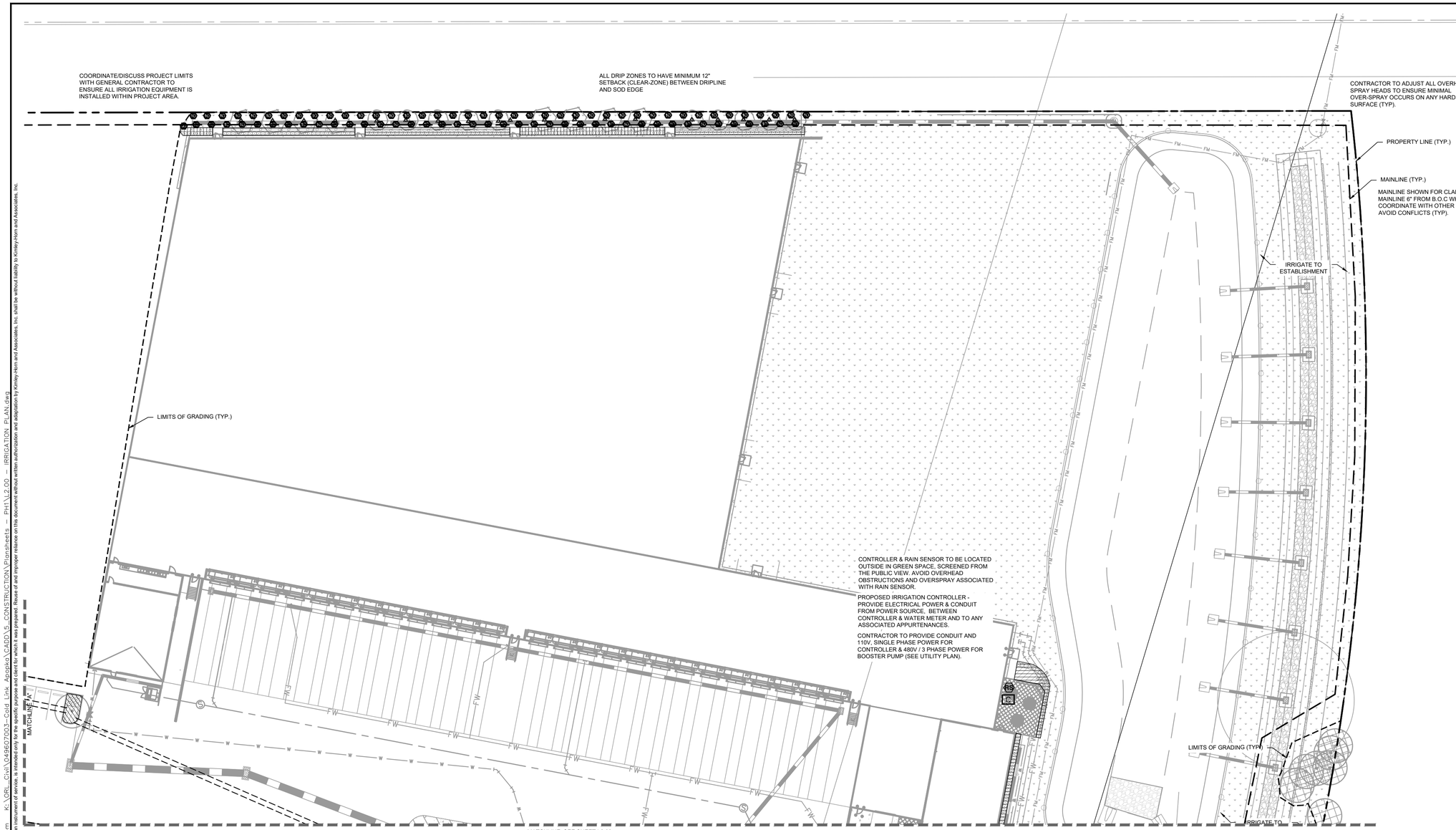
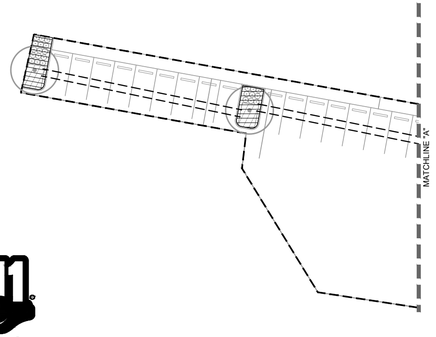


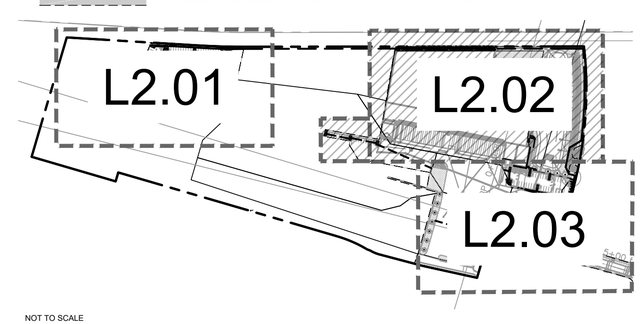
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08 08HE-VAN, 10 10HE-VAN, 12 12HE-VAN, 15 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	298	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	31	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	7,472 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY. PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	732.4 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF





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ORLANDO, FL 32801
407-539-2114
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IRRIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L2.02

Plotted By:Nirenjan, Dorian Sheet Set:COLD LINK PH1 Layout:L2.02 March 19, 2026 05:50:52pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L2.00 - IRRIGATION PLAN.dwg
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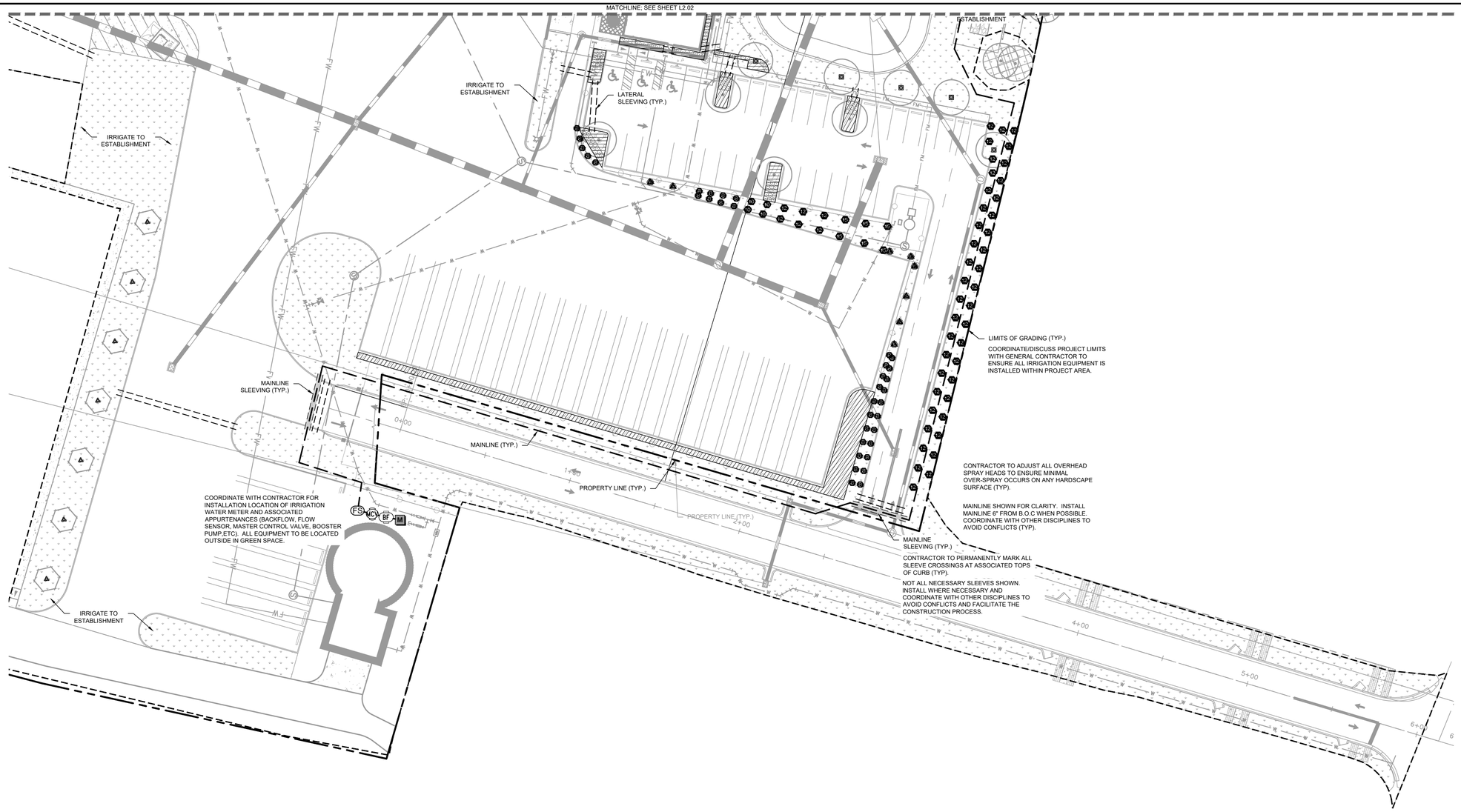

IRRIGATION SCHEDULE

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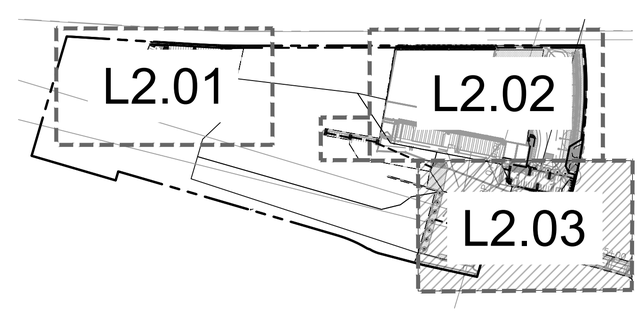
08 10 12 15 08HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	298	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	31	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	7,472 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1

FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	732.4 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



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IRRIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L2.03

Plotted By:Nirenjan, Dorian Sheet Set:COLD LINK PH1 Layout:L2.03 March 19, 2026 05:51:04pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\L2.00 - IRRIGATION PLAN.dwg
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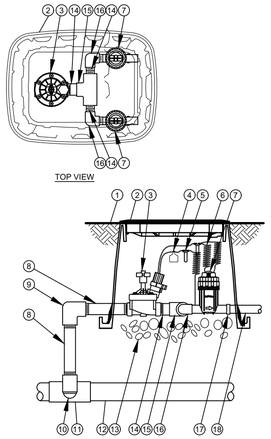
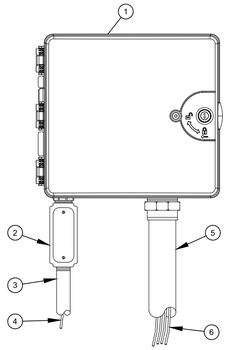


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

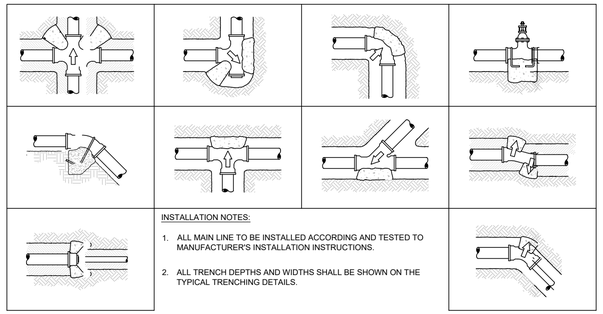
1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
   POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
5. WIRES TO REMOTE CONTROL VALVES
6.

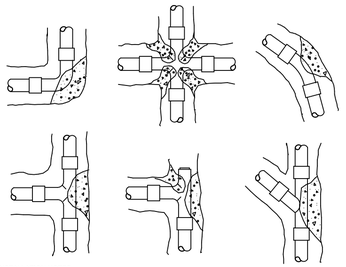
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT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

2 TYPICAL CONTROLLER
L2.50 ELEVATION — NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

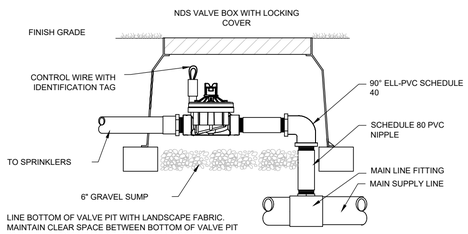
3 TYPICAL THRUST BLOCK
L2.50 SECTION — NTS



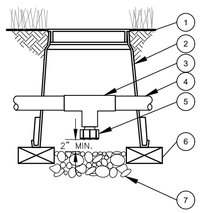
INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2" FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

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

4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION — NTS

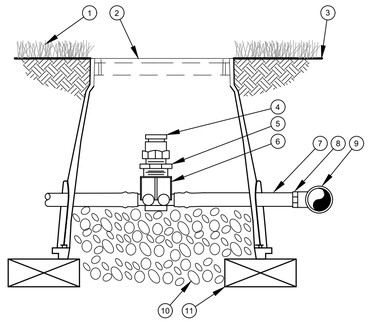


5 TYPICAL CONTROL VALVE
L2.50 SECTION — NTS



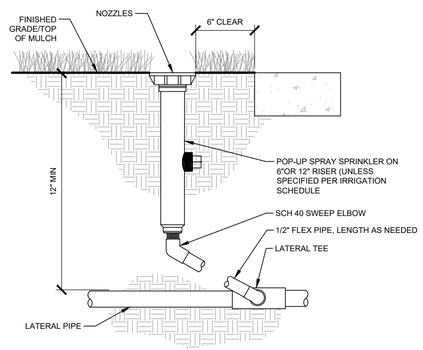
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 DRAIN VALVE
L2.50 SECTION — NTS

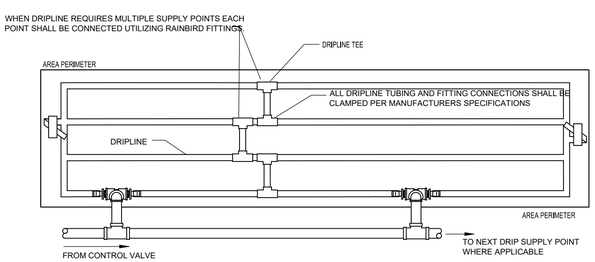


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

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



8 TYPICAL IRRIGATION HEAD
L2.50 SECTION — NTS



CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

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

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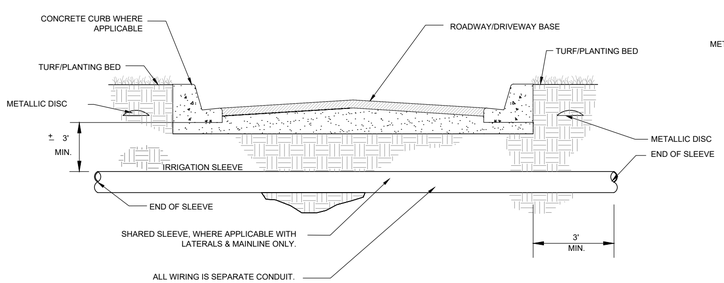
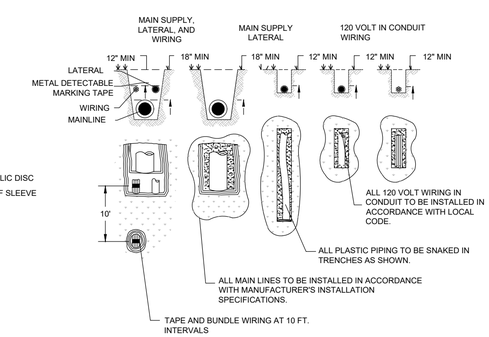
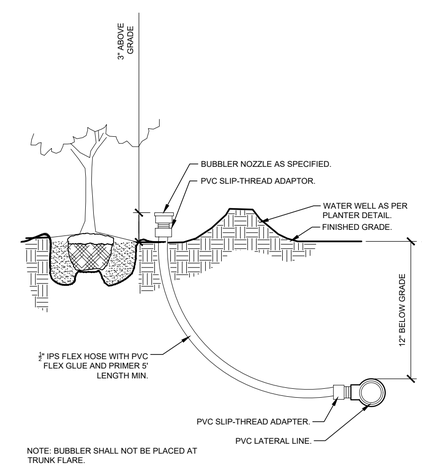
9 TYPICAL DRIP LINE
L2.50 SECTION — NTS



10 TYPICAL SLEEVING
L2.50 SECTION — NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN — NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
L2.50 SECTION — NTS

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IRRIGATION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
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Plotted By:Niranjana, Dorion Sheet Set:COLD LINK PH1 Layout:L2.50 March 19, 2026 05:51:12pm K:\ORL Civil\049607003-Cold Link Apopka\CADD\5. CONSTRUCTION\Plansheets - PH1\L2.00 - IRRIGATION PLAN.dwg
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IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

TYPICAL SCHEMATIC IRRIGATION NOTES

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
(407) 539-2050
WWW.KIMLEY-HORN.COM

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

KHA PROJECT 049607003
DATE 3/19/26
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION NOTES

APOPKA COLD STORAGE
APOPKA FLORIDA

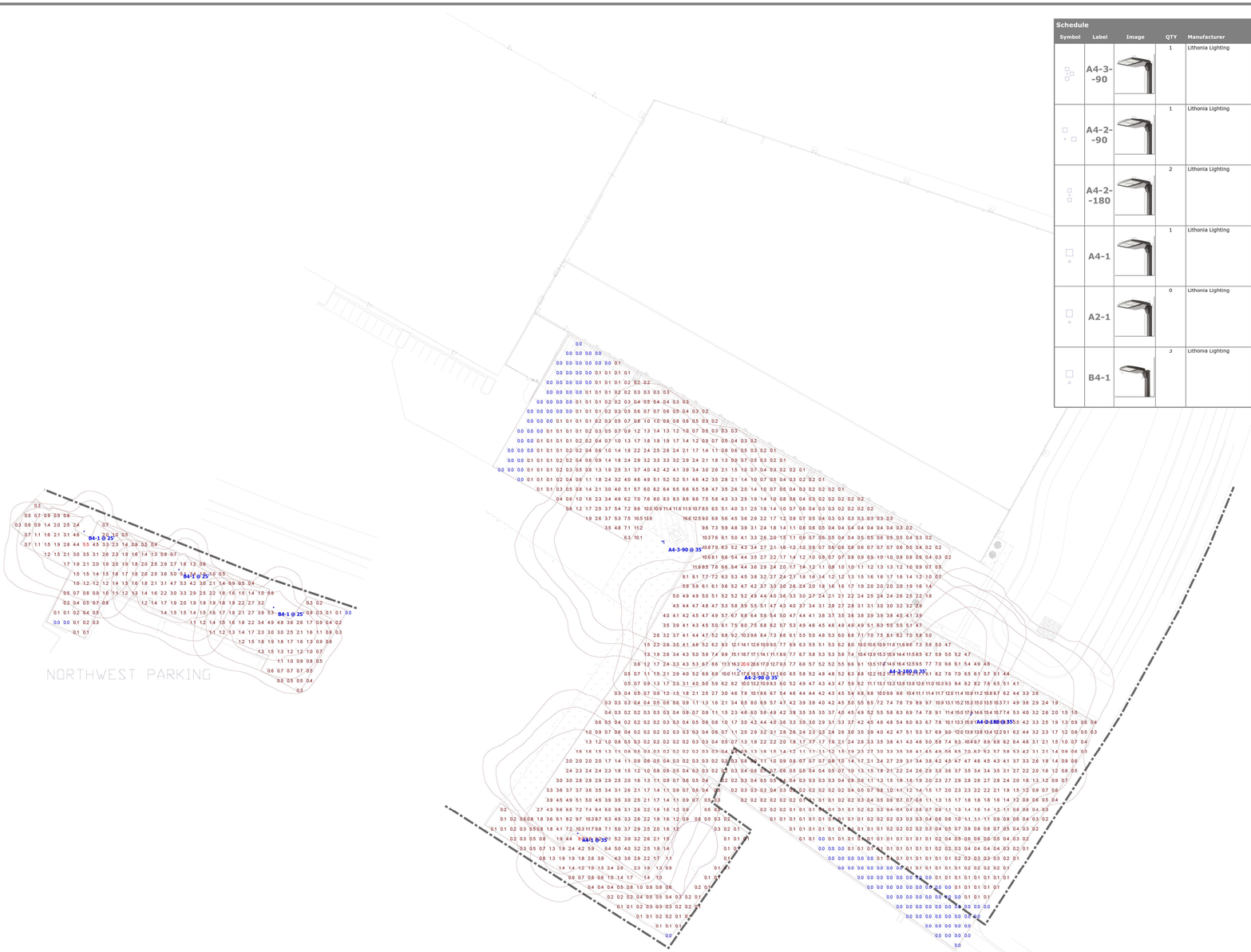
SHEET NUMBER
L2.51

Plotted By:Nirenjan, Dorian Sheet Set:COLD LINK PH1 Layout:L2.51 March 19, 2026 05:51:17pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets -- PH1\L2.00 -- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability by Kimley-Horn and Associates, Inc.

Plotted By:Niranjan, Dorian Sheet Set:COLD LINK PH1 Layout:P1.0 - PHOTOMETRIC PLAN March 19, 2026 05:51:26pm K:\ORL_Civil\049607003-Cold Link Apopka\CADD\5_CONSTRUCTION\Plansheets - PH1\P1.0 - PHOTOMETRIC PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A4-3--90		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1636.989	Max: 41060cd
	A4-2--90		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1091.326	Max: 41060cd
	A4-2--180		2	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1091.326	Max: 41060cd
	A4-1		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	545.6631	Max: 41060cd
	A2-1		0	Lithonia Lighting	RSX4 LED P6 50K R2	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R2 Distribution	1	68812	1	545.6631	Max: 39453cd
	B4-1		3	Lithonia Lighting	RSX2 LED P2 50K R4	RSX Area Fixture Size 2 P2 Lumen Package 5000K CCT Type R4 Distribution	1	17427	1	114.07	Max: 10278cd



Plan View
Scale - 1" = 50ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
nw parking	+	1.6 fc	5.5 fc	0.0 fc	N/A	N/A
truck dock parking	+	3.0 fc	20.9 fc	0.0 fc	N/A	N/A
at property line	+	0.8 fc	8.0 fc	0.0 fc	N/A	N/A

Designer

Date
11/24/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-898-1511
WWW.KIMLEY-HORN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA ENOT, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LICENSED PROFESSIONAL ENGINEER JOSHUA ENOT No. 93160 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE

KHA PROJECT	049607003
DATE	3/19/26
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

PHOTOMETRIC PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
P1.0

CONSTRUCTION SITE PLAN

FOR

RYAN

APOPKA K-8 CHARTER SCHOOL

LOCATION OF SITE

1829 PLYMOUTH SORRENTO ROAD

APOPKA, ORANGE COUNTY, FLORIDA 32712

PARCEL IDS: 06-21-28-7172-15-040, 06-21-28-7172-15-010, 06-21-28-7172-15-011

SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST

ORANGE COUNTY GENERAL NOTES

A. DAMAGES TO THE EXISTING ROADWAY RESULTING FROM THE DEMOLITION AND /OR GENERAL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EDGE OF PAVEMENT DAMAGE, TRAVEL LANE, CURB, PAVEMENT STRIPING, RPM'S, ETC., SHALL REQUIRE FULL TRAVEL LANE MILLING AND RESURFACING, CURB RESTORATION, PAVEMENT RE-STRIPING, RE-INSTALLATION OF RPM'S AND/OR ROADWAY SIGNS. ENTIRE RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, REPAIR PATCHES SHALL NOT BE ALLOWED.

B. IMPROVEMENTS ON COUNTY ROADS REQUIRE A LETTER OF CREDIT AS PART OF THE RIGHT-OF-WAY PERMIT PER ORANGE COUNTY CODE SECTION 21-102, 21-208.

C. SITEWORK WILL BE UNDER A SEPARATE PERMIT.

D. GRADE BREAKS WITHIN THE LIMITS OF THE THROUGH LANES SHALL NOT BE ALLOWED

E. ANY RIGHT-OF-WAY AND/OR EASEMENT DEDICATION SHALL BE COMPLETED AND RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATION OF COMPLETION PER ORANGE COUNTY CODE SECTION 34-180.

F. APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER-OF-RECORD AND THE CONTRACTOR FROM THE REQUIRED COMPLIANCE WITH THE ADOPTED ORANGE COUNTY CODE OF ORDINANCES, UNLESS AN APPROVED SPECIFIC WRITTEN VARIANCE IS RECEIVED.

G. A PRE-CONSTRUCTION MEETING AND A YEAR-END FINAL INSPECTION IS REQUIRED PRIOR TO FINAL ACCEPTANCE.

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
DC JOHNSON ASSOCIATES SURVEYING AND MAPPING
11911 S. CURLEY STREET
SAN ANTONIO, FL 33576
ELEVATIONS: NAVD 1988
PHONE: (352) 588-2768
EMAIL: SURVEY@DCJOHNSON.COM
PROJECT NO: 2025-138A01.B0G0001
DATED: 05/28/2025

♦GEOTECHNICAL INVESTIGATION REPORT:
ECS FLORIDA, LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FL 32809
PHONE: (407) 859-8378
ECS PROJECT NO: 24:8138
DATED: 03/18/2026

♦ARCHITECTURAL PLAN:
RYAN COMPANIES US, INC.
201 N. FRANKLIN STREET, SUITE 3500
TAMPA, FL 33602
PHONE: (813) 204-5000
DATED: 11/06/2025

♦TRAFFIC IMPACT ANALYSIS:
KITTELSON & ASSOCIATES, INC.
225 E. ROBINSON STREET, SUITE 355
ORLANDO, FL 32801
PHONE: (407) 540-0555
DATED: OCTOBER, 2025

GOVERNING AGENCIES

♦PLANNING & ZONING DEPARTMENT
CITY OF APOPKA PLANNING & ZONING DIVISION
120 E. MAIN STREET, SECOND FLOOR
APOPKA, FL 32703
PHONE: (407) 703-1712

♦BUILDING DEPARTMENT
CITY OF APOPKA BUILDING-SAFETY DIVISION
120 E. MAIN STREET, SECOND FLOOR
APOPKA, FL 32703
PHONE: (407) 703-1713

♦FIRE DEPARTMENT
CITY OF APOPKA FIRE AND EMS
175 E. 5TH STREET
APOPKA, FL 32703
PHONE: (407) 703-1756

ROW JURISDICTION

♦PLUMOUTH SORRENTO RD:
ORANGE COUNTY PUBLIC WORKS
4200 S. JOHN YOUNG PARKWAY
ORLANDO, FL 32839
PHONE: (407) 836-7920

♦W LESTER RD:
CITY OF APOPKA PUBLIC SERVICES
748 E. CLEVELAND STREET
APOPKA, FL 32703
PHONE: (407) 703-1731

STATE STORM WATER JURISDICTION

♦SJRWMD:
2501 S. BINION ROAD
APOPKA, FL 32703
PHONE: (407) 659-4800

UTILITIES

♦WATER/SEWER/RECLAIMED:
CITY OF APOPKA PUBLIC SERVICES
748 E. CLEVELAND STREET
APOPKA, FL 32703
PHONE: (407) 703-1731

♦GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
PHONE: (407) 656-2734

♦ELECTRIC:
DUKE ENERGY
2955 E. SEMORAN BLVD
APOPKA FL 32703
PHONE: (407) 928-6680

♦CABLE/FIBER:
CHARTER COMMUNICATIONS
JOHN SMITH
(407) 532-8520

♦TELEPHONE
SUMMIT BROADBAND
4558 35TH STREET
ORLANDO FL 32811
PHONE: (407) 996-8900

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; SAID PARCEL BEING THE WEST 350 FEET, LESS THE NORTH 40 FEET, OF LOT 1, BLOCK "O", MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE S 88°31'27" W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 423.66 FEET FOR THE POINT OF BEGINNING; THENCE S 88°31'27" W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 350.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE N 02°57'16" W, ALONG SAID EAST LINE, A DISTANCE OF 291.64 FEET TO THE SOUTH LINE OF YOTHERS (LESTER) ROAD; THENCE N 88°23'18" E, ALONG SAID SOUTH LINE, A DISTANCE OF 350.10 FEET; THENCE S 02°57'16" E, A DISTANCE OF 292.47 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PART DEEDED TO THE CITY OF APOPKA, BY DEED RECORDED IN INSTRUMENT NO.
20160182887, AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SECTION 31-20-28, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 88°10'31" EAST, A DISTANCE OF 695.26 FEET ALONG THE NORTHERN LINE OF SAID SECTION; THENCE SOUTH 2°48'46" EAST, A DISTANCE OF 39.72 FEET ALONG THE LINE PERPENDICULAR TO THE SAID NORTHERN LINE; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°10'31" EAST, A DISTANCE OF 10.00 FEET, THENCE SOUTH 42°40'53" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 2°48'46" WEST, A DISTANCE OF 10.00 FEET.

PARCEL 2:
LOT 1, BLOCK "O", MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 40 FEET THEREOF.
ALSO LESS AND EXCEPT: A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; SAID PARCEL BEING THE WEST 350 FEET, LESS THE NORTH 40 FEET, OF LOT 1, BLOCK "O", MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE S 88°31'27" W, ALONG THE SOUTH LINE OF SAID LOT 1; A DISTANCE OF 423.66 FEET FOR THE POINT OF BEGINNING; THENCE S 88°31'27" W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 350.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE N 02°57'16" W, ALONG SAID EAST LINE, A DISTANCE OF 291.64 FEET TO THE SOUTH LINE OF YOTHERS (LESTER) ROAD; THENCE N 88°23'18" E, ALONG SAID SOUTH LINE, A DISTANCE OF 350.10 FEET; THENCE S 02°57'16" E, A DISTANCE OF 292.47 FEET TO THE POINT OF BEGINNING.
AND LESS AND EXCEPT THAT PART DEEDED TO CONCEPT DEVELOPMENT, INC. BY DEED RECORDED IN INSTRUMENT NO. 20220250358 AS FOLLOWS:
A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA; SAID PARCEL BEING A PORTION OF LOT 1, BLOCK O, MAP OF PLYMOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 292.84 FEET; THENCE NORTH 02 DEGREES 57 MINUTES 16 SECONDS WEST, A DISTANCE OF 292.78 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 18 SECONDS EAST, A DISTANCE OF 301.75 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 293.40 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOT 4, BLOCK O, MAP OF PLYMOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

LOCATION MAP
SCALE: 1" = 1,000'

OWNER

RED APPLE DEVELOPMENT
800 CORPORATE DRIVE, SUITE 124
FT. LAUDERDALE, FL 33334
CONTACT: SCOTT WOODREY
EMAIL: SWOODREY@REDAPPLEDEVELOPMENT.COM
PHONE: (954) 868-4629

DEVELOPER

RYAN COMPANIES US, INC.
201 N. FRANKLIN STREET, SUITE 3500
TAMPA, FL 33602
PHONE: (813) 204-5000

PREPARED BY

BOHLER

CONTACT: FL-PERMITS@BOHLERENG.COM

RYAN HILEMAN, P.E. - RHILEMAN@BOHLERENG.COM

SJRWMD	ORANGE COUNTY	CITY OF APOPKA	SHEET INDEX	
			SHEET TITLE	**SHEET NUMBER**
X	X	X	COVER SHEET	C-101
X	X	X	GENERAL NOTES AND LEGEND	C-102
X		X	EXISTING CONDITIONS PLAN	C-201
X		X	DEMOLITION PLAN	C-202
X	X	X	OVERALL SITE PLAN	C-300
X	X	X	SITE PLAN	C-301 - C-303
		X	VEHICULAR MOVEMENT PLAN	C-304 - C-305
		X	PARKING PLAN	C-306
	X	X	QUEUING PLAN	C-307
X	X	X	OVERALL PAVING, GRADING AND DRAINAGE PLAN	C-400
X	X	X	PAVING, GRADING AND DRAINAGE PLAN	C-401 - C-403
X	X	X	SITE CROSS SECTIONS	C-404 - C-405
	X	X	OVERALL UTILITY PLAN	C-500
	X	X	UTILITY PLAN	C-501 - C-502
X	X	X	OFFSITE DEMOLITION PLAN	C-701 - C-702
X	X	X	OFFSITE PAVEMENT MARKING & SIGNAGE PLAN	C-703 - C-704
X	X	X	OFFSITE PAVING, GRADING AND DRAINAGE PLAN	C-705 - C-706
X	X	X	OFFSITE CROSS SECTIONS	C-707 - C-708
X	X	X	OFFSITE SOIL EROSION & SEDIMENT CONTROL PLAN	C-709 - C-710
X	X	X	OFFSITE CONSTRUCTION DETAILS	C-711
X		X	EROSION AND SEDIMENT CONTROL PLAN PHASE 1	C-801
X		X	EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-802
X	X	X	CONSTRUCTION DETAILS	C-901
X	X	X	FDOT DETAILS	C-902 - C-906
	X	X	CITY OF APOPKA UTILITY DETAILS	C-907 - C-909
		X	LIFT STATION DETAILS	C-910
	X	X	MOT DETAILS	C-911
		X	TREE DISPOSITION PLAN	L-701
		X	TREE DISPOSITION LIST & NOTES	L-702
		X	LANDSCAPE PLAN	L-703
		X	LANDSCAPE DETAILS	L-704
		X	LANDSCAPE NOTES	L-705
		X	IRRIGATION PLAN	L-706
		X	IRRIGATION DETAILS	L-707
		X	IRRIGATION NOTES	L-708

PERMIT INFORMATION

CITY OF APOPKA SITE PERMIT	CSP-25-46
ORANGE COUNTY ENGINEERING PERMIT	25-E-354
SJRWMD APP ID / PERMIT	242199-2

PROJECT SUMMARY

THE APOPKA CHARTER SCHOOL PROJECT PROPOSES THE DEVELOPMENT OF A 55,653 GSF (36,550 SF FOOTPRINT) K-8 CHARTER SCHOOL WITH ASSOCIATED PARKING, STORMWATER, AND UTILITY INFRASTRUCTURE. ALONG WITH 1.58 ACRES DESIGNATED FOR FUTURE DEVELOPMENT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION BETWEEN WEST LESTER ROAD AND PLYMOUTH SORRENTO ROAD.

ORANGE COUNTY PERMIT:25-E-354

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-CNDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER ENGINEERING, ENGINEERING FIRM, LLC, l=Winter Park, st=Florida, 2.5.4.5=FLA-NUMBER-HMAS0250829453187, c=US
Date: 2026.03.24 09:20:40-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-FLD250048.00A-----LAYOUT: C-101 COVR
AJ

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS. OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFICATIONS MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE GOVERNMENTAL LAWS, RULES, STATUTES, ORDINANCES, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO RECEIVING (A) THE CORRECTED DIMENSIONS, MEASUREMENTS OR GRADES FROM THE PROFESSIONAL OF RECORD AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONSTRUCTION OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE ASSOCIATED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF ANY AND ALL WASTE MATERIALS IN ACCORDANCE WITH THE LAWS OF THE STATE, MUNICIPAL, COUNTY, STATE, FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO ADJACENT STRUCTURES AND/OR PROPERTIES AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD AND BOHLER'S SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTORS OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (OCC. INCLUDING ALL ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL INSUREDS (INCLUDING ALL OPTIONAL COVERAGES AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATES OF INSURANCE AND OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, STATUTORY CAUSES OF ACTION, ADMINISTRATIVE OR GOVERNMENTAL ENFORCEMENT ACTIONS AND LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WHICH HAVE JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON SHOP DRAWINGS, MANUFACTURER'S CUT SHEETS, SAMPLES, AND OTHER DATA SUBMITTED BY THE CONTRACTOR OR DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM THE ABOVE SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM, AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES AS DEPICTED ON THE APPROVED PLAN(S), OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR, DUE TO OWNER'S FAILURE TO PRESERVE AND/OR MAINTAIN.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS AND ADDITIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR ISSUES RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND SPECIFICATIONS, IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE: (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD), THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON PRACTICE AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

SITE LAYOUT NOTES

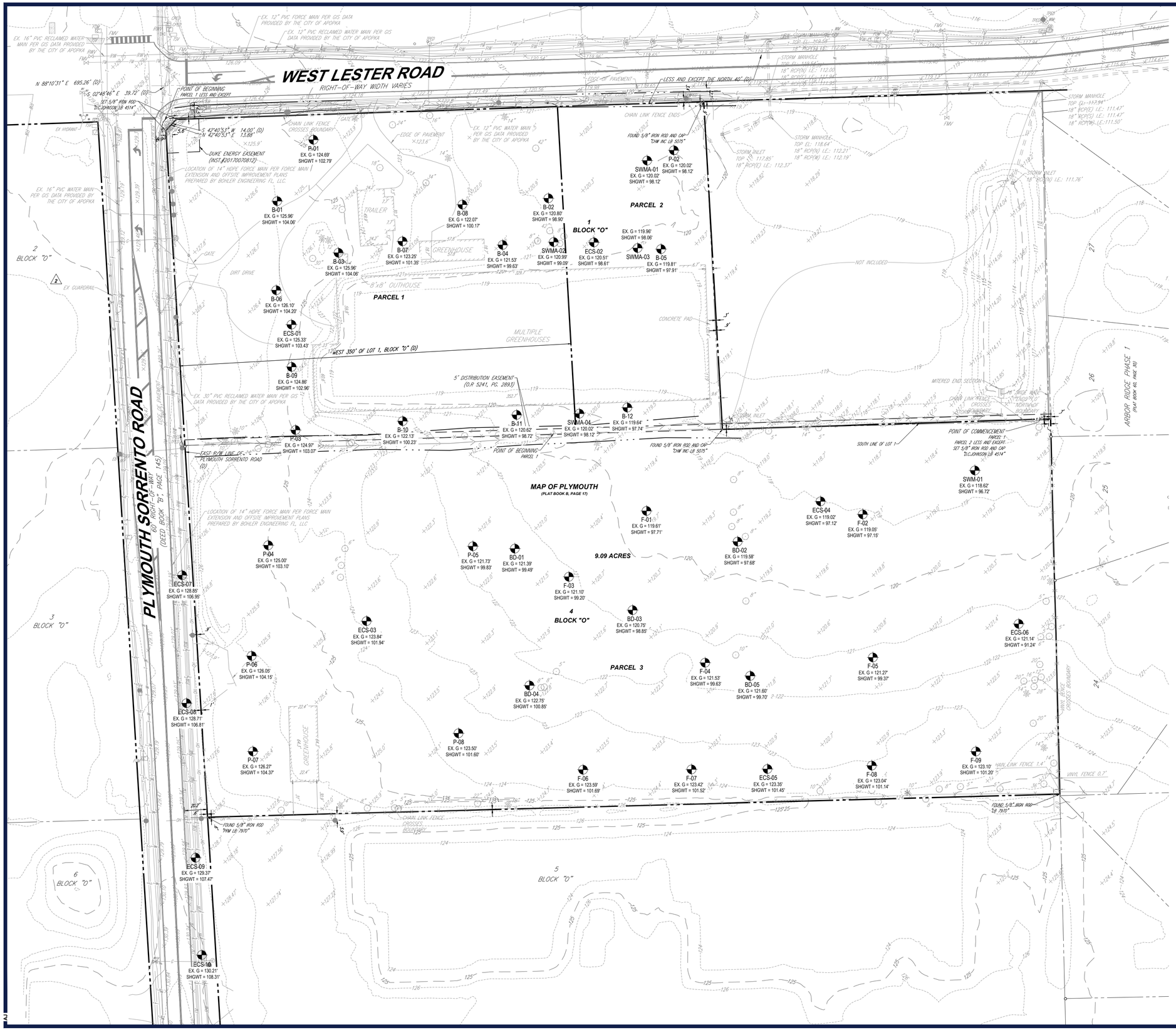
(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR OTHER DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL PLANS DESIGNED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS PRECEDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   a. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   b. THIS PLAN SET MAY NOT PROVIDE DETAILED INFORMATION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY REGULATIONS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND M



LEGEND

EXISTING	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
PARKING COUNT	X
CONTOUR	170
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	SL
SANITARY MAIN	S
WATER LINE	W
ELECTRIC LINE	E
GAS LINE	G
OVERHEAD WIRE	OH
STORM SEWER	
HYDRANT	
SANITARY MANHOLE	S
STORM MANHOLE	D
WATER VALVE	WV
WATER METER	WM
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	
GUARDRAIL	

DATUM NOTE

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 / FLORIDA STATE PLANE COORDINATE SYSTEM, FL-EAST PROJECTION, (US FT) WITH THE SOUTH BOUNDARY OF LOT O, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF S88°26'53"W.

FEMA NOTE

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 110 OF 750, MAP NUMBER 12095C0110H, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 24, 2021.

ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-EXDM

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER, cn=RYAN KEITH HILEMAN, ENGINEERING FL, LLC, l=Winter Park, S=Florida, serialNumber=IAA5202508294531B7, C=US
Date: 2026.03.24 06:22:06-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

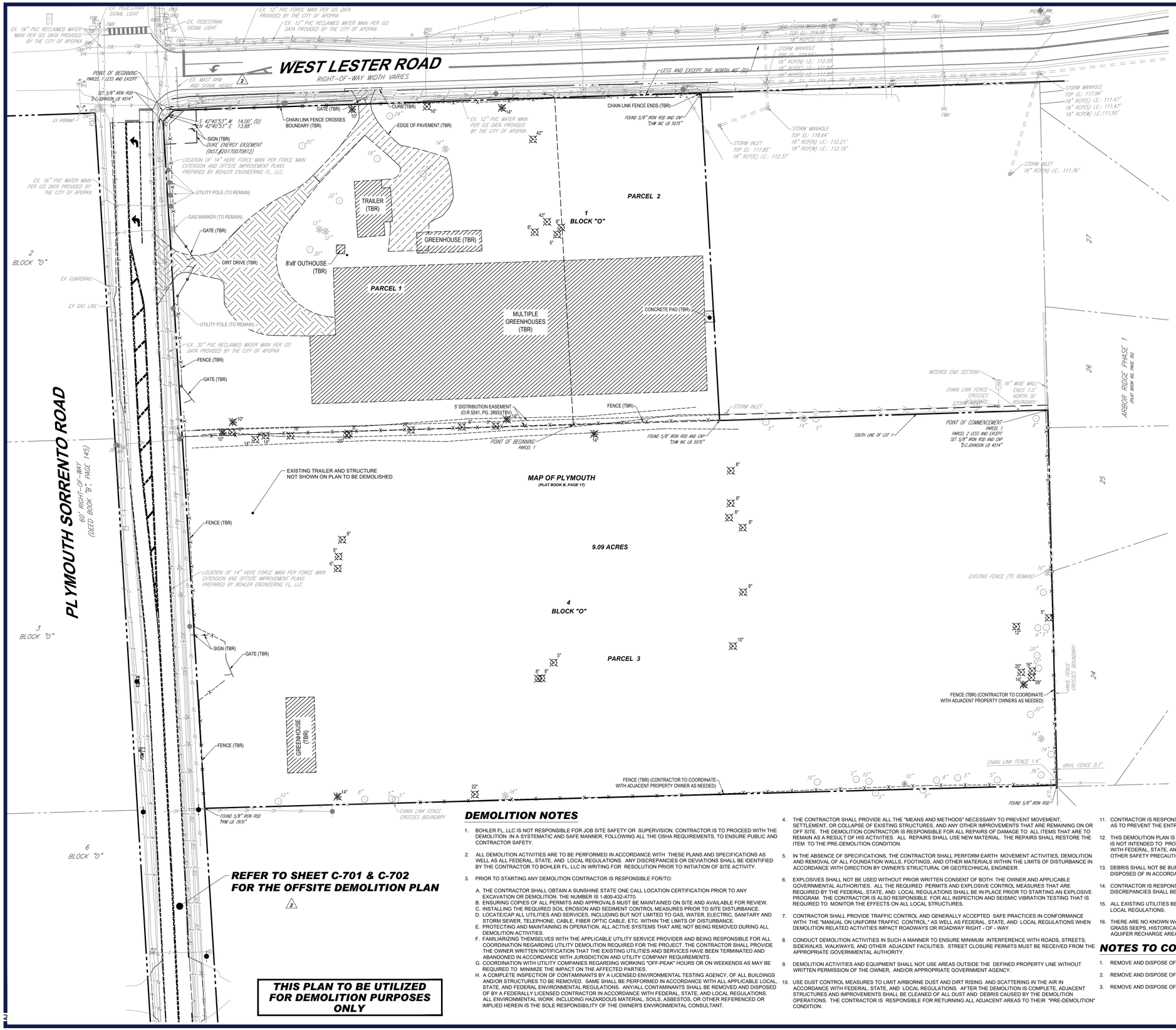
EXISTING CONDITIONS PLAN

SHEET NUMBER:

C-201

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EXDM-FLD250048.00.dwg, ---, LAYOUT: C-201 EXIST
AJ



LEGEND

DEMO	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
PARKING COUNT	
CONTOUR	70
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	SL
SANITARY MAIN	S
WATER LINE	W
ELECTRIC LINE	E
GAS LINE	G
OVERHEAD WIRE	OH
STORM SEWER	
HYDRANT	
SANITARY MANHOLE	S
STORM MANHOLE	D
WATER VALVE	WV
WATER METER	WM
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	
BUILDING TO BE REMOVED	
ASPHALT TO BE REMOVED	
DIRT ROAD TO BE REMOVED	
CONCRETE TO BE REMOVED	

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

DATUM NOTE

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DEMOLITION NOTES

1. BOHLER FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT - OF - WAY.

8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.

14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.

NOTES TO CONTRACTOR:

1. REMOVE AND DISPOSE OF ALL IRRIGATION PIPING, PUMPS, CISTERNS, ETC.
2. REMOVE AND DISPOSE OF ALL WEED BARRIER FABRIC.
3. REMOVE AND DISPOSE OF ALL EQUIPMENT, AGRICULTURAL APPURTANCES, TRASH AND DEBRIS.

2 ORANGE COUNTY PERMIT:25-E-354

SCALE: 1" = 40'

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BOHLER FL, LLC

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2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-EXDM

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER, ou=FLDEP, cn=Ryan Hileman, email=ryan.hileman@bohlerengineering.com
Reason: I am the author of this document
Location: FL
Date: 2026.03.24 08:22:14-04'00'

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SHEET TITLE:

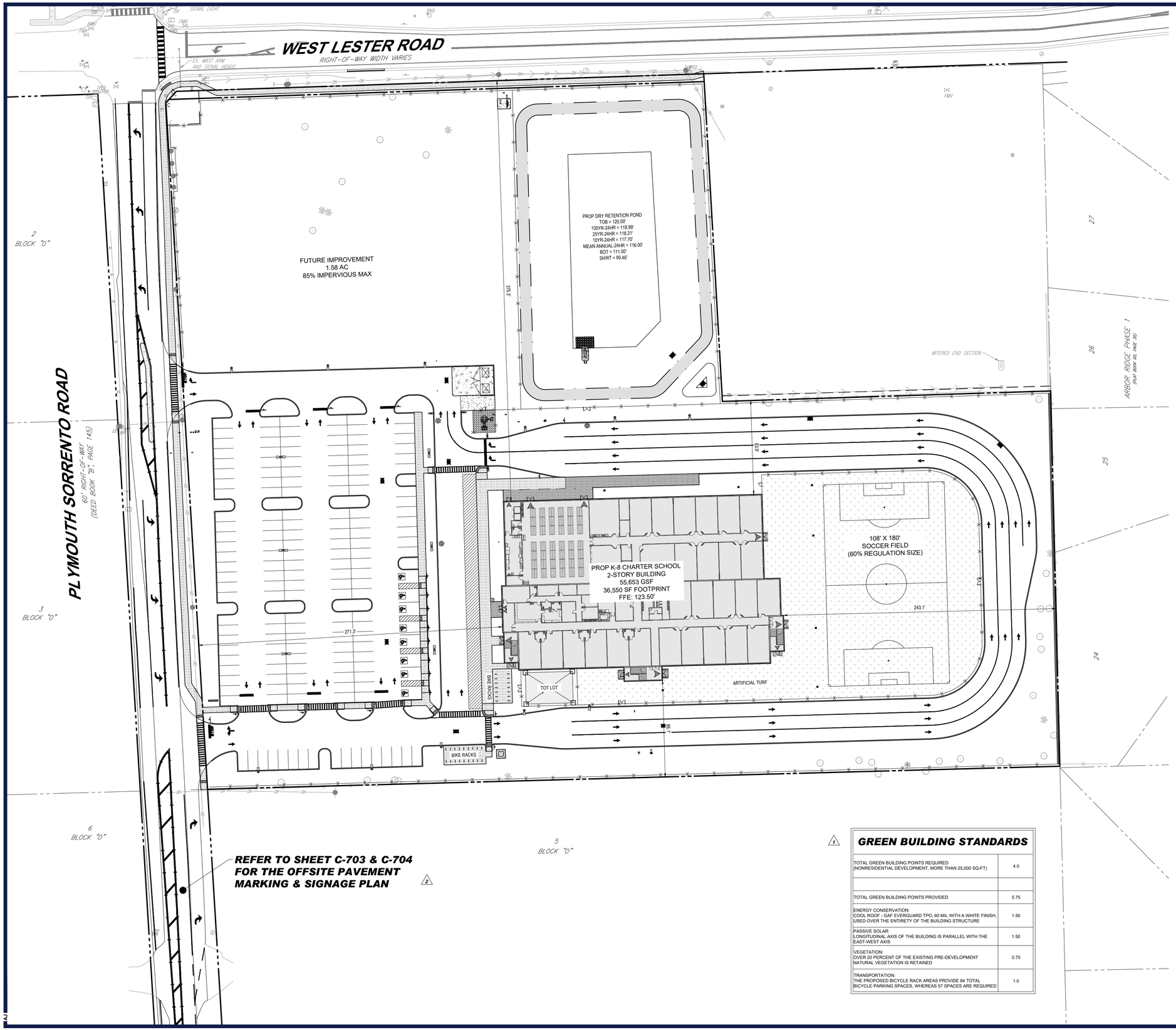
DEMOLITION PLAN

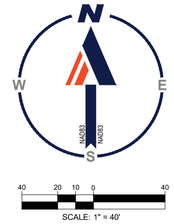
SHEET NUMBER:

C-202

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EXDM-FLD250048.00.0A----LAYOUT: C-202 EXDM
AJ





LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	

SITE DATA TABLE

APPLICANT / OWNER INFORMATION

APPLICANT:	RED APPLE DEVELOPMENT 800 CORPORATE DRIVE, SUITE 124 FT LAUDERDALE, FL 33334

PARCEL INFORMATION

PARCEL NUMBER:	06-21-28-7172-15-040, 06-21-28-7172-15-010 & 06-21-28-7172-15-011
SITE ADDRESS:	1829 PLYMOUTH SORRENTO RD, APOPKA, FL 32712
JURISDICTION:	CITY OF APOPKA
ZONE:	PD-2700 (PLANNED DEVELOPMENT) / CC (COMMUNITY COMMERCIAL)
FUTURE LAND USE:	COMM (COMMERCIAL)
EXISTING LAND USE:	VACANT/AGRICULTURAL
PROPOSED LAND USE:	CHARTER SCHOOL
FEMA ZONE:	ZONE X (FIRM# 12095C0110H)

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT (NORTH)	10'	83.9'
SIDE (WEST)	15'	271.3'
SIDE (EAST)	10'	243.1'
REAR (SOUTH)	10'	86.1'
MIN. LANDSCAPE SETBACKS		
NORTH	15' TYPE A	15' TYPE A
SOUTH	15' TYPE B	15' TYPE B
WEST	15' TYPE C / 15' TYPE A	15' TYPE C / 15' TYPE A
EAST	15' TYPE C / 5' TYPE A	15' TYPE C / 5' TYPE A
MAX FAR	0.25	0.14
MAX ISR	0.80	0.67
BUILDING HEIGHT	35'	35'

AREA CALCULATIONS

TOTAL SITE AREA	395,960 SF (9.09 AC)
EXISTING OPEN SPACE SPACE 1	337,502 SF (7.75 AC, 85.3%)
EXISTING POND AREA	0 SF (0.00 AC, 0%)
EXISTING TOTAL IMPERVIOUS AREA	58,458 SF (1.34 AC, 14.7%)
PROPOSED ROW DEDICATION	3,320 SF (0.07 AC, 0.7%)
PROPOSED FUTURE DEVELOPMENT	68,722 SF (1.58 AC, 17.4%)
PROPOSED OPEN SPACE SPACE 1	80,589 SF (1.85 AC, 20.4%)
PROPOSED POND AREA	36,044 SF (0.83 AC, 9.1%)
PROPOSED TOTAL IMPERVIOUS AREA	207,285 SF (4.76 AC, 52.4%)
PROPOSED BUILDING AREA	36,550 SF (0.84 AC, 17.6%)
PROPOSED VUA AREA	118,766 SF (2.73 AC, 57.4%)
PROPOSED OTHER IMPERVIOUS AREA	51,969 SF (1.19 AC, 25.0%)

1 OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	10%
PROVIDED OPEN SPACE	20%

1 STUDENT INFORMATION

KINDERGARTEN	120 STUDENTS
GRADES 1-5	575 STUDENTS (115 STUDENTS PER GRADE)
GRADES 6-8	300 STUDENTS (100 STUDENTS PER GRADE)
TOTAL STUDENT CAPACITY	995 STUDENTS (120 + 575 + 300)

GREEN BUILDING STANDARDS

TOTAL GREEN BUILDING POINTS REQUIRED (NONRESIDENTIAL DEVELOPMENT, MORE THAN 25,000 SQ-FT)	4.0
TOTAL GREEN BUILDING POINTS PROVIDED	5.75
ENERGY CONSERVATION: COOL ROOF - GAF EVERGUARD TPO, 60 MIL WITH A WHITE FINISH, USED OVER THE ENTIRETY OF THE BUILDING STRUCTURE	1.50
PASSIVE SOLAR: LONGITUDINAL AXIS OF THE BUILDING IS PARALLEL WITH THE EAST-WEST AXIS	1.50
VEGETATION: OVER 20 PERCENT OF THE EXISTING PRE-DEVELOPMENT NATURAL VEGETATION IS RETAINED	0.75
TRANSPORTATION: THE PROPOSED BICYCLE RACK AREAS PROVIDE 64 TOTAL BICYCLE PARKING SPACES, WHEREAS 57 SPACES ARE REQUIRED	1.0

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

2

ORANGE COUNTY PERMIT:25-E-354

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT
1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
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S 06 - T 21 S - R 28 E

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Digitally signed by Ryan Hileman
DN: C=Rusk Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida
SERIAL NUMBER=MA5D2050254531d7, C=US
Date: 2026.03.24 14:22:32-04'00'

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SHEET TITLE:

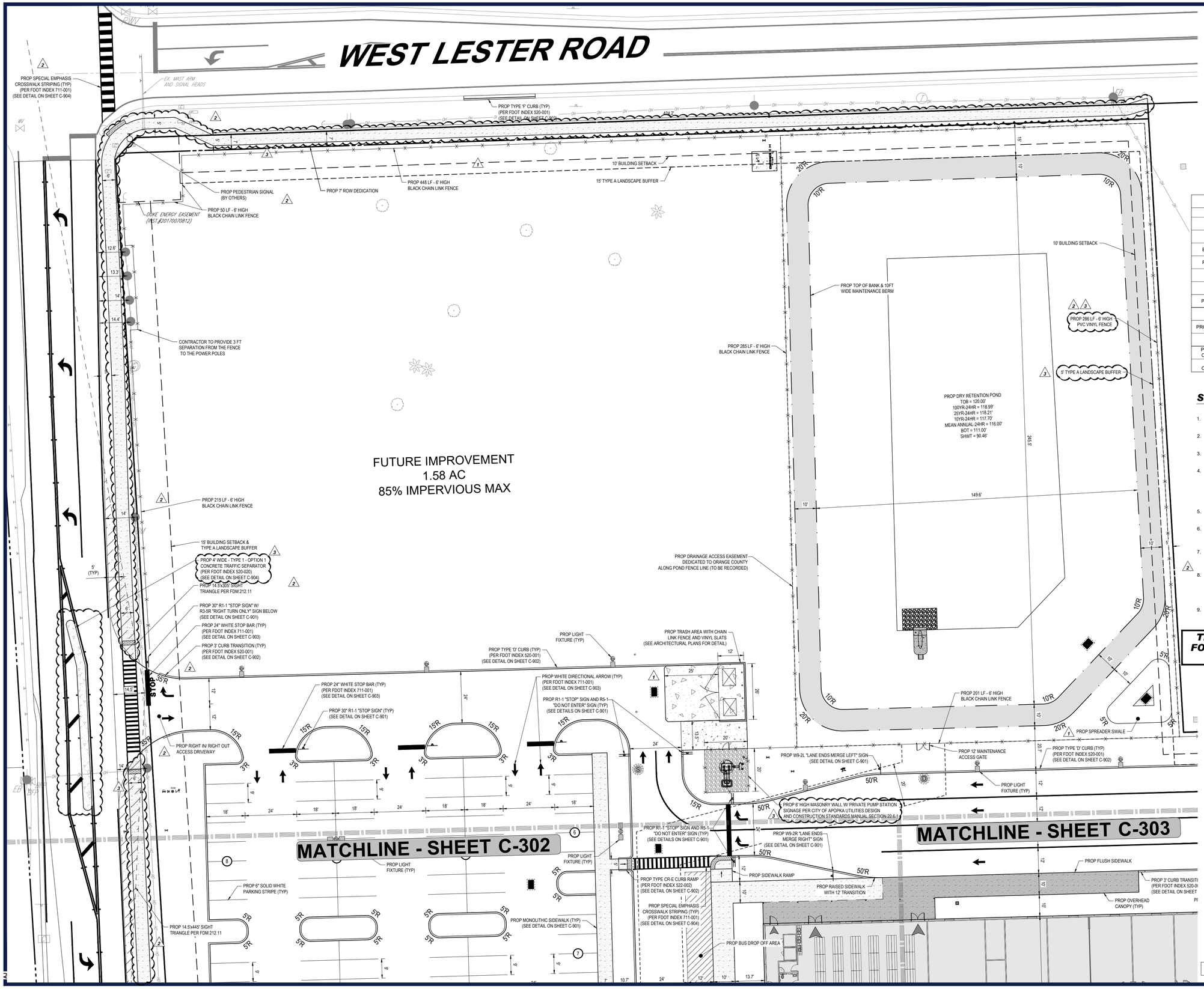
OVERALL SITE PLAN

SHEET NUMBER:

C-300

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLD250048.00.0A----->LAYOUT: C-300 OVERALL SITE PLAN
AJ



N
W E
S
NAD83
NAVD88

20 10 5 0 20
SCALE: 1" = 20'

LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	

SITE NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
8. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT CONNECTION AND TIE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES
9. THE POSTED SPEED LIMIT FOR PLYMOUTH SORRENTO ROAD IS 45 MPH.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, O=Bohler Engineering PA, LLC, L=Boca Raton, S=Florida, CN=Ryan Hileman, SERIALNUMBER=W600000908, 1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=Florida, 2.5.4.42=Keith, 2.5.4.4=Hileman
Date: 2026.03.24 08:22:53-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

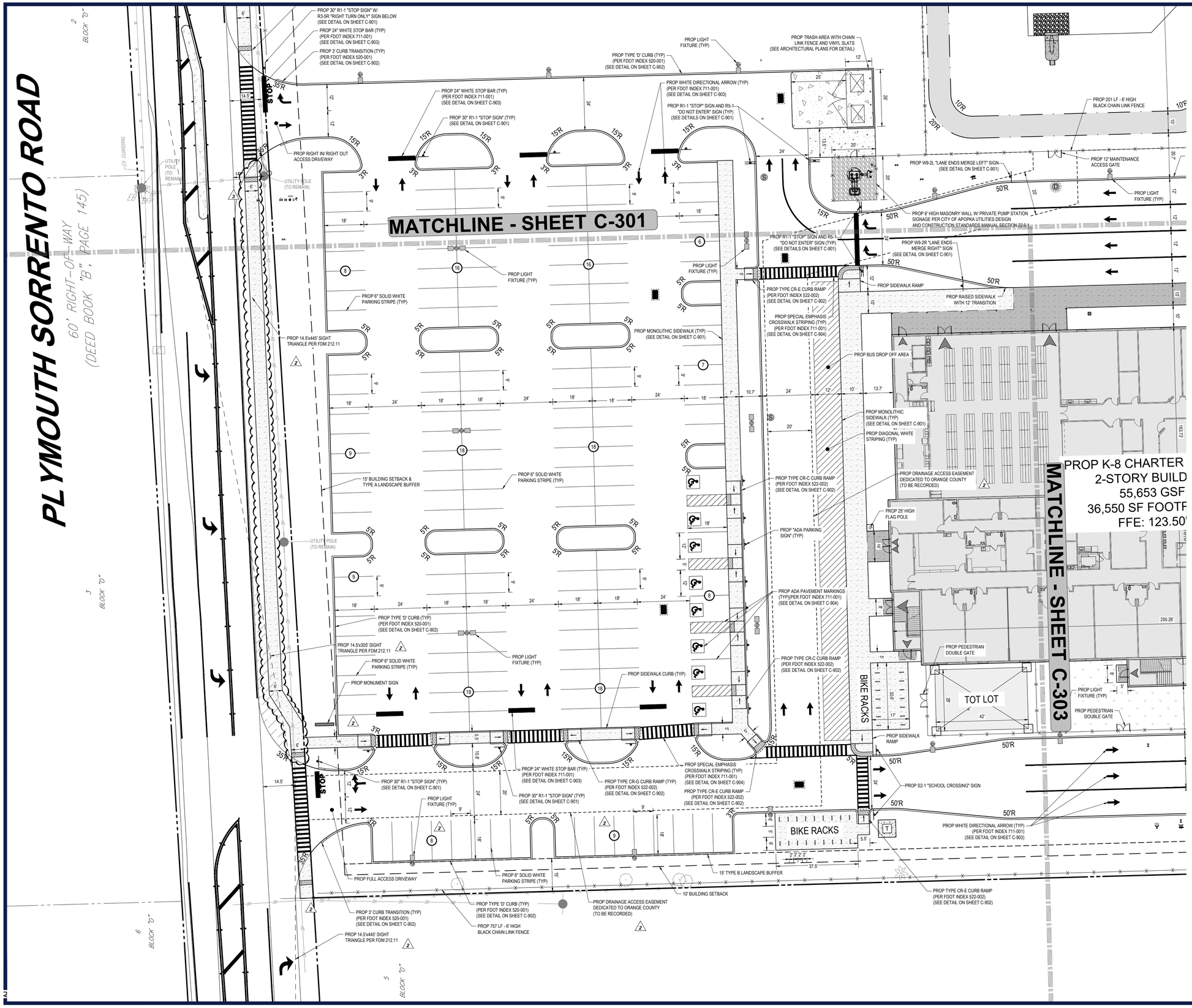
SITE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\SP-CIVL-SITE-FLD250048.00.0A----1--LAYOUT: C-301 SITE PLAN
AJ



ORANGE COUNTY PERMIT:25-E-354

LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	

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Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLD250048.00.0A----\LAYOUT: C-302 SITE PLAN
AJ

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: cn=Ryan Hileman, c=US, o=BOHLER ENGINEERING PA, LLC, ou=Boca Raton, S=Florida, SERIAL NUMBER=MA05202508264531837, Date: 2026.03.24 08:23:01-04'00'

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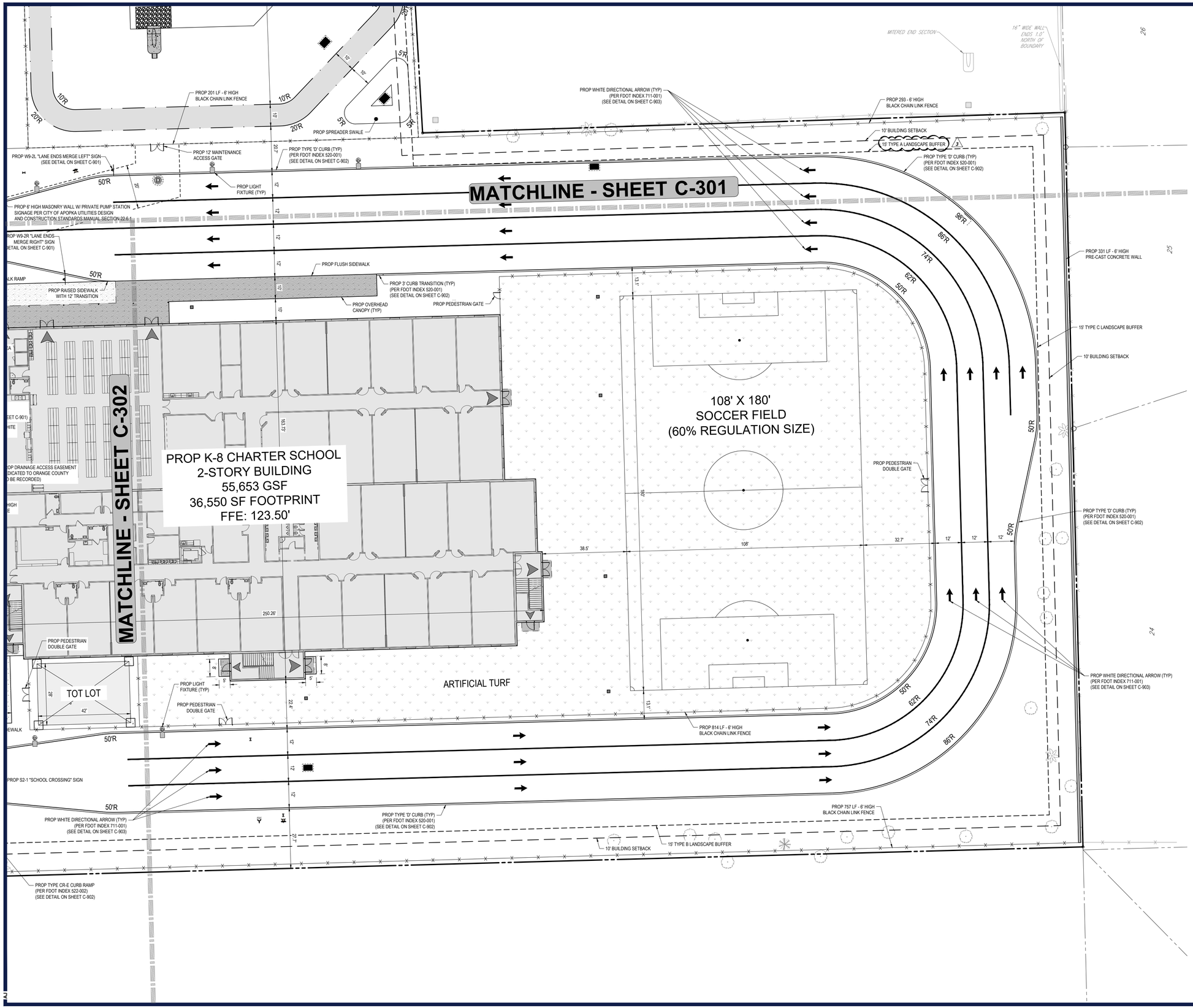
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

REVISION 3 - 03/23/2026



LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP PARKING COUNT	X
PROP SIGN	
PROP BUILDING ENTRANCE	
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PROP HEAVY DUTY CONCRETE PAVEMENT	

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ORANGE COUNTY PERMIT:25-E-354

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2580
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rupp Hileman, O=BOHLER ENGINEERING FL LLC, o=Bova,Ralph, S=Florida, 1.3.6.1.4.1.311.60.2.3.3=US, serialNumber=A05202508245318?, CN=RH
Date: 2026.03.24 08:23:09-04'00'

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SHEET TITLE:

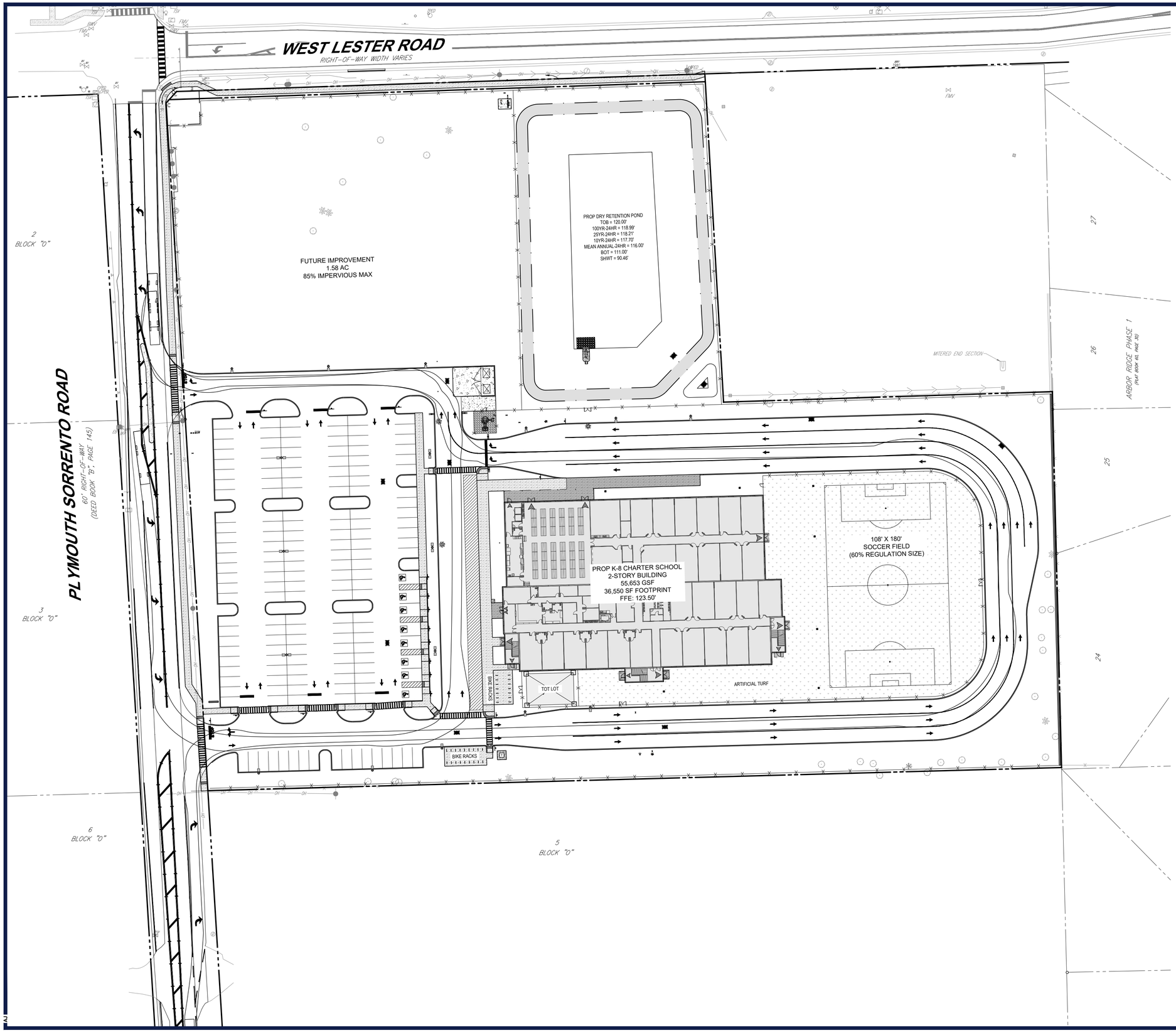
SITE PLAN

SHEET NUMBER:

C-303

REVISION 3 - 03/23/2026

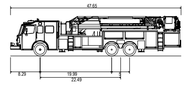
Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWING\PLAN SETS\CIVL SITE PLAN\P-CIVL-SITE-FLD250048.00.0A----LAYOUT: C-303 SITE PLAN
AJ



40 20 10 0 40

SCALE: 1" = 40'

APOPKA FIRE TRUCK



APOPKA, ORANGE CO., FL FIRE TRUCK

Overall Length	47.650ft
Overall Width	8.410ft
Overall Body Height	11.058ft
Min Body Ground Clearance	1.121ft
Track Width	7.910ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°

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DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rua=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, l=Boca Raton, S=Florida
SERIALNUMBER=MA05202502543187, C=US
Date: 2026.03.24 09:23:17-04'00'

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SHEET TITLE:

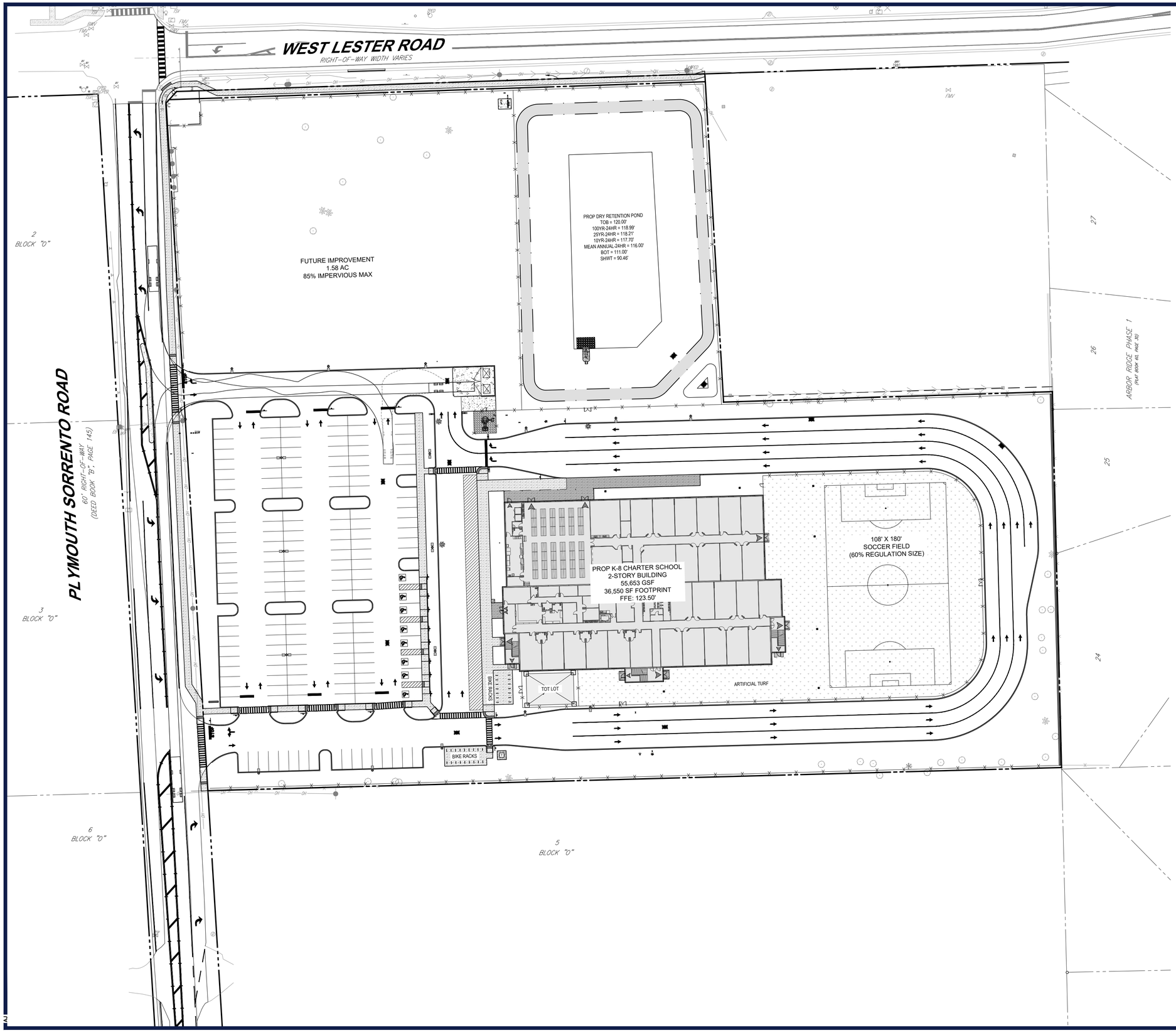
VEHICULAR MOVEMENT PLAN

SHEET NUMBER:

C-304

REVISION 3 - 03/23/2026

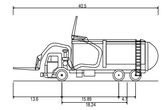
Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVL SITE PLANS\P-CIVL-SITE-FLD250048.00.0A----->LAYOUT: C-304 VEHICULAR MOVEMENT PLAN
AJ



40 20 10 0 40

SCALE: 1" = 40'

FRONT LOAD GARBAGE TRUCK



40.5' FRONT LOAD GARBAGE TRUCK	
Overall Length	40.500ft
Overall Width	8.500ft
Overall Body Height	18.102ft
Min Body Ground Clearance	0.853ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	32.000ft

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CAD I.D.:	P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

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APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

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SHEET TITLE:

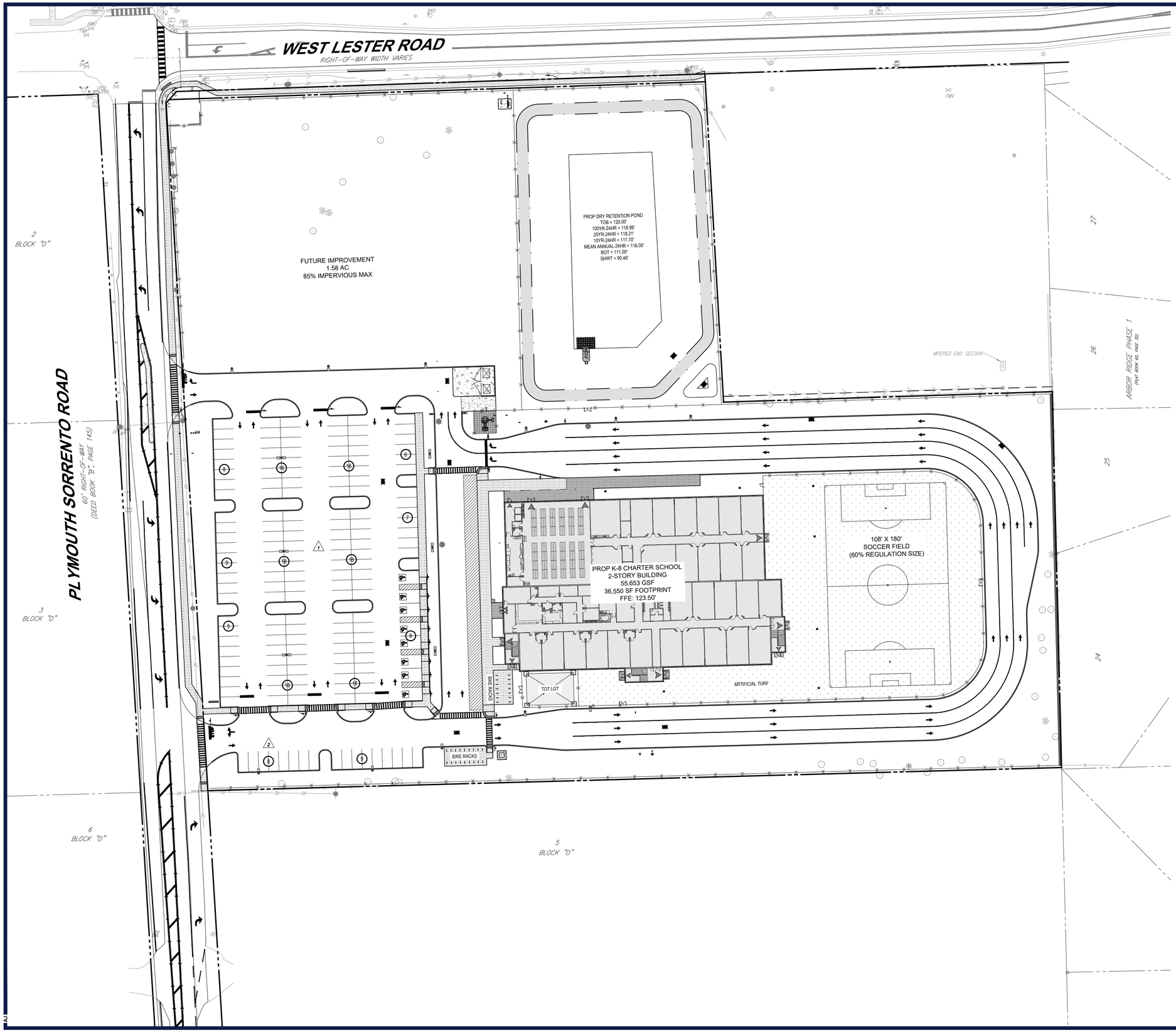
VEHICULAR MOVEMENT PLAN

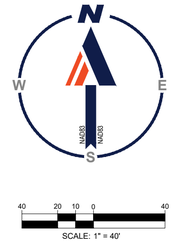
SHEET NUMBER:

C-305

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLD250048.00.dwg---->LAYOUT: C-305 VEHICULAR MOVEMENT PLAN
AJ





PARKING CALCULATIONS

VEHICULAR PARKING	
REQUIRED VEHICULAR PARKING SPACES	166 SPACES (1/6 SPACE PER STUDENT X 995 STUDENTS)
PROVIDED VEHICULAR PARKING SPACES	2 168 SPACES (8 ADA)

BICYCLE PARKING	
REQUIRED PARKING SPACES FOR EMPLOYEES	7 SPACES (1/10 SPACE PER EMPLOYEE X 70 EMPLOYEES)
REQUIRED PARKING SPACES FOR STUDENTS	50 SPACES (1/20 SPACE PER STUDENT X 995 STUDENTS)
TOTAL BICYCLE PARKING SPACES REQUIRED	57 SPACES (7 +50)
TOTAL BICYCLE PARKING SPACES PROVIDED	64 SPACES

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER
ENGINEERING FL, LLC, I=Boca Raton, S=Florida
SERIAL NUMBER=MA5D2250825453187, C=US
Date: 2026.03.24 09:23:32-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

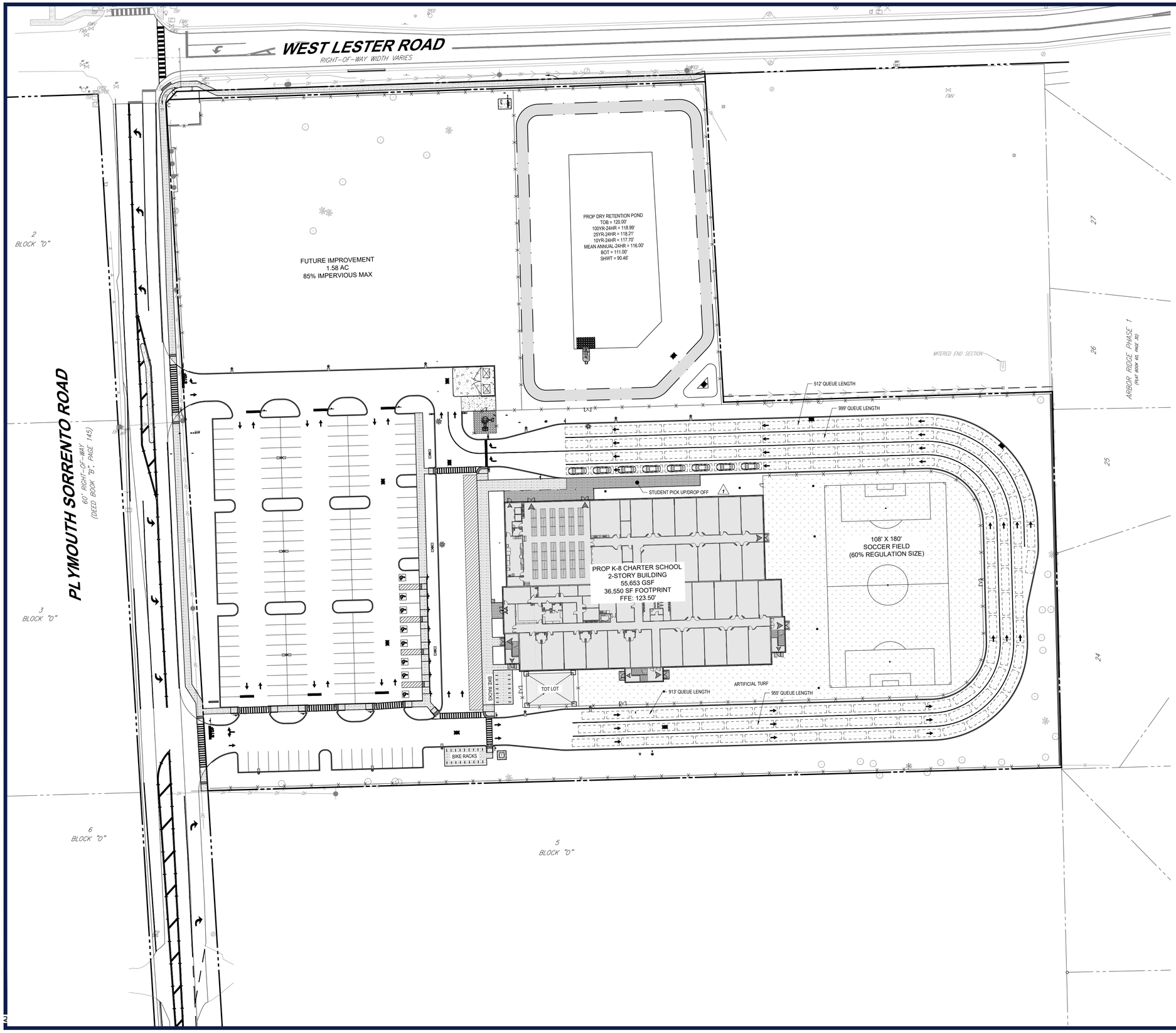
PARKING PLAN

SHEET NUMBER:

C-306

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE-FLD250048.00.0A----LAYOUT: C-306 PARKING PLAN
AJ



QUEUING CALCULATIONS

REQUIRED 95TH PERCENTILE QUEUES - GRADE 1-3	1,665 LF
REQUIRED 95TH PERCENTILE QUEUES - GRADE 4-8	1,544 LF
TOTAL QUEUE LENGTH REQUIRED	3,209 LF
TOTAL QUEUE LENGTH PROVIDED	3,379 LF

STACKING SPACE CALCULATIONS

STACKING SPACES REQUIRED	8 SPACES
STACKING SPACES PROVIDED	8 SPACES

ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

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2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rua6 Hileman, O=BOHLER
Engineering, LLC, L=Boca Raton, S=Florida
SERIAL NUMBER=MA5D2250825463187, C=US
Date: 2026.03.24 09:23:40-04'00'

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SHEET TITLE:

QUEUING PLAN

SHEET NUMBER:

C-307

REVISION 3 - 03/23/2026

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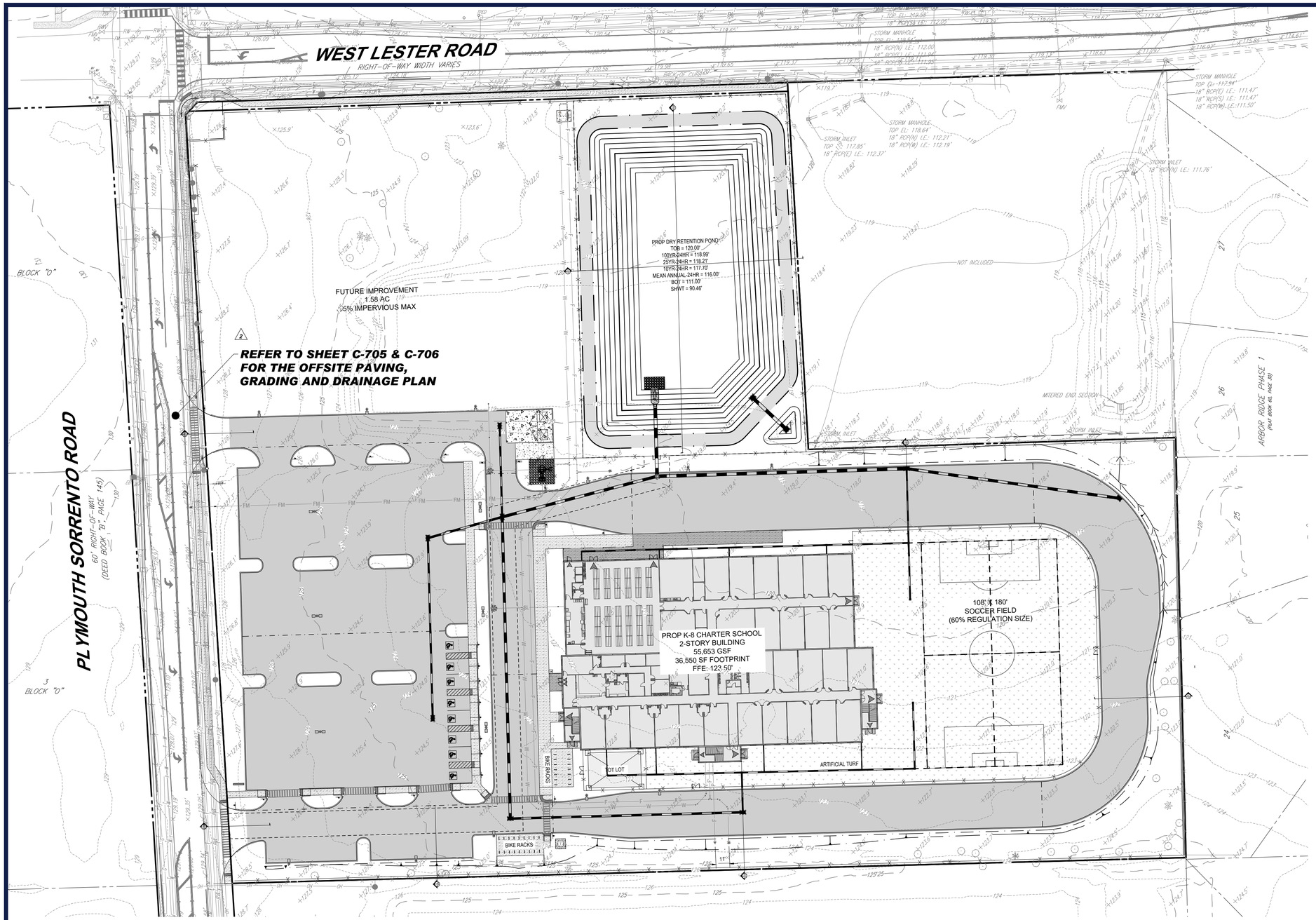
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVL SITE PLANS\P-CIVL-SITE-FLD250048.00.dwg----->LAYOUT: C-307 QUEUING PLAN
AJ



40 20 10 0 40

SCALE: 1" = 40'

LEGEND

GRADING PLAN	
PROPERTY LINE	
PROP ONSITE ASPHALT PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	
PROP SPOT ELEVATION	99.99
EX STORM SEWER	
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	
PROP STORM MANHOLE	
RIDGE LINE	
SWALE LINE	

PAVING AND GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
3. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
4. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
6. MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FDOT OR OTHER PROJECT SPECIFICATIONS.
7. RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

STORM DRAINAGE NOTES

A. GENERAL:

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B". LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2648 AND AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

C. INSTALLATION:

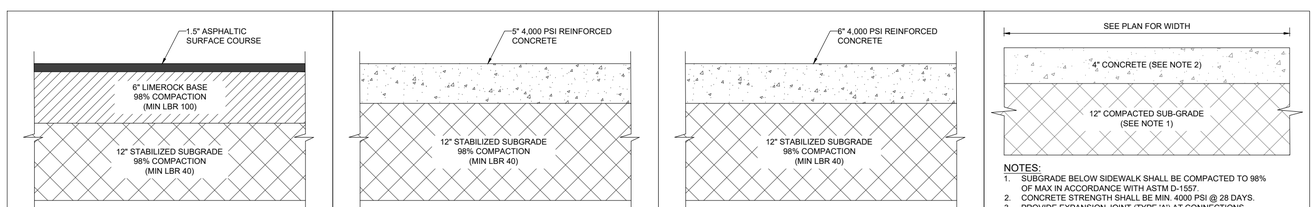
1. PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
2. BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURES SPECIFICATIONS OR AHJ SPECIFICATIONS IF A PUBLIC PIPE.

D. CONNECTIONS TO EXISTING STORM STRUCTURES:

1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTIONS (AHJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
4. REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLERS SCOPE OF WORK.



*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 03/18/2026.

ONSITE ASPHALT PAVEMENT DETAIL
NOT TO SCALE

*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 03/18/2026.

STANDARD DUTY CONCRETE PAVEMENT DETAIL
NOT TO SCALE

*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY ECS FLORIDA, LLC, DATED 03/18/2026.

HEAVY DUTY CONCRETE PAVEMENT DETAIL
NOT TO SCALE

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
2. CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
3. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
4. PROVIDE FIBROUS JOINTS 20' O.C.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

GENERAL NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
4. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
6. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

DATUM NOTE

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 / FLORIDA STATE PLANE COORDINATE SYSTEM, FL-EAST PROJECTION, (US FT) WITH THE SOUTH BOUNDARY OF LOT O, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF S88°26'53"W.

FEMA NOTE

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 110 OF 750, MAP NUMBER 12095C0110H, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 24, 2021.

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

2

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REVISIONS

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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DATE:	10/02/2025
CAD I.D.:	P-CIVL-GRAD

PROJECT:

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FOR

RYAN

PROPOSED DEVELOPMENT

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APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

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Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida
Serial Number=MA5250925435187, E=Ryan.Hileman@bohler.com
Date: 2026.03.24 08:23:52-04'00'

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SHEET TITLE:

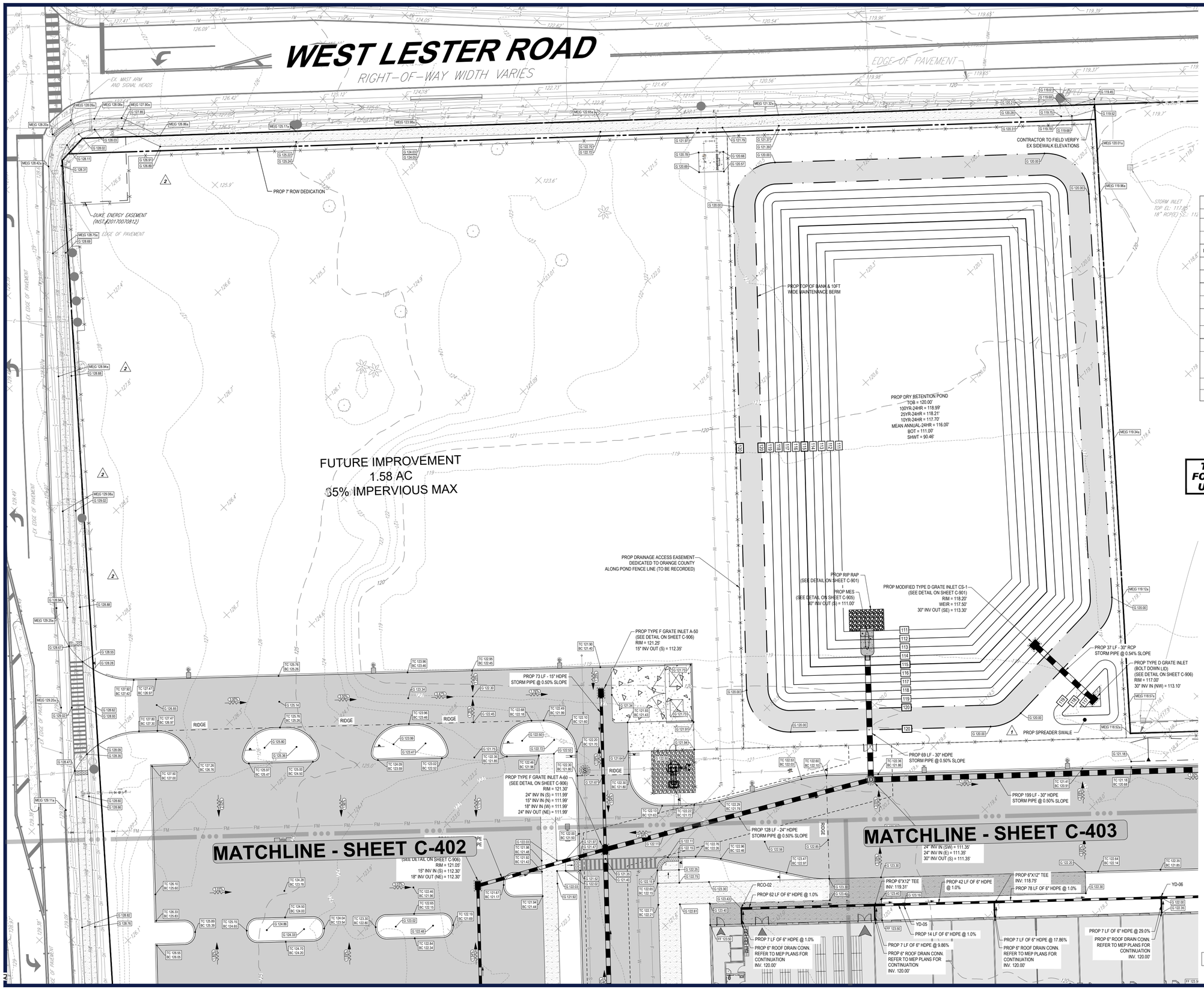
OVERALL PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-400

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-FLD250048.00.0A----LAYOUT: C-400 OVERALL PG&D PLAN
AJ



LEGEND

GRADING PLAN

PROPERTY LINE	
PROP ONSITE ASPHALT PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	
PROP SPOT ELEVATION	X 35.35
EX STORM SEWER	
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	
PROP STORM MANHOLE	
RIDGE LINE	
SWALE LINE	

SCALE: 1" = 20'

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

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SHEET TITLE:

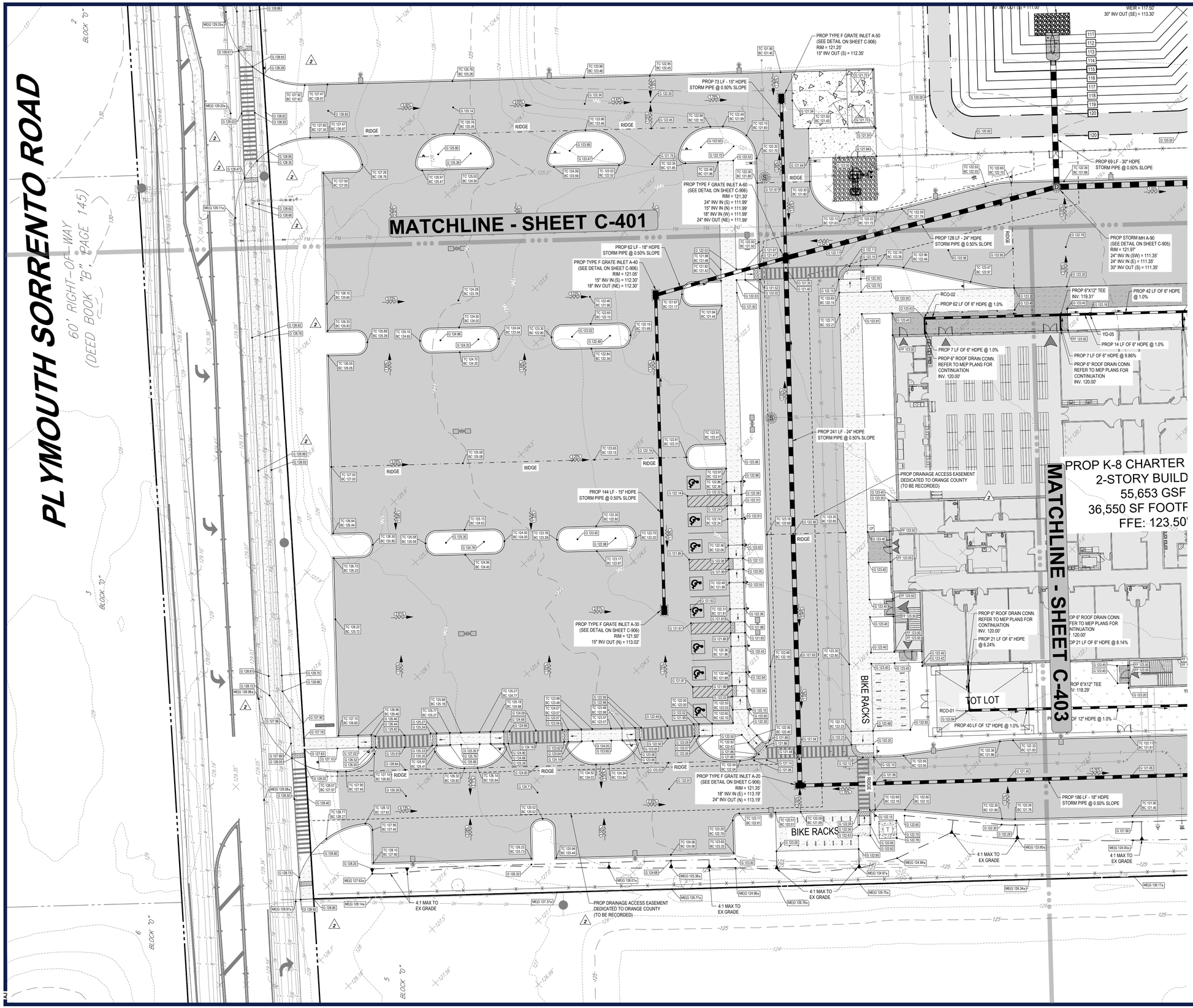
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLANSETS\CIVIL SITE PLANS\P-CIVL-GRAD-FLD250048.00.0A-----LAYOUT: C-401 PG&D PLAN
AJ



LEGEND

GRADING PLAN

PROPERTY LINE	
PROP ONSITE ASPHALT PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	
PROP SPOT ELEVATION	39.50
EX STORM SEWER	
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	
PROP STORM MANHOLE	
RIDGE LINE	
SWALE LINE	

ROOF DRAIN CLEANOUT SCHEDULE

RCO-01
RIM ELEV = AT GRADE
INV = 118.69'

RCO-02
RIM ELEV = AT GRADE
INV = 119.93'

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SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-402

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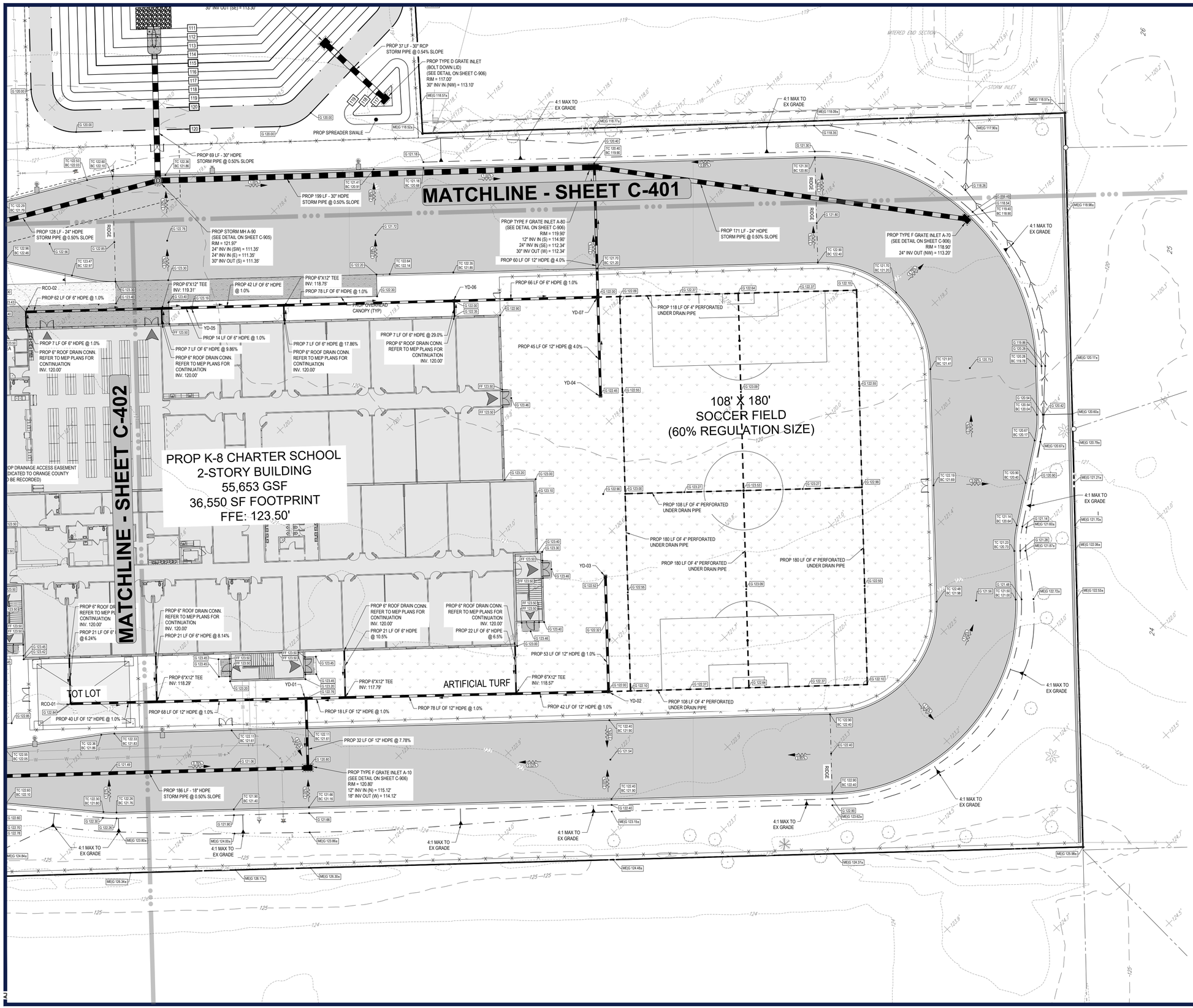
AJ



SCALE: 1" = 20'

LEGEND

GRADING PLAN

PROPERTY LINE	
PROP ONSITE ASPHALT PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP STANDARD DUTY CONCRETE PAVEMENT	
PROP HEAVY DUTY CONCRETE PAVEMENT	
PROP SPOT ELEVATION	G 38.90
EX STORM SEWER	
PROP STORM SEWER	
PROP GRATE INLET	
PROP STORM CLEANOUT	
PROP STORM MANHOLE	
RIDGE LINE	
SWALE LINE	

YARD DRAIN SCHEDULE

YD-01
RIM ELEV = 122.76'
INV = 117.61'

YD-02
RIM ELEV = 122.00'
INV = 118.99'

YD-03
RIM ELEV = 122.52'
INV = 119.52'

YD-04
RIM ELEV = 122.45'
INV = 119.10'

YD-05
RIM ELEV = 123.19'
INV = 119.17'

YD-06
RIM ELEV = 122.00'
INV = 117.97'

YD-07
RIM ELEV = 122.00'
INV = 117.30'

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ORANGE COUNTY PERMIT:25-E-354

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-GRAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2580
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rural Hileman, O=BOHLER ENGINEERING FL LLC, L=Boca Raton, S=Florida, 2.5.4.5=RA-NUMBER=MA5202508294531B7, C=US
Date: 2026.03.24 08:24:18-04'00'

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SHEET TITLE:

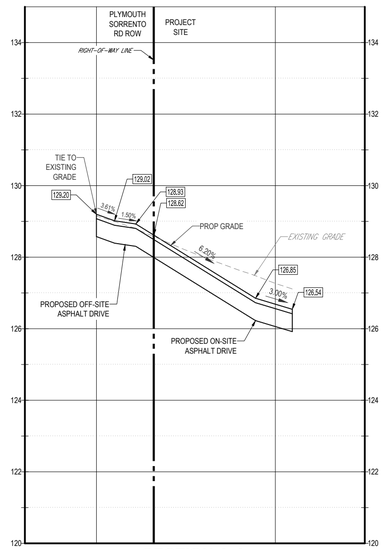
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-403

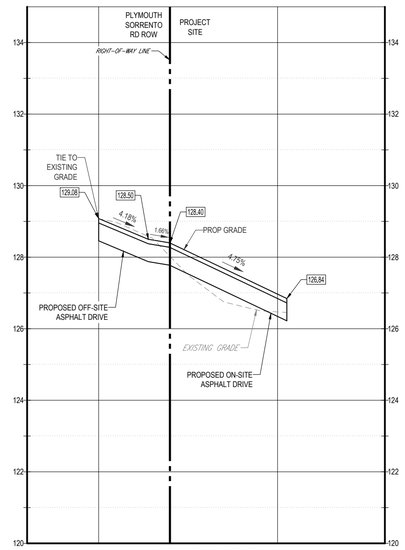
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-FLD250048.00.0A----\LAYOUT C-403 PG3D PLAN
AJ



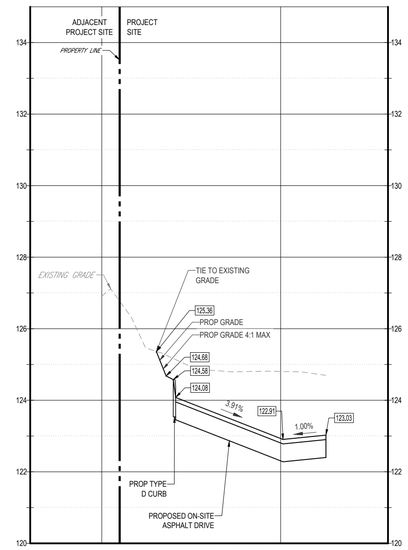
SECTION A-A

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



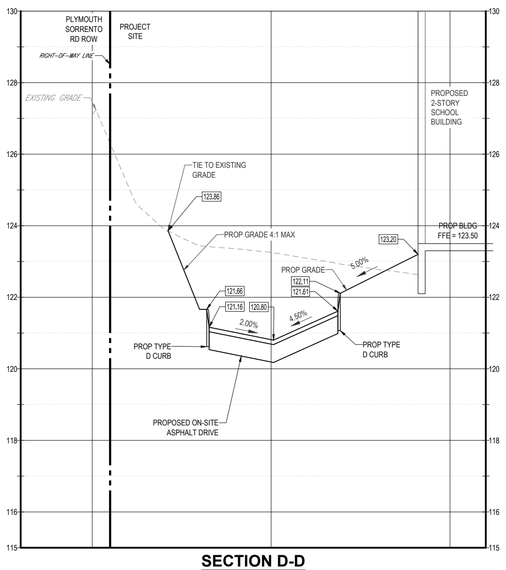
SECTION B-B

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



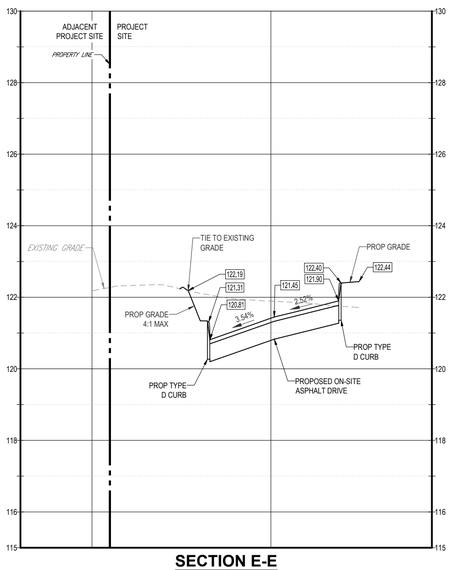
SECTION C-C

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



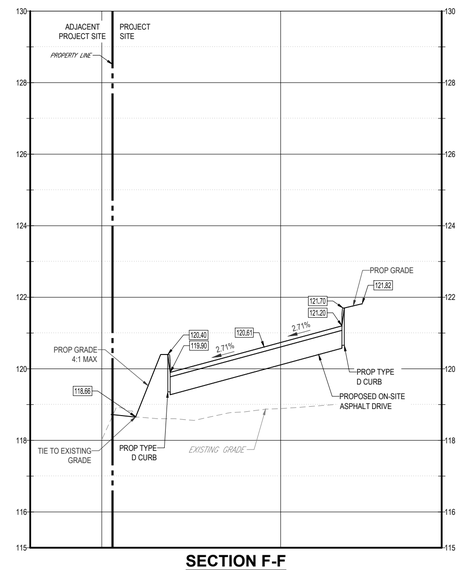
SECTION D-D

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



SECTION E-E

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



SECTION F-F

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

NOTE:
1. **REFER TO SHEET C-400 FOR SECTION LOCATION**
2. **SEASONAL HIGH GROUNDWATER AT ELEVATION 90.46'**

2 ORANGE COUNTY PERMIT:25-E-354

NEW SHEET 1

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CAD I.D.:	P-CIVL-GRAD

PROJECT:

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Digitally signed by Ryan Hileman
DN: CN=Ryan Hileman, C=TBOHLER ENGINEERING FL, LLC, L=Brevard, Brevard County, S=Florida, SERIAL NUMBER=NAA52552625452187, E=Ryan.Hileman@bohler.com
Date: 2026.03.24 04:24:28-04'00'

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SHEET TITLE:

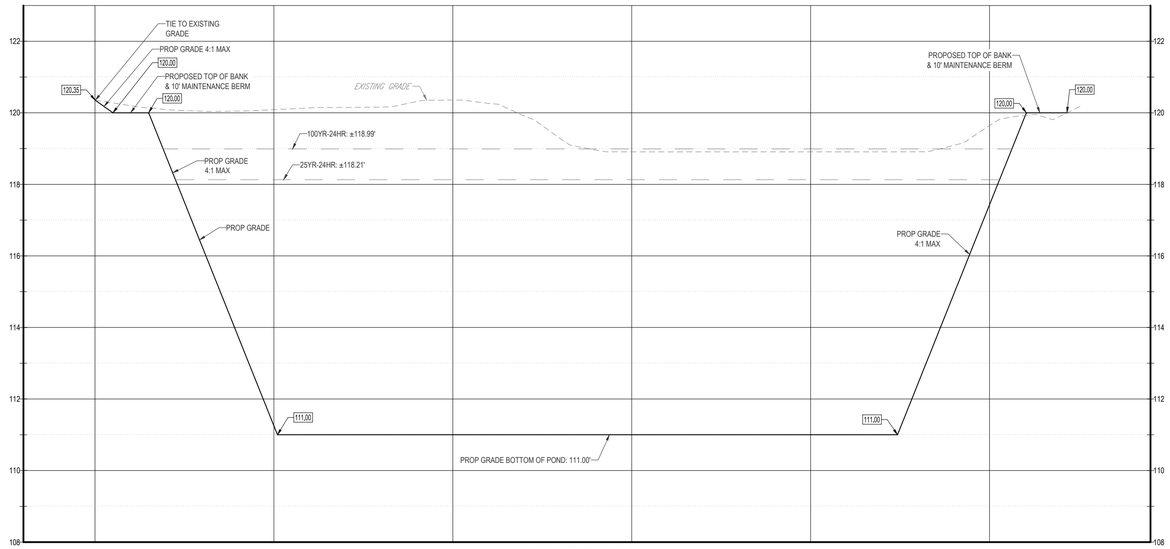
SITE CROSS SECTIONS

SHEET NUMBER:

C-404

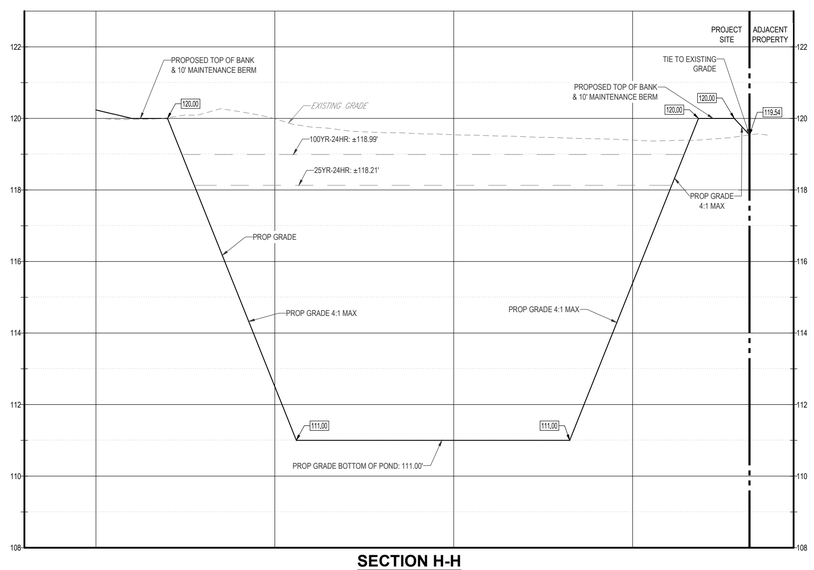
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-FLD250048.00.0A------3-LAYOUT: C-404 SITE CROSS SECTIONS



SECTION G-G

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



SECTION H-H

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

NOTE:
1. ***REFER TO SHEET C-400 FOR SECTION LOCATION***
2. ***SEASONAL HIGH GROUNDWATER AT ELEVATION 90.46'***

2 ORANGE COUNTY PERMIT:25-E-354

NEW SHEET 1

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-FLD250048.00.0A----3-LAYOUT: C-405 SITE CROSS SECTIONS

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SHEET TITLE:

SITE CROSS SECTIONS

SHEET NUMBER:

C-405

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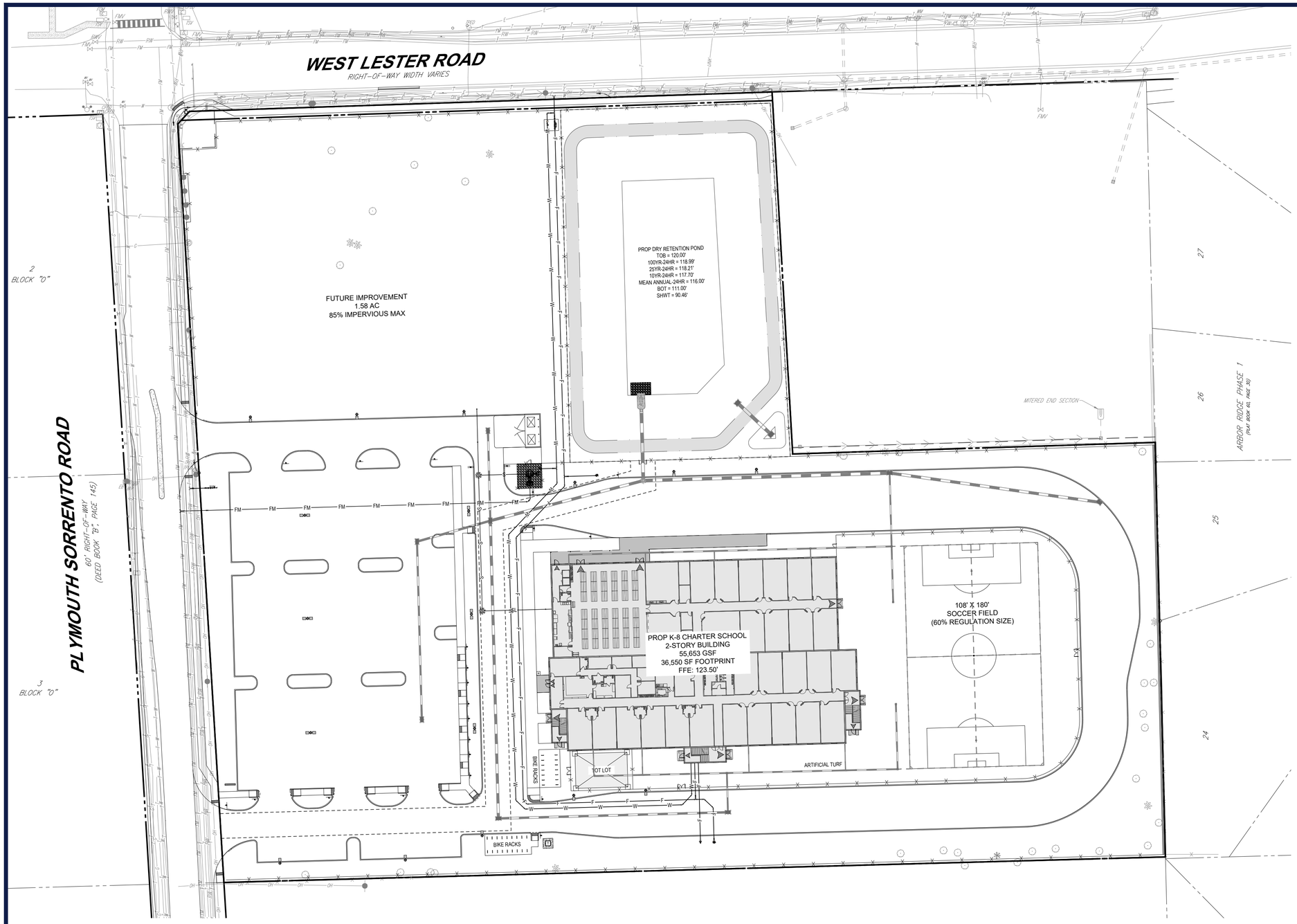

LEGEND

UTILITY PLAN	
EX. UNDERGROUND WATER LINE	W W
EX. UNDERGROUND RECLAIMED WATER LINE	RW RW
EX. UNDERGROUND ELECTRIC LINE	E E
EX. STORM SEWER	
EX. SANITARY SEWER MAIN	S S
EX. FORCE MAIN	FM FM
EX. GAS LINE	G G
EX. OVERHEAD LINE	OH OH
EX. SANITARY MANHOLE	S
PROP UNDERGROUND WATER LINE	
PROP UNDERGROUND RECLAIMED WATER LINE	RW RW
PROP UNDERGROUND ELECTRIC LINE	E E
PROP STORM SEWER	
PROP SANITARY SEWER MAIN	S S
PROP SANITARY FORCE MAIN	FM FM
PROP GAS LINE	G G
PROP OVERHEAD LINE	OH OH
PROP SANITARY MANHOLE	S
PROP SANITARY CLEANOUT	
PROP BACKFLOW PREVENTER	
PROP WATER METER	METER
PROP WATER VALVE	WV

GENERAL NOTE

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.
3. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
4. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
5. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
6. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO START OF CONSTRUCTION.

PRIVATE SANITARY SEWER NOTES

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO CAMERA EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CAMERA THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. ANY EXISTING SERVICES BEING DISRUPTED SHALL BE REPLACED AND RECOVERED.
4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED. THE BYPASS PUMP DESIGN IS OUTSIDE OF BOHLERS SCOPE OF WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AUTHORITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
6. CONTRACTOR MUST COORDINATE WITH UTILITY AUTHORITY(IES) AND PROPERTY OWNER(S) AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.

B. MATERIALS:

1. UNLESS OTHERWISE REQUIRED BY THE AHJ, ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE PER PLANS, AHJ SPECIFICATIONS, OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

C. INSTALLATION:

1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.'
   b. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE PER AHJ SPECIFICATIONS.
2. CLEANOUTS:
   a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04% FOR 6" PIPES AND 2.08% FOR 4" PIPES, UNLESS OTHERWISE ALLOWED BY THE AHJ.
   b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:

1. ALL TESTING SHALL CONFORM TO AHJ REQUIREMENTS UNLESS OTHERWISE NOTED

DATUM NOTE

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 / FLORIDA STATE PLANE COORDINATE SYSTEM, FL-EAST PROJECTION, (US FT) WITH THE SOUTH BOUNDARY OF LOT O, BLOCK 4, MAP OF PLYMOUTH, AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A GRID BEARING OF S88°26'53"W.

PRIVATE WATER DISTRIBUTION NOTES

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL PIPES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D2241 AND ASTM D3035 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING. IF THE PIPE MATERIAL SPECIFIED OR PROCURED BY THE GC IS NOT GOVERNED BY THE ASTM SPECIFICATIONS NOTED, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL MANUFACTURERS SPECIFICATIONS ARE ADHERED TO.
3. CONTRACTOR TO COORDINATE WITH UTILITY AUTHORITY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNLESS A GREATER CLEARANCE IS REQUIRED BY THE AHJ.

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SHEET TITLE:

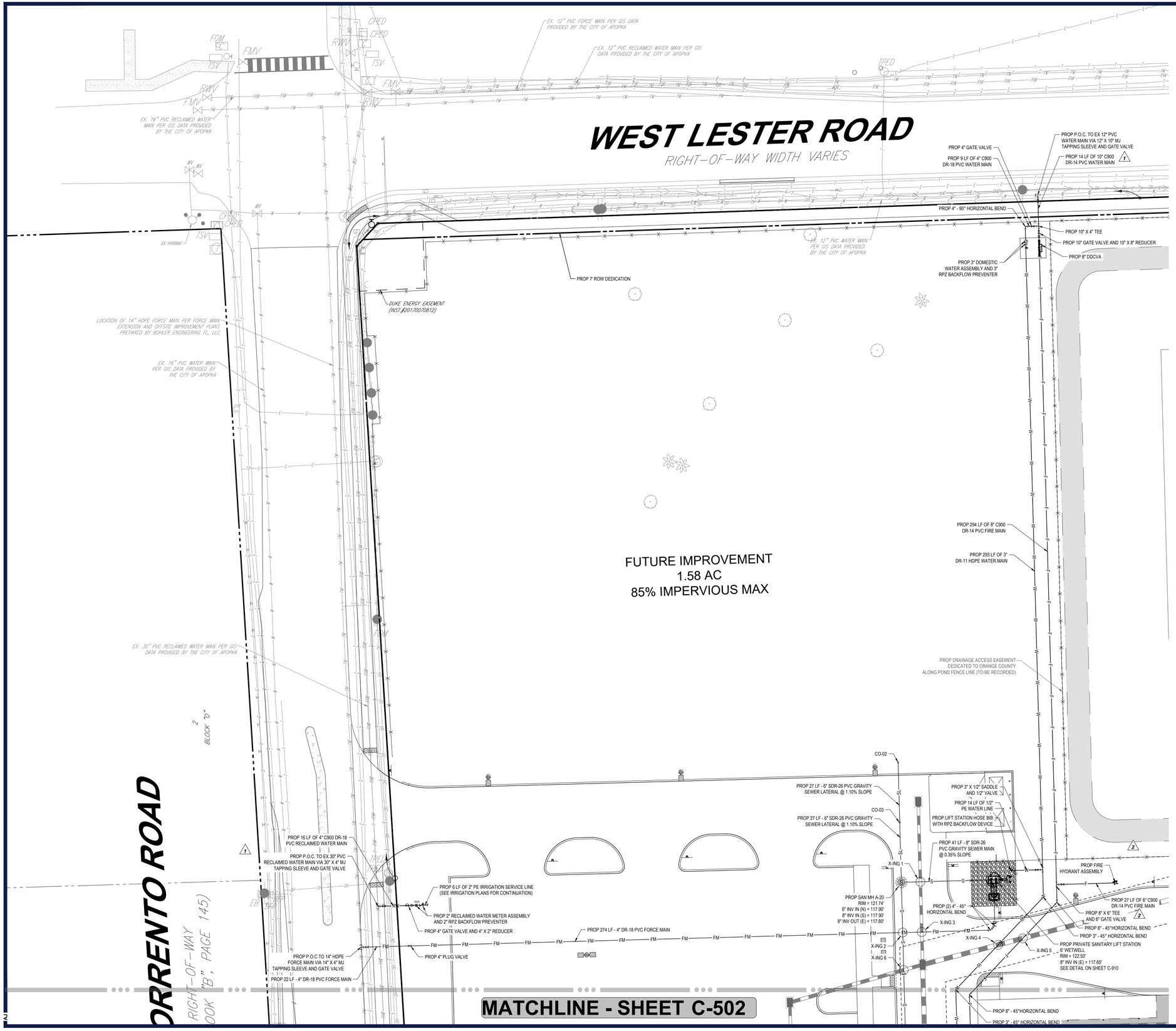
OVERALL UTILITY PLAN

SHEET NUMBER:

C-500

REVISION 3 - 03/23/2026

Mar 23, 2026
AJ
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-UTIL-FLD250048.00.0A----3-LAYOUT: C-500 OVERALL UTIL PLAN



20 10 5 0 20
SCALE: 1" = 20'

LEGEND

UTILITY PLAN

EX. UNDERGROUND WATER LINE	W
EX. UNDERGROUND RECLAIMED WATER LINE	RW
EX. UNDERGROUND ELECTRIC LINE	E
EX. STORM SEWER	
EX. SANITARY SEWER MAIN	S
EX. FORCE MAIN	FM
EX. GAS LINE	G
EX. OVERHEAD LINE	OH
EX. SANITARY MANHOLE	S
PROP UNDERGROUND WATER LINE	
PROP UNDERGROUND RECLAIMED WATER LINE	RW
PROP UNDERGROUND ELECTRIC LINE	E
PROP STORM SEWER	
PROP SANITARY SEWER MAIN	S
PROP SANITARY FORCE MAIN	FM
PROP GAS LINE	G
PROP OVERHEAD LINE	OH
PROP SANITARY MANHOLE	S
PROP SANITARY CLEANOUT	
PROP BACKFLOW PREVENTER	
PROP WATER METER	METER
PROP WATER VALVE	WV

SANITARY CLEANOUT SCHEDULE

CO-02
RIM ELEV = AT GRADE
INV = 118.50'

CO-03 (TRAFFIC RATED)
RIM ELEV = AT GRADE
INV = 118.20'

UTILITY CROSSING SCHEDULE

X-ING 1:
TOP UTILITY - 8" SANITARY
SANITARY BOTTOM = 117.74'
BOTTOM UTILITY - 15" STORM
STORM TOP = 113.61'

X-ING 2:
TOP UTILITY - 8" SANITARY
SANITARY BOTTOM = 117.95'
BOTTOM UTILITY - 4" FORCE MAIN
FORCE MAIN TOP = 116.98'

X-ING 3:
TOP UTILITY - 4" FORCE MAIN
FORCE MAIN BOTTOM = 118.09'
BOTTOM UTILITY - 15" STORM
STORM TOP = 113.50'

X-ING 4:
TOP UTILITY - 3" WATER
WATER BOTTOM = 118.85'
BOTTOM UTILITY - 24" STORM
STORM TOP = 114.07'

X-ING 5:
TOP UTILITY - 8" FIRE
FIRE BOTTOM = 118.37'
BOTTOM UTILITY - 24" STORM
STORM TOP = 114.01'

X-ING 6:
TOP UTILITY - 8" SANITARY
SANITARY BOTTOM = 118.01'
BOTTOM UTILITY - 18" STORM
STORM TOP = 113.74'

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-UTIL

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=US, O=Bohler Engineering, CN=RYAN KEITH HILEMAN, L=Orlando, S=Florida, E=rhileman@bohlerengineering.com, 2.5.4.5=8130101:f4a5202f52f5d5f61d5f1d5f8f
Date: 2026.03.24 04:24:58-04'00'

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SHEET TITLE:

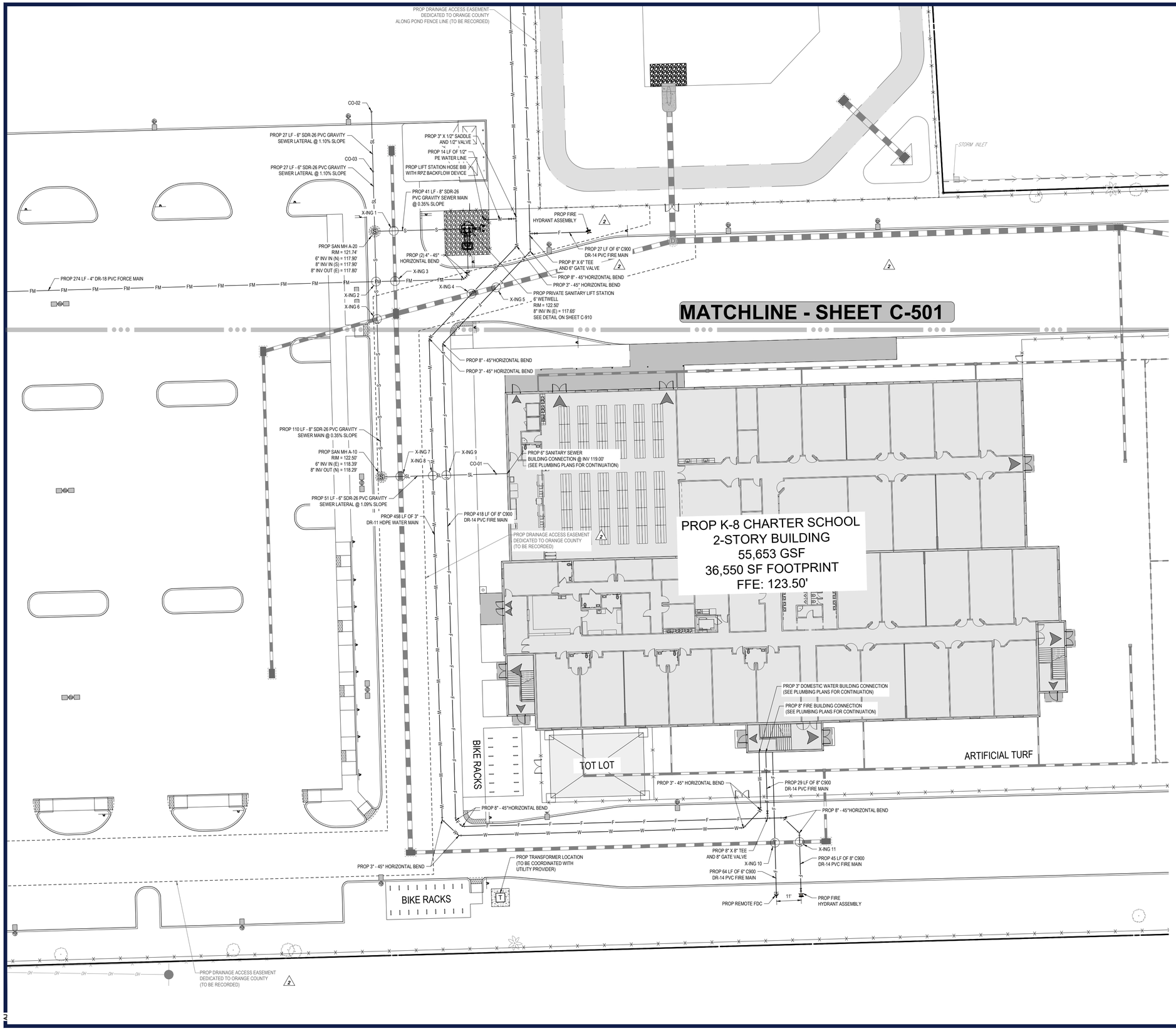
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\P-CIVL-UTIL-FLD250048.00.0A------LAYOUT: C-501 UTIL PLAN
AJ



LEGEND

UTILITY PLAN

EX. UNDERGROUND WATER LINE	W
EX. UNDERGROUND RECLAIMED WATER LINE	RW
EX. UNDERGROUND ELECTRIC LINE	E
EX. STORM SEWER	
EX. SANITARY SEWER MAIN	S
EX. FORCE MAIN	FM
EX. GAS LINE	G
EX. OVERHEAD LINE	OH
EX. SANITARY MANHOLE	S
PROP UNDERGROUND WATER LINE	
PROP UNDERGROUND RECLAIMED WATER LINE	RW
PROP UNDERGROUND ELECTRIC LINE	E
PROP STORM SEWER	
PROP SANITARY SEWER MAIN	S
PROP SANITARY FORCE MAIN	FM
PROP GAS LINE	G
PROP OVERHEAD LINE	OH
PROP SANITARY MANHOLE	S
PROP SANITARY CLEANOUT	
PROP BACKFLOW PREVENTER	
PROP WATER METER	METER
PROP WATER VALVE	WV

SANITARY CLEANOUT SCHEDULE

CO-01
RIM ELEV = AT GRADE
INV = 118.95'

UTILITY CROSSING SCHEDULE

X-ING 7:
TOP UTILITY - 6" SANITARY
SANITARY BOTTOM = 118.46'
BOTTOM UTILITY - 24" STORM
STORM TOP = 114.60'

X-ING 8:
TOP UTILITY - 6" SANITARY
SANITARY BOTTOM = 118.62'
BOTTOM UTILITY - 3" WATER
WATER TOP = 117.62'

X-ING 9:
TOP UTILITY - 6" SANITARY
SANITARY BOTTOM = 118.69'
BOTTOM UTILITY - 8" FIRE
FIRE TOP = 117.69'

X-ING 10:
TOP UTILITY - 6" FIRE
FIRE BOTTOM = 117.41'
BOTTOM UTILITY - 18" STORM
STORM TOP = 115.71'

X-ING 11:
TOP UTILITY - 8" FIRE
FIRE BOTTOM = 117.14'
BOTTOM UTILITY - 18" STORM
STORM TOP = 115.77'

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

2

ORANGE COUNTY PERMIT:25-E-354

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BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=US, O=Bohler Engineering, CN=RYAN HILEMAN, E=RHILEMAN@BOHLER.NET
Reason: I am the author of this document
Location: Orlando, FL
Date: 2026-03.24 14:25:07-04'00'

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SHEET TITLE:

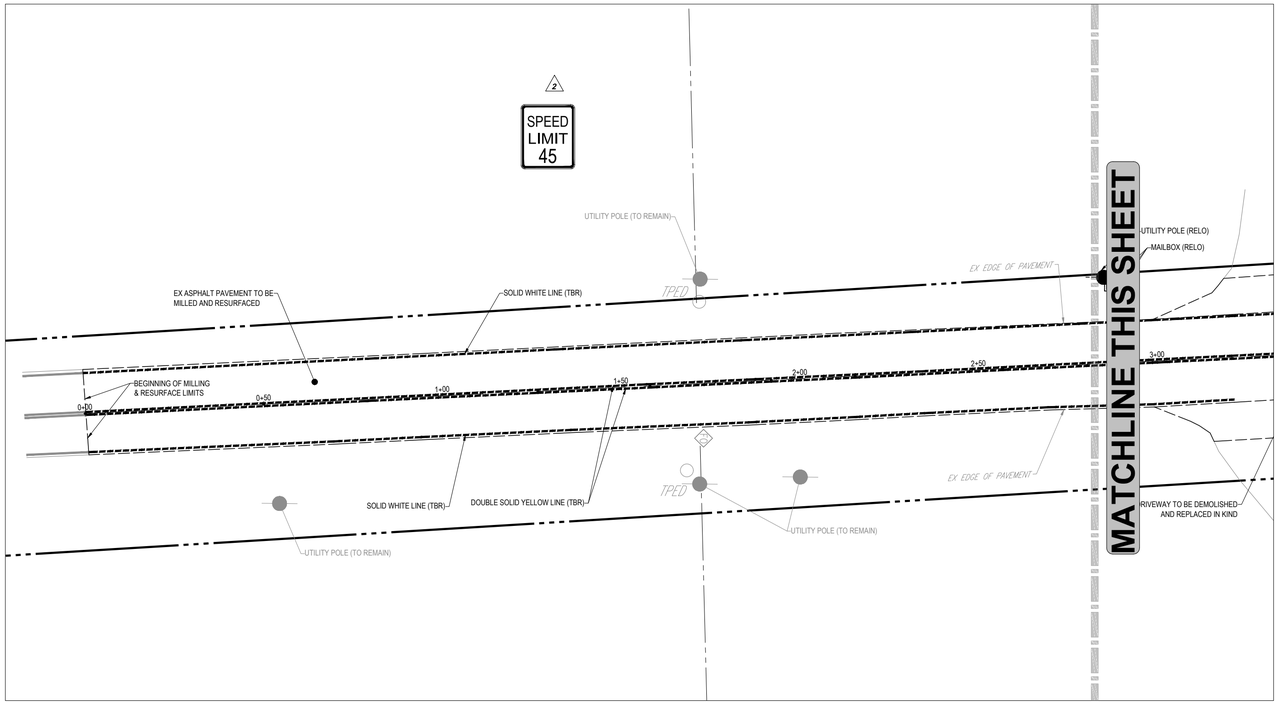
UTILITY PLAN

SHEET NUMBER:

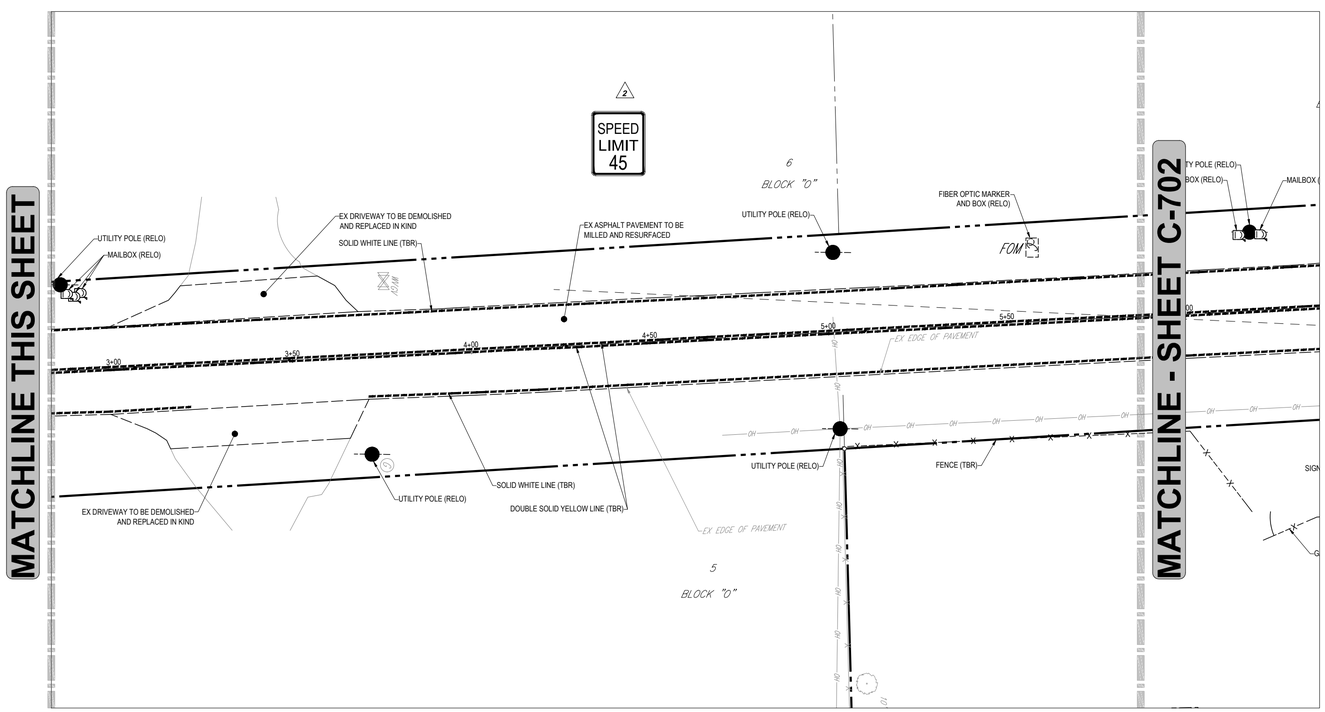
C-502

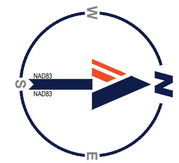
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-UTIL\FLD250048.00.0A----1-LAYOUT: C-502 UTIL PLAN
AJ



THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY





20 10 5 0 20

SCALE: 1" = 20'

DEMO	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
PARKING COUNT	
CONTOUR	170
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	SL
SANITARY MAIN	S
WATER LINE	W
ELECTRIC LINE	E
GAS LINE	G
OVERHEAD WIRE	OH
STORM SEWER	
HYDRANT	
SANITARY MANHOLE	S
STORM MANHOLE	D
WATER VALVE	WV
WATER METER	WM
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	
BUILDING TO BE REMOVED	
ASPHALT TO BE REMOVED	
DIRT ROAD TO BE REMOVED	
CONCRETE TO BE REMOVED	

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

CONTRACTOR NOTES:

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2. GC TO PROTECT ALL EXISTING UTILITIES WITHIN LOD. EOR SHALL NOT BE RESPONSIBLE FOR ANY UTILITIES WHICH ARE DAMAGED DURING CONSTRUCTION.
3. GC SHALL OBTAIN MAINTENANCE OF TRAFFIC PERMIT PRIOR TO START OF CONSTRUCTION.

RIGHT-OF-WAY NOTES:

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5. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT CONNECTION AND TIE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES

ORANGE COUNTY PERMIT:25-E-354

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CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

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FOR

RYAN

PROPOSED DEVELOPMENT

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APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

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Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER, cn=Ryan Hileman, 0.9.2342.19200300.100.1.1=RHILEMAN, 0.9.2342.19200300.100.1.1=Bohler_Ryan_Sunshine, 0.9.2342.19200300.100.1.1=RHILEMAN@BOHLER.COM, 0.9.2342.19200300.100.1.1=FLA20150829145837, 0.9.2342.19200300.100.1.1=C-Bohler
Date: 2026.03.24 06:25:16-04'00'

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SHEET TITLE:

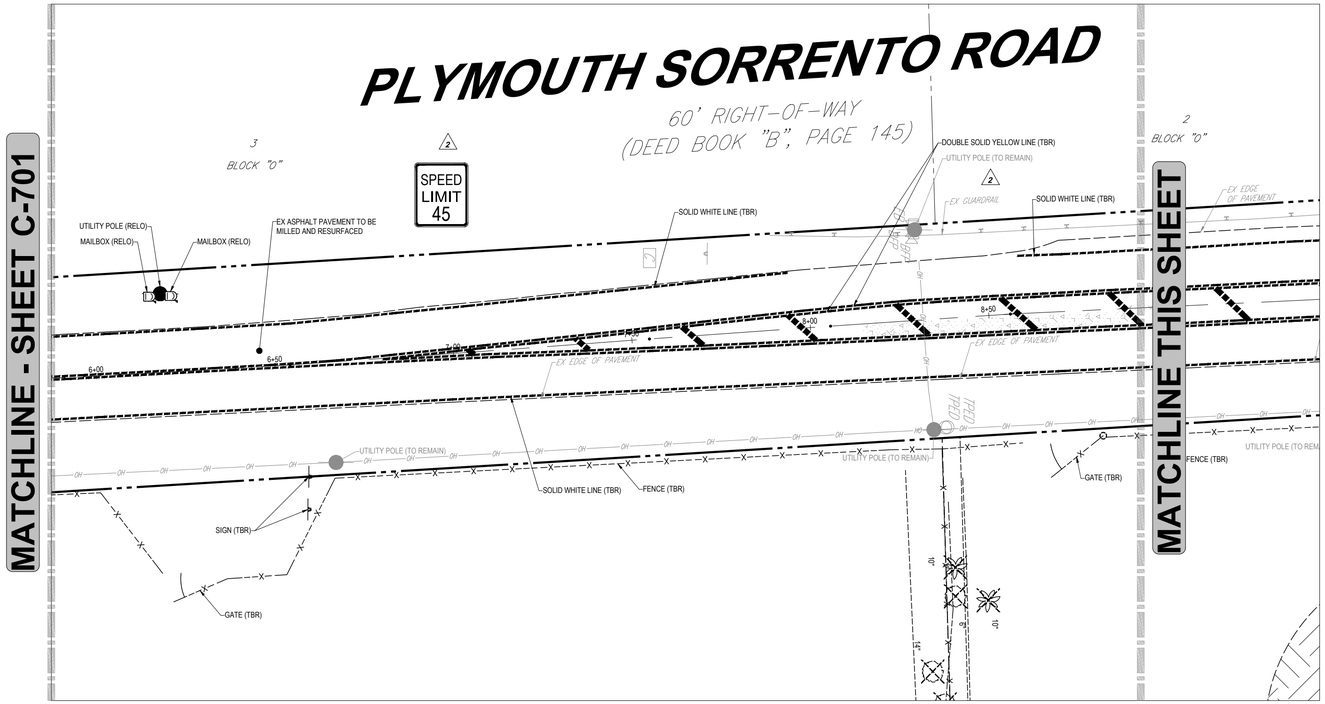
OFFSITE DEMOLITION PLAN

SHEET NUMBER:

C-701

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----->LAYOUT: C-701 OFFSITE DEMO
AJ



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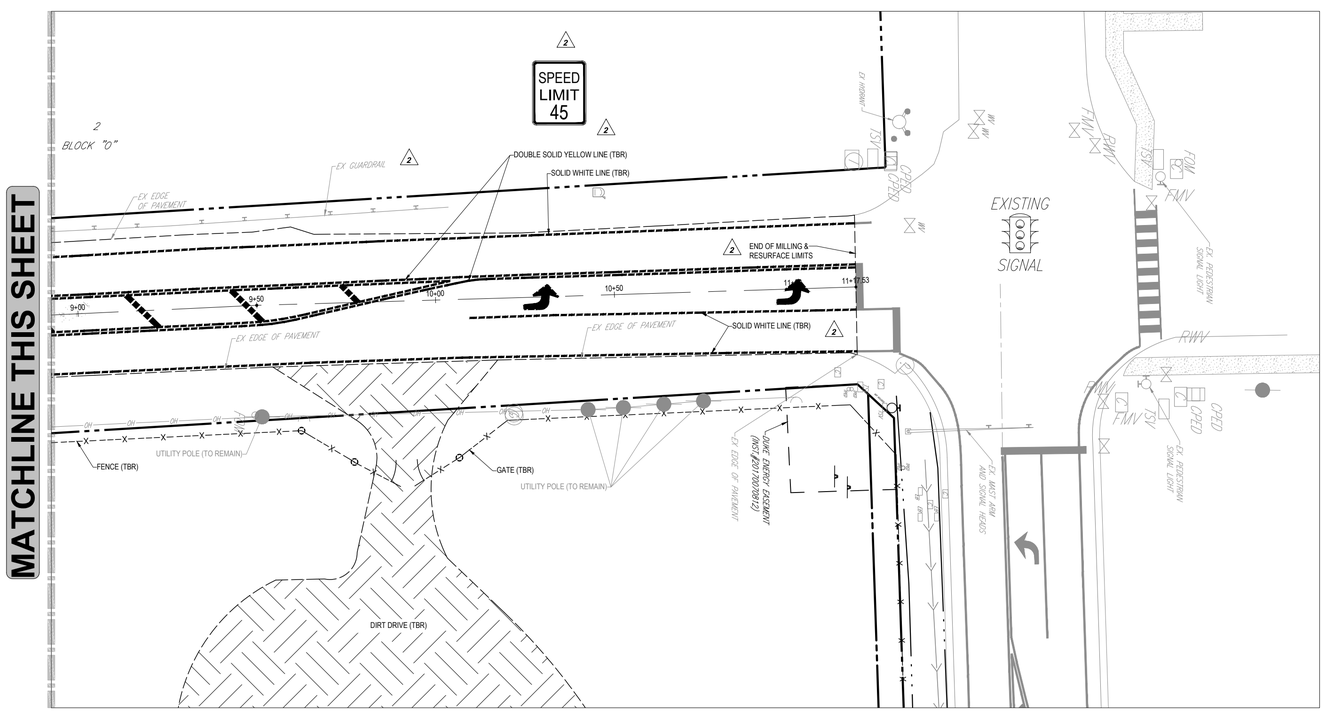

DEMO	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
PARKING COUNT	
CONTOUR	170
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	SL
SANITARY MAIN	S
WATER LINE	W
ELECTRIC LINE	E
GAS LINE	G
OVERHEAD WIRE	OH
STORM SEWER	
HYDRANT	
SANITARY MANHOLE	S
STORM MANHOLE	D
WATER VALVE	WV
WATER METER	WM
GAS VALVE	
TYPICAL END SECTION	
ENDWALL	
GRATE INLET	
CURB INLET	
CLEANOUT	
BUILDING TO BE REMOVED	
ASPHALT TO BE REMOVED	
DIRT ROAD TO BE REMOVED	
CONCRETE TO BE REMOVED	

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
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(TBR)	TO BE REMOVED
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(RELO)	TO BE RELOCATED

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5. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT CONNECTION AND TIE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES

2 **NEW SHEET** ORANGE COUNTY PERMIT:25-E-354

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RYAN

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Digitally signed by Ryan Hileman
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SHEET TITLE:

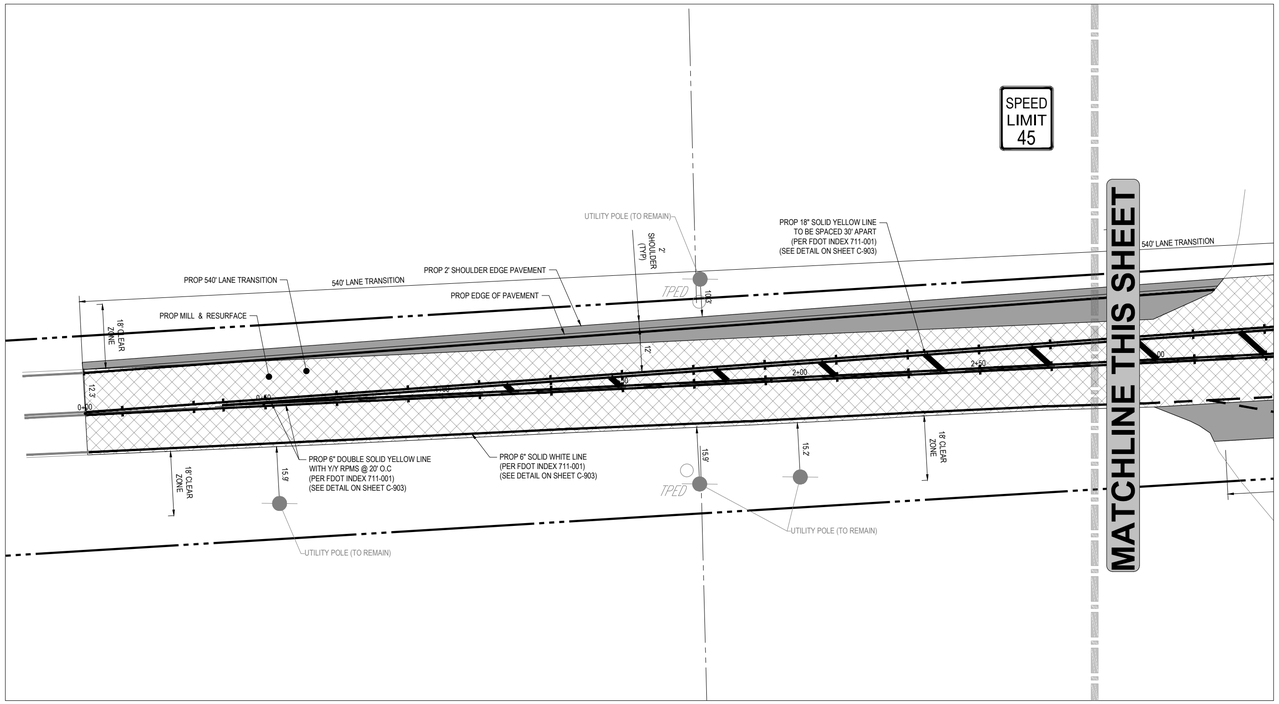
OFFSITE DEMOLITION PLAN

SHEET NUMBER:

C-702

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A------LAYOUT C-702 OFFSITE DEMO



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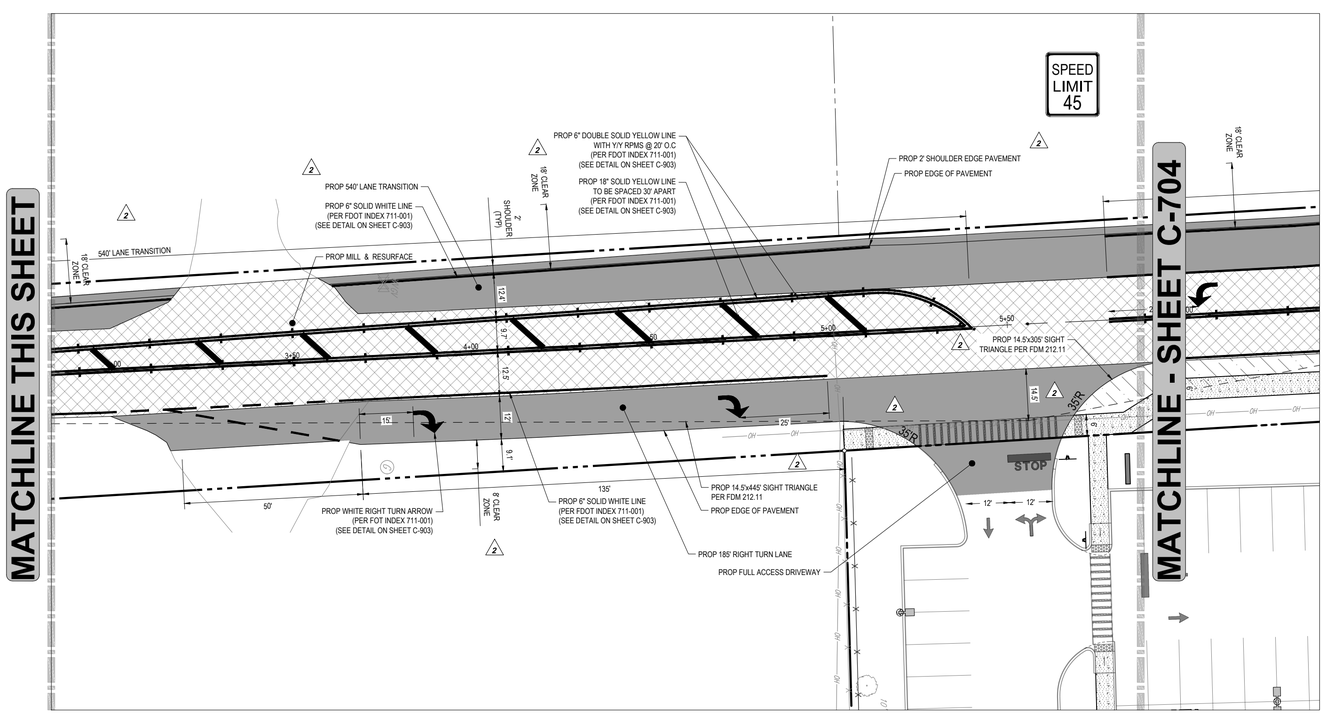

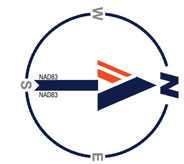

20 10 5 0 20
SCALE: 1" = 20'

LEGEND

SITE PLAN

EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP 2" DEPTH MILL, OVERLAY, RE-STRIPE, & LEVELING COURSE	
PROP ORANGE COUNTY ROW ASPHALT PAVEMENT	
PROP CONCRETE PAVEMENT	
PROP CONCRETE SIDEWALK PAVEMENT	

CONTRACTOR NOTES:

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SITE NOTES:

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

NEW SHEET ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=US,o=Bohler Engineering, Inc.,cn=BOHLER ENGINEERING PL, LLC, l=Boca Raton, 2.5.4.5=FL, SERIALNUMBER=WA5202506254631ef7, c=US
Date: 2026.03.24 08:25:34-04'00'

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SHEET TITLE:

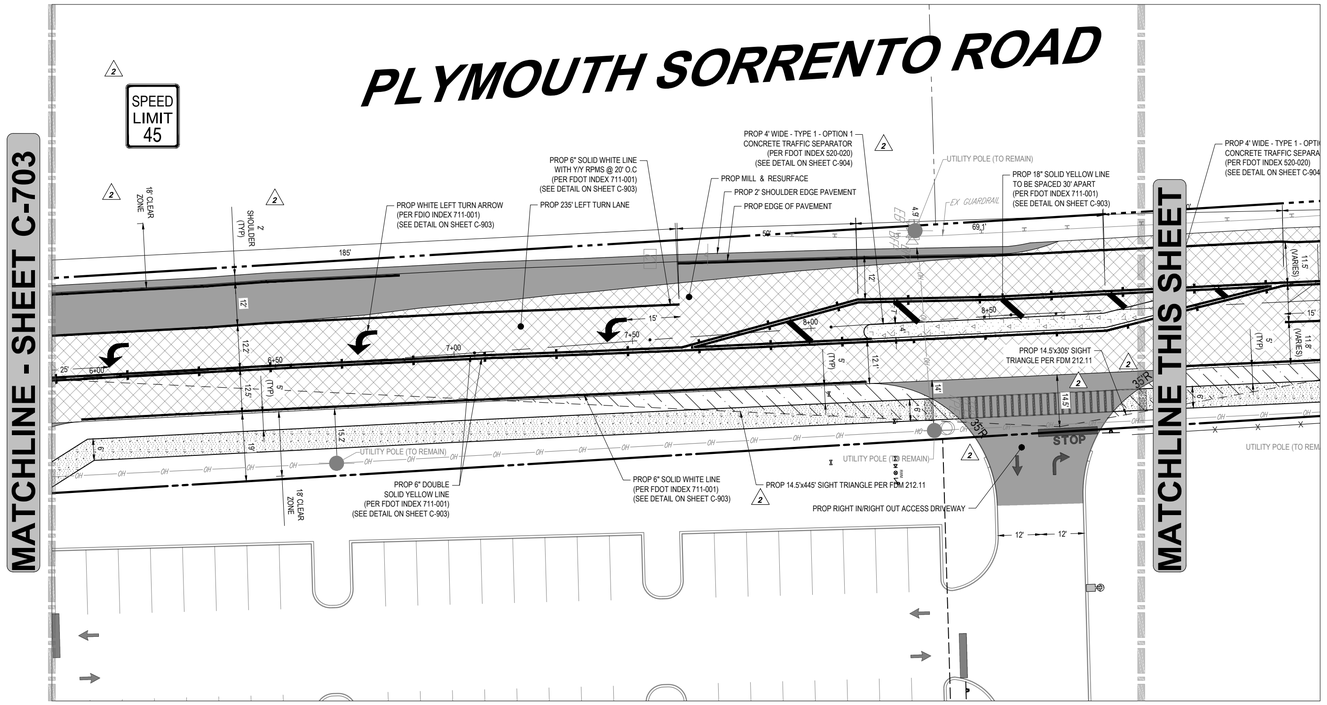
OFFSITE PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER:

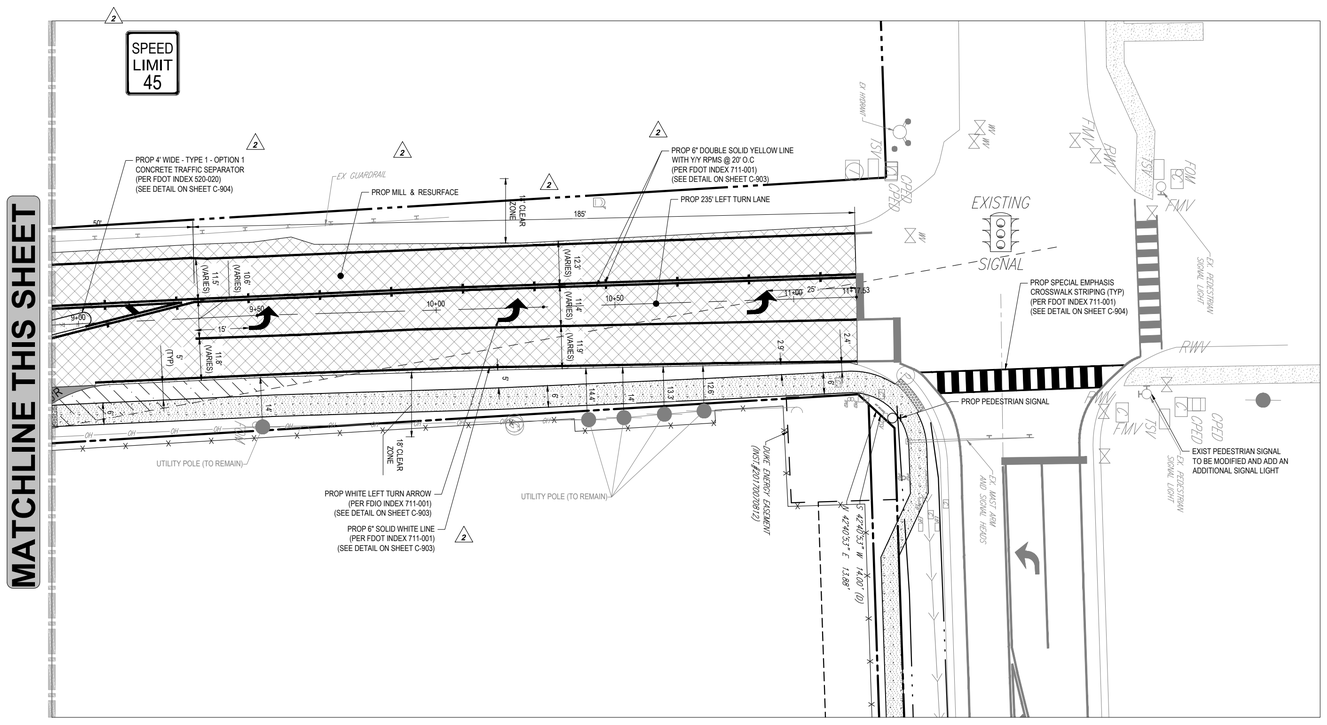
C-703

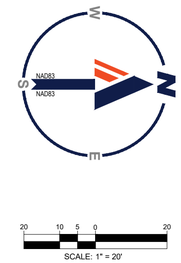
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----->LAYOUT: C-703 OFFSITE MARKING & SIGNAGE PLAN
AJ



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
PROP SIGN	
PROP BUILDING ENTRANCE	
PROP 2" DEPTH MILL, OVERLAY, RE-STRIPE, & LEVELING COURSE	
PROP ORANGE COUNTY ROW ASPHALT PAVEMENT	
PROP CONCRETE PAVEMENT	
PROP CONCRETE SIDEWALK PAVEMENT	

CONTRACTOR NOTES:

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2. GC TO PROTECT ALL EXISTING UTILITIES WITHIN LOD. EOR SHALL NOT BE RESPONSIBLE FOR ANY UTILITIES WHICH ARE DAMAGED DURING CONSTRUCTION.
3. GC SHALL OBTAIN MAINTENANCE OF TRAFFIC PERMIT PRIOR TO START OF CONSTRUCTION.

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SITE NOTES:

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

NEW SHEET ORANGE COUNTY PERMIT:25-E-354

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RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, O=Bohler, CN=RICHARD RYAN HILEMAN, E=rhileman@bohler.com, L=Orlando, S=Florida, SERIAL NUMBER=1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=Florida, Date: 2026.03.24 09:25:42-04'00'

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SHEET TITLE:

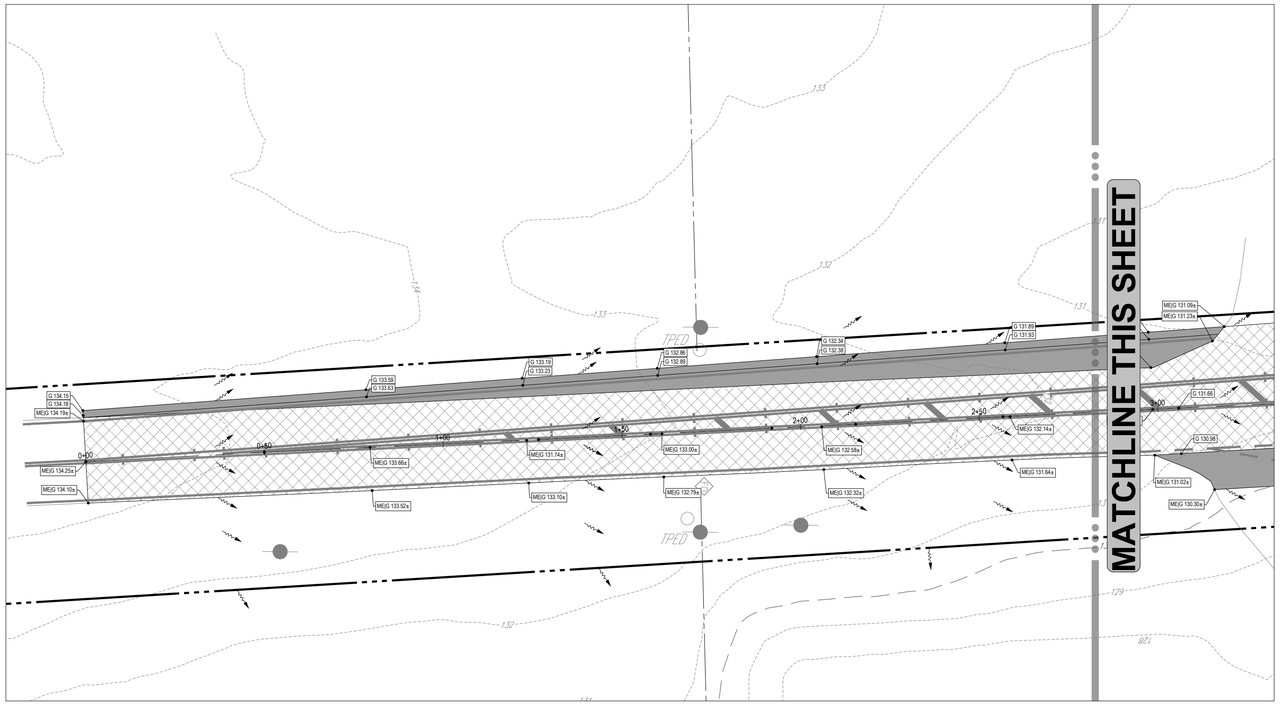
OFFSITE PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER:

C-704

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A------3-LAYOUT, C-704 OFFSITE MARKING & SIGNAGE PLAN
AJ



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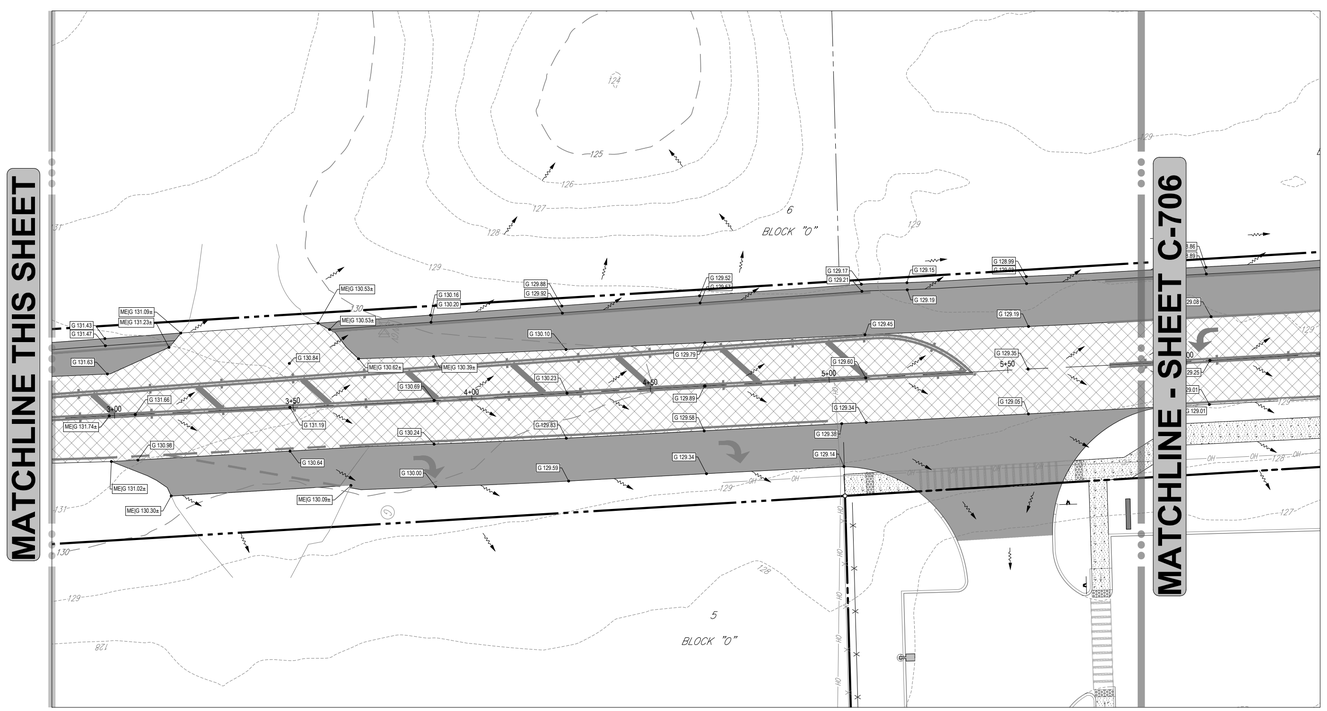

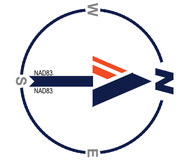

20 10 5 0 20

SCALE: 1" = 20'

LEGEND

SITE PLAN	
EX PROPERTY LINE	
EX ADJACENT PROPERTY LINE	
EX ROAD CENTERLINE	
PROP PROPERTY LINE	
PROP BUFFER	
PROP SETBACK	
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(2) **NEW SHEET** ORANGE COUNTY PERMIT:25-E-354

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RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, E=rhileman@bohler.com, O=BOHLER ENGINEERING PA, LLC, L=Boca Raton, S=Florida, 2.5.4.5=RUA:BER-HMA20250825463187, C=US
Date: 2026.03.24 06:25:50-04'00'

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SHEET TITLE:

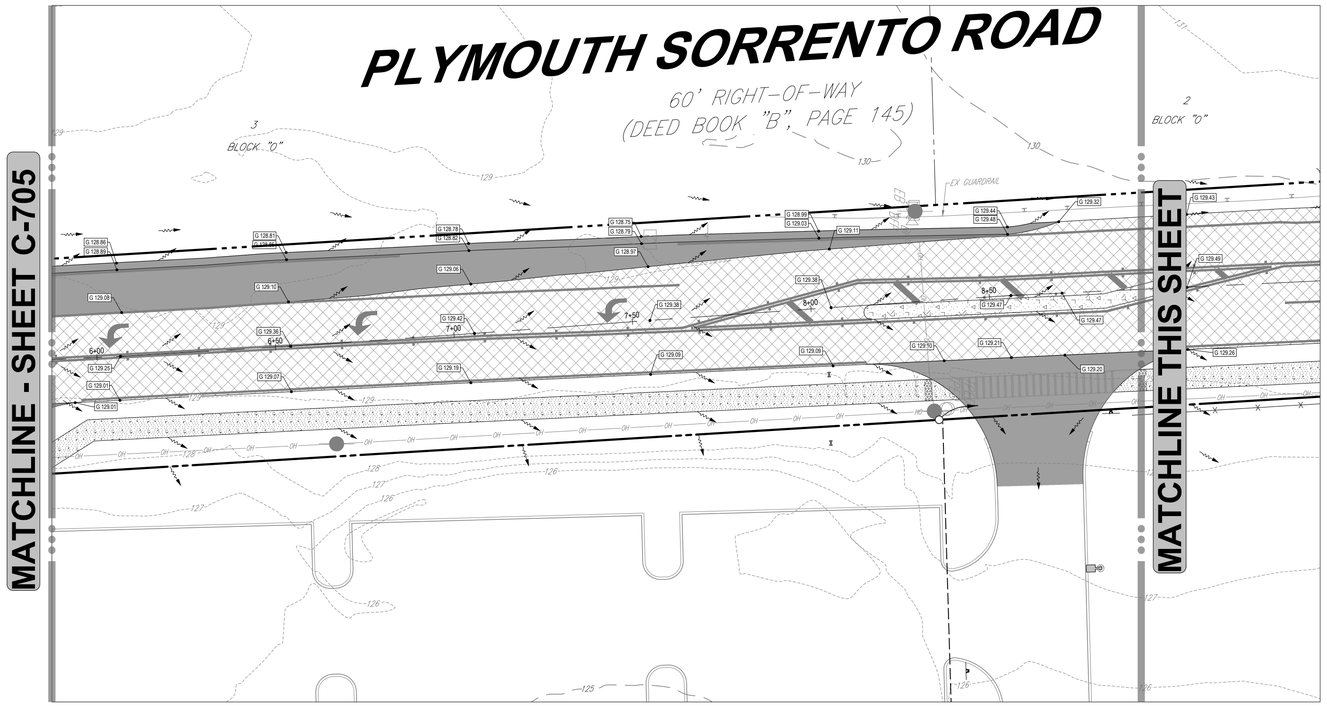
OFFSITE PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-705 (2)

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----->LAYOUT: C-705 OFFSITE PG&D PLAN
AJ



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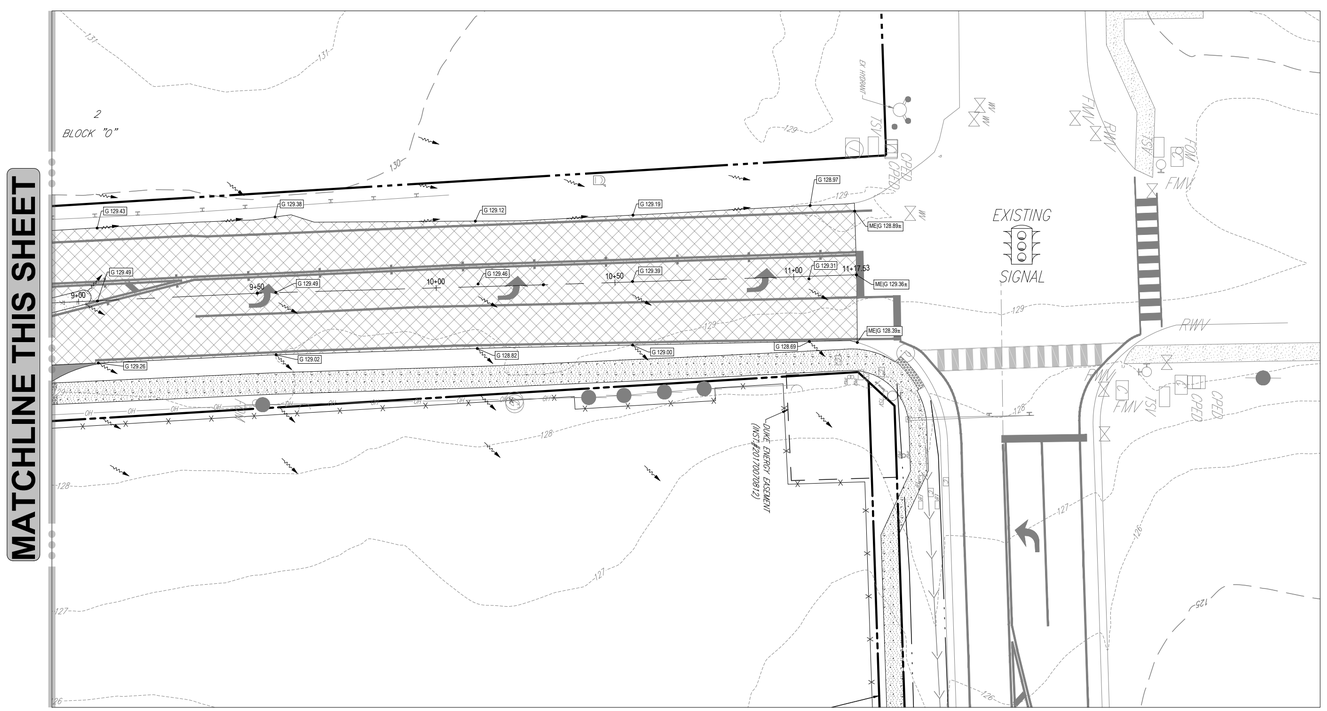

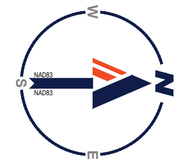

LEGEND

SITE PLAN	
EX PROPERTY LINE	
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RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER, ou=FLD63639, ENGINEERING FL, LLC, l=Winter Park, S=Florida, serialNumber=IA5202506294531B7, G=Keith
Date: 2026.03.24 08:25:57-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

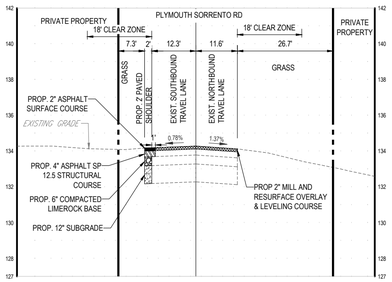
OFFSITE PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-706 (2)

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----->LAYOUT: C-706 OFFSITE ROAD PLAN
AJ



PLYMOUTH SORRENTO RD - CL
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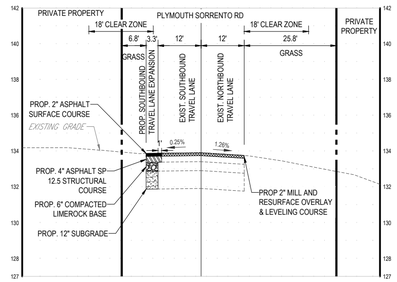

PLYMOUTH SORRENTO RD - CL
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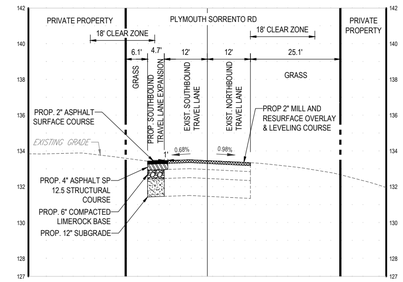

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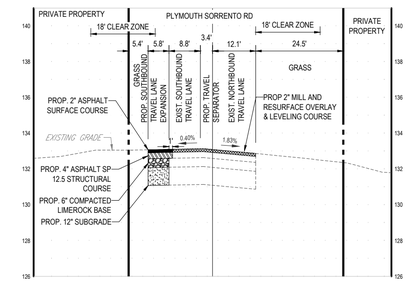

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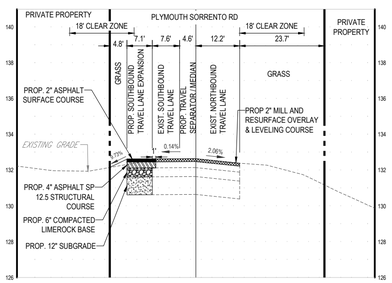

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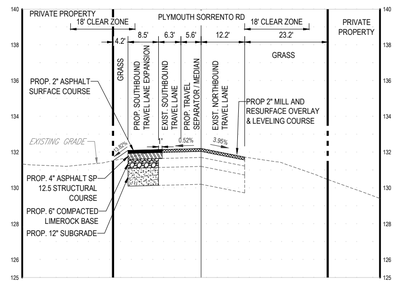

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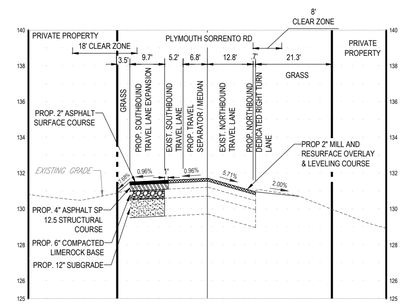

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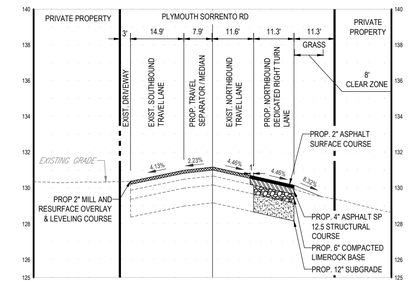

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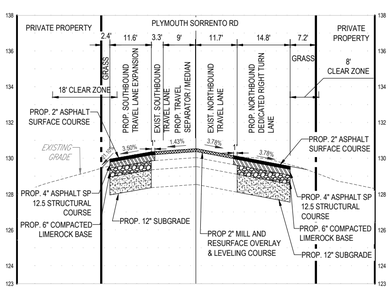

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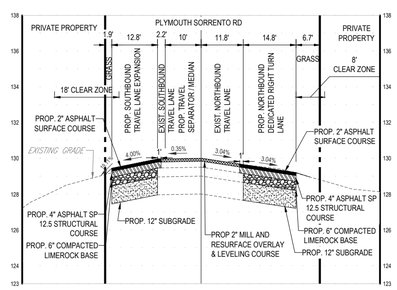

PLYMOUTH SORRENTO RD - CL
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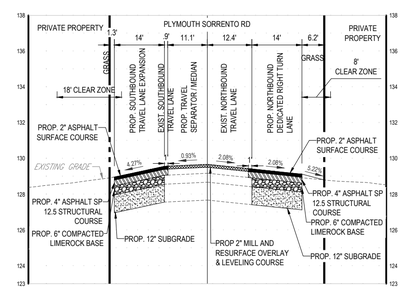

PLYMOUTH SORRENTO RD - CL
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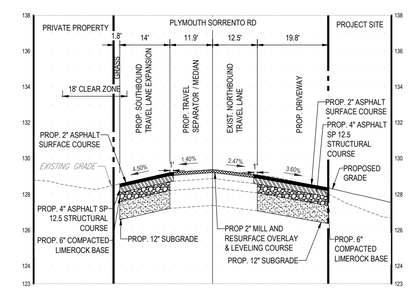

PLYMOUTH SORRENTO RD - CL
5+50.00

DATUM: NAVD88

SCALE:
HORIZONTAL 1' = 20'
VERTICAL 1" = 4'

2

NOTE:

- POSTED SPEED LIMIT ON PLYMOUTH SORRENTO ROAD IS 45 MPH
- GROUNDWATER WAS NOT ENCOUNTERED DURING ROAD CORING OBSERVATION. REFER TO "LETTER OF ROAD CORING OBSERVATIONS" BY ECS FOR FULL REPORT.

ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVIL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN, No. 83371, STATE OF FLORIDA, PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: CN=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, C=US
SERIAL NUMBER=MA0D0D9D9D4E0E87 ID=BBB
Date: 2026.03.24 08:26:04-04'00'

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SHEET TITLE:

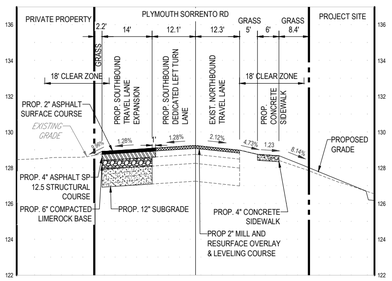
OFFSITE CROSS SECTIONS

SHEET NUMBER:

C-707 2

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\P-CIVL-ROAD-FLD250048.00.0A------LAYOUT: C-707 OFFSITE CROSS SECTIONS
AJ



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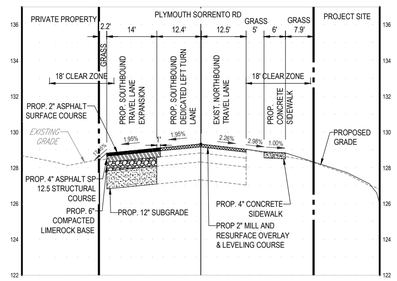

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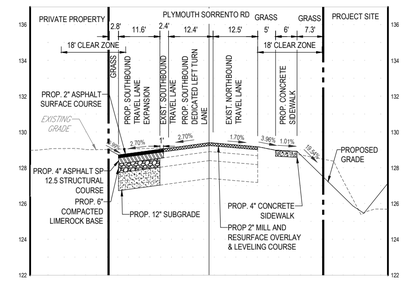

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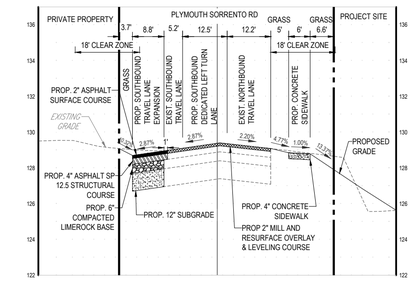

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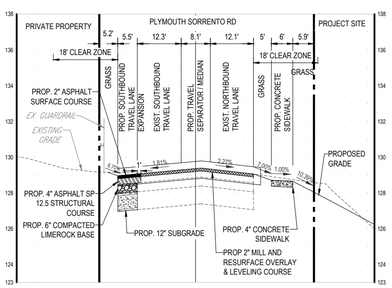

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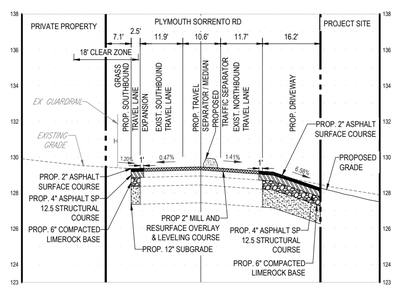

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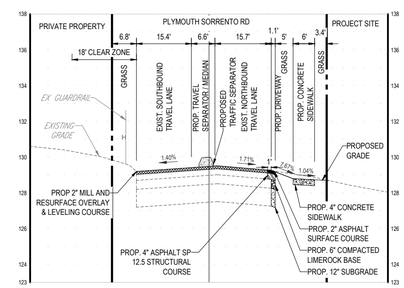

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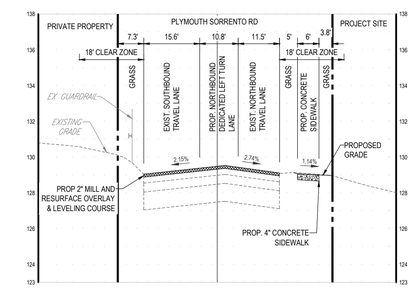

PLYMOUTH SORRENTO RD - CL
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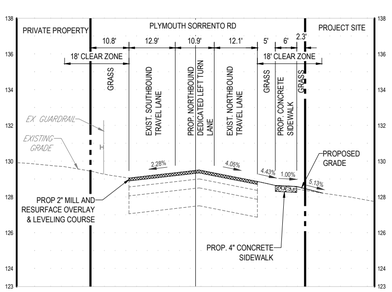

PLYMOUTH SORRENTO RD - CL
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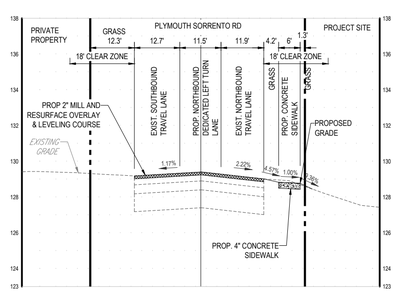

PLYMOUTH SORRENTO RD - CL
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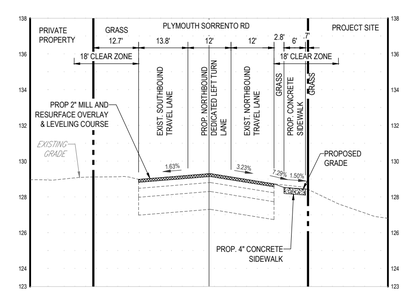

PLYMOUTH SORRENTO RD - CL
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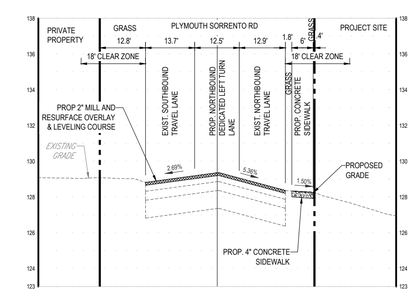

PLYMOUTH SORRENTO RD - CL
11+17.53

DATUM: NAVD88

SCALE:
HORIZONTAL 1' = 20'
VERTICAL 1" = 4'

2

NOTE:
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ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, o=Bohler Engineering, P.C., cn=RYAN KEITH HILEMAN, E=RHILEMAN@BOHLER.ENGINEERING.COM, 2.5.4.5=8202c0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0, 2.5.4.42=4f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.43=0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f
Date: 2026.03.24 08:26:11-04'00'

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SHEET TITLE:

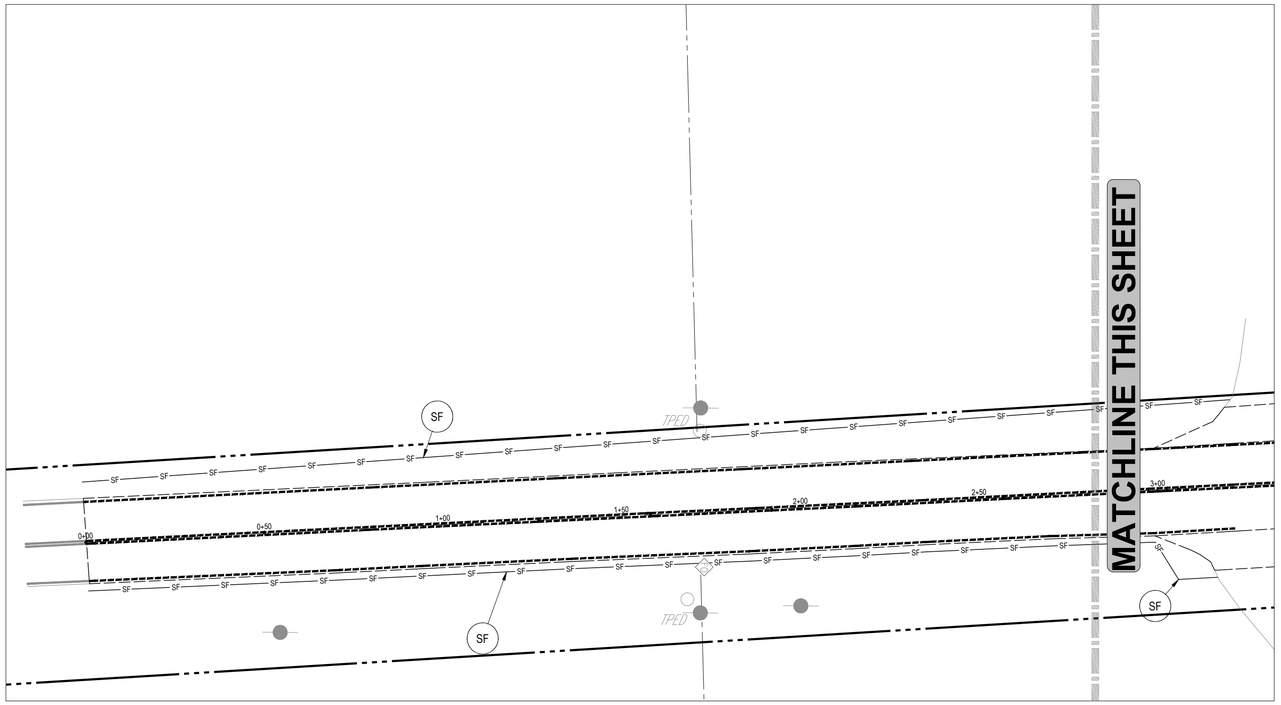
OFFSITE CROSS SECTIONS

SHEET NUMBER:

C-708 2

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SET\SC\VIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----->LAYOUT: C-708 OFFSITE CROSS SECTIONS
AJ

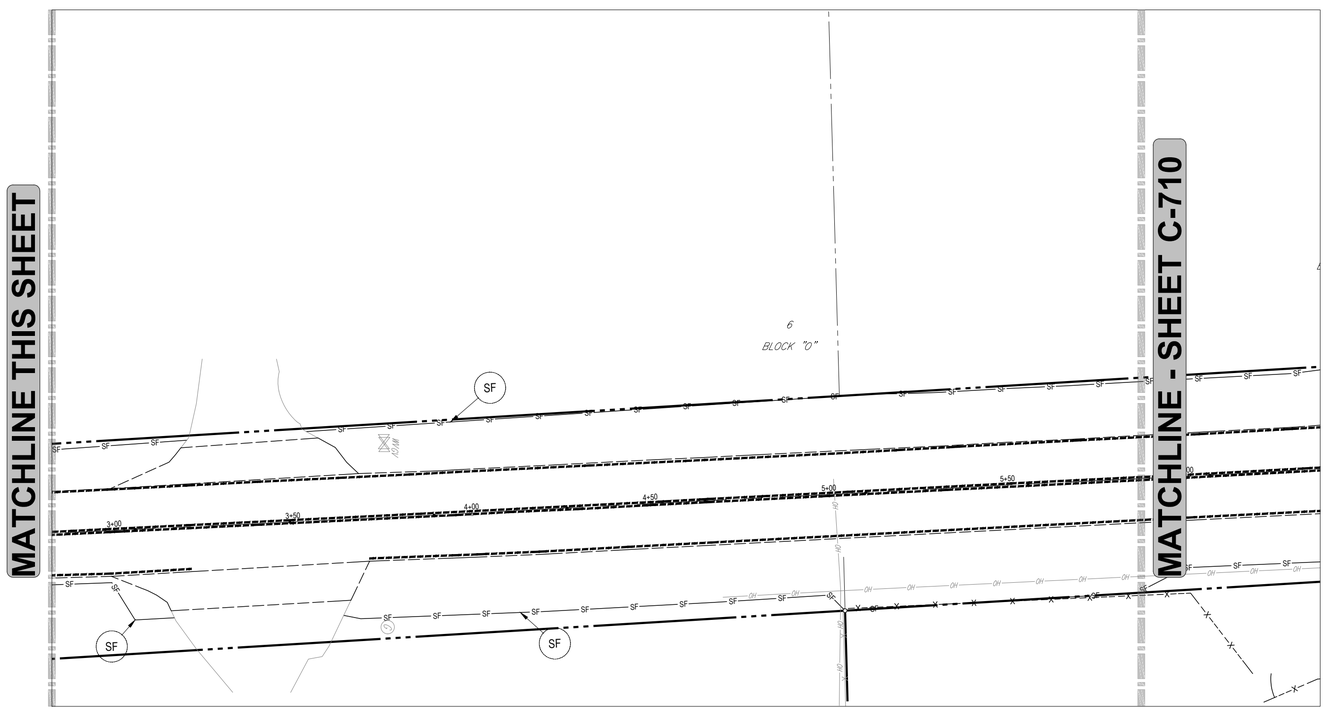


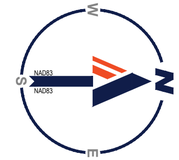
THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

KEYNOTES

(SF) SILT FENCE (SEE DETAIL ON SHEET C-711)





LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. OVERHEAD ELECTRIC	OH
EX. SPOT ELEVATION	x 5MA OR 5MA
EX. FORCE MAIN	M
EX. TELEPHONE LINE	T
EX. FENCE	X
PROP. SILT FENCE	SF
SOIL TRACKING PREVENTION MAT	
PROP. INLET PROTECTION	
EX. CONCRETE	

POLLUTION PREVENTION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. EROSION AND SEDIMENT CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
3. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
4. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
5. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
6. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
7. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
8. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
9. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

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2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
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UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMIT(S) AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
2. INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS, DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
3. INSTALL SF OUTLETS AT LOWPOINTS
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
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8. BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.
9. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
10. ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED, SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
    - a. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).
    - b. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS.
    - c. STABILIZE SOIL STOCKPILE.
13. DEMOBILIZE FROM SITE- CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

2 **NEW SHEET** ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER ENGINEERING, cn=BOHLER ENGINEERING FL, LLC, l=Winter Park/ou=Sunshine, email=RHILEMAN@BOHLER.COM, serialNumber=WA5202509294531B7, c=US
Date: 2026.03.24 08:26:22-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

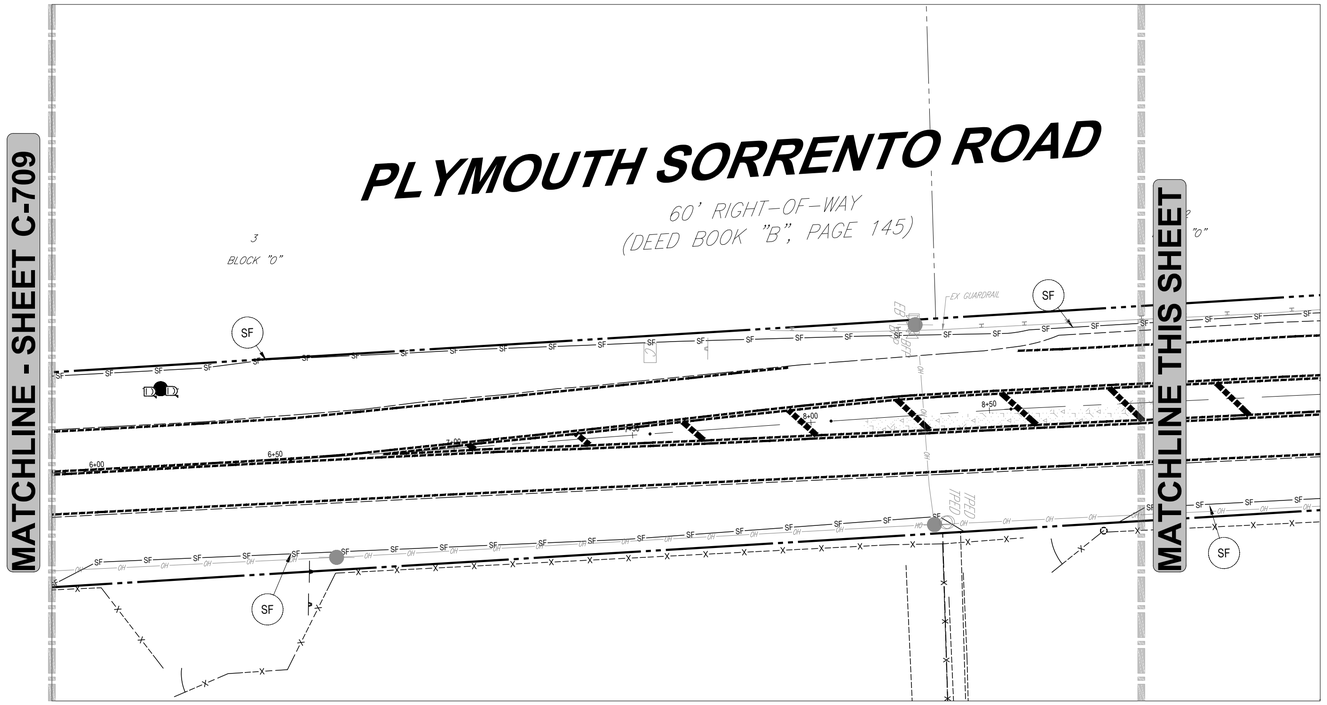
OFFSITE SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-709 2

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----LAYOUT: C-709 OFFSITE EROS
AJ

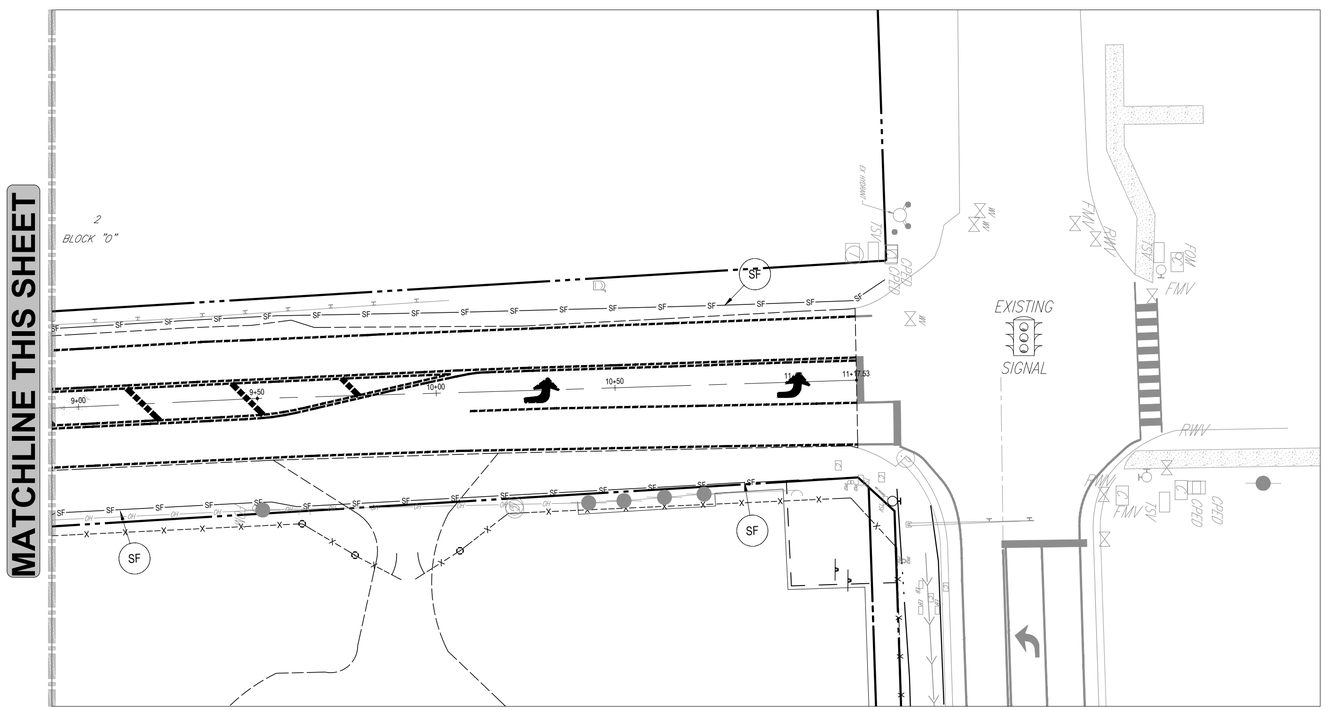


THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

KEYNOTES

SF SILT FENCE (SEE DETAIL ON SHEET C-711)



LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. OVERHEAD ELECTRIC	OH
EX. SPOT ELEVATION	x 5M4 OR 5M4
EX. FORCE MAIN	FM
EX. TELEPHONE LINE	T
EX. FENCE	X
PROP. SILT FENCE	SF
SOIL TRACKING PREVENTION MAT	
PROP. INLET PROTECTION	
EX. CONCRETE	

POLLUTION PREVENTION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
3. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
4. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
5. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
6. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
7. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
8. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
9. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

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2 **NEW SHEET** ORANGE COUNTY PERMIT:25-E-354

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

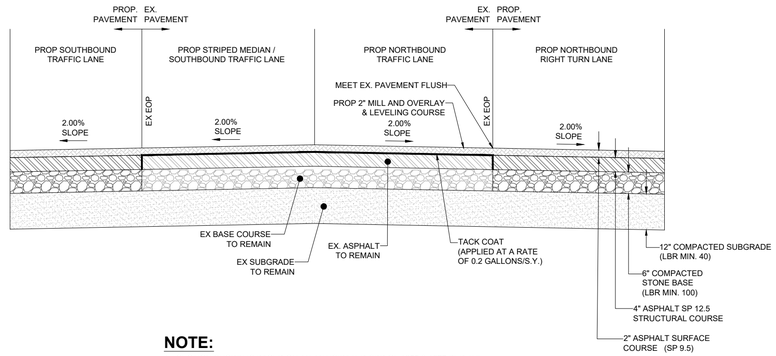
RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: c=US, o=BOHLER ENGINEERING, LLC, cn=Ryan Hileman, 0=Florida, 1.3.6.1.4.1.311.60.2.3=US, 2.5.4.15=Private Sector, 2.5.4.5=F053000007, 2.5.4.42=Ryan, 2.5.4.4=Hileman, 2.5.4.65=Engineering, 2.5.4.97=VOB-F053000007, 2.5.4.10=BOHLER ENGINEERING, LLC, 2.5.4.11=Engineering, 2.5.4.3=Ryan Hileman, 2.5.4.7=Orlando, 2.5.4.8=Florida, 2.5.4.9=135 West Central Blvd, 2.5.4.17=32801, 2.5.4.46=1.3.6.1.4.1.311.87.2.2=1.3.6.1.4.1.311.60.2.3=US+2.5.4.5=F053000007

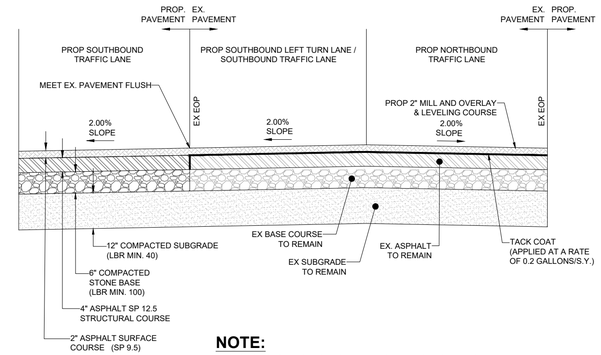


NOTE:

1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 1255 & 1277 PER THE PLYMOUTH SORRENTO RD IMPROVEMENTS PLANS PREPARED BY BOHLER ENGINEERING FL, LLC.

PLYMOUTH SORRENTO RD WIDENING - 4+00 TYPICAL SECTION

NOT TO SCALE



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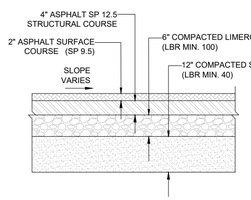
PLYMOUTH SORRENTO RD WIDENING - 6+00 TYPICAL SECTION

NOT TO SCALE



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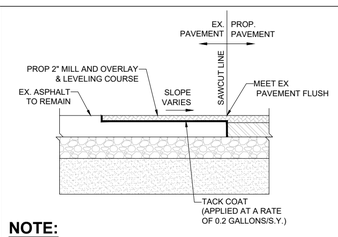
ORANGE COUNTY ROW ASPHALT PAVEMENT DETAIL

NOT TO SCALE

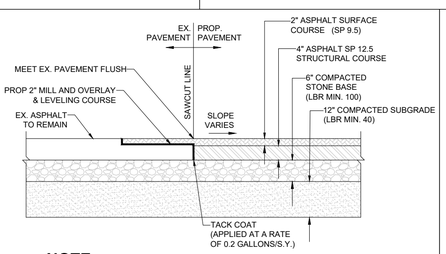


NOTE:

1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 1255 & 1277 PER THE PLYMOUTH SORRENTO RD IMPROVEMENTS PLANS PREPARED BY BOHLER ENGINEERING FL, LLC.

2" MILL & RESURFACE DETAIL

NOT TO SCALE



NOTE:

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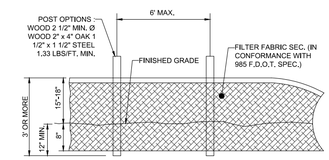
PAVEMENT WIDENING DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

2 **NEW SHEET** ORANGE COUNTY PERMIT:25-E-354

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-ROAD

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida, SERIALNUMBER=MA5202509254513187, C=US
Date: 2026.03.24 04:29:39-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

OFFSITE CONSTRUCTION DETAILS

SHEET NUMBER:

C-711 2

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ROAD-FLD250048.00.0A----LAYOUT: C-711 OFFSITE DETAILS
AJ

40 20 10 0 40

SCALE: 1" = 40'

LEGEND

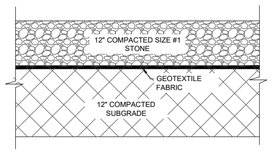
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY C/L	
EX. OVERHEAD ELECTRIC	OH OH OH
EX. STORM SEWER	
EX. SANITARY LINE	S S S
EX. FENCE	X X X
EX. SPOT ELEVATION	TC 5ℳ4 OB 5ℳ4
EX. TREE	20" PINE
EX. CONCRETE	
SOIL TRACKING PREVENTION MAT	
PROP. SILT FENCE	SF SF
PROP. INLET PROTECTION	

KEYNOTES

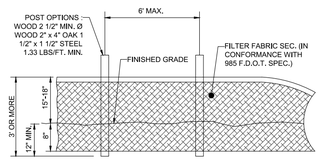
SCE CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)

SF SILT FENCE (SEE DETAIL ON THIS SHEET)



SOIL TRACKING PAD DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

POLLUTION PREVENTION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
3. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
4. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
5. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
6. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
7. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
8. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
   B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
9. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAP'S AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1

1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMIT(S) AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
2. INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS , DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN
3. INSTALL SF OUTLETS AT LOWPOINTS
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
5. INSTALL CONCRETE WASHOUT.
6. CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
7. BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
8. BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

PHASE 2

1. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
3. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
4. START CONSTRUCTION OF BUILDING PAD, FOUNDATIONS, AND STRUCTURES.
5. INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
6. ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
7. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
8. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
   a. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).
   b. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS.
   c. STABILIZE SOIL STOCKPILE.
9. DEMOBILIZE FROM SITE- CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-EROS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: CN=Ryan Hileman, C=TBOHLER ENGINEERING PL, LLC, L=Brevard, Florida, S=Florida, SERIAL NUMBER=WA5255263463187, O=US
Date: 2026.03.24 04:26:47-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

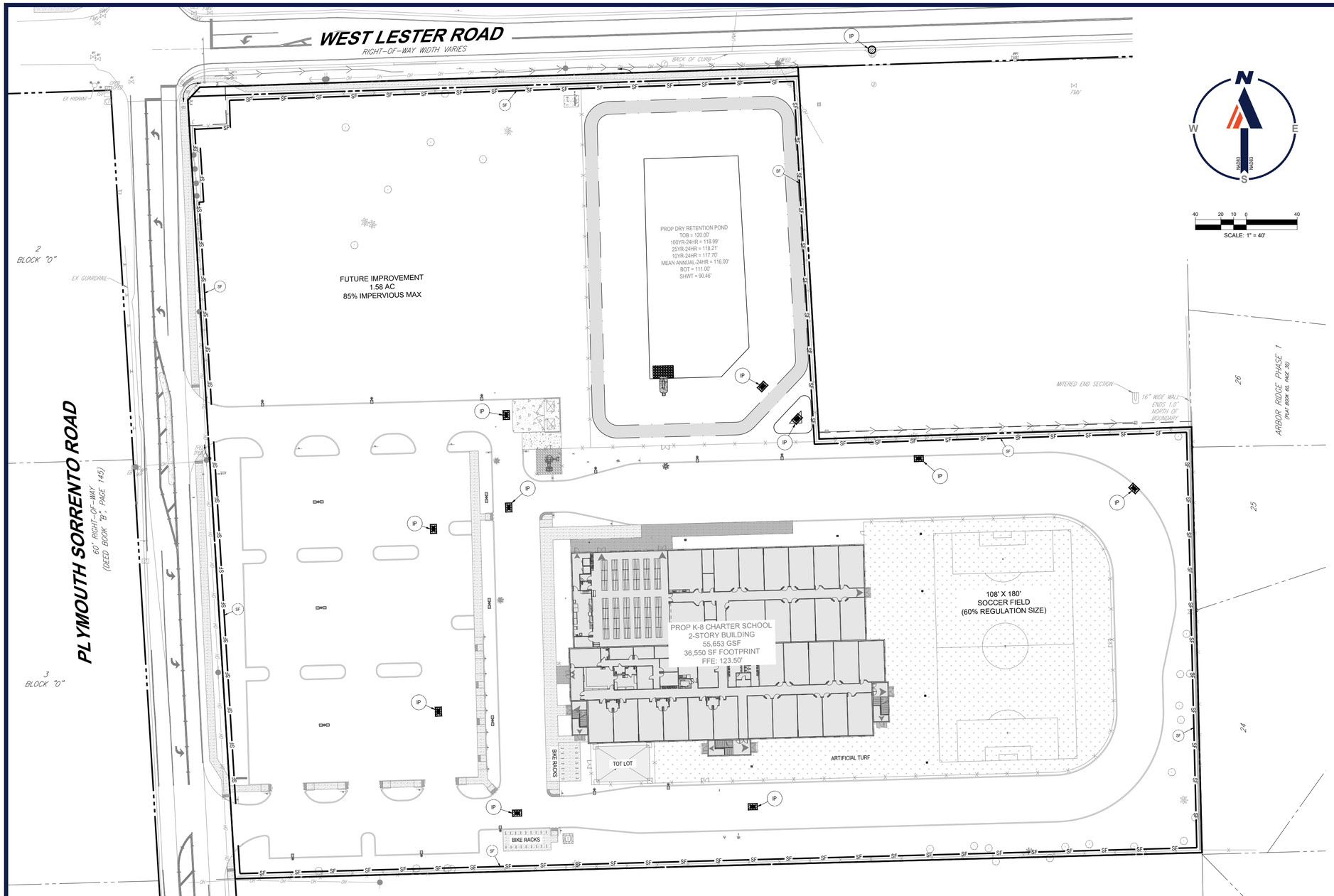
EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:

C-801

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EROS-FLD250048.00.0A-----LAYOUT, C-801 EROS1
AJ



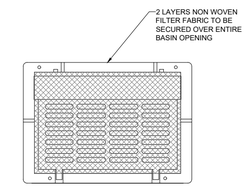
LEGEND

SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE II

ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE	
EX. OVERHEAD ELECTRIC	OH
EX. SPOT ELEVATION	15.59x4 OR 59x4
EX. FORCE MAIN	FM
EX. TELEPHONE LINE	T
EX. RECLAIM WATER LINE	
PROP. SILT FENCE	SF
PROP. INLET PROTECTION	
PROP. CONCRETE	

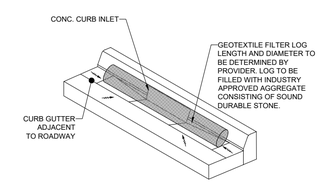
KEYNOTES

- IP — INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- SF — SILT FENCE (SEE DETAIL ON THIS SHEET)



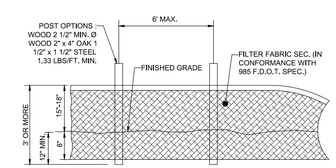
INLET PROTECTION

NOT TO SCALE



CURB INLET FILTER LOG DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

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   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
9. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE,. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1

1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMIT(S) AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
2. INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS , DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
3. INSTALL SF OUTLETS AT LOWPOINTS
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
5. INSTALL CONCRETE WASHOUT.
6. CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
7. BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
8. BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

PHASE 2

1. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
3. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
4. START CONSTRUCTION OF BUILDING PAD, FOUNDATIONS, AND STRUCTURES.
5. INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
6. ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
7. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
8. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
   a. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),
   b. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS.
   c. STABILIZE SOIL STOCKPILE.
9. DEMOBILIZE FROM SITE- CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-EROS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: c=US, o=Bohler Engineering, serialNumber=EN083371, l=Ocoee, st=Florida, 2.5.4.65=FL, 1.3.6.1.4.1.311.60.2.3.3=US, cn=Ryan Hileman
Signature Algorithm: 1.2.840.113549.1.1.11 SHA256withRSAEncryption
Certificate Serial Number: 5a0a0a0a0a0a0a0a
Date: 2026.03.24 09:26:53-04'00'

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SHEET TITLE:

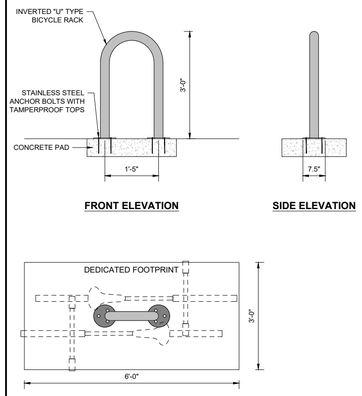
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-802

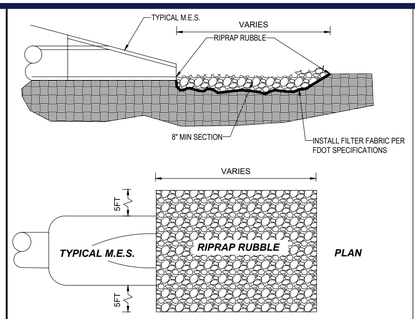
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EROS-FLD250048.00A----LAYOUT: C-802 EROS2
AJ



BIKE RACK SURFACE MOUNTED WITH CIRCULAR BASE

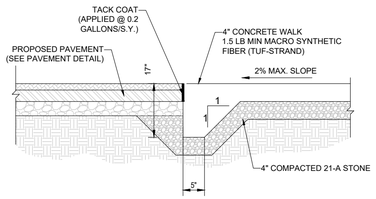
NOT TO SCALE (FL-S999902- 02/2025)



BUILED MITER END SECTIONS PER FDOT INDEX NO. 430-021

TYPICAL MITER END SECTION W/ RIPRAP

NOT TO SCALE

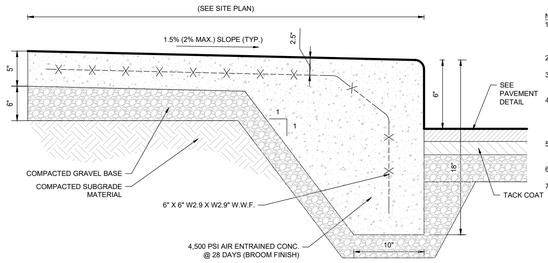


NOTE:

1. CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

MONOLITHIC CURB & FLUSH SIDEWALK DETAIL

NOT TO SCALE

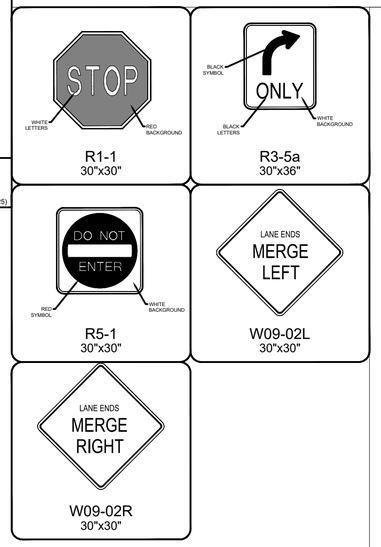


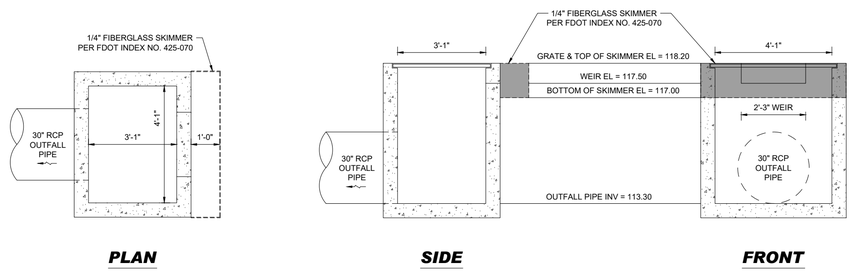
NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED ½" FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
6. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
7. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

MONOLITHIC CURB AND SIDEWALK

(BE-S030201 - 06/2024) NOT TO SCALE





CS-1 DETAIL(MODIFIED TYPE "D")

NOT TO SCALE

2

ORANGE COUNTY PERMIT:25-E-354

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-CNDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

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135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSE No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida
SERIAL NUMBER=MA5D205025453187, C=US
Date: 2026.03.24 14:27:02-04'00'

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SHEET TITLE:

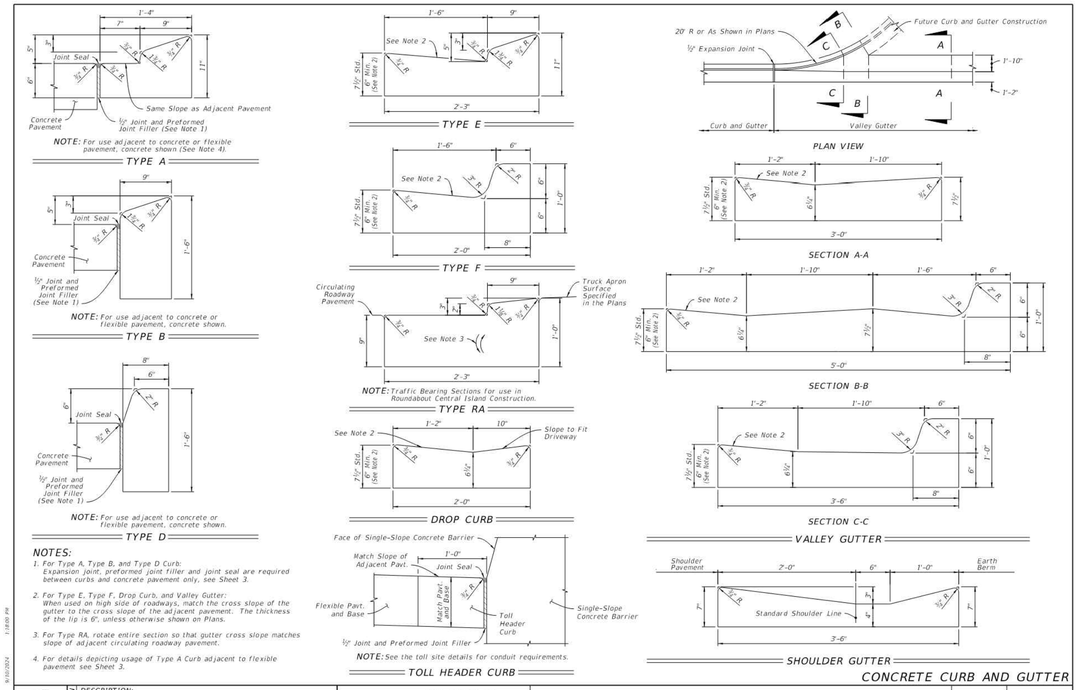
CONSTRUCTION DETAILS

SHEET NUMBER:

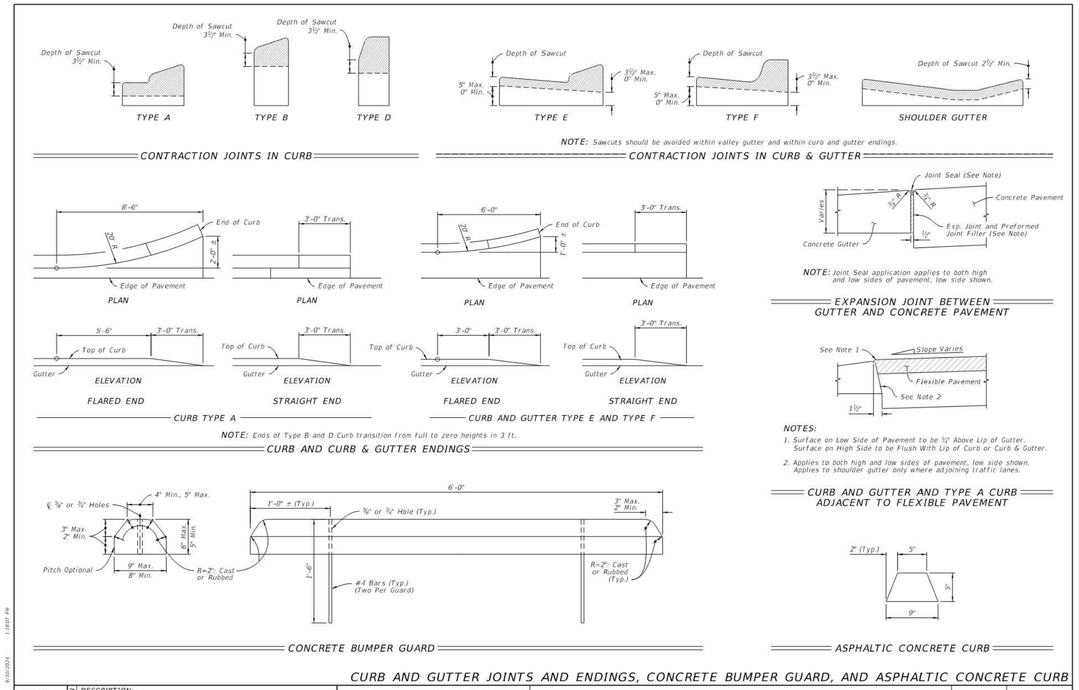
C-901

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-CNDS-FLD250048.00.0A----1-LAYOUT, C-901 CONSTRUCTION DETAILS
AJ



LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3



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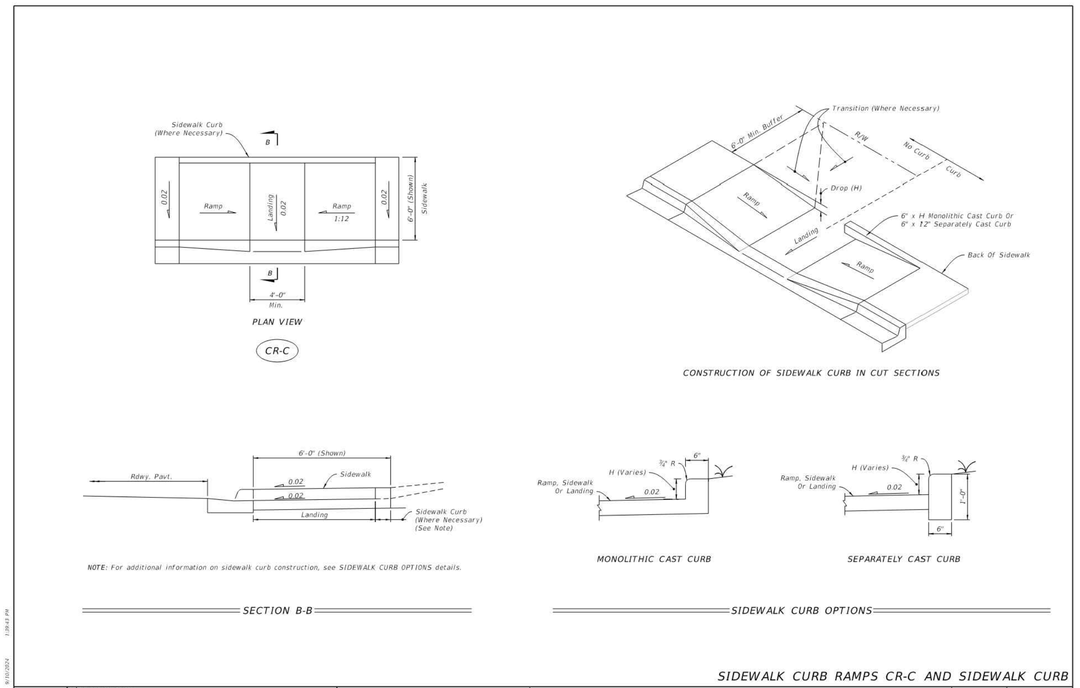
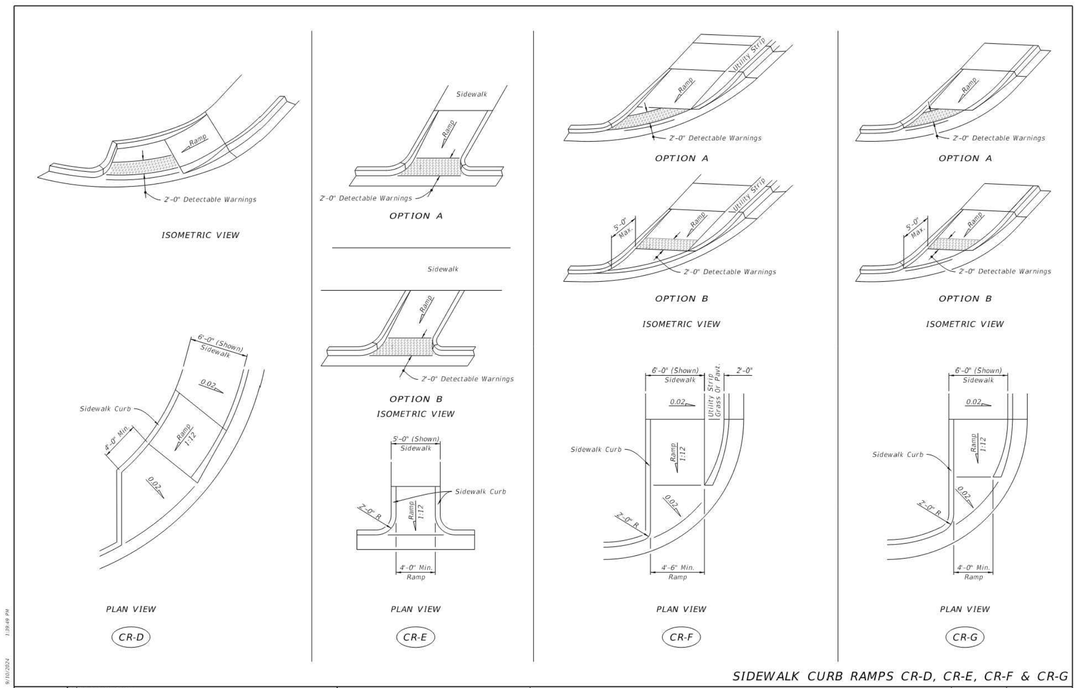
11/01/21				520-001	3 of 3



LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20				522-002	3 of 7



LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7

2

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CAD I.D.:	P-CIVL-OCDS

PROJECT:

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FOR

RYAN

PROPOSED DEVELOPMENT

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Digitally signed by Ryan Hileman
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Engineering, LLC, L=Boca Raton, S=Florida
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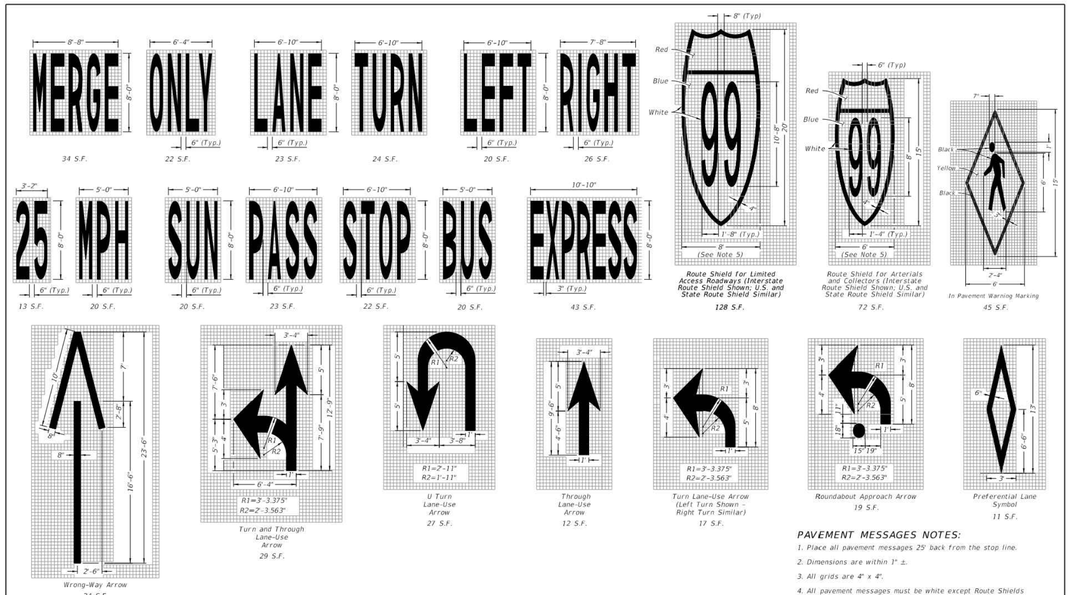
SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-902

REVISION 3 - 03/23/2026

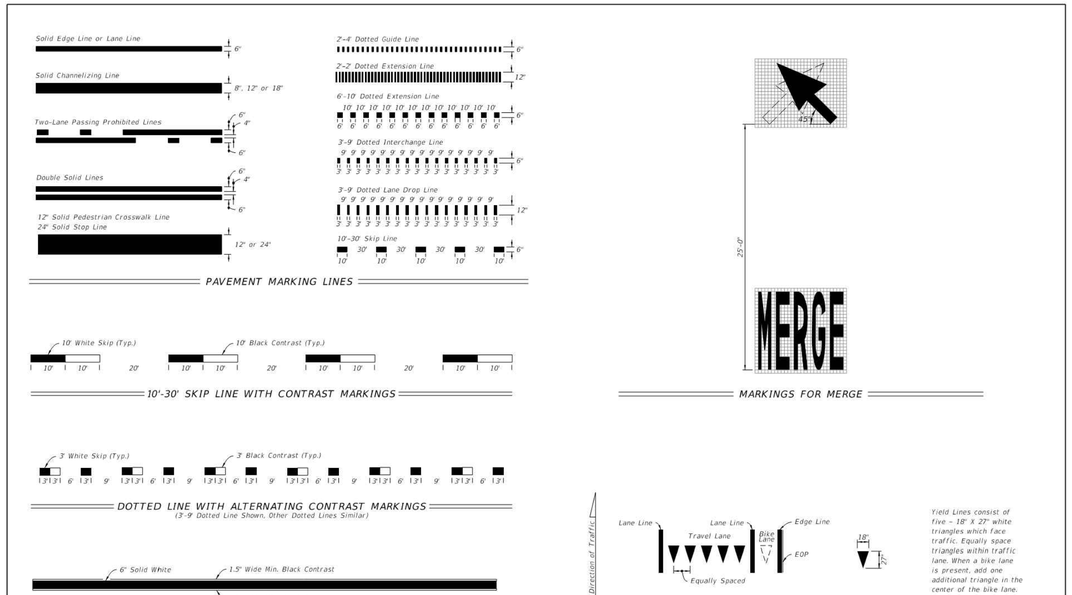


PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4" x 4".
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

PAVEMENT MESSAGE AND ARROW DETAILS

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	1 of 13



LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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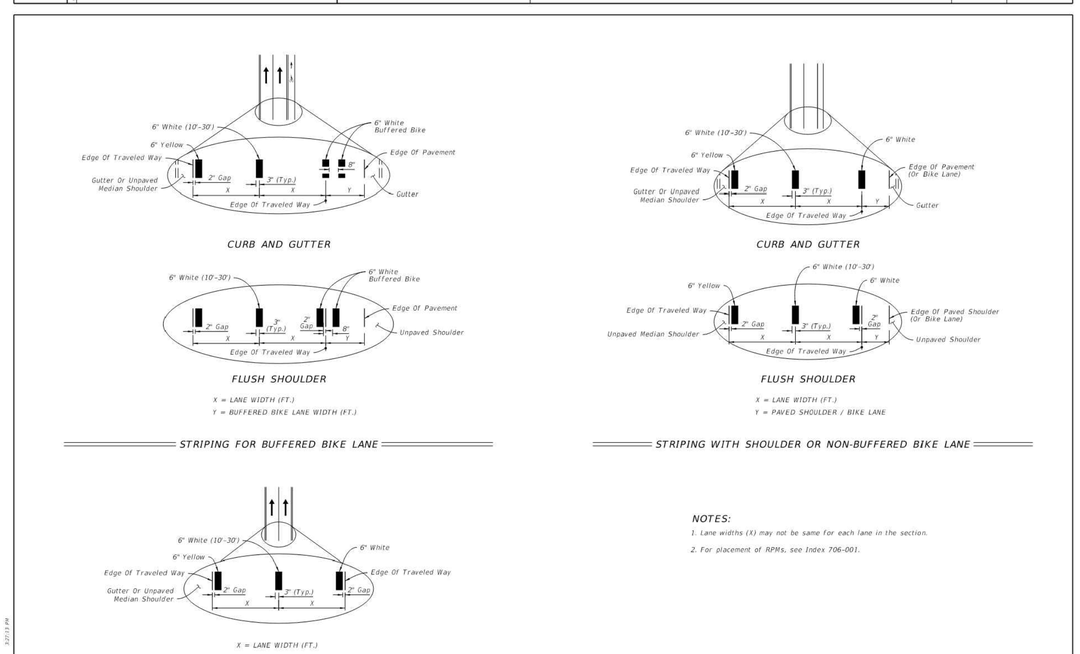
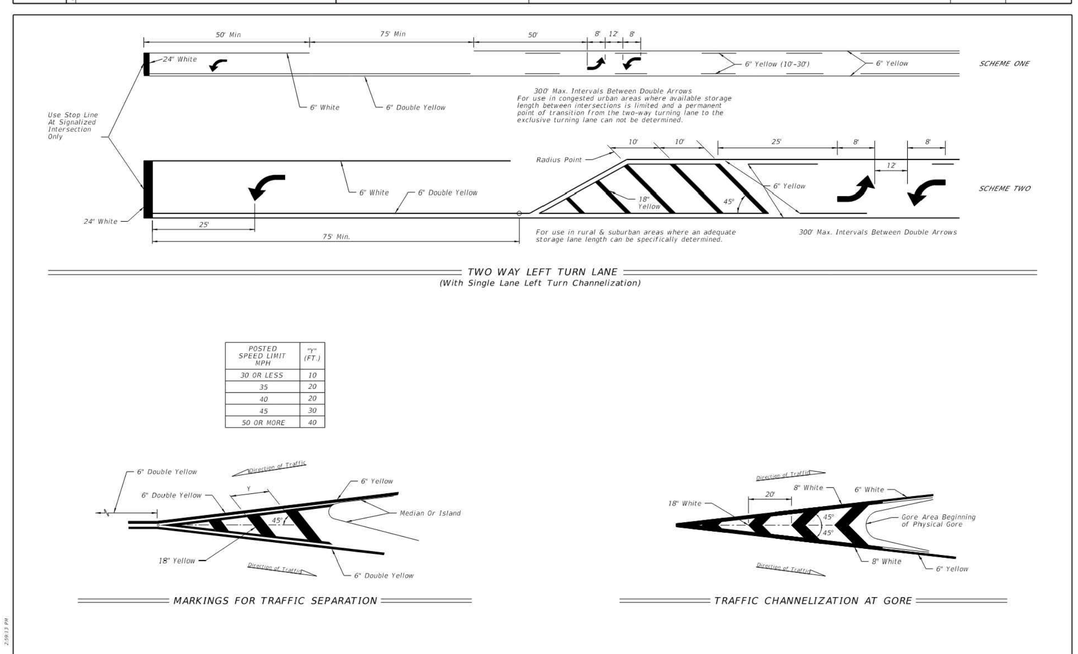


NOTES:

1. Lane widths (X) may not be same for each lane in the section.
2. For placement of RPMs, see Index 706-001.

PLACEMENT OF LONGITUDINAL PAVEMENT MARKINGS

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	3 of 13



POSTED SPEED LIMIT MPH	"Y" (FT.)
30 OR LESS	10
35	20
40	20
45	30
50 OR MORE	40

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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ORANGE COUNTY PERMIT:25-E-354

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rush Hileman, O=BOHLER ENGINEERING FL, LLC, L=Boca Raton, S=Florida
SERIAL NUMBER=MA05205025463187, C=US
Date: 2026.03.24 04:27:18-04'00'

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SHEET TITLE:

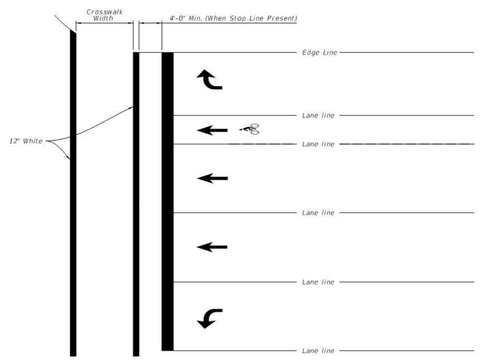
FDOT DETAILS

SHEET NUMBER:

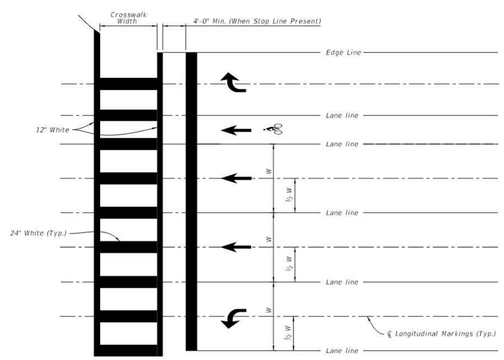
C-903

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-OCDS-FLD250048.00.0A----\LAYOUT: C-903 FDOT DETAILS
AJ



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

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

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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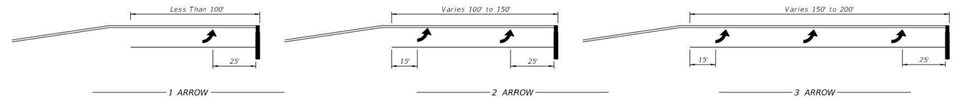
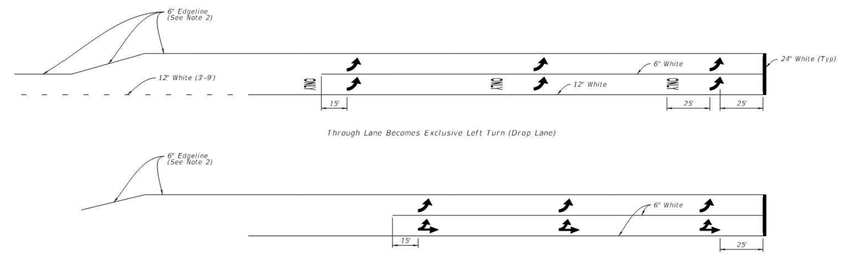


Arrow should be evenly spaced between first and last arrow. Turn lanes longer than 200' add one arrow for each 100' additional length.

ARROW SPACING



TURNS LANE MARKINGS

NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

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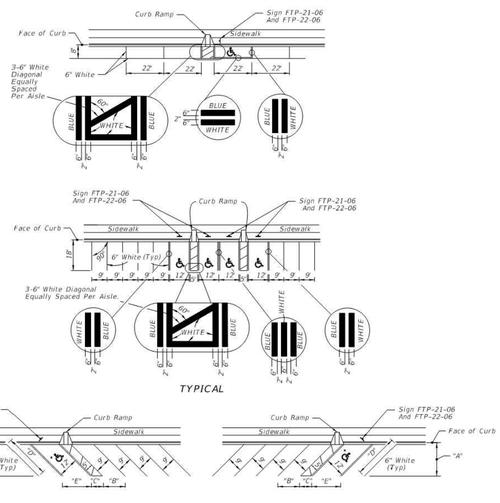

TYPICAL

FORWARD-IN PARKING

REVERSE-IN PARKING

* FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	17'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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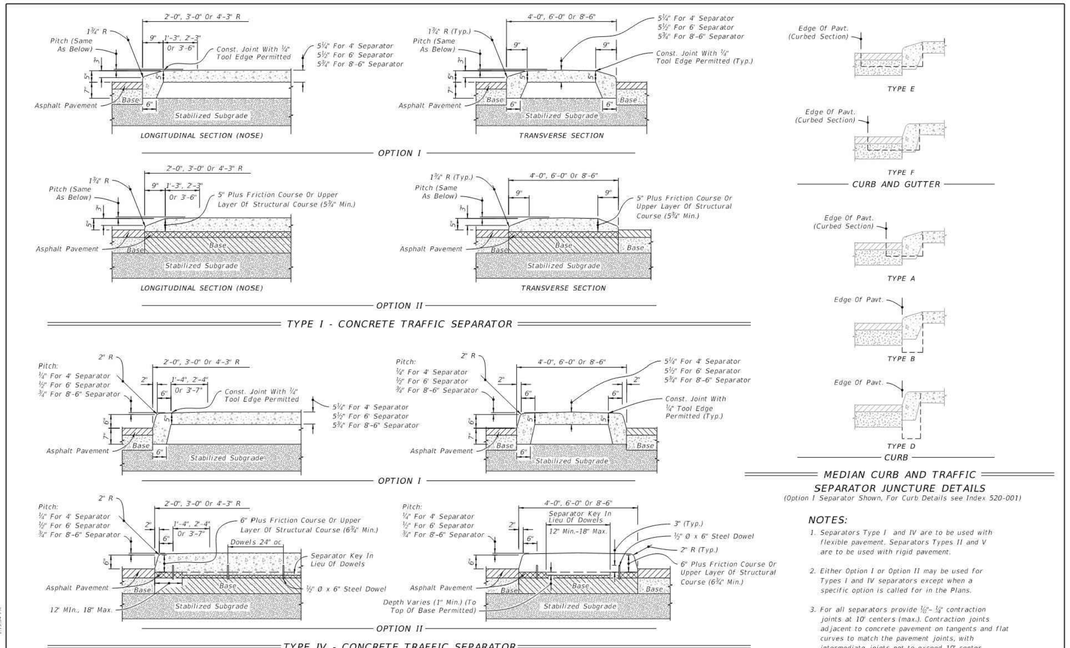

MEDIAN CURB AND TRAFFIC SEPARATOR JUNCTURE DETAILS
(Option I Separator Shown, For Curb Details see Index 520-001)

NOTES:

1. Separators Type I and IV are to be used with flexible pavement. Separators Types II and V are to be used with rigid pavement.
2. Either Option I or Option II may be used for Types I and IV separators except when a specific option is called for in the Plans.
3. For all separators provide ½"-¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves to match the pavement joints, with intermediate joints not to exceed 10' center.

ROADWAY INSTALLATIONS - FLEXIBLE PAVEMENT

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TRAFFIC SEPARATORS	INDEX	SHEET
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CONSTRUCTION SITE PLAN

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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER ENGINEERING, SD FL, LLC, L=Boca Raton, S=Florida, SERIALNUMBER=WA5202508263187, C=US
Date: 2026.03.24 14:27:33-04'00'

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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-904

REVISION 3 - 03/23/2026

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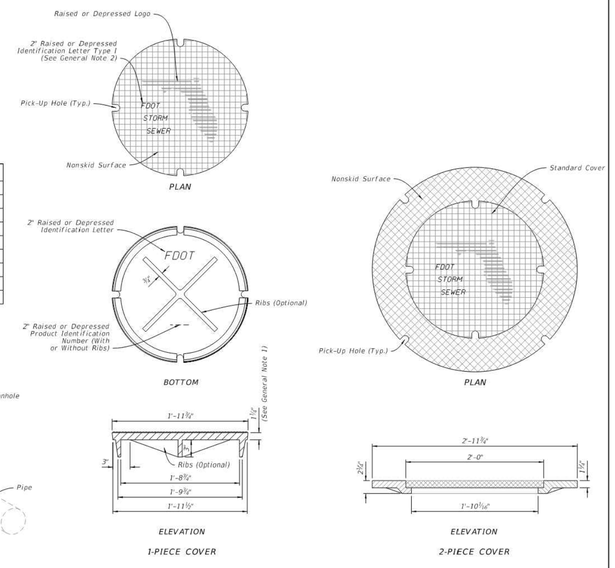
AJ

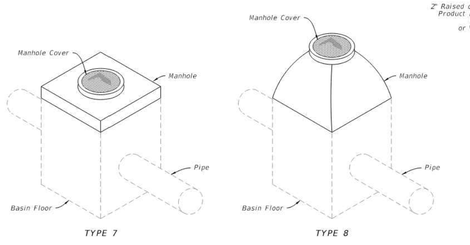
GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type I manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details





MANHOLE TOPS

MANHOLE COVERS

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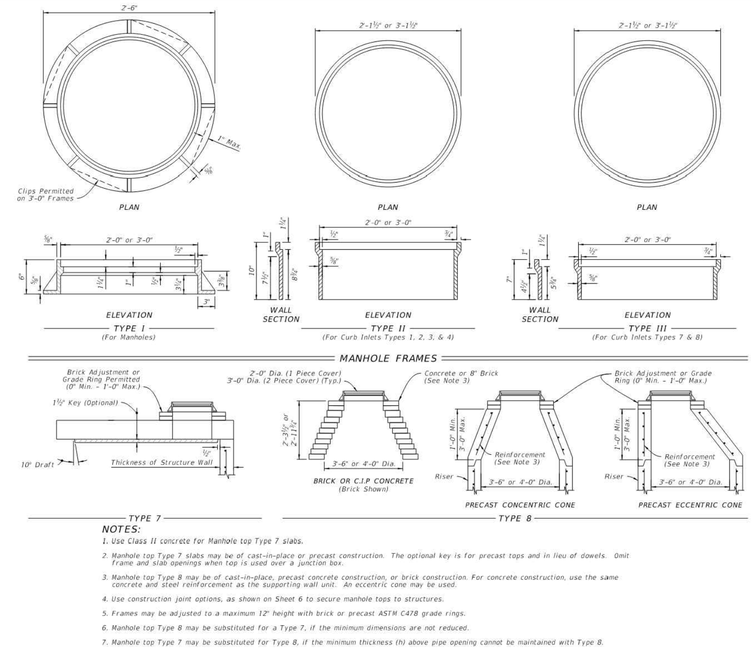
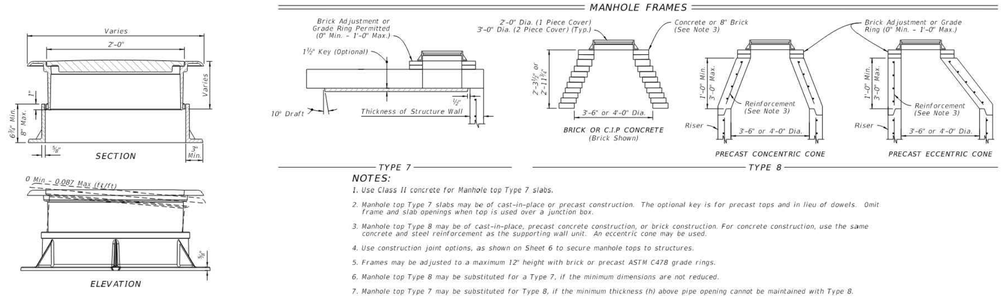
TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame	2'-0" OPENING Cover (Std.)	3'-0" OPENING Frame	3'-0" OPENING 2-Piece Cover Inside	3'-0" OPENING 2-Piece Cover Outside	3'-0" OPENING 2-Piece Cover Total
I	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

NOTE:
Frame Type I in Table 1, includes Adjustable frames.



MANHOLE FRAMES



NOTES:
1. Use Class II concrete for Manhole top Type 7 slabs.
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. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

MANHOLE TOPS

MANHOLE FRAMES AND MANHOLE TOPS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
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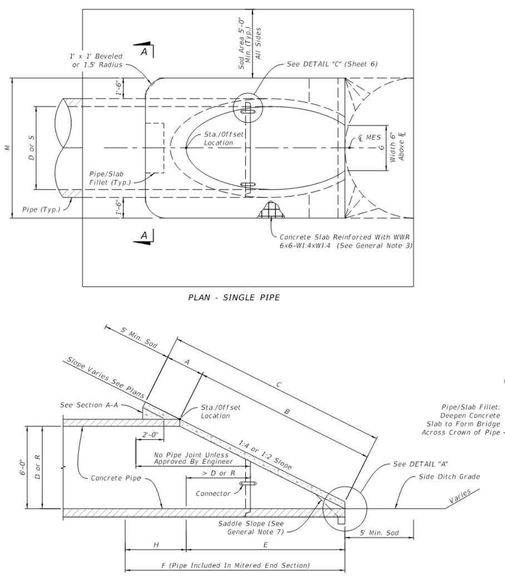

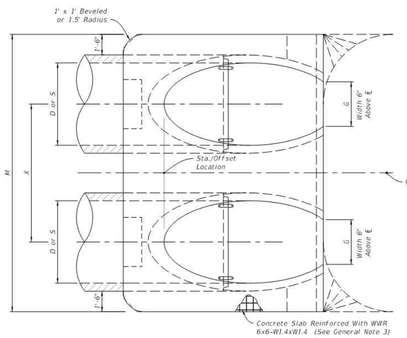

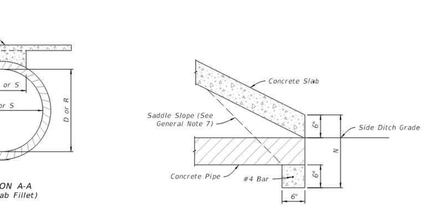

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

	Dia. D	Rise R	Span S	X	A	B	C	E	F	G	H	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	95° CONC. SLAB (CY) (See General Note 3) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	3° CONC. SLAB (CY) (See General Note 3) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
Round Concrete Pipe 1:2 Slope	15"	—	—	2'-7"	1'-92"	2'-18"	4'-10"	2'-06"	5"	1'-22"	2'-9"	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	0.27	0.41	0.54	0.67	21	24	27	30
	18"	—	—	2'-10"	1'-97"	2'-74"	4'-71"	2'-56"	6"	1'-41"	3'-4"	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.75	22	25	28	31
	24"	—	—	3'-5"	2'-06	3'-85'	5'-91'	3'-56'	7'	1'-73'	3'-4'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
	30"	—	—	4'-3"	2'-15'	4'-95'	7'-10'	4'-56'	8'	2'-00'	3'-4'	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	0.46	0.76	1.04	1.32	26	31	35	40
	36"	—	—	5'-1"	2'-25'	6'-08'	8'-33'	5'-56'	9'	2'-24'	3'-4'	6.67'	11'75'	16.83'	21'92'	1.33'	0.81	1.38	1.95	2.51	0.55	0.94	1.33	1.71	28	34	39	45
	42"	—	—	6'-0"	2'-34'	7'-21'	9'-55'	6'-56'	10'	2'-45'	3'-4'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	0.66	1.15	1.66	2.15	30	37	43	50
	48"	—	—	6'-9"	2'-43'	8'-33'	10'-78'	7'-56'	11'	2'-65'	3'-4'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	0.76	1.37	1.96	2.57	32	39	47	54
	54"	—	—	7'-8"	2'-52'	9'-44'	11'-96'	8'-56'	12'	2'-83'	3'-4'	8.42'	16.08'	23'75'	31'42'	1.46'	1.31	2.44	3.58	4.72	0.87	1.62	2.38	3.14	34	42	51	59
	60"	—	—	8'-6"	2'-61'	10'-56'	13'-18'	9'-56'	14'	3'-00'	4'-4'	9.00'	17'50'	26.00'	34'50'	1'50'	1'51	2'89	4'28	5'68	0'99	1'90	2'81	3'73	36	45	55	64
	66"	—	—	9'-2"	2'-71'	11'68'	14'39'	10'-56'	15'	3'18'	4'-4'	9.58'	18'75'	27'92'	37'08'	1'54'	1'68	3'25	4'84	6'43	1'11	2'15	3'21	4'27	38	48	58	68
	72"	—	—	10'-0"	2'80'	12'80'	15'60'	11'56'	16'	3'30'	4'-4'	10'16'	20'16'	30'16'	40'16'	1'58'	1'89	3'74	5'59	7'45	1'24	2'46	3'68	4'90	40	51	62	73
Round Concrete Pipe 1:4 Slope	15"	—	—	2'-7"	2'-27'	4'-09'	6'-36'	4'-07'	8'	1'-22'	4'-0'	4.63'	7.21'	9'79'	12.37'	1'19'	0.57	0'87	1'15	1'44	0'40	0'61	0'80	1'00	23	26	29	32
	18"	—	—	2'-10"	2'-36'	5'-12'	7'-48'	5'-07'	9'	1'-41'	4'-0'	4.92'	7.75'	10.58'	13.42'	1'21'	0'66	0'99	1'31	1'65	0'47	0'69	0'91	1'14	25	28	31	35
	24"	—	—	3'-5"	2'-55'	7'-16'	9'-71'	7'-07'	11'	1'73'	4'-0'	5.50'	8.92'	12.33'	15'75'	1'25'	0'85	1'30	1'75	2'20	0'60	0'90	1'21	1'52	28	32	36	40
	30"	—	—	4'-3"	2'-70'	9'-25'	11'95'	9'-07'	13'	2'-00'	4'-0'	6.08'	10.33'	14.58'	18.83'	1'29'	1'10	1'74	2'39	3'05	0'76	1'19	1'63	2'07	31	36	41	46
	36"	—	—	5'-1"	2'87'	11'31'	14'18'	11'-07'	15'	2'24'	4'-0'	6.67'	11'75'	16.83'	21'92'	1'33'	1'32	2'21	3'08	3'96	0'89	1'48	2'05	2'63	34	40	46	52
	42"	—	—	6'-0"	3'05'	13'37'	16'42'	13'-07'	17'	2'-45'	4'-0'	7.25'	13.25'	19.25'	25.25'	1'38'	1'58	2'76	3'91	5'09	1'05	1'82	2'57	3'34	38	44	51	58
	48"	—	—	6'-9"	3'22'	15'43'	18'65'	15'-07'	19'	2'65'	4'-0'	7.83'	14.58'	21.33'	28.08'	1'42'	1'85	3'30	4'73	6'17	1'21	2'15	3'07	4'00	41	48	56	63
	54"	—	—	7'-8"	3'39'	17'49'	20'88'	17'-07'	21'	2'83'	4'-0'	8.42'	16.08'	23'75'	31'42'	1'46'	2'14	3'95	5'77	7'58	1'39	2'55	3'72'	4'88	44	52	61	69
	60"	—	—	8'-6"	3'56'	19'55'	23'11'	19'-07'	23'	3'00'	4'-0'	9.00'	17'50'	26.00'	34'50'	1'50'	2'45	4'66	6'87	9'07'	1'59'	3'02'	4'44'	5'86'	47	56	66	75
	66"	—	—	9'-2"	3'73'	21'62'	25'35'	21'-07'	25'	3'18'	4'-0'	9.58'	18'75'	27'92'	37'08'	1'54'	2'88	5'54	8'18	10'84'	1'91	3'66	5'40'	7'15'	49	59	69	80
	72"	—	—	10'-0"	3'91'	23'68'	27'59'	23'-07'	27'	3'30'	4'-0'	10'16'	20'16'	30'16'	40'16'	1'58'	3'54	6'61	9'87'	13'13'	2'12'	4'18'	6'24'	8'30'	52	63'	74'	85'
Elliptical Concrete Pipe 1:2 Slope	—	12"	18"	2'-10"	1'97'	1'62'	3'59'	1'56'	4'	1'50'	2'-4'	4.92'	7'75'	10'58'	13'42'	1'21'	0'30	0'49	0'67	0'85	0'19	0'33	0'45	0'53'	21	24	27	30
	—	14"	23"	3'-4"	2'-01'	1'99'	4'-00'	1'89'	5'	1'90'	3'-1'	5.38'	8'71'	12'04'	15'38'	1'23'	0'37	0'59	0'81	1'02	0'25	0'40	0'55	0'69'	22	26	29	33
	—	19"	30"	4'-0"	2'-11'	2'-92'	5'-03'	2'-73'	6'	2'-37'	3'-3'	6'-04'	10'-04'	14'-04'	18'-04'	1'27'	0'-50	0'-80	1'-09	1'-39	0'-34	0'-55	0'-75	0'-95	24	28	33	37
	—	24"	38"	5'-0"	2'-20'	3'-85'	6'-05'	3'-56'	7'	2'-85'	3'-4'	6'-79'	11'79'	16'79'	21'79'	1'31'	0'-62	1'-03	1'-45	1'-86	0'-43	0'-71	1'-00	1'-28	26	31	37	42
	—	29"	45"	5'-10"	2'-34'	4'-79'	7'-13'	4'-39'	8'	3'19'	3'-6'	7'-50'	13'-42'	19'-33'	25'-25'	1'38'	0'-75	1'-30	1'-84	2'-39	0'-52	0'-90	1'-27'	1'-65	28	34	41	47
	—	34"	53"	7'-0"	2'-43'	5'-72'	8'-15'	5'-23'	9'	3'-57'	3'-8'	8'-25'	15'-25'	22'-25'	29'-25'	1'-42'	0'-90	1'-61	2'-32	3'-03	0'-62	1'-11	1'-60	2'-09	30	37	45	53
	—	38"	60"	7'-10"	2'-52'	6'-46'	8'-98'	5'-89'	9'	3'-95'	3'-1'	8'-92'	16'-75'	24'-58'	32'-42'	1'-46'	1'-03	1'-89	2'-74	3'-60	0'-70	1'-29	1'-87'	2'-46	31	40	49	57
	—	43"	68"	8'-10"	2'-62'	7'-39'	10'-07'	6'-73'	10'	4'-28'	3'-3'	9'-67'	18'-58'	27'-50'	36'-42'	1'-50'	1'-19	2'-26	3'-33	4'-40	0'-81	1'-54	2'-26	2'-99	33	43	53	63
	—	48"	76"	9'-10"	2'-71'	8'-33'	11'-04'	7'-56'	11'	4'-59'	3'-4'	10'-42'	20'-33'	30'-25'	40'-17'	1'-54'	1'-38	2'-65	3'-93	5'-21	0'-93	1'-79	2'-66	3'-53	35	46	57	68
	—	53"	83"	10'-8"	2'-80'	9'-26'	12'-06'	8'-39'	12'	4'-77'	3'-6'	11'-08'	21'-75'	32'-42'	43'-08'	1'-58'	1'-55	3'-03	4'-50	5'-96'	1'-04'	2'-04'	3'-03'	4'-02'	37	49'	61'	73'
	—	58"	91"	11'-8"	2'-90'	10'-19'	13'-09'	9'-23'	13'	5'-18'	3'-8'	11'-83'	23'-50'	35'-17'	46'-83'	1'-6.3'	1'75	3'-47	5'-20	6'-93'	1'-17'	2'-33'	3'-49'	4'-66'	39	52'	65'	78'
	—	12"	18"	2'-10"	2'-27'	3'-06'	5'-42'	3'-03'	5'	1'-50'	3'-1'	4'-92'	7'-75'	10'-58'	13'-42'	1'-21'	0'-45	0'-68'	0'-92'	1'-14'	0'-30'	0'-49'	0'-67'	0'-81'	22	26'	29'	32'
	—	14"	23"	3'-4"	2'-44'	3'-75'	6'-19'	3'-70'	6'	1'-90'	2'-3'	5'-38'	8'-71'	12'-04'	15'-38'	1'-23'	0'-53'	0'-83'	1'-13'	1'-42'	0'-36'	0'-56'	0'-76'	0'-95'	24	28'	32'	35'
	—	19"	30"	4'-0"	2'-62'	5'-47'	8'-09'	5'-36'	8'	2'-37'	2'-6'	6'-04'	10'-04'	14'-04'	18'-04'	1'-27'	0'-74'	1'-15'	1'-57'	1'-98'	0'-51'	0'-79'	1'-08'	1'-36'	27'	32'	36'	40'
	—	24"	38"	5'-0"	2'-79'	7'-18'	9'-97'	7'-03'	10'	2'-85'	3'-0'	6'-79'	11'-79'	16'-79'	21'-79'	1'-31'	0'-97'	1'-57'	2'-19'	2'-81'	0'-68'	1'-10'	1'-53'	1'-96'	30'	36'	41'	47'
	—	29"	45"	5'-10"	3'-05'	8'-90'	11'-95'	8'-70'	12'	3'-19'	3'-3'	7'-50'	13'-42'	19'-33'	25'-25'	1'-38'	1'-22'	2'-07'	2'-92'	3'-77'	0'-86'	1'-45'	2'-04'	2'-63'	33'	40'	46'	53'
	—	34"	53"	7'-0"	3'-22'	10'-62'	13'-84'	10'-36'	13'	3'-57'	2'-6'	8'-25'	15'-25'	22'-25'	29'-25'	1'-42'	1'-48'	2'-62'	3'-77'	4'-92'	1'-02'	1'-81'	2'-60'	3'-39'	36'	44'	52'	59'
	—	38"	60"	7'-10"	3'-39'	11'-99'	15'-38'	11'-70'	15'	3'-95'	3'-3'	8'-92'	16'-75'	24'-58'	32'-42'	1'-46'	1'-72'	3'12'	4'-53'	5'-92'	1'-18'	2'-14'	3'-10'	4'-05'	38'	47'	56'	65'
	—	43"	68"	8'-10"	3'-56'	13'-71'	17'-27'	13'-36'	17'	4'-28'	3'-6'	9'-67'	18'-58'	27'-50'	36'-42'	1'-50'	2'-02'	3'-78'	5'-56'	7'-12'	1'-38'	2'-58'	3'-79'	4'-99'	41'	51'	61'	71'
	—	48"	76"	9'-10"	3'-73'	15'-43'	19'-16'	15'-03'	19'	4'-59'	4'-0'	10'-42'	20'-33'	30'-25'	40'17'	1'-54'	2'-34'	4'-49'	6'-64'	8'-79'	1'-59'	3'-05'	4'-51'	5'-97'	44'	55'	66'	77'
	—	53"	83"	10'-8"	3'-91'	17'15'	21'06'	16'-70'	20'	4'-77'	3'-3'	11'-08'	21'-75'	32'-42'	43'-08'	1'-58'	2'-66'	5'-17'	7'-66'	10'-16'	1'-80'	3'-50'	5'-19'	6'-88'	47'	59'	71'	83'
	—	58"	91"	11'-8"	4'-08'	18'-87'	22'-95'	18'-36'	22'	5'-01'	3'-6'	11'-83'	23'-50'	35'17'	46'-83'	1'-6.3'	3'-02'	5'-98'	8'-95'	11'-90'	2'-04'	4'-04'	6'-05'	8'-05'	50'	6'-3'	7'-6'	8'-9'

B △ 6.42' E △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.

◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.

CONCRETE PIPE DIMENSIONS AND QUANTITIES

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19						430-021	2 of 6

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19						430-021	3 of 6

2

ORANGE COUNTY PERMIT:25-E-354

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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BOHLER, LLC

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVIL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT
1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=Ryan Hileman, O=BOHLER LICENSE, ou=BOHLER, LLC, l=Boca Raton, S=Florida, SERIALNUMBER=WA5202508283187, C=US
Date: 2026.03.24 09:27:44-04'00'

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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-905

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-OCDS-FLD250048.00.0A---1LAYOUT: C-905 FDOT DETAILS
AJ

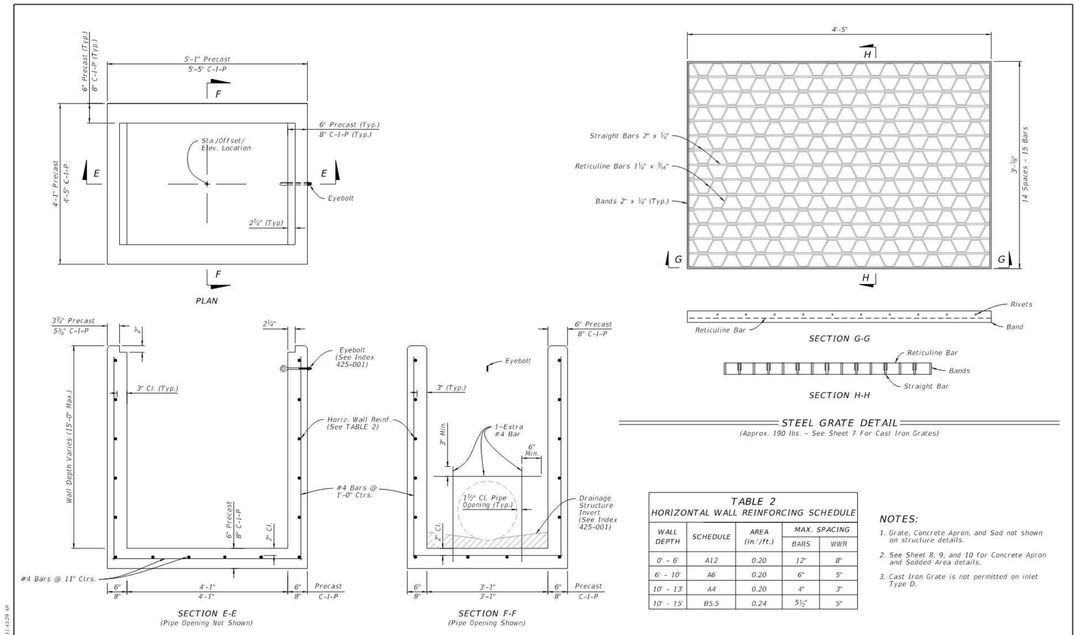


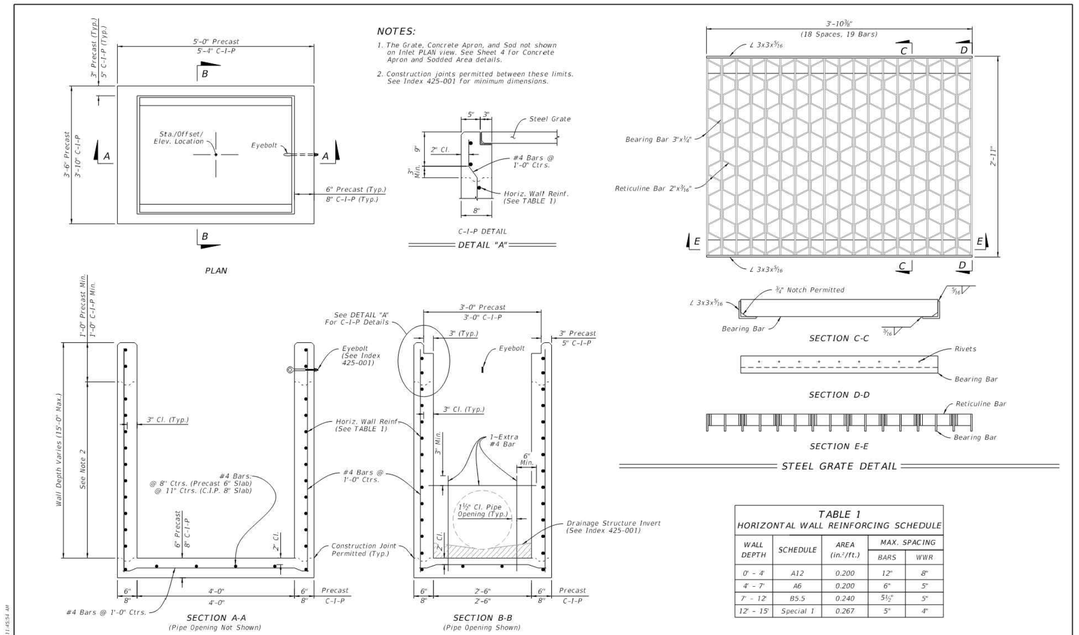
TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 6'	A12	0.20	12"	8"
6' - 10'	A6	0.20	6"	5"
10' - 13'	A4	0.20	4"	3"
10' - 15'	B5.5	0.24	5½"	5"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Cast Iron Grate is not permitted on Inlet Type D.

TYPE D - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 3 of 14
11/01/20							



NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4
11/01/20							

2

ORANGE COUNTY PERMIT:25-E-354

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
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S 06 - T 21 S - R 28 E

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Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rua8 Hileman, O=BOHLER
Engineering, LLC, L=Boca Raton, S=Florida
SERIAL NUMBER=MA0D205025453187, C=US
Date: 2026.03.24 14:27:57-04'00'

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SHEET TITLE:

FDOT DETAILS

SHEET NUMBER:

C-906

REVISION 3 - 03/23/2026

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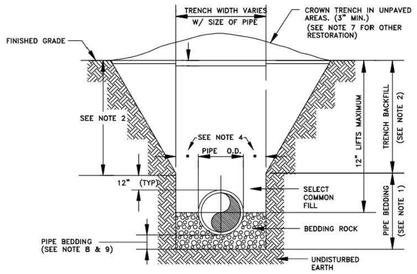
AJ



NOTES:

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

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

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

GENERAL NOTES:

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

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

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104

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

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

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

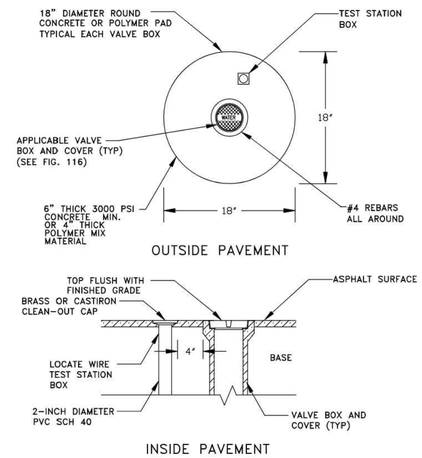
NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: S
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

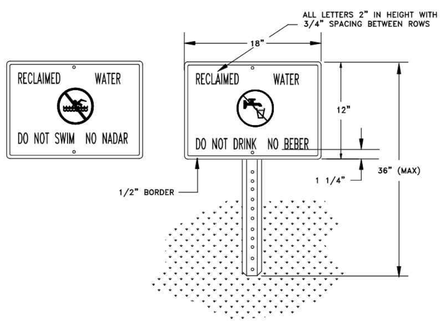
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

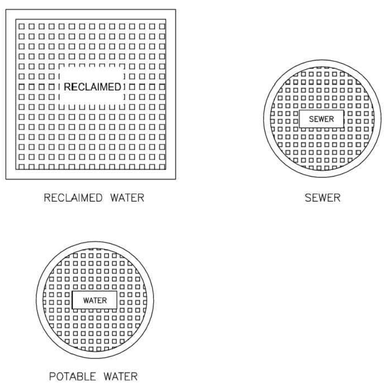


NOTES:

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.

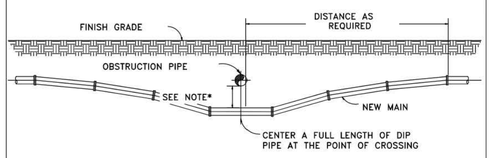
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



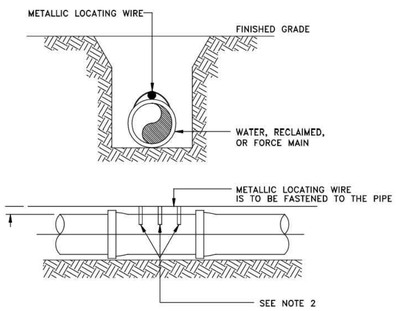
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



NOTES:

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

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

2

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2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ / RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL / RH

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CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

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135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, O=Bohler Engineering, CN=RICHARD ENGINEERING FL, LLC, L=Winter Park, S=Florida, SERIAL NUMBER=MA0525092345353187, E=Ryan.Hileman@bohler.com
Date: 2026.03.24 04:29:10-04'00'

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CITY OF APOPKA UTILITY DETAILS

SHEET NUMBER:

C-907

REVISION 3 - 03/23/2026

Mar 23, 2026
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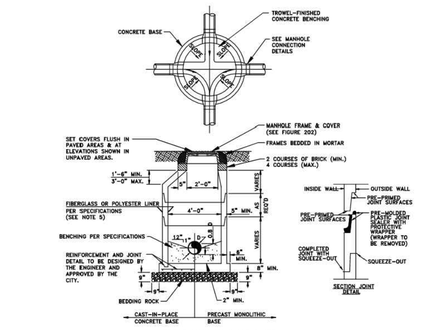


FORCE MAIN MANHOLE LINER

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

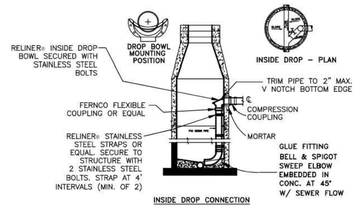
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

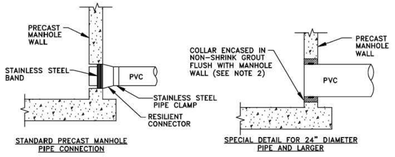
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



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.



STANDARD PRECAST MANHOLE PIPE CONNECTION

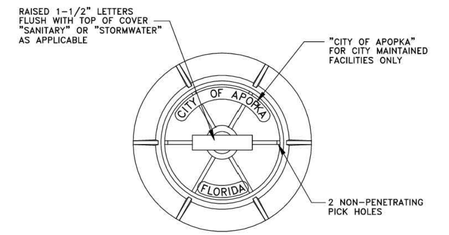
SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

NOTES:

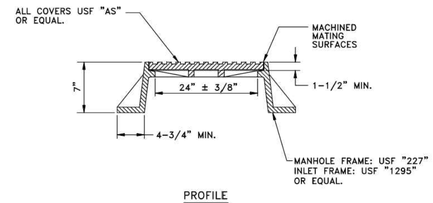
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201



PLAN



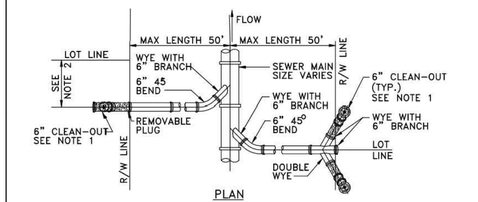
PROFILE

NOTES:

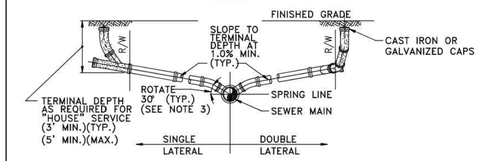
1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



PLAN



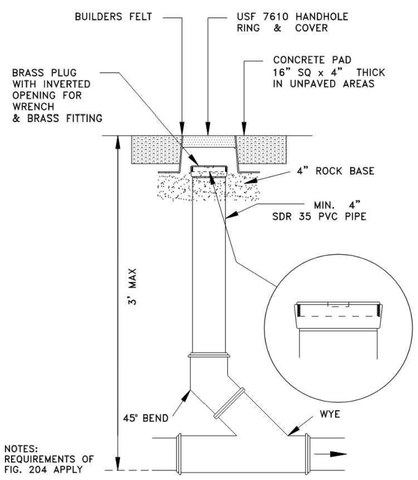
PROFILE

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

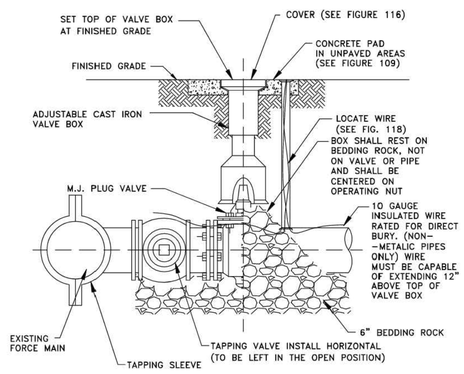


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

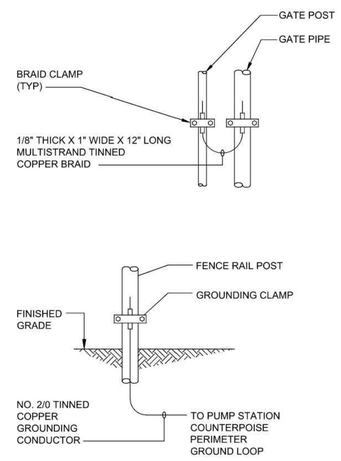
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



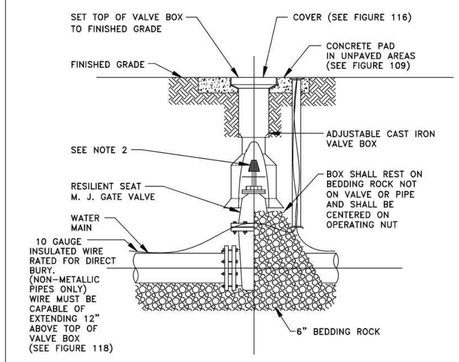
FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206



FENCE POST GROUNDING (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A



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

2

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DATE:	10/02/2025
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FOR

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PROPOSED DEVELOPMENT

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CITY OF APOPKA
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DN: C=US, O=Bohler, CN=RICHLER ENGINEERING FL, LLC, L=Brevard, Ralston, S=Florida, SERIAL NUMBER=MA05255625405135T, E=Ryan, Date: 2026.03.24 04:28:22-04'00'

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CITY OF APOPKA UTILITY DETAILS

SHEET NUMBER:

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REVISION 3 - 03/23/2026

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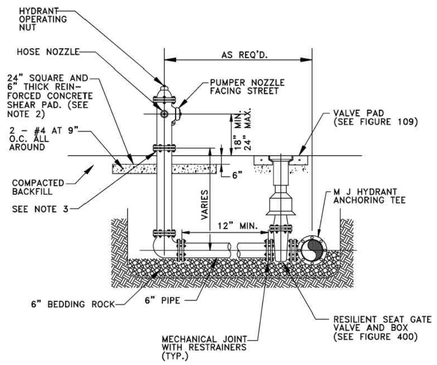
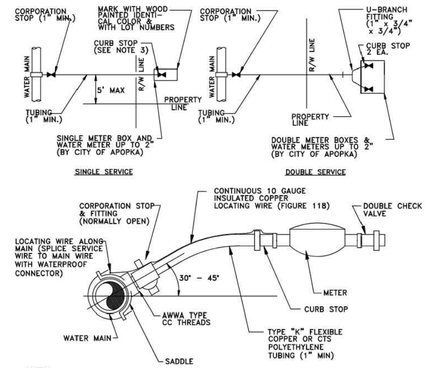


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

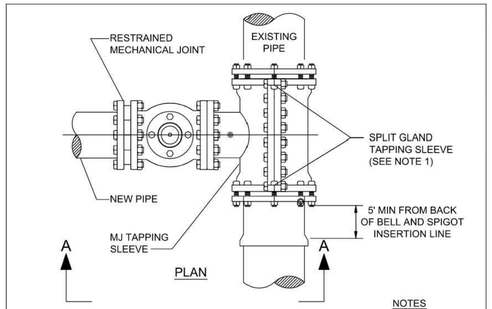


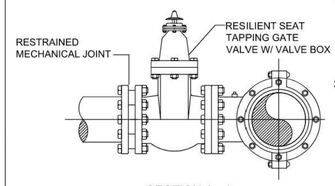
NOTES:

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





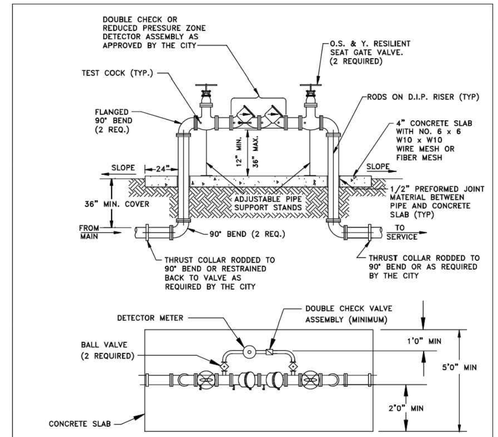
SECTION A - A

NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

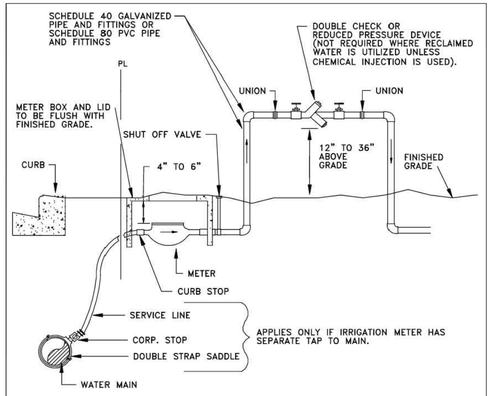


NOTES:
1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL RH

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PROJECT No.:	FLD250048.00.0A
DRAWN BY:	~ BCL ~
CHECKED BY:	~ RH ~
DATE:	10/02/2025
CAD I.D.:	P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT

1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=US, O=Bohler, CN=BOHLER ENGINEERING FL, LLC, L=Bonita Springs, SERIALNUMBER=MA05255025345353 7, E=Ryan
Date: 2025.10.24 04:29:35-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

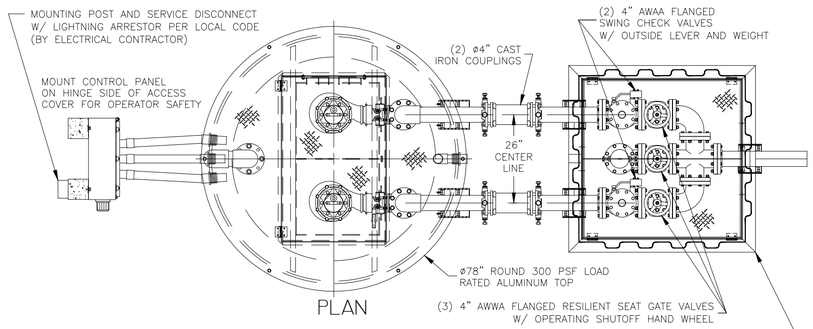
CITY OF APOPKA UTILITY DETAILS

SHEET NUMBER:

C-909

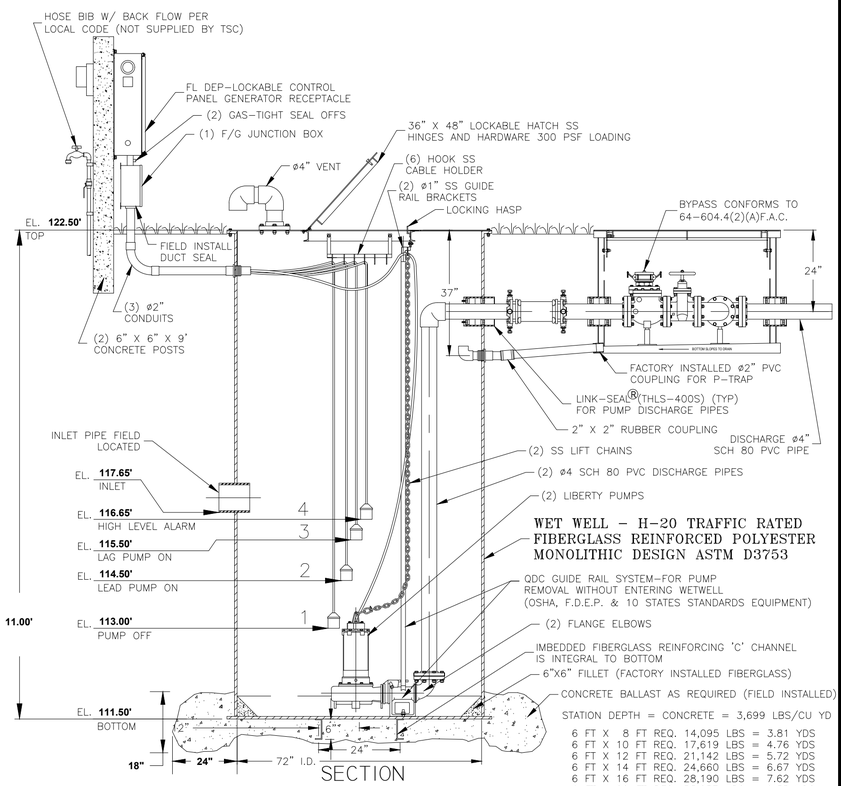
REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-OCDS-FLD250048.00.0A------3-LAYOUT: C-909 CITY OF APOPKA UTILITY DETAILS



PLAN

48" X 48" X 36" COMPOSITE VALVE BOX (H-10 RATED)
ALUMINUM TOP 48" X 48" DOUBLE DOOR LOCKABLE HATCH
SS HINGES AND HARDWARE 300 P.S.F. LOADING



SECTION

STATION DEPTH = CONCRETE = 3,699 LBS/CU YD

6 FT X	8 FT	REQ.	14,095 LBS	= 3.81 YDS
6 FT X	10 FT	REQ.	17,619 LBS	= 4.76 YDS
6 FT X	12 FT	REQ.	21,142 LBS	= 5.72 YDS
6 FT X	14 FT	REQ.	24,660 LBS	= 6.67 YDS
6 FT X	16 FT	REQ.	28,190 LBS	= 7.62 YDS
6 FT X	20 FT	REQ.	35,237 LBS	= 9.53 YDS

72" DUPLEX STATION - 4" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

TSC PRE-FAB PUMP SOLUTIONS ©

MODEL
TSC2-72.4 R21.dwg ©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV	5	HP
GPM	197	34	FT/TDH
VOLTAGE	460	THREE	PHASE
DISCHARGE	4"	5.4"	IMPELLER

SEWAGE GRINDER PUMP: 1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER - SINGLE ROW, LOWER - DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-78R (78") ROUND WITH 36" X 48" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 4" DISCHARGE PIPING FXF HEADER SYSTEM) SHALL BE 48" X 48" X 36" WITH ALUMINUM TOP 48" X 48" DOUBLE DOOR LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN LEVER AND WEIGHT CHECK VALVES AND RESILIENT SEAT GATE VALVES OPEN 100% WITH OPERATING HAND WHEEL.

PIPING: 4" SCHEDULE 80 PVC.

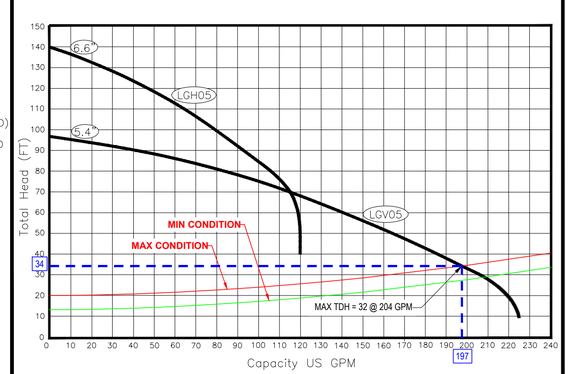
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV 5HP Synchronous Speed: 3450 RPM
Three Phase
Design flow: 197 GPM @ 34 TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL -SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

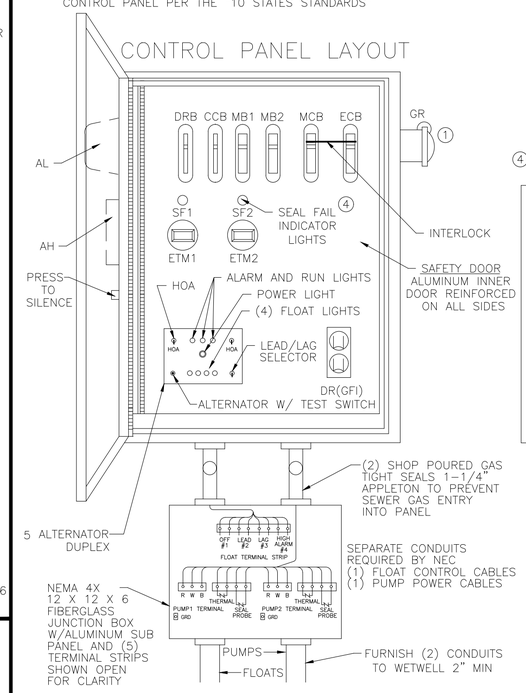
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

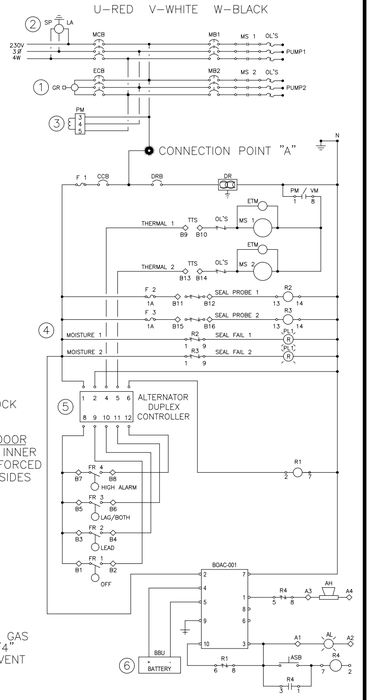
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

CONTROL PANEL LAYOUT



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
5	ATS	ALTERNATOR W/TEST SWITCH
6	BBU	BATTERY (BACK-UP UNIT)
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
1	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
3	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
4	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
2	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR W/TEST SWITCH
6. BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES
CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-72.4©
4621 N. HALE AVENUE TAMPA, FL 33614
PH (813)876-9256
FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

72" DUPLEX STATION - 4" PIPING WITH SLIDE RAIL SYSTEM, VALVE BOX AND F.D.E.P. PANEL TSCE2-72.4 R21©

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1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ / RH
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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT
1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Ryan Hileman
DN: C=US, o=Bohler Engineering, LLC, cn=Ryan Hileman, E=RHileman@BOHLER.NET
Reason: I AM APPROVING THIS DOCUMENT
Date: 2026.03.24 08:28:52-04'00'

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SHEET TITLE:

LIFT STATION DETAILS

SHEET NUMBER:

C-910

REVISION 3 - 03/23/2026

Mar 23, 2026
H:\2025\FLD250048.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-OCDS-FLD250048.00.0A----1LAYOUT1 C-910 LIFT STATION DETAILS
AJ

SHEET	TABLE OF CONTENTS
1	General Notes, TTC Tables
2	Definitions Temporary Traffic Control Devices Overhead Work Railroads Sight Distance Above Ground Hazard
3	Clear Zone Widths For Work Zones Superelevation Length Of Lane Closures Overweight/Oversize Vehicles Lane Widths High-Visibility Safety Apparel Speed Reduction Signing
4	Flagger Control Survey Work Zones Signs
5	Work Zone Sign Supports
6	Commonly Used Warning and Regulatory Signs In Work Zones
7	Manholes/Crosswalks/Joints Truck Mounted Attenuators Signals Channelizing Devices Channelizing Devices Consistency Advanced Warning Arrow Boards
8	Drop-Offs In Work Zones
9	Business Entrance Temporary Asphalt Separator
10	Channelizing Devices Notes
11	Temporary Barrier Notes
11	Pavement Markings

GENERAL NOTES:

1. This Index contains information specific to the Federal and State guidelines and standards for the preparation of traffic control plans and for the execution of traffic control in work zones, for construction and maintenance operations and utility work on highways, roads and streets on the State Highway System. Certain requirements in this Index are based on the high volume nature of State Highways. For highways, roads and streets off the State Highway System, the local agency (City/County) having jurisdiction may adopt requirements based on the minimum requirements provided in the MUTCD.

2. Use this Index in accordance with the Plans and Indexes 102-601 through 102-680. Indexes 102-601 through 102-680 are Department-specific typical applications of commonly encountered situations. Adjust device location or number thereof as recommended by the Worksite Traffic Supervisor and approved by the Engineer. Devices include, but are not limited to, flaggers, portable temporary signals, signs, pavement markings, and channelizing devices. Comply with MUTCD or applicable Department criteria for any changes and document the reason for the change.

3. Except for emergencies, any road closure on State Highway System must comply with Section 335.15, F.S.

TABLE 1
CHANNELIZING DEVICE SPACING

Work Zone Speed (mph)	Max. Spacing (feet) Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

TABLE 2
TAPER LENGTH "L"

Work Zone Speed (mph)	Min. Length (feet)
≤ 40	$L = \frac{WS^2}{60}$
≥ 45	$L = WS$

Where: W = width of offset in feet
S = speed in mph

TABLE 3
WORK ZONE SIGN SPACING "X"

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

TABLE 4
BUFFER LENGTH "B"

Work Zone Speed (mph)	Min. Length (feet)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

Note: When Buffer Length "B" cannot be attained due to geometric constraints, use the greatest length possible, but not less than 155 feet.

SYMBOLS:

- Work Area
- Channelizing Device
- Work Zone Sign
- Type III Barricade
- Lane Identification and Direction of Traffic

DEFINITIONS:

Regulatory Speed (In Work Zones)

The maximum permitted travel speed posted for the work zone is indicated by the regulatory speed limit signs. The work zone speed must be shown or noted in the plans. This speed should be used as the minimum design speed to determine runout lengths, departure rates, flare rates, lengths of need, clear zone widths, taper lengths, crash cushion requirements, marker spacings, superelevation and other similar features.

Advisory Speed

The maximum recommended travel speed through a curve or a hazardous area.

Travel Way

The portion of the roadway for the movement of vehicles. For traffic control through work zones, travel way may include the temporary use of shoulders and any other permanent or temporary surface intended for use as a lane for the movement of vehicular traffic.

a. Travel Lane: The designated widths of roadway pavement marked to carry through traffic and to separate it from opposing traffic or traffic occupying other traffic lanes.

b. Auxiliary Lane: The designated widths of roadway pavement marked to separate speed change, turning, passing and climbing maneuvers from through traffic.

Detour, Lane Shift, and Diversion

A detour is the redirection of traffic onto another roadway to bypass the temporary traffic control zone. A lane shift is the redirection of traffic onto a different section of the permanent pavement. A diversion is the redirection of traffic onto a temporary roadway, usually adjacent to the permanent roadway and within the limits of the right of way.

Aboveground Hazard

An aboveground hazard is any object, material or equipment other than traffic control devices that encroaches upon the travel way or that is located within the clear zone which does not meet the Department's safety criteria, i.e., anything that is greater than 4" in height and is firm and unyielding or doesnt meet breakaway requirements.

TEMPORARY TRAFFIC CONTROL DEVICES:

1. All temporary traffic control devices shall be ON the Department's Approved Products List (APL). Ensure the appropriate APL number is permanently marked on the device in a readily visible location.

2. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time, temporary traffic control devices that are no longer appropriate shall be removed or covered. Do not store temporary traffic control devices on the shoulder, sidewalk, or other roadway facility not affected by the work when work is suspended.

3. Arrow Boards, Portable Changeable Message Signs, Radar Speed Display Trailer, Portable Regulatory Signs, and any other trailer mounted device shall be delineated with a channelizing device placed at each corner when in use and shall be moved outside the travel way and clear zone or be shielded by a barrier or crash cushion when not in use.

OVERHEAD WORK:

Work is only allowed over a traffic lane when one of the following options is used:

OPTION 1 (OVERHEAD WORK USING A MODIFIED LANE CLOSURE)

Overhead work using a modified lane closure is allowed if all of the following conditions are met:

a. Work operation is located in a signalized intersection and limited to signals, signs, lighting and utilities.
b. Work operations are 60 minutes or less.
c. Speed limit is 45 mph or less.
d. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
e. Aerial lift equipment is placed directly below the work area to close the lane.
f. Traffic control devices are placed in advance of the vehicle/equipment closing the lane using a minimum 100 foot taper.
g. Volume or complexity of the roadway may dictate additional devices, signs, flagmen and/or a traffic control officer.

OPTION 2 (OVERHEAD WORK ABOVE AN OPEN TRAFFIC LANE)

Overhead work above a open traffic lane is allowed if all of the following conditions are met:

a. Work operation is located on a utility pole, light pole, signal pole, or their appurtenances.
b. Work operations are 60 minutes or less.
c. Speed limit is 45 mph or less.
d. No encroachment by any part of the work activities and equipment within an area bounded by 2 feet outside the edge of travel way and 18 feet high.
e. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
f. Volume or complexity of the roadway may dictate additional devices, signs, flagmen and/or a traffic control officer.
g. Adequate precautions are taken to prevent parts, tools, equipment and other objects from falling into open lanes of traffic.
h. Other Governmental Agencies, Rail facilities, or Codes may require a greater clearance. The greater clearance required prevails as the rule.

OPTION 3 (OVERHEAD WORK ADJACENT TO AN OPEN TRAFFIC LANE)

Overhead work adjacent to an open traffic lane is allowed if all of the following conditions are met:

a. Work operation is located on a utility pole, light pole, signal pole, or their appurtenances.
b. Work operations are 1 day or less.
c. Speed limit is 45 mph or less.
d. No encroachment by any part of the work activities and equipment within 2 foot from the edge of travel way up to 18' height. Above 18' in height, no encroachment by any part of the work activities and equipment over the open traffic lane (except as allowed in Option 2 for work operations of 60 minutes or less).
e. Aerial lift equipment in the work area has high-intensity, rotating, flashing, oscillating, or strobe lights operating.
f. Volume or complexity of the roadway may dictate additional devices, signs, flagmen and/or a traffic control officer.
g. Adequate precautions are taken to prevent parts, tools, equipment and other objects from falling into open lanes of traffic.
h. Other Governmental Agencies, Rail facilities, or Codes may require a greater clearance. The greater clearance required prevails as the rule.

OVERHEAD WORK: (Cont.)

OPTION 4 (OVERHEAD WORK MAINTAINING TRAFFIC WITH NO ENCROACHMENT BELOW THE OVERHEAD WORK AREA)

Traffic shall be detoured, shifted, diverted or paced as to not encroach in the area directly below the overhead work operations in accordance with the appropriate index drawing or detailed in the plans. This option applies to, but not limited to, the following construction activities:

a. Beam, girder, segment, and bent/pier cap placement.
b. Form and falsework placement and removal.
c. Concrete placement.
d. Railing construction located at edge of deck.
e. Structure demolition.

OPTION 5 (CONDUCTOR/CABLE PULLING ABOVE AN OPEN TRAFFIC LANE)

Overhead cable and/or de-energized conductor installations initial pull to proper tension shall be done in accordance with the appropriate Index or temporary traffic control plan.

Continuous pulling operations of secured cable and/or conductors are allowed over open lane(s) of traffic with no encroachment by any part of the work activities, materials or equipment within the minimal vertical clearance above the travel way. The utility shall take precautions to ensure that pull ropes and conductors/cables at no time fall below the minimum vertical clearance.

On Limited Access facilities, a site specific temporary traffic control plan is required. The temporary traffic control plan shall include:

a. The temporary traffic control set up for the initial pulling of the pull rope across the roadway.
b. During pulling operations, advance warning consisting of no less than a Changeable Message Sign upstream of the work area with alternating messages, "Overhead Work Ahead" and "Be Prepared to Stop" followed by a traffic control officer and police vehicle with blue lights flashing during the pulling operation.

RAILROADS:

Railroad crossings affected by a construction project should be evaluated for traffic controls to reduce queuing on the tracks. The evaluation should include as a minimum: traffic volumes, distance from the tracks to the intersections, lane closure or taper locations, signal timing, etc.

SIGHT DISTANCE:

1. Tapers: Transition tapers should be obvious to drivers. If restricted sight distance is a problem (e.g., a sharp vertical or horizontal curve), the taper should begin well in advance of the view obstruction. The beginning of tapers should not be hidden behind curves.

2. Intersections: Traffic control devices at intersections must provide sight distances for the road user to perceive potential conflicts and to traverse the intersection safely. Construction equipment and materials shall not restrict intersection sight distance.

ABOVEGROUND HAZARD:

1. Aboveground hazards (see definitions) are to be considered work areas during working hours and treated with appropriate work zone traffic control procedures. During nonworking hours, all objects, materials and equipment that constitute an aboveground hazard must be stored/placed outside the travel way and clear zone or be shielded by a barrier or crash cushion.

2. For aboveground hazards within a work zone the clear zone required should be based on the regulatory speed posted during construction.

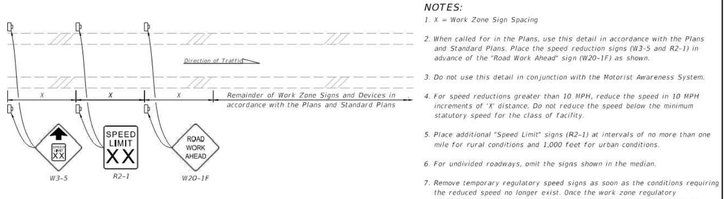
CLEAR ZONE WIDTHS FOR WORK ZONES:

The term 'clear zone' describes the unobstructed relatively flat area, impacted by construction, extending outward from the edge of the traffic lane. The table below gives clear zone widths in work zones for medians and roadside conditions other than for roadside canals; where roadside canals are present, clear zone widths are to conform with the distances to canals as described in the FDOT Design Manual 215.2.

TABLE 5
CLEAR ZONE WIDTHS FOR WORK ZONES

WORK ZONE SPEED (MPH)	TRAVEL LANES & MULTILANE RAMPS (feet)	AUXILIARY LANES & SINGLE LANE RAMPS (feet)
60-70	30	18
55	24	14
45-50	18	10
35-40	14	10
≤ 30	12	10
ALL SPEEDS CURB & GUTTER	4' BEHIND FACE OF CURB	4' BEHIND FACE OF CURB

NOTE: For temporary conditions where existing curb has been removed but not reconstructed, curb and gutter values may be used.



SPEED REDUCTION SIGNING

NOTES:

1. X = Work Zone Sign Spacing
2. When called for in the Plans, use this detail in accordance with the Plans and Standard Plans. Place the speed reduction signs (W3-5 and R2-1) in advance of the "Road Work Ahead" sign (W20-1F) as shown.
3. Do not use this detail in conjunction with the Motorist Awareness System.
4. For speed reductions greater than 10 MPH, reduce the speed in 10 MPH increments of 'X' distance. Do not reduce the speed below the minimum statutory speed for the class of facility.
5. Place additional "Speed Limit" signs (R2-1) at intervals of no more than one mile for rural conditions and 1,000 feet for urban conditions.
6. For undivided roadways, omit the signs shown in the median.
7. Remove temporary regulatory speed signs as soon as the conditions requiring the reduced speed no longer exist. Once the work zone regulatory speeds are removed, the regulatory speed existing prior to construction will automatically go back into effect.

SUPERELEVATION:

Horizontal curves constructed in conjunction with work zone traffic control should have the required superelevation applied to the design radii. Under conditions where normal crown controls curvature, the minimum radii that can be applied are listed in the table below.

TABLE 6
MINIMUM RADII FOR NORMAL CROWN

WORK ZONE POSTED SPEED	MINIMUM RADIUS
MPH	Feet
70	4090
65	3130
60	2400
55	1840
50	1390
45	1080
40	820
35	610
30	430
Superelevate When Smaller Radii is Used	

LENGTH OF LANE CLOSURES:

For interstates and state highways with a posted speed of 55MPH or greater, lane closures must not exceed 3 miles (includes taper, buffer, and work zone) in any given direction and must not close two consecutive interchanges.

OVERWEIGHT/OVERSIZE VEHICLES:

Restrictions to Lane Widths, Heights or Load Capacity can greatly impact the movement of over dimensioned loads. The Contractor shall notify the Engineer who in turn shall notify the State Permits Office, phone no. (850) 410-5777, at least seven calendar days in advance of implementing a maintenance of traffic plan which will impact the flow of overweight/oversized vehicles. Information provided shall include location, type of restriction (height, width or weight) and restriction time frames. When the roadway is restored to normal service the State Permits Office shall be notified immediately.

LANE WIDTHS:

Lane widths of through roadways should be maintained through work zone travel ways wherever practical. Provide minimum widths for work zone travel lanes as follows: 11' for Interstate with at least one 12' lane provided in each direction, unless formally excepted by the Federal Highway Administration; 11' for all other limited access roadways; and 10' for all other facilities.

HIGH-VISIBILITY SAFETY APPAREL:

All high-visibility safety apparel shall meet the requirements of the International Safety Equipment Association (ISEA) and the American National Standards Institute (ANSI) for "High-Visibility Safety Apparel", and labeled as ANSI/ISEA 107-2015 or newer. The apparel background (outer) material color shall be either fluorescent orange-red or fluorescent yellow-green as defined by the standard. The retroreflective material shall be orange, yellow, white, silver, yellow-green, or a fluorescent version of these colors, and shall be visible at a minimum distance of 1,000 feet. Class 3 apparel may be substituted for Class 2 apparel. Replace apparel that is not visible at 1,000 feet.

WORKERS: All workers within the right-of-way shall wear ANSI/ISEA Class 2 apparel. Workers operating machinery or equipment in which loose clothing could become entangled during operation shall wear fitted high-visibility safety apparel. Workers inside the bucket of a bucket truck are not required to wear high-visibility safety apparel.

UTILITIES: When other industry apparel safety standards require utility workers to wear apparel that is inconsistent with FDOT requirements such as NFPA, OSHA, ANSI, etc., the other standards for apparel may prevail.

FLAGGERS: For daytime activities, Flaggers shall wear ANSI/ISEA Class 2 apparel. For nighttime activities, Flaggers shall wear ANSI/ISEA Class 3 apparel.

FLAGGER CONTROL:

Regulatory Speed (In Work Zones)

Where flaggers are used, a FLAGGER symbol or legend sign must replace the WORKERS symbol or legend sign.

The flagger must be clearly visible to approaching traffic for a distance sufficient to permit proper response by the motorist to the flagging instructions, and to permit traffic to reduce speed or to stop as required before entering the work site. Flaggers shall be positioned to maintain maximum color contrast between the Flagger's high-visibility safety apparel and equipment and the work area background.

Hand-Signaling Devices

STOP/SLOW paddles are the primary hand-signaling device. The STOP/SLOW paddle shall have an octagonal shape on a rigid handle. If the STOP/SLOW paddle is placed on a rigid staff, the minimum length of the staff, measured from the bottom of the paddle to the end of the staff that rests on the ground, must not be less than 6 ft. STOP/SLOW paddles shall be at least 24 inches wide with letters at least 6 inches high and should be fabricated from light semirigid material. The background of the STOP face shall be red with white letters and border. The background of the SLOW face shall be orange with black letters and border. When used at night-time, the STOP/SLOW paddle shall be retroreflectorized.

Flag use is limited to immediate emergencies, intersections, and when working on the centerline or shared left turn lanes where two (2) flaggers are required and there is opposing traffic in the adjacent lanes. Flags, when used, shall be a minimum of 24 inches square, red or fluorescent orange-red in color, and securely fastened to a staff that is approximately 36 inches in length. When used at nighttime, flags shall be retroreflectorized.

Flashlight, lantern or other lighted signal that will display a red warning light shall be used at night.

Flagger Stations

Flagger stations shall be located far enough in advance of the work area so that approaching road users will have sufficient distance to stop before entering the work area. When used at nighttime, the flagger station shall be illuminated.

SURVEY WORK ZONES:

The SURVEY CREW AHEAD symbol or legend sign shall be the principal Advance Warning Sign used for Traffic Control Through Survey Work Zones and may replace the ROAD WORK AHEAD sign when lane closures occur, at the discretion of the Party Chief.

When Traffic Control Through Work Zones is being used for survey purposes only, the END ROAD WORK sign as called for on certain 102 Series of Indexes should be omitted.

Survey Between Active Traffic Lanes or Shared Left Turn Lanes

The following provisions apply to Main Roadway Traffic Control Work Zones. These provisions must be adjusted by the Party Chief to fit roadway and traffic conditions when the Survey Work Zone includes intersections.

(A) A STAY IN YOUR LANE (TTC-001-25) sign shall be added to the Advance Warning Sign sequence as the second most immediate sign from the work area.

(B) Elevation Surveys-Cones may be used at the discretion of the Party Chief to protect prism holder and flagger(s). Cones, if used, may be placed at up to 50' intervals along the break line throughout the work zone.

SURVEY WORK ZONES: (Cont.)

(C) Horizontal Control-With traffic flow in the same direction, cones shall be used to protect the backsight tripod and/or instrument. Cones shall be placed at the equipment, and up to 50' intervals for at least 200' towards the flow of traffic.

(D) Horizontal Control-With traffic flow in opposite directions, cones shall be used to protect the backsight tripod and/or instrument. Cones shall be placed at the equipment, and up to 50' intervals for at least 200' in both directions towards the flow of traffic.

SIGNS:

SIGN MATERIALS

Mesh signs and non-retroreflective vinyl signs may only be used for daylight operations. Non-retroreflective vinyl signs must meet the requirements of Specifications Section 994.

Retroreflective vinyl signs meeting the requirements of Specification Section 994 may be used for daylight or night operations not to exceed 1 day except as noted in the Indexes.

Rigid or Lightweight sign panels may be used in accordance with the vendor APL drawing for the sign stand to which they are attached.

INTERSECTING ROAD SIGNING

Signing for the control of traffic entering and leaving work zones by way of intersecting crossroads shall be adequate to make drivers aware of work zone conditions. When Work operations exceed 60 minutes, place the ROAD WORK AHEAD sign on the side street entering the work zone.

ADJOINING AND/OR OVERLAPPING WORK ZONE SIGNING

Adjoining work zones may not have sufficient spacing for standard placement of signs and other traffic control devices in their advance warning areas or in some cases other areas within their traffic control zones. Where such restraints or conflicts occur or are likely to occur, one of the following methods will be employed to avoid conflicts and prevent conditions that could lead to misunderstanding on the part of the traveling public as to the intended travel way by the traffic control procedure applied:

(A) For scheduled projects the engineer in responsible charge of project design will resolve anticipated work zone conflicts during the development of the project traffic control plan. This may entail revision of plans on preceding projects and coordination of plans on concurrent projects.

(B) Unanticipated conflicts arising between adjoining in progress highway construction projects will be resolved by the Resident Engineer for projects under his residency, and, by the District Construction Engineer for in progress projects under adjoining residencies.

(C) The District Maintenance Engineer will resolve anticipated and occurring conflicts within scheduled maintenance operations.

(D) The Unit Maintenance Engineer will resolve conflicts that occur within routine maintenance works; between routine maintenance work, unscheduled work and/or permitted work; and, between unit controlled maintenance works and highway construction projects.

SIGNS: (Cont.)

SIGN COVERING AND INTERMITTENT WORK STOPPAGE SIGNING

Existing or temporary traffic control signs that are no longer applicable or are inconsistent with intended travel paths shall be removed or fully covered.

Sign blanks or other available coverings must completely cover the existing sign. Rigid sign coverings shall be the same size as the sign it is covering, and bolted in a manner to prevent movement.

Sign covers are incidental to work operations and are not paid for separately.

SIGNING FOR DETOURS, LANE SHIFTS AND DIVERSIONS

Detours should be signed clearly over their entire length so that motorists can easily determine how to return to the original roadway. The reverse curve (W1-4) warning sign should be used for the advanced warning for a lane shift. A diversion should be signed as a lane shift.

EXTENDED DISTANCE ADVANCE WARNING SIGN

Advance Warning Signs shall be used at extended distance of one-half mile or more when limited sight distance or the nature of the obstruction may require a motorist to bring their vehicle to a stop. Extended distance Advanced Warning Signs may be required on any type roadway, but particularly be considered on multilane divided highways where vehicle speed is generally in the higher range (45 MPH or more).

UTILITY WORK AHEAD SIGN

The UTILITY WORK AHEAD (W21-7) sign may be used as an alternate to the ROAD WORK AHEAD or the ROAD WORK XX FT (W20-1) sign for utility operations on or adjacent to a highway.

LENGTH OF ROAD WORK SIGN

The length of road work sign (G20-1) bearing the legend ROAD WORK NEXT ____ MILES is required for all projects of more than 2 miles in length. The number of miles entered should be rounded up to the nearest mile. The sign shall be located at begin construction points.

GROOVED PAVEMENT AHEAD SIGN

The GROOVED PAVEMENT AHEAD sign is required 500 feet in advance of a milled or grooved surface open to traffic. The W8-15P placard shall be used in conjunction with the GROOVED PAVEMENT AHEAD sign.

END ROAD WORK SIGN

The END ROAD WORK sign (G20-2) should be installed on all projects, but may be omitted where the work operation is less than 1 day. The sign should be placed approximately 500 feet beyond the end of a construction or maintenance project unless other distance is called for in the plans. When other Construction or Maintenance Operations occur within 1 mile this sign should be omitted and signing coordinated in accordance with Index 102-600, ADJOINING AND/OR OVERLAPPING WORK ZONE SIGNING.

2

GENERAL MOT NOTES:

a. A RIGHT-OF-WAY (ROW) AND MAINTENANCE OF TRAFFIC (MOT) PERMITS MUST BE APPLY BEFORE THE PRE-CONSTRUCTION MEETING
b. A DETAIL TEMPORARY TRAFFIC CONTROL PLANS, INCLUDING PEDESTRIAN ACCOMMODATION, MUST BE SUBMIT AT THE MOT PERMIT.
c. A LANE CLOSURE OPERATIONAL ANALYSIS PER FDOT IS REQUIRE TO CONSIDERATE DAY TIME OPERATIONS.

NEW SHEET

ORANGE COUNTY PERMIT:25-E-354

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/10/2026	CITY OF APOPKA AND SJRWMD COMMENTS	AJ RH
2	02/27/2026	ORANGE COUNTY COMMENTS & COORDINATION	AJ RH
3	03/23/2026	CITY OF APOPKA COMMENTS	BCL RH

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: FLD250048.00.0A
DRAWN BY: ~ BCL ~
CHECKED BY: ~ RH ~
DATE: 10/02/2025
CAD I.D.: P-CIVL-OCDS

PROJECT:

CONSTRUCTION SITE PLAN

FOR

RYAN

PROPOSED DEVELOPMENT
1829 PLYMOUTH SORRENTO RD
APOPKA, FL 32712
CITY OF APOPKA
S 06 - T 21 S - R 28 E

BOHLER™
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

RYAN KEITH HILEMAN LICENSED No. 83371 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ryan Hileman
DN: C=Rush Hileman, O=BOHLER ENGINEERING PR, LLC, L=Boca Raton, S=Florida, SERIALNUMBER=MA05205029583187, C=US
Date: 2026.03.24 09:29:54-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RYAN KEITH HILEMAN, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

MOT DETAILS

SHEET NUMBER:

C-911

REVISION 3 - 03/23/2026