APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
June 17, 2026 9:00 AM
Apopka City Hall Commission Chambers

PUBLIC COMMENT PERIOD

FUTURE LAND USE AMENDMENT

1. **FLU-26-4 - Bateman Properties - Future Land Use (FLU), (1st Submittal)**
   Owner(s): LMB Capital LLC
   Applicant(s): Denny Shiver
   Location: 2864 Dowman Drive
   Proposed Use: FLU amendment of three parcels totaling approx. 4.85 acres
   Project Manager: Jean Sanchez

PLAT

1. **PL-26-3 - Crossroads at Kelly Park Phase 2A-2 - Plat (PL), (1st Submittal)**
   Owner(s): Jen Florida 51 LLC
   Applicant(s): Pape Dawson - Genevieve LaBuda
   Location: Soapberry Avenue
   Proposed Use: Final Plat of 78 Lots
   Project Manager: Jean Sanchez

2. **PL-25-10 - Ridgebrook Plat - Plat Application (PL), (3rd Submittal)**
   Owner(s): TPG AG EHC III (LEN) Multi State 5 LLC
   Applicant(s): G L Summitt Engineering Inc - Geoff Summitt
   Location: 2404 Plymouth Sorrento Road, 2260 Plymouth Sorrento Road and 2244 Sorrento Avenue
   Proposed Use: 86 Single Family Homes
   Project Manager: Amer Hamza

3. **PL-26-4 - Crescent Ridge Phase 1 Plat - Plat Application (PL), (1st Submittal)**
   Owner(s): Pulte Home Company LLC
   Applicant(s): 1828 Engineerin LLC - Luke Classon
   Location: Kelly Park Road and Ondich Road
   Proposed Use: Single Famliy Homes/Residential
   Project Manager: Jean Sanchez

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-26-6 - Floridian Town Center Mulit-Family Phase 1 - Major Development Plan (MDP), (1st Submittal)**
   Owner(s): Gloridian Apopka Phase 1 Owner LLC
   Applicant(s): McIntosh Associates an LJA Company - Keith Farling
   Location: Southfork Drive
   Proposed Use: Multi-Family Residential Apartments
   Project Manager: Amer Hamza

2. **MDP-26-4 - Southern Tire Mart - Major Development Plan (MDP), (1st Submittal)**
   Owner(s): Duff Real Estate LLC

Applicant(s): Kimley-Horn and Associates Inc - Jennifer Stickler
Location: 1291 South Orange Blossom Trail
Proposed Use: Construct a 45,000 SF Tire Mart Facility
Project Manager: Bobby Howell, AICP

CONSTRUCTION SITE PLAN

1. **CSP-26-22 - Wyld Oaks Cell Tower - Construction Site Plan (CSP), (1st Submittal)**
   Owner(s): Kelly Park VB Development LLC
   Applicant(s): Kimley-Horn & Associates - Tommy O'Shea
   Location: 4112 Sadler Road
   Proposed Use: 120' Stealth Wireless Telecommunications Facility
   Project Manager: Jean Sanchez

2. **CSP-26-15 - Logistics 429 at Apopka Ridge Buildings 400, 500 & 600 - Construction Site Plan (CSP), (2nd Submittal)**
   Owner(s): Ridge 429 Owner LLC
   Applicant(s): Smiley & Associates Inc - Marc Smiley
   Location: 1315 Jack Junction Road
   Proposed Use: Construction of Buildings 400, 500 and 600 in Phase 2 area of MDP
   Project Manager: Jean Sanchez

3. **CSP-25-37 - Wyld Oaks Lot 7 Access Roads - Construction Site Plan (CPS), (3rd Submittal)**
   Owner(s): Kelly Park VB Development LLC
   Applicant(s): Kimley-Horn and Associates Inc - Mackenzie Cerjan
   Location: West Kelly Park Road between Effie Drive and Highway 429
   Proposed Use: Development of approx. 900 LF of Access Roads to Support a Portion of Lot 7 of The Wyld Oaks Plat
   Project Manager: Jean Sanchez

SUBDIVISION PLAN

1. **CSP-25-39 - Wolf Lake Ranch Phase 2 - Construction Site Plan (CSP), (2nd Submittal)**
   Owner(s): Roseville Farms LLC
   Applicant(s): Kimley-Horn and Associates - Joshua Enot
   Location: 3251 North Ponkan Road
   Proposed Use: Develop 59 Single Family Lots with Associated Infrastructure
   Project Manager: Jean Sanchez

DISCUSSION

ADJOURNMENT

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 00°09'58" EAST FOR ANGULAR DETERMINATION ONLY. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901) AS REFERENCED BY CERTIFIED CORNER RECORD #0047863, NORTHING 1610937.517, EASTING 476803.923.

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ORANGE COUNTY SURVEY CONTROL NETWORK, BENCHMARK L-1356008, BEING A 3.5" ALUMINUM DISK IN CONCRETE STAMPED "L-1356-008", ELEVATION 90.7275', AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE AND ORIGINAL DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, DATED 9/24/2021.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

THE PROPERTY DESCRIBED HEREON CONTAINS 4.84 ACRES, MORE OR LESS.

LAST DATE IN FIELD: OCTOBER 12, 2024

DEED DESCRIPTION: 2864 DOWMAN DR

OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL A:

THE WEST 200 FEET OF THE EAST 428 FEET OF THE WEST 966.7 FEET, (LESS THE SOUTH 450.8 FEET THEREOF) OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 3,016 FEET, THENCE NORTH 659.2 FEET, THENCE WEST 3,010.52 FEET, THENCE SOUTH 676.3 FEET TO THE **POINT OF BEGINNING**, LYING IN ORANGE COUNTY, FLORIDA.

PARCEL B:

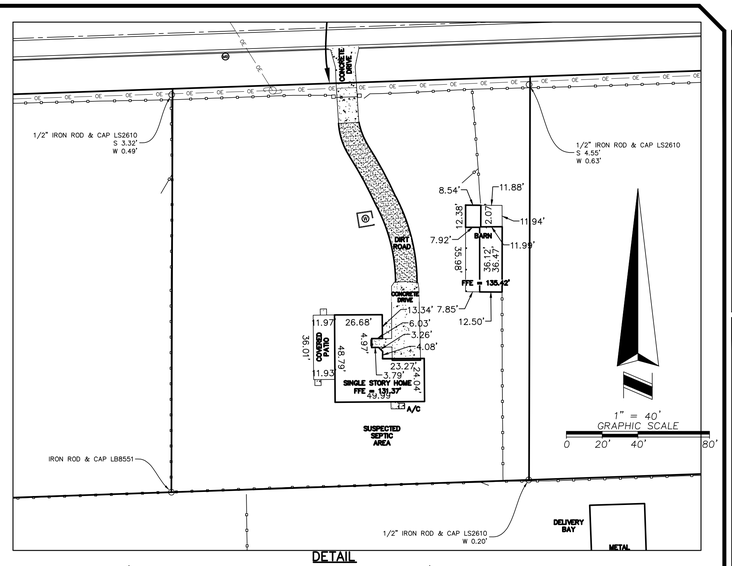
THE WEST 966.7 FEET (LESS THE SOUTH 450.8 FEET THEREOF), **BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 3,016 FEET; NORTH 659.2 FEET; WEST 3,010.52 FEET; SOUTH 676.3 FEET TO THE **POINT OF BEGINNING**, ORANGE COUNTY, FLORIDA (LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY, LESS THE WEST 200 FEET OF THE EAST 428 FEET OF SAID WEST 966.7 FEET).

SYMBOL AND ABBREVIATION LEGEND:

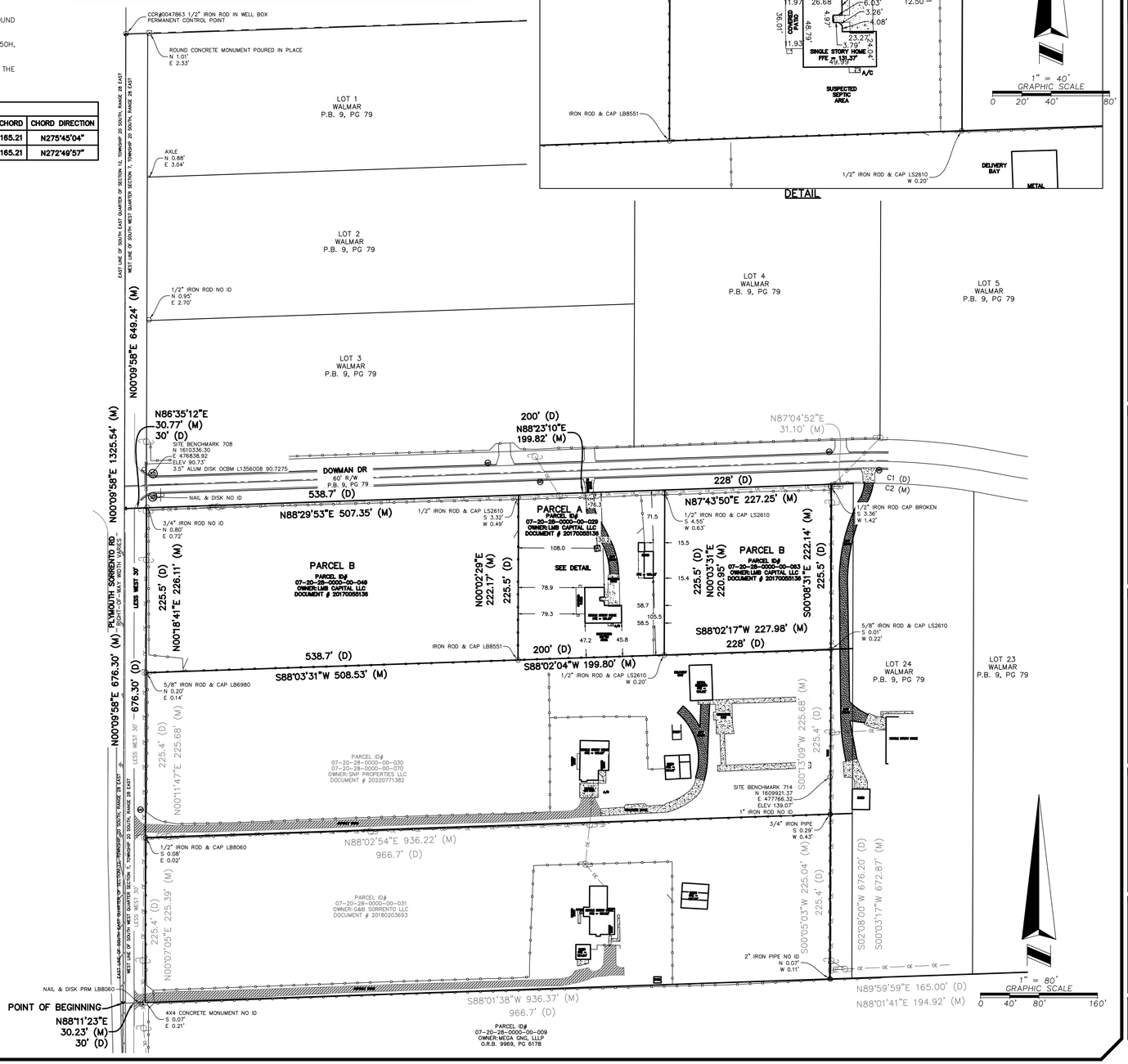
BENCHMARK LOCATION	CONTROL STRUCTURE	CM	CONCRETE MONUMENT
CABLE TELEVISION CABINET	STORM DRAINAGE MANHOLE	E	EAST/EASTING
CABLE TELEVISION MARKER	MITERED END SECTION	EC	EDGE OF CONCRETE
CABLE TELEVISION RISER	YARD DRAIN	ELEV	ELEVATION
CABLE TELEVISION VAULT	FOUND BRASS OR ALUMINUM DISK	EP	EDGE OF PAVEMENT
ELECTRICAL CABINET	FOUND CONCRETE MONUMENT	ESMT	EASEMENT
CONCRETE LIGHT POLE	FOUND IRON PIPE	FFE	FINISH FLOOR ELEVATION
CONCRETE POWER POLE	FOUND IRON ROD	FND	FOUND
FIBERGLASS LIGHT POLE	FOUND NAIL & DISK	LB	LICENSED BUSINESS
GUY POLE	SET CONCRETE MONUMENT	LS	LICENSED SURVEYOR
GUY WIRE	SET IRON ROD	PS	PARKING SPACE
LANDSCAPE LIGHT	SET NAIL & DISK	HC	HANDICAPPED
ELECTRICAL MANHOLE	SET TRAVERSE POINT OR BENCHMARK	N	NORTH/NORTHING
ELECTRICAL MARKER	TELECOMMUNICATION CABINET	(D)	DEED
METAL LIGHT POLE	TELECOMMUNICATION MANHOLE	(M)	MEASURED
POWER POLE	TELECOMMUNICATION MARKER	N/D	NAIL AND DISK
ELECTRICAL METER	TELECOMMUNICATION RISER	PB	PLAT BOOK
ELECTRICAL PANEL	TELECOMMUNICATION VAULT	PG(S)	PAGE(S)
ELECTRICAL RISER	TRAFFIC ELECTRIC CABINET	PC	POINT OF CURVATURE
TRANSFORMER	PEDESTRIAN CROSS POLE	PT	POINT OF TANGENT
ELECTRICAL VAULT	SIGNAL MAST ARM	PCP	PERMANENT CONTROL POINT
WOODEN LIGHT POLE	TRAFFIC ELECTRIC VAULT	PRM	PERMANENT REFERENCE MONUMENT
WOODEN POWER POLE	TREE BAY	PS	PARKING SPACE
FIBER OPTIC MARKER	TREE CAMPHOR	PL	PROPERTY LINE
FIBER OPTIC RISER	TREE CEDAR	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FIBER OPTIC VAULT	TREE CHINA BERRY	R	RADIUS
FORCE MAIN AIR RELEASE VALVE	TREE CYPRESS	RCP	REINFORCED CONCRETE PIPE
FORCE MAIN MARKER	TREE ELM	RLS	REGISTERED LICENSED SURVEYOR
FORCE MAIN MANHOLE	TREE GREEN ASH	R/W	RIGHT OF WAY
FORCE MAIN VALVE	TREE HICKORY	S	SOUTH
IRRIGATION VALVE	TREE LAUREL OAK	TH	TEST HOLE
BOLLARD	TREE LIVE OAK	VVH	VERIFIED VERTICAL & HORIZONTAL
CLEANOUT	TREE MAGNOLIA	28	CONTOUR
MAILBOX	TREE MAPLE	28.4.1	SPOT ELEVATION
MULTI STAND SIGN	TREE PALM	WTR	WATER
SATELLITE	TREE PECAN	BTV	BURIED CABLE TV
SINGLE STAND SIGN	TREE PINE	BE	BURIED ELECTRICAL
SOIL BORING LOCATION	TREE SWEET GUM	BFO	BURIED FIBER OPTIC
TEST HOLE LOCATION	TREE SYCAMORE	BFM	BURIED FORCE MAIN
UNKNOWN MANHOLE	TREE TURKEY OAK	BG	BURIED GAS
UNKNOWN UTILITY RISER	WATER AIR RELEASE VALVE	BRW	BURIED RECLAIMED WATER
UNKNOWN VAULT	BACKFLOW PREVENTER	SS	BURIED SANITARY SEWER
UNKNOWN VENT	HOSE BIBB	BT	BURIED TELECOMMUNICATION
WELL	FIRE DEPARTMENT CONNECTION	BTE	BURIED TRAFFIC ELECTRICAL
WETLAND FLAG	FIRE HYDRANT	BU	BURIED UNKNOWN
NATURAL GAS MARKER	WATER MARKER	BW	BURIED WATER
NATURAL GAS METER	WATER METER		CENTERLINE
NATURAL GAS VALVE	WATER RISER		CONTINUOUS
NATURAL GAS VENT	WATER VALVE		DASHED LINE
RECLAIMED WATER AIR RELEASE VALVE	WETLANDS		FENCE LINE
RECLAIMED WATER MARKER	ASPHALT	FM	FORCE MAIN
RECLAIMED WATER RISER	BACK OF CURB	GAS	GAS LINE
RECLAIMED WATER VALVE	BENCHMARK		EASEMENT
GREASE TRAP	CENTER LINE	IRR	IRRIGATION LINE
SANITARY SEWER MANHOLE	CHORD DISTANCE	OE	OVERHEAD ELECTRICAL LINE
SANITARY SEWER MARKER	CHORD BEARING		DRAINAGE PIPE
SANITARY SEWER RISER	CHAIN LINK FENCE	R/W	RIGHT OF WAY LINE
SANITARY SEWER VALVE	CONCRETE		BUILDING LINE
CATCH BASIN			EDGE OF PAVEMENT
			EDGE OF WATER

VICINITY MAP: NOT TO SCALE





DETAIL



PANTALONE INDUSTRIES
3920 GREENVIEW PINES COURT
ORLANDO, FLORIDA 32817
(STEPHEN@PANTALONEINDUSTRIES.COM)
(304) 376-4439

BOUNDARY SURVEY
OF
2864 DOWMAN DR
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: DI FRANCESCO, LLC

FOR THE LICENSED BUSINESS #6551 BY:
JOHN F. LOCKLIN, P.S.M. #6673

DATE	REVISIONS

JOB #: 2864 DOWMAN DR
DATE: 10/13/2024
SCALE: 1" = 80' / 1" = 40'
CALC BY: SP
FIELD BY: CG
DRAWN BY: KM
CHECKED BY: JL

SHEET 1 OF 1

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD DIRECTION
C1 (D)	824.30	165.49	011°30'11"	165.21	N275°45'04"
C2 (M)	824.30	165.49	011°30'11"	165.21	N272°49'57"

Drawing name: D:\Projects\5521 Plymouth Sorrento Rd 2864 Dowman Dr-Storybook\CAD Files\As-built\2864 Dowman Dr Boundary Survey Sheet 1

CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-2 THROUGH FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

TOGETHER WITH:

A TRACT OF LAND, BEING TRACT FD-2A-2, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKOCH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 69.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'34", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF SOUTH 45°36'51" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'34" EAST, 385.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'34" EAST, 50.00 FEET; THENCE RUN NORTH 89°37'26" EAST, 5.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'34" EAST, 6.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 12°57'16", AN ARC LENGTH OF 8.14 FEET, A CHORD LENGTH OF 8.12 FEET AND A CHORD BEARING OF SOUTH 06°06'04" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 12°34'42" WEST, 131.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 43°53'09", AN ARC LENGTH OF 298.72 FEET, A CHORD LENGTH OF 291.47 FEET AND A CHORD BEARING OF SOUTH 34°31'16" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 927.50 FEET, A CENTRAL ANGLE OF 02°20'20", AN ARC LENGTH OF 37.86 FEET, A CHORD LENGTH OF 37.86 FEET AND A CHORD BEARING OF SOUTH 55°17'41" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 54°07'31" WEST, 3.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 11°13'31", AN ARC LENGTH OF 162.12 FEET, A CHORD LENGTH OF 161.86 FEET AND A CHORD BEARING OF SOUTH 48°30'45" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°17'16", AN ARC LENGTH OF 34.16 FEET, A CHORD LENGTH OF 31.56 FEET AND A CHORD BEARING OF SOUTH 82°32'37" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 58°45'45" WEST, 14.61 FEET; THENCE RUN SOUTH 31°11'15" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°54'58", AN ARC LENGTH OF 41.41 FEET, A CHORD LENGTH OF 36.84 FEET AND A CHORD BEARING OF SOUTH 11°21'16" EAST, TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 10°09'58", AN ARC LENGTH OF 146.82 FEET, A CHORD LENGTH OF 146.63 FEET AND A CHORD BEARING OF SOUTH 31°01'14" WEST, TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°19'27", AN ARC LENGTH OF 31.99 FEET, A CHORD LENGTH OF 29.85 FEET AND A CHORD BEARING OF SOUTH 62°35'59" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 80°44'18" WEST, 19.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, SAID POINT FROM HEREIN AFTER REFERED AS POINT 'A'; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 04°47'37", AN ARC LENGTH OF 86.17 FEET, A CHORD LENGTH OF 86.15 FEET AND A CHORD BEARING OF NORTH 83°08'07" WEST TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 947.50 FEET, A CENTRAL ANGLE OF 07°25'50", AN ARC LENGTH OF 122.88 FEET, A CHORD LENGTH OF 122.79 FEET AND A CHORD BEARING OF NORTH 26°09'22" EAST TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1145.00 FEET, A CENTRAL ANGLE OF 06°52'02", AN ARC LENGTH OF 137.24 FEET, A CHORD LENGTH OF 137.16 FEET AND A CHORD BEARING OF NORTH 86°41'40" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°52'19" WEST, 194.29 FEET; THENCE RUN SOUTH 03°47'46" EAST, 85.38 FEET; THENCE RUN SOUTH 86°12'14" WEST, 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°40'05", AN ARC LENGTH OF 40.87 FEET, A CHORD LENGTH OF 36.47 FEET AND A CHORD BEARING OF SOUTH 43°02'17" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°52'19" WEST, 93.84 FEET; THENCE RUN NORTH 02°43'36" WEST, 322.33 FEET; THENCE RUN NORTH 02°23'15" EAST, 156.15 FEET; THENCE RUN NORTH 89°52'19" EAST, 96.41 FEET; THENCE RUN SOUTH 69°07'09" EAST, 36.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 09°42'01", AN ARC LENGTH OF 46.56 FEET, A CHORD LENGTH OF 46.50 FEET AND A CHORD BEARING OF NORTH 39°58'10" EAST, TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 72°45'22" WEST, 75.24 FEET; THENCE RUN SOUTH 89°52'19" WEST, 54.38 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 33°01'17", AN ARC LENGTH OF 227.67 FEET, A CHORD LENGTH OF 224.52 FEET AND A CHORD BEARING OF NORTH 42°52'31" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 07°17'17", AN ARC LENGTH OF 164.09 FEET, A CHORD LENGTH OF 163.98 FEET AND A CHORD BEARING OF NORTH 55°50'28" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 41°13'33" EAST, 120.20 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1410.00 FEET, A CENTRAL ANGLE OF 02°07'47", AN ARC LENGTH OF 47.86 FEET, A CHORD LENGTH OF 47.86 FEET AND A CHORD BEARING OF NORTH 50°55'59" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 41°13'33" WEST, 120.03 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 02°30'21", AN ARC LENGTH OF 56.42 FEET, A CHORD LENGTH OF 56.42 FEET AND A CHORD BEARING OF NORTH 48°49'05" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 42°03'32", AN ARC LENGTH OF 227.56 FEET, A CHORD LENGTH OF 222.49 FEET AND A CHORD BEARING OF NORTH 68°35'40" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 173.38 FEET; THENCE RUN SOUTH 00°22'34" EAST, 95.00 FEET; THENCE RUN NORTH 89°37'26" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 225.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND, BEING TRACT FD-2A-3, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

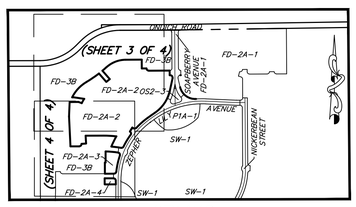
COMMENCE AT THE AFORESAID POINT 'A' FOR A POINT OF REFERENCE; THENCE RUN SOUTH 14°04'51" WEST, 55.21 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°41'56", AN ARC LENGTH OF 43.50 FEET, A CHORD LENGTH OF 38.22 FEET AND A CHORD BEARING OF SOUTH 31°09'41" EAST, TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 12°17'07", AN ARC LENGTH OF 177.43 FEET, A CHORD LENGTH OF 177.09 FEET AND A CHORD BEARING OF SOUTH 12°32'43" WEST TO A POINT REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°28'10", AN ARC LENGTH OF 36.42 FEET, A CHORD LENGTH OF 33.28 FEET AND A CHORD BEARING OF SOUTH 48°08'14" WEST TO A POINT OF TANGENCY, SAID POINT FROM HEREIN AFTER REFERED TO AS POINT 'B'; THENCE RUN SOUTH 89°52'19" WEST, 97.79 FEET; THENCE RUN NORTH 00°07'41" WEST, 120.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 7.77 FEET; THENCE RUN NORTH 00°07'41" WEST, 118.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 07°54'48", AN ARC LENGTH OF 134.66 FEET, A CHORD LENGTH OF 134.55 FEET AND A CHORD BEARING OF SOUTH 84°58'03" EAST TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND, BEING TRACT FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID POINT 'B' FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'19" WEST, 5.53 FEET; THENCE RUN SOUTH 00°07'41" EAST 50.00 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.26 FEET AND A CHORD BEARING OF SOUTH 45°07'41" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 40.00 FEET; THENCE RUN SOUTH 89°52'19" WEST, 120.00 FEET; THENCE RUN NORTH 00°07'41" WEST, 65.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 95.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA CONTAINS 16.628 ACRES MORE OR LESS.



KEY MAP
NOT TO SCALE

SURVEYOR'S NOTES RELATING TO ALLIANT NATIONAL TITLE INSURANCE COMPANY ITEMS:

WE HAVE EXAMINED THE FURNISHED PLAT PROPERTY INFORMATION REPORT, ORDER NO. 20185927, DATED: APRIL 14, 2026.

1. PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 RECORDED IN PLAT BOOK 116, PAGE 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
2. MEMORANDUM OF UNDERSTANDING RECORDED IN OFFICIAL RECORDS BOOK 10113, PAGE 359, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   NOT A MATTER OF SURVEY.
3. SCHOOL MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10512, PAGE 2705, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   NOT A MATTER OF SURVEY.
4. LAND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210432531, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   NOT A MATTER OF SURVEY.
5. NOTICE OF ESTABLISHMENT OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220350331, AS AFFECTED BY FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220670812, COLLATERAL ASSIGNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113657, COLLATERAL ASSIGNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113658, KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113659, KELLY PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENT LIEN OF RECORD RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113661, AND TRUE-UP AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113663, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   NOT A MATTER OF SURVEY.
6. DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220474291, AS AFFECTED BY FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230100263, SECOND AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230019619, THIRD AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240513434, AND FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250227924, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
7. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220483784, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
8. ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220582294.
   NOT A MATTER OF SURVEY.
9. SCHOOL CONCURRENCY MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230234129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
   NOT A MATTER OF SURVEY.
10. ROADWAY FUNDING AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230378714, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    NOT A MATTER OF SURVEY.
11. DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230415204, AS AFFECTED BY FIRST AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230703008, AND SECOND AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240688629, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
12. ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    NOT A MATTER OF SURVEY.
13. ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    NOT A MATTER OF SURVEY.
14. MEMORANDUM OF OPTION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001112, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    NOT A MATTER OF SURVEY.
15. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240449950, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    NOT A MATTER OF SURVEY.
16. RIGHT-OF-WAY MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20260184599, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
    DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.

LEGEND

R	RADIUS
Δ	DELTA
L	LENGTH
C	CHORD DISTANCE
CB	CHORD BEARING
℄	CENTERLINE
CM	CONCRETE MONUMENT
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
DOC. #	DOCUMENT NUMBER
FD	FUTURE DEVELOPMENT
FND.	FOUND
LB.	LICENSED BUSINESS
LS	LICENSED SURVEYOR
NO ID	NO IDENTIFICATION
(N.R.)	NON-RADIAL
NT	NON-TANGENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG(S).	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
(RAD.)	RADIAL
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
T.D.U.E.	TEMPORARY DRAINAGE & UTILITY EASEMENT
T.U.E.	TEMPORARY UTILITY EASEMENT
T.W.E.	TEMPORARY WALL EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WALL EASEMENT
⊡	PERMANENT REFERENCE 4"X4" CONCRETE MONUMENT (PRM) WITH BRASS DISC STAMPED LS # 4044
◉	SET NAIL & DISC LS # 4044 (PCP)

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING SOUTH 00°17'05" EAST.

(2) -⊡- DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS. # 4044.

(3) -◉- DENOTES A PERMANENT CONTROL POINT (PCP) A SET NAIL AND DISK STAMPED LS # 4044.

(4) 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 THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR 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.

(5) THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT # 20250449950 AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.

(6) TRACT OS2A-5 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

(7) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED RADIAL (RAD.).

(8) THE DRAINAGE EASEMENTS (D.E.) AND WALL EASEMENTS (W.E.) SHOWN HEREON ARE DEDICATED TO THE KELLY PARK COMMUNITY DEVELOPMENT.

(9) AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER ALL DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT ARE 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 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 ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM, ITS SUCCESSORS AND/OR ASSIGNS.

(10) THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS WITHIN ALL DRAINAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

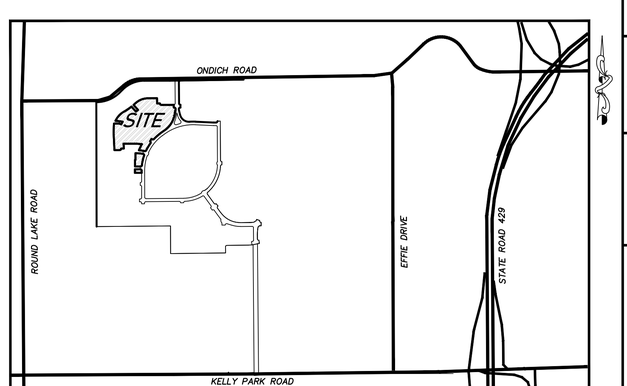
(11) THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES WITHIN ALL RIGHTS-OF-WAY AND ALL UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

(12) THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAYS AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

(13) THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS), STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN ALL RIGHTS-OF-WAY. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER, STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

(14) FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY COUNCIL AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT.

(15) PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.



LOCATION MAP
NOT TO SCALE

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

INDEX
SHEET 1 = COVER SHEET
SHEET 2-4 = BOUNDARY AND DETAIL SHEETS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

PLAT BOOK PAGE

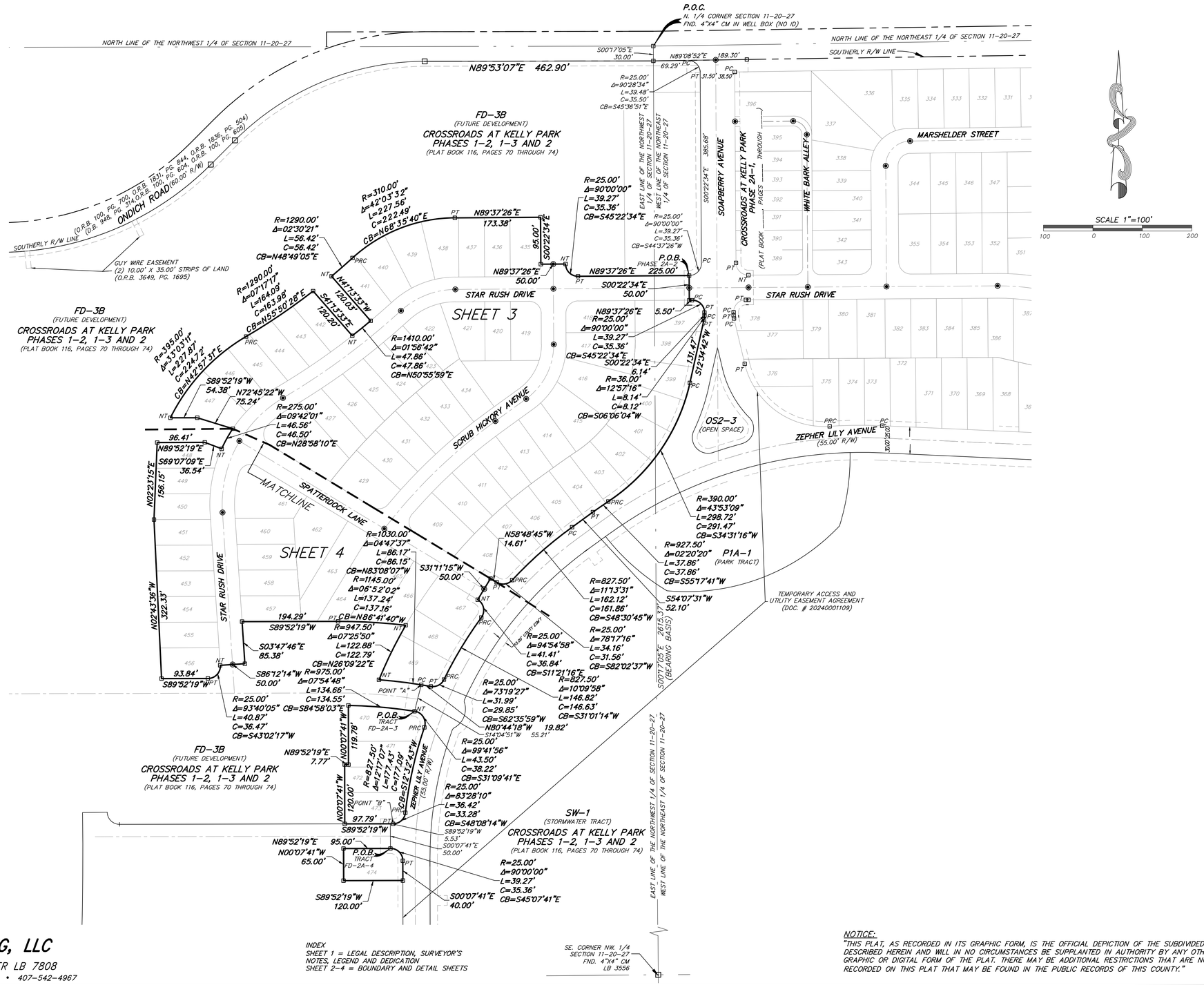
CROSSROADS AT KELLY PARK PHASE 2A-2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT,

CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-2 THROUGH FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



INDEX
SHEET 1 = LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND AND DEDICATION
SHEET 2-4 = BOUNDARY AND DETAIL SHEETS

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C:\23-165 Dream Finders Homes Kelly Park Phase 2A Plat\23-165 KELLY PARK PLAT PHASE 2A-2 SHEET 2-C3D.dwg Apr 29, 2026 - 10:23am

PLAT BOOK PAGE

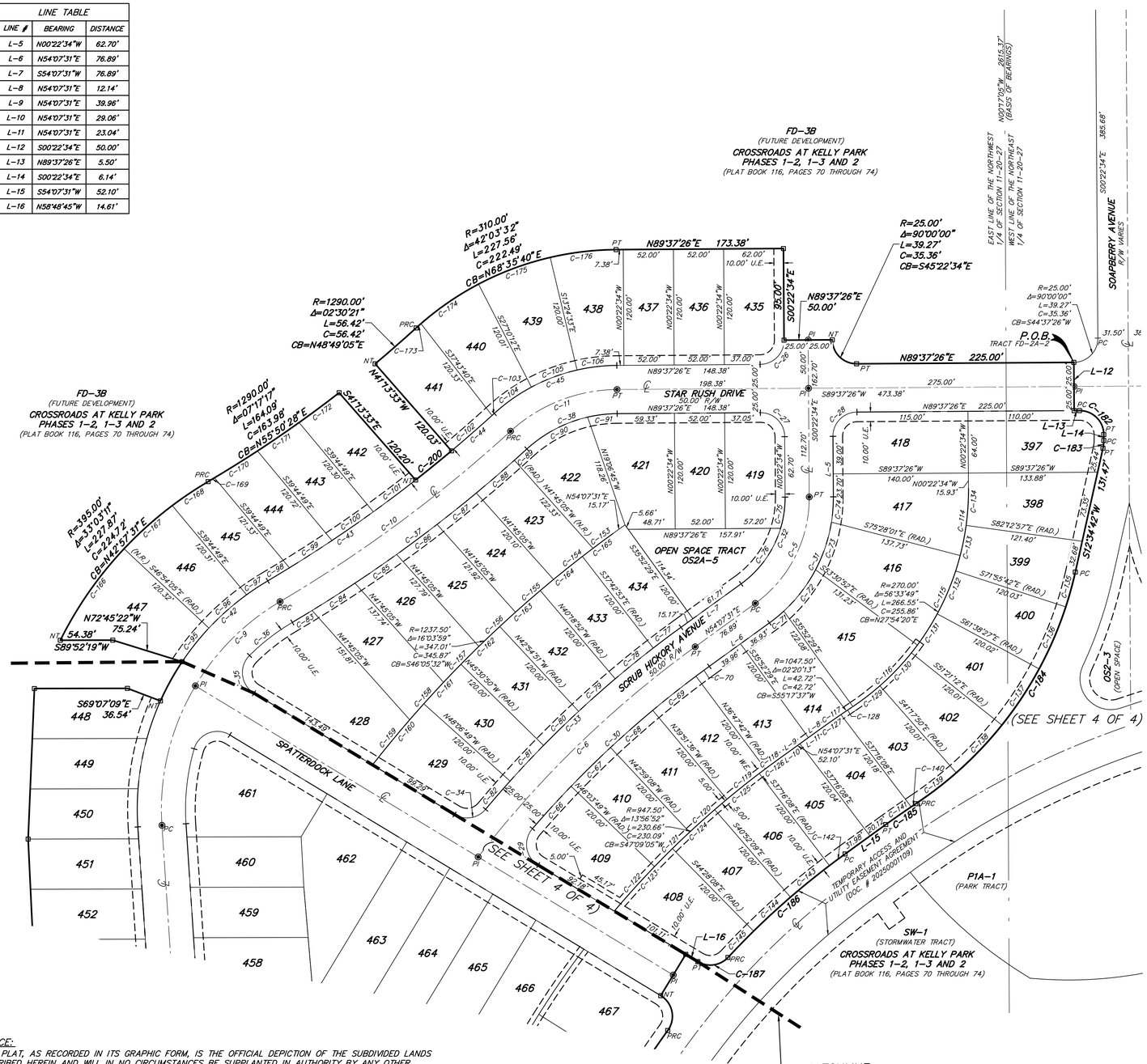
CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-2 THROUGH FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SCALE 1"=60'

60 0 60 120

LINE TABLE		
LINE #	BEARING	DISTANCE
L-5	N00°22'34"W	62.70'
L-6	N54°07'31"E	76.89'
L-7	S54°07'31"W	76.89'
L-8	N54°07'31"E	12.14'
L-9	N54°07'31"E	39.96'
L-10	N54°07'31"E	29.06'
L-11	N54°07'31"E	23.04'
L-12	S00°22'34"E	50.00'
L-13	N89°37'26"E	5.50'
L-14	S00°22'34"E	6.14'
L-15	S54°07'31"W	52.10'
L-16	N58°48'45"W	14.61'



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-5	135.00'	054°30'05"	128.42'	123.63'	N26°52'28"E
C-6	1092.50'	016°28'13"	314.05'	312.97'	S45°53'24"W
C-9	250.00'	028°40'07"	125.09'	123.79'	S45°06'42"W
C-10	1435.00'	011°52'51"	297.56'	297.03'	N53°30'20"E
C-11	165.00'	042°03'32"	121.12'	118.42'	S68°35'40"W
C-26	25.00'	090°00'00"	39.27'	35.36'	N44°37'26"E
C-27	25.00'	090°00'00"	39.27'	35.36'	N45°22'34"W
C-28	25.00'	090°00'00"	39.27'	35.36'	S44°37'26"W
C-29	25.00'	099°33'19"	43.44'	38.18'	S09°02'05"E
C-30	1067.50'	013°22'56"	249.33'	248.77'	S47°26'03"W
C-31	160.00'	054°30'05"	152.20'	146.52'	N26°52'28"E
C-32	110.00'	054°30'05"	104.64'	100.73'	N26°52'28"E
C-33	1117.50'	014°13'32"	277.46'	276.74'	S47°00'45"W
C-34	25.00'	081°17'16"	35.47'	32.57'	N80°32'37"E
C-35	25.00'	103°56'55"	45.36'	39.39'	S06°50'18"E
C-36	225.00'	014°18'35"	56.19'	56.05'	S52°17'27"W
C-37	1460.00'	011°52'51"	302.75'	302.20'	N53°30'20"E
C-38	140.00'	042°03'32"	102.77'	100.48'	S68°35'40"W
C-42	275.00'	025°37'34"	123.00'	121.97'	S46°37'58"W
C-43	1410.00'	007°32'26"	185.56'	185.43'	N55°40'32"E
C-44	1410.00'	002°23'44"	58.95'	58.95'	N48°45'46"E
C-45	190.00'	042°03'32"	139.47'	136.36'	S68°35'40"W
C-66	1067.50'	003°11'37"	59.50'	59.49'	S42°20'23"W
C-67	1067.50'	003°04'41"	57.35'	57.34'	S45°28'32"W
C-68	1067.50'	003°07'32"	58.23'	58.23'	S48°34'38"W
C-69	1067.50'	003°03'53"	57.10'	57.10'	S51°40'21"W
C-70	1067.50'	000°55'13"	17.15'	17.15'	S53°39'54"W
C-71	160.00'	006°53'58"	19.27'	19.26'	N50°40'32"E
C-72	160.00'	019°26'39"	54.30'	54.04'	N37°30'13"E
C-73	160.00'	018°42'34"	52.25'	52.01'	N18°25'36"E
C-74	160.00'	009°26'54"	26.38'	26.35'	N04°20'53"E
C-75	110.00'	017°04'35"	32.78'	32.66'	N08°09'44"E
C-76	110.00'	037°25'30"	71.85'	70.58'	N35°24'46"E
C-77	1117.50'	001°50'24"	35.89'	35.89'	S53°12'19"W
C-78	1117.50'	002°35'59"	50.71'	50.70'	S50°59'07"W
C-79	1117.50'	002°35'59"	50.71'	50.70'	S48°23'08"W
C-80	1117.50'	002°35'59"	50.71'	50.70'	S45°47'09"W
C-81	1117.50'	002°35'59"	50.71'	50.70'	S43°11'10"W
C-82	1117.50'	001°59'12"	38.75'	38.74'	S40°53'35"W
C-83	1460.00'	000°56'21"	23.93'	23.93'	N58°58'35"E
C-84	1460.00'	002°04'03"	52.68'	52.68'	N57°28'23"E
C-85	1460.00'	002°03'25"	52.41'	52.41'	N55°24'39"E
C-86	1460.00'	002°02'56"	52.21'	52.21'	N53°21'29"E
C-87	1460.00'	002°02'37"	52.08'	52.07'	N51°18'42"E
C-88	1460.00'	002°02'28"	52.01'	52.01'	N49°16'09"E
C-89	1460.00'	000°41'01"	17.42'	17.42'	N47°54'25"E
C-90	140.00'	029°24'34"	71.86'	71.07'	S62°16'11"W
C-91	140.00'	012°38'58"	30.91'	30.85'	S83°17'57"W
C-95	275.00'	009°16'44"	44.54'	44.49'	S38°27'33"W
C-96	275.00'	010°51'54"	52.15'	52.07'	S48°31'52"W
C-97	275.00'	005°28'56"	26.31'	26.30'	S56°42'17"W
C-98	1410.00'	001°03'47"	26.16'	26.16'	N58°54'52"E
C-99	1410.00'	002°07'46"	52.40'	52.40'	N57°19'05"E
C-100	1410.00'	002°07'16"	52.20'	52.19'	N55°11'35"E
C-101	1410.00'	002°13'37"	54.80'	54.80'	N53°01'08"E
C-102	1410.00'	002°16'00"	55.78'	55.77'	N48°49'38"E
C-103	1410.00'	000°07'44"	3.17'	3.17'	N47°37'46"E
C-104	190.00'	014°14'55"	47.25'	47.13'	S54°41'21"W
C-105	190.00'	015°16'57"	50.68'	50.53'	S69°27'17"W
C-106	190.00'	012°31'40"	41.54'	41.46'	S83°21'36"W
C-114	270.00'	014°54'33"	70.26'	70.06'	N07°04'42"E
C-115	270.00'	021°57'09"	103.45'	102.82'	N25°30'34"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-116	270.00'	019°42'06"	92.84'	92.39'	N46°20'12"E
C-117	1047.50'	002°20'13"	42.72'	42.72'	S55°17'37"W
C-118	947.50'	000°55'13"	15.22'	15.22'	S53°39'54"W
C-119	947.50'	003°03'53"	50.68'	50.68'	S51°40'21"W
C-120	947.50'	003°07'32"	51.69'	51.68'	S48°34'38"W
C-121	947.50'	003°04'41"	50.90'	50.90'	S45°28'32"W
C-122	947.50'	003°45'33"	62.16'	62.15'	S42°03'25"W
C-123	947.50'	005°21'13"	88.53'	88.50'	S42°51'15"W
C-124	947.50'	003°35'59"	59.53'	59.52'	S47°19'51"W
C-125	947.50'	003°36'02"	59.54'	59.53'	S50°55'52"W
C-126	947.50'	001°23'39"	23.05'	23.05'	S53°25'42"W
C-127	1047.50'	001°35'27"	29.08'	29.08'	S54°55'15"W
C-128	1047.50'	000°44'46"	13.64'	13.64'	S56°05'21"W
C-129	270.00'	007°45'34"	36.57'	36.54'	N52°34'57"E
C-130	270.00'	010°03'22"	47.39'	47.33'	N43°40'29"E
C-131	270.00'	010°17'15"	48.48'	48.41'	N33°30'11"E
C-132	270.00'	010°17'15"	48.48'	48.41'	N23°12'56"E
C-133	270.00'	010°17'15"	48.48'	48.41'	N12°55'41"E
C-134	270.00'	008°09'37"	38.45'	38.42'	N03°42'15"E
C-135	390.00'	005°29'54"	37.43'	37.41'	S15°19'39"W
C-136	390.00'	010°17'17"	70.03'	69.94'	S23°13'15"W
C-137	390.00'	010°17'17"	70.03'	69.93'	S33°30'32"W
C-138	390.00'	010°03'22"	68.45'	68.36'	N43°40'52"E
C-139	390.00'	007°45'18"	52.79'	52.75'	N52°35'12"E
C-140	927.50'	000°21'41"	5.85'	5.85'	S56°17'00"W
C-141	927.50'	001°58'39"	32.01'	32.01'	S55°06'50"W
C-142	827.50'	001°23'39"	20.13'	20.13'	S53°25'42"W
C-143	827.50'	003°36'02"	52.00'	51.99'	S50°55'52"W
C-144	827.50'	003°35'59"	51.99'	51.98'	S47°19'51"W
C-145	827.50'	002°37'52"	38.00'	38.00'	S44°12'56"W
C-153	1237.50'	001°11'52"	25.87'	25.87'	S53°31'35"W
C-154	1237.50'	002°24'44"	52.10'	52.10'	S51°43'17"W
C-155	1237.50'	002°24'29"	52.01'	52.01'	S49°18'40"W
C-156	1237.50'	002°24'30"	52.02'	52.01'	S46°54'10"W
C-157	1237.50'	002°24'47"	52.12'	52.11'	S44°29'32"W
C-158	1237.50'	002°25'19"	52.31'	52.30'	S42°04'29"W
C-159	1237.50'	002°48'18"	60.58'	60.58'	S39°27'41"W
C-160	1237.50'	003°49'38"	82.67'	82.65'	S39°58'21"W
C-161	1237.50'	002°35'59"	56.15'	56.15'	S43°11'10"W
C-162	1237.50'	002°35'59"	56.15'	56.15'	S45°47'09"W
C-163	1237.50'	002°35'59"	56.15'	56.15'	S48°23'08"W
C-164	1237.50'	002°35'59"	56.15'	56.15'	S50°59'07"W
C-165	1237.50'	001°50'24"	39.74'	39.74'	S53°12'19"W
C-166	395.00'	016°49'38"	116.01'	115.59'	S34°50'45"W
C-167	395.00'	009°44'30"	67.16'	67.08'	S48°07'49"W
C-168	395.00'	006°29'03"	44.70'	44.68'	S56°14'35"W
C-169	1290.00'	000°20'25"	7.66'	7.66'	N59°18'54"E
C-170	1290.00'	002°19'51"	52.48'	52.48'	N57°58'46"E
C-171	1290.00'	002°19'12"	52.24'	52.23'	N55°39'14"E
C-172	1290.00'	002°17'49"	51.71'	51.71'	N53°20'44"E
C-173	310.00'	001°14'18"	6.70'	6.70'	S48°11'03"W
C-174	310.00'	013°24'13"	72.52'	72.35'	S55°30'19"W
C-175	310.00'	014°41'37"	79.50'	79.28'	S69°33'13"W
C-176	310.00'	012°43'24"	68.84'	68.70'	S83°15'44"W
C-182	25.00'	090°00'00"	39.27'	35.36'	S45°22'34"E
C-183	36.00'	012°57'16"	8.14'	8.12'	S06°06'04"W
C-184	390.00'	043°53'09"	298.72'	291.47'	S34°31'16"W
C-185	927.50'	002°20'20"	37.86'	37.86'	S55°17'41"W
C-186	827.50'	011°13'31"	162.12'	161.86'	S48°30'45"W
C-187	25.00'	078°17'16"	34.16'	31.56'	S82°02'37"W
C-200	1410.00'	001°56'42"	47.86'	47.86'	N50°55'59"E

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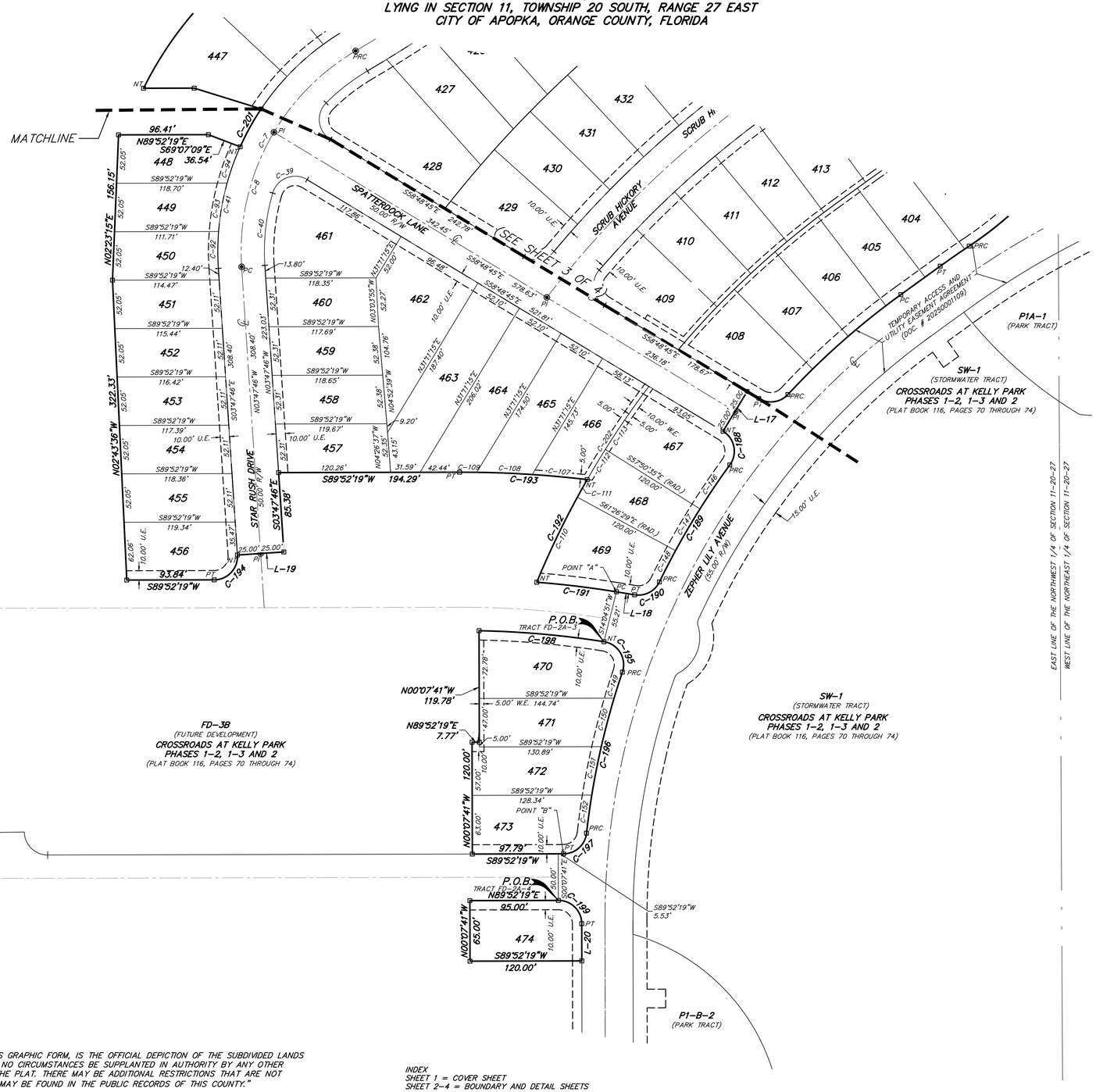
PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

G:\23-165 Dream Finders Homes Kelly Park Phase 2A Plat\23-165 KELLY PARK PH 2A-2-C3D.dwg May 01, 2026 - 4:00pm

PLAT BOOK PAGE

CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-2 THROUGH FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2,
RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-7	250.00'	063°14'31"	275.95'	262.15'	S27°49'30"W
C-8	250.00'	034°34'24"	150.85'	148.58'	S13°29'26"W
C-39	25.00'	105°00'28"	45.82'	39.67'	S68°41'01"W
C-40	225.00'	019°58'33"	78.44'	78.05'	S06°11'31"W
C-41	275.00'	027°54'55"	133.98'	132.66'	S10°09'42"W
C-92	275.00'	008°15'50"	39.66'	39.63'	S00°20'09"W
C-93	275.00'	011°01'19"	52.90'	52.82'	S09°58'43"W
C-94	275.00'	008°37'47"	41.42'	41.38'	S19°48'16"W
C-107	1145.00'	002°57'56"	59.27'	59.26'	N84°44'37"W
C-108	1145.00'	002°58'42"	59.52'	59.51'	N87°42'56"W
C-109	1145.00'	000°55'24"	18.45'	18.45'	N89°39'59"W
C-110	947.50'	006°07'04"	101.17'	101.12'	S25°29'59"W
C-111	947.50'	001°18'46"	21.71'	21.71'	S29°12'54"W
C-112	947.50'	002°17'08"	37.80'	37.79'	S31°00'51"W
C-113	947.50'	004°58'14"	82.20'	82.17'	S34°38'32"W
C-146	827.50'	003°56'48"	57.00'	56.99'	S34°07'49"W
C-147	827.50'	003°35'54"	51.97'	51.96'	S30°21'28"W
C-148	827.50'	002°37'16"	37.86'	37.85'	S27°14'53"W
C-149	827.50'	002°01'54"	29.34'	29.34'	S17°40'20"W
C-150	827.50'	003°43'36"	53.82'	53.81'	S14°47'35"W
C-151	827.50'	003°40'17"	53.02'	53.01'	S11°05'38"W
C-152	827.50'	002°51'21"	41.24'	41.24'	S07°49'50"W
C-188	25.00'	094°54'58"	41.41'	36.84'	N11°21'16"W
C-189	827.50'	010°09'58"	146.82'	146.63'	S31°01'14"W
C-190	25.00'	073°19'27"	31.99'	29.85'	N62°35'59"E
C-191	1030.00'	004°32'08"	81.54'	81.52'	N83°15'51"W
C-192	947.50'	007°25'50"	122.88'	122.79'	S26°09'22"W
C-193	1145.00'	006°52'02"	137.24'	137.16'	N86°41'40"W
C-194	25.00'	093°40'05"	40.87'	36.47'	N43°02'17"E
C-195	25.00'	099°41'56"	43.50'	38.22'	N31°09'41"W
C-196	827.50'	012°17'07"	177.43'	177.09'	S12°32'43"W
C-197	25.00'	083°28'10"	36.42'	33.28'	N48°08'14"E
C-198	975.00'	007°54'48"	134.66'	134.55'	N84°58'03"W
C-199	25.00'	090°00'00"	39.27'	35.36'	N45°07'41"W
C-201	275.00'	009°42'01"	46.56'	46.50'	N28°58'10"E
C-202	947.50'	007°15'22"	120.00'	119.92'	S33°29'58"W

LINE TABLE

LINE #	BEARING	DISTANCE
L-17	N31°11'15"E	50.00'
L-18	N80°44'18"W	19.82'
L-19	S86°12'14"W	50.00'
L-20	N00°07'41"W	40.00'

SCALE 1"=60'

60 0 60 120

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 11-20-27
WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11-20-27

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PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

G:\23-165 Dream Finders Homes Kelly Park Phase 2A Plat\23-165 KELLY PARK PH 2A-2-C3D.dwg May 01, 2026 - 4:00pm

RIDGEBROOKE

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.
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.
13. A PERPETUAL EASEMENT IS HEREBY DEDICATED FOR THE BENEFIT OF THE "ASSOCIATION" OVER THAT PORTION OF THE LOTS DESIGNATED AS "WALL EASEMENT" FOR SUPPORT AND MAINTENANCE OF THE WALL. THIS IS A NON-DISTURBANCE ZONE AND ALL OTHER STRUCTURES ARE STRICTLY PROHIBITED WITHIN THE EASEMENT AREA. THIS RESTRICTION IS ABSOLUTE AND SHALL NOT BE WAIVED EXCEPT BY FORMAL VACATION OF THE EASEMENT BY THE HOMEOWNERS ASSOCIATION AND THE CITY OF APOPKA.
14. LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE "ASSOCIATION"

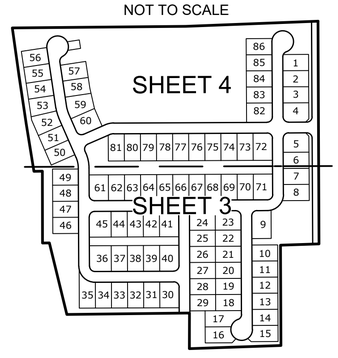
SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, SURVEYOR'S NOTES AND DEDICATION
SHEET 2: BOUNDARY INFORMATION AND LEGEND
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MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
17 N SUMMERLIN AVE,
ORLANDO, FL 32801
(321) 200-4904
LICENSED BUSINESS NUMBER 8497

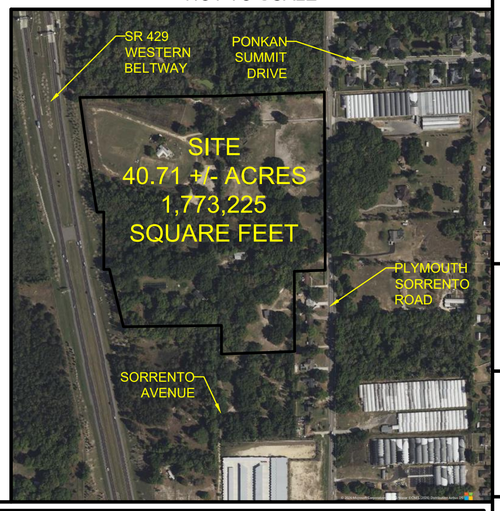
KEY MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



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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:_____

Registration Number LS 3376

Signed:_____

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.

_____
Edwin Munoz, Jr., LS 7288-City Surveyor Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

_____
Radley Williams-City Manager

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.

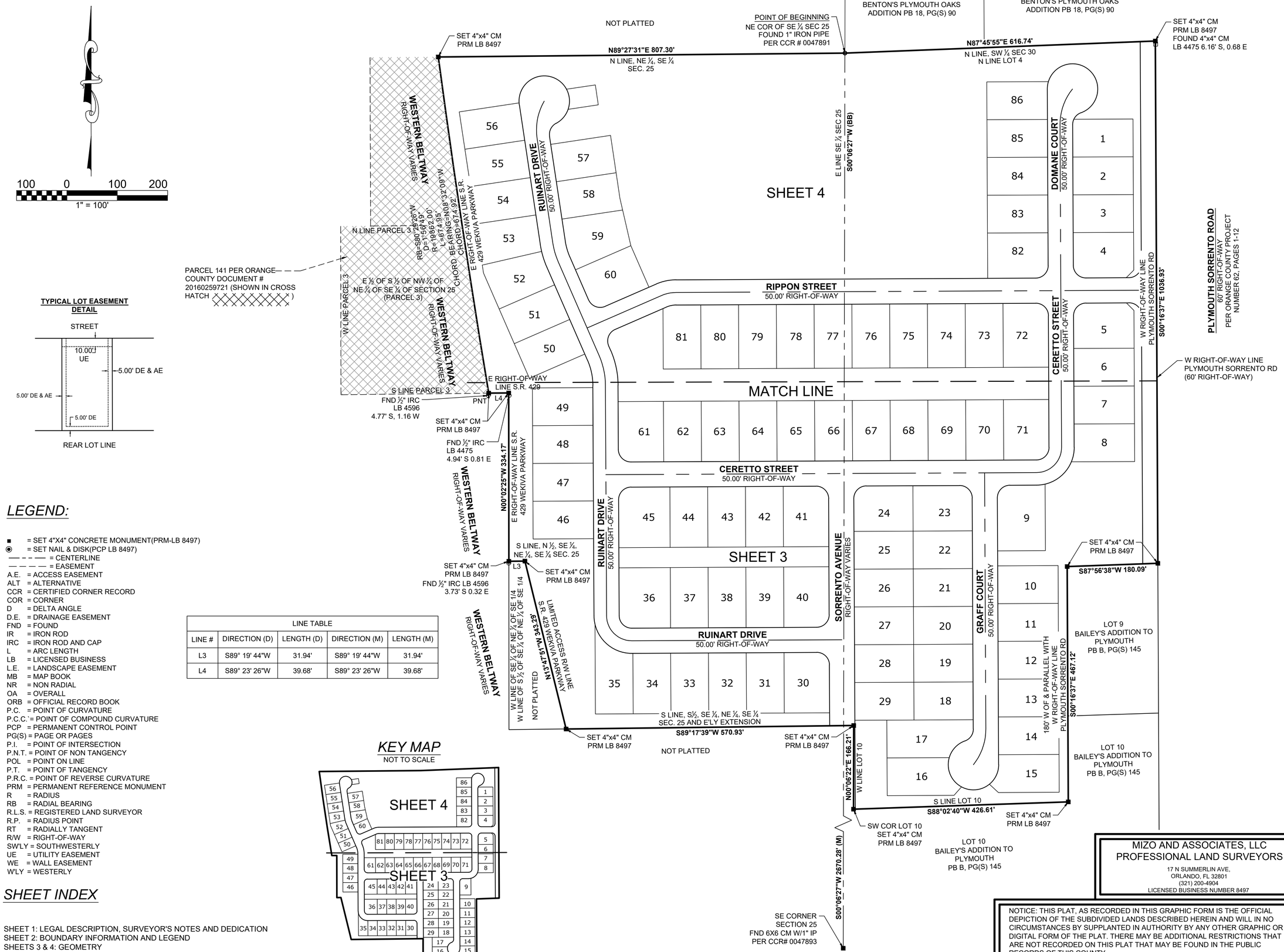
BY:_____

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.



TYPICAL LOT EASEMENT DETAIL

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
- WE = WALL 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'

KEY MAP

NOT TO SCALE

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LICENSED BUSINESS NUMBER 8497

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RIDGEBROOKE

SHEET 3 OF 4

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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
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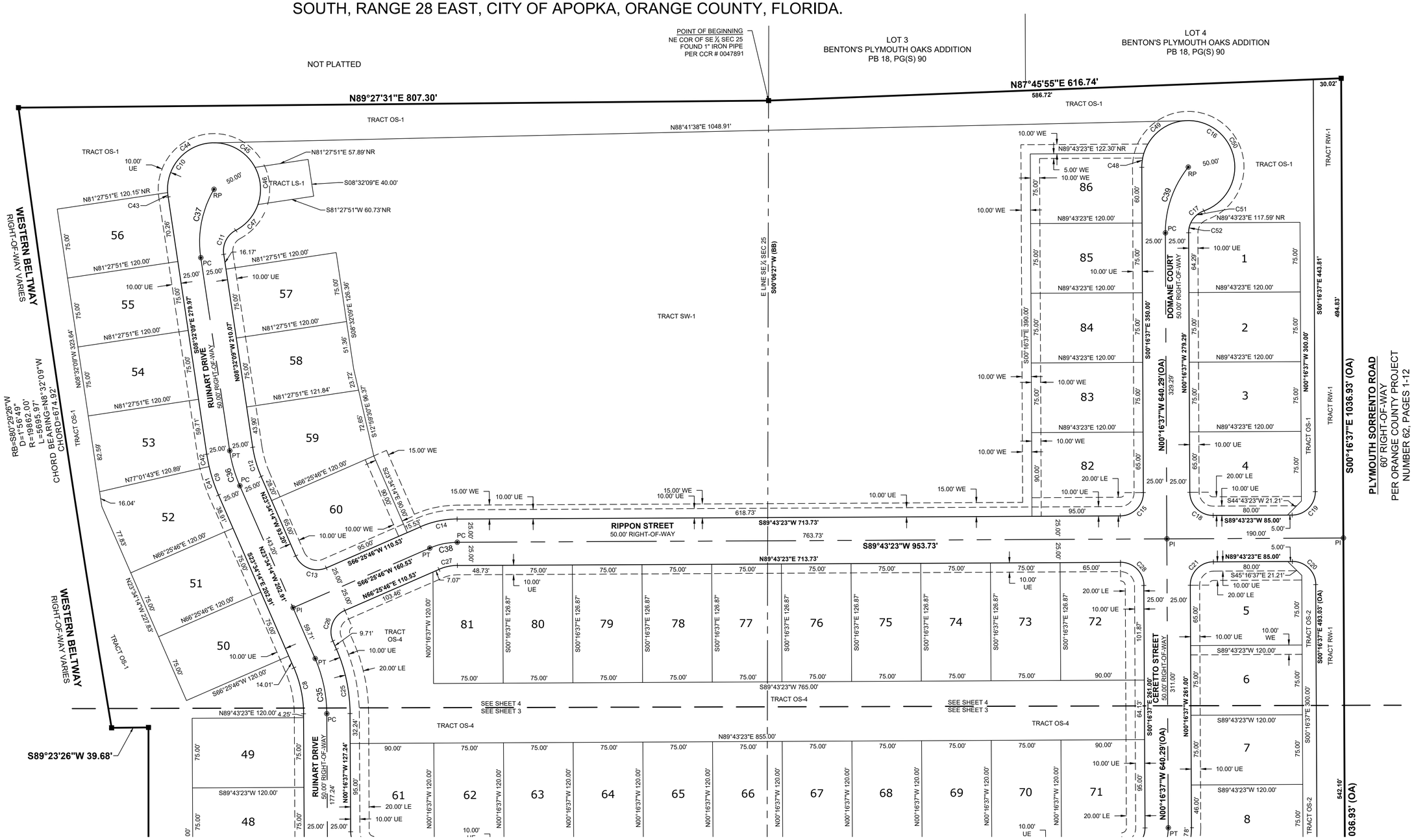
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	50.82	125.00	23°17'37"	S11° 55' 26"E	50.47
C9	45.92	175.00	15°02'05"	S16° 03' 12"E	45.79
C10	219.43	50.00	251°26'38"	N63° 44' 04"W	81.19
C11	30.77	25.00	70°31'25"	N26° 43' 33"E	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

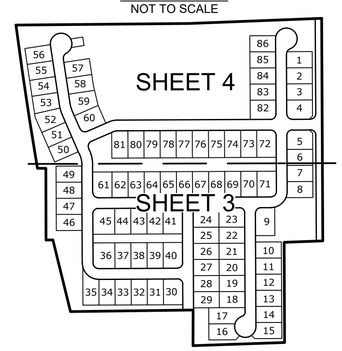
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C50	139.85	50.00	160°15'06"	S9° 52' 27"E	98.52
C51	19.71	25.00	45°09'40"	S47° 40' 17"W	19.20
C52	11.07	25.00	25°22'04"	S12° 24' 25"W	10.98

60 0 60 120

1" = 60'

KEY MAP

NOT TO SCALE



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CRESCENT RIDGE PHASE I

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND COMPRISING A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 89°19'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 510.69 FEET; THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, RUN SOUTH 00°40'36" EAST FOR A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ONDICH ROAD, A 90.00-FOOT RIGHT-OF-WAY, AS PER OFFICIAL RECORDS BOOK 100, PAGE 603 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°19'24" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ONDICH ROAD, FOR A DISTANCE OF 510.85 FEET; THENCE RUN SOUTH 00°09'10" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 1245.21 FEET; THENCE DEPARTING THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, RUN NORTH 89°16'02" EAST FOR A DISTANCE OF 38.87 FEET; THENCE RUN SOUTH 00°09'10" EAST FOR A DISTANCE OF 288.10 FEET; THENCE RUN NORTH 89°15'11" EAST FOR A DISTANCE OF 268.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF EFFIE DRIVE, A 60.00-FOOT RIGHT-OF-WAY, AS PER OFFICIAL RECORDS BOOK 1448, PAGE 22 AND OFFICIAL RECORDS BOOK 1437, PAGES 274 AND 276 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°02'57" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF EFFIE DRIVE, FOR A DISTANCE OF 437.28 FEET; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID EFFIE DRIVE, RUN SOUTH 89°13'12" WEST FOR A DISTANCE OF 1318.12 FEET; THENCE RUN SOUTH 89°27'17" WEST FOR A DISTANCE OF 38.10 FEET; THENCE RUN NORTH 52°38'25" WEST FOR A DISTANCE OF 58.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 89°25'05" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, FOR A DISTANCE OF 1247.88 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 00°22'28" WEST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, FOR A DISTANCE OF 663.47 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 89°19'40" EAST, ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, FOR A DISTANCE OF 1330.94 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 89°16'02" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 507.53 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, RUN NORTH 00°18'38" WEST FOR A DISTANCE OF 1270.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 54.853 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-27 AS BEING S00°27'48"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACTS 'C', 'G', 'H', 'I', 'J', 'K', 'L', AND 'M' (PRIVATE ALLEY/DRAINAGE) SHALL BE OWNED AND MAINTAINED BY THE CRESCENT RIDGE HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM 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.
5. TRACTS 'N' AND 'LL' (TRAFFIC CIRCLE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACTS 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'BB' AND 'CC' (LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
7. TRACTS 'O', 'P', (LANDSCAPE ISLAND) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
8. TRACTS 'DD', 'EE', 'FF', 'GG' (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
9. TRACT 'HH' (PLAYGROUND) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
10. TRACT 'II' (AMENITY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
11. A DRAINAGE AND ACCESS EASEMENT IS DEDICATED TO THE CITY OF APOPKA OVER ALL PRIVATE ALLEY TRACTS FOR THE MAINTENANCE OF THE STORMWATER SYSTEM LYING WITHIN THE PRIVATE ALLEY TRACTS.
12. TRACTS 'FD-1' AND 'FD-2' SHALL BE OWNED AND MAINTAINED BY THE OWNERS; THEIR SUCCESSORS AND ASSIGNS.
13. THE ALLEY TRACTS SHOWN HEREON ARE HEREBY RESERVED FOR PRIVATE ROADWAYS AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. A PERPETUAL NON-EXCLUSIVE ACCESS/UTILITY EASEMENT IS DEDICATED TO THE CITY OF APOPKA, UTILITY PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL APPLICABLE GOVERNMENT AGENCIES INCLUDING BUT NOT LIMITED TO LAW ENFORCEMENT, FIRE AND OTHER EMERGENCY SERVICES FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENTAL SERVICES REASONABLY NECESSARY TO PROVIDE, PROTECT THE HEALTH, WELFARE AND SAFETY OF THE PROPERTY OWNERS, INVITEES OR GUESTS. A PERPETUAL, NON-EXCLUSIVE EASEMENT IS GRANTED TO THE MEMBERS OF THE ASSOCIATION FOR THE PURPOSE OF ACCESS OVER THE ALLEY TRACTS AND THE PAVED AREAS.

SYMBOL AND ABBREVIATION LEGEND:

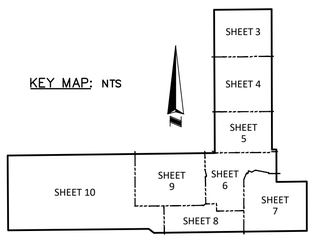
℄	CENTER LINE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NT	POINT OF NON-TANGENCY
RP	RADIUS POINT
OA	OVERALL LENGTH
NR	NON-RADIAL
UE	UTILITY EASEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
NTS	NOT TO SCALE
CCR	CERTIFIED CORNER RECORD (AS NOTED) RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)

■ SET 4"x4" CONCRETE MONUMENT
LB #8627 PERMANENT REFERENCE MONUMENT (PRM)

⊡ FOUND CONCRETE MONUMENT – AS NOTED

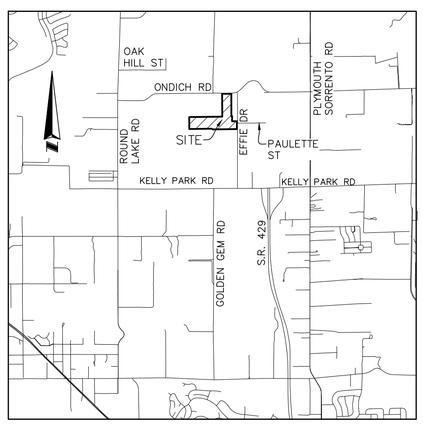
◉ SET NAIL & DISK
LB #8627 PERMANENT CONTROL POINT (PCP)

KEY MAP: NTS



SHEET INDEX
SHEET 1 OF 10 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 10 – BOUNDARY GEOMETRY
SHEET 3–10 OF 10 – TRACT AND LOT GEOMETRY

VICINITY MAP: NTS



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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision: that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes: and that said land is located in Orange County, Florida.

By: _____ Date: _____

James L. Rickman
PSM #5633
Allen & Company, LLC
Licensed Business #8627
340 E Crown Point Road
Winter Garden, Florida 34787

PLAT BOOK ____ PAGE____

CRESCENT RIDGE PHASE I

DEDICATION

This is to certify that the undersigned, Pulte Home Company, LLC, a Michigan limited liability company being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets Tract 'B' (Right-of-Way), access, utility easements, Tracts 'R', 'S', 'T' (Stormwater) to the perpetual use of the public.

Tract 'A' (Additional Right-of-Way) is hereby dedicated to the perpetual use of the public, without any restriction whatsoever.

Tract 'JJ' (Lift Station) is hereby dedicated in fee simple to the City of Apopka, Florida, without any restrictions whatsoever upon the City, Ownership of this tract and any improvements thereon vests upon approval of this plat by the City of Apopka, Florida. 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 WHEREOF, Pulte Home Company, LLC, a Michigan limited liability company, has caused these presents to be executed and acknowledged by its _____ undersigned thereunto duly authorized on this _____ day of 2026.

By: Pulte Home Company, LLC, a Michigan limited liability company

By:_____ Title: Director – Land Planning and Entitlements

Printed Name: Aaron Struckmeyer

Signed and sealed in the presence of: _____

Printed Name of Witness: _____

_____

Printed Name of Witness: _____

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 Aaron Struckmeyer as Director – Land Planning and Entitlements of Pulte Home Company, LLC, a Michigan limited liability company. Such person [ ] is personally known to me or [ ] has produced _____as identification.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC

Printed Name:

Commission Number:

Commission Expires:

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed:_____ Date:_____

Printed Name: Edwin Munoz Jr., LS7288

CERTIFICATE OF APPROVAL
BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved _____

Printed Name: _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City of Apopka

_____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Doc.# _____

County Comptroller in and for Orange County, Florida.

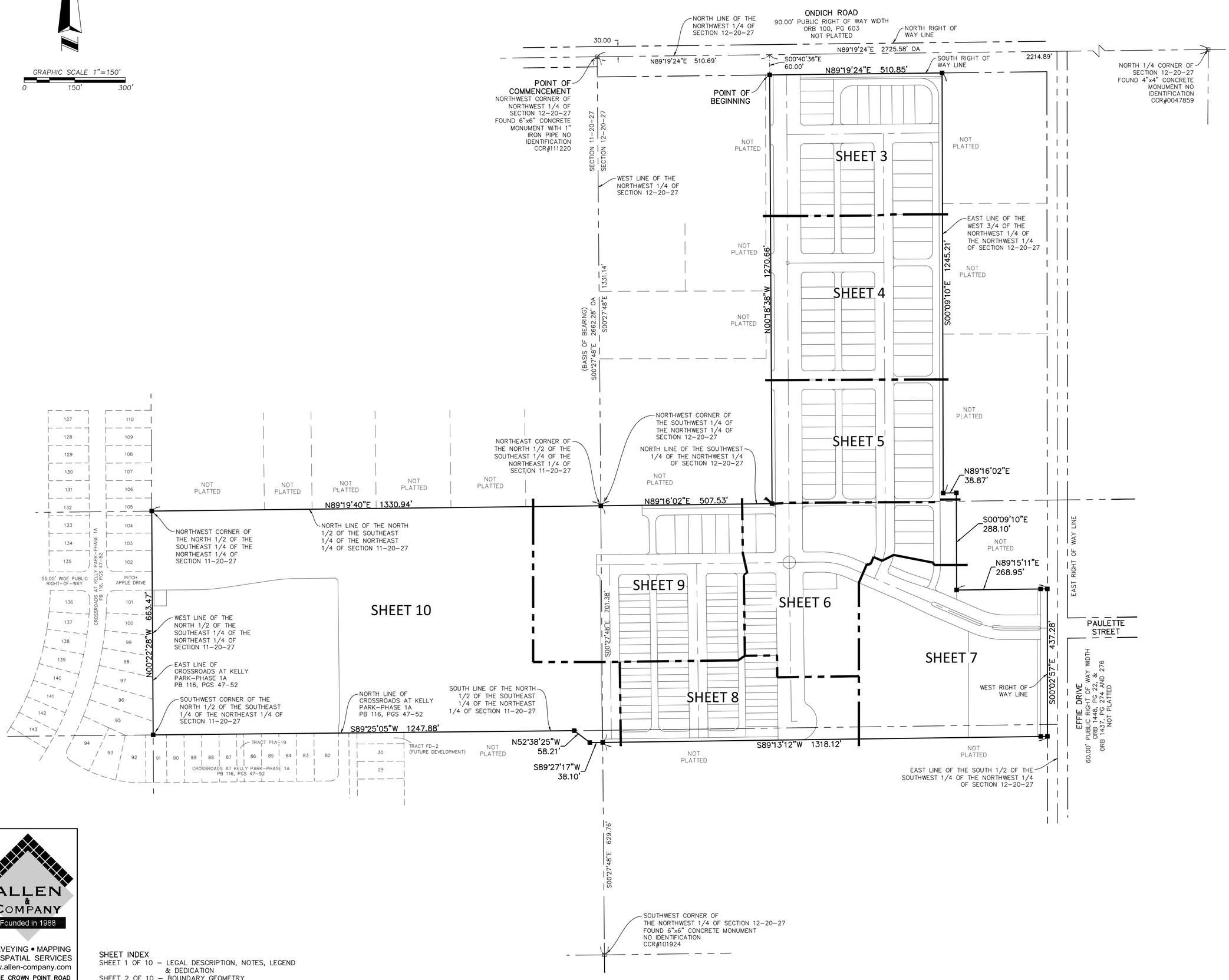
By _____

PLAT BOOK ___ PAGE___

CRESCENT RIDGE PHASE I

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=150'
0 150' 300'



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CRESCENT RIDGE PHASE I

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

NORTH RIGHT OF WAY LINE

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-27

N89°19'24"E 510.69'

POINT OF COMMENCEMENT
NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 12-20-27 FOUND 6"x6" CONCRETE MONUMENT WITH 1" IRON PIPE NO IDENTIFICATION CCR#111220

POINT OF BEGINNING

S00°40'36"E 60.00'

ONDICH ROAD
90.00' WIDE PUBLIC RIGHT OF WAY
ORB 100, PG 603
NOT PLATTED

SOUTH RIGHT OF WAY LINE

N89°19'24"E 510.85'

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-27

SECTION 11-20-27
SECTION 12-20-27

GRAPHIC SCALE 1"=30'
0 30' 60'

NOT PLATTED

TRACT 'X' (LANDSCAPE)

TRACT 'Y' (LANDSCAPE)

TRACT 'DD' (OPEN SPACE)

TRACT 'Z' (LANDSCAPE)

TRACT 'GG' (OPEN SPACE)

ALLEY 'H'
20.00' PRIVATE ALLEY/DRAINAGE

TRACT 'L'

TRACT 'L'

EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 12-20-27

STREET 'I'
55.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT 'B'

STREET 'E'
80.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT 'B'

ALLEY 'H'
20.00' PRIVATE ALLEY/DRAINAGE

TRACT 'K'

STREET 'F'
55.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT 'M'

ALLEY "H"
20.00' PRIVATE ALLEY/DRAINAGE

TRACT 'Z'

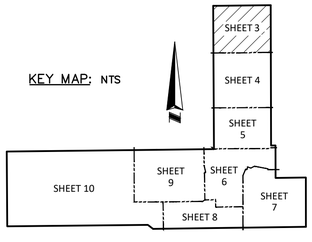
MATCHLINE SEE SHEET 4

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C31	10.00'	S45°29'37"E	14.19'	090°21'58"	15.77'
C32	10.00'	N44°30'23"E	14.10'	089°38'02"	15.64'
C33	55.00'	N45°24'53"W	78.14'	090°31'26"	86.90'
C34	10.00'	N44°35'07"E	14.08'	089°28'34"	15.62'
C35	10.00'	S45°29'37"E	14.19'	090°21'58"	15.77'
C36	35.00'	S44°30'23"W	49.34'	089°38'02"	54.75'
C37	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C38	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C39	10.00'	S44°30'23"W	14.10'	089°38'02"	15.64'
C40	10.00'	N45°29'37"W	14.19'	090°21'58"	15.77'
C46	10.00'	N45°29'37"W	14.19'	090°21'58"	15.77'
C47	10.00'	S44°30'23"W	14.10'	089°38'02"	15.64'
C48	10.00'	S44°30'23"W	14.10'	089°38'02"	15.64'
C49	10.00'	N45°24'53"W	14.21'	090°31'26"	15.80'
C143	35.00'	N45°24'53"W	49.72'	090°31'26"	55.30'
C145	10.00'	N44°30'23"E	14.10'	089°38'02"	15.64'
C146	10.00'	S45°29'37"E	14.19'	090°21'58"	15.77'
C147	10.00'	S45°29'37"E	14.19'	090°21'58"	15.77'
C148	10.00'	N44°35'07"E	14.08'	089°28'34"	15.62'
C149	5.00'	N45°29'37"W	7.09'	090°21'58"	7.89'
C150	10.00'	S44°30'23"W	14.10'	089°38'02"	15.64'
C153	10.00'	N45°29'37"W	14.19'	090°21'58"	15.77'
C154	5.00'	S44°30'23"W	7.05'	089°38'02"	7.82'
C157	5.00'	N45°24'53"W	7.10'	090°31'26"	7.90'
C158	10.00'	S44°30'23"W	14.10'	089°38'02"	15.64'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N89°41'22"E	5.00'
L41	N00°18'38"W	29.57'
L42	N89°19'24"E	69.03'
L45	N00°18'38"W	267.00'
L47	N00°18'38"W	25.26'
L48	N89°19'24"E	68.97'
L49	N00°18'38"W	296.82'
L51	N00°18'38"W	262.00'
L52	S89°50'50"W	5.00'
L53	N00°09'10"W	38.67'
L54	S89°19'24"W	87.26'
L57	N00°09'10"W	272.63'

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KEY MAP: NTS



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SHEET 2 OF 10 – BOUNDARY GEOMETRY
SHEET 3–10 OF 10 – TRACT AND LOT GEOMETRY

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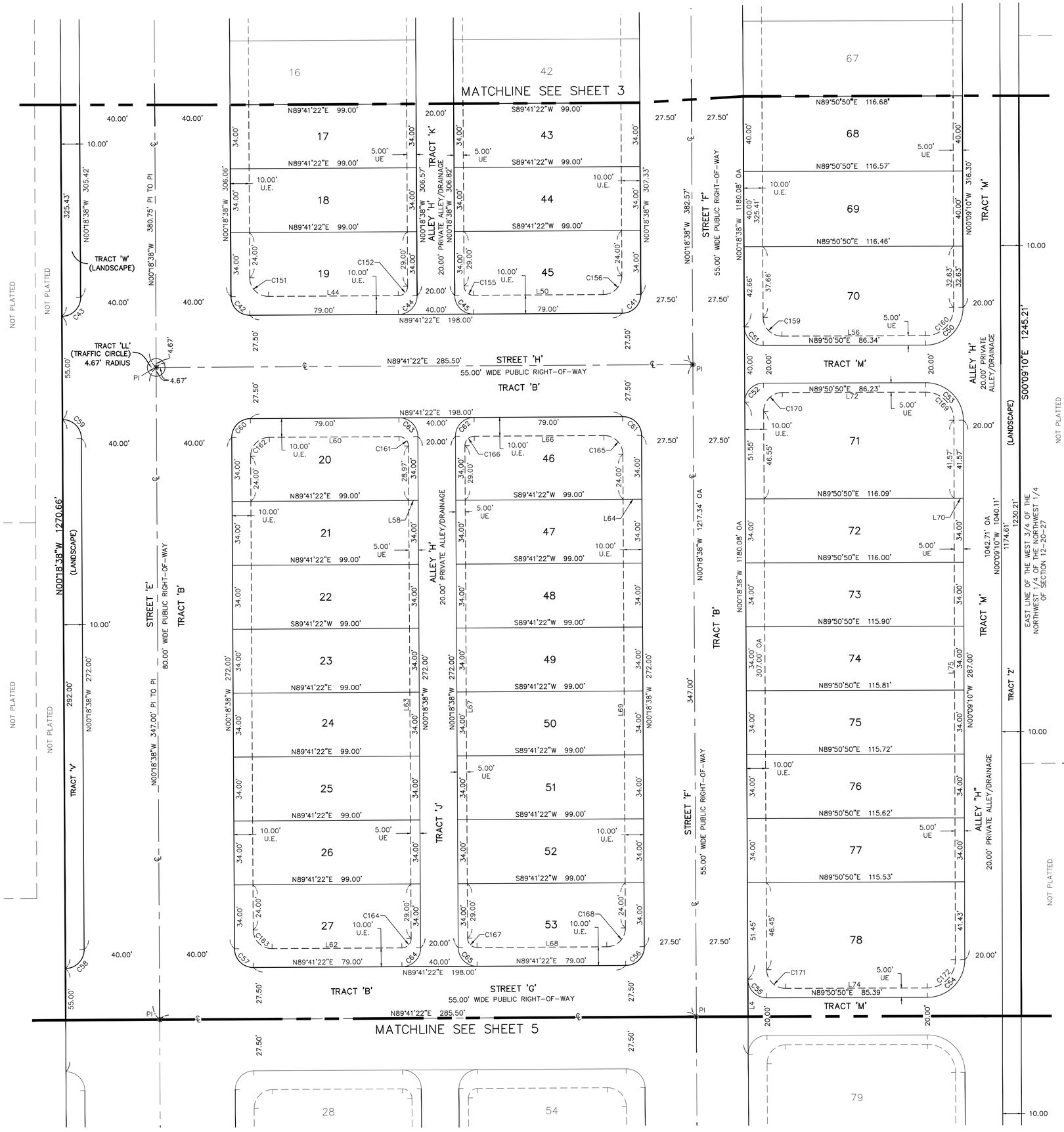
CRESCENT RIDGE PHASE I

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

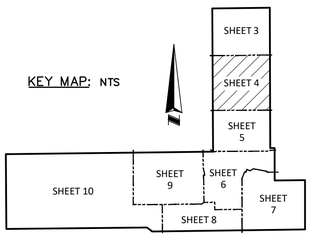
GRAPHIC SCALE 1"=30'
0 30' 60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°18'38"W	4.70'
L2	N00°18'38"W	4.70'
L3	N89°41'22"E	4.70'
L4	S00°18'38"E	40.00'
L43	N00°18'38"W	286.13'
L44	S89°41'22"W	69.00'
L45	N00°18'38"W	267.00'
L49	N00°18'38"W	296.82'
L50	S89°41'22"W	69.00'
L51	N00°18'38"W	262.00'
L55	S00°18'38"E	310.50'
L56	N89°50'50"E	76.36'
L57	N00°09'10"W	272.63'
L58	N90°00'00"W	5.00'
L59	N00°18'38"W	28.97'
L60	N89°41'22"E	69.00'
L61	N00°18'38"W	252.00'
L62	S89°41'22"W	69.00'
L63	N00°18'38"W	233.00'
L64	S89°41'22"W	10.00'
L65	N00°18'38"W	24.00'
L66	N89°41'22"E	69.00'
L67	N00°18'38"W	262.00'
L68	S89°41'22"W	69.00'
L69	N00°18'38"W	228.00'
L70	S89°50'50"W	5.00'
L71	N00°09'10"W	41.57'
L72	S89°50'50"W	76.22'
L73	S00°18'38"E	297.00'
L74	N89°50'50"E	75.40'
L75	N00°09'10"W	245.43'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C28	4.70'	S00°18'38"E	9.40'	180°00'00"	14.77'
C29	4.70'	N45°18'38"W	6.65'	090°00'00"	7.38'
C30	4.70'	N44°41'22"E	6.65'	090°00'00"	7.38'
C41	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C42	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C43	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C44	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C45	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C50	20.00'	N44°50'50"E	28.28'	090°00'00"	31.42'
C51	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C52	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'
C53	20.00'	N45°09'10"W	28.28'	090°00'00"	31.42'
C54	20.00'	N44°50'50"E	28.28'	090°00'00"	31.42'
C55	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C56	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C57	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C58	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C59	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C60	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C61	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C62	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C63	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C64	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C65	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C151	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C152	5.00'	N44°41'22"E	7.07'	090°00'00"	7.85'
C155	5.00'	S45°18'38"E	7.07'	090°00'00"	7.85'
C156	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C159	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C160	15.00'	N44°50'50"E	21.21'	090°00'00"	23.56'
C161	5.00'	N45°18'38"W	7.07'	090°00'00"	7.85'
C162	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C163	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C164	5.00'	N44°41'22"E	7.07'	090°00'00"	7.85'
C165	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C166	5.00'	S44°41'22"W	7.07'	090°00'00"	7.85'
C167	5.00'	S45°18'38"E	7.07'	090°00'00"	7.85'
C168	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C169	15.00'	N45°09'10"W	21.21'	090°00'00"	23.56'
C170	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'
C171	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C172	15.00'	N44°50'50"E	21.21'	090°00'00"	23.56'



KEY MAP: NTS



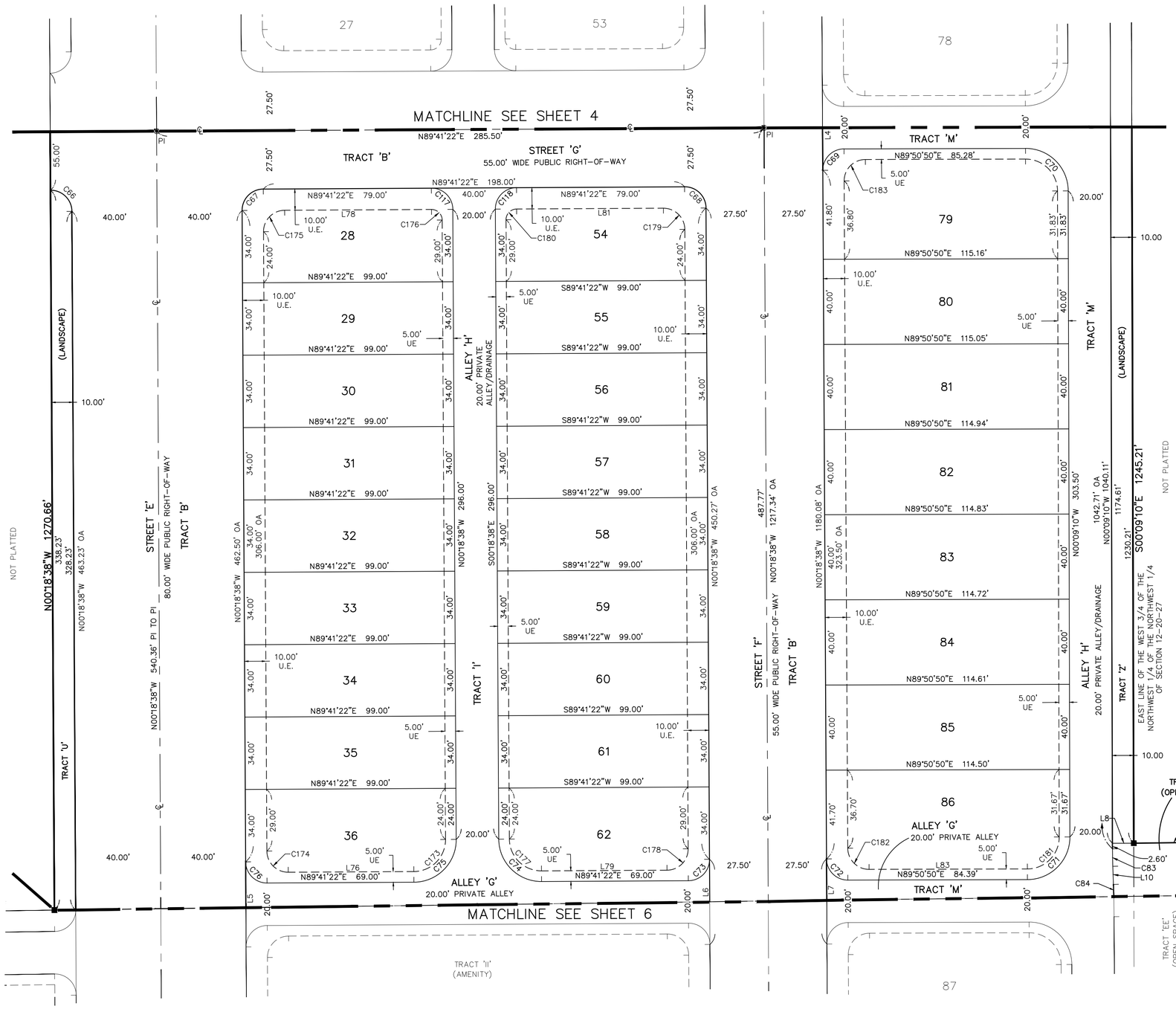
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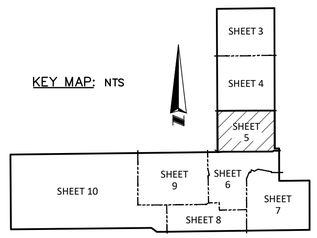
A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C66	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C67	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C68	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C69	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'
C70	20.00'	N45°09'10"W	28.28'	090°00'00"	31.42'
C71	20.00'	N44°50'50"E	28.28'	090°00'00"	31.42'
C72	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C73	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C74	20.00'	S45°18'38"E	28.28'	090°00'00"	31.42'
C75	20.00'	N44°41'22"E	28.28'	090°00'00"	31.42'
C76	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C83	250.00'	S01°05'58"E	8.26'	001°53'36"	8.26'
C84	500.00'	N01°10'42"W	15.15'	001°44'08"	15.15'
C117	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C118	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C173	15.00'	N44°41'22"E	21.21'	090°00'00"	23.56'
C174	10.00'	S45°18'38"E	14.14'	090°00'00"	15.71'
C175	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C176	5.00'	N45°18'38"W	7.07'	090°00'00"	7.85'
C177	15.00'	S45°18'38"E	21.21'	090°00'00"	23.56'
C178	10.00'	N44°41'22"E	14.14'	090°00'00"	15.71'
C179	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C180	5.00'	S44°41'22"W	7.07'	090°00'00"	7.85'
C181	15.00'	N44°50'50"E	21.21'	090°00'00"	23.56'
C182	10.00'	S45°13'54"E	14.12'	089°50'32"	15.68'
C183	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S00°18'38"E	40.00'
L5	N00°18'38"W	40.00'
L6	N00°18'38"W	40.00'
L7	N00°18'38"W	40.00'
L8	S89°50'50"W	10.00'
L10	N02°02'46"W	8.51'
L76	S89°41'22"W	59.00'
L77	N00°18'38"W	291.00'
L78	N89°41'22"E	69.00'
L79	S89°41'22"W	59.00'
L80	S00°18'38"E	291.00'
L81	N89°41'22"E	69.00'
L82	N00°09'10"W	303.50'
L83	N89°50'50"E	74.40'
L84	S00°18'38"E	313.50'

KEY MAP: NTS



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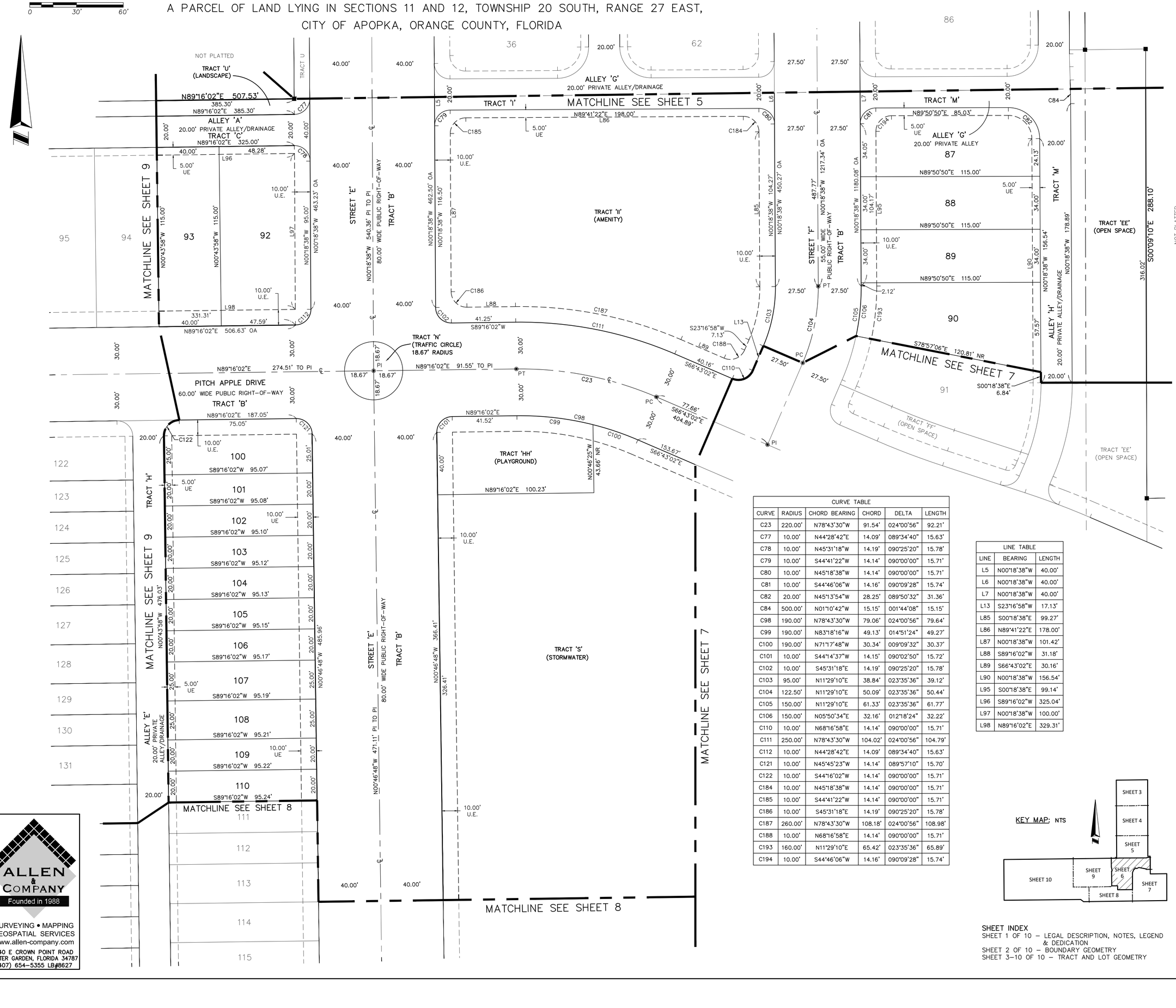
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GRAPHIC SCALE 1"=30'
0 30' 60'

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C23	220.00'	N78°43'30"W	91.54'	024°00'56"	92.21'
C77	10.00'	N44°28'42"E	14.09'	089°34'40"	15.63'
C78	10.00'	N45°31'18"W	14.19'	090°25'20"	15.78'
C79	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C80	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C81	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'
C82	20.00'	N45°13'54"W	28.25'	089°50'32"	31.36'
C84	500.00'	N01°10'42"W	15.15'	001°44'08"	15.15'
C98	190.00'	N78°43'30"W	79.06'	024°00'56"	79.64'
C99	190.00'	N83°18'16"W	49.13'	014°51'24"	49.27'
C100	190.00'	N71°17'48"W	30.34'	009°09'32"	30.37'
C101	10.00'	S44°14'37"W	14.15'	090°02'50"	15.72'
C102	10.00'	S45°31'18"E	14.19'	090°25'20"	15.78'
C103	95.00'	N11°29'10"E	38.84'	023°35'36"	39.12'
C104	122.50'	N11°29'10"E	50.09'	023°35'36"	50.44'
C105	150.00'	N11°29'10"E	61.33'	023°35'36"	61.77'
C106	150.00'	N05°50'34"E	32.16'	012°18'24"	32.22'
C110	10.00'	N68°16'58"E	14.14'	090°00'00"	15.71'
C111	250.00'	N78°43'30"W	104.02'	024°00'56"	104.79'
C112	10.00'	N44°28'42"E	14.09'	089°34'40"	15.63'
C121	10.00'	N45°45'23"W	14.14'	089°57'10"	15.70'
C122	10.00'	S44°16'02"W	14.14'	090°00'00"	15.71'
C184	10.00'	N45°18'38"W	14.14'	090°00'00"	15.71'
C185	10.00'	S44°41'22"W	14.14'	090°00'00"	15.71'
C186	10.00'	S45°31'18"E	14.19'	090°25'20"	15.78'
C187	260.00'	N78°43'30"W	108.18'	024°00'56"	108.98'
C188	10.00'	N68°16'58"E	14.14'	090°00'00"	15.71'
C193	160.00'	N11°29'10"E	65.42'	023°35'36"	65.89'
C194	10.00'	S44°46'06"W	14.16'	090°09'28"	15.74'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N00°18'38"W	40.00'
L6	N00°18'38"W	40.00'
L7	N00°18'38"W	40.00'
L13	S23°16'58"W	17.13'
L85	S00°18'38"E	99.27'
L86	N89°41'22"E	178.00'
L87	N00°18'38"W	101.42'
L88	S89°16'02"W	31.18'
L89	S66°43'02"E	30.16'
L90	N00°18'38"W	156.54'
L95	S00°18'38"E	99.14'
L96	S89°16'02"W	325.04'
L97	N00°18'38"W	100.00'
L98	N89°16'02"E	329.31'

KEY MAP: NTS

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CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=30'
0 30' 60'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S66°43'02"E	36.15'
L12	N71°51'36"W	49.99'
L15	S23°16'58"W	17.13'
L16	N23°16'58"E	8.33'
L17	N23°16'58"E	5.27'
L22	S00°09'10"E	27.92'
L90	N00°18'38"W	156.54'
L91	N23°16'58"E	3.31'
L92	S71°51'36"E	39.31'
L93	S66°43'02"E	21.15'
L94	S23°16'58"W	12.13'

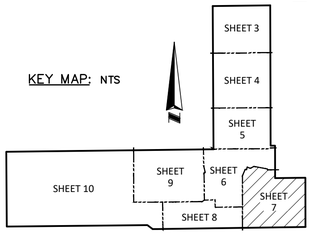
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	6.17'	N00°02'57"W	12.33'	180°00'00"	19.37'
C2	6.17'	N45°02'57"W	8.72'	090°00'00"	9.69'
C3	6.17'	N44°57'03"E	8.72'	090°00'00"	9.69'
C4	220.00'	S78°22'59"E	88.97'	023°19'55"	89.59'
C5	220.00'	S85°02'45"E	38.38'	010°00'25"	38.42'
C6	220.00'	S75°39'01"E	33.69'	008°47'02"	33.73'
C7	220.00'	S68°59'16"E	17.43'	004°32'28"	17.44'
C8	6.17'	N20°20'55"E	12.34'	180°00'00"	19.38'
C9	6.17'	S08°21'03"W	12.34'	180°00'00"	19.38'
C10	6.17'	N25°03'11"W	8.66'	089°11'48"	9.61'
C11	6.17'	N64°56'49"E	8.79'	090°48'12"	9.78'
C12	6.17'	S53°45'09"W	8.66'	089°11'48"	9.61'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C13	6.17'	S36°14'51"E	8.79'	090°48'12"	9.78'
C14	213.83'	S68°11'03"E	10.95'	002°56'03"	10.95'
C15	226.17'	S68°11'03"E	11.58'	002°56'03"	11.58'
C16	486.52'	N68°19'47"W	27.06'	003°11'14"	27.06'
C17	486.51'	S65°06'16"E	27.06'	003°11'14"	27.06'
C18	5.42'	S23°16'58"W	10.82'	173°34'30"	16.41'
C19	5.42'	S66°40'36"W	7.44'	086°47'15"	8.21'
C20	5.42'	S20°06'39"E	7.44'	086°47'15"	8.21'
C21	226.17'	S85°50'57"E	33.13'	008°24'00"	33.16'
C22	213.83'	S85°50'57"E	31.32'	008°24'00"	31.35'
C85	150.00'	N11°29'10"E	61.33'	023°35'36"	61.77'
C86	130.00'	N11°29'10"E	53.15'	023°35'36"	53.53'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C87	130.00'	N10°01'46"E	46.67'	020°40'49"	46.92'
C88	130.00'	N21°49'35"E	6.61'	002°54'47"	6.61'
C89	10.00'	N65°42'41"E	13.49'	084°51'26"	14.81'
C90	10.00'	S22°58'10"E	14.45'	092°30'16"	16.15'
C91	500.00'	N69°17'19"W	44.86'	005°08'34"	44.88'
C92	500.00'	N67°58'10"W	21.86'	002°30'17"	21.86'
C93	500.00'	N70°32'27"W	23.02'	002°38'17"	23.02'
C94	181.00'	S78°22'59"E	73.20'	023°19'55"	73.71'
C95	254.00'	S78°22'59"E	102.72'	023°19'55"	103.43'
C96	500.00'	S65°34'19"E	19.99'	002°17'26"	19.99'
C97	500.00'	N65°34'19"W	19.99'	002°17'26"	19.99'
C105	150.00'	N11°29'10"E	61.33'	023°35'36"	61.77'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C107	150.00'	N17°38'22"E	29.50'	011°17'12"	29.55'
C108	10.00'	S21°43'02"E	14.14'	090°00'00"	15.71'
C109	500.00'	S69°17'19"E	44.86'	005°08'34"	44.88'
C144	476.00'	S69°17'19"E	42.71'	005°08'34"	42.72'
C189	125.00'	N11°29'10"E	51.11'	023°35'36"	51.47'
C190	5.00'	N65°42'41"E	6.75'	084°51'26"	7.41'
C191	490.00'	S69°17'19"E	43.97'	005°08'34"	43.98'
C192	5.00'	S21°43'02"E	7.07'	090°00'00"	7.85'

KEY MAP: NTS



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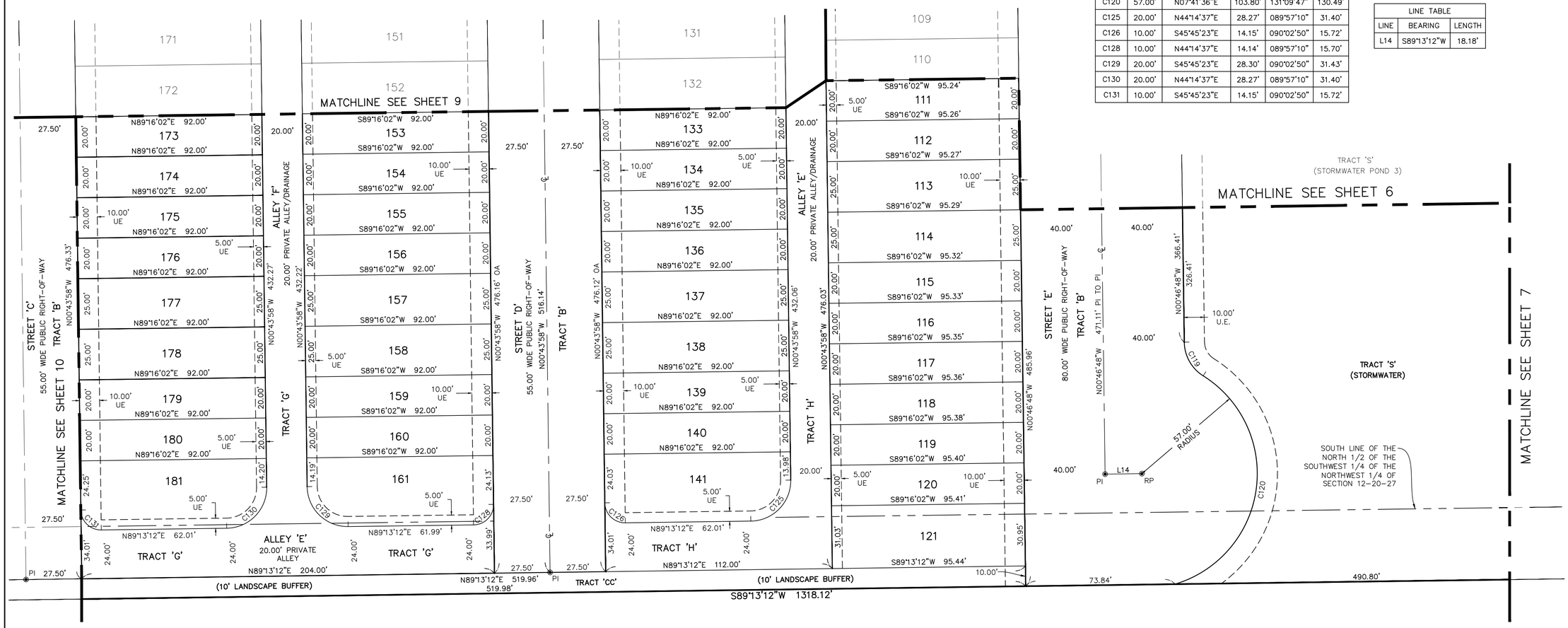
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GRAPHIC SCALE 1"=30'
0 30' 60'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C119	20.00'	S29°20'03"E	19.12'	057°06'29"	19.93'
C120	57.00'	N07°41'36"E	103.80'	131°09'47"	130.49'
C125	20.00'	N44°14'37"E	28.27'	089°57'10"	31.40'
C126	10.00'	S45°45'23"E	14.15'	090°02'50"	15.72'
C128	10.00'	N44°14'37"E	14.14'	089°57'10"	15.70'
C129	20.00'	S45°45'23"E	28.30'	090°02'50"	31.43'
C130	20.00'	N44°14'37"E	28.27'	089°57'10"	31.40'
C131	10.00'	S45°45'23"E	14.15'	090°02'50"	15.72'

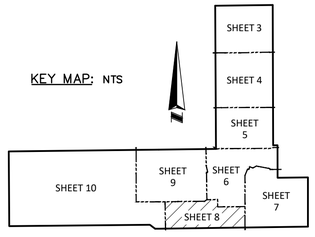
LINE TABLE		
LINE	BEARING	LENGTH
L14	S89°13'12"W	18.18'



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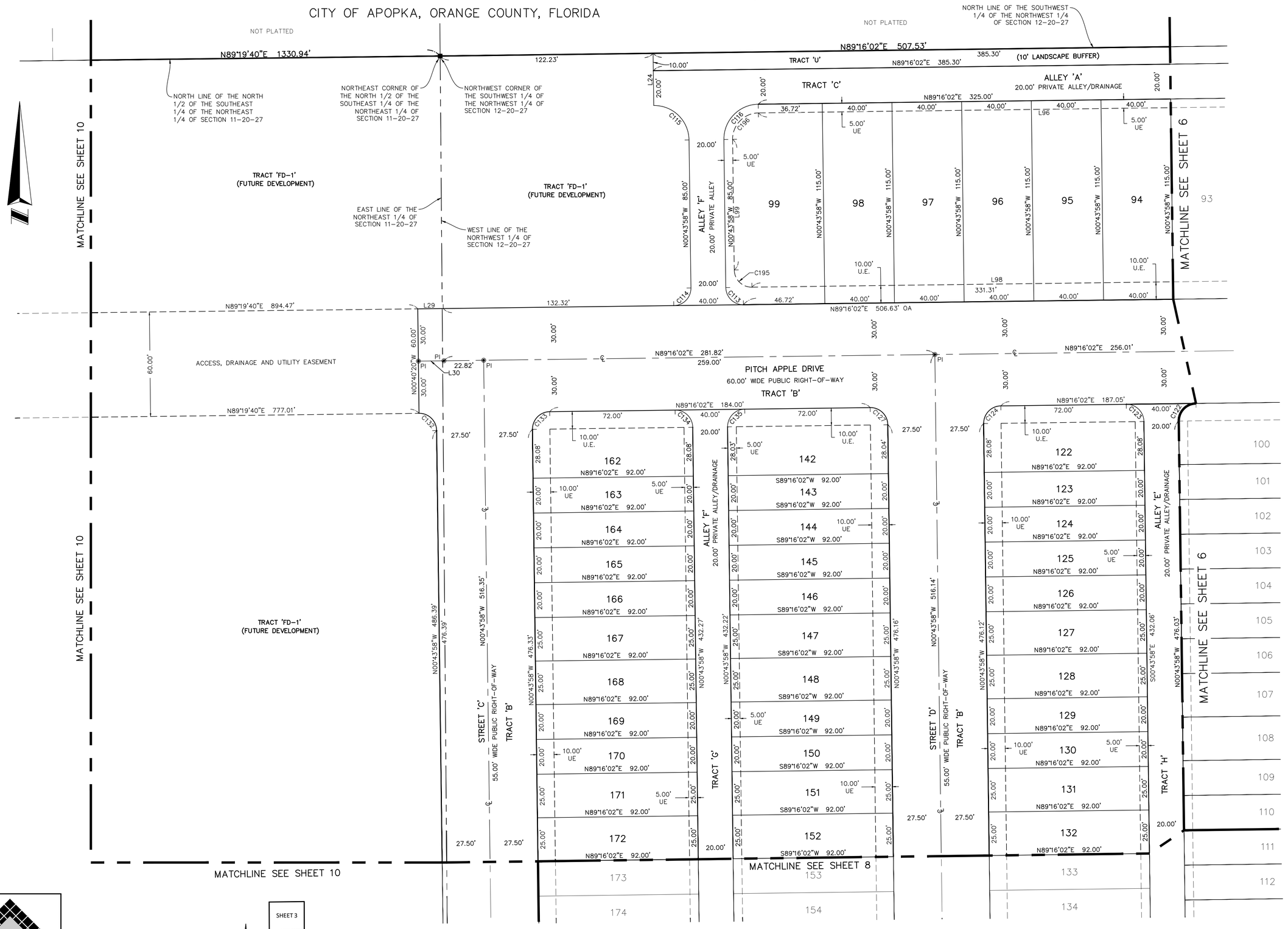


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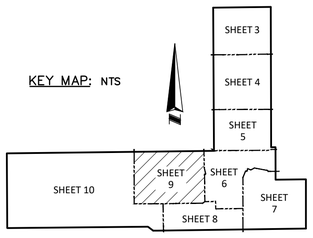
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KEY MAP: NTS



LINE TABLE		
LINE	BEARING	LENGTH
L24	N00°43'58"W	30.00'
L29	N89°19'40"E	14.60'
L30	N89°19'40"E	14.64'
L96	S89°16'02"W	325.04'
L98	N89°16'02"E	329.31'
L99	N00°43'58"W	75.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C113	10.00'	S45°43'58"E	14.14'	090°00'00"	15.71'
C114	10.00'	N44°16'02"E	14.14'	090°00'00"	15.71'
C115	20.00'	N45°43'58"W	28.28'	090°00'00"	31.42'
C116	20.00'	S44°16'02"W	28.28'	090°00'00"	31.42'
C122	10.00'	S44°16'02"W	14.14'	090°00'00"	15.71'
C123	10.00'	N45°43'58"W	14.14'	090°00'00"	15.71'
C124	10.00'	S44°16'02"W	14.14'	090°00'00"	15.71'
C127	10.00'	N45°43'58"W	14.14'	090°00'00"	15.71'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C132	10.00'	N45°42'09"W	14.13'	089°56'22"	15.70'
C133	10.00'	S44°16'02"W	14.14'	090°00'00"	15.71'
C134	10.00'	N45°43'58"W	14.14'	090°00'00"	15.71'
C135	10.00'	S44°16'02"W	14.14'	090°00'00"	15.71'
C195	10.00'	S45°43'58"E	14.14'	090°00'00"	15.71'
C196	15.00'	S44°16'02"W	21.21'	090°00'00"	23.56'

SHEET INDEX
SHEET 1 OF 10 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 10 – BOUNDARY GEOMETRY
SHEET 3–10 OF 10 – TRACT AND LOT GEOMETRY

PLAT BOOK ___ PAGE___

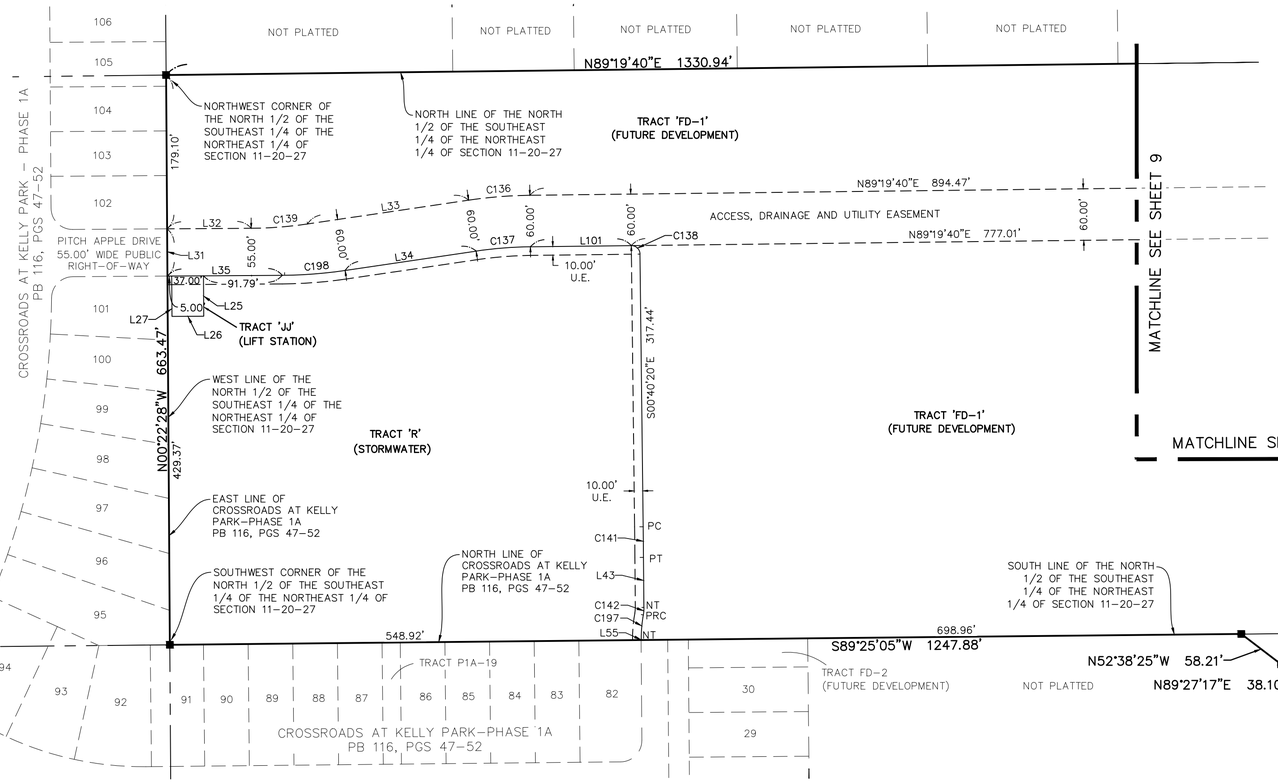
CRESCENT RIDGE PHASE I

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

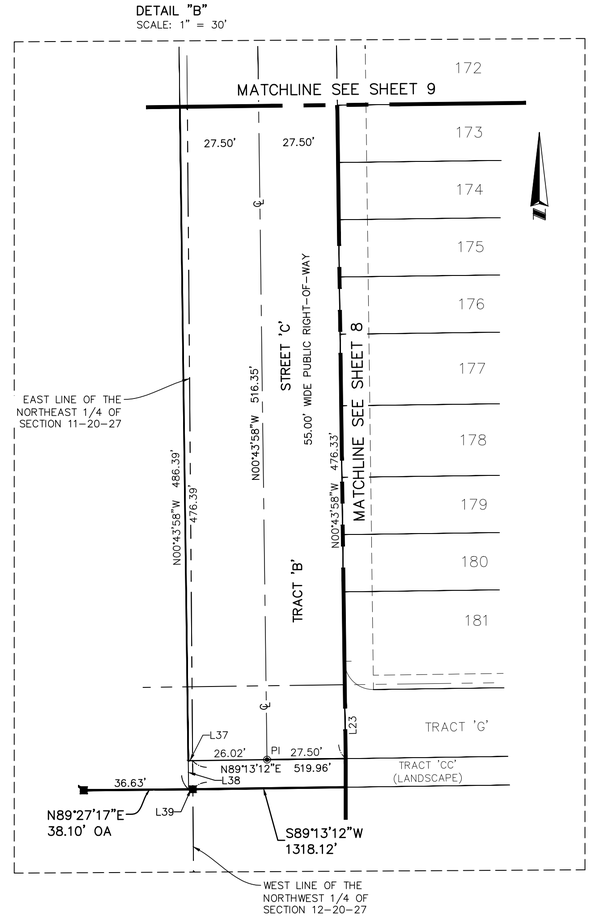
GRAPHIC SCALE 1"=100'
0 100' 200'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N00°43'58"W	34.01'
L25	N00°22'28"W	47.00'
L26	N89°37'32"E	37.00'
L27	S00°22'28"E	47.00'
L31	N00°22'28"W	55.00'
L32	N89°37'32"E	98.01'
L33	N81°35'34"E	189.67'
L34	N81°35'34"E	154.24'
L35	N89°37'32"E	133.79'
L36	N89°37'32"E	37.00'
L37	N89°27'17"E	1.48'
L38	N00°43'58"W	10.00'
L39	S89°27'17"W	1.47'
L43	S00°28'01"E	58.24'
L55	S00°28'01"E	0.54'
L100	N00°27'55"W	1.25'
L101	N89°19'40"E	117.46'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C136	530.00'	S85°27'37"W	71.50'	007°44'06"	71.55'
C137	470.00'	S85°27'37"W	63.40'	007°44'07"	63.45'
C138	10.00'	N45°40'20"W	14.14'	090°00'00"	15.71'
C139	469.00'	N85°36'33"E	65.70'	008°01'58"	65.75'
C141	9972.50'	N00°34'11"W	35.75'	000°12'19"	35.75'
C142	48.71'	N04°59'33"E	8.79'	010°21'08"	8.80'
C197	155.07'	S04°51'05"W	28.74'	010°38'02"	28.78'
C198	524.00'	N85°36'33"E	73.40'	008°01'58"	73.46'



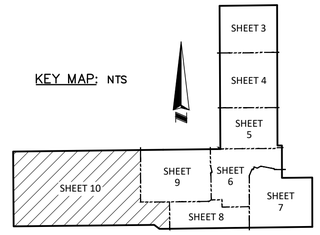
DETAIL "B"
SCALE: 1" = 30'



ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
340 E CROWN POINT ROAD
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#8627

SHEET INDEX
SHEET 1 OF 10 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 10 – BOUNDARY GEOMETRY
SHEET 3–10 OF 10 – TRACT AND LOT GEOMETRY

KEY MAP: NTS



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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

PREPARED FOR

D.R. HORTON MULTIFAMILY

2500 MAITLAND CENTER PARKWAY
SUITE 311
MAITLAND, FL 32751
Ph: 689.208.8134

Digitally signed by Keith Farling
DN: CN=Keith Farling, dnQualifier=A01410C0000018F5DF4467A0004CDFC, O=Unaffiliated, C=US
Date: 2026.05.13 11:40:55-04'00'

Keith L. Farling, State of Florida, Professional Engineer, License No. 69911
This item has been digitally signed and sealed by Keith L. Farling on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

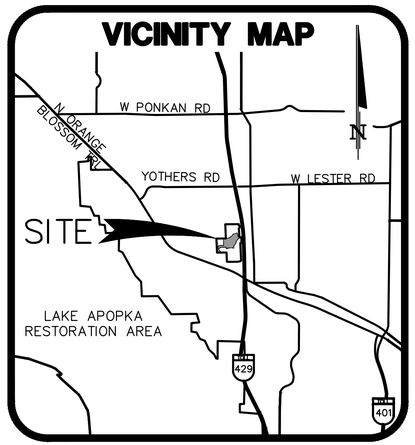
NOT FOR CONSTRUCTION

LEGAL DESCRIPTION : FLORIDIAN TOWN CENTER

A portion of Lots 2 through 4, MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida and a portion of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of Tract G, STANTON RIDGE, according to the plat thereof, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of aforesaid Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36 and the POINT OF BEGINNING; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 172.31 feet; thence departing said North line, run S00°30'31"E, 495.44 feet; thence N71°37'16"E, 30.47 feet; thence N89°29'29"E, 125.33 feet; thence S49°46'56"E, 195.81 feet; thence N88°25'04"E, 343.60 feet; thence S01°34'56"E, 68.50 feet; thence N88°25'04"E, 73.50 feet; thence N01°34'56"W, 145.03 feet; thence N37°54'38"E, 240.88 feet; thence N17°12'39"E, 75.29 feet; thence N02°16'13"W, 66.85 feet; thence N40°13'04"E, 305.18 feet to a non-tangent curve concave Northeasterly having a radius of 475.00 feet, a chord bearing of N24°28'06"W, and a chord distance of 167.22 feet; thence Northwesterly along the arc of said curve through a central angle of 20°16'32" for a distance of 168.09 feet to the point of tangency; thence N14°19'50"W, 196.53 feet; thence S75°40'10"W, 300.65 feet to a non-tangent curve concave Northwesterly having a radius of 590.00 feet, a chord bearing of S58°53'58"W, and a chord distance of 591.15 feet; thence Southwesterly along the arc of said curve through a central angle of 60°07'45" for a distance of 619.18 feet to the POINT OF BEGINNING. The bearings and distances are based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 15.306 acres more or less when measured in ground dimensions and being subject to any rights-of-way, restrictions and easements of record.



SECTION 36, TOWNSHIP 20 S, RANGE 27 E
PROPERTY APPRAISER PARCEL ID # 06-21-28-7172-16-030, 06-21-28-7172-16-040, 36-20-27-0000-00-047, 36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066, 36-20-27-0000-00-068, 36-20-27-0000-00-075, 36-20-27-0000-00-083, 36-20-27-0000-00-085

DEVELOPER

D.R. HORTON MULTIFAMILY
CENTRAL FLORIDA DIVISION
2500 MAITLAND CENER PARKWAY, SUITE 311
MAITLAND, FLORIDA 32751
Ph: 689.208.8134
CONTACT PERSON: AVERY BROOKS

ENGINEER/SURVEYOR

DONALD W. McINTOSH ASSOCIATES, INC.
an LJA COMPANY
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FLORIDA 32810
Ph: 407.644.4068
CONTACT PERSON: KEITH FARLING, P.E.

ARCHITECT

SLOCUM PLATTS ARCHITECTS
670 NORTH ORLANDO AVENUE, SUITE 1001
MAITLAND, FLORIDA 32751
PH: 407.645.3019
CONTACT PERSON: RANDY COBENA

GEOTECHNICAL SERVICES

GEO-TECHNOLOGY ASSOCIATES, INC.
4617 PARK BREEZE COURT
ORLANDO, FLORIDA 32808
Ph: 321.482.4239
CONTACT PERSON: GAUTHAM PILLAPPA

SHEET INDEX

1	COVER SHEET
2	MASTER SITE PLAN
3	SITE DATA, DEVELOPMENT NOTES, AND LEGEND
4	CONSTRUCTION PHASING PLAN
5	AERIAL
6	EXISTING CONDITIONS PLAN
7–9	DEVELOPMENT PLAN
10–12	PAVING, GRADING AND DRAINAGE PLAN
13	TYPICAL SECTIONS AND DETAILS
14–15	UTILITY PLAN
16	TRUCK MOVEMENT PLAN

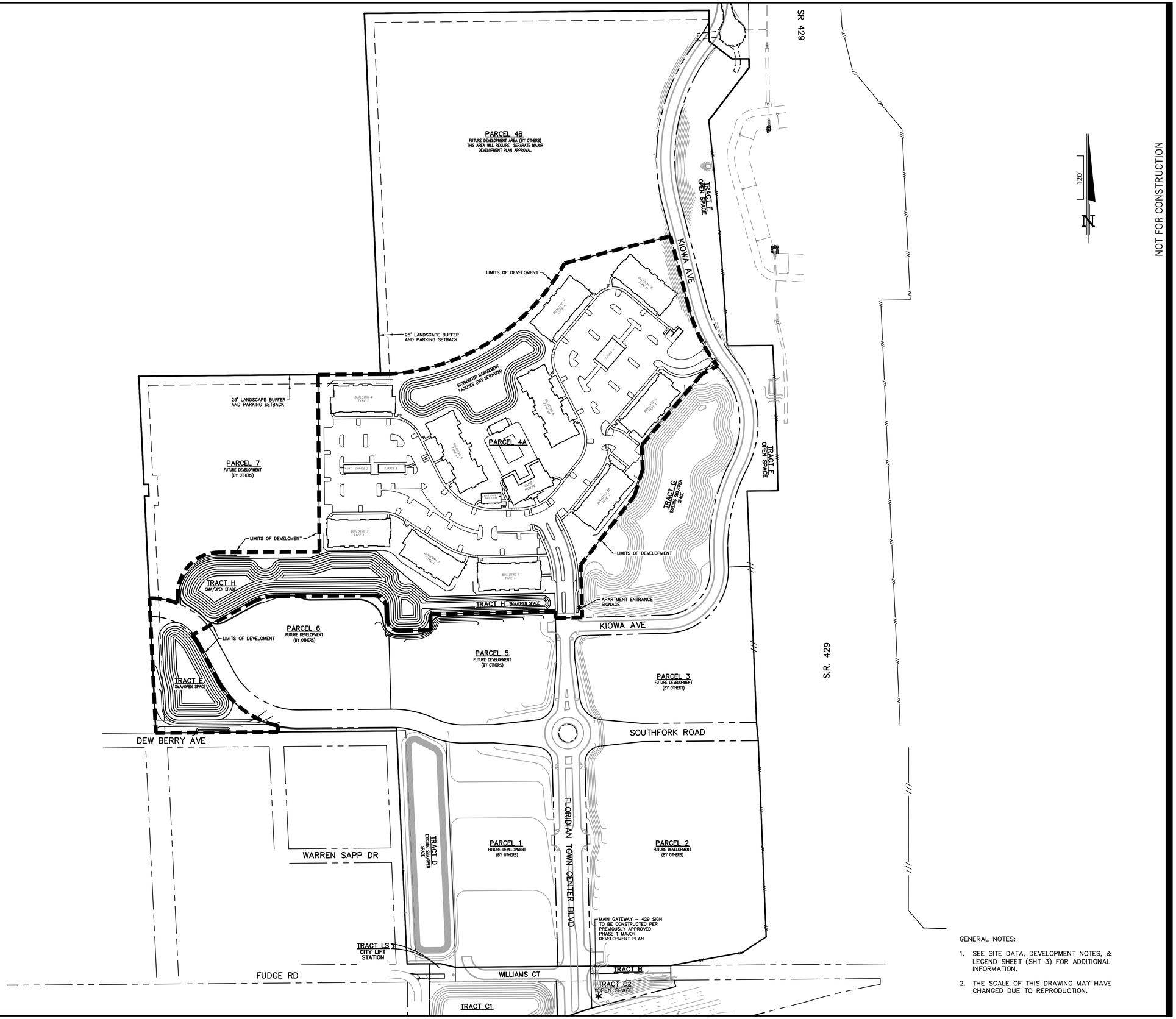
MAY 12, 2026

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068
ENGINEERS
PLANNERS
SURVEYORS
LANDSCAPE ARCHITECTS

THE ROAD DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS".

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

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GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, & LEGEND SHEET (SHT 3) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

Seals

DATE: _____

MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date

Issue Description	PROGRESS SET		
Issue Date	5/12/26		
Project No	25667		
Drawn/ Designed	MAB / MAB	Checked By	JTT

Drawing Title

MASTER SITE PLAN

Sheet Number

2

2 OF 16

DEVELOPMENT NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
2. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
3. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
4. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY; FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
5. ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
6. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA.
7. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
8. THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.
9. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE SHOWN ON SHEET 4, AERIAL.
10. NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
11. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
12. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 5.2 – LANDSCAPE AND BUFFER STANDARDS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069". UNLESS OTHERWISE APPROVED BY THE CITY.
13. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.
14. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
15. A TRASH COMPACTOR AND DUMPSTER ARE PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
16. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT. AT 2750 W. ORANGE AVE, APOPKA FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY THE BUILDINGS WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC's AND REMOTE MONITORING ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
17. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.
18. ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
19. IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL, THEN THE APPROVAL OF THIS MAJOR DEVELOPMENT PLAN WILL EXPIRE.
20. SCHOOLS:

    FOR THE MULTI-FAMILY APARTMENTS = (312 UNITS x 0.281 STUDENTS/ UNIT) = 88 STUDENTS

21. RECREATION FOR PARCEL 4A DEVELOPMENT WILL BE PROVIDED BY A RESIDENTS CLUB HOUSE, POOL AREA, AND PASSIVE OPEN SPACE PROVIDED, PER THE APPROVED PD MASTER PLAN REQUIREMENTS.
22. FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
    - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
    - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
    - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
    - ST. JOHNS RIVER WATER MANAGEMENT ERP
    - NPDES PERMITTING (INCLUDING NOI AND NOT)
27. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
28. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

CUMULATIVE DEVELOPMENT PROGRAM

PARCEL/TRACK	USE	AREA (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN	NOTES
PARCEL 1	COMMERCIAL RETAIL	4.006	0.069	1.7%	3.937	98.3%	POA	
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.8%	6.574	99.2%	POA	
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.0%	3.119	100.0%	POA	
PARCEL 4A	MULTI-FAMILY APARTMENTS	15.306	10.218	66.8%	5.088	33.2%	DEVELOPER	
PARCEL 4B	MULTI-FAMILY	15.460	0.000	0.0%	15.460	100.0%	POA	
PARCEL 5	FLEX SPACE	2.908	0.015	0.5%	2.893	99.5%	POA	
PARCEL 6	YMCA, COMMERCIAL	3.034	0.000	0.0%	3.034	100.0%	POA	
PARCEL 7	ASSISTED LIVING FACILITIES	5.854	0.000	0.0%	5.854	100.0%	POA	
TRACT B	OPEN SPACE	0.100	0.000	0.0%	0.100	100.0%	POA	
TRACT C1	STORMWATER MANAGEMENT / OPEN SPACE	1.844	0.042	2.3%	1.802	97.7%	CITY OWNED / POA MAINTAINED	
TRACT C2	OPEN SPACE	0.326	0.006	1.8%	0.320	98.2%	CITY OWNED / POA MAINTAINED	
TRACT D	STORMWATER MANAGEMENT / OPEN SPACE	1.959	0.000	0.0%	1.959	100.0%	POA	
TRACT E	STORMWATER MANAGEMENT / OPEN SPACE	1.397	0.000	0.0%	1.397	100.0%	POA	
TRACT F	OPEN SPACE	2.493	0.000	0.0%	2.493	100.0%	POA	
TRACT G	STORMWATER MANAGEMENT / OPEN SPACE	3.884	0.000	0.0%	3.884	100.0%	POA	
TRACT H	STORMWATER MANAGEMENT / OPEN SPACE	2.402	0.000	0.0%	2.402	100.0%	POA	
TRACT LS	SANITARY LIFT STATION	0.078	0.061	78.2%	0.017	21.8%	CITY	
FLORIDIAN TOWN CENTER R/W – SOUTHERN PORTION	CITY ROAD RIGHT-OF-WAY	1.445	1.206	83.5%	0.239	16.5%	CITY	
MAIN ENTRANCE OFF 429 CONNECTOR ROAD	CITY ROAD RIGHT-OF-WAY	0.308	0.204	66.2%	0.104	33.8%	CITY	
FLORIDIAN TOWN CENTER R/W – NORTHERN PORTION, SOUTHFORK AND KIOWA AVE R/W	CITY ROAD RIGHT-OF-WAY	4.031	1.970	48.9%	2.061	51.1%	CITY	
WILLIAMS FAMILY COURT R/W	CITY ROAD RIGHT-OF-WAY	0.257	0.157	61.1%	0.100	38.9%	CITY	
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7%	0.366	46.3%	CITY	
TOTALS (1)		77.627	14.42	18.6%	63.203	81.4%		

1. TOTAL LAND BEING DEVELOPED AS FLORIDIAN TOWN CENTER. THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA. TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS.
2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT.

GREEN BUILDING POINTS PROGRAM

DESCRIPTION	POINTS EARNED	NOTES
LOCATION		
DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.5	
ENERGY CONSERVATION		
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.5	
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25	
PASSIVE SOLAR		
ORIENT A MINIMUM OF 25% OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20% OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE	1.0	
VEGETATION		
LIMIT TURF GRASS TO 40 PERCENT (40%) OF THE LANDSCAPED AREA	0.5	
TRANSPORTATION		
PROVIDE A MINIMUM OF FIVE PERCENT (5%) OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE.	0.25	
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING	0.50	
RESILIENCY TO NATURAL HAZARDS		
ESTABLISH OPERATING PROCEDURES FOR HOW THE PROJECT WILL HANDLE LOSS OF OFF-SITE OR GRID POWER, TRANSITION TO A BACKUP SOURCE OF POWER, AND TRANSITION BACK TO NORMAL OPERATIONS	0.50	
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.50 PTS PER FOOT ABOVE BFE)	0.50	
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES.	0.25	
TOTAL		
	4.75	

SITE DATA

1. THE PROPOSED PROJECT IS DEVELOPMENT OF A MULTI-FAMILY APARTMENT COMMUNITY. LOCATED ON A PORTION OF PARCEL 4 IN THE FLORIDIAN TOWN CENTER. PARCEL 4 IS BEING DIVIDED INTO PARCELS 4A AND 4B. THIS PROJECT WILL BE LOCATED ON PARCEL 4A. IMPROVEMENTS WILL BE CONSTRUCTED IN A SINGLE PHASE. HOWEVER, CLOSE OUT CERTIFICATE OF OCCUPANCY (C.O.) WILL BE ISSUED AS BUILDINGS ARE COMPLETED, SEE SHEET 4 FOR ADDITIONAL INFORMATION. DEVELOPMENT WILL CONSIST OF GRADING, CONSTRUCTION OF BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AMENITIES AND LANDSCAPING.

   ALL OTHER PARCELS (INCLUDING PARCEL 4B) AND TRACTS WITHIN FLORIDIAN TOWN CENTER WILL REQUIRE SEPARATE MAJOR DEVELOPMENT PLAN APPROVALS THROUGH THE CITY OF APOPKA.
2. PROJECT AREAS: 15.306 ACRES (PARCEL 4A); 15.460 ACRES (PARCEL 4B); 30.767 ACRES (PARCEL 4, FLORIDIAN TOWN CENTER)
3. PROJECT ADDRESS: 429 CONNECTOR ROAD, APOPKA, FL
4. EXISTING ZONING: PUD – PLANNED UNIT DEVELOPMENT
5. PROPOSED ZONING: PUD – PLANNED UNIT DEVELOPMENT
6. SURROUNDING ZONING: NORTH: PUD; EAST SIDE: S.R. 429 EXPRESSWAY; WEST SIDE: PUD; SOUTH SIDE: PUD
7. FUTURE LAND USE (FLU) DESIGNATION: HDR
8. EXISTING LAND USE: UNDEVELOPED LAND AND ABANDON NURSERY
9. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (PARCEL 4A)
10. SETBACKS (PARCEL 4): KIOWA AVENUE: 15 FT; NORTH PROPERTY LINE: 25 FT; WEST PROPERTY LINE: 25 FT; SOUTH PROPERTY LINE: 15 FT; PARKING SETBACK: 25 FT FROM SINGLE FAMILY
11. MAXIMUM RESIDENTIAL UNITS: 752 UNITS; PROPOSED RESIDENTIAL UNITS: 312 PARCEL 4A UNITS
12. BUILDING INFORMATION:
    ALLOWABLE HEIGHT: 50' HEIGHT, 4 STORIES
    PROVIDED HEIGHT (**): TYPE I 46'-7"; TYPE II 46'-7.5"; TYPE VI 46'-2.1"
    MINIMUM LIVING SPACE REQUIRED: 750 SQUARE FEET
    MINIMUM LIVING SPACE PROVIDED: 778 SQUARE FEET
    MINIMUM BUILDING SEPARATION: 20'

    ** BUILDING HEIGHTS HAVE BEEN MEASURED PER FLORIDA BUILDING CODE AS MEAN HEIGHT ABOVE FINISH FLOOR.
13. REQUIRED VEHICULAR PARKING SPACES FOR PARCEL 4A DEVELOPMENT SHALL COMPLY WITH THE APPROVED PUD MASTER PLAN REQUIREMENTS. PARKING IS AS FOLLOWS:

    PARKING: (312 APARTMENT UNITS) * (1.45 SPACE/UNIT) = 453 SPACES; GUEST PARKING: (312 UNITS) * (1 SPACE/10 UNITS) = 31 SPACES; TOTAL REQUIRED PARKING = 484 SPACES

    HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2, REQUIRING A MINIMUM OF 9 HC SPACES.
14. PROVIDED VEHICLE PARKING FOR PARCEL 4A:

    PARKING: STANDARD PARKING : 497 SPACES; HANDICAP PARKING : 16 SPACES; PARALLEL PARKING : 11 SPACES; GARAGE PARKING : 22 SPACES; ELECTRIC CAR PARKING/CHARGING STATIONS: 8 SPACES*; TOTAL PARKING PROVIDED: 554 SPACES

    PARKING RATIO : 1.78 SPACE/UNIT

    *ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUSTED AT TIME OF FINAL ENGINEERING.
15. REQUIRED BICYCLE PARKING PARCEL 4A APARTMENTS:
    (312 APARTMENT UNITS) * (SHORT TERM 1 SPACE / 20 UNITS) = 16 SPACES
    (312 APARTMENT UNITS) * (LONG TERM 1 SPACE / 4 UNITS) = 78 SPACES
    TOTAL REQUIRED BICYCLE PARKING SPACES = 94 SPACES
16. PROVIDED BICYCLE PARKING PARCEL 4A APARTMENTS:
    (14 LOCATIONS) * (4 SPACES PER LOCATION) = 56 SPACES
    (BIKE BARN/MAIL KIOSK) = 78 SPACES
    TOTAL BICYCLE PARKING SPACES = 134 SPACES
17. REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN, A TOTAL OF 30% OPEN SPACE IS REQUIRED CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. SEE CUMULATIVE DEVELOPMENT PROGRAM TABLE FOR PROVIDED OPEN SPACE.

    OPEN SPACE PROVIDED WITHIN PARCEL 4A AREA IS 221,612.14 SF = 5.09 ACRES = 33.2%
18. IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% FOR PARCEL 4.

    MAXIMUM ALLOWED: (15.306 AC (PARCEL 4A) * 70%) = 10.714 ACRES

    PROPOSED PARCEL 4A BREAKDOWN:
    APARTMENT BUILDING (FOOTPRINT) = 133,278.01 SF = 3.060 ACRES
    CLUB HOUSE, RESTROOM AND POOL = 24,421.01 SF = 0.561 ACRES
    MAIL KIOSK 1,485.00 SF = 0.034 ACRES
    GARAGE BUILDINGS (3 TOTAL) = 6,805.48 SF = 0.156 ACRES
    PAVEMENT, SIDEWALKS ETC. 279,127.72 SF = 6.408 ACRES
    TOTAL IMPERVIOUS SURFACE = 445,117.22 SF = 10.218 ACRES
19. TRANSPORTATION IMPACT

TRANSPORTATION IMPACT TABLE

			DAILY		AM PEAK HOUR				PM PEAK HOUR			
ITE CODE	LANDUSE	SIZE	RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	RATE	TOTAL	ENTER	EXIT
221	MULTI-FAMILTY APARTMENTS	312 DU	5.44	1698	0.36	113	30	83	0.44	138	84	54

LEGEND

EXISTING	ITEM	PROPOSED
18D	DRAINAGE LINE, SIZE AND CALL-OUT	D
INLET	CURB INLETS	I-1 I-2 I-3 I-4
CB DM MES YD CS	DITCH BOTTOM INLET, YARD INLET, DRAINAGE MANHOLE, CONTROL STRUCTURE AND MITERED END SECTION	I-5 DM-6 MES-8 YD-5A CS-7
	U-TYPE ENDWALL	UEW-9
	STRAIGHT ENDWALL	SEW-10
	WINGED ENDWALL	WEW-11
	FLARED END SECTION	FES-12
	SURFACE DRAINAGE DIRECTION	
	SWALE	
100	CONTOUR ELEVATION	100
N/A	GRADING ELEVATION, HIGH POINT (HP) OR LOW POINT (LP)	HP OR LP
	SLOPE (HORIZ: VERT)	5:1
	FENCE LINE W/ GATE	
8W FH BO	WATER LINE, VALVE, HYDRANT ASSEMBLY, REDUCER AND BLOW-OFF	W FH BO
2"	WATER METER AND MASTER METER ASSEMBLY	
8F PIV	FIRE PROTECTION WATER LINE & SIZE AND POST INDICATOR VALVE	F PIV
N/A	FIRE PROTECTION POINT OF SERVICE	POS
FDC	FIRE DEPARTMENT CONNECTION	FDC
8R BO	RECLAIMED WATER LINE, SIZE, VALVE, REDUCER AND BLOW-OFF	R BO
8R 8DI	RECLAIMED WATER LINE & PLUG	R
8S	SANITARY SEWER LINE, SIZE AND CALL-OUT	S
SM CO 8DI	SANITARY SEWER MANHOLE, SINGLE SERVICE LATERAL WITH CLEAN-OUT, DOUBLE SERVICE LATERAL, DUCTILE IRON PIPE & SIZE AND PLUG	SM-1 CO S
BSL	BUILDING SETBACK LINE	BSL
N/A	PHASE LINE	
N/A	EDGE OF PAVEMENT RADIUS DIMENSION	25'R
⑨	NUMBER OF PARKING SPACES	⑨
	HANDICAP PARKING SPACE W/ SIGN	
	TRAFFIC CONTROL SIGN	
	PAINTED WHITE DIRECTIONAL ARROWS	
N/A	12" WHITE CROSSWALK (F.D.O.T. INDEX 17346) WITH 2' STOP BAR	2' STOP BAR 4' 6' MIN.
N/A	CONCRETE SIDEWALKS AND CURB RAMPS	
N/A	CONCRETE PAVEMENT	
N/A	ASPHALT PAVEMENT	
N/A	DECORATIVE PAVEMENT FEATURE	

UTILITY PROVIDERS

CITY OF APOPKA
WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
PH: 407.703.1731

DUKE ENERGY
ELECTRICAL DIVISION
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 32787
PH: 407.905.3302
FAX: 407.905.3365

CENTURYLINK FLORIDA, INC.
TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5351
FAX: 407.814.5320

BRIGHT HOUSE NETWORKS
CABLE TV
65 SOUTH KELLER ROAD
ORLANDO, FL 32810
PH: 407.215.5505
FAX: 407.215.5758

LAKE APOPKA NATURAL GAS
NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
PH: 407.656.2734
FAX: 407.410.7024

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an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

Seals

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MAJOR DEVELOPMENT PLAN
FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
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Checked By	JTT

Drawing Title

SITE DATA, DEVELOPMENT NOTES, AND LEGEND

Sheet Number

3

3 OF 16

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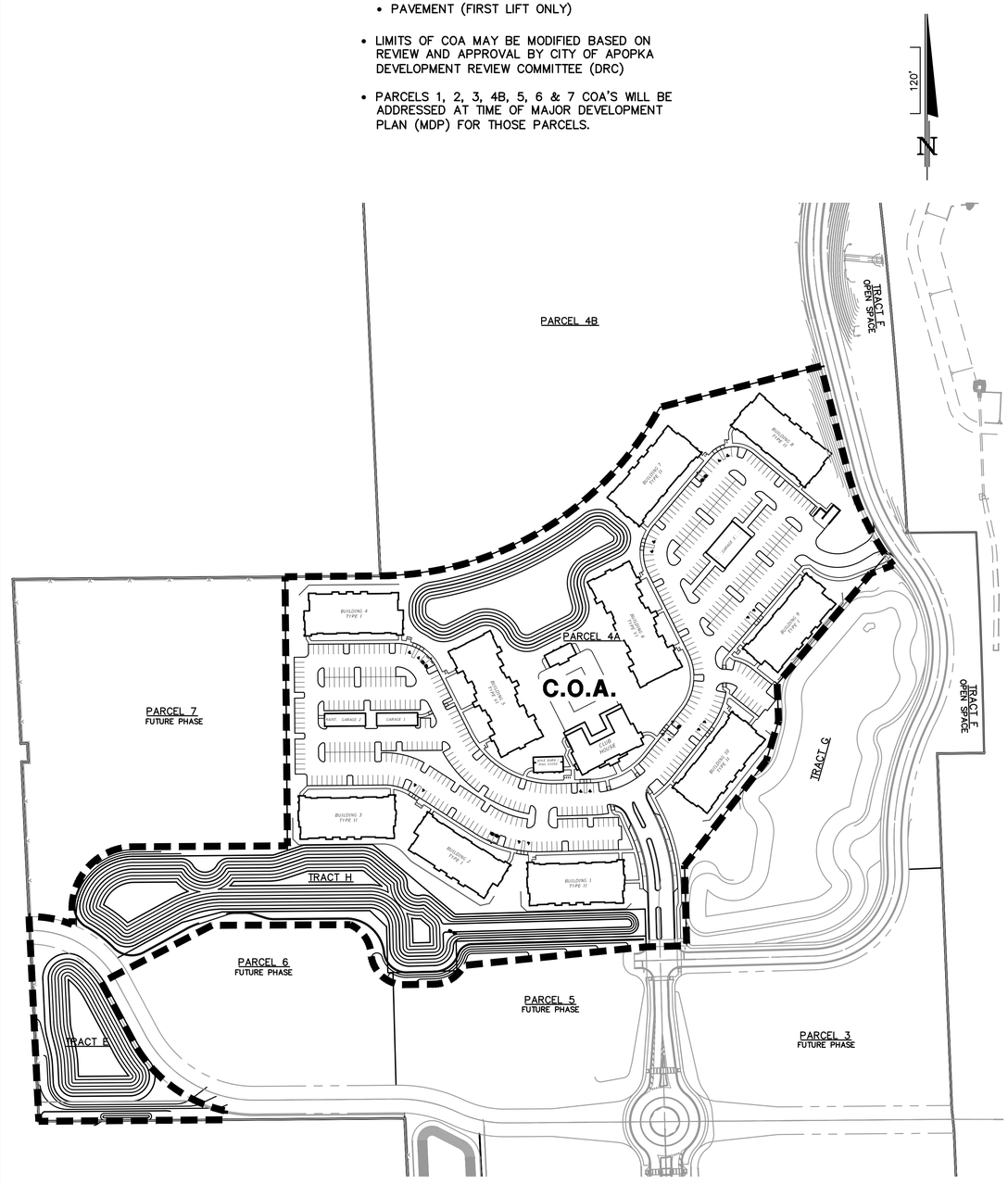
CERTIFICATE OF ACCEPTANCE (C.O.A.) PHASING PLAN FOR PARCEL 4A APARTMENT SITE

UNDERGROUND CIVIL INFRASTRUCTURE (APARTMENTS)

PARCEL 4A, TRACTS E & H SCOPE INCLUDES:

- STORM PIPE
- STORM STRUCTURES
- WATER
- SEWER
- CURB
- PAVEMENT (FIRST LIFT ONLY)

- LIMITS OF COA MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 4B, 5, 6 & 7 COA'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.



CERTIFICATE OF OCCUPANCY (C.O.) PHASING PLAN FOR PARCEL 4A APARTMENT SITE

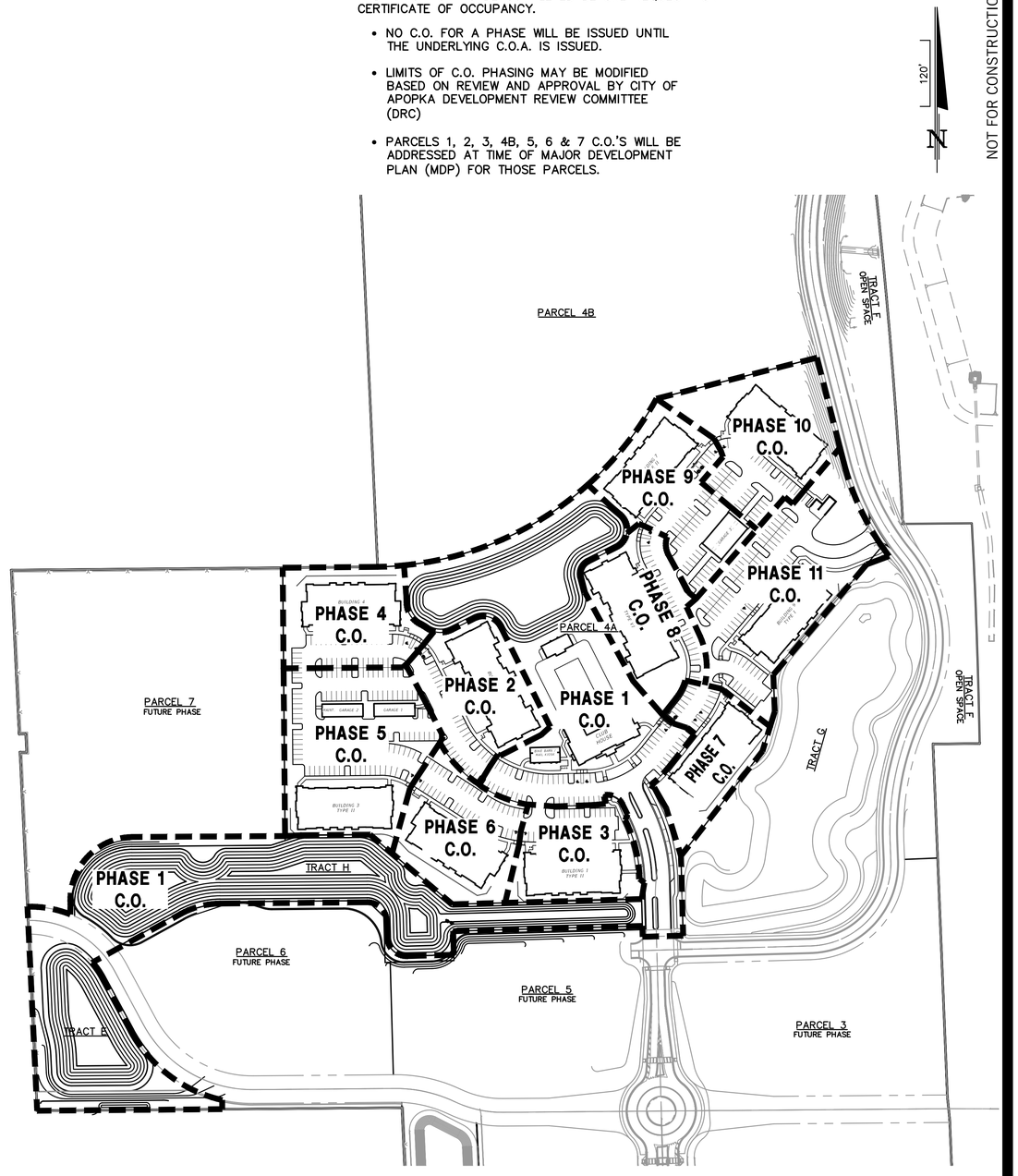
APARTMENT UNITS

TEMPORARY CONSTRUCTION FENCING WILL BE IN PLACE TO SEPARATE FINISHED PHASES FROM UNFINISHED PHASES.

ALL UNDERGROUND INFRASTRUCTURE, PAVING (SECOND LIFT), STRIPING, SIGNAGE, LANDSCAPING, HARDSCAPING, AND IRRIGATION TO BE COMPLETED BEFORE REQUEST FOR CERTIFICATE OF OCCUPANCY.

- NO C.O. FOR A PHASE WILL BE ISSUED UNTIL THE UNDERLYING C.O.A. IS ISSUED.
- LIMITS OF C.O. PHASING MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 4B, 5, 6 & 7 C.O.'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.

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ORLANDO, FL 32810 407.644.4068

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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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CONSTRUCTION PHASING PLAN

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100'

N

LEGEND

- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS

SOILS LEGEND

- (4) – CANDLER FINE SANDS, 0%–5% SLOPES
- (5) – CANDLER FINE SANDS, 5%–12% SLOPES
- (7) – CANDLER URBAN LAND COMPLEX, 0%–5% SLOPES
- (46) – TAVARES FINE SAND, 0%–5% SLOPES
- (47) – TAVARES–MILLHOPPER FINE SANDS, 0%–5% SLOPES

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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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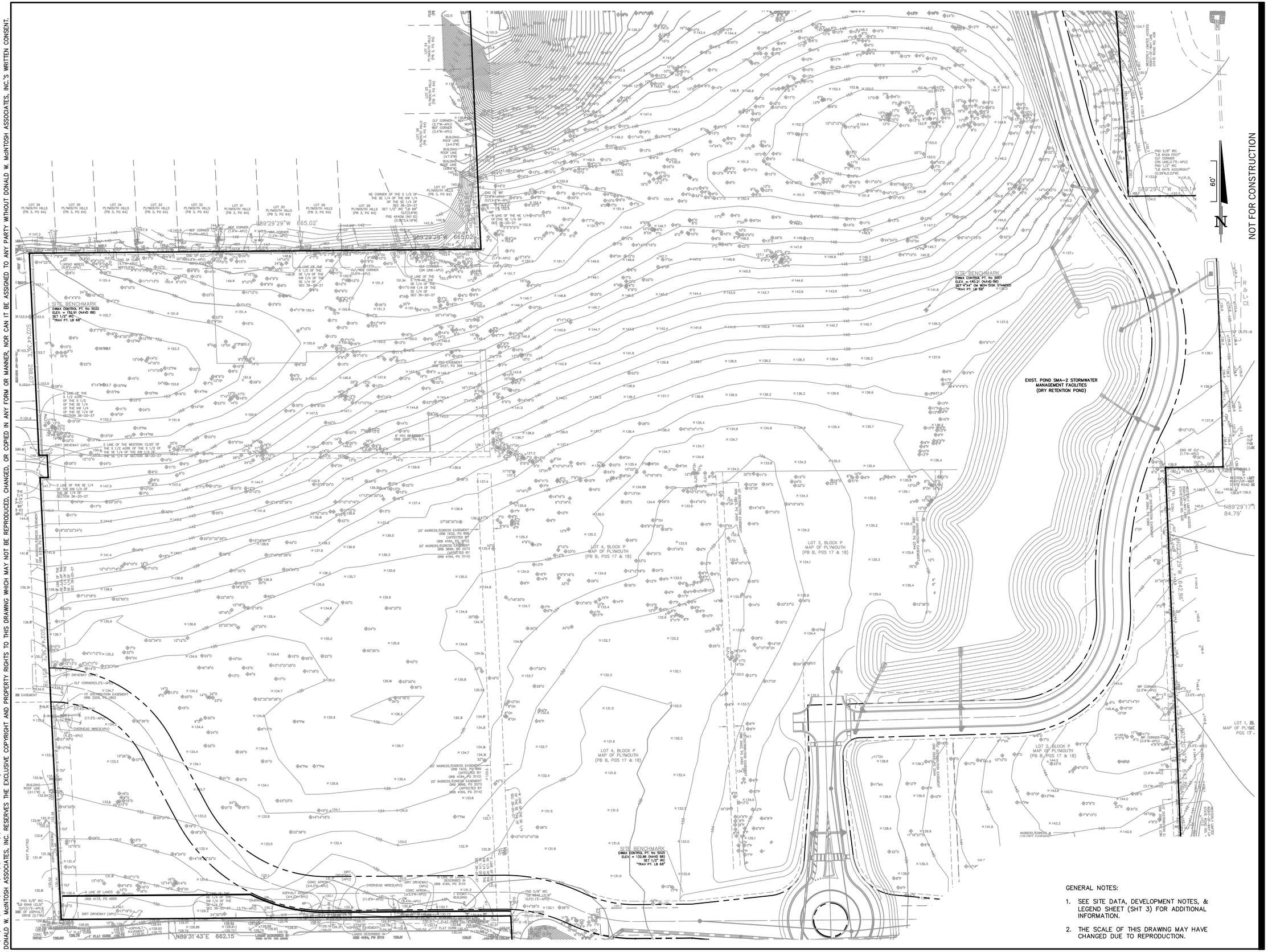
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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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EXISTING CONDITIONS PLAN

Sheet Number

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THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

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PARCEL 7

PARCEL 4B
THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

PARCEL 4A
POOL & DECK AREA

TRACT G
EXISTING POND SMA-2 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

POND SMA-1 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

BUILDING 4 TYPE I

BUILDING 5 TYPE VI

BUILDING 6 TYPE VI

BUILDING 7 TYPE II

BUILDING 8 TYPE II

BUILDING 9 TYPE I

BUILDING 10 TYPE II

CLUB HOUSE

GARAGE 1

GARAGE 3

MAINT. GARAGE 2

BIKE BARN / MAIL KIOSK

KIOWA AVE

EXISTING 15' UTILITY EASEMENT

25' LANDSCAPE BUFFER

RETAINING WALL

S89°29'29"W 665.02'

S02°34'31"E 993.64'

N LINE OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SEC 36-20-

CONC. PAD WITH 2 BICYCLE RACKS (4 SPACES TOTAL), TYP.

HANDICAP PARKING SPACES AND CURB RAMP, TYP.

EV VEHICLE CHARGING SYMBOL, TYP.

DUAL PEDESTAL EV CHARGING STATION

SINGLE PEDESTAL EV CHARGING STATIONS

EV HC PARKING STALL

AC UNITS, TYP.

POOL CABANA & RESTROOM FACILITIES

COMPACTOR & DUMPSTER ENCLOSURE

SIDEWALK RAMP

5' CONC SIDEWALK

6' CONC SIDEWALK

8' CONC SIDEWALK

2' VEHICLE OVERHANG

3'R, TYP

12'R, TYP

MATCH LINE SEE SHEET 8

KEYMAP

NTS

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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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DEVELOPMENT PLAN

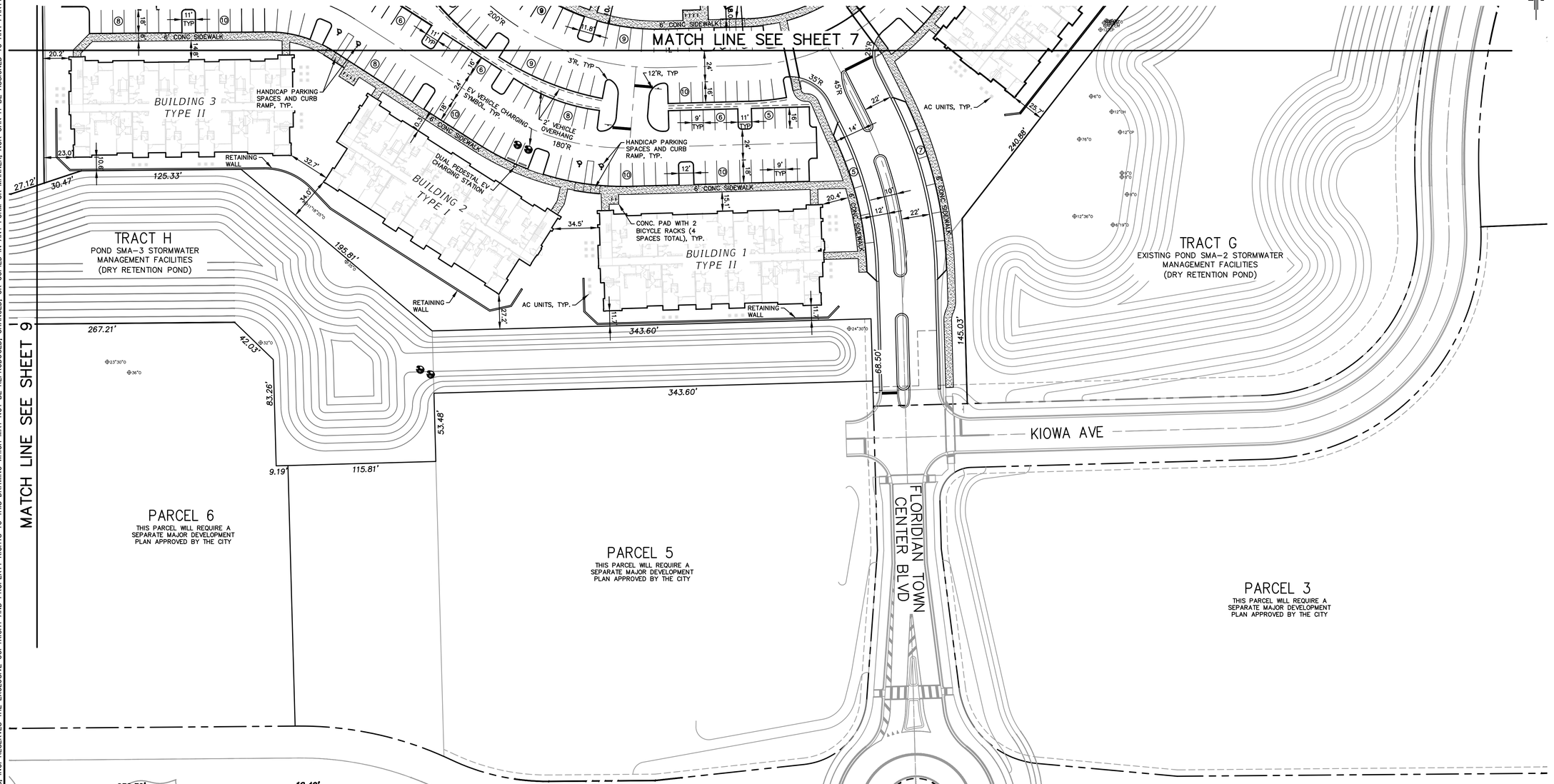
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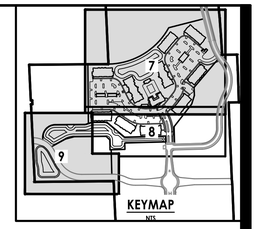
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MAJOR DEVELOPMENT PLAN

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MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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DEVELOPMENT PLAN

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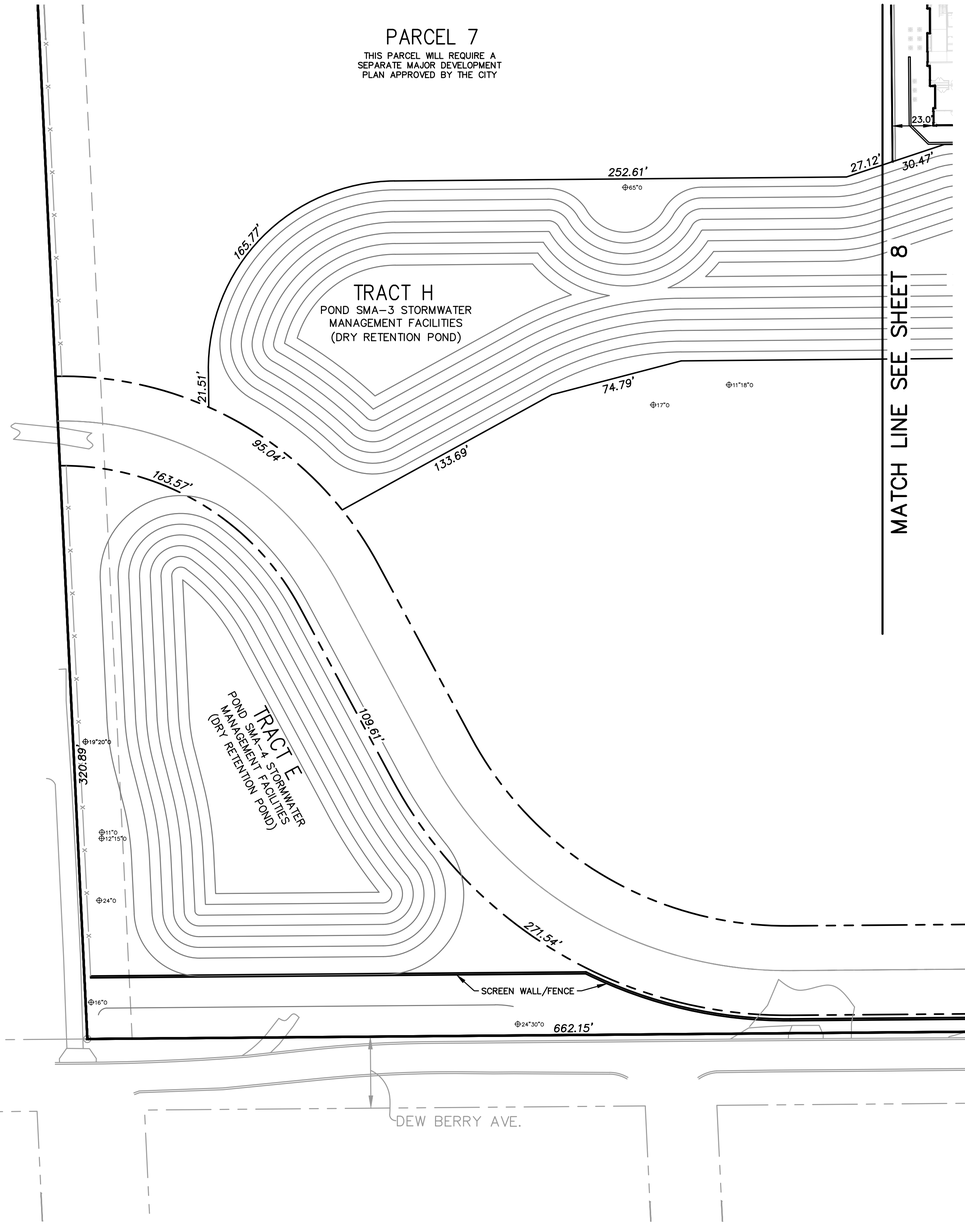
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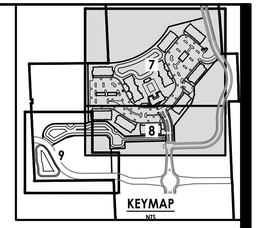
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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date

Issue Description	PROGRESS SET
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Drawing Title

DEVELOPMENT PLAN

Sheet Number

9

9 OF 16

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PARCEL 4B
THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

PARCEL 7
THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

PARCEL 4A
POOL & DECK AREA

TRACT G
EXIST. POND SMA-2 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

POND SMA-1 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

BUILDING 4 TYPE I
BUILDING 5 TYPE VI
BUILDING 6 TYPE VI
BUILDING 7 TYPE II
BUILDING 8 TYPE II
BUILDING 9 TYPE I
BUILDING 10 TYPE II
MAINT. GARAGE 2
GARAGE 1
GARAGE 3
CLUB HOUSE
BIKE BARN / MAIL KIOSK

KIOWA AVE

RETAINING WALL

CONNECT TO EXISTING MH

MES-104
MES-107
MES-208
DM-304

MATCH LINE SEE SHEET 11

KEYMAP
NTS

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1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

Seals

DATE: _____

MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
Drawn/ Designed	MAB / MAB Checked By JTT

Drawing Title

PAVING, GRADING AND DRAINAGE PLAN

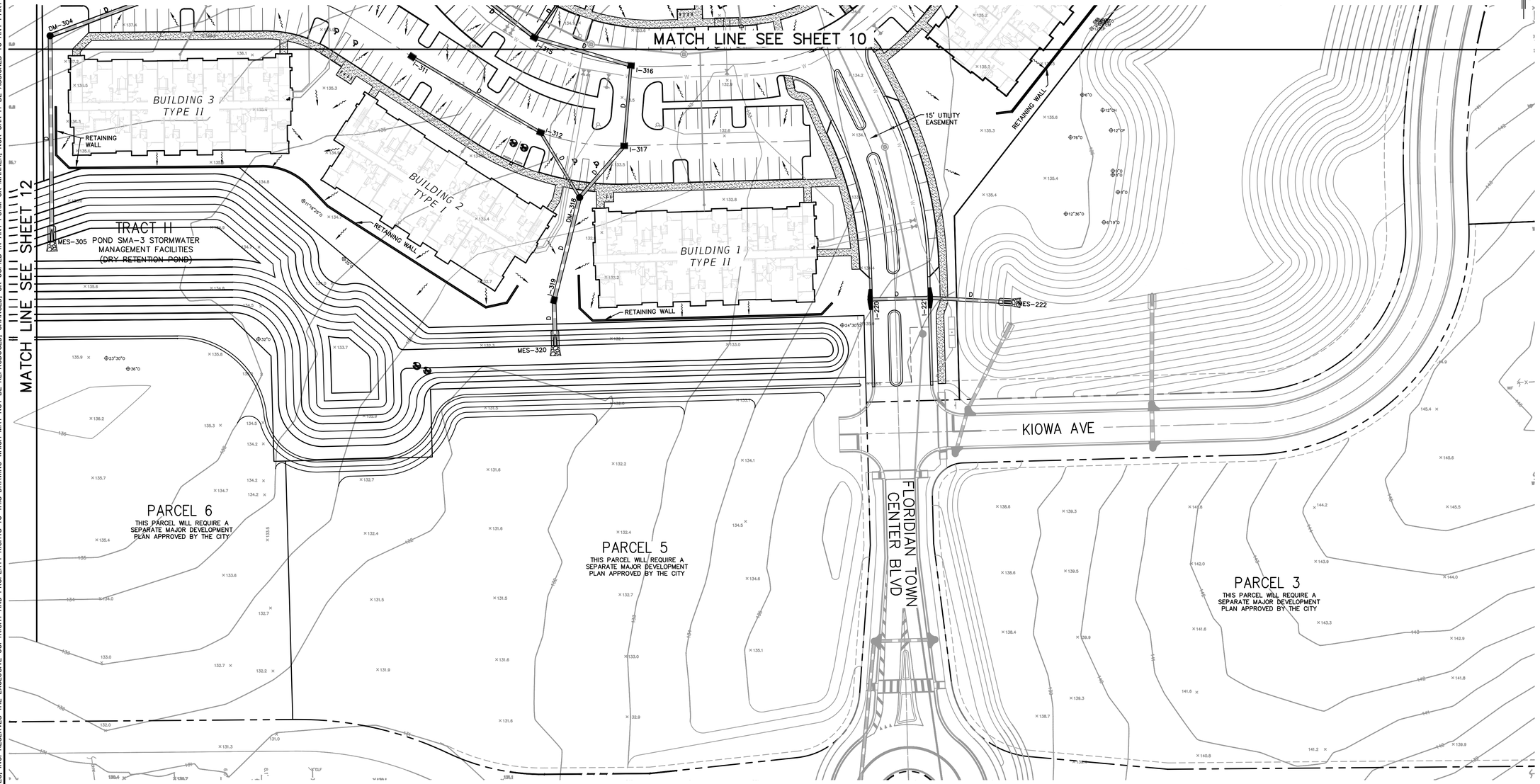
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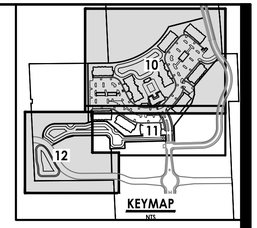
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40'

N

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FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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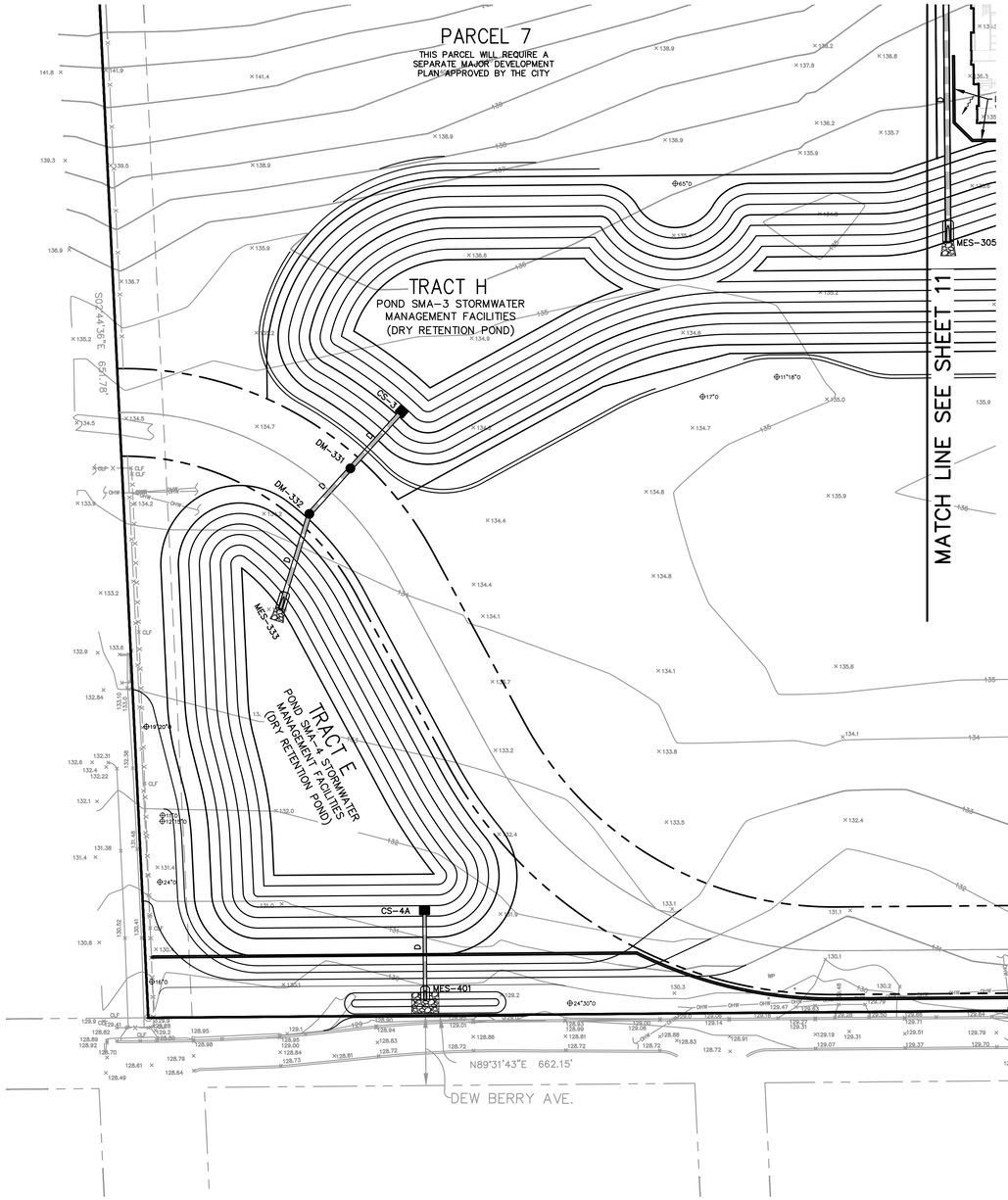
PAVING, GRADING AND DRAINAGE PLAN

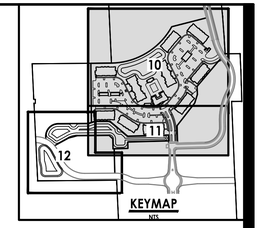
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40'
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FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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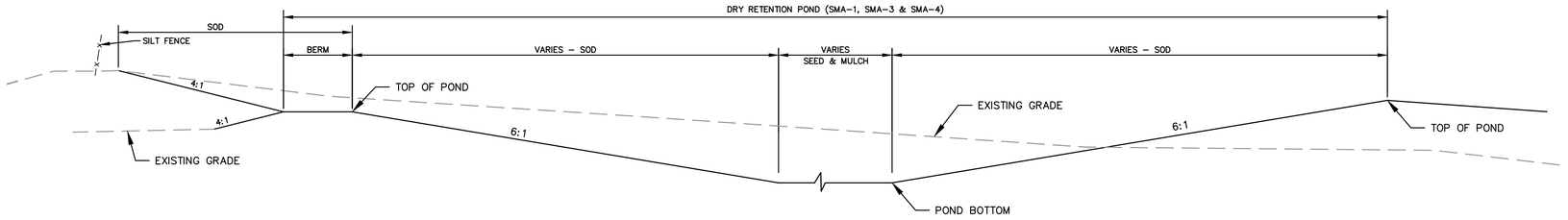
PAVING, GRADING AND DRAINAGE PLAN

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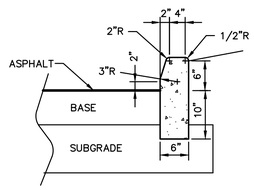
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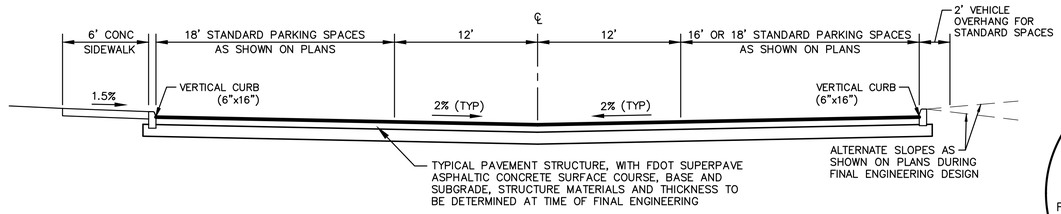
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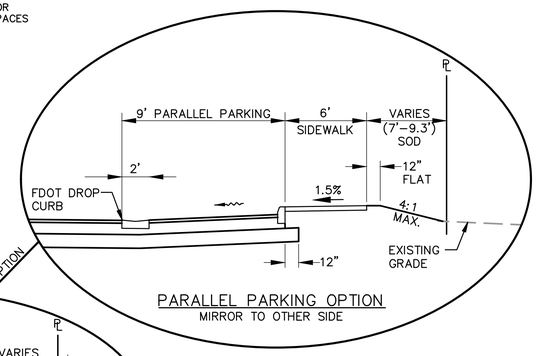
TYPICAL POND SECTION
NTS



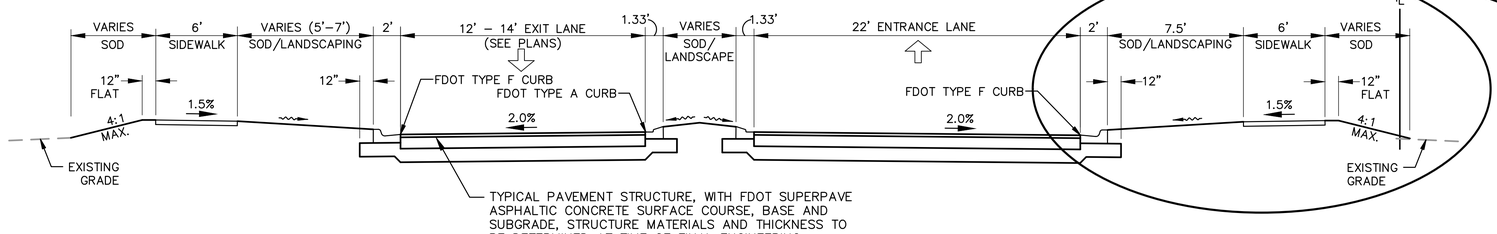
VERTICAL CURB
NTS



TYPICAL PARKING AISLE SECTION
APARTMENT DEVELOPMENT
NTS



PARALLEL PARKING OPTION
MIRROR TO OTHER SIDE



CROWNED ENTRANCE ROAD SECTION
NTS

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MAJOR DEVELOPMENT PLAN
FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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TYPICAL SECTIONS AND DETAILS

Sheet Number
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PARCEL 7

THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

PARCEL 4B

THIS PARCEL WILL REQUIRE A SEPARATE MAJOR DEVELOPMENT PLAN APPROVED BY THE CITY

SANITARY MANHOLE INSIDE UTILITY EASEMENT, FUTURE PHASE 4B POINT OF CONNECTION

PROPOSED UTILITY EASEMENT

EXISTING 15' UTILITY EASEMENT

S02°34'31"E 993.64'

S89°29'29"W 665.02'

N LINE OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SEC 36-20-

BUILDING 4 TYPE I

BUILDING 7 TYPE II

BUILDING 8 TYPE II

BUILDING 9 TYPE I

BUILDING 6 TYPE VI

BUILDING 5 TYPE VI

BUILDING 10 TYPE II

GARAGE 3

MAINT. GARAGE 2

GARAGE 1

CLUB HOUSE

BIKE BARN / MAIL KIOSK

PARCEL 4A

POND SMA-1 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

POTABLE WATER SERVICE & FIRE MAINS TO BUILDING, SEE ARCH PLANS FOR CONTINUATION INTO THE BLDG., TYP.

POTABLE WATER SERVICE & SAN. SEWER LATERAL FOR RESTROOM FACILITATES

OIL/WATER SEPARATOR & SAN. LATERAL FOR COMPACTOR ENCLOSURE

KIOWA AVE

TRACT G
EXISTING POND SMA-2 STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

MATCH LINE SEE SHEET 15

KEYMAP

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, & LEGEND SHEET (SHT 3) FOR ADDITIONAL INFORMATION.
2. ALL UTILITY PIPE SIZES TO BE DETERMINED DURING FINAL ENGINEERING DESIGN AND CITY APPROVAL PROCESS.
3. ALL UTILITIES REFERENCED AS "EXISTING CITY OF APOPKA" ARE IN THE PROCESS OF DEDICATION TO THE CITY AT THIS TIME.
4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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UTILITY PLAN

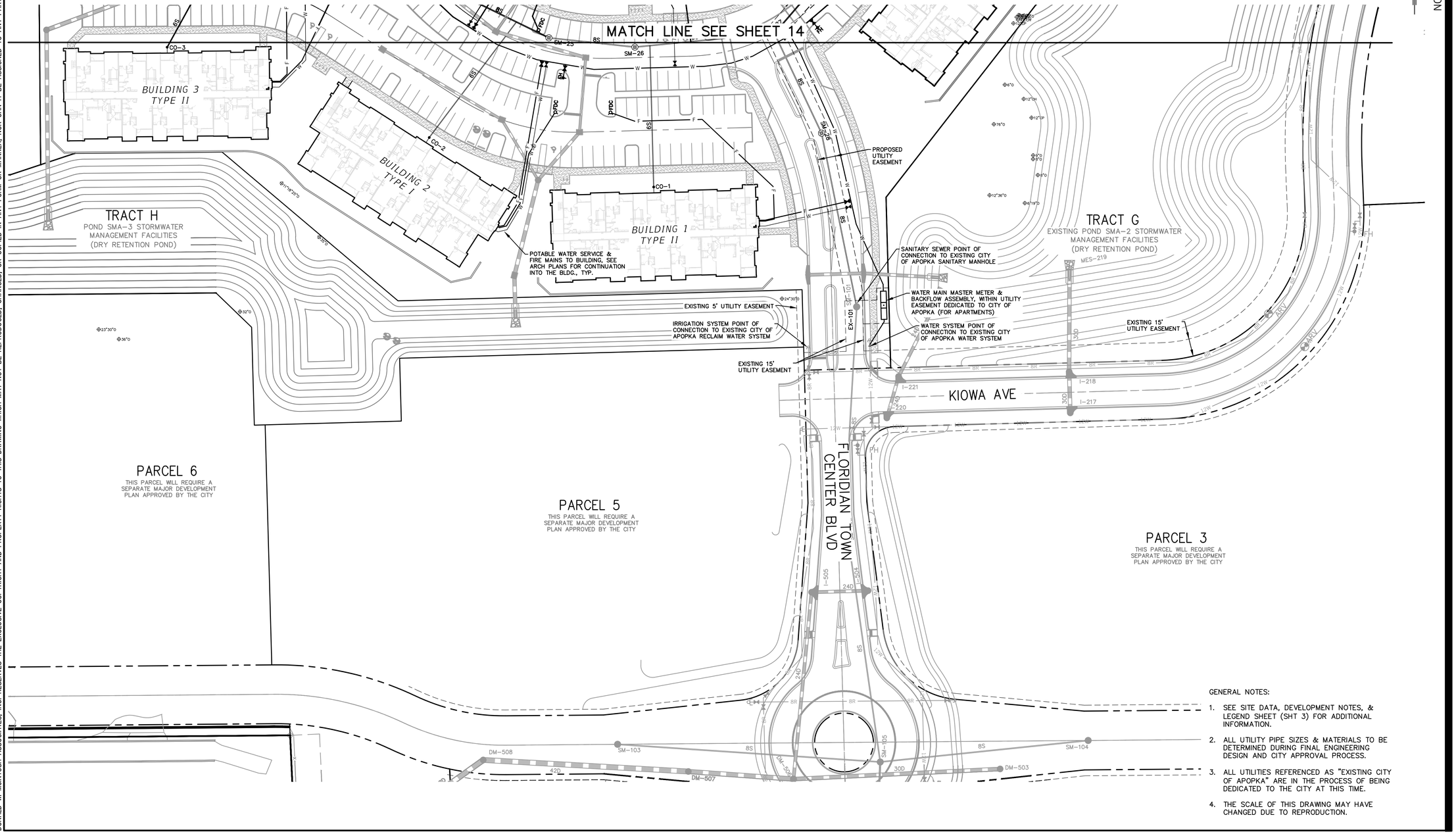
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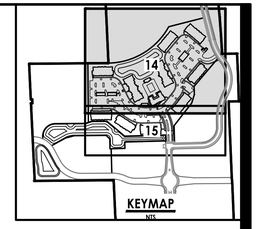
14

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UTILITY PLAN

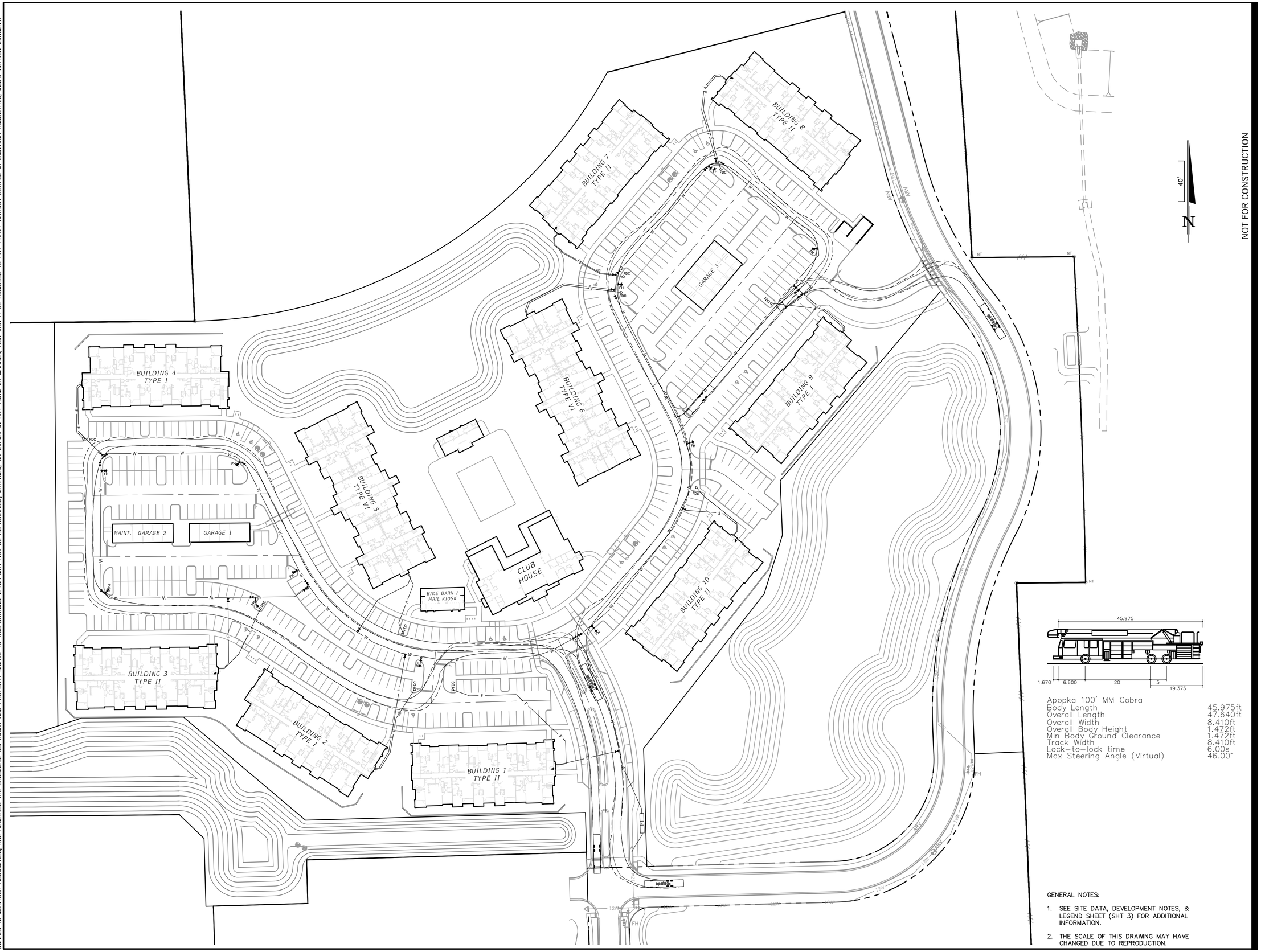
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Apopka 100' MM Cobra

Body Length	45.975ft
Overall Length	47.640ft
Overall Width	8.410ft
Overall Body Height	1.472ft
Min Body Ground Clearance	1.472ft
Track Width	8.410ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	46.00°

GENERAL NOTES:

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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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Drawing Title

TRUCK MOVEMENT PLAN

Sheet Number

16

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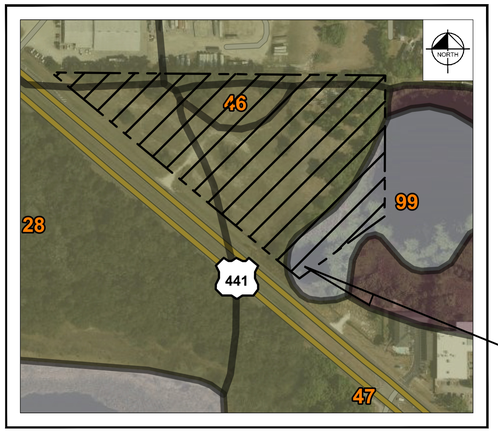
MAJOR DEVELOPMENT PLAN

FOR

SOUTHERN TIRE MART

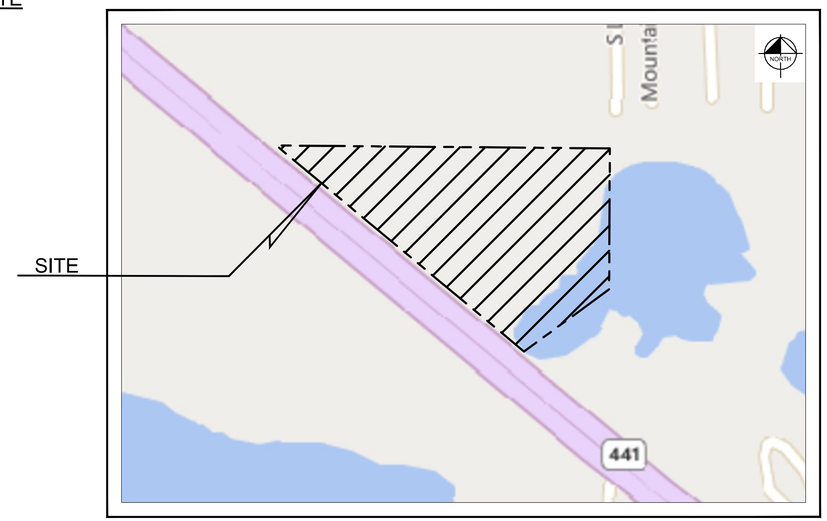
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APOPKA, FLORIDA
MAY 06, 2026



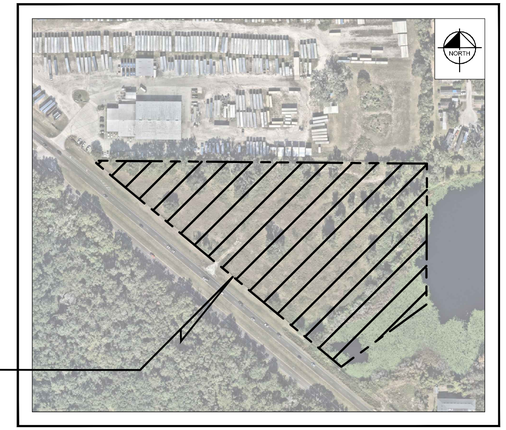
SITE

SOILS MAP
N.T.S.



SITE

SECTION 14, TOWNSHIP 21, RANGE 28
LOCATION MAP
N.T.S.



SITE

AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1
LEGAL DESCRIPTION: (AS FURNISHED)

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 00°09'04" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE RUN WESTERLY, SOUTH OF, AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4 A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 18°17'56" EAST, A DISTANCE OF 157.80 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4, WHICH POINT IS 25.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1,137.06 FEET; THENCE RUN SOUTH 50°39'04" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 441, A DISTANCE OF 1,505.96 FEET; THENCE RUN NORTH 00°09'04" WEST, A DISTANCE OF 804.86 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH ALONG THE SECTION LINE 150 FEET, THENCE WEST 75 FEET,
RUNNING THENCE NORTHEASTERLY TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THEN RUN EAST 25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING NORTHERLY OF AND CONTIGUOUS TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 (ALSO KNOWN AS STATE ROAD NO. 500 AND NORTH ORANGE BLOSSOM TRAIL) AND BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 441 AND THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE N 50 DEGREES 18' 41" W, 384.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY, RUN N 53 DEGREES 50' 22" E, 368.22 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE S 00 DEGREES 13'19" W, 462.50 FEET ALONG THE EASTERLY LINE TO THE POINT OF BEGINNING.

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
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MDP1.0	EXISTING CONDITIONS AND DEMO PLAN
MDP2.0	SITE PLAN
MDP3.0	PAVING GRADING AND DRAINAGE PLAN
MDP4.0	UTILITY PLAN
MDP5.0–MDP5.1	FIRE TRUCK ROUTING PLAN
L0.50	OVERALL TREE MITIGATION PLAN
L0.51–L0.52	TREE MITIGATION PLAN
L0.53	TREE MITIGATION TABLE – CALCULATIONS
L0.54	TREE CANOPY COVERAGE
L0.55	TREE MITIGATION NOTES AND DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01–L1.02	LANDSCAPE PLAN
L1.51	LANDSCAPE NOTES
L1.50	LANDSCAPE DETAILS
L2.00	OVERALL IRRIGATION PLAN
L2.01–L2.02	IRRIGATION PLAN
L2.51	IRRIGATION NOTES
L2.50	IRRIGATION DETAILS

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CONTACT: MATTHEW T. FRANKO, PLA
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EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

PREPARED BY

Kimley»Horn

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Phone: (407) 602–0423
WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

SOUTHERN TIRE MART
05/06/2026
ENGINEER'S PROJECT No. 249844000

REVISIONS:

NO.	DESCRIPTION	DATE

Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP1.0 EXIST COND & DEMO May 06, 2026 02:01:57pm K:\LKN_Civil\249844000 Southern Tire Mart\CADD\DEVELOPMENT\Plansheets\MDP1.0 - EXIST COND AND DEMO PLAN.dwg
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LEGEND

PROPERTY LINE

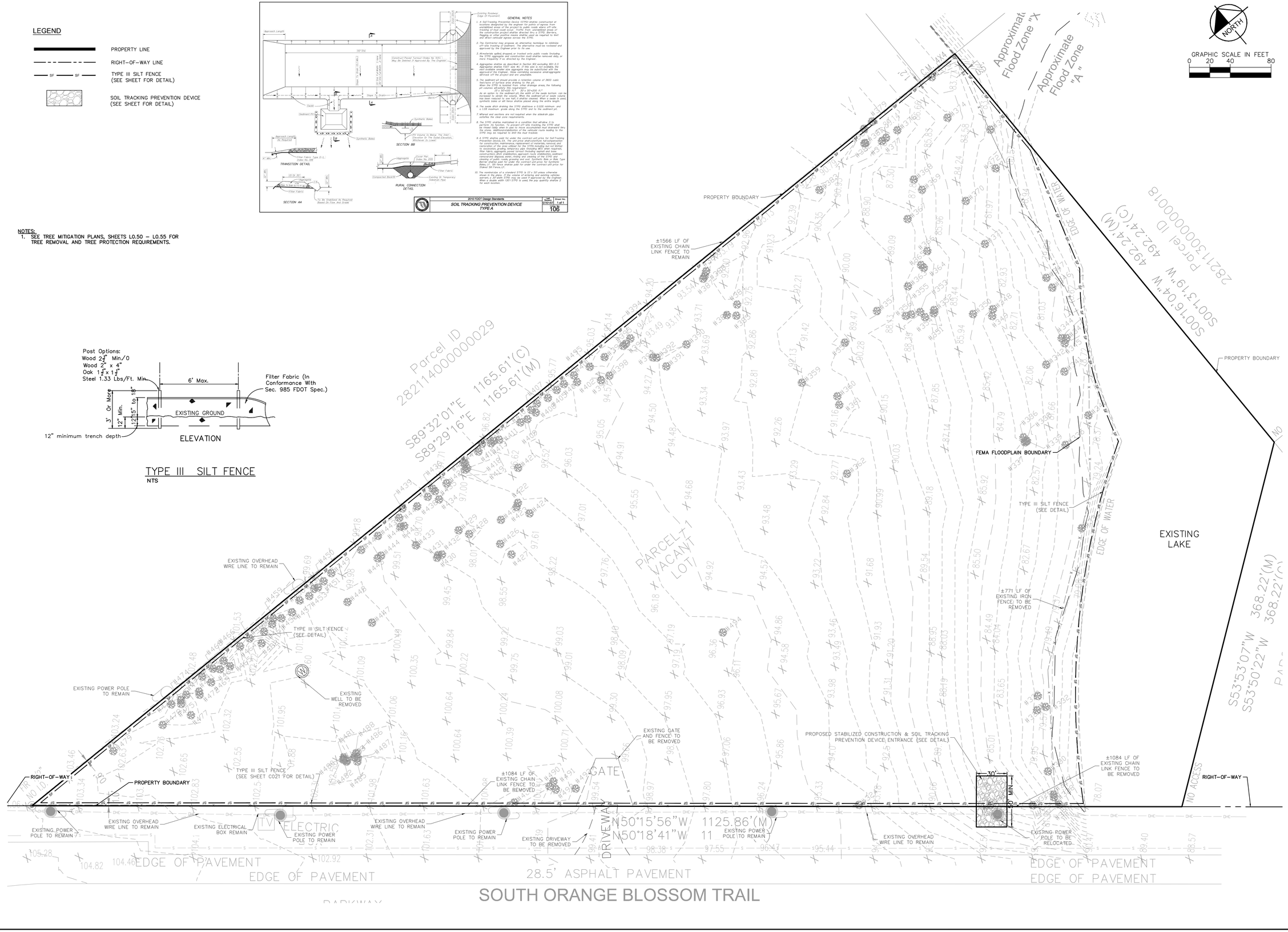
RIGHT-OF-WAY LINE

SF SF TYPE III SILT FENCE (SEE SHEET FOR DETAIL)

SOIL TRACKING PREVENTION DEVICE (SEE SHEET FOR DETAIL)

NOTES:
1. SEE TREE MITIGATION PLANS, SHEETS L0.50 – L0.55 FOR TREE REMOVAL AND TREE PROTECTION REQUIREMENTS.

TYPE III SILT FENCE
NTS



No.	REVISIONS	DATE	BY

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PHONE (407) 602-0423
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LICENSED PROFESSIONAL
JENIFER J. STICKLER P.E.
FLORIDA LICENSE NUMBER
76118
DATE:
05/06/2026

KHA PROJECT	249844000
DATE	05/06/2026
SCALE	AS SHOWN
DESIGNED BY	FFC
DRAWN BY	FFC
CHECKED BY	JJS

EXISTING CONDITIONS AND DEMO PLAN

SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP1.0

SITE DATA:

TOTAL SITE AREA:	11.18 ACRES
ZONING:	LIGHT INDUSTRIAL (I-L)
FUTURE LAND USE:	INDUSTRIAL (IND)
PROPOSED USE:	TIRE FACILITY
MAXIMUM BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	<45' (1 STORY)

BUILDING SETBACK:

	REQUIRED	PROVIDED
FRONT:	10 FT	75 FT
SIDE:	10 FT	307 FT
REAR:	10 FT	136 FT

REQUIRED PARKING:

COMMERCIAL VEHICLE REPAIR AND MAINTENANCE (4 SPACES/1000 SF)

45,000 SF PROPOSED BUILDING:	180 SPACES
TOTAL PARKING SPACES REQUIRED:	180 SPACES

PROVIDED PARKING:

STANDARD SPACES:	156 SPACES
COMPACT SPACES:	18 SPACES
ADA SPACES:	6 SPACES
TOTAL SPACES PROVIDED:	180 SPACES

REQUIRED BICYCLE PARKING

VEHICLE SALES AND SERVICES, SHORT-TERM (2 SPACES)
2 SPACES

VEHICLE SLAES AND SERVICES, LONG-TERM (1 SPACE / 10,000 GSF)

(45,000 SF/ 10,000 GSF)	5 SPACES
TOTAL SPACES PROVIDED:	7 SPACES

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. SEE SHEET MDP3.0 FOR DRAINAGE AND GRADING DETAILS.
3. SEE SHEETS MDP4.0 FOR WATER AND SEWER DETAILS.
4. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
5. THE DEVELOPER SHALL OBTAIN WATER, RECLAIMED WATER, AND WASTEWATER SERVICE FROM CITY OF APOPKA. CITY OF APOPKA WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER, RECLAIMED WATER OR WASTEWATER SYSTEMS. FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH CITY OF APOPKA FIRE RESCUE. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
6. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING SECTION 58-25(D) OF THE CITY OF APOPKA CODE OF ORDINANCE.
7. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
8. ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.
9. SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS INDEX 522-002.

PHASING

THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.

NOTES:

1. PROPOSED TURN LANES ON SOUTH ORANGE BLOSSOM TRAIL TO BE REVIEWED AND APPROVED BY FDOT AT THE TIME OF THE ACCESS CONNECTION PERMIT APPLICATION. THIS APPLICATION WILL FOLLOW CITY OF APOPKA MAJOR DEVELOPMENT PLAN APPROVAL.

IMPERVIOUS CALCULATIONS

BUILDING AREA:	1.03 AC
ASPHALT AREA:	3.21 AC
TOTAL IMPERVIOUS AREA:	4.24 AC (37.88%)

OPEN SPACE SUMMARY:

MINIMUM OPEN SPACE REQUIRED:	11.18 AC X 0.05 = 0.56 AC ,(24,393 SF)
TOTAL PROVIDED OPEN SPACE:	EXISTING PAGE LAKE = 1.58 AC (14.13%)

UTILITY SERVICE:

CITY OF APOPKA SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE, WASTEWATER, WATER AND RECLAIMED WATER SYSTEMS.

PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND, RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THE ENTIRE PROJECT.

STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF APOPKA AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD ZONE:

BASED ON FEMA FLOOD MAP 12095C0140F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN ZONE A WITH NO BASE FLOOD ELEVATIONS DETERMINED. THE MAJORITY OF THE SITE IS LOCATED IN ZONE X OUTSIDE THE FLOODPLAIN.

SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ALL CURRENT APPLICABLE CITY OF APOPKA STANDARDS.

LANDSCAPING:

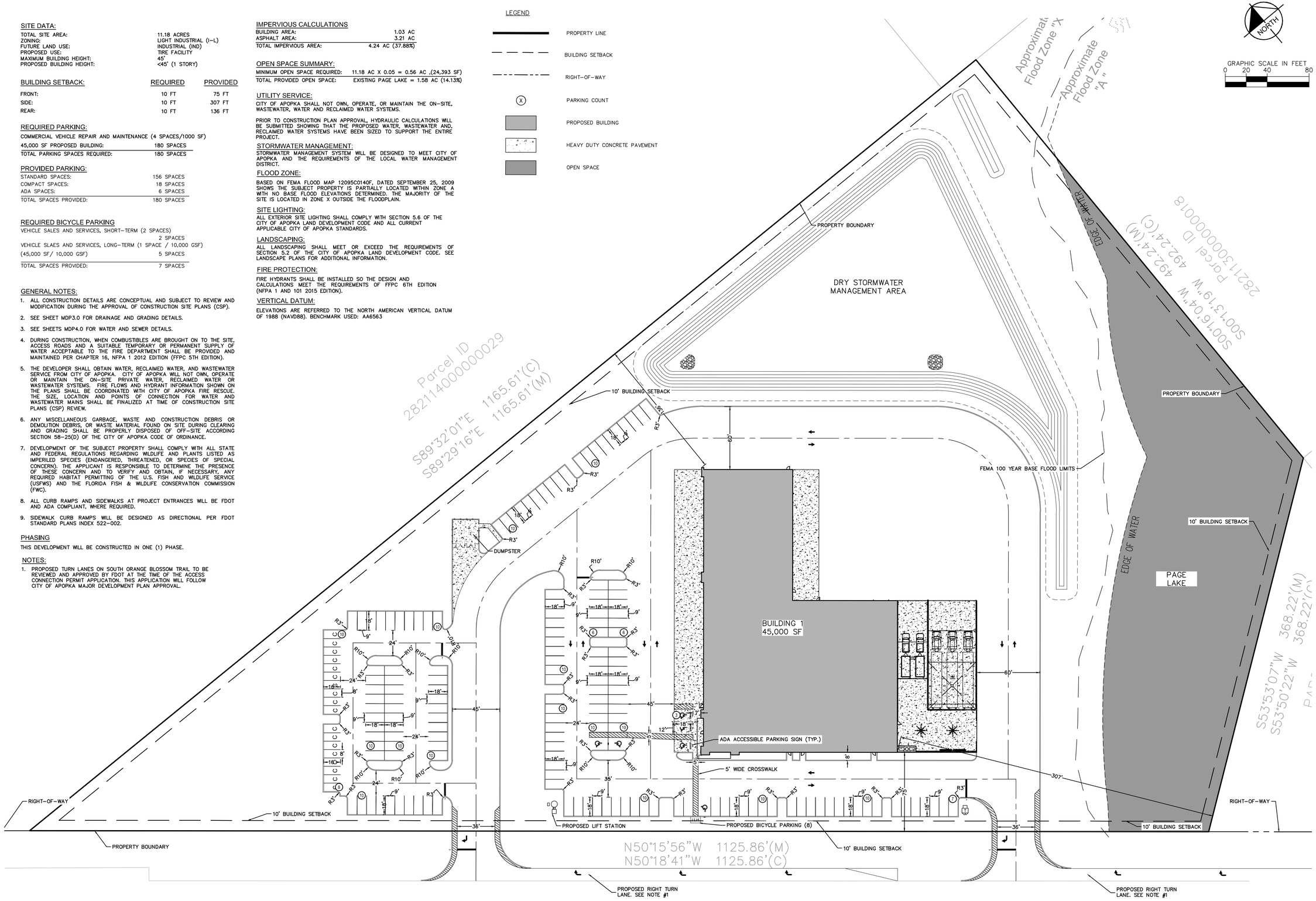
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

FIRE PROTECTION:

FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION).

VERTICAL DATUM:

ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: AA6563



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: (407) 602-0423
WWW.KIMLEY-HORN.COM REGISTRY No. 35105

LICENSED PROFESSIONAL
JENIFER J. STICKLER P.E.
FLORIDA LICENSE NUMBER 76118
DATE: 05/06/2026

KHA PROJECT	249844000
DATE	05/06/2026
SCALE	AS SHOWN
DESIGNED BY	FFC
DRAWN BY	FFC
CHECKED BY	JJS

SITE PLAN

SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP2.0

Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP2.0 - SITE PLAN May 06, 2026 02:01:09pm K:\LKN_Civil\249844000 Southern Tire Mart\CADD\DEVELOPMENT\Plansheets\MDP2.0 - SITE PLAN.dwg
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Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP3.0 May 06, 2026 02:01:14pm K:\LKN_Civil\248844000 Southern Tire Mart\CADD\DEVELOPMENT\Plansheets\MDP3.0 - PGD.dwg
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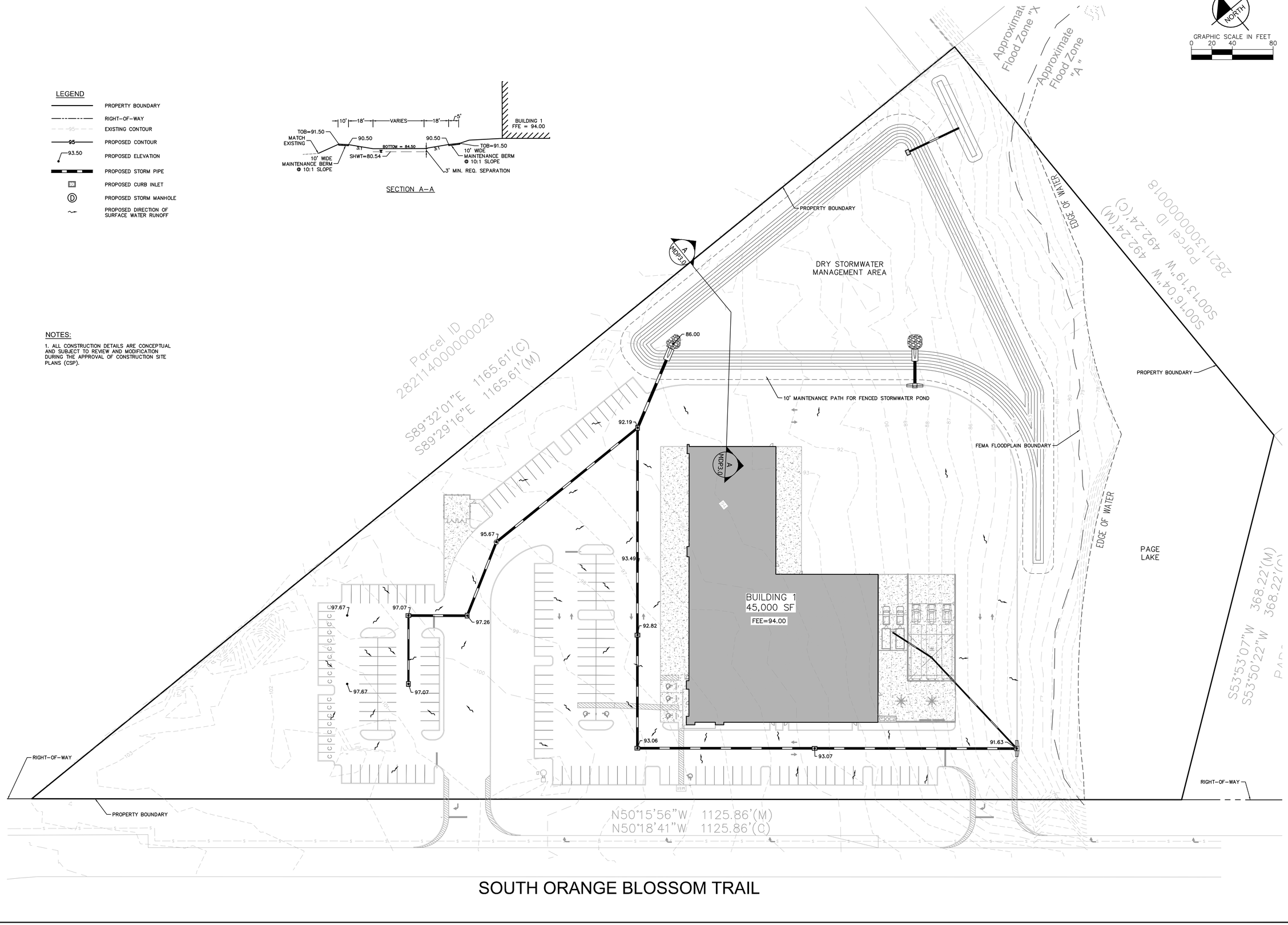
LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- 95 EXISTING CONTOUR
- 95 PROPOSED CONTOUR
- 93.50 PROPOSED ELEVATION
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

SECTION A-A



No.	REVISIONS	DATE	BY

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FLORIDA LICENSE NUMBER
76118
DATE: 05/06/2026

KHA PROJECT	248844000
DATE	05/06/2026
SCALE	AS SHOWN
DESIGNED BY	FFC
DRAWN BY	FFC
CHECKED BY	JJS

PAVING GRADING AND DRAINAGE PLAN

SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP3.0

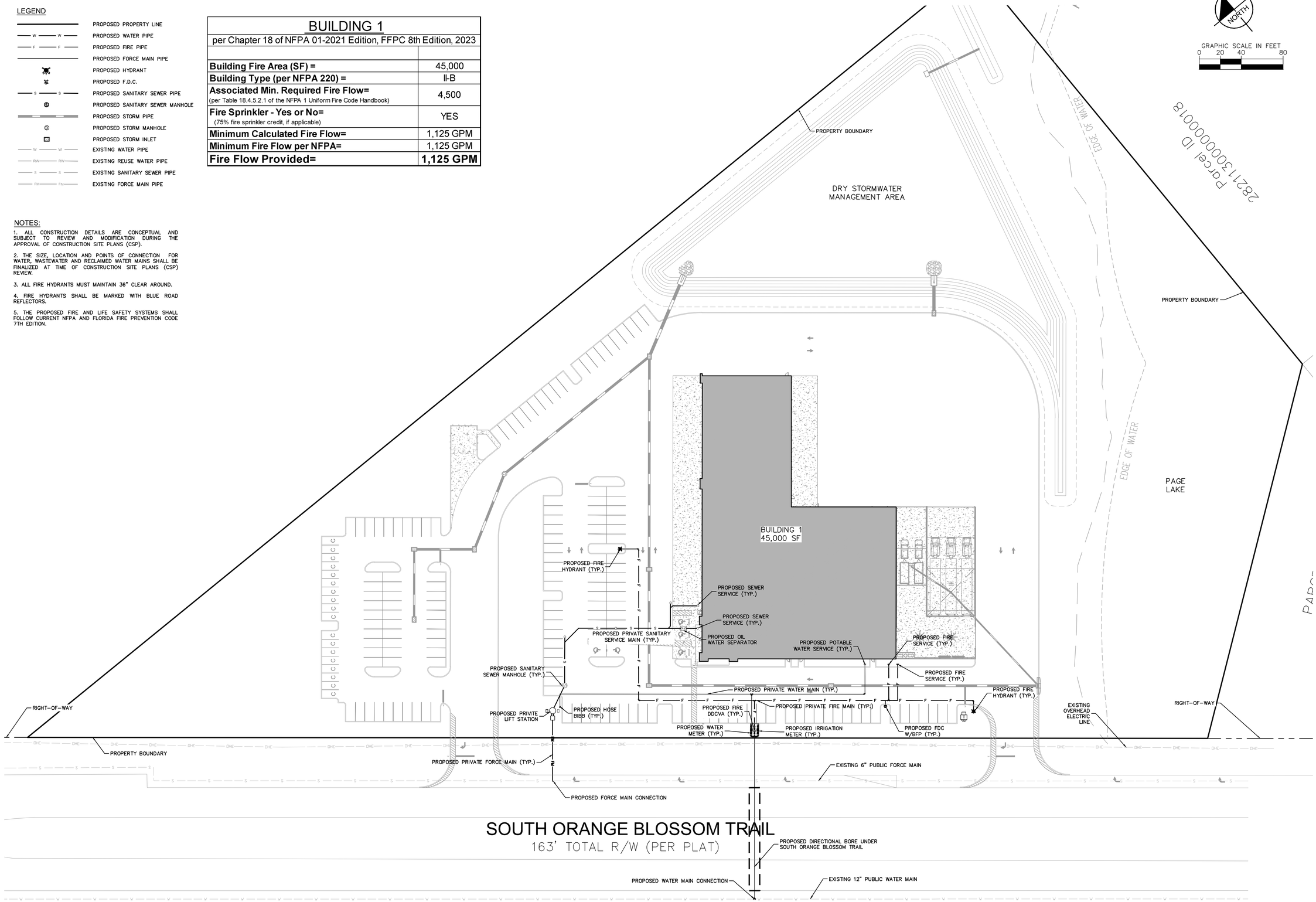
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED WATER PIPE
- PROPOSED FIRE PIPE
- PROPOSED FORCE MAIN PIPE
- PROPOSED HYDRANT
- PROPOSED F.D.C.
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER PIPE
- EXISTING REUSE WATER PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING FORCE MAIN PIPE

BUILDING 1	
per Chapter 18 of NFPA 01-2021 Edition, FFPC 8th Edition, 2023	
Building Fire Area (SF) =	45,000
Building Type (per NFPA 220) =	II-B
Associated Min. Required Fire Flow= (per Table 18.4.5.2.1 of the NFPA 1 Uniform Fire Code Handbook)	4,500
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Calculated Fire Flow=	1,125 GPM
Minimum Fire Flow per NFPA=	1,125 GPM
Fire Flow Provided=	**1,125 GPM**

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.
4. FIRE HYDRANTS SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
5. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.



No.	REVISIONS	DATE	BY

Kimley»Horn

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JENIFER J. STICKLER P.E.
FLORIDA LICENSE NUMBER
76118
DATE: 05/06/2026

KHA PROJECT	249844000
DATE	05/06/2026
SCALE	AS SHOWN
DESIGNED BY	FFC
DRAWN BY	FFC
CHECKED BY	JJS

UTILITY PLAN

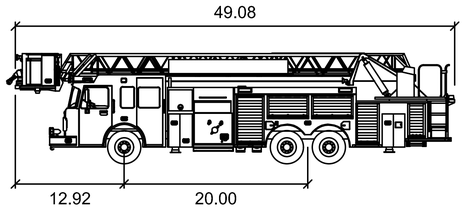
SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP4.0

Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP4.0-UTIL May 08, 2026 02:01:25pm K:\LKN_Civil\249844000 Southern Tire Mart\CAD\DEVELOPMENT\Plansheets\MDP4.0 - UTIL.dwg
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Smeal Platform RM 100ft

	feet
Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

1. ALL STABILIZED ACCESS AROUND THE BUILING, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN. CONTRACTOR TO COORDINATE WITH THE CITY OF APOPKA FIRE MARSHALL FOR AN ONSITE INSPECTION PRIOR TO BEGINNING VERTICAL CONSTRUCTION.

2. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

LEGEND

PROPERTY LINE

RIGHT-OF-WAY

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Approximate Flood Zone "X"

Approximate Flood Zone "A"

EDGE OF WATER

Parcel ID 28211300000018

PROPERTY BOUNDARY

DRY STORMWATER MANAGEMENT AREA

Parcel ID 28211400000029

PROPERTY BOUNDARY

FEMA FLOODPLAIN BOUNDARY

EDGE OF WATER

PAGE LAKE

BUILDING 1
45,000 SF

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED FTC SERVICE (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

RIGHT-OF-WAY

PROPERTY BOUNDARY

RIGHT-OF-WAY

SOUTH ORANGE BLOSSOM TRAIL

No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
JENIFER J. STICKLER P.E.
FLORIDA LICENSE NUMBER
76118
DATE: 05/06/2026

KHA PROJECT 249844000			
DATE	05/06/2026		
SCALE	AS SHOWN		
DESIGNED BY	FFC	DRAWN BY	FFC
CHECKED BY	JJS		

FIRE TRUCK ROUTING PLAN

SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP5.0

Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP5.0 FIRE TRUCK ROUTING PLAN May 06, 2026 02:01:37pm K:\KN_Civil\249844000 Southern Tire Mart\CADD\DEVELOPMENT\Plansheets\MDP5.0 - FIRE TRUCK ROUTING.dwg
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City of Apopka Aerial Truck

	feet
Width	: 8.00
Track	: 6.72
Lock to Lock Time	: 6.0
Steering Angle	: 41.7

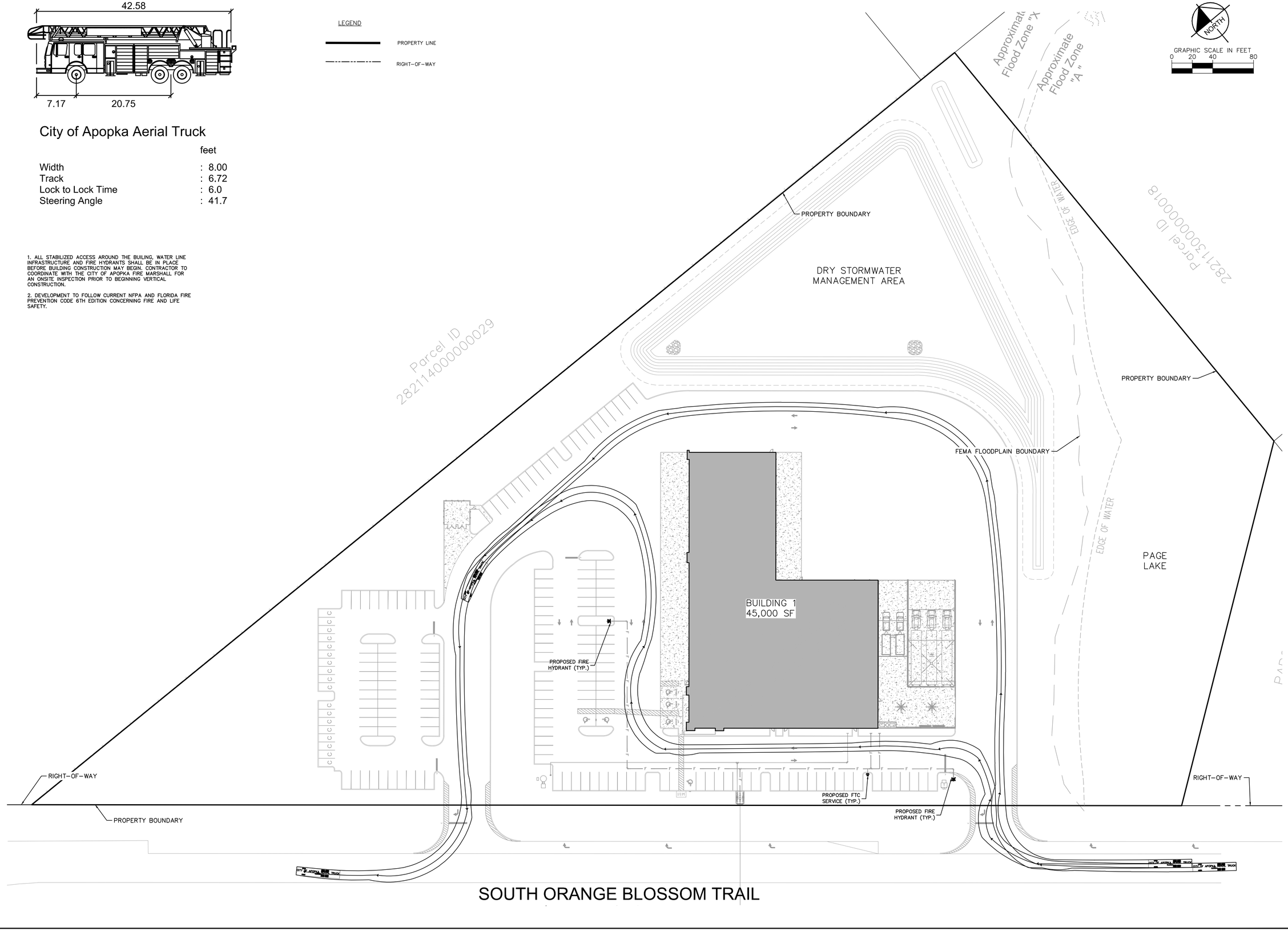
1. ALL STABILIZED ACCESS AROUND THE BUILING, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN. CONTRACTOR TO COORDINATE WITH THE CITY OF APOPKA FIRE MARSHALL FOR AN ONSITE INSPECTION PRIOR TO BEGINNING VERTICAL CONSTRUCTION.

2. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

LEGEND

PROPERTY LINE

RIGHT-OF-WAY



No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
JENIFER J. STICKLER P.E.
FLORIDA LICENSE NUMBER
76118
DATE: 05/06/2026

KHA PROJECT 249844000			
DATE 05/06/2026			
SCALE	AS SHOWN		
DESIGNED BY	FFC	DRAWN BY	FFC
CHECKED BY	JJS		

FIRE TRUCK ROUTING PLAN

SOUTHERN TIRE MART

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP5.1

Plotted By:Campos, Francisco Sheet Set:Southern Tire Mart MDP Layout:MDP5.1 FIRE TRUCK ROUTING PLAN May 06, 2026 02:01:39pm K:\LKN_Civil\249844000 Southern Tire Mart\CADD\DEVELOPMENT\Plansheets\MDP5.0 - FIRE TRUCK ROUTING.dwg
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PROJECT SUMMARY

SITE NAME:	WYLD OAKS
SITE ADDRESS:	SADLER ROAD APOPKA, FL 32712
JURISDICTION:	CITY OF APOPKA
COUNTY:	ORANGE COUNTY
ZONING:	MU-VC (MIXED USE VILLAGE CENTER)
PROPERTY OWNER:	KELLY PARK VB DEVELOPMENT, LLC, D
ADDRESS:	SADLER ROAD APOPKA, FL 32712
APPLICANT:	SBA TOWERS X LLC, 8051 CONGRESS AVENUE BOCA RATON, FL 33487 OFFICE: (800) 487-7483 FAX: (561) 226-3572
SBA CONTACT:	MICHAEL NAIM / (954) 604-4292
SITE COORDINATES:	
LATITUDE:	28° 44' 58.50" N (NAD 83/2011)
LONGITUDE:	81° 34' 03.40" W (NAD 83/2011)
ELEVATION:	110.8' AMSL (NAVD 88)
PARCEL NUMBER:	13-20-27-9480-00-001

ADA REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
ADA ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.

CONSULTING TEAM

ENGINEERING FIRM:
KIMLEY-HORN AND ASSOCIATES
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
CONTACT: SHAHZAD MAHMOOD
PHONE: (561) 404-9857

SURVEYING FIRM:
GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE
SUITE A
ALACHUA, FL 32615
CONTACT: JONATHAN F. MURPHY
PHONE: (919) 787-7873

UTILITIES INFORMATION

POWER COMPANY:
TBD
CONTACT: TBD
PHONE: TBD

FIBER COMPANY:
TBD
CONTACT: TBD
PHONE: TBD

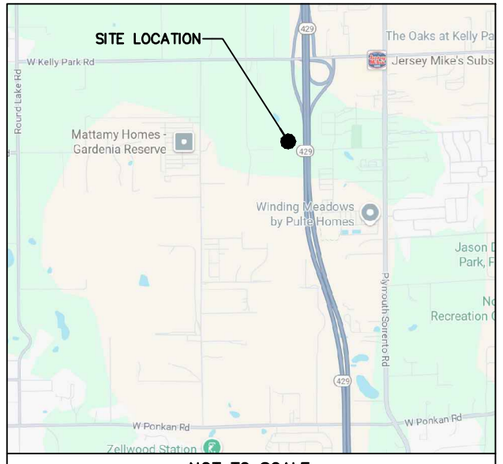
SITE NAME
WYLD OAKS

SITE I.D.
FL23193-S

E911 ADDRESS
SADLER ROAD
APOPKA, FL 32712

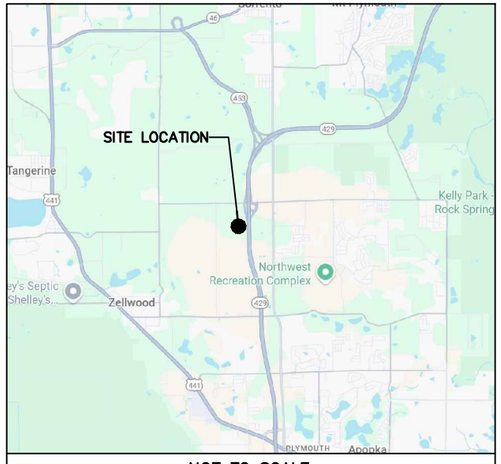
PROJECT TYPE
120' STEALTH MONOPOLE CONSTRUCTION DRAWINGS

VICINITY MAP



NOT TO SCALE

REGIONAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM ORLANDO INTERNATIONAL AIRPORT:

DIRECTIONS: FOLLOW SIGNS FOR FL-528 WEST AND MERGE ONTO THE HIGHWAY, CONTINUING FOR ABOUT 11 MILES. TAKE THE EXIT FOR FLORIDA'S TURNPIKE NORTH AND STAY ON IT FOR APPROXIMATELY 17 MILES. NEXT, TAKE THE EXIT ONTO FL-429 NORTH (THE WESTERN BELTWAY) AND DRIVE FOR ABOUT 19 MILES AS IT CURVES AROUND ORLANDO'S WESTERN SIDE. EXIT AT PLYMOUTH-SORRENTO ROAD AND HEAD NORTH FOR AROUND 2 MILES, THEN TURN LEFT ONTO YOTHERS ROAD AND CONTINUE FOR ABOUT 1 MILE. FROM THERE, TURN RIGHT ONTO JEFFMAR BOULEVARD AND DRIVE ANOTHER 1.2 MILES BEFORE TURNING LEFT ONTO CHANDLER ESTATES DRIVE. FINALLY, TURN RIGHT ONTO W KELLY PARK ROAD.

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
22"x34": 2X SCALE AS NOTED

Sunshine811

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	ABBREVIATIONS & SYMBOLS LEGEND
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
	LAND SURVEY & LEGAL DESCRIPTIONS
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	SITE GRADING PLAN
C-4	SITE ELEVATIONS
C-5	SITE DETAILS
C-6	FENCE DETAILS
E-1	UTILITY SITE PLAN
E-2	UTILITY DETAILS
E-3	SINGLE-LINE DIAGRAM
EG-1	GROUNDING PLAN & DETAILS
EG-2	GROUNDING DETAILS
L-1	LANDSCAPING PLAN
L-2	LANDSCAPING DETAILS

APPROVALS

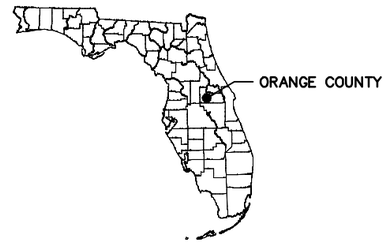
TITLE	SIGNATURE	DATE
SBA CONST. MGR:		
PROPERTY OWNER:		
PLANNING:		

THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE:	FBC 2023, 8TH EDITION
STRUCTURAL CODE:	FBC 2023, 8TH EDITION
PLUMBING CODE:	FBC 2023, 8TH EDITION
MECHANICAL CODE:	FBC 2023, 8TH EDITION
ELECTRIC CODE:	NEC 2020, LATEST EDITION
FIRE/LIFE SAFETY CODE:	FFPC 2023, 8TH EDITION
DESIGN WIND SPEED:	140 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

STATE COUNTY MAP



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M. J. O'SHEA LICENSE No. 86977 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Thomas O'Shea
DN: cn=Thomas O'Shea, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=tom.oshea@kimley-horn.com
Date: 2026.05.13 11:28:19 -04'00'

SITE NAME:	WYLD OAKS
SITE NUMBER:	FL23193-S
SITE ADDRESS:	SADLER ROAD APOPKA, FL 32712
DESIGN TYPE:	RAWLAND
SHEET TITLE:	TITLE SHEET
SHEET NUMBER:	T-1
REVISION:	0

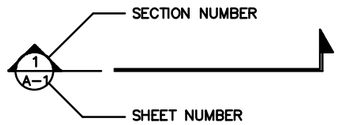
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS M.J. O'SHEA, P.E. ON THE DATE ADJACENT TO THE SEAL.
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ABBREVIATIONS

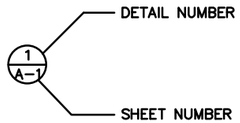
AB	ANCHOR BOLT	GR	GRADE	SIM	SIMILAR
AC	ASPHALTIC CONCRETE	GYP	GYPSUM	SPECS	SPECIFICATIONS
A/C	AIR CONDITIONING	GFCI	GROUND FAULT CIRCUIT INTERRUPT	SS	STAINLESS STEEL
ADJ	ADJUSTABLE			STL	STEEL
A.F.F.	ABOVE FINISH FLOOR	GND	GROUND	STOR	STORAGE
ARCH	ARCHITECTURAL	HC	HOLLOW CORE	STRUCT	STRUCTURAL
APPROX	APPROXIMATELY	HDW	HARDWARE	SUSP	SUSPENDED
A.G.L.	ABOVE GRADE LEVEL	HTR	HEATER	SW	SWITCH
A.M.S.L.	ABOVE MEAN SEA LEVEL	HM	HOLLOW METAL	SWBO	SWITCHBOARD
BD	BOARD	HORIZ	HORIZONTAL	THK	THICK
BLDG	BUILDING	HR	HOUR	TI	TENANT IMPROVEMENT
BLKG	BLOCKING	HT	HEIGHT	TMA	TOWER MOUNTED AMPLIFIER
BOT	BOTTOM	HV	HIGH VOLTAGE	TOS	TOP OF SURFACE
BSMT	BASEMENT	ID	INSIDE DIMENSION	TS	TUBE STEEL
BTS	BASE TRANSCEIVER STATION	INS	INSULATION	TYP	TYPICAL
		INT	INTERIOR	U	UNDERGROUND
C	COURSE(S)	JT	JOINT	UNO	UNLESS NOTED OTHERWISE
CEM	CEMENT	LAM	LAMINATED		
CL	CHAIN LINK	LBS	POUNDS	VCT	VINYL COMPOSITION TILE
CLG	CEILING	LT	LIGHT		
CLR	CLEAR	LA	LIGHTNING ARRESTOR		
COL	COLUMN	LNA	LOW NOISE AMPLIFIER	VERT	VERTICAL
CONC	CONCRETE	MFR	MANUFACTURER	V.I.F.	VERIFY IN FIELD
CONST	CONSTRUCTION	MAT	MATERIAL	VG	VERTICAL GRAIN
CONT	CONTINUOUS	MAX	MAXIMUM	W/	WITH
CORR	CORRIDOR	MECH	MECHANICAL	WD	WOOD
CO	CONDUIT ONLY	MIN	MINIMUM	WR	WATER RESISTANT
DIA	DIAMETER	MISC	MISCELLANEOUS	WT	WEIGHT
DBL	DOUBLE	ML	METAL LATH	XFMR	TRANSFORMER
DEPT	DEPARTMENT	MO	MASONRY OPENING	@	AT
DEMO	DEMOLITION	MS	MACHINE SCREW	[	CHANNEL
DIM	DIMENSION	MTD	MOUNTED	℄	CENTERLINE
DN	DOWN	MTL	METAL	∠	ANGLE
DR	DOOR	(N)	PROPOSED	PL	PROPERTY LINE
DTL	DETAIL	NIC	NOT IN CONTRACT		
DWG	DRAWING	NO	NUMBER		
(E)	EXISTING	NTS	NOT TO SCALE		
EA	EACH	O	OVERHEAD		
ELEC	ELECTRIC	OA	OVERALL		
ELEV	ELEVATION	O.C.	ON CENTER		
EQUIP	EQUIPMENT	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	PARTN	PARTITION		
FA	FIRE ALARM	PL	PLATE		
FB	FLAT BAR	PLAS	PLASTER		
FF	FINISH FLOOR	PLYWD	PLYWOOD		
FH	FLAT HEAD	POC	POINT OF CONNECTION		
FIN	FINISH(ED)	PROP	PROPERTY		
FLR	FLOOR	PT	PRESSURE TREATED		
FOS	FACE OF STUDS	R	RISER		
FS	FINISH SURFACE	REQD	REQUIRED		
FT	FOOT, FEET	RD	ROOF DRAIN		
FTG	FOOTING	RM	ROOM		
FW	FINISH WALL	RMS	ROOMS		
F.G.	FINISH GRADE	RO	ROUGH OPENING		
FUT	FUTURE	SC	SOLID CORE		
GA	GAUGE	SCHED	SCHEDULE		
GALV	GALVANIZED	SECT	SECTION		
GL	GLASS	SHT	SHEET		



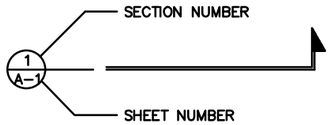
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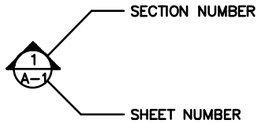
BUILDING SECTION REFERENCE



DETAIL REFERENCE



DETAIL SECTION REFERENCE



ELEVATION VIEW REFERENCE

- KEY NOTE REFERENCE
- 101 DOOR NUMBER
- 101 AREA AND/OR ROOM NUMBER
- A/2 MECHANICAL UNIT
- UTILITY POLE
- WORK POINT
- REVISION OR CONTROL POINT
- (REFERENCE POINT) (ELEVATION)

- MASONRY
- BRICK
- CONCRETE
- EARTH
- STEEL
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- UE — BELOW GRADE ELECTRIC
- UT — BELOW GRADE TELEPHONE
- OE/OT — OVERHEAD ELECTRIC/TELEPHONE
- UT — OVERHEAD TELEPHONE
- UE — OVERHEAD ELECTRIC
- 276 — CONTOUR
- TREE PROTECTION FENCE
- TREE LINE
- TREES, SHRUBS, BUSHES
- SAN — SANITARY SEWER LINE
- WL — WATER LINE
- NG — NATURAL GAS LINE

1 ABBREVIATIONS & SYMBOLS

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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M. J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND

SHEET TITLE: ABBREVIATIONS & SYMBOLS LEGEND

SHEET NUMBER: T-2
REVISION: 0

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GENERAL NOTES

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE PROPOSED AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES

1. DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE E1A/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNAS TOWERS AND SUPPORTING STRUCTURES.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRACE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-96. STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
5. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
6. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM OWNER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
7. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND AC1 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (U.O.N.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 80, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
9. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
10. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
11. HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED. AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
12. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT' CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
13. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/ SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

PERMITS

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. (NOT SUPPLIED BY OWNER)
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS. (NOT SUPPLIED BY OWNER)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE LATEST APPLICABLE CODES AND STANDARDS.
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR CLOSING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

UTILITIES

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION DR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS AND CONSTRUCTION MANAGER.
3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. FOR GRASSED AREAS, SEED AND MULCH SHALL BE ACCEPTABLE..
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF PROPOSED UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE OWNER'S REQUIREMENTS.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

GRADING

1. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC...) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. IF THE MATERIAL, AFTER REWORKING, REMAINS UNSUITABLE THEN THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL AT HIS EXPENSE. ALL SUB GRADES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PRE FORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

SBA CONSTRUCTION REQUIREMENTS

1. AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR SBA'S FILE.
2. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
3. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
4. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE COMPRESSIVE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
5. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SBA PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
6. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION, AS WELL AS TELCO SERVICE BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC....).
7. CONTRACTOR WILL HAVE A REPRESENTATIVE ON A WEEKLY CONFERENCE CALL TO PROVIDE SBA WITH SITE SPECIFIC UPDATES. CURRENTLY, THIS CONFERENCE CALL IS HELD EACH AND EVERY THURSDAY AT 4 PM (EASTERN TIME).
8. CONTRACTOR SHOULD BE PREPARED FOR RANDOM SBA SAFETY INSPECTIONS AT ALL TIMES.
9. CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER OSHA STANDARDS AT ALL TIMES.
10. CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
11. CONTRACTOR IS EXPECTED TO CLOSE-OUT THE JOB SITE AS QUICKLY AS POSSIBLE (OBTAINING A CERTIFICATE OF OCCUPANCY AND GETTING SBA'S REGIONAL SITE MANAGER'S SIGN-OFF/CHECKLIST APPROVAL ON THE SITE).
12. CONTRACTOR WILL PROVIDE A COMPLETED TOWER HEIGHT VERIFICATION FORM AND TAPE DROP WITHIN 24 HOURS OF REACHING OVERALL HEIGHT.
13. CONTRACTOR WILL UTILIZE ALL OF THE SBA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOWER CONSTRUCTION ACCEPTANCE CHECKLIST, CONSTRUCTION SCHEDULE, CONSTRUCTION CLOSE-OUT LIST & TOWER HEIGHT VERIFICATION.
14. CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
15. CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING.
16. CONTRACTOR IS RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY OWNER.

SBA

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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
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REVISIONS

NO.	DATE	DESCRIPTION
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THOMAS M. J. O'SHEA
LICENSE
No. 96977
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS

SITE NUMBER: FL23193-S

SITE ADDRESS: SADLER ROAD APOPKA, FL 32712

DESIGN TYPE: RAWLAND

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GN-1

REVISION: 0

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GEOTECHNICAL NOTES

1. THE SITE SHALL BE CLEARED BY MEANS OF REMOVING TREES, TREE STUMPS, SURFACE VEGETATION AND TOPSOIL MATERIALS. IT'S RECOMMENDED THAT CLEARING EXTEND AT LEAST 5 FEET BEYOND PLANNED BUILDING AREAS AND AREAS TO RECEIVE COMPACTED FILL. IN PREPARATION FOR FILL PLACEMENT, AREAS SHALL BE LEVELED OUT TO FACILITATE THE PLACEMENT OF FILL IN HORIZONTAL LIFTS. THIS SHALL BE ACHIEVED BY CUTTING INTO THE UPHILL SIDE OF AREAS TO RECEIVE FILL. AREAS TO RECEIVE FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THEY ARE IN FIRM, RELATIVELY DRY AND SUITABLE FOR FILL PLACEMENT.

2. WITH THE EXCEPTION OF THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS, FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). FILL WITHIN THE UPPER 2 FEET BENEATH PLANNED FOUNDATIONS AND BUILDING PADS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).

3. TO ACCOMPLISH THIS, IT IS RECOMMENDED THAT FILL SOIL MOISTURE CONTENTS BE MAINTAINED WITHIN 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D698). SOILS WITH EXCESSIVE MOISTURE SHALL BE SCARIFIED, DISCED, AND DRIED DURING THE WARMER DRYER MONTHS TO REDUCE THE MOISTURE CONTENT, AND MOISTURE SHALL BE ADDED TO INCREASE THE MOISTURE CONTENT.

4. TO ACHIEVE PROPER COMPACTION, SUITABLE MOISTURE CONDITIONED FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LOOSE LIFTS (8 INCHES LOOSE IF LARGE COMPACTION EQUIPMENT IS USED, 4 INCHES IF SMALLER WALK-BEHIND EQUIPMENT IS TO BE USED). IF SANDY SOILS ARE ENCOUNTERED COMPACTION WITH A HEAVY SMOOTH DRUM SHALL BE USED. IF CLAY OR SILT SOILS ARE ENCOUNTERED A SHEEPSFOOT ROLLER SHALL BE MORE EFFECTIVE ACHIEVING COMPACTION.

5. IN-PLACE DENSITY TESTS SHALL BE PERFORMED TO VERIFY COMPACTION OF THE FILL MATERIALS. THESE TESTS ARE GENERALLY PERFORMED AT A FREQUENCY OF ONE TEST PER 2,500 SQUARE FEET AND ON EACH FOOT OF FILL BEING PLACED.

6. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES (IE. GENERATORS AND EQUIPMENT SHELTERS) SHALL BE DESIGNED TO BEAR IN THE PROPOSEDLY PLACED, COMPACTED FILL. FOUNDATIONS FOR LIGHTLY LOADED STRUCTURES SET IN FILL SHALL BE DESIGNED TO BEAR AT LEAST 2 FEET BELOW THE FINISHED GROUND SURFACE, TO HAVE A MINIMUM FOOTING WIDTH OF 18 INCHES, AND WITH A GROSS ULTIMATE BEARING PRESSURE OF 6000 PSF, PROVIDED THAT FILL MATERIALS ARE VERIFIED AS BEING SUITABLE, AND COMPACTED AS RECOMMENDED IN THESE NOTES.

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DESIGN TYPE: RAWLAND

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SHEET NUMBER: GN-2

REVISION: 0

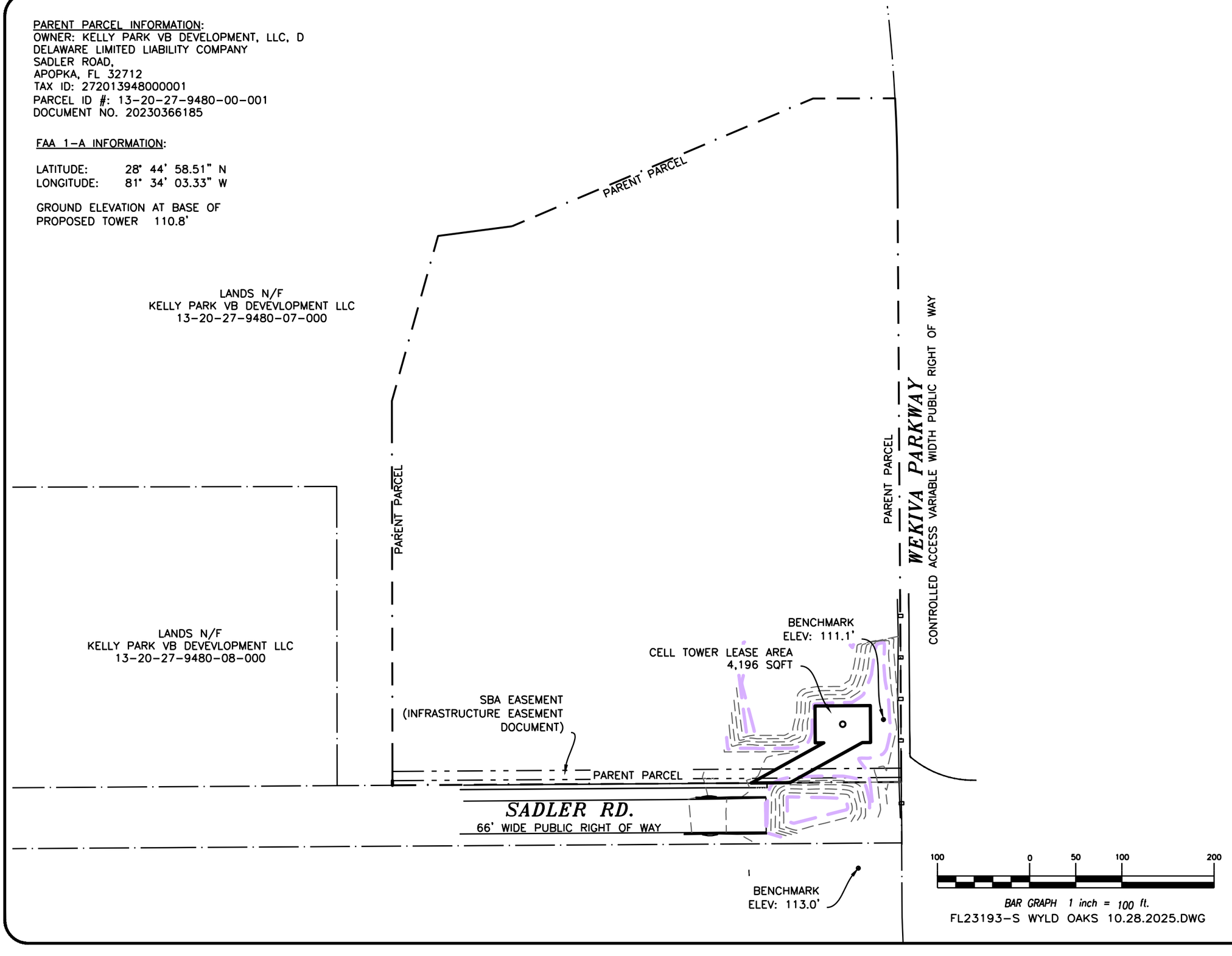
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS M.J. O'SHEA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PARENT PARCEL INFORMATION:
OWNER: KELLY PARK VB DEVELOPMENT, LLC, D
DELAWARE LIMITED LIABILITY COMPANY
SADLER ROAD,
APOPKA, FL 32712
TAX ID: 272013948000001
PARCEL ID #: 13-20-27-9480-00-001
DOCUMENT NO. 20230366185

FAA 1-A INFORMATION:

LATITUDE: 28° 44' 58.51" N
LONGITUDE: 81° 34' 03.33" W

GROUND ELEVATION AT BASE OF
PROPOSED TOWER 110.8'



FL23193-S WYLD OAKS 10.28.2025.DWG

SURVEYOR NAME: JONATHAN MURPHY NO. 7583

JONATHAN F. MURPHY
License Number
7583
STATE OF
FLORIDA
Professional Surveyor and Mapper

SIGNATURE
5/7/2026

SURVEY PERFORMED FOR:

SBA

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:	
Name	WYLD OAKS
Site No.	FL23193-S
Address	SADLER ROAD, APOPKA, FL 32712
County	ORANGE COUNTY

RAW LAND SURVEY

SHEET: 2 PROPERTY OVERVIEW

NAD 83

N

CELL TOWER LEASE AREA
4,196 SQFT

RIGHT OF WAY FENCE

SILT FENCE

PARENT PARCEL

BENCHMARK
ELEV: 111.1'

60.00'
N89°37'48"E

~SAND~

40.00'
N0°21'30"W

PROPOSED
TOWER

S0°21'30"E
40.00'

END OF
24" DRAIN
PIPE

9.33'
S89°37'48"W

S89°37'48"W
8.91'

89.79'
N61°00'55"E

S61°00'55"W
89.79'

SBA EASEMENT
(INFRASTRUCTURE EASEMENT
DOCUMENT)

COMPUTED POINT
POC CELL TOWER LEASE AREA
E:474355'-N:1605608'

120.72'
S89°37'48"W

POC TIE

PARENT PARCEL
~CONCRETE SIDEWALK~

S89°37'48"W
41.76'

WATER VALVE

CATCH BASIN

CURB

POB CELL TOWER LEASE AREA

RETENTION AREA
(NEWLY BUILT)

END OF ASPHALT ROAD

SADLER RD.
66' WIDE PUBLIC RIGHT OF WAY

EDGE OF PAVEMENT

20 0 10 20 40

BAR GRAPH 1 inch = 20 ft.

FL23193-S_WYLD_OAKS_10.28.2025.DWG

WEKIVA PARKWAY
CONTROLLED ACCESS VARIABLE WIDTH PUBLIC RIGHT OF WAY

SURVEYOR NAME: JONATHAN MURPHY NO. 7583

JONATHAN F. MURPHY
License Number
7583
STATE OF
FLORIDA
Professional Surveyor and Mapper

SIGNATURE
5/7/2026

SURVEY PERFORMED FOR:

SBA

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:	
Name	WYLD OAKS
Site No.	FL23193-S
Address	SADLER ROAD, APOPKA, FL 32712
County	ORANGE COUNTY

RAW LAND SURVEY

SHEET: 3 SITE OVERVIEW

SURVEYORS REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 01-25030108-01T COMMITMENT DATE: 06/19/2025 AT 7:00 A.M.

SCHEDULE B, SECTION II:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
-STANDARD EXCEPTION.
2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
-STANDARD EXCEPTION.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
-STANDARD EXCEPTION.
4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
-STANDARD EXCEPTION.
5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.
-STANDARD EXCEPTION.
6. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.
-STANDARD EXCEPTION.
7. EASEMENT IN FAVOR OF THE COUNTY OF ORANGE, RECORDED 10/28/1929, AS BOOK 398, PAGE 190, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
8. EASEMENT IN FAVOR OF JOHN L. STROHN, RECORDED 10/21/1955, AS BOOK 27, PAGE 700, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
9. RIGHT-OF-WAY AGREEMENT IN FAVOR OF THE COUNTY OF ORANGE, RECORDED 01/27/1956 IN BOOK 61, PAGE 315.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
10. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED 05/08/1972, AS BOOK 2432, PAGE 537, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
11. NOTICE OF FUTURE ASSESSMENTS, RECORDED 08/26/1984, IN BOOK 3544, PAGE 1226, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
12. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED 09/11/1984, AS BOOK 3552, PAGE 2524, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
13. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED 12/10/1984, AS BOOK 3584, PAGE 2376, OF THE ORANGE COUNTY RECORDS.
-THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
14. EASEMENT AGREEMENT BY AND BETWEEN AVALON CITRUS ASSOCIATES, INC., AND ROBERT E. SUTTON AND CATHERINE P. SUTTON, RECORDED 09/23/1996, IN BOOK 5125, PAGE 4248, OF THE ORANGE COUNTY RECORDS.
-NO EASEMENT TO PLOT.
15. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED 05/15/2003, AS BOOK 6913, PAGE 3946, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT REFERENCES A DIFFERENT TAX ID THAN THE PARENT PARCEL.
16. INGRESS AND EGRESS EASEMENT IN FAVOR OF RICHARD J. RISSER AND SHIRLEY R. RISSER, RECORDED 04/02/2007, AS BOOK 9192, PAGE 3519, OF THE ORANGE COUNTY RECORDS.
-NO DESCRIPTION OF INGRESS AND EGRESS EASEMENT. PROVIDED MAP IS NOT TO SCALE.
17. UTILITIES EASEMENT IN FAVOR OF RICHARD J. RISSER AND SHIRLEY R. RISSER, RECORDED 04/02/2007, AS BOOK 9192, PAGE 3524, OF THE ORANGE COUNTY RECORDS.
-NO DESCRIPTION OF UTILITIES EASEMENT. PROVIDED MAP IS NOT TO SCALE.
18. MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE ORANGE COUNTY SCHOOL BOARD, AND THE CITY OF APOPKA RECORDED 10/01/2010, IN BOOK 10113, PAGE 359, OF THE ORANGE COUNTY RECORDS.
-NOTHING TO PLOT.
19. ORDINANCE NO. 2230, KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT, RECORDED 01/19/2012, IN BOOK 10320, PAGE 165, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DESCRIBES 2 LARGE TRACTS OF LAND, PLATS ARE ILLEGIBLE.
20. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT BY AND BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA; LINCOLN CORN FARMS I, LLC; PROJECT ORLANDO, LLC; ROCHELLE HOLDINGS XII, LLC; AND, RICHARD J. RISSER AND SHIRLEY R. RISSER, RECORDED 01/28/2013, IN BOOK 10512, PAGE 2705, OF THE ORANGE COUNTY RECORDS. NOTE: ASSIGNMENT OF COLLATERAL RIGHTS AND INTANGIBLE PERSONAL PROPERTY FROM ROCHELLE HOLDINGS XIII, LLC, ASSIGNOR, TO KELLY PARK VB DEVELOPMENT, LLC, ASSIGNEE, RECORDED 06/17/2002, AS INSTRUMENT NO. 20220381341, OF THE ORANGE COUNTY RECORDS.
-FIRST DOCUMENT DESCRIPTIONS ARE ILLEGIBLE, SECOND DESCRIPTIONS ARE OF OTHER TRACTS THAT ARE NOT THE PARENT PARCEL.
21. STIPULATED ORDER OF TAKING IN FAVOR OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY, RECORDED 09/11/2014, IN BOOK 10803, PAGE 1152, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
22. SUBORDINATION OF EASEMENTS AGREEMENT BY AND BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY, AND DUKE ENERGY FLORIDA, INC., RECORDED 10/10/2014, IN BOOK 10818, PAGE 2082, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
23. ORDINANCE NO. 2602, RECORDED 11/15/2017, IN INSTRUMENT NO. 20170627271, OF THE ORANGE COUNTY RECORDS. NOTE: ASSIGNMENT OF ENTITLEMENTS, DEVELOPMENT RIGHTS AND APPROVALS FROM PM S-1 REO, LLC AND PROJECT ORLANDO, LLC, ASSIGNOR TO KELLY PARK VB DEVELOPMENT, LLC, ASSIGNEE, RECORDED 06/20/2022, AS INSTRUMENT NO. 20220382363, OF THE ORANGE COUNTY RECORDS. NOTE: ASSIGNMENT OF COLLATERAL RIGHTS AND INTANGIBLE PERSONAL PROPERTY FROM RICHARD J. RISSER AND SHIRLEY R. RISSER, ASSIGNOR, TO KELLY PARK VB DEVELOPMENT, LLC, ASSIGNEE, RECORDED 06/20/2022, AS INSTRUMENT NO. 20220383676, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
24. NOTICE OF ASSIGNMENT OF RIGHTS AND DEVELOPER STATUS BY AND BETWEEN THE CITY OF APOPKA, FLORIDA, AND PROJECT ORLANDO, LLC, RECORDED 12/27/2019, IN INSTRUMENT NO. 20190807646, OF THE ORANGE COUNTY RECORDS.
-NOTHING TO PLOT.
25. ORDER GRANTING DEBTOR'S MOTION FOR ORDER CANCELING AUCTION AND APPROVING SALE OF REAL PROPERTY TO KELLY PARK VB DEVELOPMENT, LLC, RECORDED 06/17/2022, IN INSTRUMENT NO. 20220381338, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
26. AGREED ORDER MODIFYING CONFORMED PLAN, SALE ORDER, AND PURCHASE AGREEMENT TO EXTEND CLOSING DATE TO NO LATER THAN JUNE 15, 2022, RECORDED 06/17/2022, IN INSTRUMENT NO. 20220381339, OF THE ORANGE COUNTY RECORDS.
-NOTHING TO PLOT.
27. A MORTGAGE TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: $50,000,000.00
MORTGAGOR: KELLY PARK VB DEVELOPMENT, LLC
MORTGAGEE: POST ROAD REAL ESTATE FINANCE LLC
DATED: 06/15/2022
RECORDED: 06/21/2022
DOC#: 20220479412
NOTE: ASSIGNMENT OF LEASES AND RENTS FROM KELLY PARK VB DEVELOPMENT, LLC ASSIGNOR, TO POST ROAD REAL ESTATE FINANCE LLC, ASSIGNEE, RECORDED 06/21/2022, AS INSTRUMENT NO. 20220479414,, OF THE ORANGE COUNTY RECORDS. NOTE: MODIFICATION OF MORTGAGE AND RELATED LOAN DOCUMENTS BY AND BETWEEN POST ROAD REAL ESTATE FINANCE LLC, AND KELLY PARK VB DEVELOPMENT, LLC, RECORDED 05/24/2023, AS INSTRUMENT NO. 20230294795,, OF THE ORANGE COUNTY RECORDS. NOTE: ASSIGNMENT OF NOTE AND MORTGAGE LOAN DOCUMENTS FROM POST ROAD REAL ESTATE FINANCE LLC, ASSIGNOR, TO WO ASSIGNMENT, LLC, ASSIGNEE, RECORDED 06/20/2023, AS INSTRUMENT NO. 20230343653,, OF THE ORANGE COUNTY RECORDS. NOTE: PARTIAL RELEASE OF MORTGAGE LOAN DOCUMENTS, RECORDED 06/20/2023, AS INSTRUMENT NO. 20230343654, OF THE ORANGE COUNTY RECORDS. NOTE: MORTGAGE MODIFICATION AND SPREADING AGREEMENT BY AND BETWEEN KELLY PARK VB DEVELOPMENT, LLC, AND WO ASSIGNMENT, LLC, RECORDED 08/07/2023, AS INSTRUMENT NO. 20230444701, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
28. UNIFORM COMMERCIAL CODE INSTRUMENT EXECUTED BY KELLY PARK VB DEVELOPMENT, LLC, DEBTOR, IN FAVOR OF POST ROAD REAL ESTATE FINANCE, LLC, CREDITOR, RECORDED 06/21/2022, AS INSTRUMENT NO. 20220385988, OF ORANGE COUNTY RECORDS. NOTE: ASSIGNMENT OF UCC FINANCING STATEMENT AMENDMENT FROM POST ROAD REAL ESTATE FINANCE, LLC, ASSIGNOR, TO WO ASSIGNMENT, LLC, ASSIGNEE, RECORDED 06/21/2023, AS INSTRUMENT NO. 20230346498, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
29. NOTICE OF ABANDONMENT OF DEVELOPMENT OR REGIONAL IMPACT PURSUANT TO SECTION 380.06(11), FLORIDA STATUTES, RECORDED 08/03/2022, IN INSTRUMENT NO. 20220474259, OF THE ORANGE COUNTY RECORDS.
-NOTHING TO PLOT.
30. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF APOPKA, FLORIDA AND KELLY PARK VB DEVELOPMENT, LLC, RECORDED 10/02/2022, IN INSTRUMENT NO. 20220723788, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
31. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE PLAT, RECORDED 03/21/2023, IN BOOK 111, PAGE 122, OF THE ORANGE COUNTY RECORDS. NOTE: SURVEYOR'S AFFIDAVIT KELLY PARK CROSSINGS PLAT, RECORDED 05/24/2023, AS INSTRUMENT NO. 20230294793, OF THE ORANGE COUNTY RECORDS. NOTE: JOINDER AND CONSENT TO PLAT KELLY PARK CROSSINGS, RECORDED 05/24/2023, AS INSTRUMENT NO. 20230294734, OF THE ORANGE COUNTY RECORDS. NOTE: ALLOCATION AND ASSIGNMENT OF DEVELOPMENT RIGHTS FROM KELLY PARK VB DEVELOPMENT, LLC, ASSIGNOR, TO LT CADENCE WEST KELLY PHASE I, LLC, ASSIGNEE, RECORDED 06/20/2023, AS INSTRUMENT NO. 20230343659, OF THE ORANGE COUNTY RECORDS.
-PLAT IS ILLEGIBLE AND DOES NOT DEPICT PARENT PARCEL.
32. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED 06/14/2023, IN INSTRUMENT NO. 20230334583, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
33. DECLARATION OF RESTRICTIONS, RECORDED 06/20/2023, IN INSTRUMENT NO. 20230343657, OF THE ORANGE COUNTY RECORDS.
-NOTHING TO PLOT.
34. DEVELOPMENT AND ESCROW AGREEMENT BY AND BETWEEN KELLY PARK VB DEVELOPMENT, LLC; LT CADENCE WEST KELLY PHASE I, LLC; AND, FIDELITY NATIONAL TITLE INSURANCE COMPANY, RECORDED 06/20/2023, IN INSTRUMENT NO. 20230343658, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
35. ROADWAY FUNDING AGREEMENT FOR WEST KELLY PARK ROAD BY AND BETWEEN THE CITY OF APOPKA, FLORIDA; KELLY PARK VB DEVELOPMENT, LLC; GOLDEN GEM INVESTMENTS, LLC; AND, GALVIN-HARRIS LAND SERVICES, LLC, RECORDED 07/06/2023, IN INSTRUMENT NO. 20230378714, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL
36. TRANSPORTATION DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF APOPKA, FLORIDA, AND KELLY PARK VB DEVELOPMENT, LLC, RECORDED 07/06/2023, IN INSTRUMENT NO. 20230378715, OF THE ORANGE COUNTY RECORDS.
-DOCUMENT DOES NOT DESCRIBE PARENT PARCEL DOES NOT APPEAR TO AFFECT PARENT PARCEL

LEGAL DESCRIPTION: CELL TOWER LEASE AREA (AS SURVEYED)

A PARCEL OF LAND LYING IN THE CITY OF APOPKA, COUNTY OF ORANGE, STATE OF FLORIDA, HAVING TAX ID: 272013948000001, FURTHER DESCRIBED AS:

COMMENCING FROM AN COMPUTED POINT, FOUND ON THE SOUTHEASTERN CORNER OF SAID PARCEL, ALSO LYING ON CORNER THE WESTERN RIGHT OF WAY OF WEKIVA PARKWAY AND THE NORTHERN RIGHT OF WAY OF SADLER ROAD, AND HAVING FLORIDA STATE PLANE COORDINATES E:474355', -AND- N:1605608';

THENCE, ALONG THE NORTHERN RIGHT OF WAY OF SADLER ROAD S 89° 37' 48" W FOR A DISTANCE OF 120.72 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, S 89° 37' 48" W FOR A DISTANCE OF 41.76 FEET TO A POINT;

THENCE, DEPARTING SAID RIGHT OF WAY, N 61° 00' 55" E FOR A DISTANCE OF 89.79 FEET TO A POINT;

THENCE, S 89° 37' 48" W FOR A DISTANCE OF 9.33 FEET TO A POINT;

THENCE, N 00° 21' 30" W FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, N 89° 37' 48" E FOR A DISTANCE OF 60.00 FEET TO A POINT;

THENCE, S 00° 21' 30" E FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, S 89° 37' 48" W FOR A DISTANCE OF 8.91 FEET TO A POINT;

THENCE, S 61° 00' 55" W FOR A DISTANCE OF 89.79 FEET TO THE POINT OF BEGINNING CONTAINING 4,196 SQFT -OR- 0.10 ACRES.

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

SITUATED IN THE CITY OF APOPKA, COUNTY OF ORANGE, STATE OF FLORIDA:

TRACT A FROM PLAT BOOK 116 PAGE 116 RECORDED 11/20/2024 IN THE ORANGE COUNTY RECORDS.

TAX ID: 272013948000001

BEING THE SAME PROPERTY CONVEYED TO KELLY PARK VB DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM FREEPORT RAPIDS GP, A FLORIDA GENERAL PARTNERSHIP, GRANTOR, BY SPECIAL WARRANTY DEED RECORDED 06/29/2023, AS DOCUMENT NO. 20230366185, OF THE ORANGE COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO KELLY PARK VB DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM ROCHELLE HOLDINGS XIII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, RECORDED 06/17/2022 AS DOCUMENT 20220381340 OF THE ORANGE COUNTY RECORDS.

SURVEYOR NAME: JONATHAN MURPHY NO. 7583

JONATHAN F. MURPHY
License Number 7583
STATE OF FLORIDA
Professional Surveyor and Mapper

SIGNATURE
5/7/2026

SURVEY PERFORMED FOR:

SBA

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:

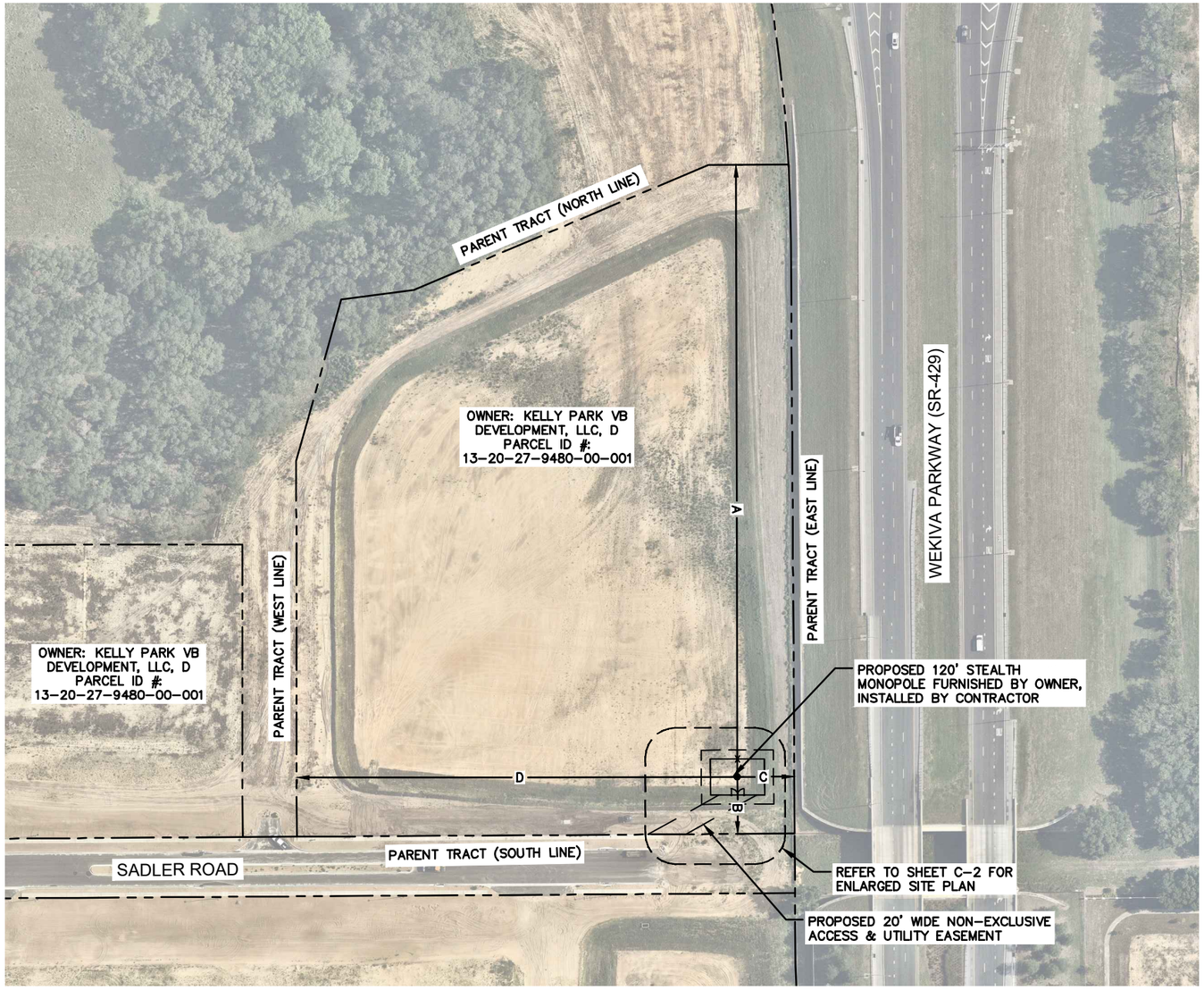
Name	WYLD OAKS
Site No.	FL23193-S
Address	SADLER ROAD, APOPKA, FL 32712
County	ORANGE COUNTY

RAW LAND SURVEY

SHEET: 4 LEGAL DESCRIPTIONS

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.



NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' HIGH CHAINLINK FENCE AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

FLOOD ZONE INFORMATION:

FLOOD ZONE:	X
PANEL NUMBER:	12095C0125H
EFFECTIVE DATE:	09/24/2021
FLOOD ELEV.	N/A

PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 362,058± SF = 8.31± AC
LEASE PARCEL AREA: 2,400 SF = 0.06± AC

COORDINATES: (CENTER OF TOWER)
LAT: 28° 44' 58.50" N (NAD 83/2011)
LON: 81° 34' 03.40" W (NAD 83/2011)
ELEVATION: 110.8' AMSL± NAVD 88 (PER SURVEY)

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	678'-1"
(B) SOUTH	63'-0"
(C) EAST	62'-11"
(D) WEST	488'-4"

NOTES:

1. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
2. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
3. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

0 75 150 300

(IN FEET)

1 SITE PLAN

SCALE: 1" = 150'

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M.J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS

SITE NUMBER: FL23193-S

SITE ADDRESS: SADLER ROAD APOPKA, FL 32712

DESIGN TYPE: RAWLAND

SHEET TITLE: OVERALL SITE PLAN

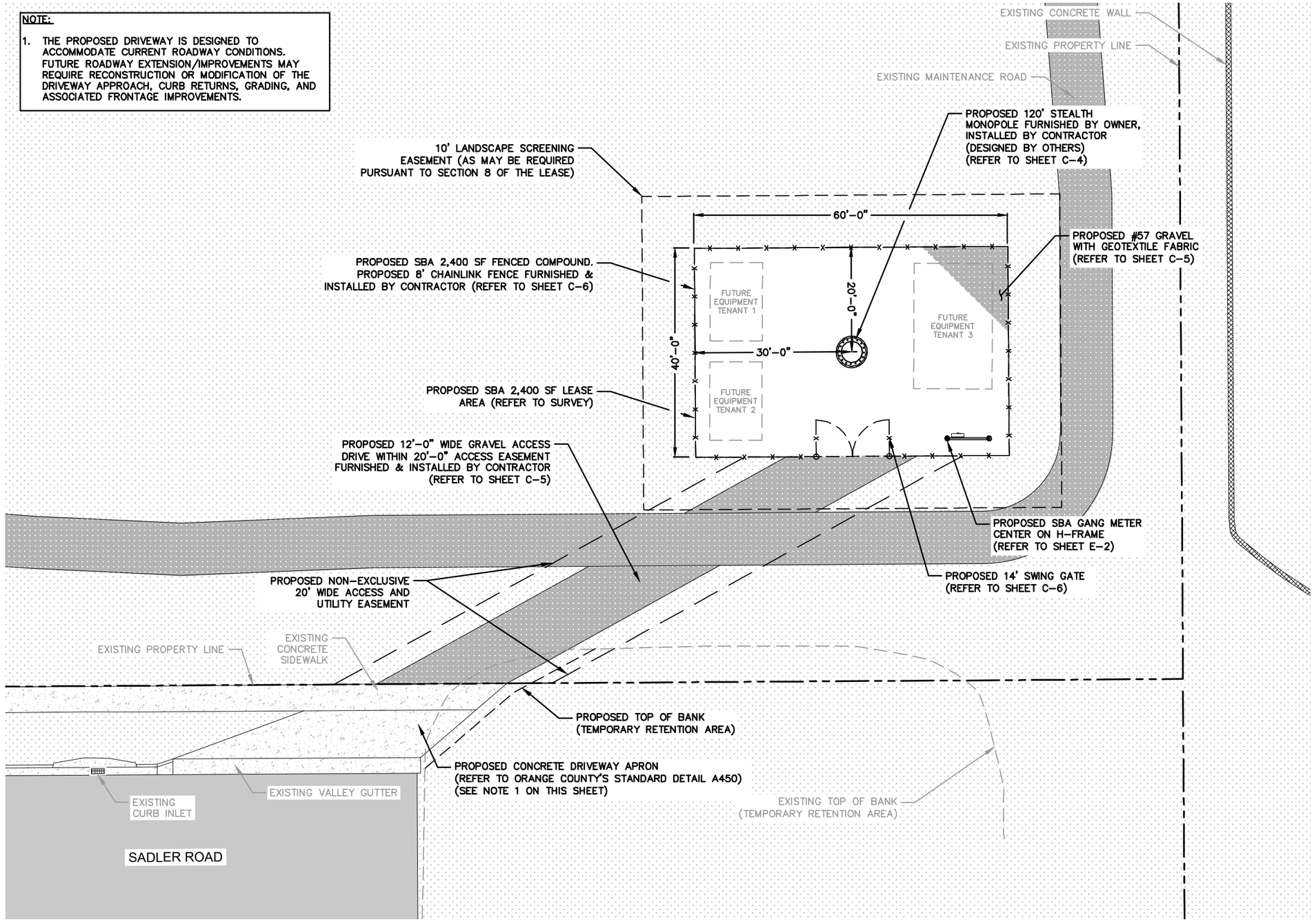
SHEET NUMBER: C-1

REVISION: 0

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NOTE:

1. THE PROPOSED DRIVEWAY IS DESIGNED TO ACCOMMODATE CURRENT ROADWAY CONDITIONS. FUTURE ROADWAY EXTENSION/IMPROVEMENTS MAY REQUIRE RECONSTRUCTION OR MODIFICATION OF THE DRIVEWAY APPROACH, CURB RETURNS, GRADING, AND ASSOCIATED FRONTAGE IMPROVEMENTS.



GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 ENLARGED SITE PLAN

SCALE: 1" = 20'

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
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TEL: (800) 487-7483

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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M. J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS

SITE NUMBER: FL23193-S

SITE ADDRESS: SADLER ROAD APOPKA, FL 32712

DESIGN TYPE: RAWLAND

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: C-2

REVISION: 0

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DRAINAGE CALCULATIONS:

1. GENERAL SITE PLAN INFORMATION:
GRAVEL COMPOUND AREA: 60' X 40' = 2,400 SQ. FT
GRAVEL ROAD AREA = 1,076 SQ. FT.
CONCRETE DRIVEWAY APRON = 510 SQ. FT.
TOTAL SITE AREA = 3,986 SQ. FT.

IMPERVIOUS AREA:
PROPOSED TOWER FOUNDATION = 50 SQ. FT.
PROPOSED CONCRETE DRIVEWAY APRON = 510 SQ. FT.
PROPOSED FUTURE EQUIPMENT SLABS = 840 SQ. FT.
EQUIPMENT SLAB, 1 CARRIER @ 360 SQ. FT. EACH
EQUIPMENT SLABS, 2 CARRIERS @ 240 SQ. FT. EACH

TOTAL IMPERVIOUS AREA: 1,400 SQ. FT.
TOTAL PERVIOUS AREA: 3,476 SQ. FT.

2. CALCULATED REQUIRED STORAGE RUNOFF:

2.1 1/2" OF RUNOFF OVER TOTAL SITE
Q = 3,476 SQ. FT. * 1/2" * 1'/12"
Q = 144.8 CU. FT.

OR

2.2 2.5" * % IMPERVIOUS OVER TOTAL SITE
% IMPERVIOUS = 1,400 / 4,876
% IMPERVIOUS = 0.29
Q = 2.5" * 1'/12" * 0.29 * 4,876
Q = 294.59 CU. FT.

3. STORAGE VOLUME PROVIDED:
COMPOUND:
NO. 57 STONE COMPOUND, 4" LAYER, 2,400 SQ. FT. COMPOUND.
ASSUME 40% VOIDS RATIO.
RETENTION VOLUME PROVIDED = (2,400 SQ. FT. – 890 SQ. FT.)
* 0.4 * 4"/12" =201.3 CU. FT.
RETENTION VOLUME PROVIDED = 201.3 CU. FT.

ROAD:
NO. 57 STONE ROAD, 6" LAYER, 1,076 SQ. FT.
ASSUME 40% VOIDS RATIO.
RETENTION VOLUME PROVIDED =
1,076 SQ. FT. * 0.4 * 6"/12" = 215.2 CU. FT.
RETENTION VOLUME PROVIDED = 215.2 CU. FT.

TOTAL RETENTION VOLUME = 201.3 + 215.2 = 416.5 CU. FT.

RETENTION VOLUME PROVIDED IS GREATER THAN REQUIRED STORAGE VOLUME

NOTE:

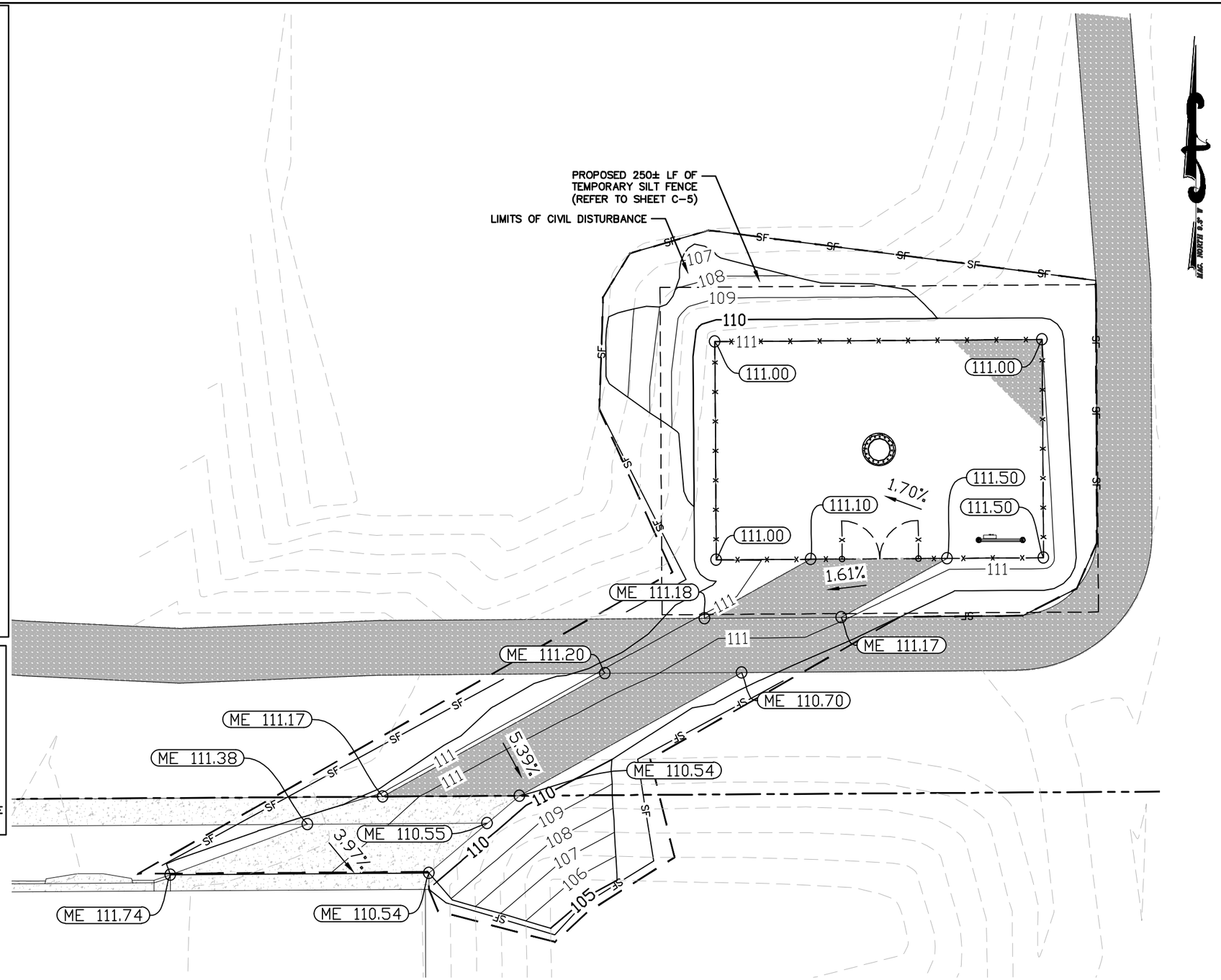
1. CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE "OFF" LEASE AREA.

GRADING NOTES:

1. ALL ELEVATIONS ARE FINISHED GRADE.
2. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
3. PLACE GEOTEXTILE FILTER UNDER COMPOUND.
4. USE MIRAFI (#500X) OR EQUIVALENT.
SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 60 MIL OR EQUIVALENT, AND HEAVY RIP–RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.

LEGEND

XXX'	PROPOSED CONTOUR LINE
XXX'	EXISTING CONTOUR LINE
S/F	PROPOSED SILT FENCE
125	SPOT ELEVATION
ME 125	MATCH EXISTING
2%	SLOPE ARROW
	LIMITS OF CIVIL DISTURBANCE



GRAPHIC SCALE
0 10 20 40
(IN FEET)

1 SITE GRADING PLAN

SCALE: 1" = 20'

SBA

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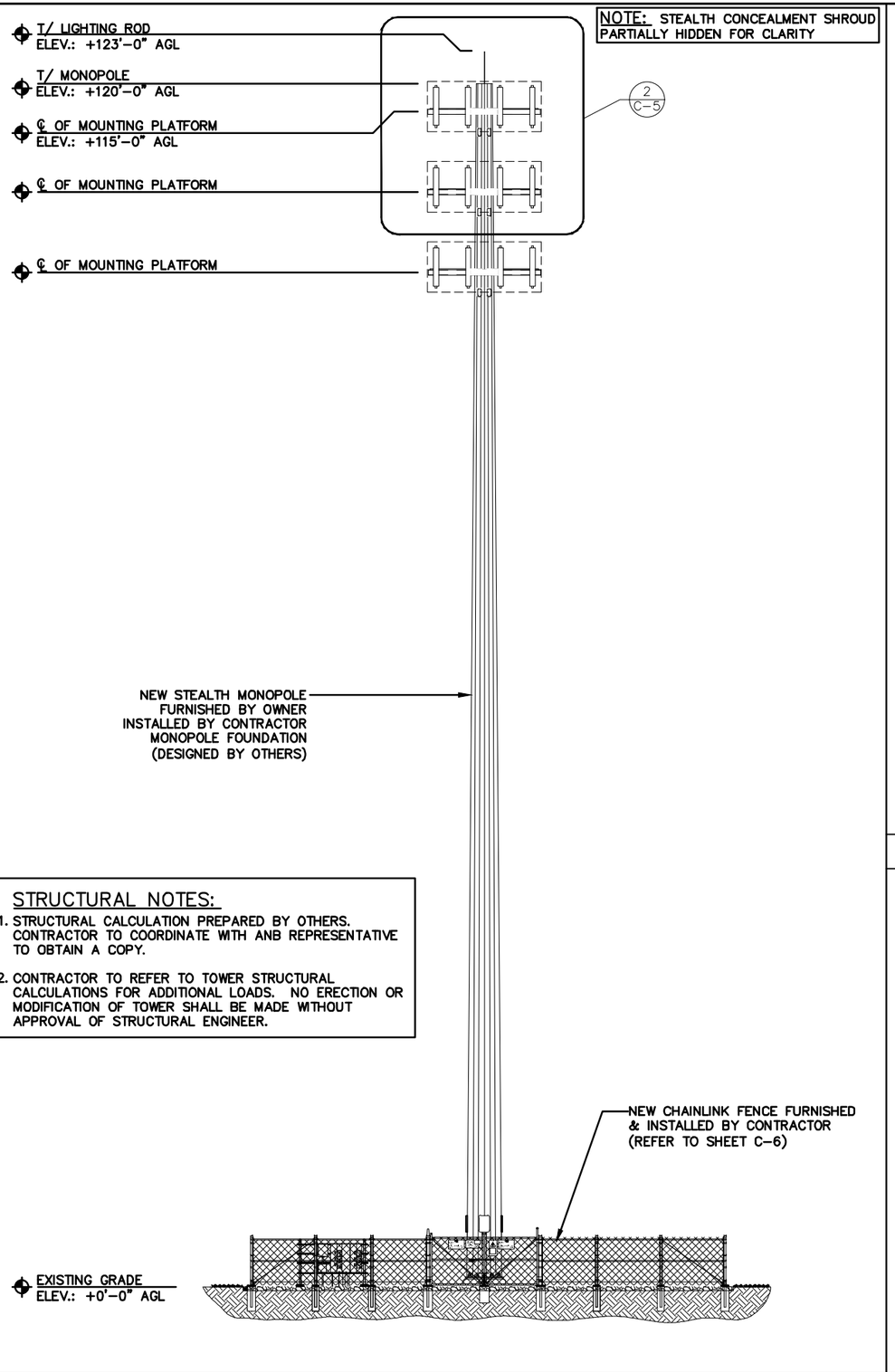
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: SITE GRADING PLAN
SHEET NUMBER: C-3
REVISION: 0

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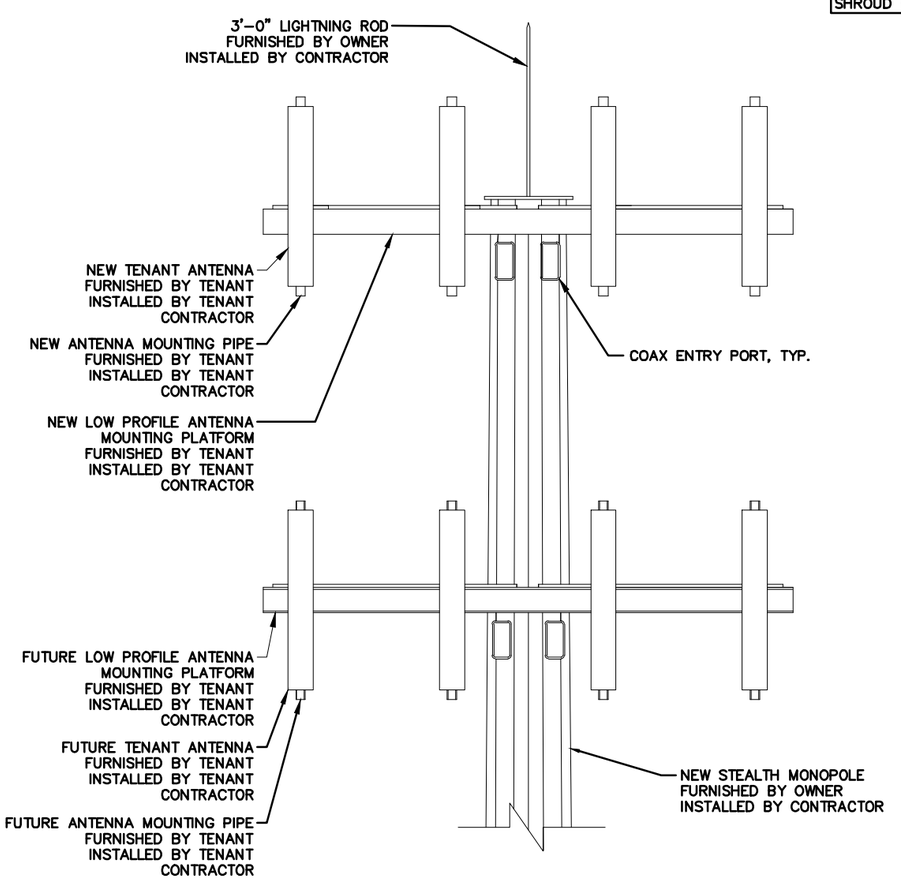


NOTE: STEALTH CONCEALMENT SHROUD PARTIALLY HIDDEN FOR CLARITY

STRUCTURAL NOTES:

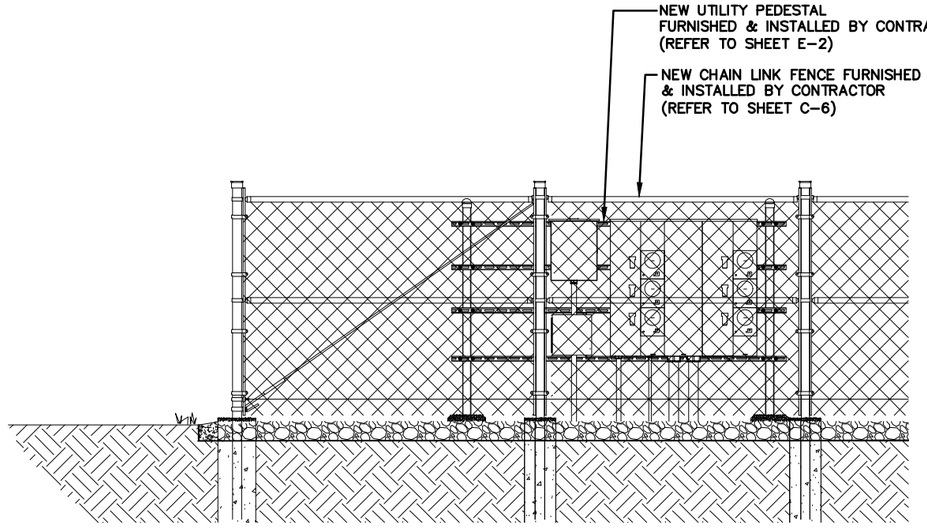
1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

1 ELEVATION VIEW



NOTE: STEALTH CONCEALMENT SHROUD HIDDEN FOR CLARITY

2 TOP OF TOWER ELEVATION VIEW



3 H-FRAME ELEVATION VIEW

SCALE: N.T.S.

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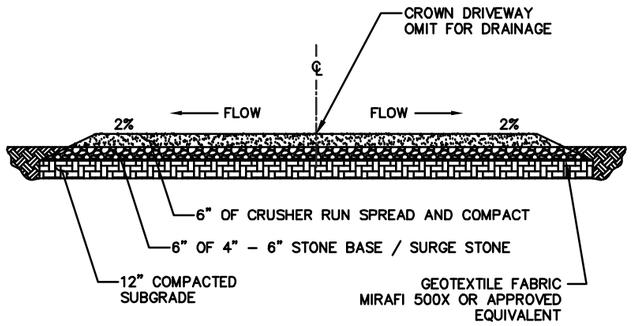
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LICENSE
No. 96977
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD
APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: SITE ELEVATIONS

SHEET NUMBER: C-4
REVISION: 0

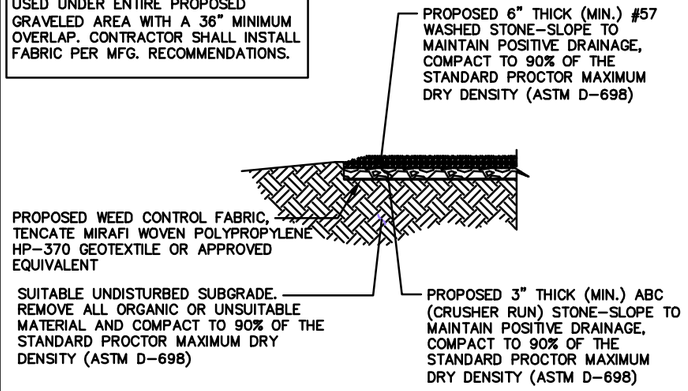
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NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ACCESS DRIVE WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

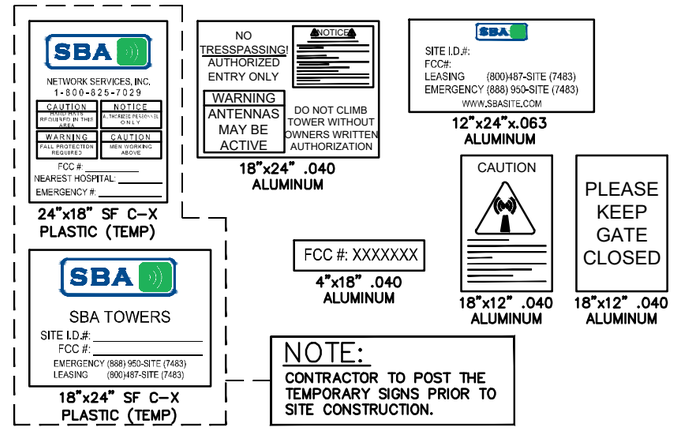


1 ACCESS DRIVE DETAIL SCALE: N.T.S.

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.



2 COMPOUND FINISH DETAIL SCALE: N.T.S.

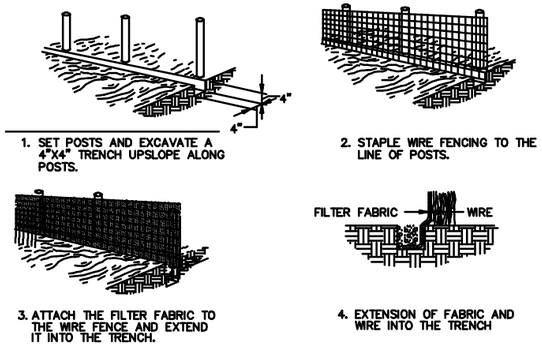


NOTE:
CONTRACTOR TO POST THE TEMPORARY SIGNS PRIOR TO SITE CONSTRUCTION.

3 SIGN DETAIL SCALE: N.T.S.

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT–UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMPS THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMPS TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.



SILT FENCE

4 EROSION CONTROL DETAIL

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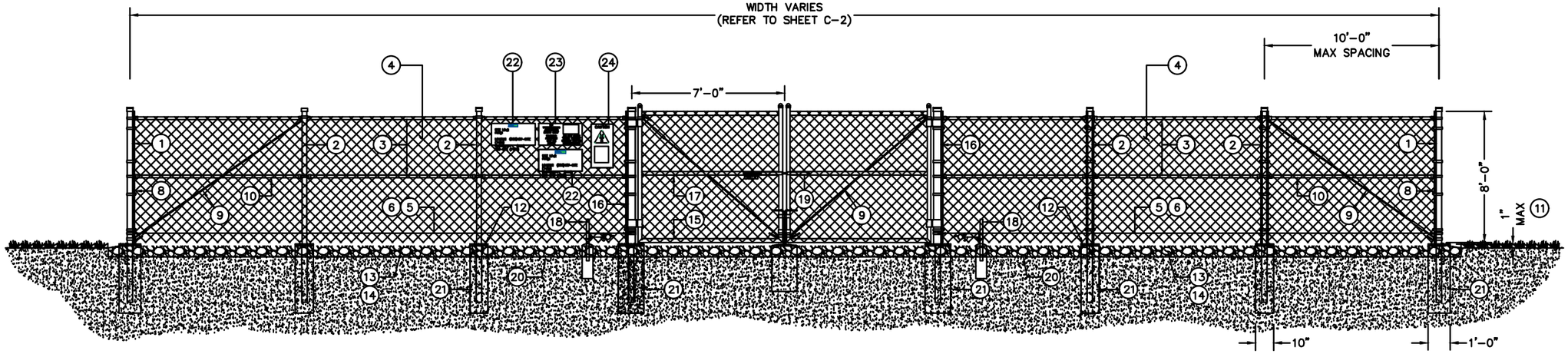
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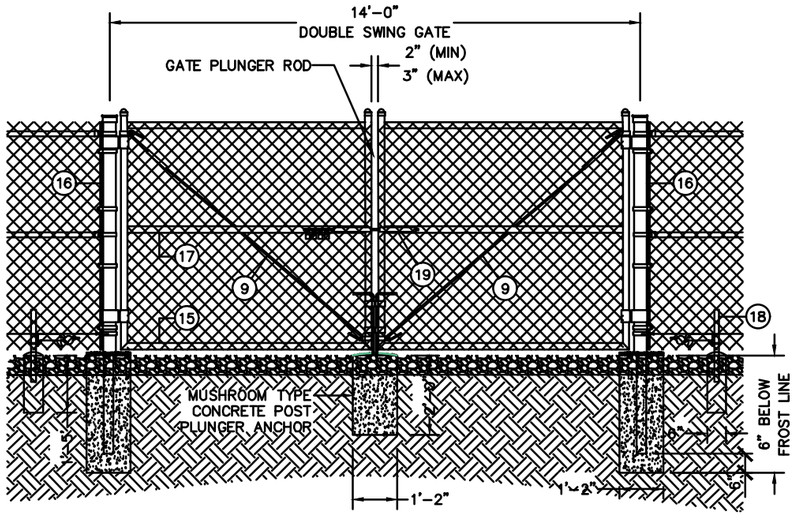
SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: SITE DETAILS

SHEET NUMBER: C-5
REVISION: 0

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1 TYPICAL FENCING DETAIL — SCALE: N.T.S.



2 DOUBLE-SWING GATE DETAIL — SCALE: N.T.S.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUIVALENT).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. G.C. RESPONSIBLE FOR SBA COMBO GATE LOCK

3 GENERAL NOTES

BALLOON REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
2. LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUIVALENTLY SPACED AT MAXIMUM 10'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1-5/8"O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: 9 GA ALUMINUM. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
6. TENSION WIRE: 9 GA ALUMINUM
7. N/A
8. 3/16" X 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
11. 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
12. FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
13. 6" COMPACTED BASE MATERIAL
14. FINISH GRADE SHALL BE UNIFORM AND LEVEL.
15. WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
16. GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
17. GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
18. DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
19. STYMIE LOCK MULTI-TENANT LOCKING DEVICE
20. GEOTEXTILE FABRIC
21. CONCRETE FOUNDATION (MIN 4000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE
22. 12" x 24" SBA SITE INFORMATION SIGN.
23. 12" x 24" NO TRESPASSING SIGN.
24. 12" x 24" RF CAUTION SIGN.

5 FENCING NOTES — SCALE: N.T.S.

4 NOT USED — SCALE: N.T.S.

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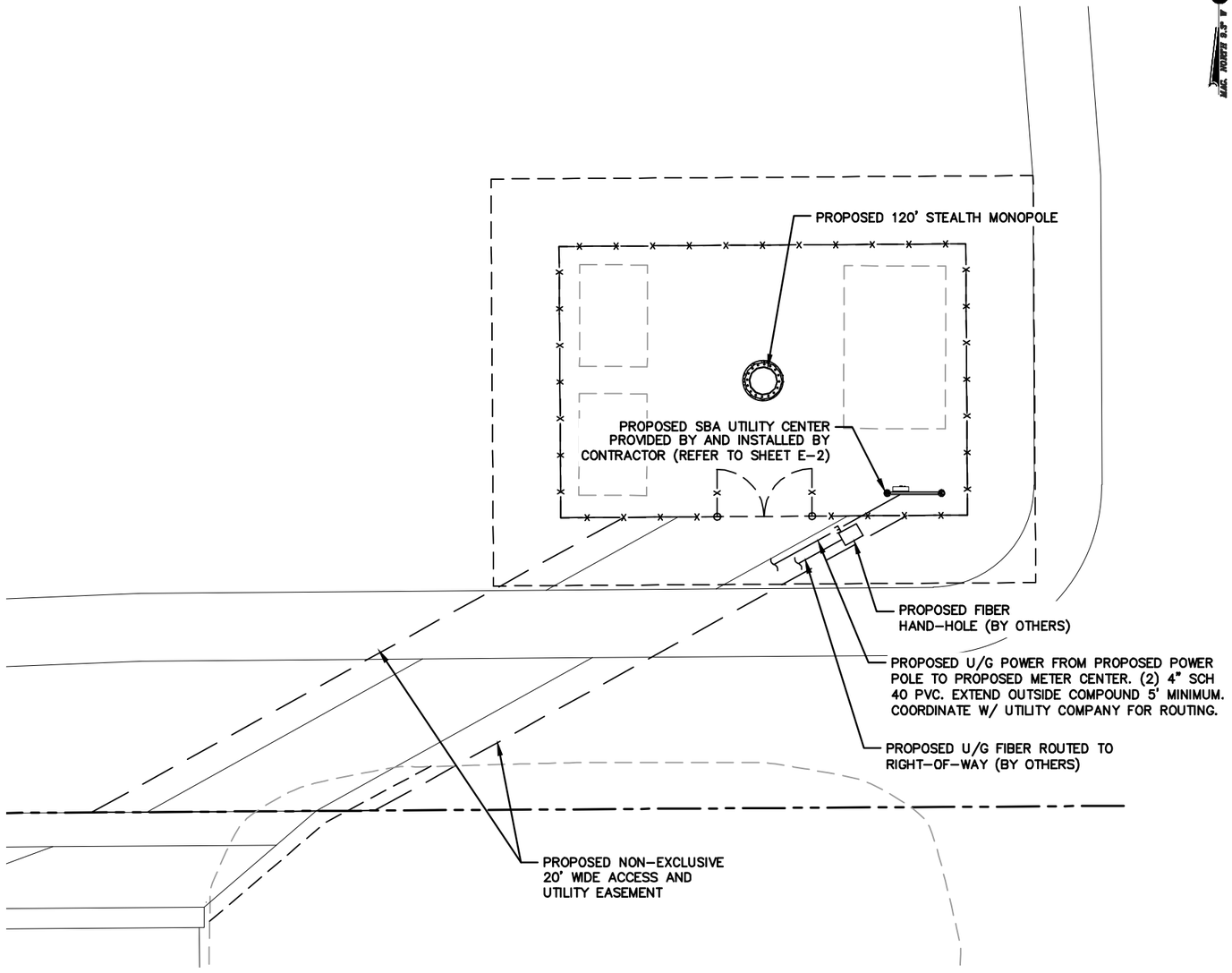
THOMAS M.J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: FENCE DETAILS
SHEET NUMBER: C-6
REVISION: 0

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NOTE:

1. ALL WORK, INCLUDING BUT NOT LIMITED TO ROUTES, CONDUIT SIZES, AND CONTENTS SHALL BE CONFIRMED AND COORDINATED WITH UTILITY PROVIDER BY CONTRACTOR PRIOR TO COMMENCEMENT (REFER TO UTILITY COORDINATION BY OTHERS)



GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 UTILITY SITE PLAN

SCALE: 1" = 20'

GENERAL ELECTRICAL NOTES

1.) ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION, AND LOCAL CODES.

2.) ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH SBA SPECIFICATIONS.

3.) CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT & DISCREPANCIES.

4.) ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY. FIELD CONDITIONS DICTATE THE AMOUNT AND LOCATION OF EQUIPMENT.

5.) ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.

6.) THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY THE NEC, AND ALL APPLICABLE LOCAL CODES.

7.) ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING GREATER THAN THE UTILITY FAULT CURRENT.

8.) FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS AND INSTRUCTIONS.

9.) PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10.) PROVIDE SBA WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.

11.) LABEL ALL ELECTRICAL EQUIPMENT PER SBA SPECIFICATIONS.

12.) ALL SINGLE-PHASE SELF-CONTAINED METER CONNECTION DEVICES MUST INCLUDE HORN TYPE BY-PASS PROVISION SO THAT SERVICE WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.

13.) ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE "RODENT PROOFED" WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR (AS NEEDED).

14.) ALL INTERIOR CONDUITS AND BUSHINGS SHALL BE EMT. ALL EXTERIOR SHALL BE PVC UNLESS NOTED OTHERWISE. SEE SBA SPECIFICATIONS.

15.) NO SPOILS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER

16.) CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER. ONE TO IDENTIFY "SBA DISCONNECT" AND THE OTHER TO GIVE SITE ADDRESS.

CODES AND STANDARDS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

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SITE NAME: WYLD OAKS

SITE NUMBER: FL23193-S

SITE ADDRESS: SADLER ROAD APOPKA, FL 32712

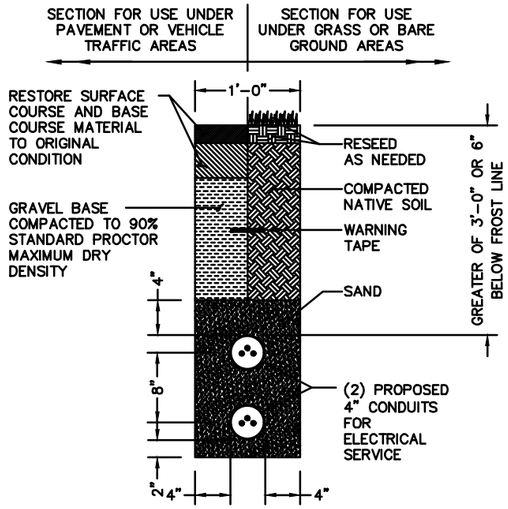
DESIGN TYPE: RAWLAND

SHEET TITLE: UTILITY SITE PLAN

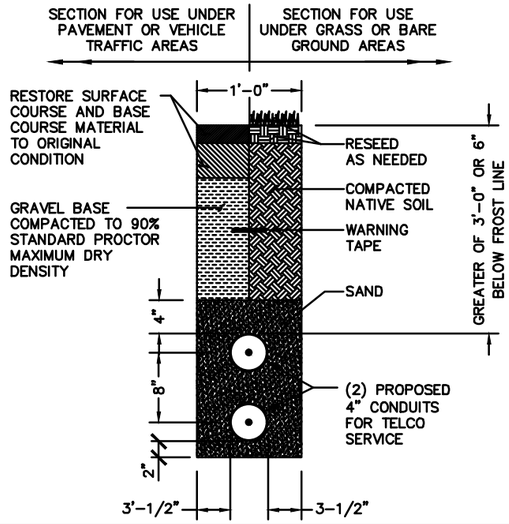
SHEET NUMBER: E-1

REVISION: 0

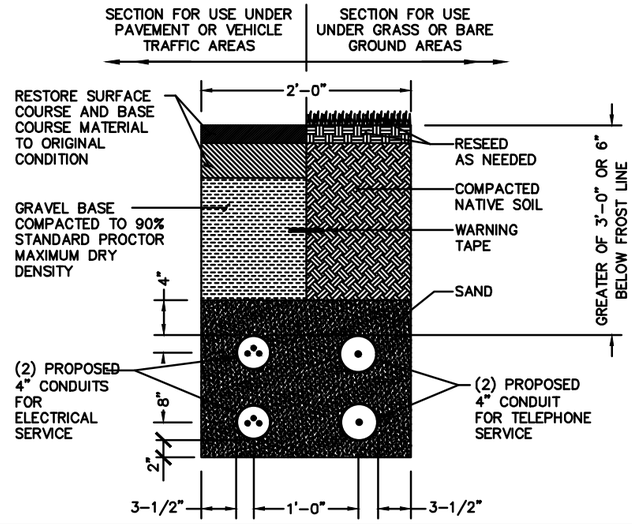
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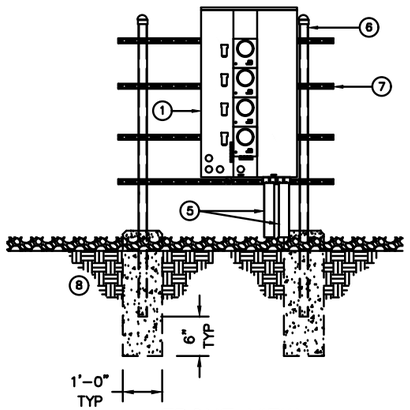
1 ELECTRICAL TRENCH DETAIL SCALE: N.T.S.



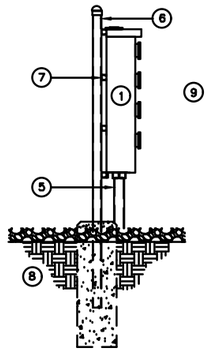
2 TELEPHONE TRENCH DETAIL SCALE: N.T.S.



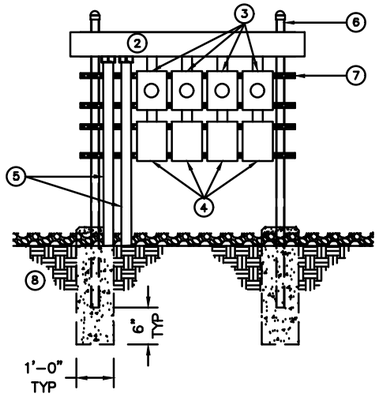
3 JOINT UTILITY TRENCH DETAIL SCALE: N.T.S.



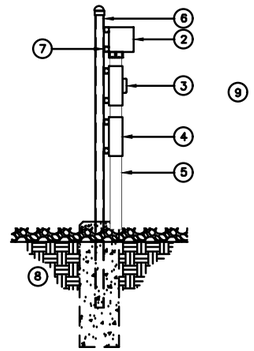
FRONT VIEW



SIDE VIEW



FRONT VIEW



SIDE VIEW

BALLOON REFERENCE NOTES:

1. 600A, 120/240V, 1 PHASE, 3 WIRE, 4 POSITION METERING CENTER (200A MAX CIRCUIT BREAKER) (SQUARE D METER PAK MPR64200, OR EQUIVALENT)
2. PROVIDE NEW UTILITY GUTTER, 72"X12"X12" MIN., PROVIDE TAPS AS REQUIRED
3. 200A, 120/240V, 1 PHASE, 3 WIRE, METER SOCKET WITH BYPASS HANDLE (EATON UHTRS213CE, OR EQUIVALENT)
4. 200A, 120/240V, 1 PHASE, NEMA 3R, FUSIBLE DISCONNECT (SQUARE D QO CATALOG #C0224NRB, OR EQUIVALENT)
5. (2) SCH. 40 PIPE FOR ELECTRIC SERVICE (SEE ONE LINE DIAGRAM)
6. 3" NOMINAL GALVANIZED STEEL PIPE WITH PIPE CAP
7. HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUIVALENT)
8. FOUNDATION 3'-0" DEPTH OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
9. CONTRACTOR TO MAINTAIN 5'-0" MINIMUM CLEARANCE FROM FACE OF H-FRAME TO NEAREST OBSTRUCTION. MAINTAIN A 3'-0" MINIMUM CLEARANCE FROM FACE OF METER TO NEAREST OBSTRUCTION PER N.E.C.

4 UTILITY & TELCO H-FRAME DETAIL SCALE: N.T.S.

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M. J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

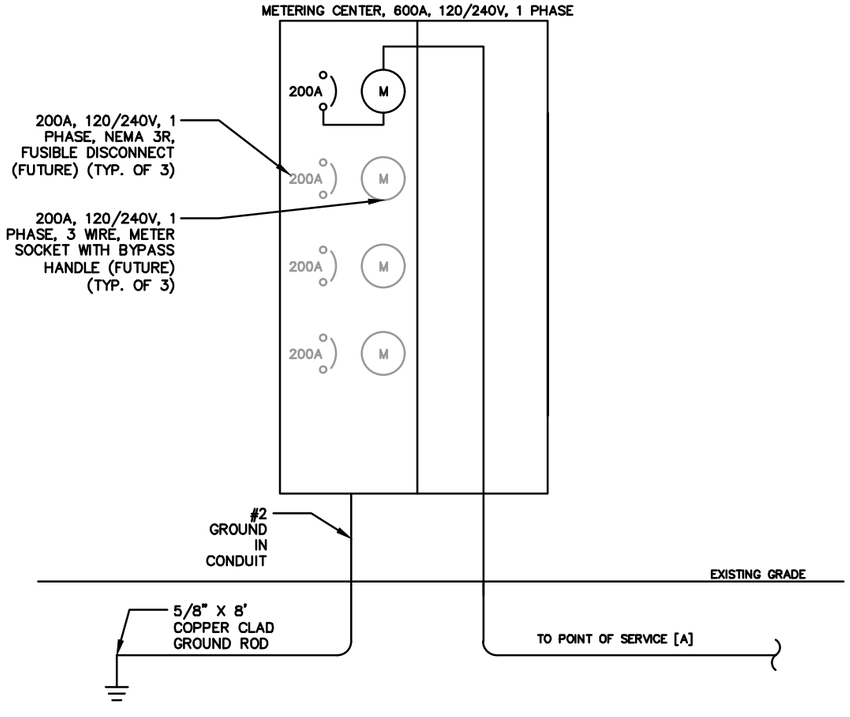
SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: UTILITY DETAILS
SHEET NUMBER: E-2
REVISION: 0

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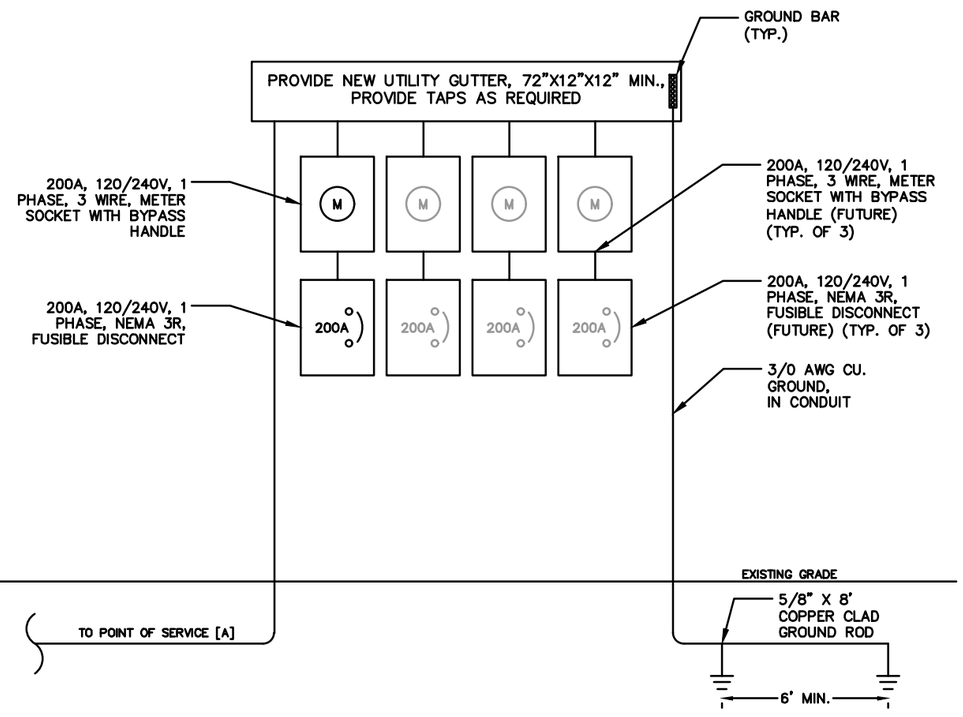
ELECTRICAL

CIRCUIT ID	VOLTS	MAX ONE WAY LENGTH OF RUN	CIRCUIT SIZE (2H+N)	CONDUIT ø
[A]	120/240V	300FT	2 PARALLEL SETS (3) 350 MCM	(2) 3–1/2"
		350FT	2 PARALLEL SETS (3) 400 MCM	(2) 3–1/2"
		450FT	2 PARALLEL SETS (3) 500 MCM	(2) 4"
		500FT	2 PARALLEL SETS (3) 600 MCM	(2) 4"
		600FT	2 PARALLEL SETS (3) 700 MCM	(2) 4"
		650FT	2 PARALLEL SETS (3) 750 MCM	(2) 4"

– CIRCUITS SIZED FOR LESS THAN 3.0% OF VOLTAGE DROP
– PARALLEL SETS OF WIRES, EACH SET IN SEPARATE CONDUIT
– ALL CIRCUITS SHALL BE CU, AWG, THWN



1 ELECTRICAL SINGLE–LINE DIAGRAM (OPTION 1) SCALE: N.T.S.



2 ELECTRICAL SINGLE–LINE DIAGRAM (OPTION 2) SCALE: N.T.S.

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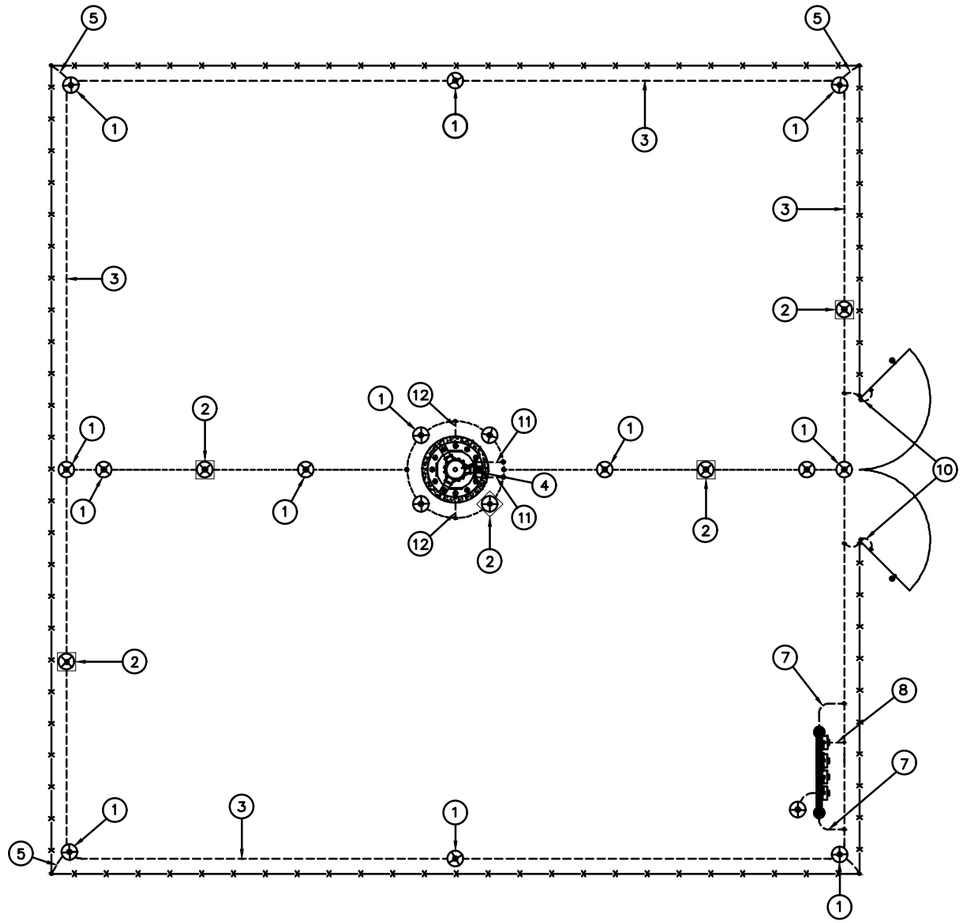
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SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: SINGLE LINE DIAGRAM

SHEET NUMBER: E-3
REVISION: 0

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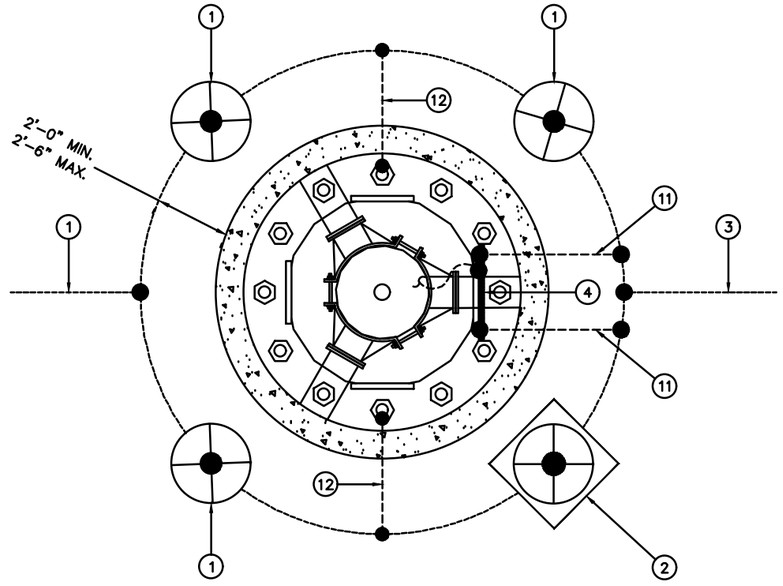
BALLOON REFERENCE NOTES:

1. 5/8"~X8' COPPER CLAD GROUND ROD BURIED 36" BELOW GRADE (MIN.)
2. GROUND ROD ACCESS WELL (MIN. OF 4 EACH PER COMPOUND)
3. #2 SOLID, TINNED, BARE COPPER WIRE GROUND RING (CONTINUOUS STRAND)
4. 1/4"X4"X20" TINNED COPPER GROUND BAR. 2 TYP, AT BASE AND TOP OF TOWER. MOUNT DIRECT TO TOWER, DO NOT ISOLATE.
5. #2 SOLID, TINNED, BARE COPPER WIRE GROUND LEAD TO FENCE CORNER POST.
6. N/A
7. #2 SOLID, TINNED, BARE COPPER WIRE GROUND LEAD TO UTILITY H-FRAME SUPPORT POST
8. SERVICE ENTRANCE GROUND TO DEDICATED GROUND ROD
9. N/A
10. #2 INSULATED, STRANDED COPPER BOND STRAP FROM GATE FRAME TO GATE POST. (TYP EACH GATE)
11. #2 SOLID, TINNED, BARE COPPER GROUND LEAD FROM GROUND BAR AT MONOPOLE BASE TO GROUND RING. ROUTE IN 3/4" FLEX CONDUIT AND WEATHERPROOF OPEN END. (2 TYPICAL)
12. #2 SOLID, TINNED, BARE COPPER GROUND LEAD FROM MONOPOLE BASE TO GROUND RING. (2 TYPICAL, 180° SEPARATION)

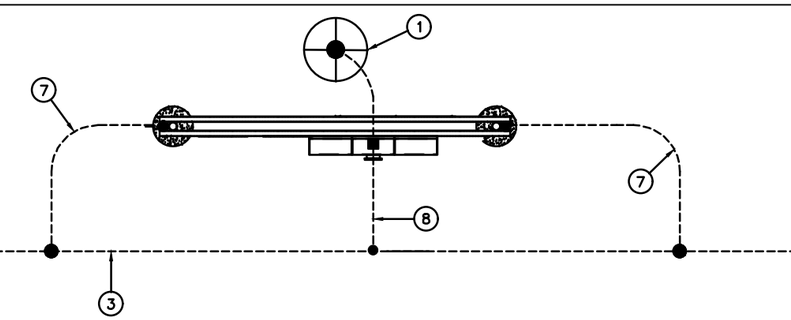
1 SITE GROUNDING PLAN (TYP.) N.T.S.

SYMBOLS LEGEND

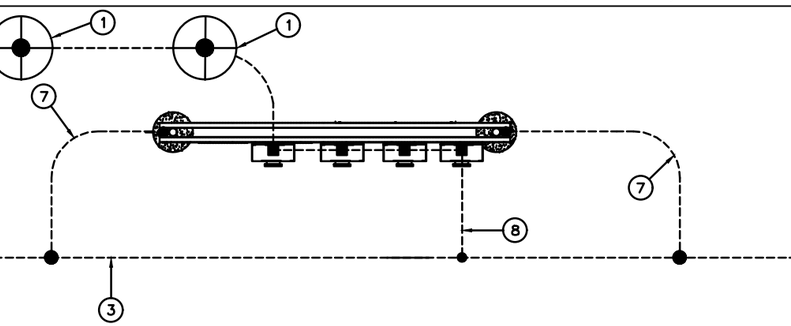
- GROUND ROD WITH ACCESS
- GROUND ROD
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BAR
- GROUND WIRE



2 ENLARGED GROUNDING PLAN @ TOWER BASE (TYP) N.T.S.



3 ENLARGED GROUNDING PLAN @ UTILITY H-FRAME (OPTION 1) N.T.S.



4 ENLARGED GROUNDING PLAN @ UTILITY H-FRAME (OPTION 2) N.T.S.

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REV. 0 BY:	VJS

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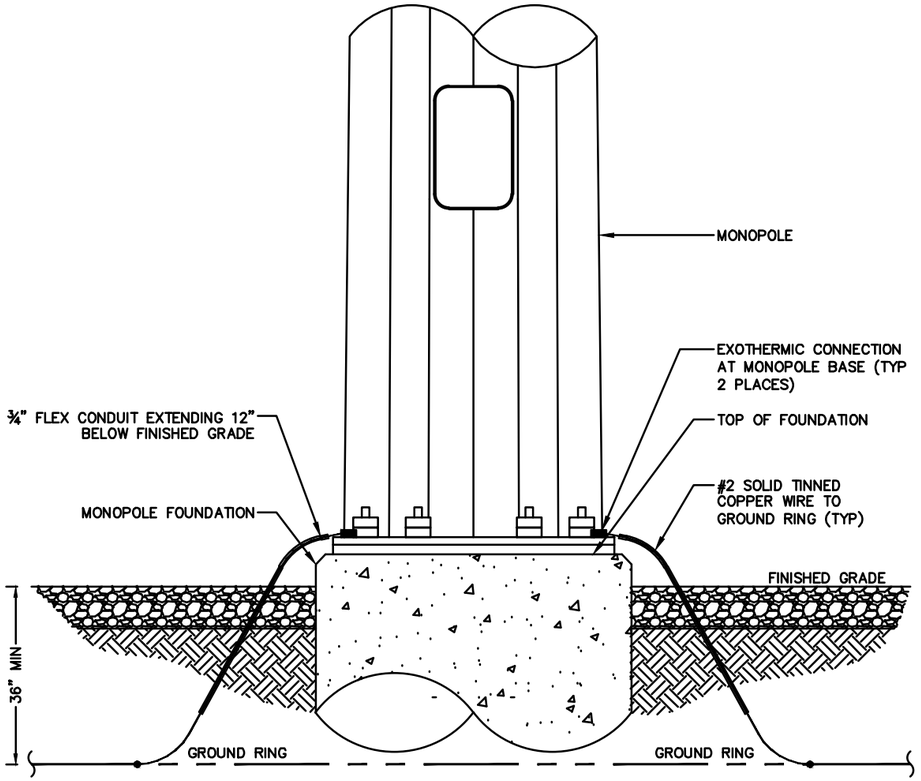
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THOMAS M. J. O'SHEA
LICENSE
No. 96977
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD, APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: GROUNDING PLAN & DETAILS

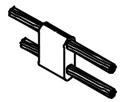
SHEET NUMBER:	REVISION:
EG-1	0

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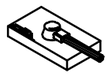


1 GROUNDING @ TOWER BASE SCALE: N.T.S.

CADWELD CONNECTIONS
(OR APPROVED EQUIVALENT)



PARALLEL HORIZONTAL CONDUCTORS
PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT



HORIZONTAL STEEL SURFACE
TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS



THROUGH CABLE TO GROUND ROD
THROUGH CABLE TO TOP OF GROUND ROD TYPE GT



VERTICAL STEEL SURFACE
CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS



HORIZONTAL SPLICE
SPLICE OF HORIZONTAL CABLES



VERTICAL PIPE
CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS

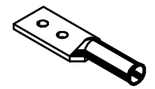
BURNDY CONNECTIONS
(OR APPROVED EQUIVALENT)



"C" CONNECTOR
HYPRESS TYPE YGHC

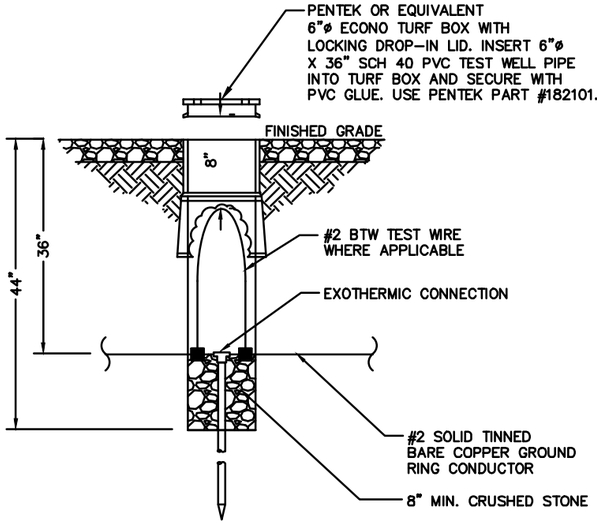


BOND JUMPER
FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2

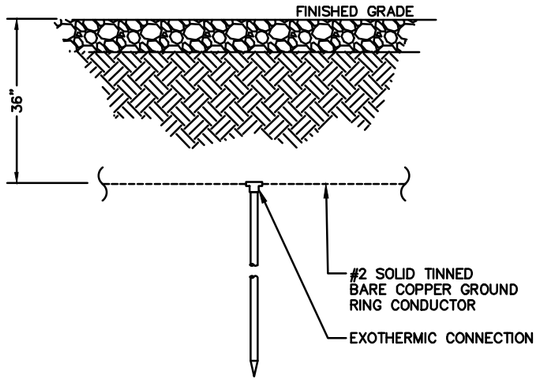


COPPER LUGS
TWO HOLE – LONG BARREL LENGTH TYPE YA-2

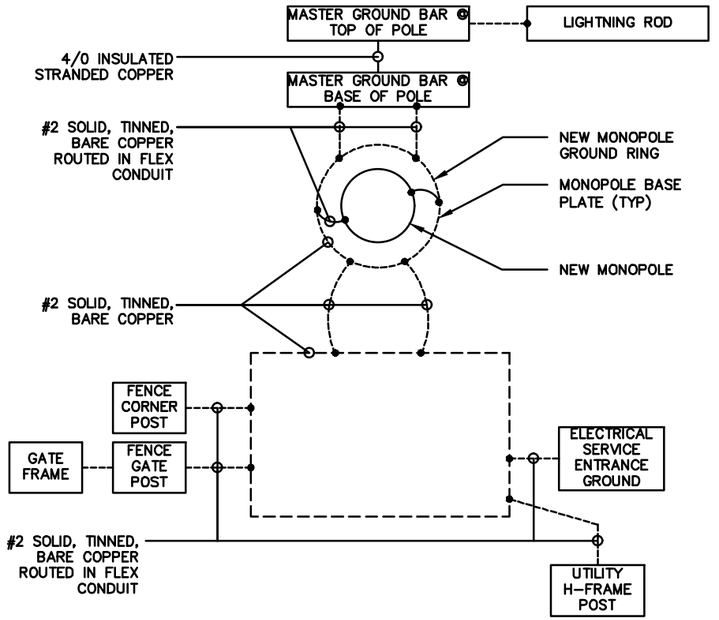
2 TYPICAL WELDING CONNECTIONS SCALE: N.T.S.



3 ACCESS WELL DETAIL SCALE: N.T.S.



4 GROUNDING ROD DETAIL SCALE: N.T.S.



5 SINGLE-LINE DIAGRAM SCALE: N.T.S.

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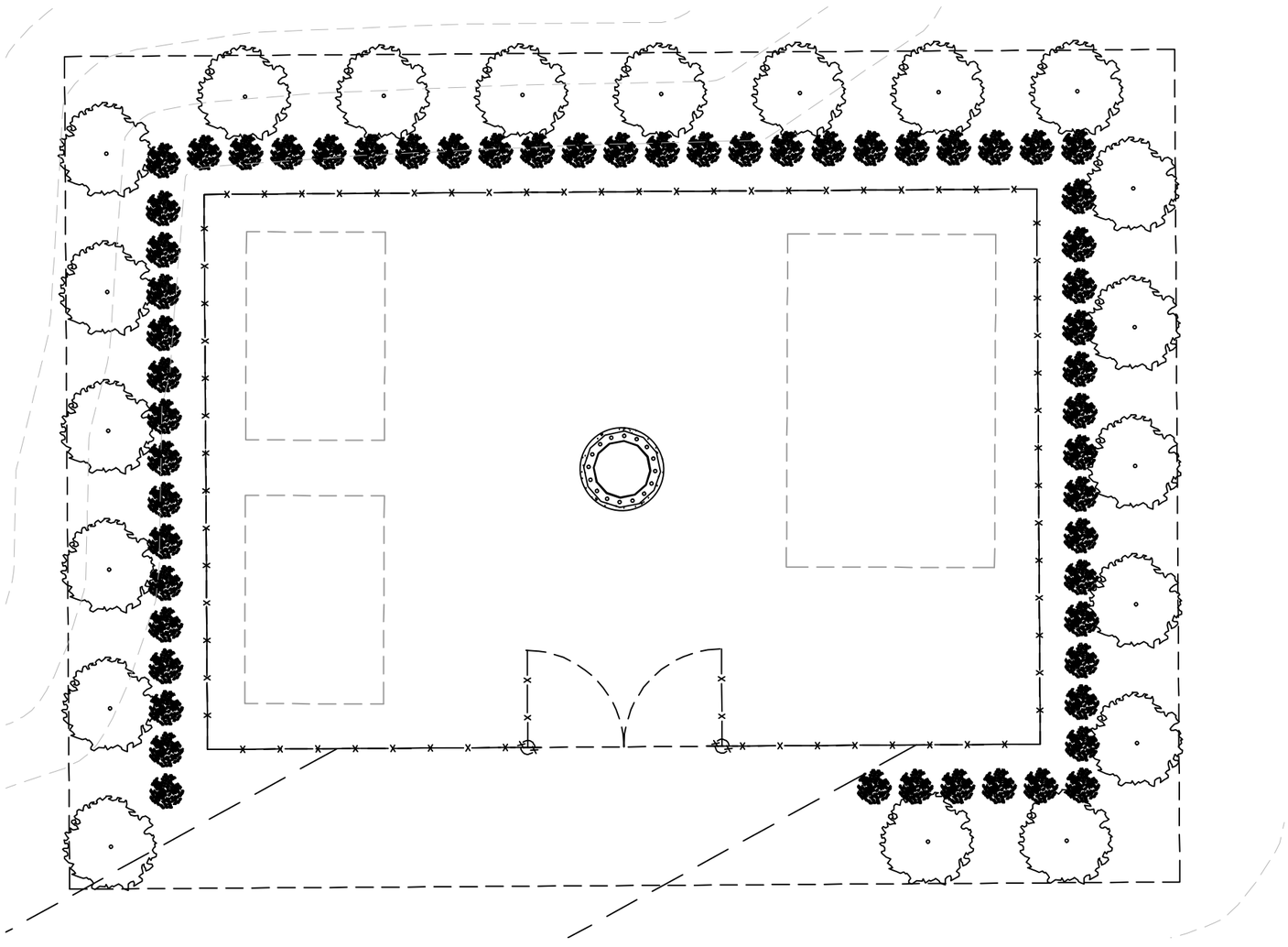
THOMAS M. J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: GROUNDING DETAILS
SHEET NUMBER: EG-2
REVISION: 0

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PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE/ HEIGHT	TYPE	SPACING	SYMBOL	REMARKS
20	MAGNOLIA GRANDIFLORA "LITTLE GEM"	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10'	UNDERSTORY EVERGREEN	10'–0" O.C.		FULL TO BASE
58	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30"	SHRUB EVERGREEN	3'–0" O.C.		B & B OR CONTAINER



GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 LANDSCAPE PLAN

SCALE" 1" = 10'

LANDSCAPE INSTALLATION NOTES:

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.
3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.
4. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
5. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
7. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE–EMERGENT HERBICIDE AND THEN TOP–DRESSED WITH 3" DEEP PINE BARK MULCH. ALL PROPOSED TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL PROPOSED TREES AND PALMS SHALL BE STAKED.
8. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT. ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT, AS PER THE SPECIFICATIONS.
9. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" – 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
10. THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETION. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY. LANDSCAPED AREAS MUST BE 100% IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.
11. CONTRACTOR MUST CONFIRM LANDSCAPE REQUIREMENTS AND SPECIFICATIONS WITH LOCAL JURISDICTION.

SBA

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APOPKA, FL 32712

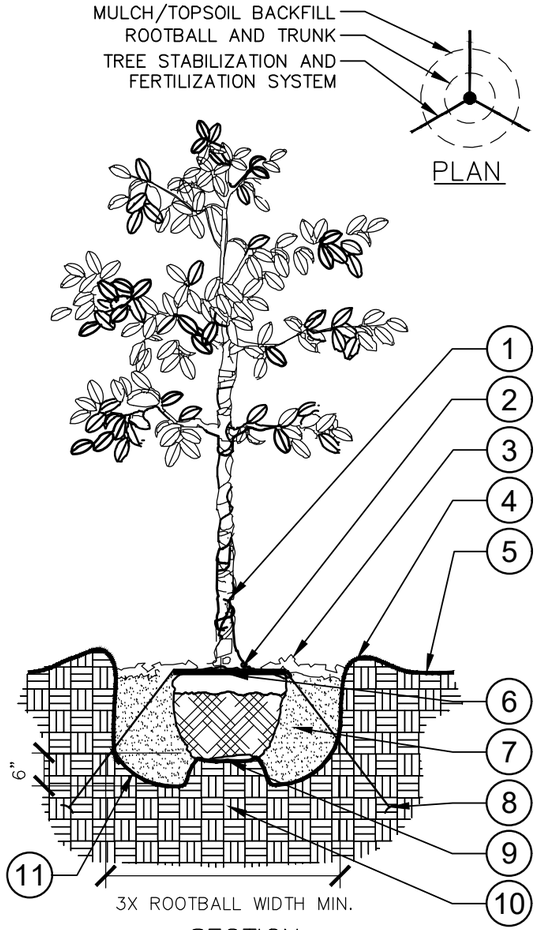
DESIGN TYPE: RAWLAND

SHEET TITLE: LANDSCAPING PLAN

SHEET NUMBER: L-1

REVISION: 0

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SECTION

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. FINISHED GRADE. (SEE GRADING PLAN)
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
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.

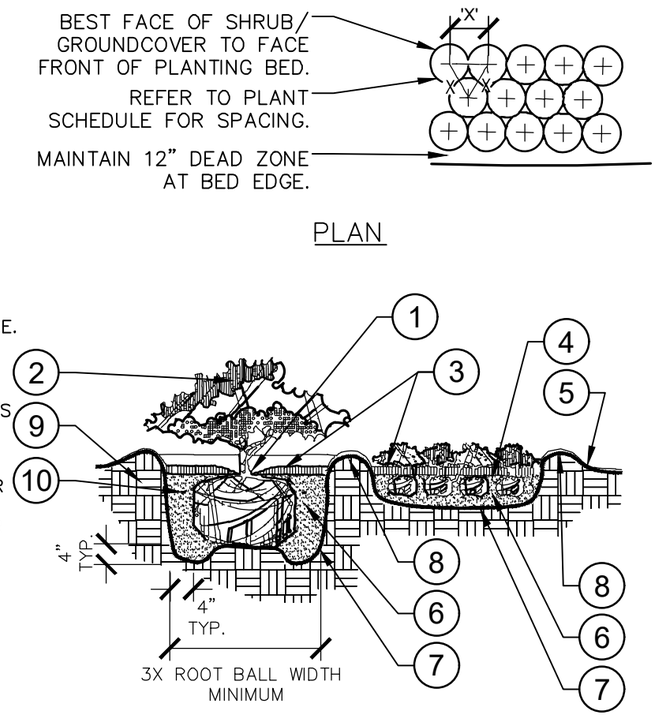
NOTES:

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 L-2 TREE PLANTING
SECTION / PLAN



SECTION

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.

2 L-2 SHRUB/GROUNDCOVER PLANTING NTS
SECTION / PLAN

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149058
DRAWN BY:	VJS
CHECKED BY:	SHM
REV. 0 BY:	VJS

REVISIONS

NO.	DATE	DESCRIPTION
0	05/11/26	ISSUED FOR REVIEW

THOMAS M. J. O'SHEA LICENSE No. 96977 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE NAME: WYLD OAKS
SITE NUMBER: FL23193-S
SITE ADDRESS: SADLER ROAD APOPKA, FL 32712
DESIGN TYPE: RAWLAND
SHEET TITLE: LANDSCAPING DETAILS
SHEET NUMBER: L-2
REVISION: 0

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DEVELOPMENT PLAN
FOR
BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
APOPKA, FLORIDA

OWNER/DEVELOPER
RIDGE 429 OWNER, LLC
1100 ORANGE AVE., STE 300
WINTER PARK, FL 32789
PIERCE HAGGARD, DIR. OF DEVELOPMENT
407-852-0701
PHAGGARD@MCCRANEYPROPERTY.COM

ENGINEER
SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD
NORTH PALM BEACH, FL 33408
MARK SMILEY, PE
561-596-0562
MSMILEY@SMILEY-ASSOCIATES.COM

SURVEYOR
ALLEN & COMPANY
16 E PLANT STREET
WINTER GARDEN, FL 34787
JAMES RICKMAN, PSM
407-654-5355

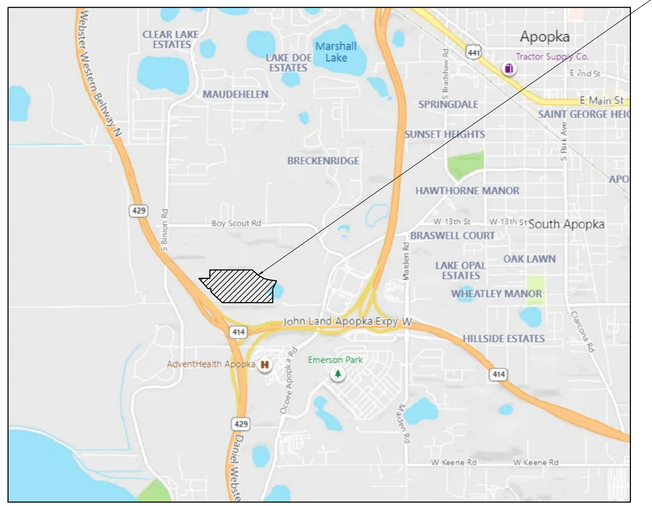
ARCHITECT
C4 ARCHITECTURE
135 W. CENTRAL BLVD.
ORLANDO, FL 32801
CLARK STRANAHAN, AIA
407-363-6136
CSTRANAHAN@C4ARCHITECTURE.COM

APOPKA CITY UTILITIES
150 E. 5TH STREET
APOPKA, FL 32703
407-703-1727

DUKE ENERGY
ELECTRICAL SERVICE
3250 BONNET CREEK PARKWAY
PO BOX 10000
LAKE BUENA VISTA, FL 32830

CENTURYLINK
3030 E. SEMORAN BLVD.
APOPKA, FL 32703
407-788-1388

DEVELOPER: **RIDGE 429 OWNER, LLC**
1100 ORANGE AVENUE
SUITE 300
WINTER PARK, FL 32789



NOT TO SCALE

LOCATION MAP

SEC 17, TWP 21S, RNG 28E

BLDG 400 - 1375 JACK JUNCTION WAY
BLDG 500 - 13XX JACK JUNCTION WAY
BLDG 600 - 13XX JACK JUNCTION WAY

INDEX OF SHEETS

SHT No.	REV.	DESCRIPTION	DATE
MSP		MASTER SITE PLAN	
SP		SITE PLAN (PHASE II)	
SD		SITE DATA	
GN		GENERAL NOTES	
D1		EXISTING CONDITIONS PLAN	
GU		GENERAL UTILITY PLAN	
C1.1		PAVING, GRADING & DRAINAGE OVERVIEW PLAN	
C1.2		PAVING, GRADING & DRAINAGE PLAN	
C1.3		PAVING, GRADING & DRAINAGE PLAN	
C1.4		PAVING, GRADING & DRAINAGE PLAN	
C1.5		POLLUTION CONTROL PLAN	
C1.6		SIGNAGE & STRIPING PLAN	
C1.7		PAVING, GRADING & DRAINAGE DETAILS	
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C1.9		SIGNAGE & STRIPING DETAILS	
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C1.11		SECTIONS	
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C2.1		WATER & SEWER OVERVIEW PLAN	
C2.2		WATER & SEWER PLAN	
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C2.5		WATER & SEWER DETAILS	
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C2.7		WATER & SEWER DETAILS	
C2.8		WATER & SEWER DETAILS	
C2.9		SEWER PROFILES	
L0.0		LANDSCAPE PLAN	
L1.0		LANDSCAPE PLAN	
L2.0	(ATTACHED SEPRATELY)	LANDSCAPE PLAN	
L3.0		LANDSCAPE DETAILS & NOTES	
L4.0		LANDSCAPE NOTES	
LI1.0		IRRIGATION PLAN	
LI2.0	(ATTACHED SEPRATELY)	IRRIGATION PLAN	
LI3.0		IRRIGATION DETAILS	

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1 7 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 89.54' 44" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 FOR A DISTANCE OF 936.11 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429, ACCORDING TO DEED BOOK 770, PAGE 209, OFFICIAL RECORDS BOOK 9046, PAGE 4349 & OFFICIAL RECORDS BOOK 9398, PAGE 1729 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 43.34'16" WEST FOR A DISTANCE OF 104.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 148.08'00" FEET, A CENTRAL ANGLE OF 01.44'52", THE CHORD OF WHICH BEARS NORTH 44.26'42" WEST FOR A DISTANCE OF 451.72 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 451.74 FEET TO A NON-TANGENT POINT LYING ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00.34'35" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 265.35 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89.57'37" WEST FOR A DISTANCE OF 241.6 6 FEET TO SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE; THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 42.01'40" WEST FOR A DISTANCE OF 447.10 FEET: THENCE RUN NORTH 89.59'05" EAST FOR A DISTANCE OF 544.34 FEET; THENCE RUN NORTH 00.34'35" EAST FOR A DISTANCE OF 659.61 FEET: THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE RUN SOUTH 89.58'51" EAST FOR A DISTANCE OF 249.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 30,000.00 FEET, A CENTRAL ANGLE OF 01.01'04", THE CHORD OF WHICH BEARS SOUTH 89.28'20" EAST FOR A DISTANCE OF 532.84 FEET; THENCE RUN EASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 532.85 FEET TO A POINT OF TANGENCY: THENCE RUN SOUTH 88.57'48" EAST FOR A DISTANCE OF 403.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 479.50 FEET, A CENTRAL ANGLE OF 42.35'06", THE CHORD OF WHI CH BEARS SOUTH 6.39'45" EAST FOR A DISTANCE OF 348.37 FEET: THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 356.53 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 46.21'42" EAST FOR A DISTANCE OF 656.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 817.50 FEET, A CENTRAL ANGLE OF 2.12'51", THE CHORD OF WHICH BEARS SOUTH 59.58'07" EAST FOR A DISTANCE OF 384.65 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 388.29 FEET TO A NON-TANGENT POINT: THENCE RUN SOUTH 30.35'08" WEST NON-RADIAL TO SAID CURVE FOR A DISTANCE OF 135.56 FEET: THENCE RUN SOUTH 00.00'19" WEST FOR A DISTANCE OF 746.6 9 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17: THENCE RUN NORTH 89.59'43" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 935.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,406,335 SQUARE FEET OR 78.20 ACRES OF LAND, MORE OR LESS.

PERMITTED USES AND CONDITIONS

THE PROJECT SCOPE FOR PARCEL 5 SHALL BE FOR CONSTRUCTION OF FACILITIES THAT INCLUDE USES FOR THOSE LISTED AS PERMITTED UNDER THE I-1 ZONING DISTRICT IN TABLE 4.2.2.C: PRINCIPAL USE TABLE IN THE CITY OF APOPKA'S LAND DEVELOPMENT CODE. THE FOLLOWING USES ARE PERMITTED BASED ON THE SPECIFIC LOCATION IN THE DEVELOPMENT AS LISTED,

A. OUTDOOR STORAGE (AS ANCILLARY USE) – PERMITTED ON PARCEL 5; MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6–8 FEET TALL PERIMETER WALL IS REQUIRED; TYPE D LANDSCAPE BUFFER IS REQUIRED; LOCATED AT LEAST 50 FEET FROM SPINE ROAD.
B. HEAVY EQUIPMENT SALES, RENTAL, REPAIR, SERVICING OR STORAGE (PERMITTED ON PARCEL 5 ONLY AND SHALL BE ENCLOSED AND SETBACK A MINIMUM OF 50 FEET FROM THE RIGHT-OF- WAY LINE.
C. MACHINE SHOP – PERMITTED ON PARCEL 5 ONLY AND SHALL BE ENCLOSED.
D. CONSOLIDATED STORAGE (SELF-SERVICE STORAGE) – PERMITTED ON PARCEL 5; ADDITIONAL ARCHITECTURAL BUILDING FEATURES REQUIRED; MUST HAVE OFFICE LIKE FAÇADE.
E. OUTDOOR STORAGE (AS ANCILLARY USE) – PERMITTED ON PARCEL 5; MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6–8 FEET TALL PERIMETER WALL IS REQUIRED; TYPE D LANDSCAPE BUFFER IS REQUIRED; LOCATED AT LEAST 50 FEET FROM SPINE ROAD.
   i. IS THERE OUTDOOR STORAGE (OTHER THAN TRAILER) BEING PROPOSED? IF SO, DEMONSTRATE THAT THIS REQUIREMENT IS MET.
F. SOLAR ENERGY COLLECTION FACILITY – PERMITTED ON PARCEL 5 ONLY.
G. BUILDING, HEATING/AIR CONDITIONING, PLUMBING, OR ELECTRICAL CONTRACTOR'S STORAGE YARD MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6–8 FOOT TALL SCREEN WALL IS REQUIRED; PERMITTED ON PARCEL 5 ONLY; MUST BE SCREENED AND/OR ENCLOSED.
H. VEHICLE OR TRAILER PARKING STORAGE (PERMITTED ON PARCEL 5 ONLY; NO FRONTAGE ALONG INTERNAL SPINE ROAD AND MUST BE LOCATED BEHIND A 6–8 FOOT TALL SCREEN WALL.

PARCEL ID

17-21-28-7345-05-000

PHASE NARATIVE:

THIS PHASE OF LOGISTICS 429 AT APOPKA RIDGE INCLUDES THE CONSTRUCTION OF 3 INDUSTRAIL BUILDINGS, 400, 500 & 600, WITH ASSOCIATED PARKING LOTS, LOADING DOCKS WITH REQUIRED LANDSCAPING AND PRIVATE UTILITIES. THE 3 BUIDINGS WLL CONSIST OF A TOTAL OF 411,200 SF. THE MASTER DRAINAGE SYSTEM WAS COMPLETED IN 2025 AS PART OF THE RIDGE PHASE I CONSTRUCTION. THAT WORK INCLUDED THE DRIVEWAYS FOR THIS PROJECT FROM LAKE BRONSON ROAD. THERE IS NO PROPOSED WORK IN THE RIGHT OF WAY. THERE IS AN EXISTING LIFT STATION SERVING THIS SITE WITH ALL WATER AND SEWER EXTENSIONS PRIVATE FOR THIS PHASE. THERE ARE NO SIGNFICANT CHANGES TO THE APPROVED SJRWMD PERMIT WITH THIS SUBMITTAL.

SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • msmiley@smiley-associates.com
EB # 8613

Mark C Smiley
Digitally signed by Mark C Smiley
Date: 2026.05.12 16:40:42 -04'00'

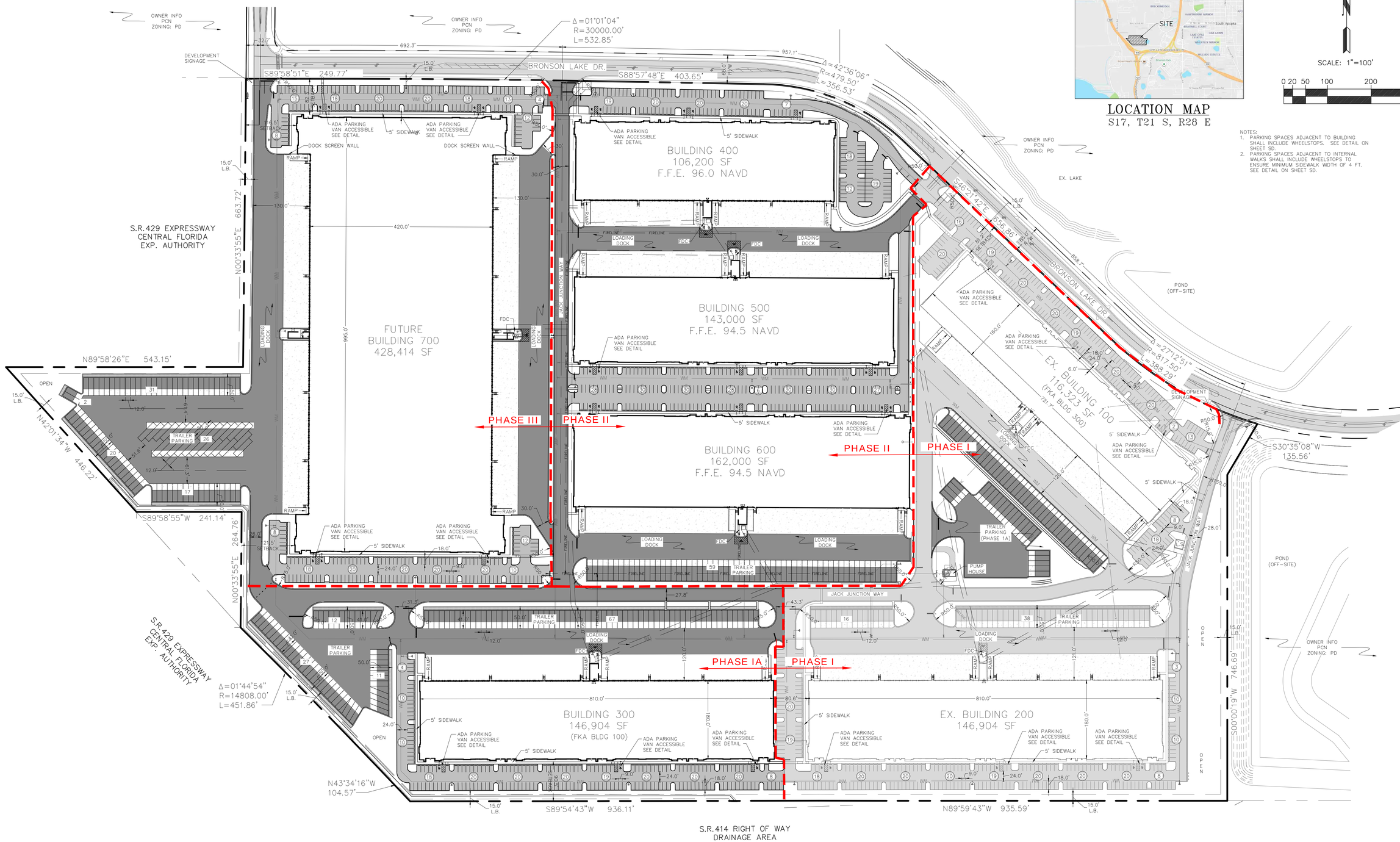
MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/12/26

CIVIL

SA JOB # 25-007

NEW BLDG 100 (OLD 300)

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LOCATION MAP
S17, T21 S, R28 E

SCALE: 1"=100'

0 20 50 100 200 300

NOTES:
1. PARKING SPACES ADJACENT TO BUILDING SHALL INCLUDE WHEELSTOPS. SEE DETAIL ON SHEET SD.
2. PARKING SPACES ADJACENT TO INTERNAL WALKS SHALL INCLUDE WHEELSTOPS TO ENSURE MINIMUM SIDEWALK WIDTH OF 4 FT. SEE DETAIL ON SHEET SD.

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REVISION NOTES

REV.	DESCRIPTION	APRV	DATE

LOGISTICS 429 AT APOPKA RIDGE

FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

MASTER SITE PLAN

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

DIGITAL SEAL DATE 5/12/26

MSP
SHEET TYPE
SHEET 1 OF 1
JOB # 25-007

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LOCATION MAP
S17, T21 S, R28 E

SCALE: 1"=100'

0 20 50 100 200 300

(XX) AUTO PARKING

XX TRAILER PARKING

BRONSON LAKE DR.
S88°57'48"E 403.65'
Δ=42°36'06"
R=479.50'
L=356.53'
Δ=01°01'04"
R=30000.00'
L=532.85'
692.3'
S89°58'51"E 249.77'
OWNER INFO
PCN
ZONING: PD
TEMPORARY DRAINAGE SWALE #1
S.R.429 EXPRESSWAY
CENTRAL FLORIDA
EXP. AUTHORITY
N00°33'55"E 663.72'
N89°58'26"E 543.33'
OPEN
N42°01'34"W 446.50'
S89°58'55"W 241.14'
N00°33'55"E 264.76'
S.R.429 EXPRESSWAY
CENTRAL FLORIDA
EXP. AUTHORITY
Δ=01°44'54"
R=14808.00'
L=451.86'
N43°34'16"W
104.57'
S89°54'43"W 936.11'
S.R.414 RIGHT OF WAY
DRAINAGE AREA
BUILDING 400
106,200 SF
F.F.E. 96.0 NAVD
BUILDING 500
143,000 SF
F.F.E. 94.5 NAVD
PHASE II
(THIS PHASE)
BUILDING 600
162,000 SF
F.F.E. 94.5 NAVD
PHASE IA
BUILDING 300
146,904 SF
13XX JACK JUNCTION WAY
EXISTING
BUILDING 200
146,904 SF
1360 JACK JUNCTION WAY
EXISTING
BUILDING 100
116,323 SF
1315 JACK JUNCTION WAY
LOADING DOCK
5' SIDEWALK
ADA PARKING
VAN ACCESSIBLE
SEE DETAIL
TRAILER PARKING (PHASE 1A)
EXISTING FIRE PUMP HOUSE
JACK JUNCTION WAY
51.6' SETBACK
POND
(OFF-SITE)
OWNER INFO
PCN
ZONING: PD
S46°21'42"E 646.86'
Δ=27°12'51"
R=817.50'
L=388.29'
S30°35'08"W
135.56'
S00°00'19"W 746.69'
OPEN
OPEN

DEVELOPMENT NOTES

1. ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
2. A MINOR OR MAJOR DEVELOPMENT PLAN APPLICATION SHALL BE SUBMITTED FOR EACH PHASE OF DEVELOPMENT. EACH APPLICATION SHALL ADDRESS THE REQUIREMENTS OF THE PD DISTRICT DEVELOPMENT STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE TABLE 3.7.2.E.1, UNLESS SPECIFICALLY ADDRESSED IN THIS PD PLAN.
3. OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 5.1.6A: MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
4. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH TABLE 5.2.5.B.3.0-1 - BUFFERYARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2.2(B) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
6. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
7. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
8. A CONCURRENCY APPLICATION SHALL BE SUBMITTED WITH EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
9. BUILDING SETBACKS SHALL BE MEASURED FROM PROPERTY LINES.
10. DENSITIES AND INTENSITIES WITHIN THE RIDGE PD MAY BE EXCHANGED BASED ON THE TRAFFIC EQUIVALENCY MATRIX SHOWN ON THE PD PLAN.
11. IN THE EVENT A CELL TOWER IS PLACED ON PARCEL 7, A FALL ZONE RADIUS WILL BE PROVIDED ADJACENT TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL STRUCTURES LOCATED WITHIN THE PD.
12. A COMMUNITY DEVELOPMENT DISTRICT (CDD) WILL BE ESTABLISHED FOR OWNERSHIP AND MAINTENANCE OF THE DEVELOPMENT.
13. GREEN BUILDING STANDARDS SHALL BE PROVIDED PER SECTION 5.11.4 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SPECIFIC STANDARDS WILL BE PROVIDED DURING EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
14. TREE CANOPY RETENTION STANDARDS SHALL BE CALCULATED ON THE OVERALL PD AREA AND NOT ON AN INDIVIDUAL PARCEL BASIS. TREE CANOPY CALCULATIONS SHALL BE REVIEWED DURING THE MAJOR DEVELOPMENT PLAN PROCESS. TREE CANOPY RETENTION SHALL BE MAINTAINED THROUGH EACH PHASE OF DEVELOPMENT IN ACCORDANCE WITH TABLE 5.3 .7.B.2C IN SECTION 5.3.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE. SPECIFIC TABLE CALCULATIONS WILL BE PROVIDED WITH EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
15. FENCES AND WALLS SHALL BE PERMITTED AND ADHERE TO THE STANDARDS LISTED IN SECTION 5.5 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.
16. NEIGHBORHOOD COMPATIBILITY STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.8.3 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
17. THE ACCESS, MOBILITY AND CIRCULATION STANDARDS PROPOSED SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.1.C OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
18. STREET DESIGN AND CONSTRUCTION STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • msmiley@smiley-associates.com
www.smiley-associates.com
EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REVISION NOTES

REV.	DESCRIPTION	APRV	DATE

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

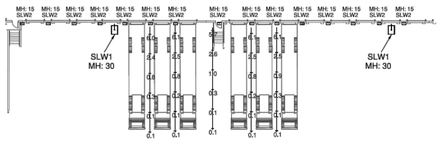
SITE PLAN

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

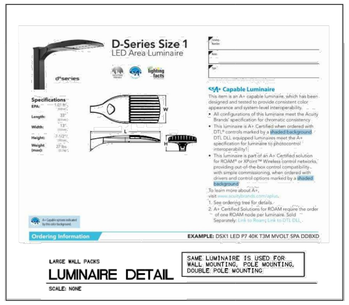
SP
SHEET TYPE
SHEET 1 OF 1
JOB # 25-007

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ENLARGED DOCK AREA WITH TRAILERS

SCALE: ONE INCH = TWENTY FEET LIGHT LEVELS SHOWN INCLUDE THE EFFECT OF SHADOWS FROM THE TRUCK TRAILERS



SLW1 FIXTURE
SAME FIXTURE FOR POLE MOUNTED LIGHTING



SLW2 FIXTURE

PHOTOMETRIC DETAIL

INDUSTRIAL AREA ONLY

DEVELOPMENT NOTES

1. ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
2. A MINOR OR MAJOR DEVELOPMENT PLAN APPLICATION SHALL BE SUBMITTED FOR EACH PHASE OF DEVELOPMENT. EACH APPLICATION SHALL ADDRESS THE REQUIREMENTS OF THE PD DISTRICT DEVELOPMENT STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE TABLE 3.7.2.E.1, UNLESS SPECIFICALLY ADDRESSED IN THIS PD PLAN.
3. OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 5.1.6A: MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
4. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH TABLE 5.2.5.B.3.D-1 - BUFFERYARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2.2(B) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
6. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
7. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
8. A CONCURRENCY APPLICATION SHALL BE SUBMITTED WITH EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
9. BUILDING SETBACKS SHALL BE MEASURED FROM PROPERTY LINES.
10. DENSITIES AND INTENSITIES WITHIN THE RIDGE PD MAY BE EXCHANGED BASED ON THE TRAFFIC EQUIVALENCY MATRIX SHOWN ON THE PD PLAN.
11. IN THE EVENT A CELL TOWER IS PLACED ON PARCEL 7, A FALL ZONE RADIUS WILL BE PROVIDED ADJACENT TO ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL STRUCTURES LOCATED WITHIN THE PD.
12. A COMMUNITY DEVELOPMENT DISTRICT (CDD) WILL BE ESTABLISHED FOR OWNERSHIP AND MAINTENANCE OF THE DEVELOPMENT.
13. GREEN BUILDING STANDARDS SHALL BE PROVIDED PER SECTION 5.11.4 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SPECIFIC STANDARDS WILL BE PROVIDED DURING EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
14. TREE CANOPY RETENTION STANDARDS SHALL BE CALCULATED ON THE OVERALL PD AREA AND NOT ON AN INDIVIDUAL PARCEL BASIS. TREE CANOPY CALCULATIONS SHALL BE REVIEWED DURING THE MAJOR DEVELOPMENT PLAN PROCESS. TREE CANOPY RETENTION SHALL BE MAINTAINED THROUGH EACH PHASE OF DEVELOPMENT IN ACCORDANCE WITH TABLE 5.3 .7.B.2C IN SECTION 5.3.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE. SPECIFIC TABLE CALCULATIONS WILL BE PROVIDED WITH EACH MINOR OR MAJOR DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.
15. FENCES AND WALLS SHALL BE PERMITTED AND ADHERE TO THE STANDARDS LISTED IN SECTION 5.5 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.
16. NEIGHBORHOOD COMPATIBILITY STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.8.3 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
17. THE ACCESS, MOBILITY AND CIRCULATION STANDARDS PROPOSED SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.1.C OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
18. STREET DESIGN AND CONSTRUCTION STANDARDS SHALL ADHERE TO THOSE LISTED IN SECTION 5.13.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GREEN BUILDING POINT SYSTEM TABLE (INDUSTRIAL ONLY)

	POINTS EARNED
LOCATION	
DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.50
ENERGY CONSERVATION	
INSTALL A "COOL ROOF" ON A MINIMUM OF 50 PERCENT OF THE DWELLING UNITS IN A SUBDIVISION. THE COOL ROOF SHALL COVER THE ENTIRE ROOF OF THE BUILDING. INSTALL A "COOL ROOF" ON A MINIMUM OF 50 PERCENT OF THE BUILDINGS IN A MULTI-BUILDING DEVELOPMENT. THE COOL ROOF SHALL COVER THE ENTIRE ROOF OF THE BUILDING (ALL BUILDINGS)	1.50
PROVIDE SKYLIGHTS IN AN AMOUNT NECESSARY TO ENSURE NATURAL LIGHTING IS PROVIDED TO AT LEAST 25 PERCENT OF THE HABITABLE ROOMS IN THE STRUCTURE	0.50
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50
WATER CONSERVATION AND WATER QUALITY	
PROVIDE RAIN GARDENS, STREET-SIDE SWALES, OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT CAPTURES A MINIMUM OF 25 PERCENT OF SITE STORMWATER RUNOFF	1.00
CREATE A SOIL MANAGEMENT PLAN FOR DEVELOPMENT SITE THAT PROMOTES STORMWATER INFILTRATION THROUGH IMPROVED ORGANIC MATTER CONTENT, REDUCED COMPACTION LEVELS, AND INCREASED INFILTRATION CAPACITY	0.50
RESILIENCY TO NATURAL HAZARDS	
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	1.50
	TOTAL POINTS = 6.00
	TOTAL REQUIRED 4.00

NOTE: SEE VHB DOCUMENTS OF DP FOR GREEN BUILDING POINT SUMMARY

SITE DATA:

PROJECT NAME	APOPKA RIDGE LOGISTICS CENTER
SITE LOCATION	1450 OCOEE APOPKA RD (1800 FT WEST)
PCNs	17-21-28-0000-00-008 17-21-28-0000-00-032 18-21-28-0000-00-013
EXISTING LAND USE DESIGNATION	VACANT/AG
PROPOSED LAND USE DESIGNATION	MIXED USE (MU)
EXISTING ZONING DISTRICT	RSF-1A; MU-ES-GT
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT (PD)
EXISTING USES	AGRICULTURE/VACANT
PROPOSE USES	INDUSTRIAL (OFFICE/WAREHOUSE)
FEMA FLOOD ZONE(S): MAP NUMBER	ZONE 'X' 12095C0120F, DATED SEPT. 25, 2009
SECTION/TOWNSHIP/RANGE	17&18/21S/28E

	UPDATED		APPROVED FOR	
	SF	AC	SF	AC
GROSS SITE AREA	3,407,293	78.203		
BUILDING AREA				
BUILDING 100	146,904	3.37	146,904	3.37
BUILDING 200	146,904	3.37	146,904	3.37
BUILDING 300	116,323	2.67	116,323	2.67
BUILDING 400	106,200	2.44	423,634	2.44
BUILDING 500	143,000	3.28	428,414	3.28
BUILDING 600	162,000	3.72	------	---
BUILDING 700	428,414	9.84	------	---
TOTAL BUILDING AREA	1,249,745	28.69	1,262,179	28.98

FAR 36.7%, APPROVED FOR 37.0%, ALLOWABLE 60%

BUILDING HEIGHT: 47.5 FT; 50 FT MAX. ALLOWABLE

PAVEMENT AREA: 35.68 ACRES
SIDEWALK AREA: 1.12 ACRES

IMPERVIOUS AREA: 65.26 ACRES OR 83.45% APPROVED FOR 83.75%, 85% ALLOWABLE

OPEN SPACE: 12.94 ACRES OR 16.55% APPROVED FOR 12.71 OR 16.25%
SEE OVERALL LAND USE TABLE FOR PD TO MEET THE 20% MINIMUM REQUIREMENT

SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
CORNER SIDE: 15 FT
REAR: 10 FT / 30 FT ADJ. TO RESIDENTIAL

PARKING REQUIRED
ANCILLARY OFFICE (3PS/1000 SF) (10% OF TOTAL BLDG SF)
0.10 X 1,249,745 SF = 124,975 SF
3 X 124,975 SF / 1000 SF = 375 SPACES
WAREHOUSE (1PS/600 SF UP TO 3000 SF THEN 1 SP/3000 SF)
3000 SF/600 SF + (1,124,771 SF - 3000 SF)/3000 SF = 374 SPACES
TOTAL REQUIRED SPACES 749 SPACES

PARKING PROVIDED 1,211 SPACES

HANDICAPPED PARKING
REQUIRED 2% OF TOTAL 25 SPACES
PROVIDED
TOTAL PROVIDED SPACES 35 SPACES

LOADING
REQUIRED (5 LS/1ST 290,000 SF + 1LS/EA. ADD 90,000 SF) 8 SPACES
PROVIDED 494 SPACES
(XX) AUTO PARKING
(XX) TRAILER PARKING

OWNER/DEVELOPER

LOGISTICS 429 AT APOPKA RIDGE, LLC
2257 VISTA PARKWAY, STE 15
WEST PALM BEACH, FL 33411
SCARPENTER@MCCRANEYPROPERTY.COM

ENGINEER

SMILEY & ASSOCIATES, INC.
1928 COMMERCE LANE, SUITE 2
JUPITER, FL 33458
561-747-8335
MSMILEY@SMILEY-ASSOCIATES.COM

ARCHITECT

C4 ARCHITECTURE
135 W. CENTRAL BLVD.
ORLANDO, FL 32801
407-363-6136
CSTRANAHAN@C4ARCHITECTURE.COM

APOPKA CITY UTILITIES

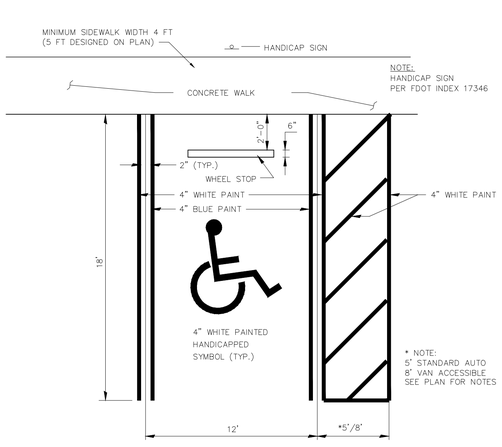
150 E. 5TH STREET
APOPKA, FL 32703
407-703-1727

DUKE ENERGY

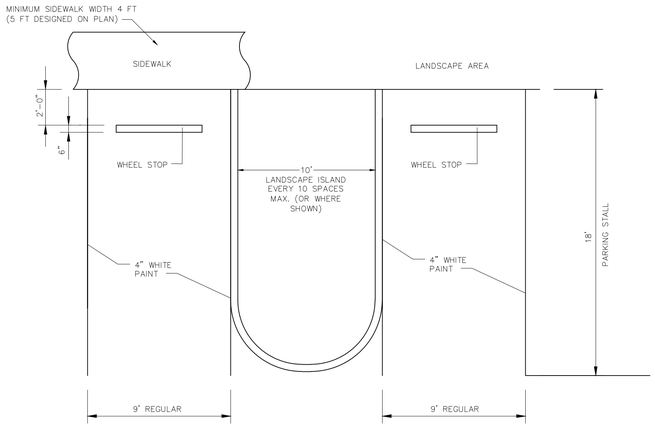
ELECTRICAL SERVICE
3250 BONNET CREEK PARKWAY
PO BOX 10000
LAKE BUENA VISTA, FL 32830

CENTURYLINK

3030 E. SEMORAN BLVD.
APOPKA, FL 32703
407-788-1388



HANDICAP PARKING STALL
SCALE: NTS



TYPICAL PARKING STALL WITH SIDEWALK
N.T.S.

TYPICAL PARKING STALL WITH LANDSCAPE
N.T.S.

LEGEND

94.0	PROPOSED ELEVATION
+94.0	EXISTING ELEVATION
	DRAINAGE FLOW ARROW
SP#1	SAMPLE POINT & NUMBER
WM	PROPOSED VALVE & WATER LINE
FIRELINE	PROPOSED VALVE & FIRE LINE
EX-WM	EXISTING VALVE & WATER LINE
S-101 / RIM / INV.	STORM STRUCTURE RIM EL. OR FLOW LINE FOR TYPE 3 OR 4 STRUC. INVERT ELEVATION
EX-STM	EXISTING CATCH BASIN & LINE
EX-STM	EXISTING MANHOLE & LINE
STM	PROPOSED STORM DRAIN & LINE
STM	PROPOSED STORM MANHOLE & LINE
	EXISTING FIRE HYDRANT WITH VALVE & TEE
	PROPOSED FIRE HYDRANT WITH VALVE & TEE
	STOP SIGN
SAN	PROPOSED SANITARY MAIN/SERVICE
EX-SAN	EXISTING SANITARY MAIN/SERVICE
	HEAVY DUTY ASPHALT PAVEMENT
	REGULAR ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SILT FENCE

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE
1	PER CITY COMMENTS	MS	7/12/21

REVISION NOTES

LOGISTICS 429
AT APOPKA RIDGE
FOR
LOGISTICS 492 AT APOPKA RIDGE, LLC
APOPKA, FLORIDA

SITE DATA

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/12/26

DIGITAL SEAL DATE 5/12/26

SD
SHEET TYPE
SHEET 1 OF 1
JOB # 26-001

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GENERAL NOTES :

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS. CABLE TELEVISION, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP SERVICES AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. 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.
5. 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 PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSPECTIONS/ REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
8. 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.
9. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELLING PUBLIC AND THE SAFETY OF HISHER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
   C. 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.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION & THE FLORIDA DEPARTMENT OF TRANSPORTATION.
   E. 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.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PIPING 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 HISHER ACTIVITIES ACCORDINGLY.
15. CONSTRUCTION MUST COMPLY WITH THE CITY OF APOPKA ENGINEERING STANDARDS MANUAL, LAND DEVELOPMENT CODE, AND CITY DETAILS. SHOULD NOTES BETWEEN THIS PLAN AND CITY STANDARDS/DETAILS SHOW DIFFERENT INFORMATION, THE MOST STRINGENT STANDARD BETWEEN THE (AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY) SHOULD BE FOLLOWED.
16. CONTRACTOR SHALL REFERENCE THE APPROVED MASTER DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION RELATIVE TO PARCEL 5. APPROVED PLANS BY VHB DATED AUGUST 26, 2021 AND APPROVED BY THE CITY OCTOBER 20, 2021.
17. RETAINING WALL SYSTEMS SHALL BE MAINTAINED BY THE OWNER OF PARCEL 5.
18. WATERMAINS DESIGNATED AS FIRE LINE BY FIRE MARSHAL MAY REQUIRE ADDITIONAL RESTRAINTS. CONTRACTOR SHALL VERIFY WITH FIRE MARSHAL PRIOR TO CONSTRUCTION. ADDITIONAL MEASURES SHALL BE INCLUDED IN BASE BID.
19. CONTRACTOR SHALL PLAN ON 2 LIFTS FOR ASPHALT UNLESS OTHERWISE NOTIFIED BY OWNER.
20. PIPE LENGTHS ARE APPROXIMATE. FIELD CONDITIONS MAY REQUIRE ADJUSTMENTS AND BE PART OF BASE BID.
21. PRIOR TO INITIATING SITE WORK, CONTRACTOR SHALL VERIFY BUILDING UTILITY POINTS OF CONNECTION WITH FINAL BUILDING PERMIT PLANS. NOTIFY A/E OF ANY DISCREPANCIES.

CLEARING AND SITE PREPARATION NOTES :

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITEEXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.
5. 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.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
7. THE DEMOLITION PLAN IS PREPARED AS AN APPROXIMATE ITMIIZATION OF MATERIAL TO BE REMOVED OR MODIFIED. IT DOES NOT LIMIT THE EXTENT OF MATERIAL TO BE REMOVED AS REQUIRED FOR THE CONSTRUCTION IN ACCORDANCE WITH THE PLANS AND NOTES.

EROSION CONTROL NOTES :

1. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTORS IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
2. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITEOFF-SITE WETLANDS (IF APPLICABLE), TO THE REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION AND NPDES GUIDELINES.
3. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
4. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.
5. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.
6. THE PROPOSED EROSION CONTROL BARRIERS MUST BE REMOVED FOLLOWING SOIL STABILIZATION.
7. THE CONTRACTOR SHALL SUBMIT NOI TO THE FDEP AND PROVIDE COPY OF NPDES COMPLIANCE TO THE ENGINEER, OWNER AND CITY PRIOR TO PRE-CONSTRUCTION MEETING. AT THE END OF CONSTRUCTION A COPY OF THE NOT NOTICE SHALL BE PROVIDED TO ENGINEER, OWNER AND OWNER.

PAVING AND GRADING NOTES :

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OWNER'S SOILS TESTING COMPANY, AND PROJECT SPECIFICATIONS. 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 AQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. 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.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS AND PROJECT SPECIFICATIONS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
5. 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.
6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED CONCRETE, ETC.)
10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346 AND THE CITY OF APOPKA REQUIREMENTS.
11. 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.
12. CONTRACTOR SHALL COORDINATE AND VERIFY ALL ADA ACCESS WAY SLOPES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY LOCATIONS WHERE SLOPES DO NOT MEET ADA REQUIREMENTS.
13. CONTRACTOR SHALL INCLUDE IN BID FINAL ADJUSTMENTS TO ALL MANHOLES AND CATCH BASIN RIMS TO FINAL FIELD GRADE.

TESTING AND INSPECTION REQUIREMENTS : (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT, TESTING SCHEDULE LOCATED ON THESE PLANS, AND PROJECT SPECIFICATIONS. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND THE 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, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
3. ALL ROCK FINISHING SHALL BE BOARDED TO THE ACCEPTANCE OF THE ENGINEER PRIOR TO TACK.

DRAINAGE SYSTEM NOTES :

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. 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.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. 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.
5. 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.

TESTING AND INSPECTION REQUIREMENTS: (DRAINAGE)

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 FOR THESE PURPOSES.
3. THE CONTRACTOR PROVIDE DENSITY TESTS AT ALL 4 SIDES OF ALL STRUCTURES IN 12" LIFTS TO THE SUBGRADE OF THE PAVEMENT SYSTEM.

SANITARY SYSTEM NOTES :

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS.

   WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP). AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LEIU OF DIP. THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.

   WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (ie. PIPES CENTERED ON THE CROSSING).

   WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION:
   MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMAL HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION:
   THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS. IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES, IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (ie. STAGGERED JOINTS).
3. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #'S: 6, 9 & 10 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
4. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION No. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM OF 4" DIAMETER. FIRE LINES/PIPES SHALL MEET NFPA STANDARDS.
5. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.
6. ALL GRAVITY SEWERS MUST BE SDR 35 PVC OR DIP CLASS 54 PIPE, EXCEPT FOR PIPE DEEPER THAN 10 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 AND ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212, (OR COMPLY WITH CITY/COUNTY STANDARDS).
7. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150, DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21. IN ACCORDANCE WITH ASTM D 2241. FORCE MAINS SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.
8. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.
9. ALL DUCTILE IRON PIPE SHALL MEET REQUIREMENTS OF AWWA C151, ANSI SPEC. A21.51.
10. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH A CREMATIC EPOXY INTREIOR LINING EQUAL TO PROTECTO 401 PER PCU TSSM 55.4.4. ALL DIP PIPE SHALL HAVE A STANDARD OUTSIDE COATING COMPLYING WITH ASTM C151-8.1, (OR COMPLY WITH CITY/COUNTY STANDARDS).
11. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6" @ 1.00%, 8" @ 0.32%.
12. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF APOPKA UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
13. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
14. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.
15. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

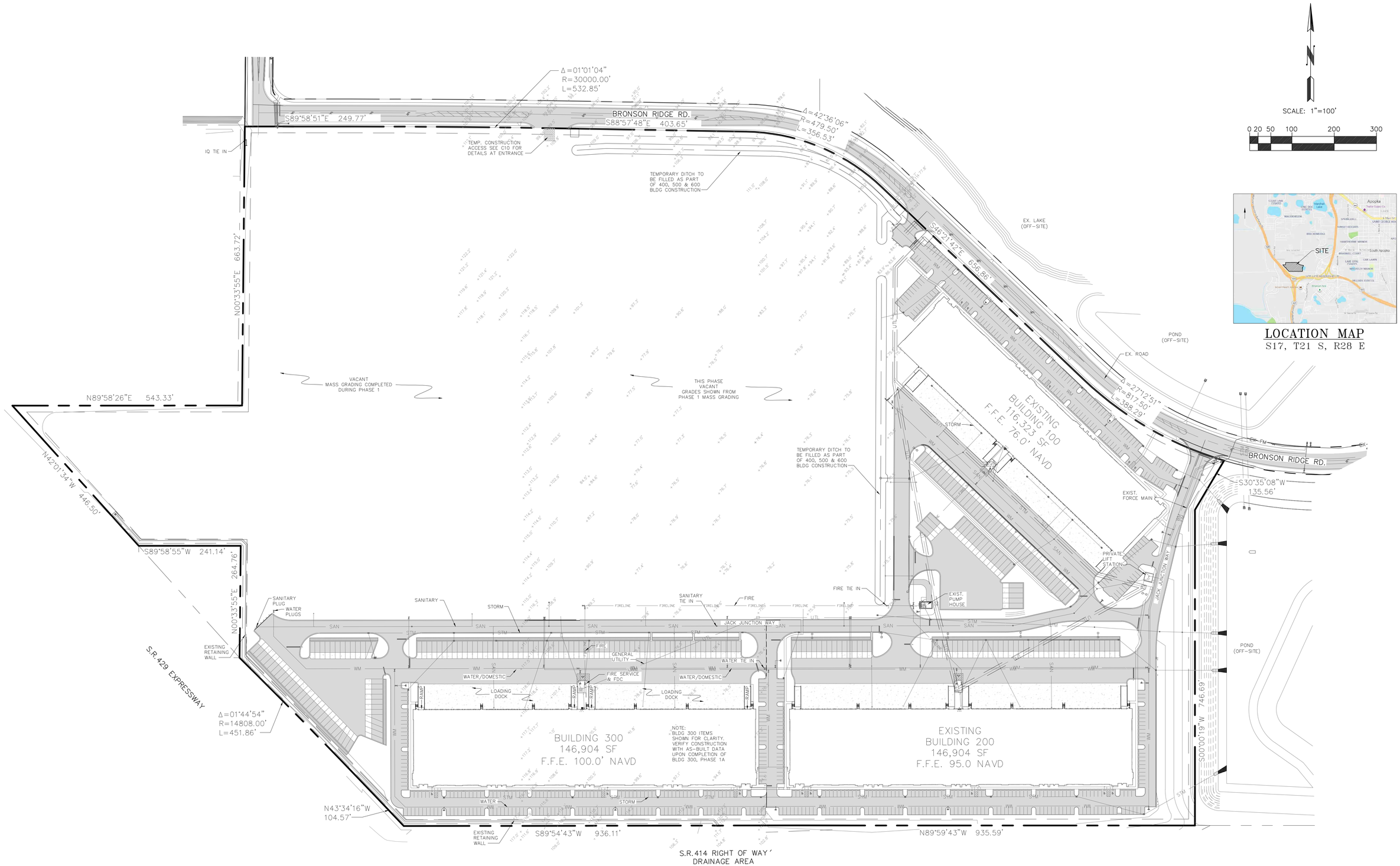
TESTING AND INSPECTION REQUIREMENTS: (SANITARY):

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. 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 AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AS WELL AS LOW PRESSURE AIR TEST FOR GAVITY MH'S IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. ALL FORCE MAINS (IF APPLICABLE) SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. TESTING AND COORDINATING PAPERWORK/REPORTS/FEES, ETC. FOR SEWER CERTIFICATION SHALL BE CONTRACTORS RESPONSIBILITY.
5. RECORD DRAWINGS SHALL BE SUBMITTED BY FL. REG. SURVEYOR TO THE ACCEPTANCE OF GOVERNING AGENCIES.

WATER SYSTEM NOTES :

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVI

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LOCATION MAP
S17, T21 S, R28 E

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

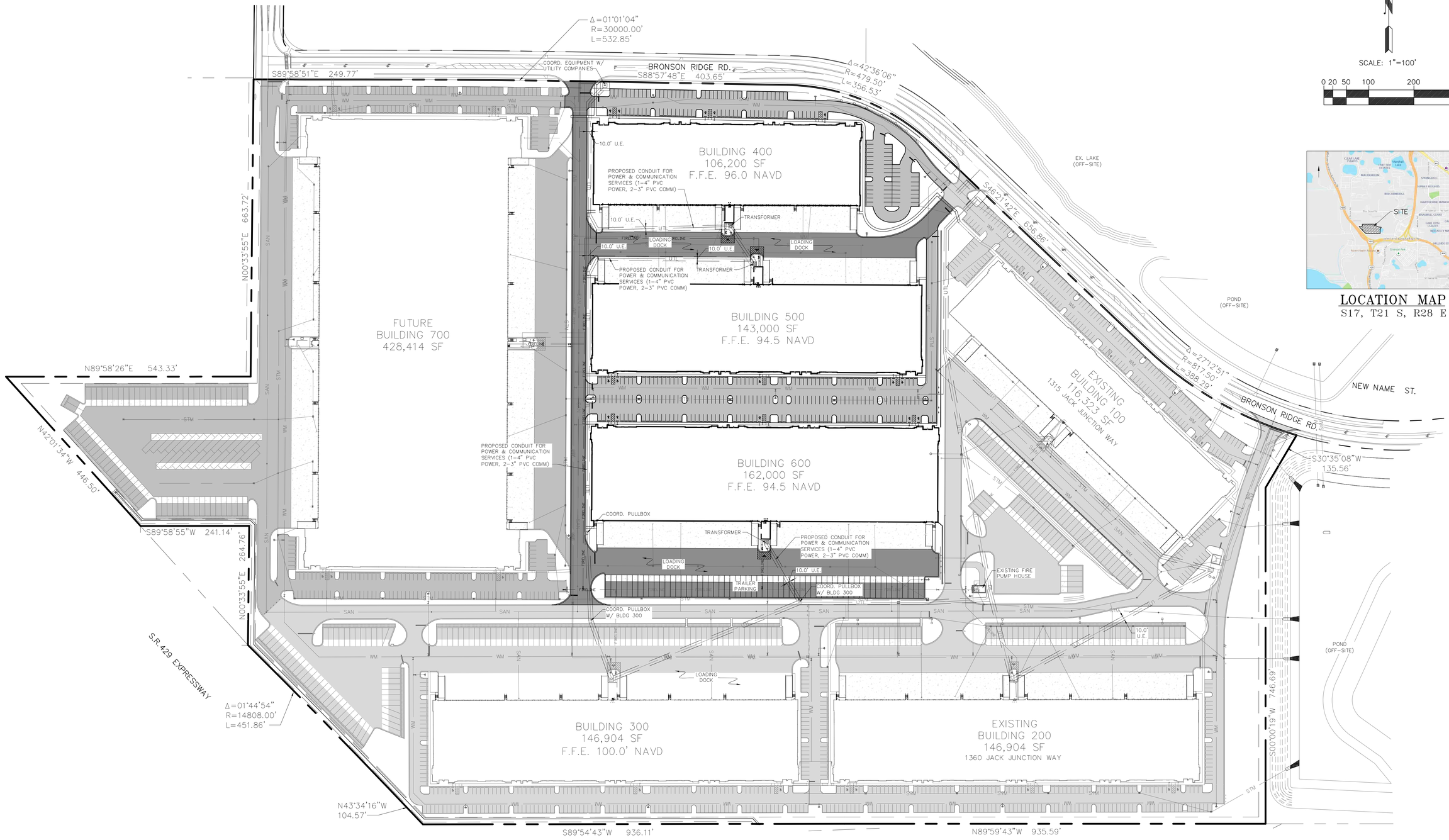
EXISTING CONDITIONS

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 5/12/26 STATE OF FLORIDA PROFESSIONAL ENGINEER

D1
SHEET TYPE
SHEET 1 OF 1
JOB # 26-001

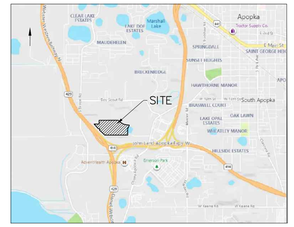
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SCALE: 1"=100'

0 20 50 100 200 300



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REV.	DESCRIPTION	APRV	DATE

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BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
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APOPKA, FLORIDA

GENERAL UTILITY PLAN

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/12/26

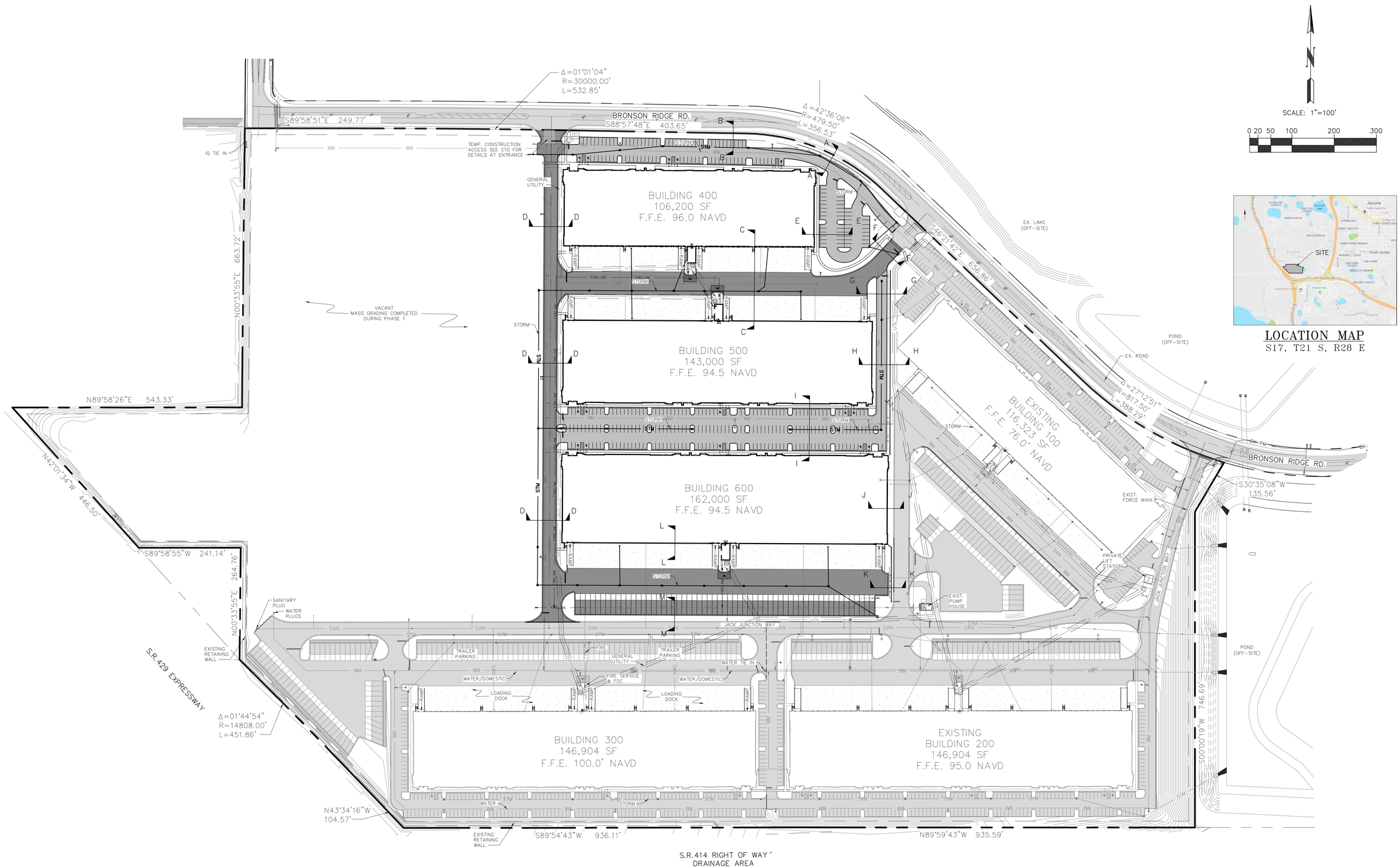
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SHEET 1 OF 1

JOB # 26-001

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PAVING, GRADING & DRAINAGE
OVERVIEW PLAN

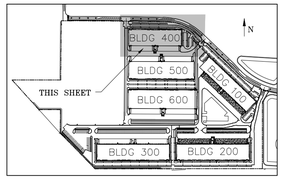
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DIGITAL SEAL DATE 5/12/26

C1.1
SHEET TYPE
SHEET 1 OF 12
JOB # 26-001

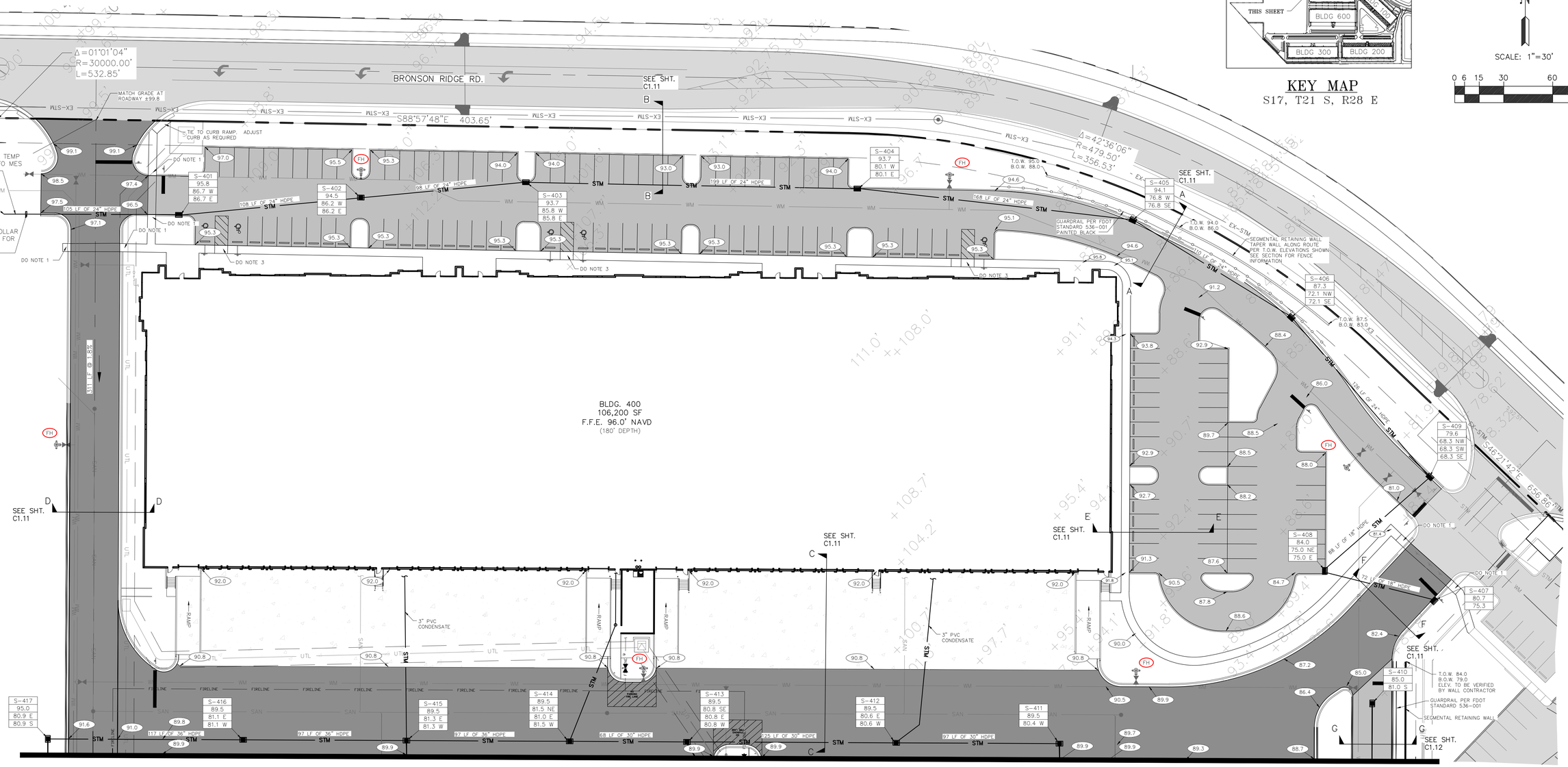
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NOTES:
1. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-E
2. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-D
3. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-C



KEY MAP
S17, T21 S, R28 E

SCALE: 1"=30'
0 6 15 30 60 90



MATCHLINE A
(SEE SHEET C1.3)

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BUILDINGS 400, 500 & 600
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PAVING, GRADING & DRAINAGE PLAN

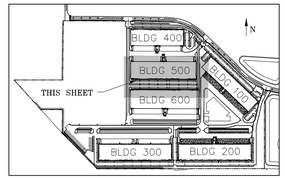
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MARK C. SMILEY LICENSE NO. 54864 ★ 5/12/26 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

C1.2
SHEET TYPE
SHEET 2 OF 12
JOB # 26-001

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2. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-D
3. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-C



KEY MAP
S17, T21 S, R28 E

SCALE: 1"=30'

0 6 15 30 60 90

MATCHLINE A
(SEE SHEET C1.3)

SEE SHT. C1.11

BLDG. 500
143,000 SF
F.F.E. 94.5' NAVD
(195' DEPTH)

SEE SHT. C1.11

SEE SHT. C1.12

EXIST. BLDG. 100
F.F.E. 76.0' NAVD

BLDG. 600
162,000 SF
F.F.E. 94.5' NAVD
(1X0' DEPTH)

MATCHLINE B
(SEE SHEET C1.4)

DRT	DRT
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CHK	MS
CADDWG	AR

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BUILDINGS 400, 500 & 600
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PAVING, GRADING & DRAINAGE PLAN

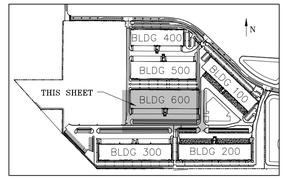
MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/12/26

DIGITAL SEAL DATE 5/12/26

C1.3
SHEET TYPE
SHEET 3 OF 12
JOB # 26-001

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NOTES:
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2. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-D
3. CONST. CURB RAMP PER FDOT INDEX 522-002, CR-C



KEY MAP
S17, T21 S, R28 E

SCALE: 1"=30'

0 6 15 30 60 90

MATCHLINE B
(SEE SHEET C1.3)

BLDG. 600
162,000 SF
F.F.E. 94.5' NAVD
(210' DEPTH)

BLDG 100 DRIVE
SEE BLDGS 100/200 LOGISTICS 429 AT APOPKA RIDGE SET FOR MORE INFORMATION

SEE SHT. C1.11

SEE SHT. C1.12

JACK JUNCTION WAY
SEE BLDG 300 LOGISTICS 429 AT APOPKA RIDGE SET FOR MORE INFORMATION

278 LF OF 36" HDPE

283 LF @ 0.42%

86 LF OF 36" HDPE

92 LF OF 42" HDPE

97 LF OF 42" HDPE

90 LF OF 42" HDPE

84 LF OF 42" HDPE

S-601: 89.8 | 80.0 N | 80.0 S

S-602: 89.8 | 79.9 N | 79.9 E

S-603: 89.8 | 79.8 W | 79.8 E

S-604: 89.8 | 79.7 W | 79.7 E

S-605: 89.8 | 79.6 W | 79.6 E

S-606: 89.8 | 79.5 W | 79.5 E

S-607: 89.8 | 79.4 W | 79.4 E

S-608: 89.8 | 79.3 W | 79.3 E

S-609: 89.8 | 79.2 W | 79.2 SE

S-60X: 88.7 | 78.92 W | 78.87 E

3" PVC CONDENSATE

COORDINATE WALL AND BUILDING FOOTING TO MAINTAIN GRADE TRANSITION

T.O.W. 91.0
B.O.W. 83.0
ELEV. TO BE VERIFIED BY WALL CONTRACTOR

SEGMENTAL RETAINING WALL

GUARDRAIL PER FDOT STANDARD 536-001

T.O.W. 90.0
B.O.W. 85.3
ELEV. TO BE VERIFIED BY WALL CONTRACTOR

MATCH GRADE ±96.4

MATCH GRADE ±96.0

MATCH GRADE ±95.0

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RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

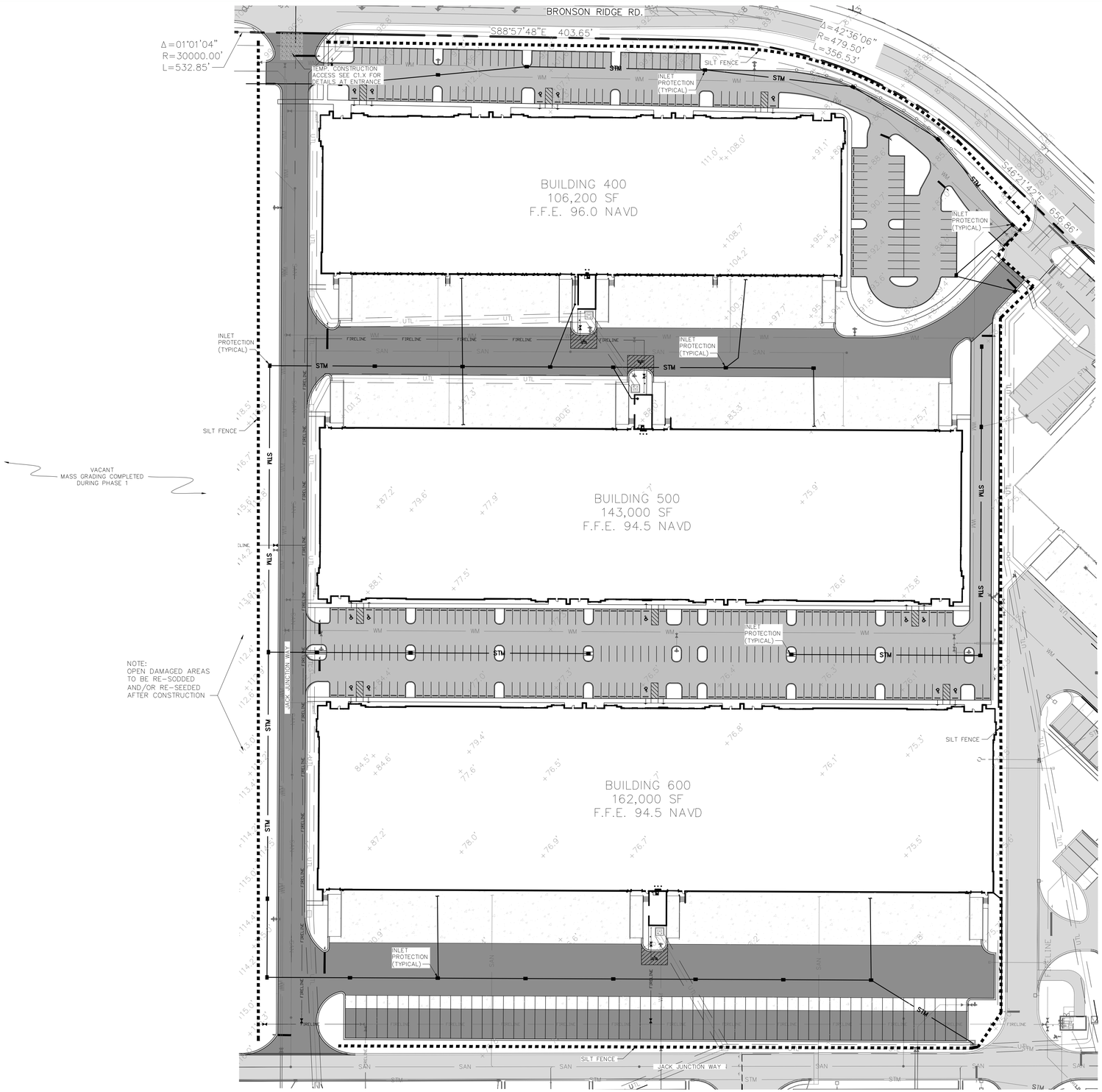
PAVING, GRADING & DRAINAGE PLAN

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C1.4
SHEET TYPE
SHEET 4 OF 12
JOB # 26-001

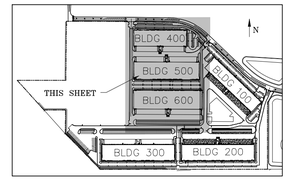
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N

SCALE: 1"=60'

0 12 30 60 120 180



KEY MAP
S17, T21 S, R28 E



LOCATION MAP
S17, T21 S, R28 E

SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • msmiley@smiley-associates.com
www.smiley-associates.com
EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

POLLUTION CONTROL PLAN

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

DIGITAL SEAL DATE 5/12/26

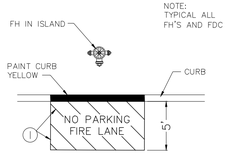
C1.5

SHEET TYPE

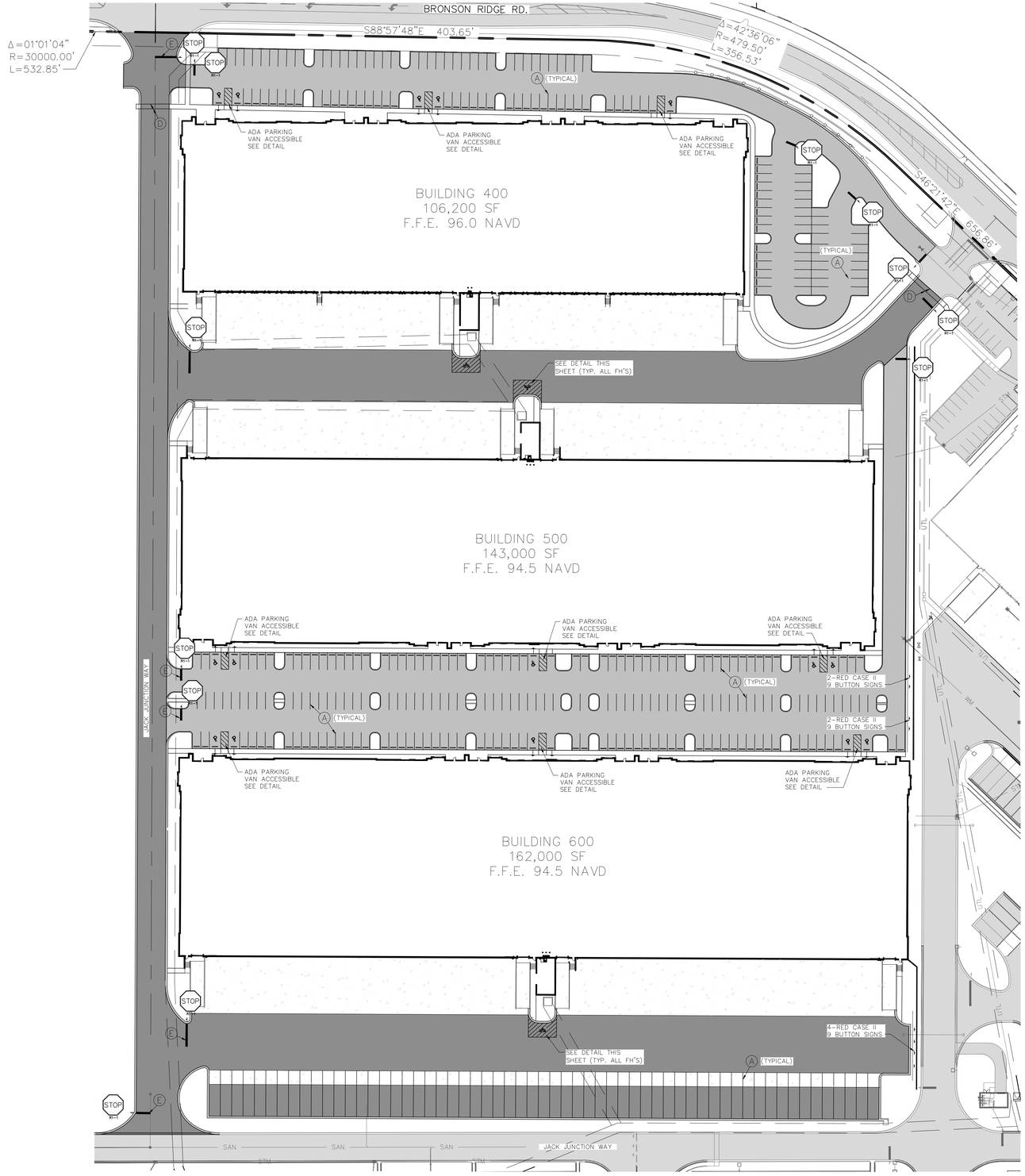
SHEET 5 OF 12

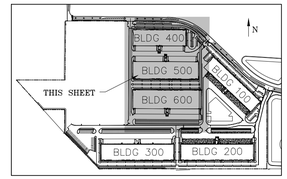
JOB # 26-001

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FIRE HYDRANT/FDC STRIPING DETAIL
SCALE: NTS





KEY MAP
S17, T21 S, R28 E



LOCATION MAP
S17, T21 S, R28 E

STRIPING KEY

A= 6" SOLID WHITE
B= 8" SOLID WHITE
C= 12" SOLID WHITE
D= 18" SOLID WHITE
E= 24" SOLID WHITE
F= 6" SKIP WHITE TYP. (10'-30')
G= 6" SKIP WHITE TYP (6'-10')
H= 6" SKIP WHITE TYP (2'-4')
I= 6" SOLID YELLOW
J= 18" SOLID YELLOW
K= 6" DOUBLE YELLOW
L= 6" SKIP YELLOW TYP. (10'-30')
M= 6" SKIP YELLOW TYP. (6'-10')
N= 6" SKIP YELLOW TYP. (2'-4')
P= RPM BI-DIRECTIONAL AMBER/AMBER
R= FDP WHITE
S= FDP YELLOW
T= RPM BI-DIRECTIONAL WHITE/RED
U= RPM BI-DIRECTIONAL RED/YELLOW

NOTE:
FIRE LANE STRIPING REQUIRED AT EACH FH AND FDC. SEE DETAIL SHEET THIS SHT.

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

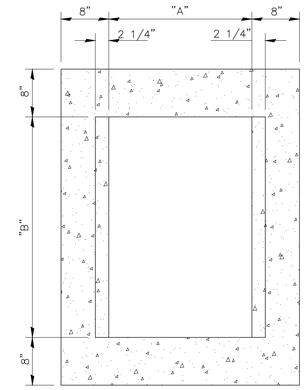
SIGNAGE & STRIPING PLAN

DIGITAL SEAL | DATE 5/12/26

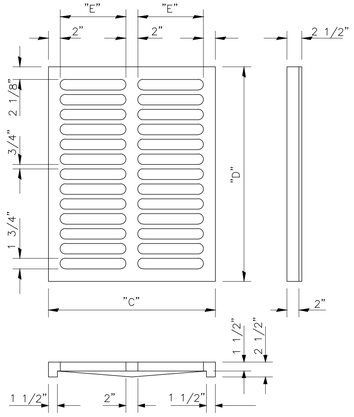
MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C1.6
SHEET TYPE
SHEET 6 OF 12
JOB # 26-001

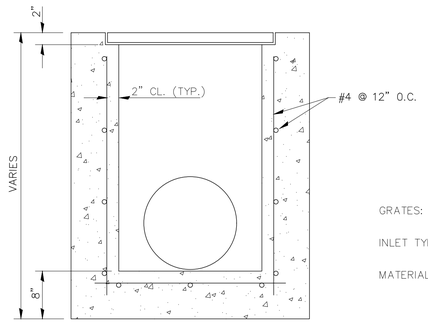
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PLAN



GRATE



SECTION

INLET TYPE	DIMENSIONS				
	"A"	"B"	"C"	"D"	"E"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"

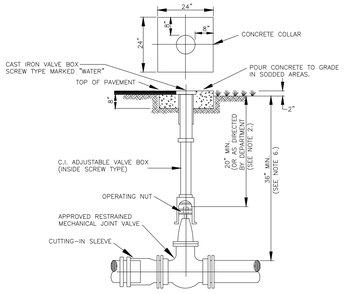
GRATES: IRON GRATES IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMODATE LARGER DIAMETER PIPE SIZE.

MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE; OR PRECAST CLASS "A" 3000 LB. CONCRETE; OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

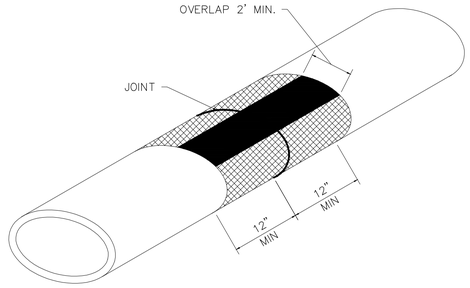
TYPE C & E INLET DETAIL (OUTSIDE ASPHALT PAVING)

SCALE: NONE

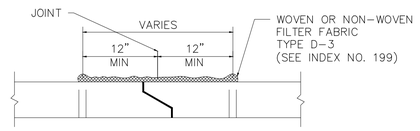


VALVEBOX IN PAVEMENT DETAIL

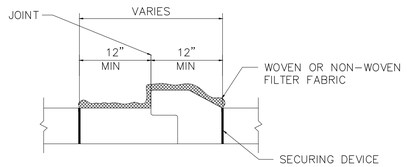
N.T.S.



ELLIPTICAL PIPE SHOWN
ISOMETRIC VIEW



ELLIPTICAL PIPE

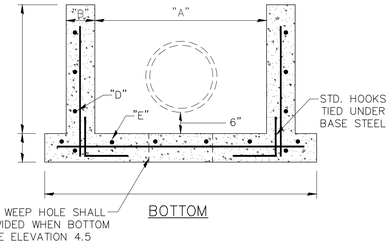


ROUND PIPE
PIPE SECTIONS

COST OF FILTERFBABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN
FILTER FABRIC JACKET
N.T.S

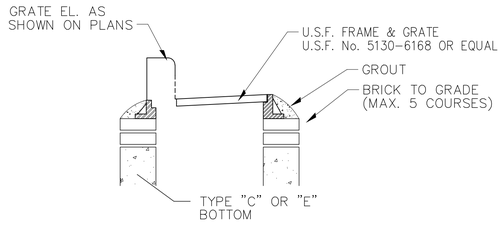
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"ø	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'-4"ø	5'-4"ø	#4 @ 6" C.C.E.W.
5'-0"ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'-4"ø	6'-4"ø	#5 @ 8" C.C.E.W.
6'-0"ø	8"	10"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	8'-4"ø	7'-4"ø	#5 @ 6" C.C.E.W.
7'-0"ø	8"	10"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	9'-4"ø	8'-4"ø	#5 @ 6" C.C.E.W.
8'-0"ø	10"	10"	2-W.W.M. W/ #4@ 12" C.C. VERT	#5 @ 6" C.C.E.W.	10'-8"ø	9'-8"ø	#5 @ 6" C.C.E.W.



BOTTOM

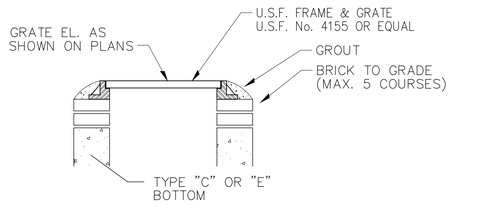
STORM MANHOLE & TYPE RI ROUND INLET

SCALE: NONE



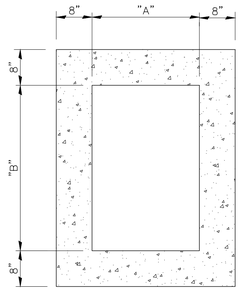
CURB INLET (HOODED GRATE)

SCALE: NONE

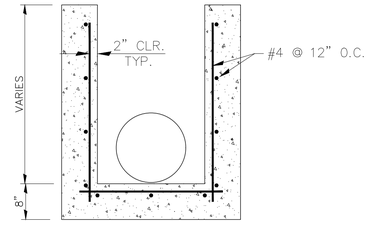


TYPE C & E TOP DETAIL

SCALE: NONE



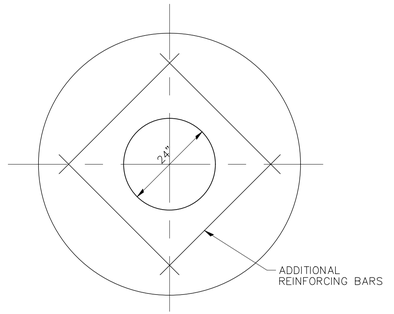
PLAN



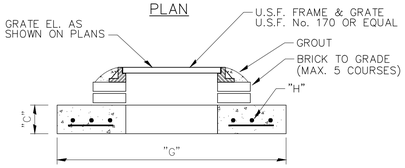
BOTTOM

TYPE C & E INLET DETAIL (IN ASPHALT PAVING)

SCALE: NONE



PLAN



STORM MANHOLE TOP

SCALE: NONE

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DRT	DRT
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CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE

FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

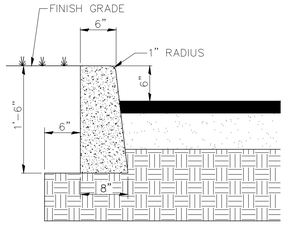
PAVING, GRADING & DRAINAGE DETAILS

DIGITAL SEAL | DATE 5/12/26

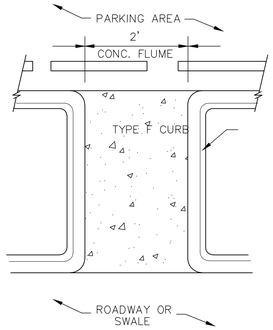
MARK C. SMILEY
LICENSE NO. 54864
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/12/26

C1.7
SHEET TYPE
SHEET 7 OF 12
JOB # 26-001

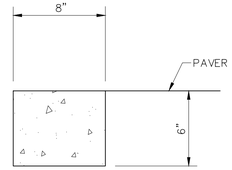
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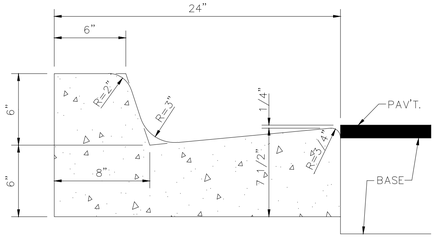
6" X 18" CONCRETE CURB
SCALE: 1" = 1'



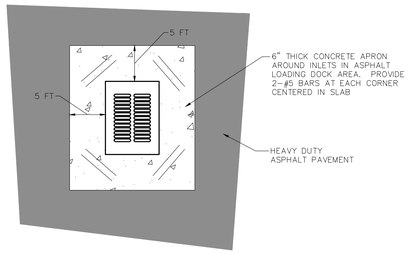
FLUME DETAIL
N.T.S.



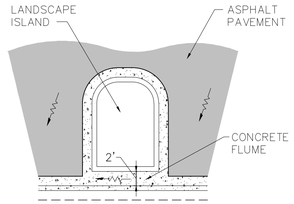
LANDSCAPE HEADER CURB
SCALE: 1" = 6"



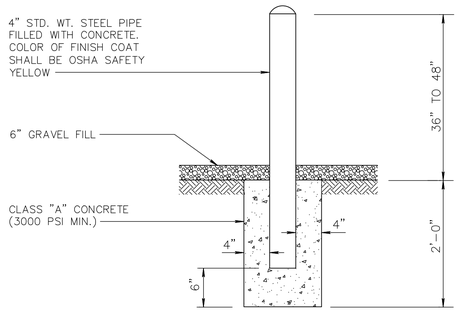
TYPE "F" CONCRETE CURB & GUTTER
SCALE: 2" = 1'-0"



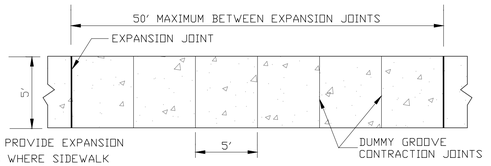
TRUCK COURT INLET DETAIL
N.T.S.



CURB BYPASS FLUME DETAIL
N.T.S.

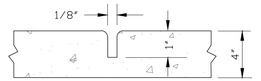


BOLLARD DETAIL
N.T.S.



NOTE: PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINT EVERY 50'.

SIDEWALK PLAN
NOT TO SCALE



CONTRACTION JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

TYPICAL SIDEWALK SECTION
NOT TO SCALE

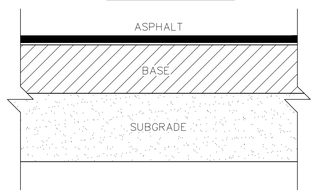
PAVEMENT SPECIFICATIONS: HEAVY DUTY ASPHALT SECTION

ASPHALT: 2.5" ASPHALTIC CONCRETE SURFACE COURSE TYPE SP9.5 IN TWO EQUAL LIFTS.

BASE: 8" CLEAN CRUSHED CONCRETE (COMPACTED IN TWO LIFTS TO 98% AASHTO T-180, LBR100) LIMEROCK CAN BE UTILIZED IN LIEU OF CRUSHED CONC.

SUBGRADE: 12" GRANULAR MATERIAL STABLIZED TO 98% AASHTO T-180 (LBR40)

SN:	
2.5" X 0.44 =	1.1
8" X 0.18 =	1.44
12" X 0.08 =	0.96
TOTAL:	3.50



HEAVY DUTY
ASPHALT PAVEMENT

STANDARD PAVEMENT SPECIFICATIONS

ASPHALT: 2.5" ASPHALTIC CONCRETE SURFACE COURSE TYPE SP9.5 IN TWO EQ. LIFTS

BASE: 6" CLEAN CRUSHED CONCRTE (COMPACTED TO 98% AASHTO T-180) WITH PRIME COAT LIMEROCK CAN BE UTILIZED IN LIEU OF CRUSHED CONC.

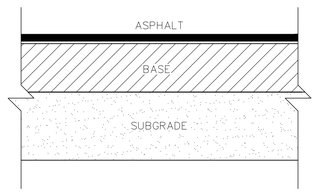
SUBGRADE: 12" GRANULAR MATERIAL STABLIZED TO 98% AASHTO T-180 (LBR40)

SN:	
2.5" X 0.44 =	1.10
6" X 0.18 =	1.08
12" X 0.08 =	0.96
TOTAL:	3.14

CONCRETE SIDEWALK SPECIFICATIONS:

4" CONCRETE SIDEWALK (FINE BROOM FINISH)

COMPACTED SUBGRADE 95% PER AASHTO T-99.
CONCRETE REINFORCING - 6" X 6" X 10/10 GALVANIZED WOVEN WIRE MESH OR FIBER AT DRIVES



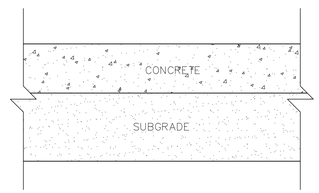
LIGHT DUTY
ASPHALT PAVEMENT

CONCRETE:

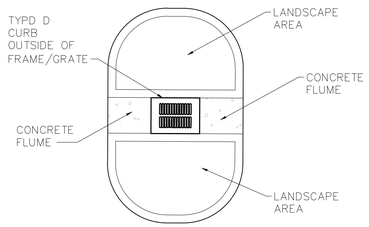
CONCRETE: 6" CONCRETE SLAB ON GRADE REINF. W/ 6X6 W2.8XW2.8 WWF, 4000 PSI @ 28 DAYS

SUBGRADE: 12" GRANULAR MATERIAL STABLIZED TO 98% AASHTO T-180 (LBR40)

ALTERNATE #2
CONCRETE: 7" CONCRETE SLAB ON GRADE REINF.



CONCRETE PAVEMENT SECTION



ISLAND FLUME DETAIL
N.T.S.

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561-596-0562 • msmiley@smiley-associates.com
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REVISION NOTES

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LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

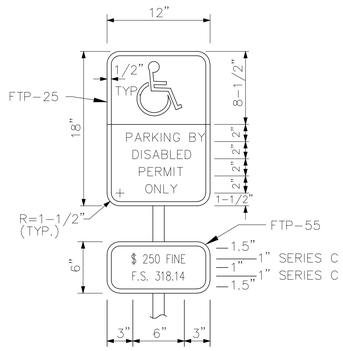
PAVING, GRADING & DRAINAGE DETAILS

MARK C. SMILEY
LICENSE
NO. 54864
5/12/26
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DIGITAL SEAL DATE 5/12/26

C1.8
SHEET TYPE
SHEET 8 OF 12
JOB # 26-001

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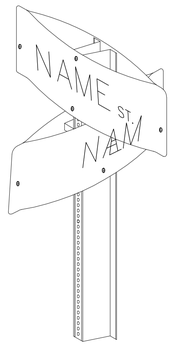
Notes: Sign FTP-20-04

1. All letters are 1" Series "C".
2. Top portion of sign shall have a reflectorized blue background with white reflectorized legend & border.
3. Bottom portion of sign shall have a reflectorized white background with black opaque legend & border.

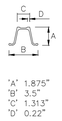
Notes: Sign FTP-22-04

1. All letters are 1" Series "C".
2. Background white, legend and border black.

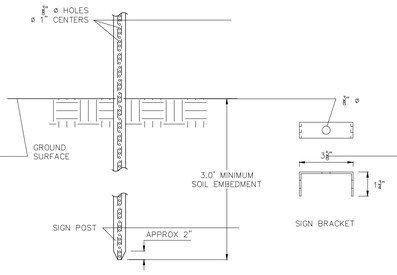
HANDICAP SIGN
SCALE: NONE



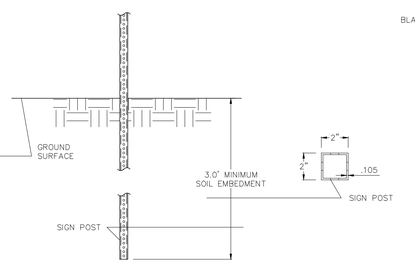
ISOLMETRIC VIEW



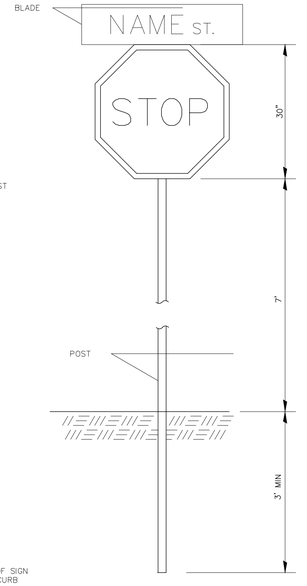
CHANNEL POST



STEEL FLANGED CHANNEL POST DETAILS



STEEL SQUARE TUBE POST DETAILS



GENERAL SPECIFICATIONS

FLATE BLADE: ALCOA #86054.606.3-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3677 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS – 9" & 12" MIN H, 24", 30" OR 36" L.

LETTERS: NAME – 6" & 9" SERIES 'B' #3870 HIGH INTENSITY (SILVER) OR EQUAL – SUFFIX – 4.5" SERIES AS ABOVE.

POST: STEEL FLANGED CHANNEL POST 3LBS. PER FOOT BACKED GREEN ALKYD OR GALVANIZED FINISH PER A.S.T.M. A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 11865.

BRACKETS SHALL BE ATTACHED FIRMLY ON THE STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 7/16" DIAMETER HEX HEAD BOLTS.

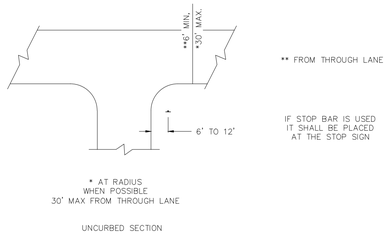
STOP SIGN: R1-1 MUTCD – 30" (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDIACTED ON THE PLANS.

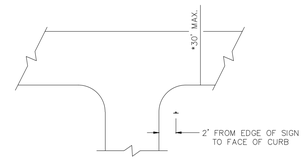
POLICY: 9" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BALDES WITH 9" LETTERS
–THOROUGHFARE ROADS FOUR LANES OR WIDER.
–TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.

ONLY ONE BLADE WILL BE USED INDICATEING THE SIDE STREET NAME.

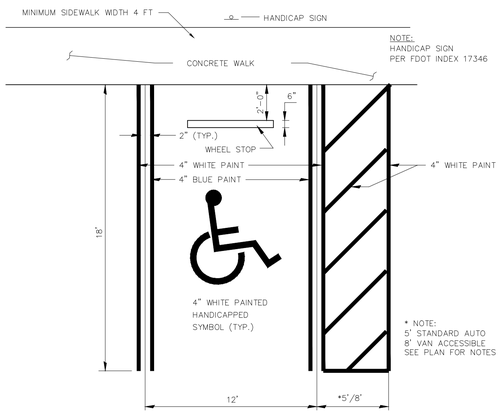


TYPICAL STOP SIGN PLACEMENT



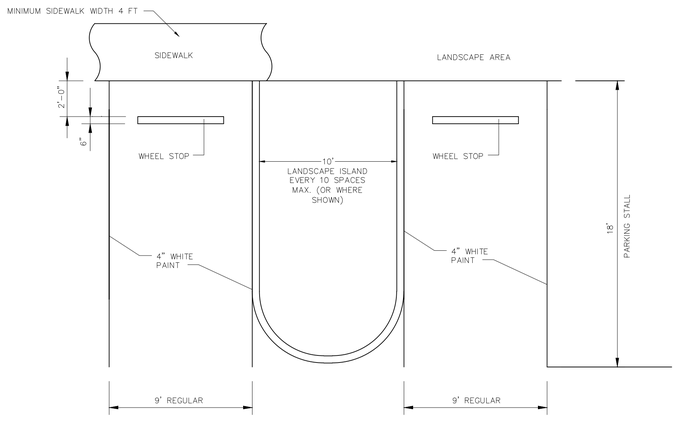


STREET NAME SIGN
(SNS) OR (D-3)



NOTES:
1. PARKING SPACES ADJACENT TO BUILDING SHALL INCLUDE WHEELSTOPS.
2. PARKING SPACES ADJACENT TO INTERNAL WALKS SHALL INCLUDE WHEELSTOPS TO ENSURE MINIMUM SIDEWALK WIDTH OF 4 FT.

HANDICAP PARKING STALL
SCALE: NTS



TYPICAL PARKING STALL WITH SIDEWALK
N.T.S.

TYPICAL PARKING STALL WITH LANDSCAPE
N.T.S.

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www.smiley-associates.com
EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

STRIPING & SIGNAGE DETAILS

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C1.9
SHEET TYPE
SHEET 9 OF 12
JOB # 26-001

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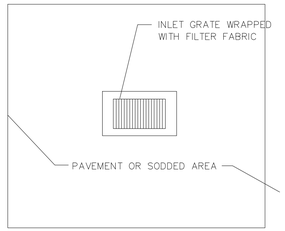
NOTES:

1. ALL STORM SEWER INLET GRATES TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION.

2. CUT AND FILL SLOPES TO BE CONSTRUCTED IN A MANNER THAT WILL PROVIDE FOR DRAINAGE TOWARD THE CENTER OF THE PROJECT AND A POLLUTION PREVENTION DEVICE. WHERE THIS IS NOT POSSIBLE SILT FENCES IWLL BE PROVIDED SUCH THAT ALL RUNOFF FROM THE SITE WILL PASS THRU A POLLUTION PREVENTION DEVICE PRIOR TO DISCHARGE.

3. FLOATING TURBIDITY BARRIERS TO BE USED WHEN INSTALLING OUTFALL PIPES INTO EXISTING LAKES OR CANALS AND DURING ANY DEWATERING PROCESSES WHICH DISCHAGES DIRECTLY INTO LAKES.

4. CONSTRUCTION VEHICLE ACCESS ROUTES SHALL BE SWEPT CLEAN OF SEDIMENT, CONCRETE AND OTHER CONSTRUCTION MATERIALS ON A WEEKLY BASIS. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THE TRUCK WASH AREA PRIOR TO EXITING THE SITE TO REMOVE ANY SEDIMENT AND PREVENT SEDIMENT FROM ENTERING ROAD.

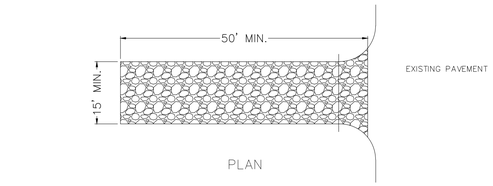


INLET PROTECTION

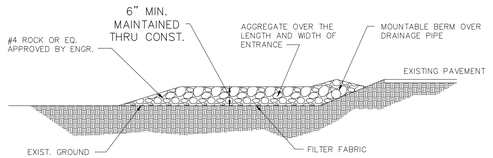
SCALE: NONE

DESIGN CRITERIA:

1. A STABILIZED CONSTRUCTION ENTRANCE (SCE) IS APPROPRIATE IN THE FOLLOWING LOCATIONS:
   A. WHEREVER VEHICLES ARE LEAVING A CONSTRUCTION SITE AND ENTER ONTO A PUBLIC ROAD.
   B. AT ANY UNPAVED ENTRANCE/EXIT LOCATION WHERE THERE IS RISK OF TRANSPORTING MUD OR SEDIMENT ONTO PAVED ROAD.
2. THE WIDTH SHOULD BE AT LEAST 10 FEET TO 12 FEET OR AS WIDE AS THE ENTIRE WIDTH OF THE ACCESS. AT SITES WHERE TRAFFIC VOLUME IS HIGH, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY.
3. RUNOFF FROM A STABILIZED CONSTRUCTION ENTRANCE SHOULD DRAIN TO A SEDIMENT TRAP OR SEDIMENT BASIN.
4. PRIOR TO PLACING GEOTEXTILE (FILTER FABRIC) MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.
5. INSPECT THE STABILIZED CONSTRUCTION ENTRANCE ON A REGULAR BASIS AND AFTER THERE HAS BEEN A HIGH VOLUME OF TRAFFIC OR STORM EVENT. APPLY ADDITIONAL STONE PERIODICALLY AND WHEN REPAIR IS REQUIRED.
6. IMMEDIATELY REMOVE SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO THE PUBLIC ROADWAY.



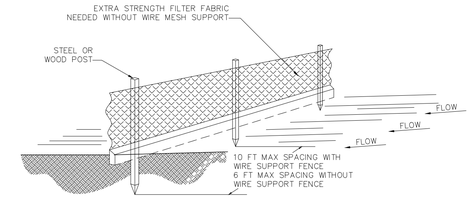
PLAN

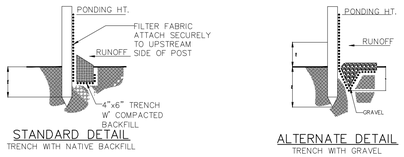


PROFILE

STABLIZED CONSTRUCTION ENTRANCE

N.T.S.





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

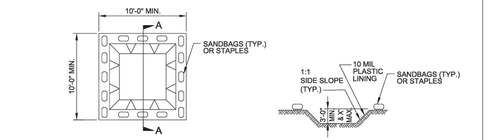
SILT FENCE DETAIL

N.T.S.

STORMWATER POLLUTION PREVENTION NOTES

1. THIS PLAN SHALL BE AVAILABLE ON-SITE AT ALL TIMES DURING THE SITEWORK CONSTRUCTION.
2. THE "LIMITS OF DISTURBANCE" LINE SHOWN ON THIS PLAN INDICATES THE POINT BEYOND WHICH THE EXISTING VEGETATION SHOULD NOT BE IMPACTED.
3. STORMWATER POLLUTION PREVENTION MEASURES SHOWN HEREIN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ERECTING AND MAINTAINING AN EROSION AND SEDIMENT CONTROL SYSTEM TO MEET ORANGE COUNTY, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND FDEP NPDES REQUIREMENTS.
4. EACH AREA OF THE SITE SHALL NOT BE DISTURBED UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. DISTURBED AREAS SHALL BE COVERED OR STABILIZED AS SOON AS POSSIBLE.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREA THEY PROTECT HAS BEEN SODDED, PAVEMENT HAS BEEN PLACED, OR THE AREA IS OTHERWISE COMPLETELY STABILIZED.
6. ALL DISTURBED AREAS OF THE SITE SHALL BE INSPECTED BY QUALIFIED PERSONNEL OF THE RESPONSIBLE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE TO ASSESS THE INTEGRITY OF THE EROSION AND SEDIMENT CONTROLS. THE INSPECTOR SHALL NOTE ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES IN AN INSPECTION REPORT. PROBLEM AREAS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.
7. THE CONTRACTOR SHALL KEEP A RECORD OF CONSTRUCTION ACTIVITIES INCLUDING DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREAS, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, WHETHER TEMPORARILY OR PERMANENTLY, AND DATES WHEN AN AREA IS STABILIZED.
8. IF A CHANGE IN CONSTRUCTION SCHEDULE OCCURS OR THIS PLAN PROVES, THROUGH REGULAR INSPECTIONS, TO BE LACKING, SMILEY & ASSOCIATES, INC. SHALL BE NOTIFIED SO THAT PLAN MODIFICATIONS CAN BE MADE.
9. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO ALLOW RAINFALL RUNOFF DIRECTLY FROM THE PROJECT SITE.
10. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
11. IF, AFTER FOURTEEN DAYS, GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THOSE AREAS SHALL BE REWORKED AND ADDITIONAL SEED OR SOD APPLIED TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. FOR WET STORMWATER PONDS, THE POND SLOPES SHALL BE SOLID SODDED TO THE NORMAL CONTROL ELEVATION.
13. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOLID SODDED. OTHER NON-POND AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED AND STAKED AS NECESSARY.
14. TURF REINFORCEMENT MATS SHALL BE INSTALLED WHERE STORMWATER PIPES OUTFALL AT GRADE OR IN SPREADER SWALES.
15. IF CONSTRUCTION OCCURS ALONG A WATER BODY, TURBIDITY BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX 103.
16. A NOTICE OF TERMINATION FOR THE NPDES CONSTRUCTION GENERAL PERMIT SHALL BE SUBMITTED TO THE FDEP NPDES STORMWATER NOTICES CENTER WITHIN 14 DAYS OF THE DATE WHEN ALL AREAS OF THE SITE NOT OTHERWISE COVERED BY A PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER.

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER

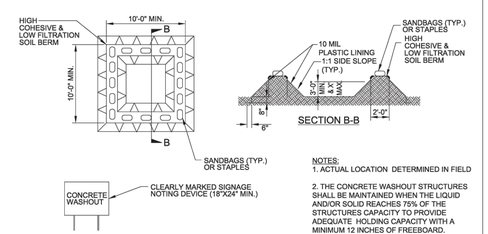


SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



SECTION B-B

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

CONCRETE WASH OUT AREA DETAIL

N.T.S.

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www.smiley-associates.com
EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

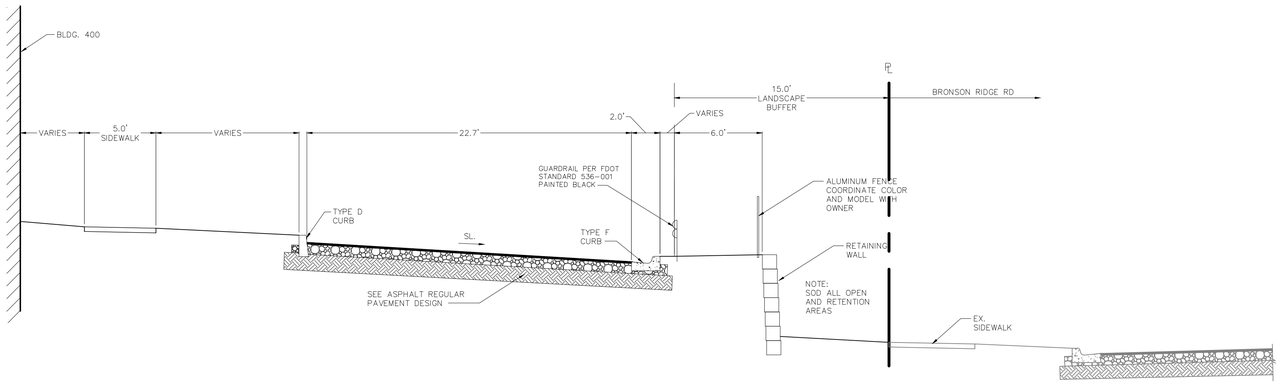
POLLUTION CONTROL DETAILS

DIGITAL SEAL | DATE 5/12/26

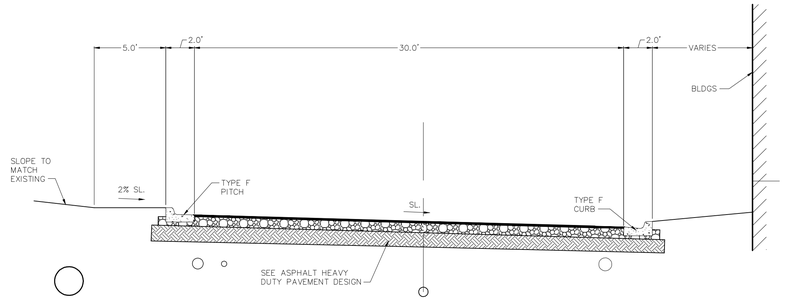
MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C1.10
SHEET TYPE
SHEET 10 OF 12
JOB # 26-001

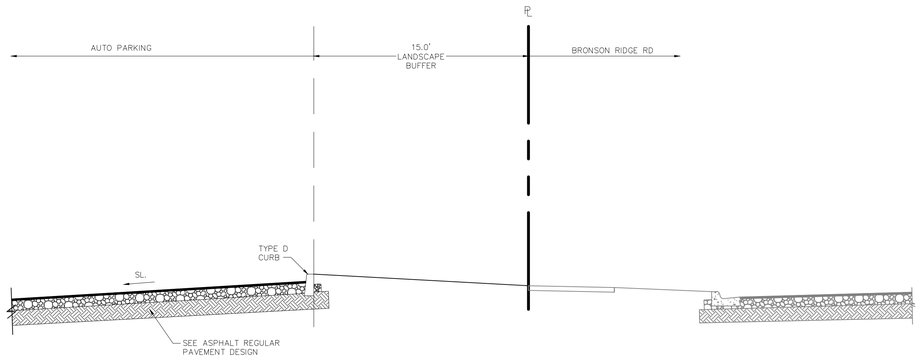
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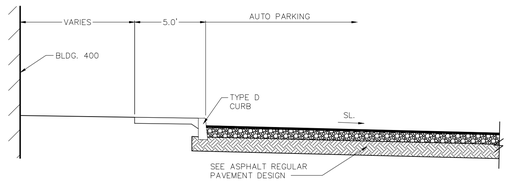
SECTION A–A
SCALE: 1"=5'



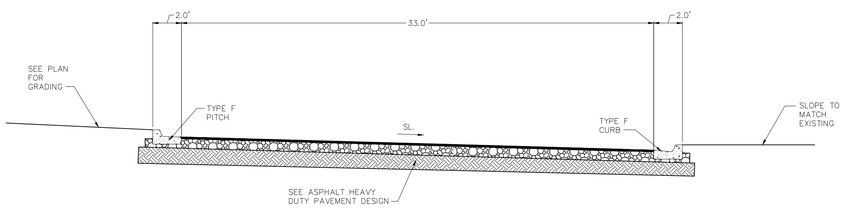
SECTION D–D
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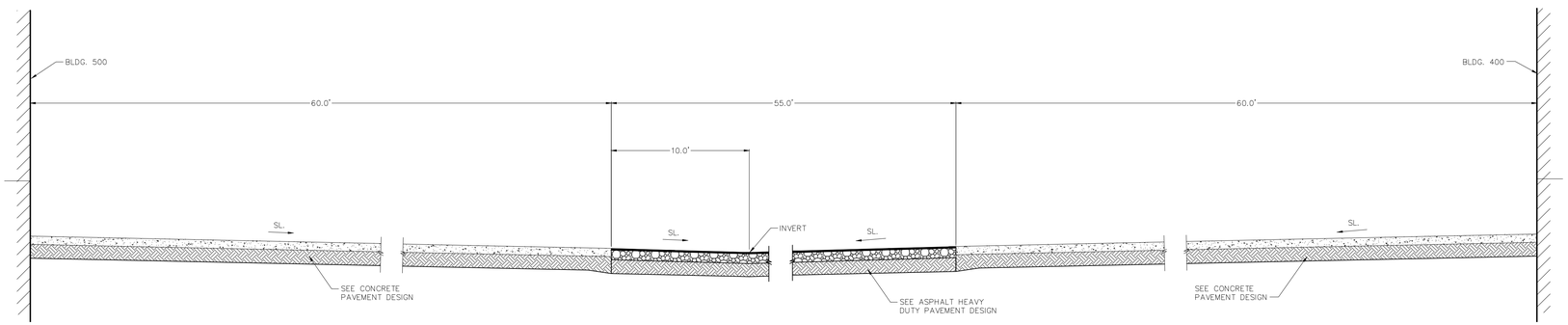
SECTION B–B
SCALE: 1"=5'



SECTION E–E
SCALE: 1"=5'



SECTION F–F
SCALE: 1"=5'



SECTION C–C
SCALE: 1"=5'

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DRT	DRT
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REV.	DESCRIPTION	APRV	DATE

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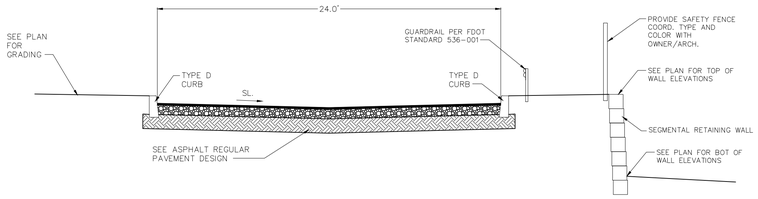
SECTIONS

DIGITAL SEAL | DATE 5/12/26

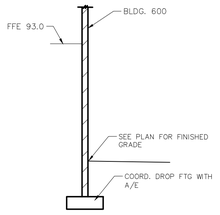
MARK C. SMILEY
LICENSE
NO. 54864
5/12/26
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

C1.11
SHEET TYPE
SHEET 11 OF 12
JOB # 26-001

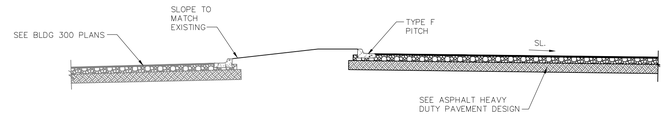
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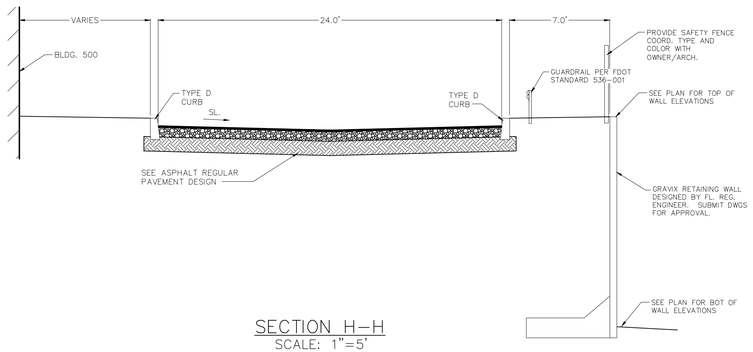
SECTION G–G
SCALE: 1"=5'



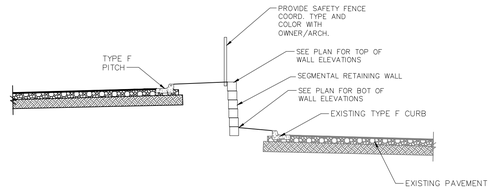
SECTION J–J
SCALE: 1"=5'



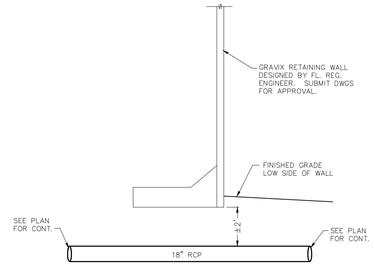
SECTION M–M
SCALE: 1"=5'



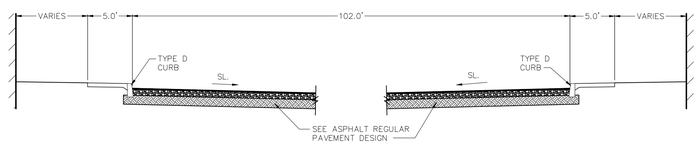
SECTION H–H
SCALE: 1"=5'



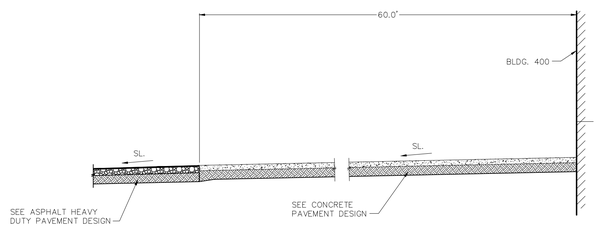
SECTION K–K
SCALE: 1"=5'



STM – WALL CROSSING DETAIL
SCALE: 1"=5'



SECTION I–I
SCALE: 1"=5'



SECTION L–L
SCALE: 1"=5'

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DRT	DRT
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CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
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RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

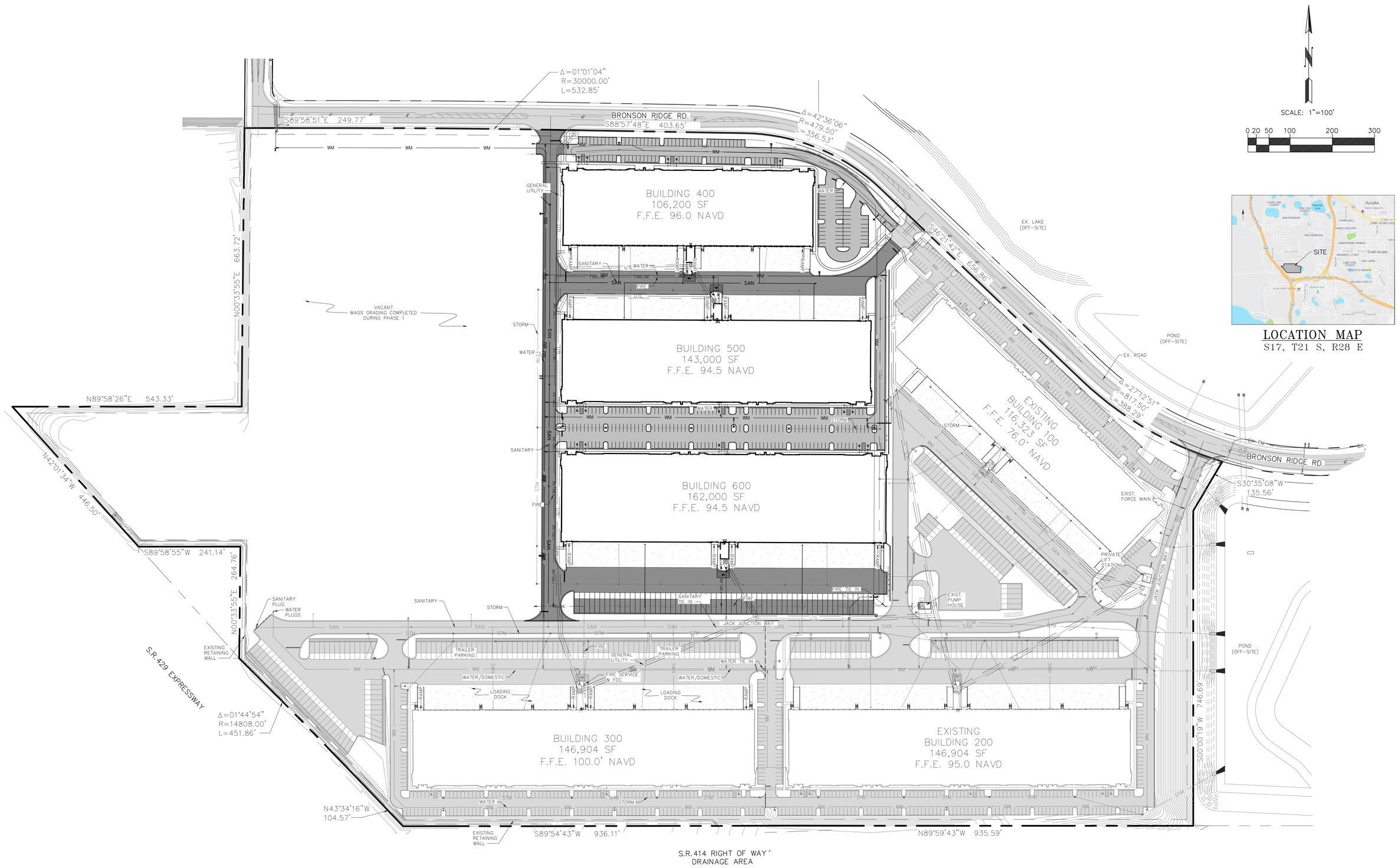
SECTIONS

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C1.12
SHEET TYPE
SHEET 12 OF 12
JOB # 26-001

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SCALE: 1"=100'

0 20 50 100 200 300

LOCATION MAP
S17, T21 S, R28 E

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www.smiley-associates.com
EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REVISION NOTES

REV.	DESCRIPTION	APRV	DATE

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

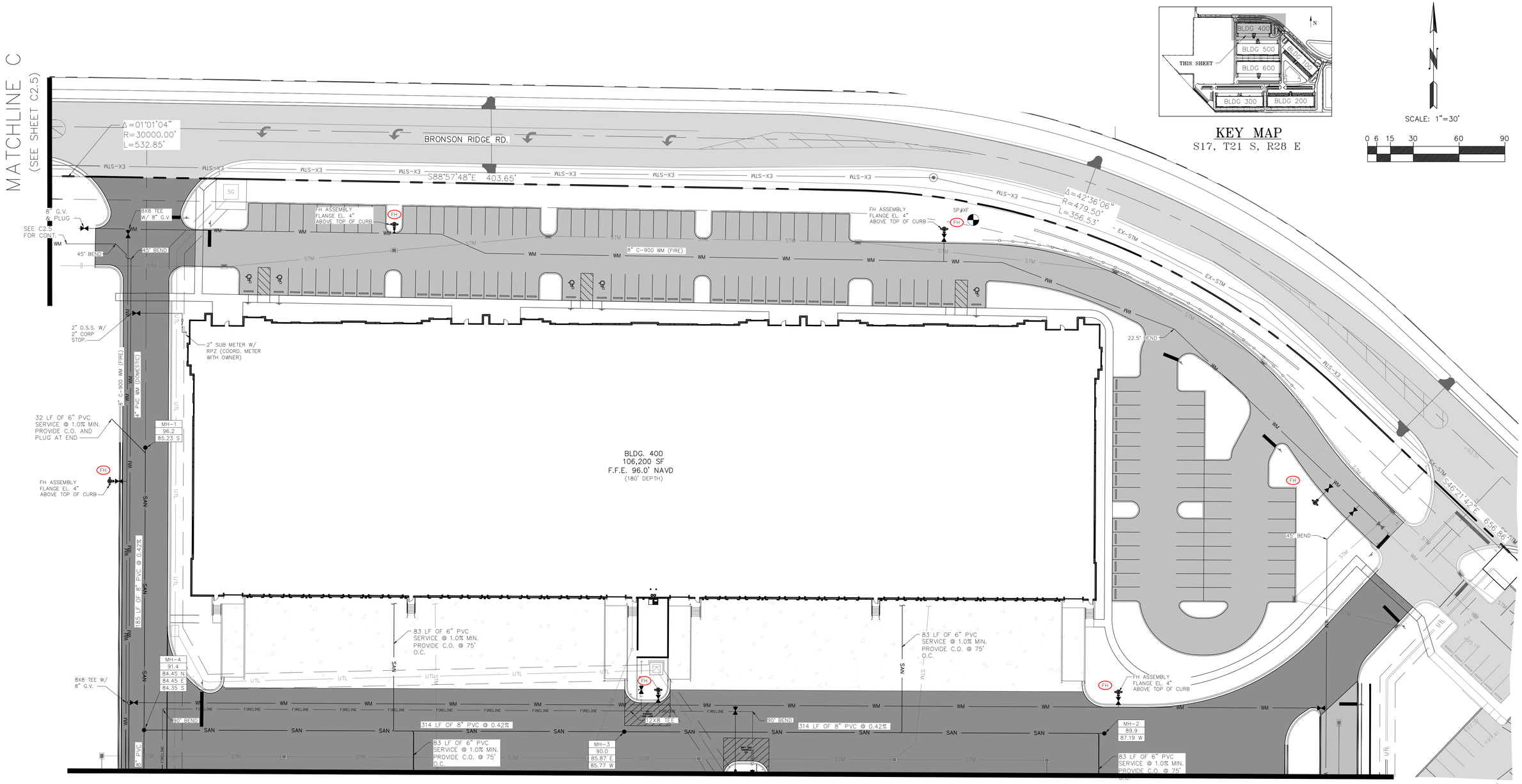
WATER & SEWER
OVERVIEW PLAN

MARK C. SMILEY
LICENSE
NO. 54864
5/12/26
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DIGITAL SEAL DATE 5/12/26

C2.1
SHEET TYPE
SHEET 1 OF 9
JOB # 25-007

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KEY MAP
S17, T21 S, R28 E

SCALE: 1"=30'

0 6 15 30 60 90

MATCHLINE A
(SEE SHEET C2.3)

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REVISION NOTES

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FOR
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APOPKA, FLORIDA

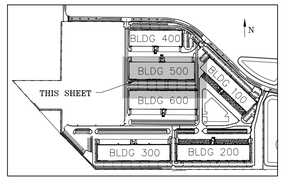
WATER & SEWER PLAN

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C2.2
SHEET TYPE
SHEET 2 OF 9
JOB # 26-001

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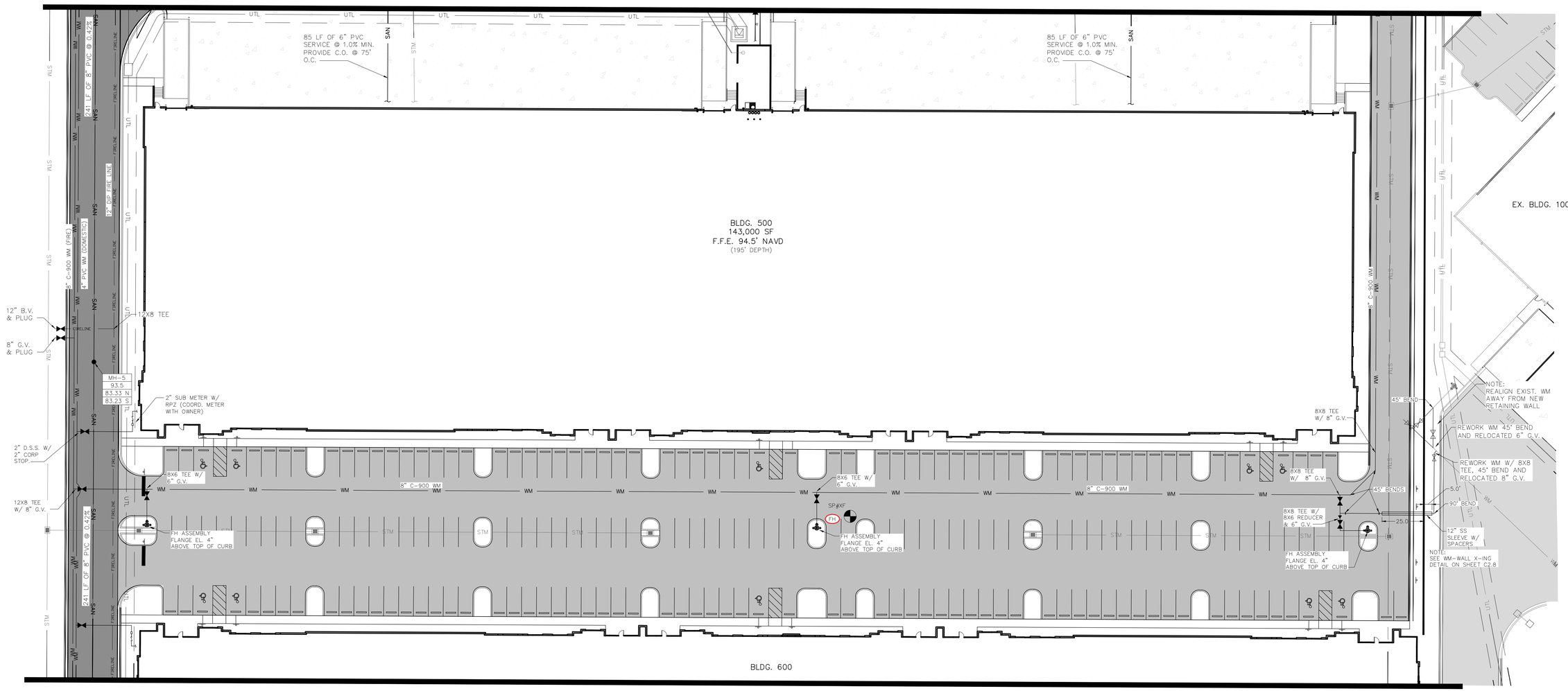


KEY MAP
S17, T21 S, R28 E

SCALE: 1"=30'

0 6 15 30 60 90

MATCHLINE A
(SEE SHEET C2.3)



MATCHLINE B
(SEE SHEET C2.4)

MH-X
XX.X
82.21 N
82.11 S

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REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

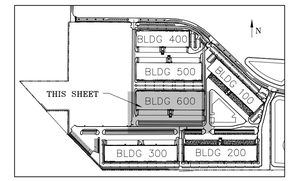
WATER & SEWER PLAN

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C2.3
SHEET TYPE
SHEET 3 OF 9
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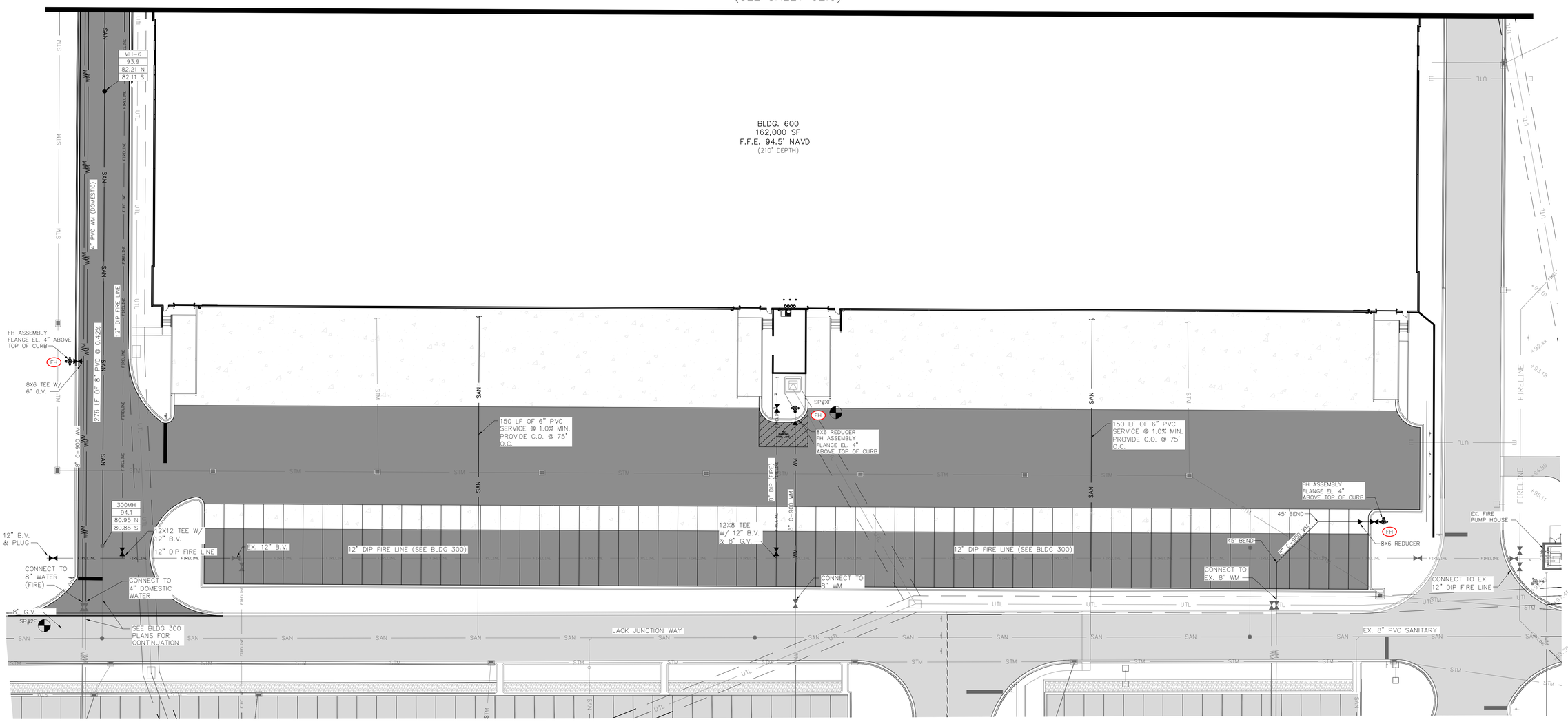
KEY MAP
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N

SCALE: 1"=30'

0 6 15 30 60 90

MATCHLINE B
(SEE SHEET C2.3)



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REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

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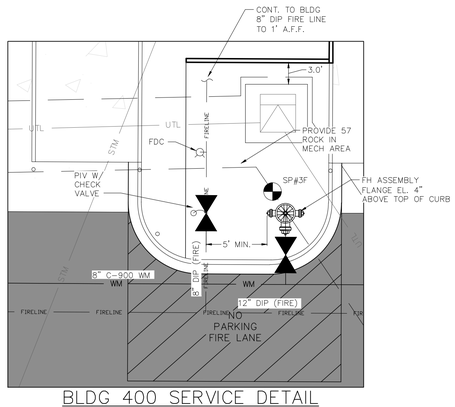
WATER & SEWER PLAN

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY
LICENSE NO. 54864
5/12/26
STATE OF FLORIDA
PROFESSIONAL ENGINEER

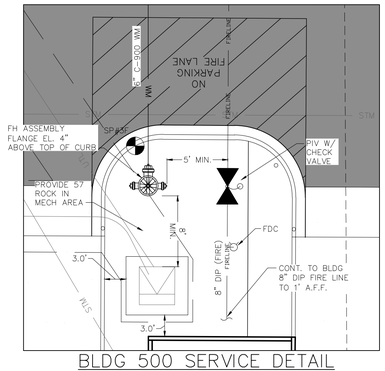
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SHEET 4 OF 9
JOB # 26-001

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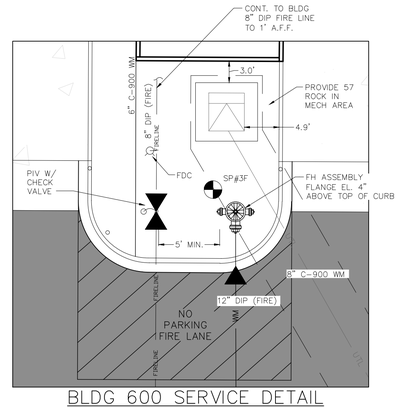
BLDG 400 SERVICE DETAIL

SCALE: 1"=10'



BLDG 500 SERVICE DETAIL

SCALE: 1"=10'

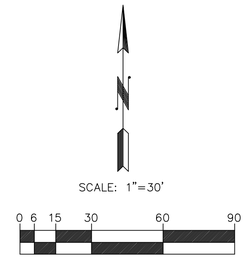


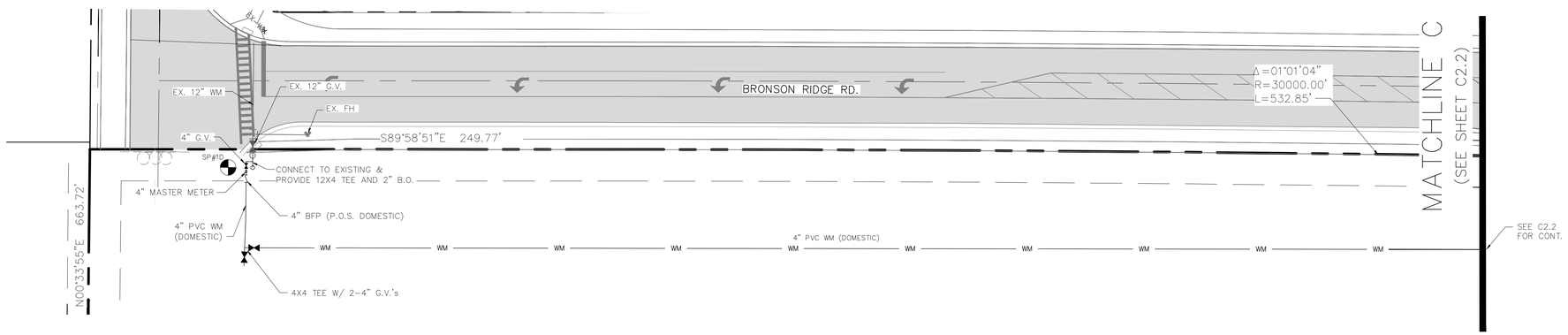
BLDG 600 SERVICE DETAIL

SCALE: 1"=10'

KEY MAP

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REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE

FOR

RIDGE 429 OWNER, LLC

APOPKA, FLORIDA

WATER & SEWER DETAILS

DIGITAL SEAL

DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

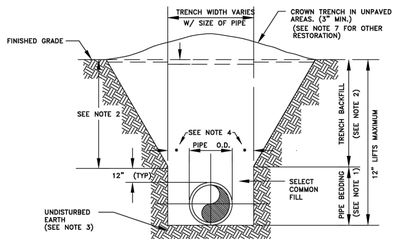
C2.5

SHEET TYPE

SHEET 5 OF 9

JOB # 26-001

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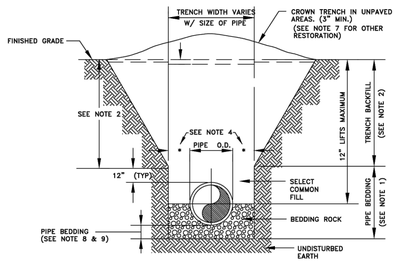


NOTES:

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

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

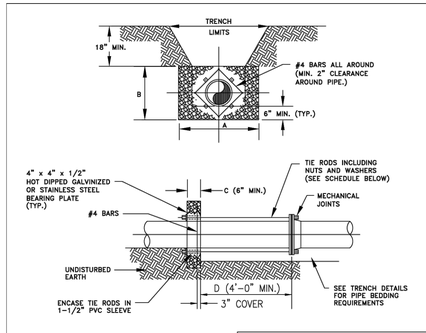
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



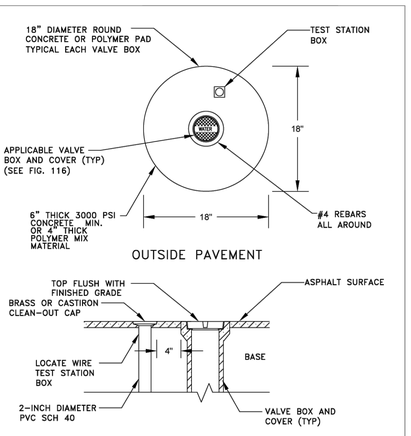
NOTES:

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

SCHEDULE OF DIMENSIONS AND MATERIALS *						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 3,200 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,000 MIN) SEE NOTE 5						
* TO BE COMPLETED BY ENGINEER.						

WATER MAIN THRUST COLLAR DETAIL

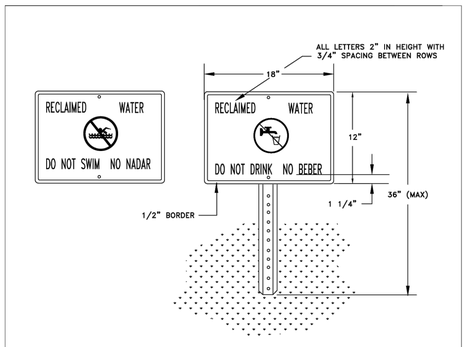
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

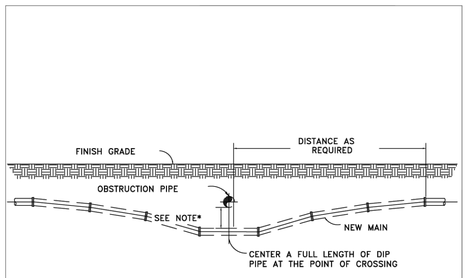


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



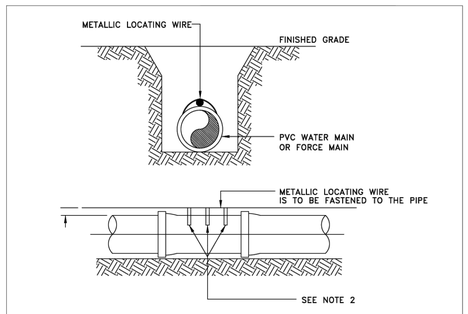
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

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REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
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APOPKA, FLORIDA

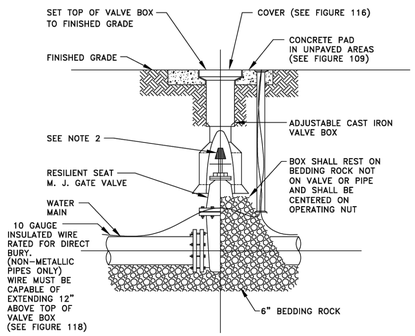
WATER & SEWER DETAILS

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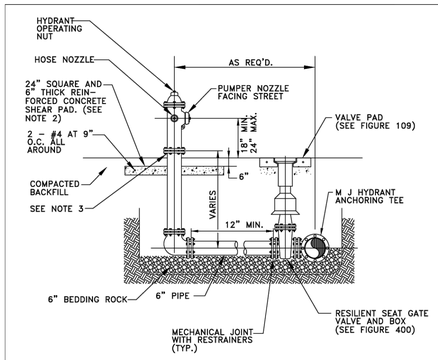


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

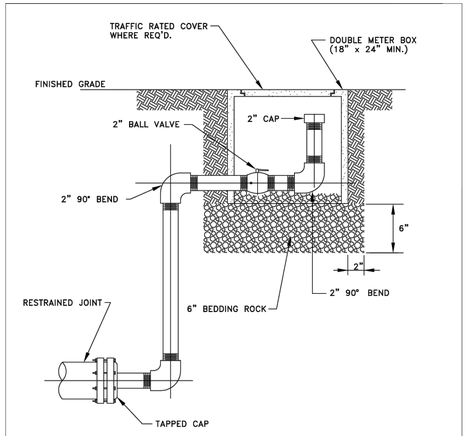


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

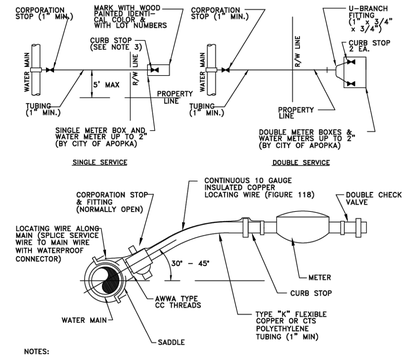


NOTES:

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

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

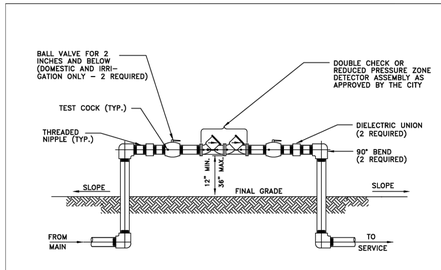


NOTES:

1. 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



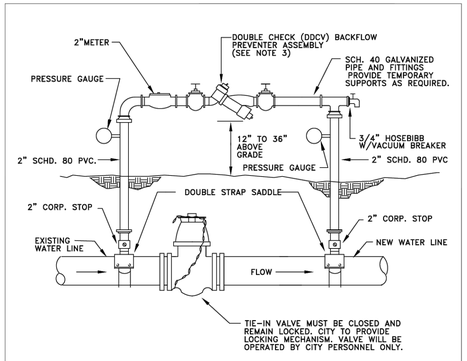
NOTES:

1. 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



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

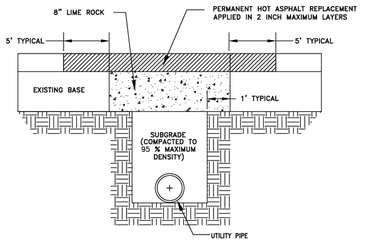
TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

NOTE:
SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII, AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK
HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

SMILEY & ASSOCIATES, INC.
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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REVISION NOTES

REV.	DESCRIPTION	APRV	DATE

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

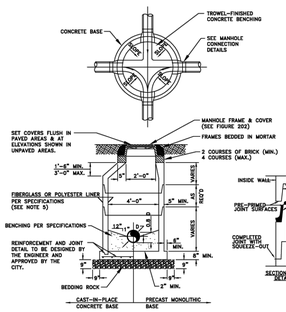
WATER & SEWER DETAILS

DIGITAL SEAL | DATE 5/12/26

MARK C. SMILEY LICENSE NO. 54864 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/12/26

C2.7
SHEET TYPE
SHEET 7 OF 9
JOB # 26-001

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FORCE MAIN MANHOLE LINER*

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

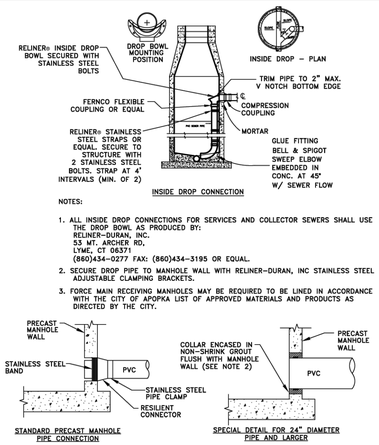
* TO BE COMPLETED BY THE ENGINEER

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



NOTES:

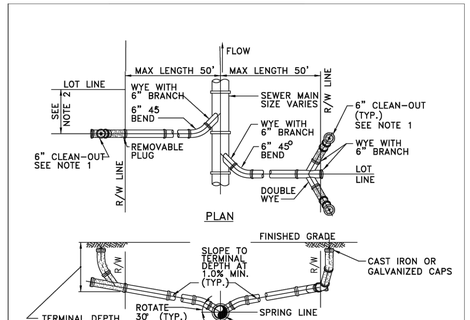
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING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

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

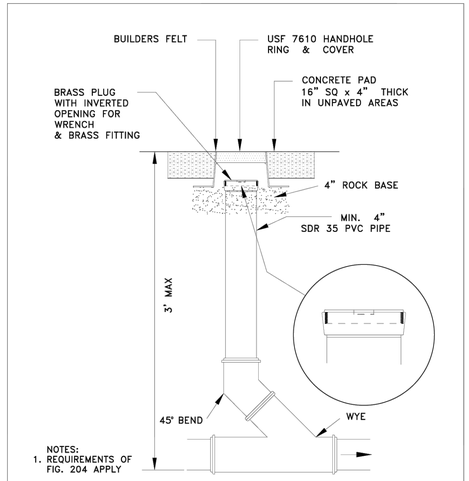


NOTES:

1. 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

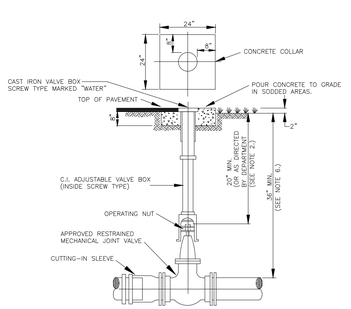
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

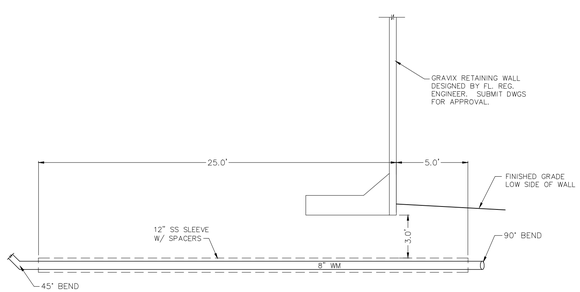
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



VALVEBOX IN PAVEMENT DETAIL

N.T.S.



WM – WALL CROSSING DETAIL

SCALE: 1"=5'

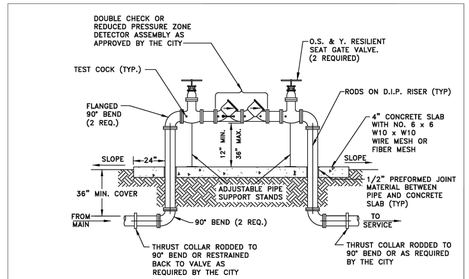
Pipes/Mains Separation Requirement Table								
	Potable		Reclaimed		Sanitary Sewer		Storm Sewer	
	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.
Potable			3'	12"	10'	18"	3'	18"
Reclaimed	3'	12"			3'	12"	3'	12"
Sanitary Sewer	10'	18"	3'	12"			3'	12"
Storm Sewer	3'	18"	3'	12"	3'	12"		

Joint Spacing Requirement Table (See Note 2)				
	Potable	Reclaimed	Sanitary Sewer	Storm Sewer
Potable		3'	6'	3'

NOTES:

1. The table above represents the minimum separation requirements as described in the City's Engineering Standards Manual. The most stringent requirements between the City's Standards and the guidelines set forth in the Florida Administrative Code 62-555.314 (F.A.C). shall apply between newly proposed utility lines and existing or proposed utility lines.
2. Joint spacing shall be based on one full length water main pipe centered above or below other pipes. The joint shall be no less than the required distance from the center of the crossing of the two pipes. (The water pipe shall be above the other pipe unless otherwise approved by the City.)
3. Where the City's minimum vertical and horizontal separation from potable water cannot be achieved from the outside of the potable water pipe and the outside of the other pipe/main, preferred separation in accordance with F.D.E.P. rules of the Florida Administrative Code 62-555.314 (F.A.C.) and 62-604.400 (F.A.C.) may be allowed upon approval by the City's Utilities Department.
   a. If it is not technically feasible or economically sensible to comply with the requirements set forth in 62-555.314 (F.A.C.), technical or economic justification for each exception must be submitted to F.D.E.P. with alternative construction features. Proof of F.D.E.P.'s approval for exceptions shall be submitted to the City.
4. For the purpose of this table, reclaimed water shall mean unrestricted public access reuse water as defined by F.A.C. 62-610. Other types of reclaimed water, not treated to public contact levels, shall be considered raw sewage, and the separation list for sanitary sewer shall apply.
5. Alternative water, such as storm water used for irrigation, shall be considered reclaimed water for separation requirements.
6. Pipe separation distance provided above shall mean the horizontal and/or vertical distance measured for the outside dimension of each pipe/main.
7. All Sanitary and Storm Structures shall follow separation requirements above.
8. Concrete encased pipes/mains shall use the separation of D.I.P.
9. Potable water pipes shall be laid above all pipes conveying raw sewage whenever they cross.
10. All utilities shall be installed with 36" of cover over the top of pipe. Cover shall be measured with current or future grading to ensure the 36" coverage.
11. No potable water pipe may pass through a sanitary sewer structure. Penetration through storm sewer must be approved by the City and is subject to special conditions and materials.

STANDARD SEPARATION NOTE

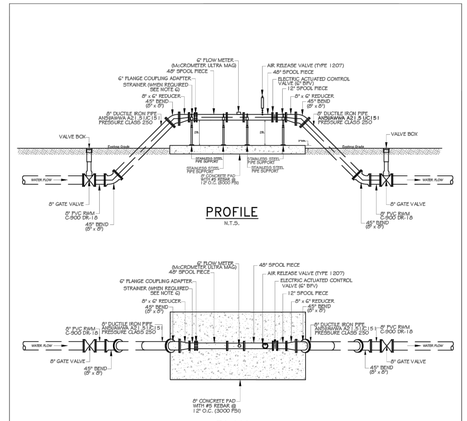


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND 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) UPSTREAM AND DOWNSTREAM SPOOL PIECES TO BE 5 TIMES THE METER'S DIAMETER
2) METER MFG. McCROMETER; MODEL ULTRA MAG UM06 (150 PSI) OR UM08 (300 PSI)
3) PIPE SIZES SHOWN ARE FOR EXAMPLE ONLY AND MAY BE REVISED TO FIT THE PROJECT.
4) THE CITY WILL OPERATE AND MAINTAIN THE METER.
5) A FIVE (5) FOOT EASEMENT AROUND THE METER ASSEMBLY WILL NEED TO BE PROVIDED FOR OPERATION AND MAINTENANCE.
6) A WYE STRAINER SHALL BE INSTALLED JUST AFTER THE UPSTREAM FLANGE WHENEVER METERS OF IMPORTED ORIGIN ARE USED. THE STRAINER MANUFACTURED BY AMAD (BRUSHAWAY TYPE), OR EQUAL, SHALL BE INSTALLED.
7) MAIN SIZES AND METER SIZES DEPICTED FOR EXAMPLE ONLY.

LARGE RECLAIMED WATER METER SERVICE ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 507

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

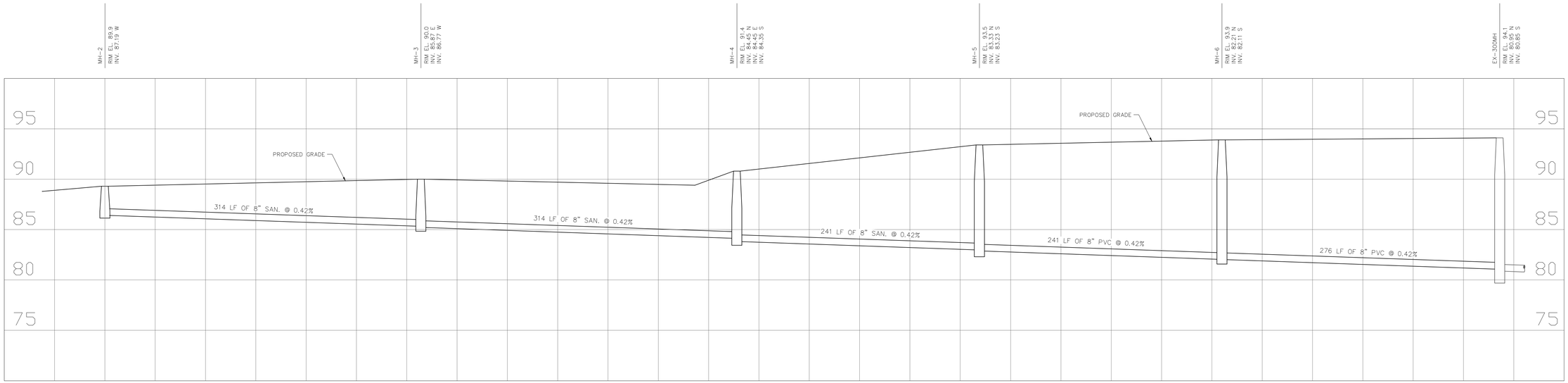
WATER, SEWER & RECLAIM DETAILS

DIGITAL SEAL | DATE 5/12/26

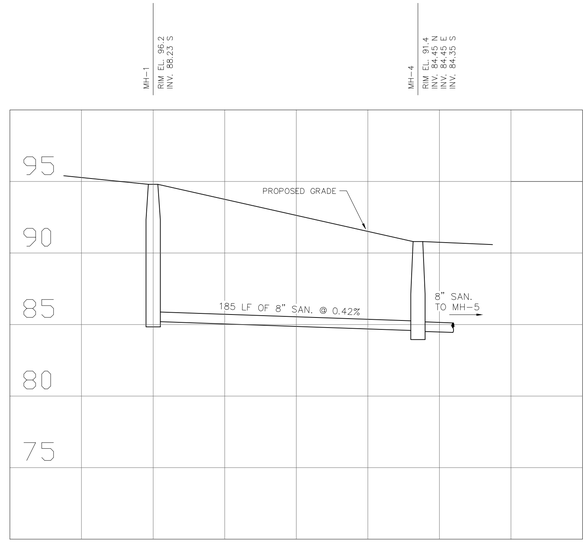
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C2.8
SHEET TYPE
SHEET 8 OF 9
JOB # 26-001

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HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'

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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APRV	DATE

REVISION NOTES

BUILDINGS 400, 500 & 600
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SEWER PROFILES

DIGITAL SEAL | DATE 5/12/26

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C2.9
SHEET TYPE
SHEET 9 OF 9
JOB # 26-001

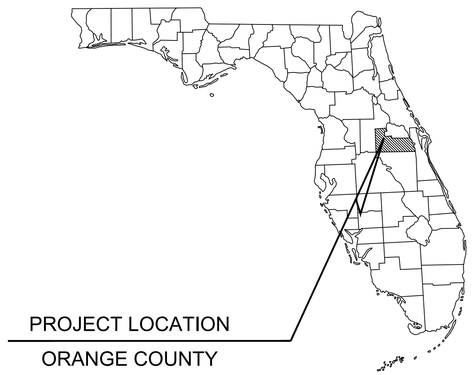
CONSTRUCTION SITE PLAN

FOR

LOT 7 ACCESS ROADS

LOCATED AT

W KELLY PARK ROAD BETWEEN EFFIE DRIVE AND HW 429
APOPKA, FL 32712



PROJECT TEAM

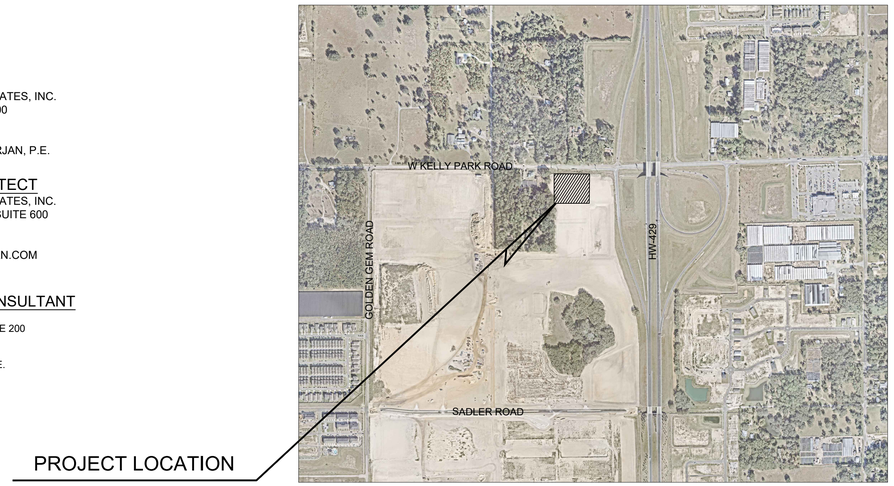
OWNER
KELLY PARK VB DEVELOPMENT LLC
660 BEACHLAND BLVD, SUITE 301
VERO BEACH, FL 32963

SURVEYOR
GET TO THE POINT SURVEYING
34414 ALICANTE CT
SORRENTO, FL 32776
SBRAYGTTPSURVEY@GMAIL.COM
CONTACT: STEVE BRAY

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CONTACT: MACKENZIE CERJAN, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVE, SUITE 600
ORLANDO, FL 32801
(407)247-8404
ED.LINQUIST@KIMLEY-HORN.COM
CONTACT: ED LINQUIST

GEOTECHNICAL CONSULTANT
S&ME
1615 EDGEWATER DRIVE SUITE 200
ORLANDO, FL 32804
(407) 652-0043
CONTACT: WILLIAM L. FOX, P.E.



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	GENERAL NOTES
C-200	DEMOLITION AND EROSION CONTROL PLAN
C-250	EROSION CONTROL DETAILS
C-300	SITE, SIGNING, AND MARKING PLAN
C-310	FUTURE DRIVEWAY IMPROVEMENTS PLAN
C-400	PAVING, GRADING, AND DRAINAGE PLAN
C-410	ROADWAY PROFILE
C-401	PAVING AND DRAINAGE PLAN
C-420	DRAINAGE PROFILES
C-450	PAVING GRADING AND DRAINAGE DETAILS
C-500	UTILITY PLAN
C-520	UTILITY PROFILES
C-521	UTILITY PROFILES
C-550	UTILITY DETAILS
C-551	UTILITY DETAILS
C-700	PHASING PLAN
LS-1	LIFT STATION PLAN
LS-1.1	LIFT STATION DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS

LIST OF CONTACTS

PLANNING AND ZONING
CITY OF APOPKA
120 E. MAIN ST, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JEAN SANCHEZ

STORMWATER
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

WATER AND SANITARY SEWER
CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1627
CONTACT: VLADIMIR SIMONOVSKI

FIRE PREVENTION
CITY OF APOPKA FIRE DEPARTMENT
175 E 5TH ST
APOPKA, FL 32703
(407) 703-1754
CONTACT: JEREMY HOLDERFIELD

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

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

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

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

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

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

PROJECT SCOPE:

THIS PROJECT INCLUDES THE DEVELOPMENT OF APPROXIMATELY 900 LF OF ACCESS ROADS (PUBLIC AND PRIVATE) TO SUPPORT A PORTION OF LOT 7 OF THE WYLD OAKS PLAT. THIS PROJECT IS PART OF THE LARGER DEVELOPMENT, WYLD OAKS (FKA KELLY PARK CROSSINGS). THIS APPLICATION, LOT 7 ACCESS ROADS, IS PART OF THE INTERCHANGE DISTRICT IDENTIFIED ON THE WYLD OAKS PROJECT.

SCREEN READER TECHNOLOGY TAG:

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

PREPARED BY:
Kimley»Horn

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

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY CSP COMMENTS	01/09/26	TJL
2	CITY CSP COMMENTS	03/12/26	MDA

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

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/13/2026

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

KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MRC
DRAWN BY MRM
CHECKED BY MRC

COVER SHEET

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER
C-000

Plotted By: Barkley, Grace Sheet Set: LOT 7 ACCESS ROAD Layout: C-000 COVER SHEET March 13, 2026 12:49:20pm K:\VRB_LDEV\147864000_Kelly Park, Apopka FL\CADD_Advent-Shah\CADD\PlanSheets\C-000 COVER SHEET.dwg
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Plotted By:Barkley, Grace, Sheet Set:LOT 7 ACCESS ROAD, Layout:C-100 GENERAL NOTES, March 13, 2026 12:49:24pm, K:\VRB_DFV\14786400D_Kelly Park, Apopka FL\CADD_Advent-Shan\CADD\PlanSheets\C-100 GENERAL NOTES.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND TREE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RECORD DRAWINGS

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

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERIC PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER THE STANDARD SPECIFICATIONS.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES, IF APPLICABLE, IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BASE INSTALLATION
- ASPHALT INSTALLATION
- UNDERGROUND PIPING AND UTILTIES INSTALLATION
- INSTALLATION OF STRUCTURES, DDCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

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

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

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

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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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MACKENZIE CERNAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

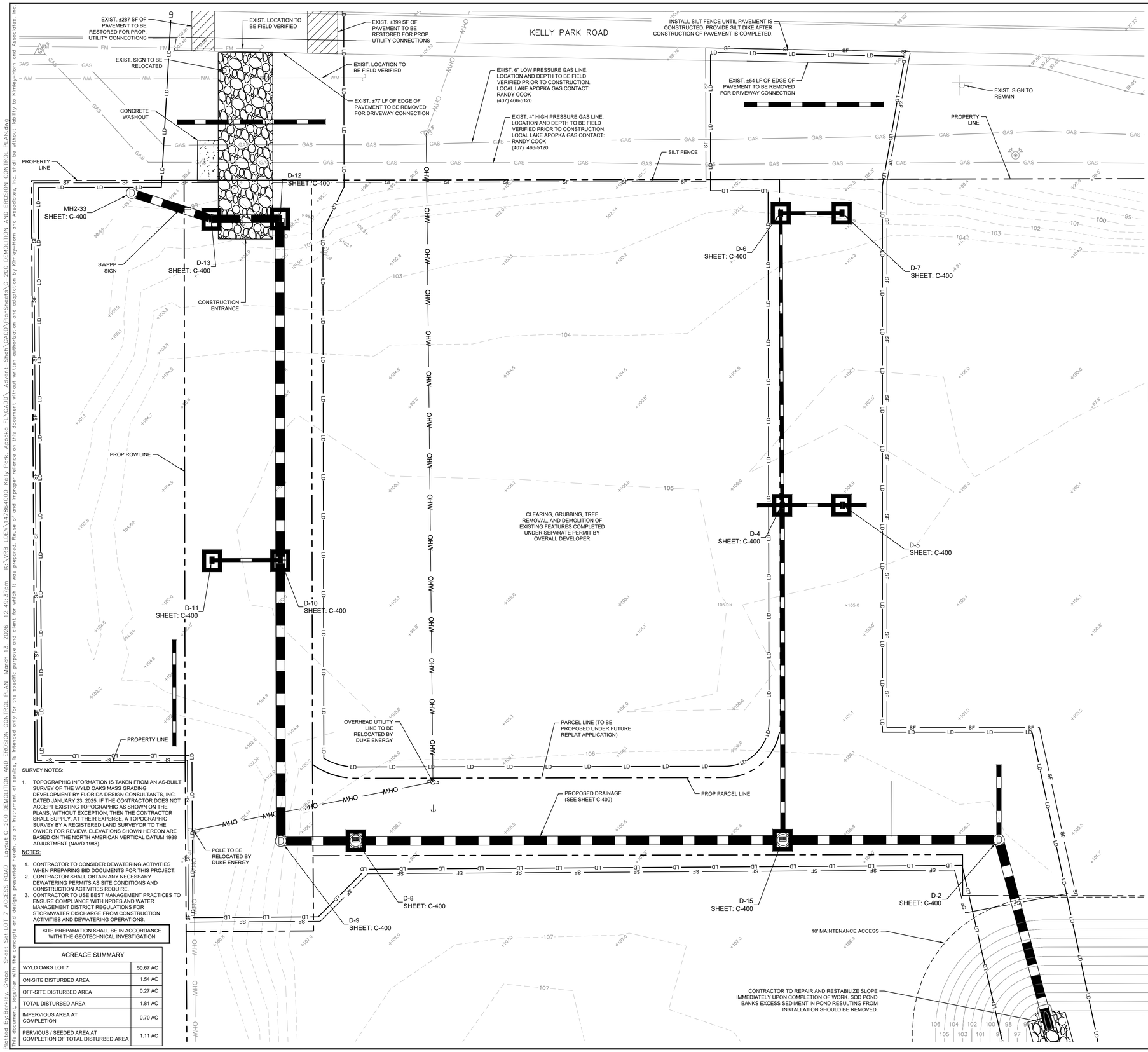
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE CERNAN ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT	14786400D
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

GENERAL NOTES

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER
C-100



LEGEND

- PROPERTY LINE
- WM — EXISTING WATERMAIN
- SS — EXISTING SANITARY SEWER
- PROPOSED DRAINAGE
- FM — EXISTING FORCE MAIN
- RW — EXISTING RECLAIMED WATER
- OHW — EXISTING OVERHEAD WIRE
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- SD — SILT DIKE
- SWPPP INFORMATION SIGN
- CONSTRUCTION EXIT
- INLET PROTECTION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, 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 LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION EXIT (1) AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
4. PREPARE CLEARING AND GRUBBING OF THE SITE IF, APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:
5. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF ROAD.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
11. CONTRACTOR SHALL INSTALL A CONTINUOUS SCREENED CONSTRUCTION FENCING ALONG PROJECT BOUNDARY.
12. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY CITY OF APOPKA AND CONSTRUCTION MANAGER.
13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.

SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY OF THE WYLD OAKS MASS GRADING DEVELOPMENT BY FLORIDA DESIGN CONSULTANTS, INC. DATED JANUARY 23, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 ADJUSTMENT (NAVD 1988).

NOTES:

1. CONTRACTOR TO CONSIDER DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION

ACREAGE SUMMARY	
WYLD OAKS LOT 7	50.67 AC
ON-SITE DISTURBED AREA	1.54 AC
OFF-SITE DISTURBED AREA	0.27 AC
TOTAL DISTURBED AREA	1.81 AC
IMPERVIOUS AREA AT COMPLETION	0.70 AC
PERVIOUS / SEEDED AREA AT COMPLETION OF TOTAL DISTURBED AREA	1.11 AC

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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CERMAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

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KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

DEMOLITION AND EROSION CONTROL PLAN

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER
C-200

Plotted By: Barkley, Grace Sheet Set: LOT 7 ACCESS ROAD Layout: C-200 DEMOLITION AND EROSION CONTROL Plan Sheet: K:\ORL_LDEV\147864000_Kelly Park, Apopka FL\CAD\Advent-Shan\CAD\PlanSheets\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg March 13, 2026 12:49:37pm K:\ORL_LDEV\147864000_Kelly Park, Apopka FL\CAD\Advent-Shan\CAD\PlanSheets\C-200 DEMOLITION AND EROSION CONTROL 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.

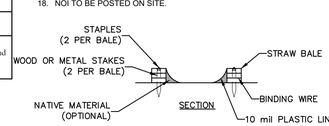
Section 1	Project Name and location information:	LOT 7 ACCESS ROADS, W KELLY PARK ROAD BETWEEN GOLDEN GEM AND HW 429 APOPKA, FL 32712
Section 2	Describe the nature of the construction activity:	CONSTRUCTION OF INFRASTRUCTURE FOR LOT 7 ACCESS ROADS
Section 3	Describe the intended sequence of major soil disturbing activities:	CONSTRUCTION OF EROSION AND SEDIMENT CONTROLS, GRADING AND CONSTRUCTION OF STORM SEWER
Section 4	Total area of the site:	50.67 AC.
Section 5	Total area of the site to be disturbed:	1.59 AC.
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	BASED ON THE SOIL SURVEY OF ORANGE COUNTY, FLORIDA, AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE (FORMERLY THE SOIL CONSERVATION SERVICE), THE PROPERTY IS UNDERLAIN BY BROAD AREAS OF SANDY SOILS IDENTIFIED AS VARIANTS OF "CANDLER FINE SANDS'. THESE SANDY SOILS ARE COMMONLY FOUND ON KNOLLS AND RIDGES ON MARINE TERRACES. THESE SOILS REPORTEDLY ARE MODERATELY TO STEEPLY SLOPING AND EXCESSIVELY WELL DRAINED. DEPTHS TO GROUNDWATER ARE TYPICALLY MORE THAN 80 INCHES BELOW THE NATURAL GROUND SURFACE FOR MOST OF THE YEAR
Section 7	Estimate the drainage area size for each discharge point:	DISCHARGE POINT SW = 0.64 AC.
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	PROJECT LOCATION: LAT: 28°45'19" N LONG: 81°34'8" W RECEIVING WATER: STORMWATER POND SWM-2
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION SITE. CURB INLET SEDIMENT CONTROL AND INLET INSERT SHALL BE INSTALLED ON CURB AND STORM INLETS	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE PROJECT SITE UNTIL LANDSCAPE / STABILIZATION HAS BEEN INSTALLED.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	SILT FENCE, CURB INLET, INLET INSERT, CONSTRUCTION EXIT, SILT DIKE	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	N/A - CONNECTING TO EXISTING POND	

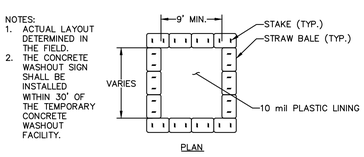
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, sad inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	N/A	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification: "I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

EROSION CONTROL NOTES

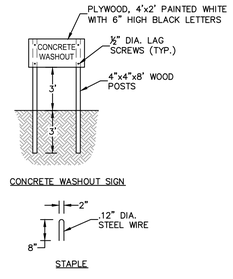
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND CITY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.





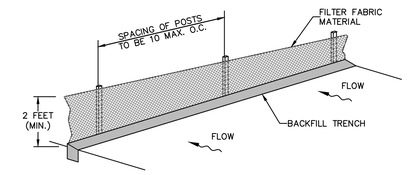
CONCRETE & STUCCO WASTE MANAGEMENT

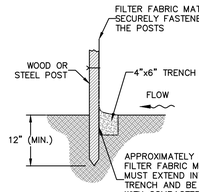
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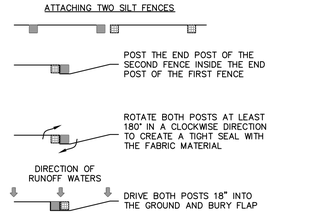


INLET INSERT

N.T.S





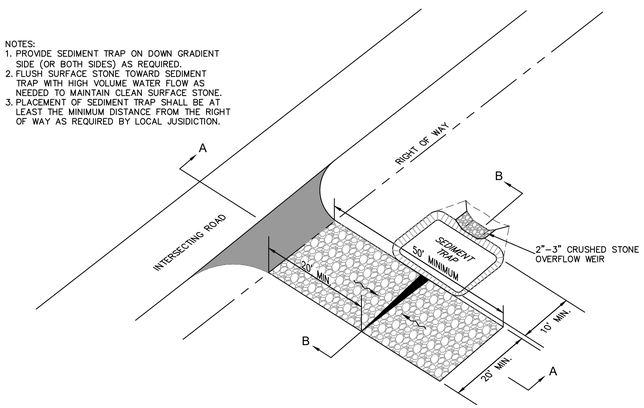


NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

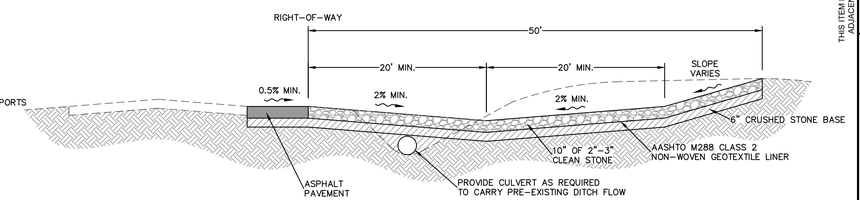
SILT FENCE INSTALLATION

N.T.S

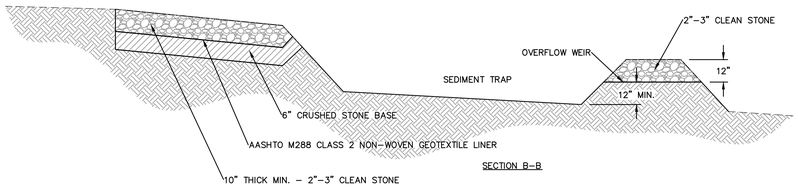
NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED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



VIEW



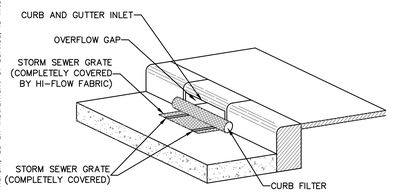
SECTION A-A

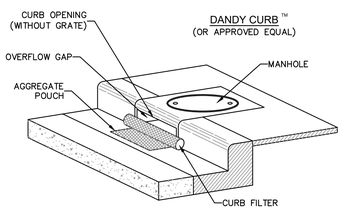


SECTION B-B

CONSTRUCTION EXIT

N.T.S

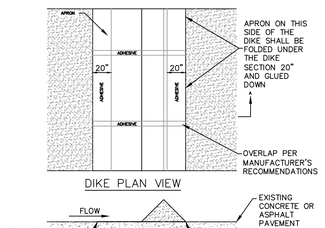




CURB INLET SEDIMENT CONTROL

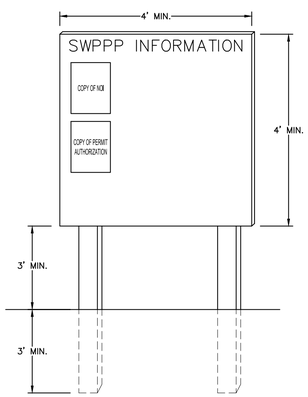
N.T.S

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.



SILT DIKE ON EXISTING PAVEMENT

N.T.S



SWPPP INFORMATION SIGN

N.T.S

NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

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

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No.	DATE	BY	REVISIONS

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

MACKENZIE CERMAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

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KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

EROSION CONTROL DETAILS

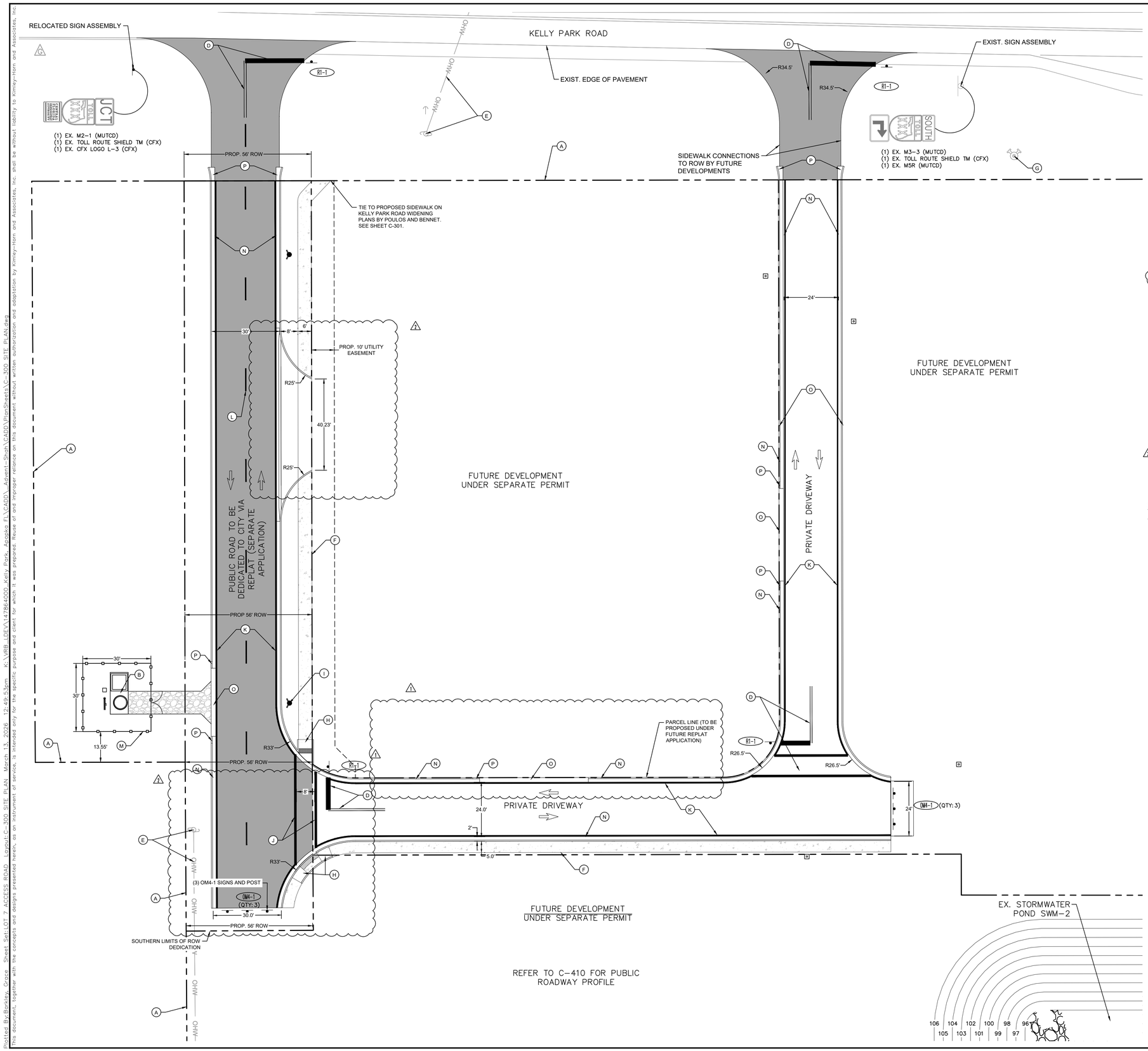
LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC

APOPKA FL

SHEET NUMBER
C-250

Posted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-250 EROSION CONTROL DETAILS March 13, 2026 12:49:44pm K:\VRB_LDEV\147864000_Kelly Park, Apopka FL\CADD_Advent-Shon\CADD\PlanSheets\C-250 EROSION CONTROL DETAILS.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF LOT 7 ACCESS ROADS
PARCEL ID:	13-20-27-9480-07-000
LOCATION:	SECTION 13, TOWNSHIP 20S, RANGE 27E
ADDRESS:	W KELLY PARK ROAD BETWEEN EFFIE DRIVE AND HWY 429 APOPKA, FL 32712
ZONING DISTRICT:	KPI-MU (MIXED USE/INTERCHANGE DISTRICT)
FLOOD ZONE:	ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12095C0050H, EFFECTIVE DATE 9/24/2021

LEGEND

- (A) PROPERTY LINE
- (B) PRIVATE LIFT STATION
- (C) LIFT STATION ACCESS ROAD
- (D) 24" STOP BAR WITH STOP SIGN AND 6" DOUBLE YELLOW PAVEMENT MARKINGS (THERMOPLASTIC)
- (E) EXISTING UTILITY POLE AND OVERHEAD WIRES
- (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-450)
- (G) EX. HYDRANT
- (H) ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SEE DETAIL SHEET C-450
- (I) FIRE HYDRANT (SEE NOTE 5)
- (J) CROSSWALK PER FDOT INDEX #711-001
- (K) 6" WHITE PAVEMENT MARKINGS (THERMOPLASTIC)
- (L) 6" YELLOW 10-30 SKIP PAVEMENT MARKING (TYP.) (THERMOPLASTIC)
- (M) 6' HIGH DECORATIVE FENCE AND GATE
- (N) TYPE F CURB AND GUTTER (REFER TO DETAIL, SHEET C-450)
- (O) 24" VALLEY GUTTER (REFER TO DETAIL SHEET C-450)
- (P) CURB TRANSITION PER FDOT 2025-26 STANDARD PLANS INDEX 520-001 SHEET 3 OF 3.
- TYPE D CURB AND GUTTER (REFER TO DETAIL, SHEET C-450)

SYMBOL LEGEND

- PROPERTY LINE
- DIRECTIONAL ARROW FOR REFERENCE ONLY (DO NOT STRIPE)
- FIRE HYDRANT
- SIGN POST
- PROPOSED LIGHT POLE

SIGN LEGEND

- R1-1 STOP SIGN
- OM4-1 TYPE 4 OBJECT MARKERS (END OF ROADWAY) 18"X18"

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. BLUE RPM TO BE INSTALLED IN PAVEMENT AT EACH HYDRANT LOCATION. OFFSET 6" FROM CENTERLINE OF PAVEMENT ON THE SIDE CLOSEST TO THE HYDRANT (TYP.).
6. ALL STREETS INTENDED FOR PUBLIC USE MUST BE DEDICATED TO THE CITY DURING THE PLATTING PROCESS.
7. NO GATES OR PHYSICAL BARRIERS SHALL BE PERMITTED WITHIN THE PROPOSED PRIVATE AREAS. INGRESS AND EGRESS ACCESS MUST REMAIN OPEN AT ALL TIMES.
8. EASEMENTS FOR THE STORMWATER SYSTEM SHALL BE DEDICATED UNDER SEPARATE INSTRUMENT OR VIA REPLAT. THIS PLAN ACKNOWEDGES THAT 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.

PHASING NOTE:

THE CONSTRUCTION WORK FOR THE PROJECT IS DIVIDED INTO TWO PHASES. FOR DETAILED INFORMATION ON THE WORK DISTRIBUTION ACROSS THESE PHASES, PLEASE REFER TO THE PHASING PLAN ON SHEET C-700.

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No.	REVISIONS	DATE	BY
1	CITY CSP COMMENTS	03/12/26	MDA
2	CITY CSP COMMENTS	01/09/26	TJL

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

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
31/32026

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KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

SITE, SIGNING, AND MARKING PLAN

LOT 7 ACCESS ROAD

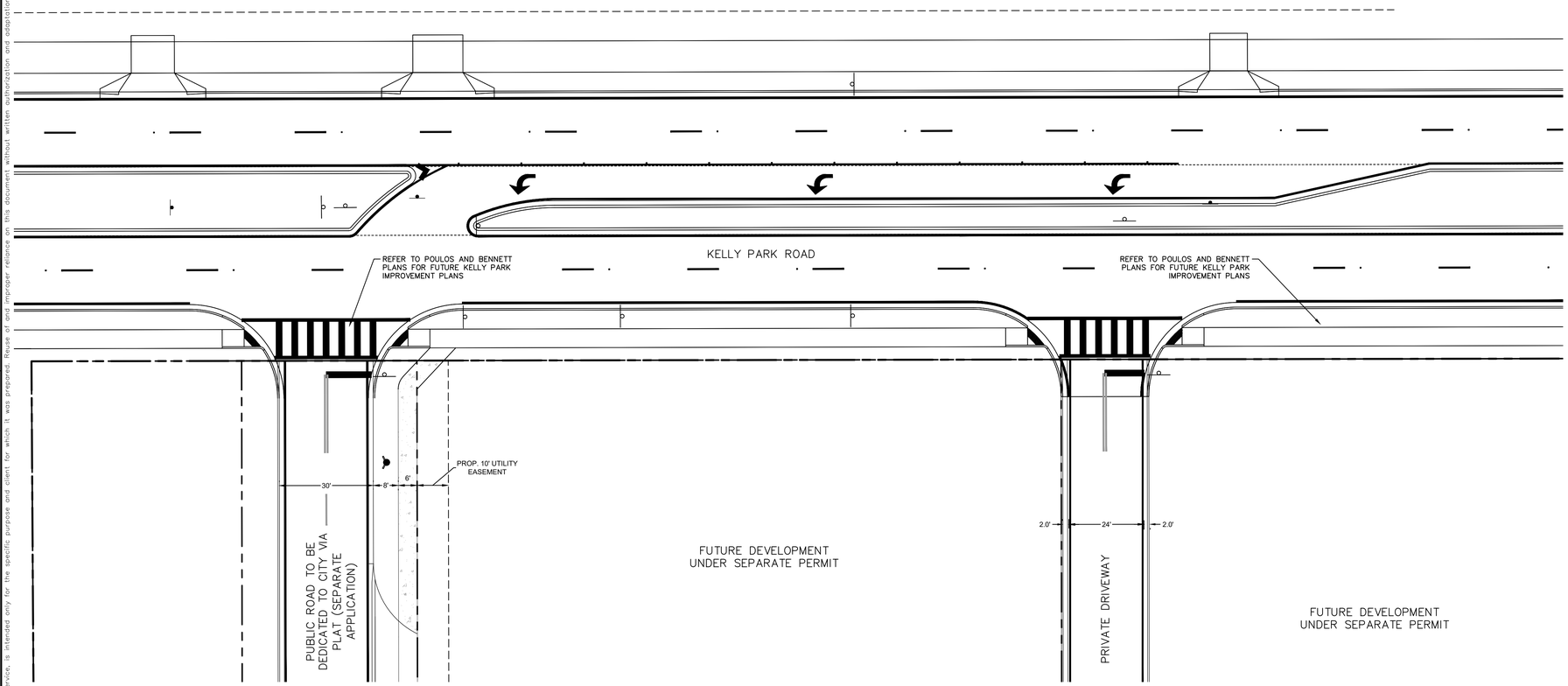
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC

APOPKA FL

SHEET NUMBER
C-300

Plotted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-300 SITE PLAN March 13, 2026 12:49:53pm K:\ORL_LDEV\147864000_Kelly Park, Apopka FL\CADD_Advent-Shan\CADD\PlanSheets\C-300 SITE PLAN.dwg
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Plotted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-310 FUTURE DRIVEWAY March 13, 2026 12:50:01pm K:\VRB_LDE\KLI47864400_Kelly Park, Apopka FL\CAD_Advent-Shah\CADD\PlanSheets\C-310 FUTURE DRIVEWAY IMPROVEMENTS PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SYMBOL LEGEND

- PROPERTY LINE
- DIRECTIONAL ARROW FOR REFERENCE ONLY (DO NOT STRIPE)
- FIRE HYDRANT
- SIGN POST

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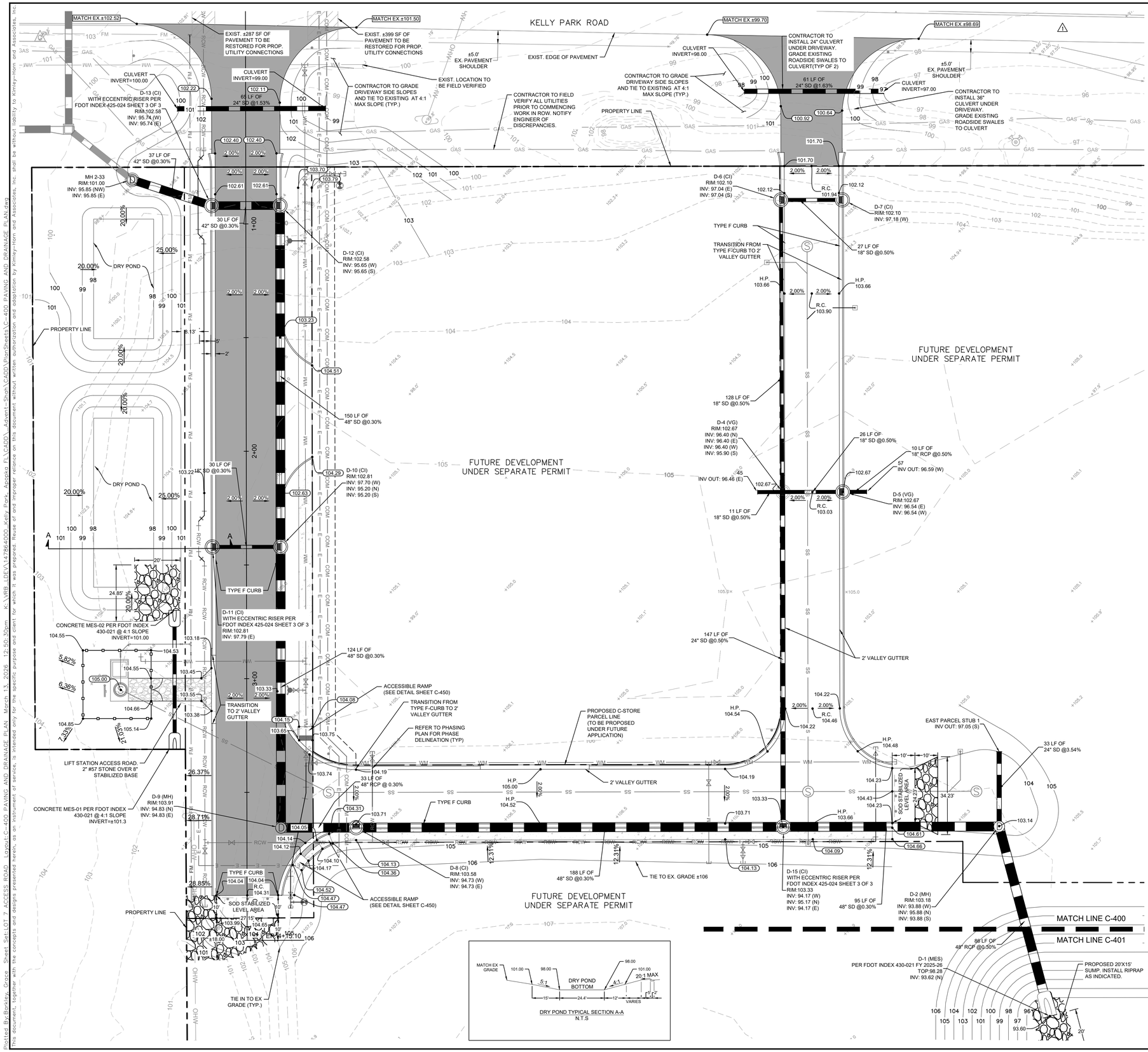
FUTURE DRIVEWAY IMPROVEMENTS PLAN

LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB
DEVELOPMENT LLC

APOPKA FL

SHEET NUMBER
C-310



LEGEND

- XX.XX — PROPOSED GRADE (NAVD) EDGE OF PAVEMENT
- XX.XX — PROPOSED GRADE (NAVD) TOP OF CURB/SIDEWALK GRADE
- EXISTING GRADES (FROM SURVEY, NAVD)
- H.P. — HIGH POINT
- R.C. — ROAD CROWN
- CI — CURB INLET
- VG — VALLEY GUTTER INLET
- EX — DENOTES EXISTING FEATURE
- MH — STORM MANHOLE
- SD — STORM DRAIN
- MODIFIED ASPHALT SECTION, 3" THICKNESS
- STANDARD CONCRETE SIDEWALK
- RIPRAP EROSION CONTROL PER SECTION 530 OF THE FDOT STANDARD SPECIFICATIONS FY 2025-26

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY OF THE WYLD OAKS MASS GRADING DEVELOPMENT BY FLORIDA DESIGN CONSULTANTS, INC. DATED JANUARY 23, 2025. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 ADJUSTMENT (NAVD 1988).
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS;
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
8. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
11. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
12. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
14. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
15. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
16. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
17. THE SELECTION OF STORM PIPE MATERIAL FOR THIS PROJECT IS AT THE DISCRETION OF THE DEVELOPER AND CONTRACTOR. EITHER REINFORCED CONCRETE PIPE (RCP) OR "HIGH-DENSITY POLYETHYLENE (HDPE) MAY BE UTILIZED, PROVIDED ALL INSTALLATIONS COMPLY WITH APPLICABLE CITY OF APOPKA STANDARDS AND SPECIFICATIONS.
    * IF HDPE STORM PIPE IS UTILIZED, THE CONTRACTOR SHALL PERFORM A LASER ALIGNMENT (LINE AND GRADE) VERIFICATION OF THE INSTALLED PIPE PRIOR TO BACKFILLING.

PHASING NOTE:

THE CONSTRUCTION WORK FOR THE PROJECT IS DIVIDED INTO TWO PHASES. FOR DETAILED INFORMATION ON THE WORK DISTRIBUTION ACROSS THESE PHASES, PLEASE REFER TO THE PHASING PLAN ON SHEET C-700.

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

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No.	DESCRIPTION	DATE	BY
1	CITY CSP COMMENTS	01/09/26	TJL
2	CITY CSP COMMENTS	03/12/26	MDA

REVISIONS

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

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

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/13/2026

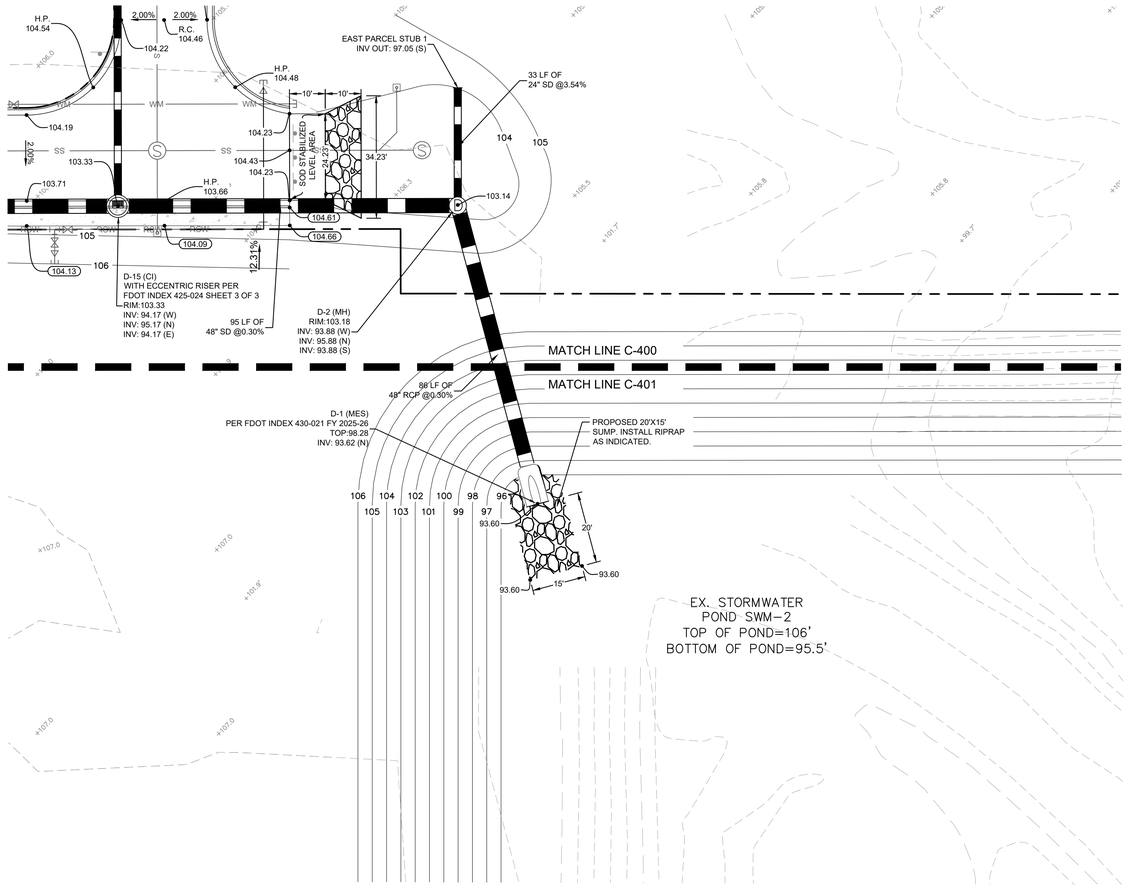
KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

PAVING, GRADING, AND DRAINAGE PLAN

SHEET NUMBER
C-400

Plotted By:Bridgy Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-400 PAVING AND DRAINAGE PLAN March 13, 2026 12:50:30pm K:\VRB_LDEV\147864000_Kelly Parks, Apopka FL\CADD_Advent-Singh\CADD\PlanSheets\C-400 PAVING AND DRAINAGE PLAN.dwg
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LEGEND

XX.XX	PROPOSED GRADE (NAVD) EDGE OF PAVEMENT
XX.XX	PROPOSED GRADE (NAVD) TOP OF CURB/SIDEWALK GRADE
	EXISTING GRADES (FROM SURVEY, NAVD)
H.P.	HIGH POINT
R.C.	ROAD CROWN
CI	CURB INLET
VG	VALLEY GUTTER INLET
EX	DENOTES EXISTING FEATURE
MH	STORM MANHOLE
SD	STORM DRAIN
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD CONCRETE SIDEWALK
	RIPRAP EROSION CONTROL PER SECTION 530 OF THE FDOT STANDARD SPECIFICATIONS FY 2025-26

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY
1	CITY CSP COMMENTS	03/12/26	MDA

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PAVING AND DRAINAGE PLAN

LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB
DEVELOPMENT LLC

APOPKA FL

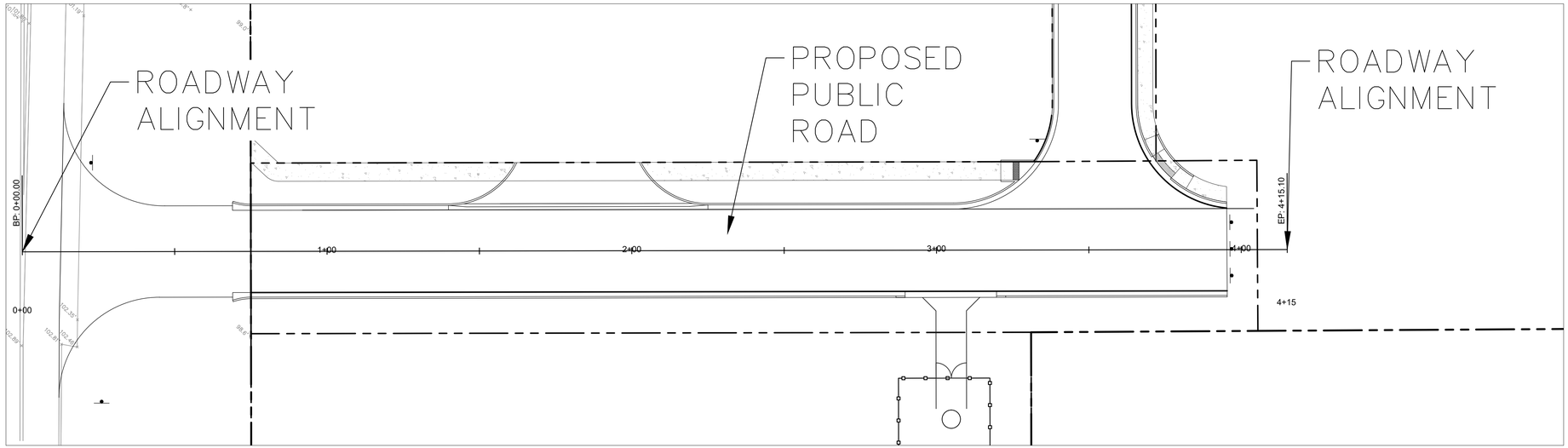
SHEET NUMBER
C-401

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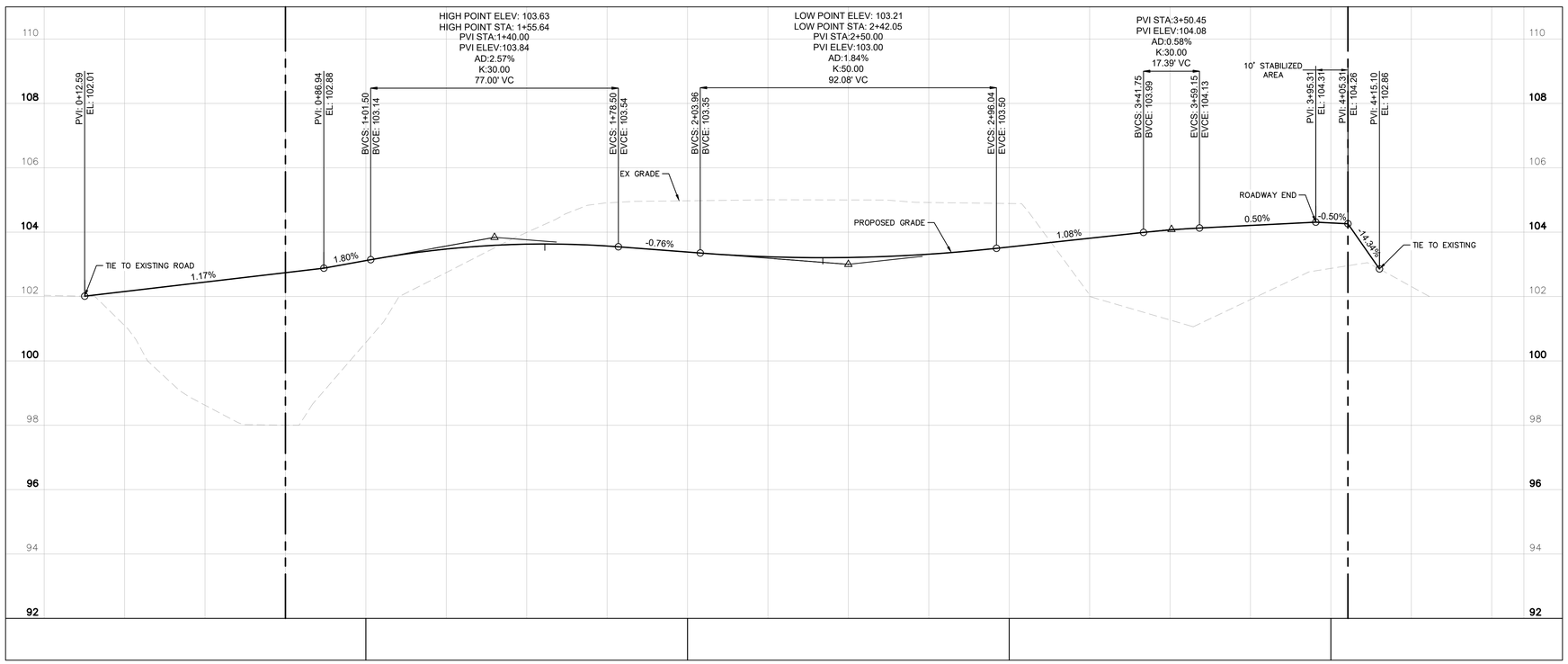
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ROADWAY PROFILE ALIGNMENTS LAYOUT
N.T.S

NORTH



PUBLIC ROADWAY PROFILE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 2 4 8
VERTICAL

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DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

LOT 7 ACCESS ROAD

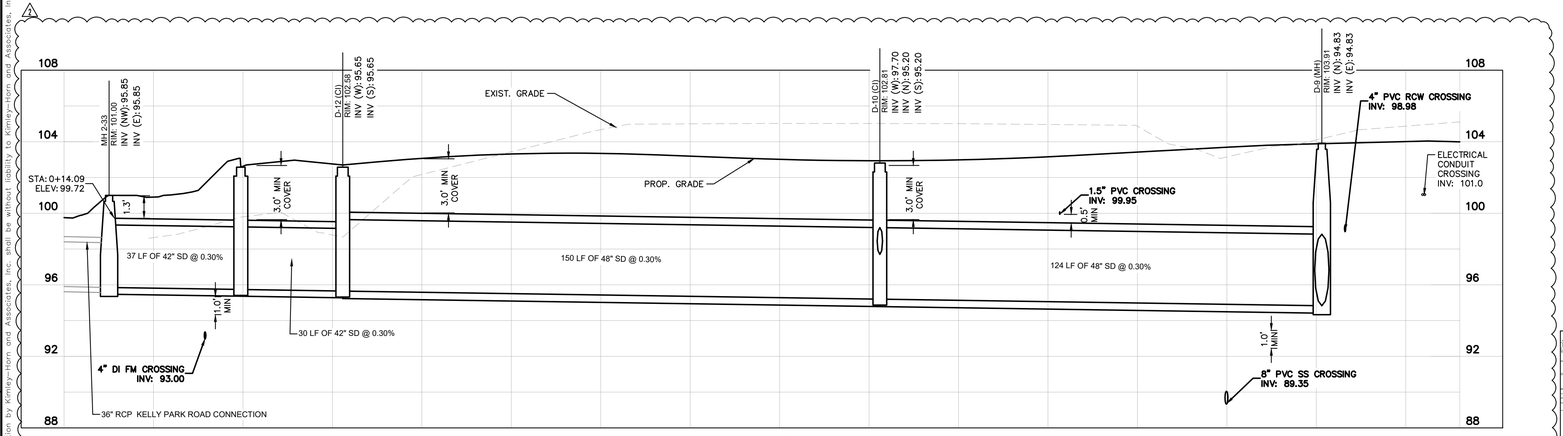
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC

APOPKA FL

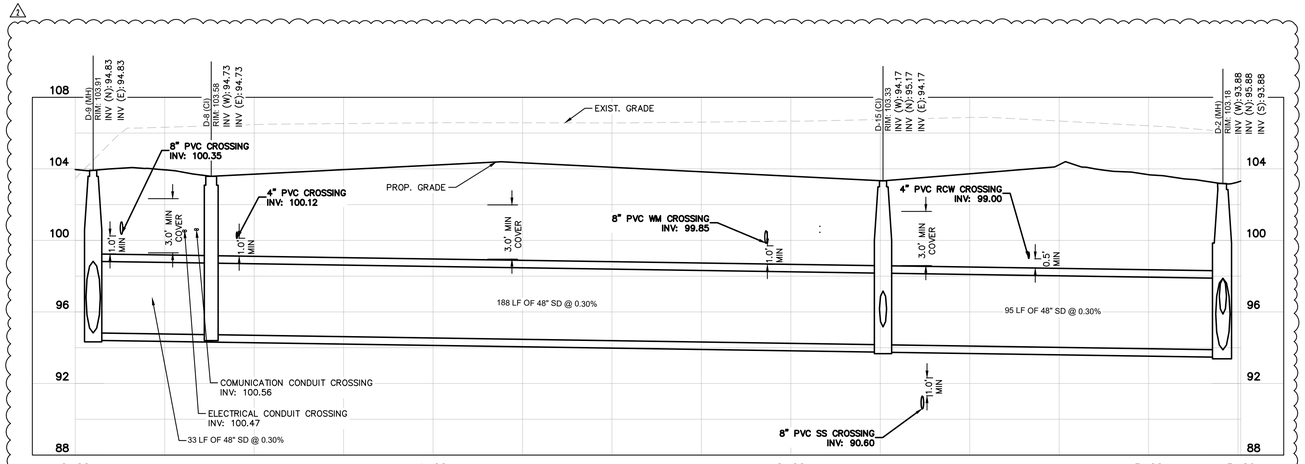
ROADWAY PROFILE

SHEET NUMBER
C-410

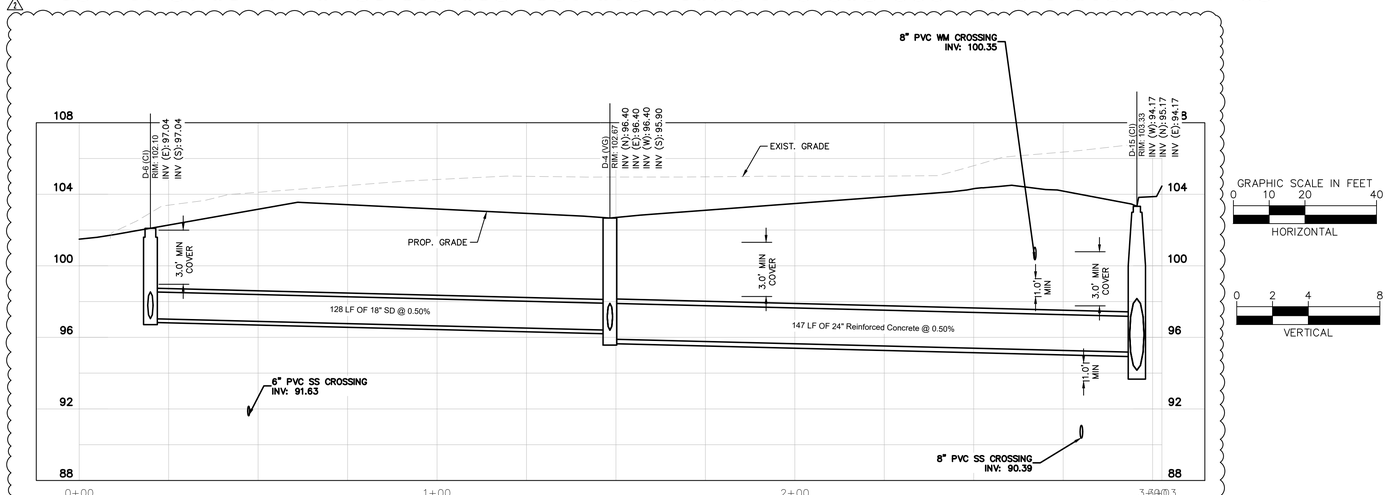
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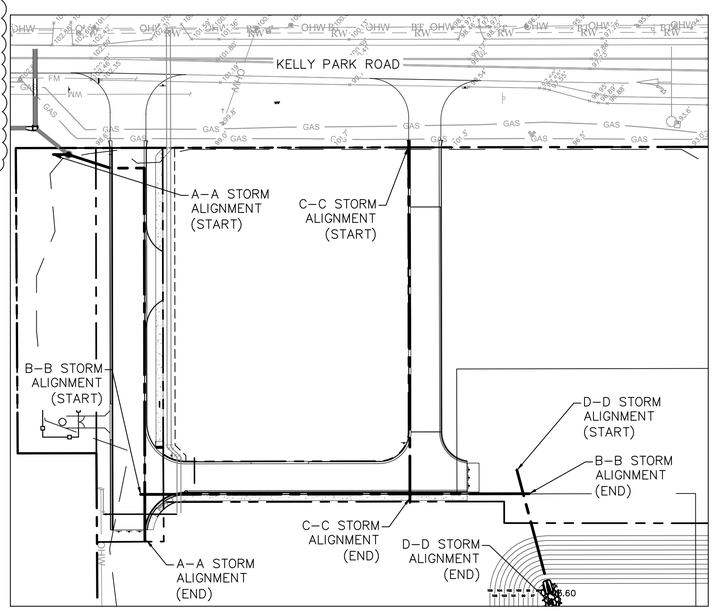
A-A STORM WATER PROFILE



B-B STORM WATER PROFILE



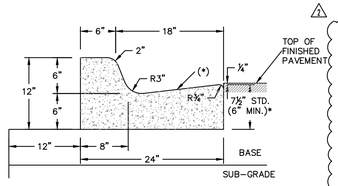
C-C STORM WATER PROFILE



PROFILES ALIGNMENTS LAYOUT
N.T.S



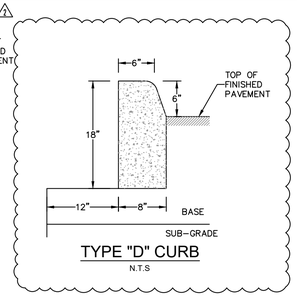
0 2 4 8
VERTICAL



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

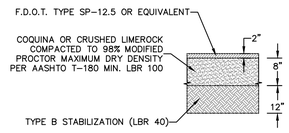
TYPE "F" CURB AND GUTTER

N.T.S



TYPE "D" CURB

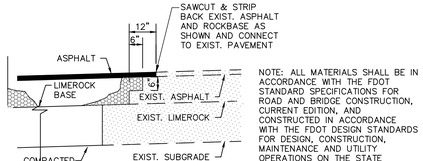
N.T.S



PAVEMENT SECTION

N.T.S

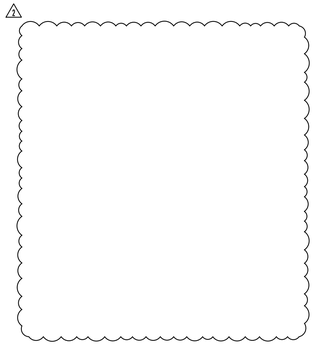
NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

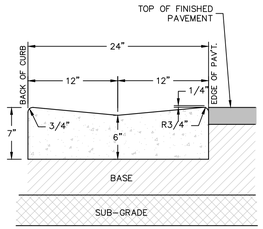


NOTE: ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.

CONNECTION TO EXISTING PAVEMENT

scale: N.T.S. ref. C7.1

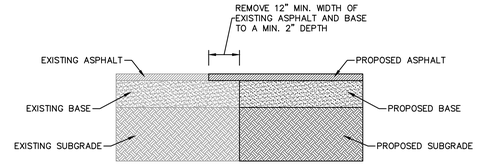




ALL CONCRETE SHALL BE 3,000 PSI

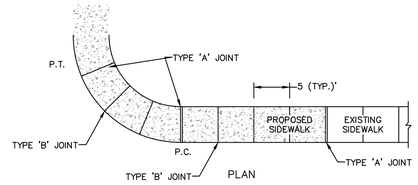
VALLEY GUTTER

N.T.S

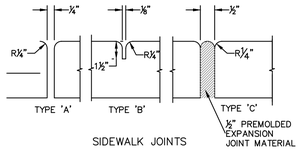


SAW-CUT

N.T.S

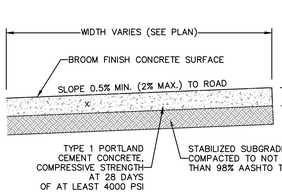


PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



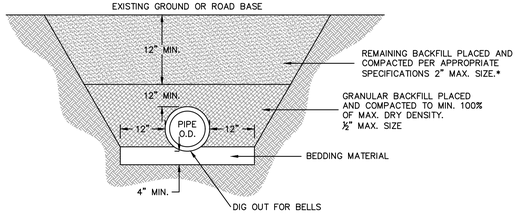
STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK

N.T.S

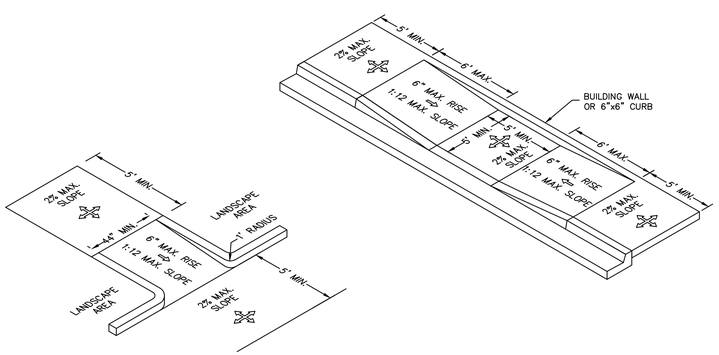


NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX SIZE). UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.

* COMPACT TO 98%OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..

TRENCH WITHOUT EXFILTRATION

N.T.S

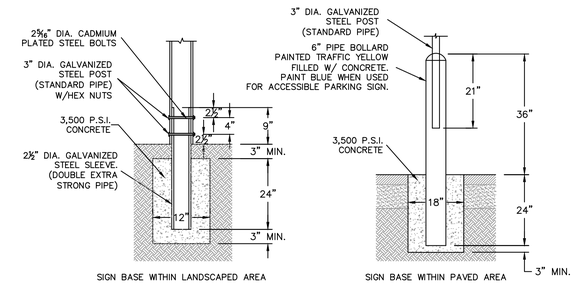


ACCESSIBLE RAMPS

N.T.S

DETECTABLE WARNINGS REQUIRED FOR RAMPS LOCATED IN PROPOSED ROW.

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL - IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
8. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
9. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED 1/4" WITHOUT A RAMP PER SECTION 11-4.3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.



SIGN BASE WITHIN LANDSCAPED AREA

SIGN BASE WITHIN PAVED AREA

NOTE:
SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.

SIGN BASE

N.T.S

No.	DESCRIPTION	DATE	BY
1	CITY CSP COMMENTS	01/09/26	TJL
2	CITY CSP COMMENTS	03/12/26	MDA

REVISIONS

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KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

PAVING GRADING AND DRAINAGE DETAILS

LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

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

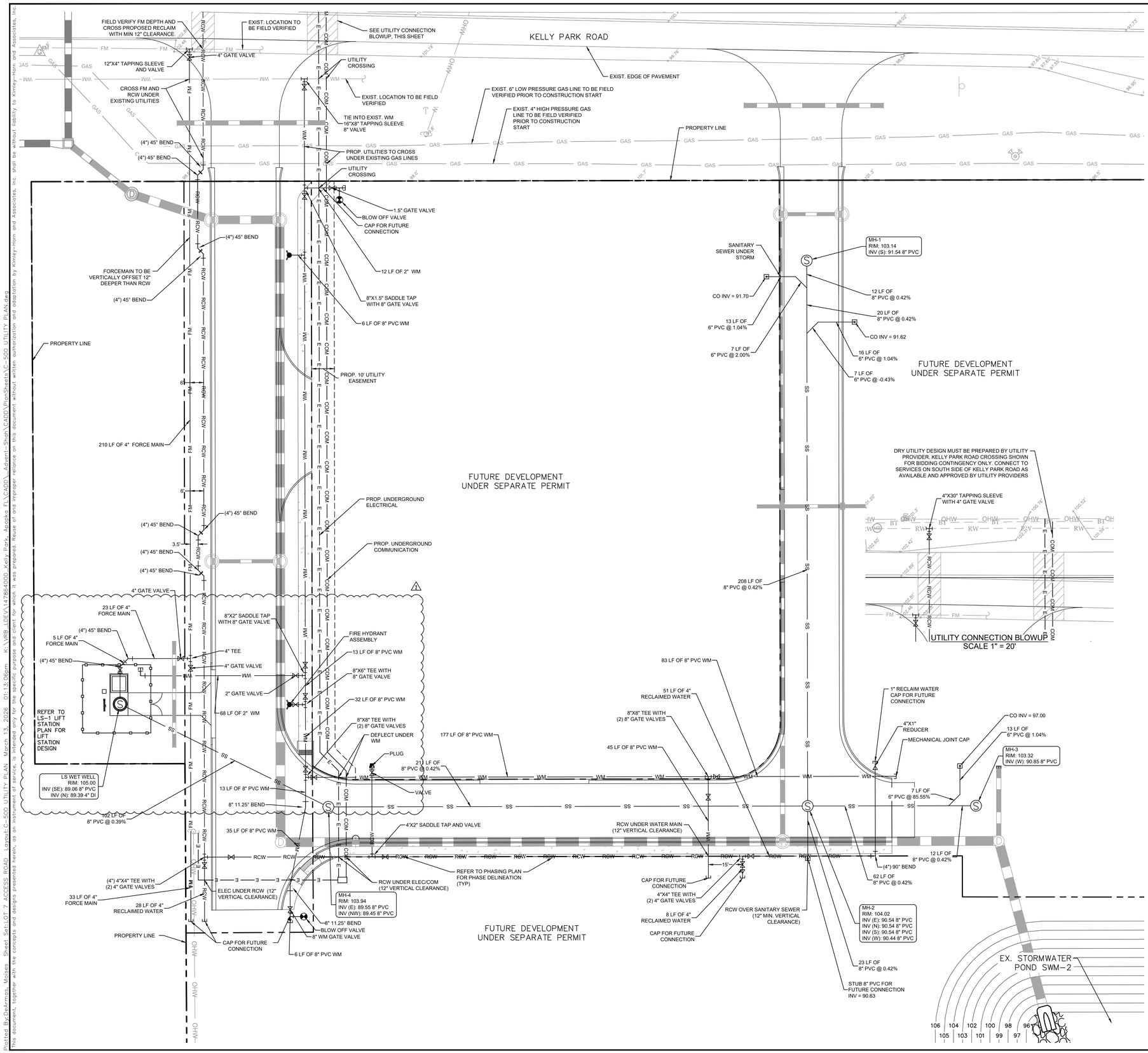
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SHEET NUMBER
C-450

Plotted By: Barkley, Grace Sheet Set: LOT 7 ACCESS ROAD Layout: C-450 PAVING GRADING AND DRAINAGE DETAILS March 13, 2026 12:51:30pm K:\ORB_LOF\147864000_Kelly Park, Apopka FL\CADD_Advent-Shell\CADD\PlanSheets\C-450 PAVING GRADING AND DRAINAGE DETAILS.dwg
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Amanda Slovak | Administrative Support
Kimley-Horn | Two Liberty Place, 50 South 16th Street, Suite 3300, Philadelphia, PA 19102
Direct: (267) 807-3281 | Mobile: (215) 715-9707 | Main: (267) 687-0150
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LEGEND

FM	PROPOSED SANITARY SEWER FORCE MAIN
COM	PROPOSED COMMUNICATION LINE
WM	DOMESTIC WATER SERVICE LINE
RCW	PROPOSED RECLAIMED WATER LINE
SS	SANITARY SEWER LATERAL
E	PROPOSED ELECTRIC LINE
OHW	PROPOSED ELECTRIC LINE
WM	EXISTING WATER MAIN
SS	EXISTING SANITARY SEWER MAIN
OHW	EXISTING ELECTRIC LINE
RCW	EXISTING RECLAIMED WATER LINE
FM	EXISTING SANITARY SEWER FORCE MAIN
	PROPOSED DRAINAGE
	PROPOSED TEE
	PROPOSED PIPE BEND
	PROPOSED GATE VALVE
	PROPOSED REDUCER
S	PROPOSED SANITARY MANHOLE

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER CITY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (ADS POLYFLEX OR APPROVED EQUAL).
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
26. CONTRACTOR TO PROVIDE A SIGN AT EACH FDC.
27. UTILITY CROSSING PIPE DEFLECTIONS PER C.O.A FIG 117.
28. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT USE FOR BIDDING PURPOSES.
29. COORDINATE PROPOSED OVERHEAD POWER LINE WITH DUKE.

FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

CITY OF APOPKA (C.O.A.) UTILITY NOTES

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION. TO SCHEDULE A C.O.A. INSPECTION, CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FILED VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.

PHASING NOTE:

THE CONSTRUCTION WORK FOR THE PROJECT IS DIVIDED INTO TWO PHASES. FOR DETAILED INFORMATION ON THE WORK DISTRIBUTION ACROSS THESE PHASES, PLEASE REFER TO THE PHASING PLAN ON SHEET C-700.

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

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No.	REVISIONS	DATE	BY
1	CITY CSP COMMENTS	03/12/26	MDA

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

MACKENZIE CERMAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/13/2026

KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

UTILITY PLAN

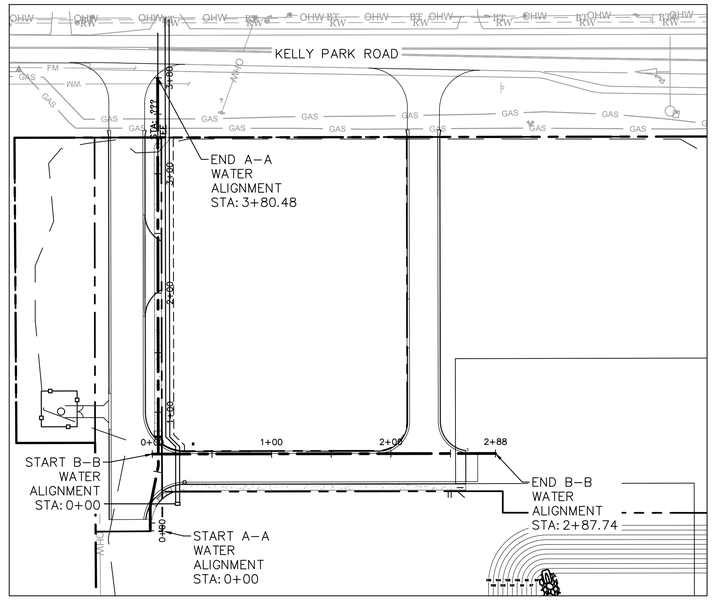
LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC

APOPKA FL

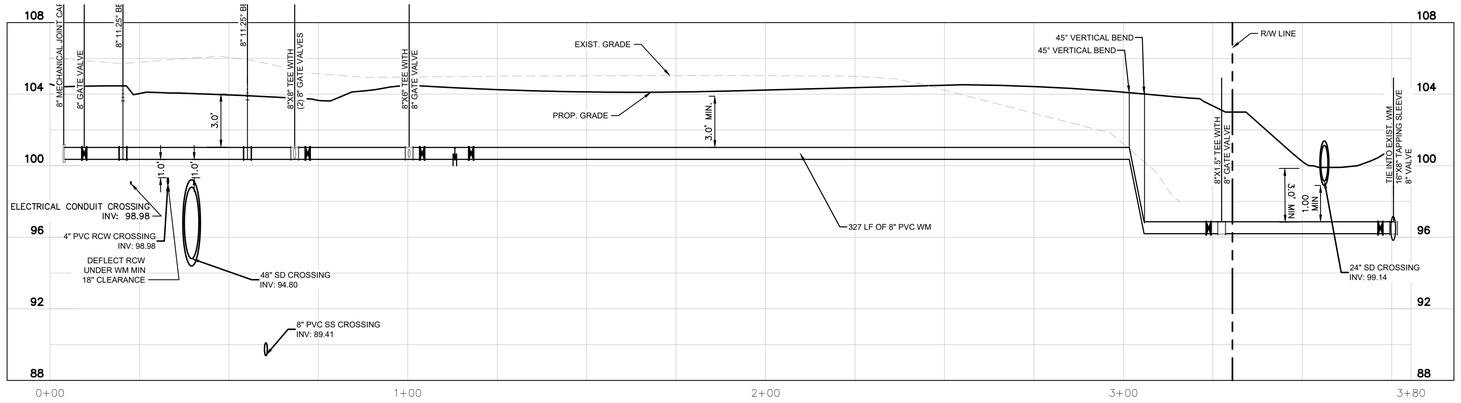
SHEET NUMBER
C-500

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PROFILES ALIGNMENTS LAYOUT
N.T.S

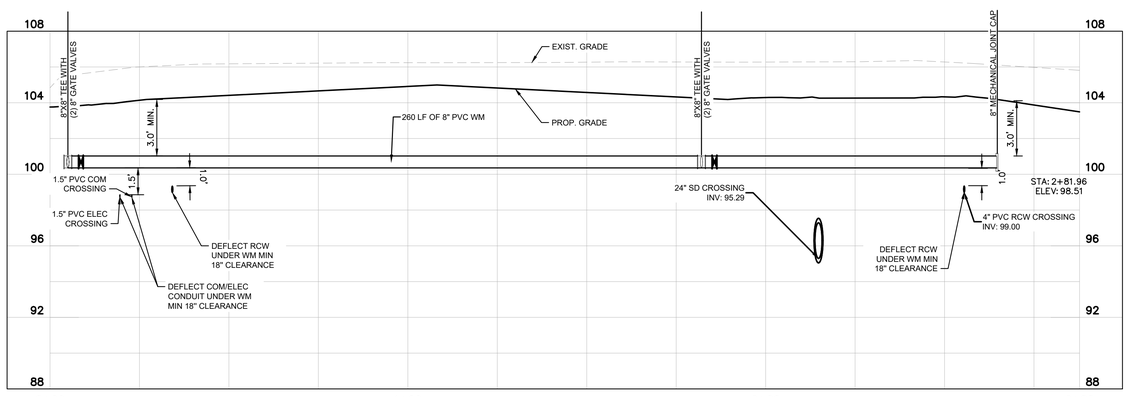
NORTH



A-A WATER MAIN PROFILE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 2 4 8
VERTICAL



B-B WATER MAIN PROFILE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 2 4 8
VERTICAL

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

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CERJAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

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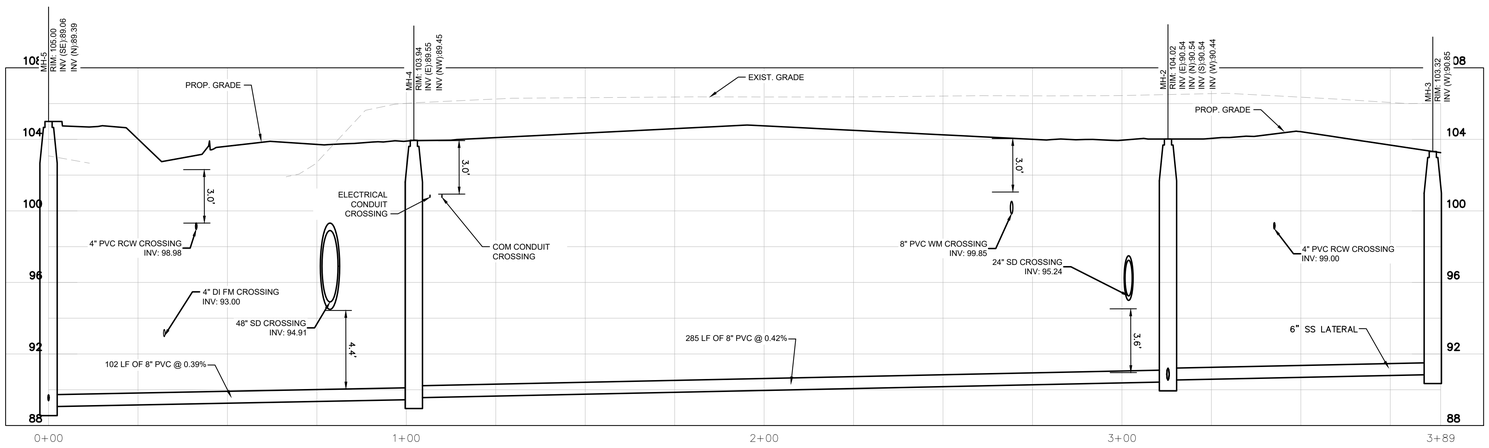
KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

UTILITY PROFILES

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER
C-520

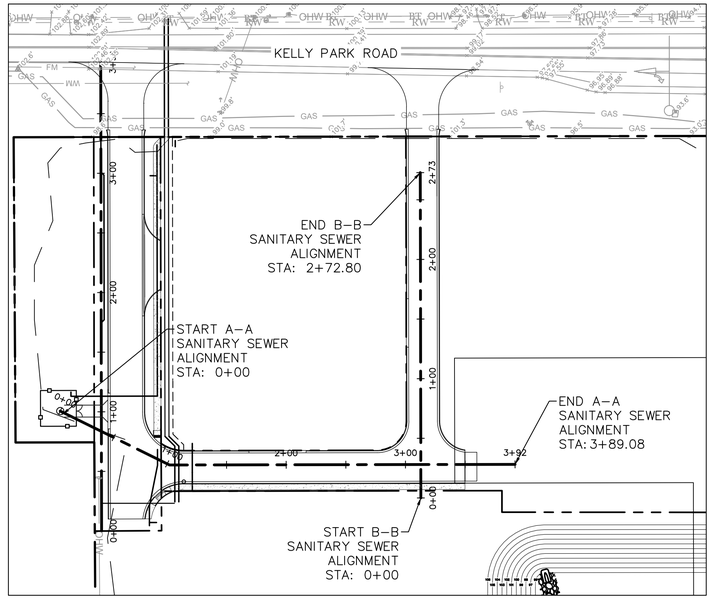
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A-A SANITARY SEWER PROFILE

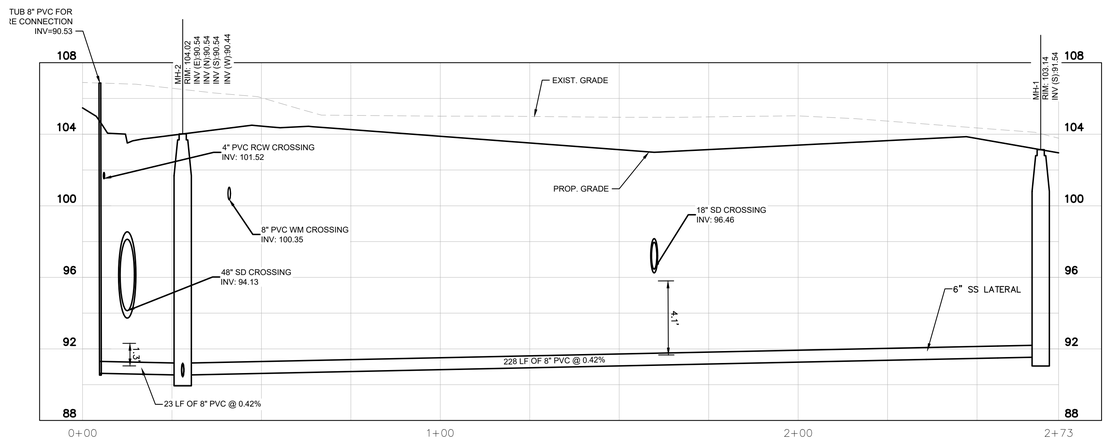
GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 2 4 8
VERTICAL



PROFILES ALIGNMENTS LAYOUT
N.T.S

NORTH



B-B SANITARY SEWER PROFILE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY

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

MACKENZIE CERJAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

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KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

UTILITY PROFILES

LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB
DEVELOPMENT LLC

APOPKA FL

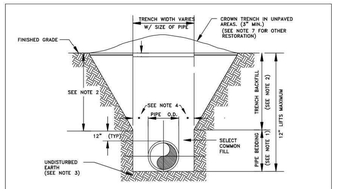
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SHEET NUMBER
C-521

Plotted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-521 SEWER PROFILES March 13, 2026 12:52:26pm K:\VRB_LDEV\147864000_Kelly Park, Apopka FL\CADD_Advent-Shark\CADD\PlanSheets\C-521 UTILITY PROFILES.dwg
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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

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

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN PROPOSED 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 DUCTILE IRON PIPE ENCASEMENT MUST BE USED TO MINIMIZE CLEARANCE TO POTABLE WATER.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, 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'

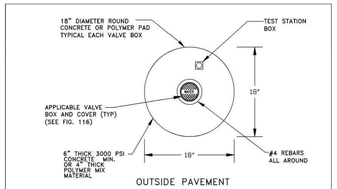
NOTES:

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. /
   SOIL DESIGNATION: SM/SW/SC SW OR RWW = 150 P.S.I.
   LAYING CONDITIONS: B
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

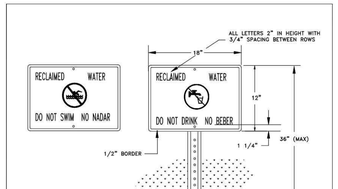
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

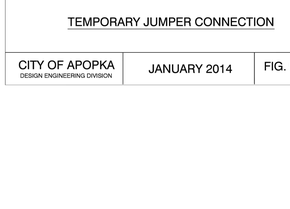


NOTES:

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. NOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, NOT 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.

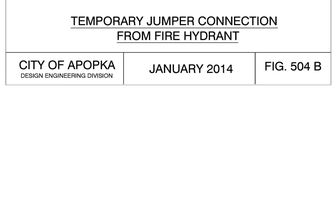
RECLAIMED WATER ADVISORY SIGN

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



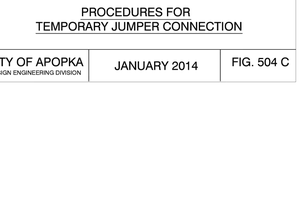
NOTES:

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

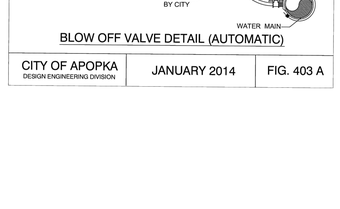


NOTES:

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



FORCE MAIN MANHOLE LINER

THICKNESS (INCHES)				MATERIAL	MANUFACTURER
DIAMETER (INCHES)	3-6	HEIGHT (FEET) 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 WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

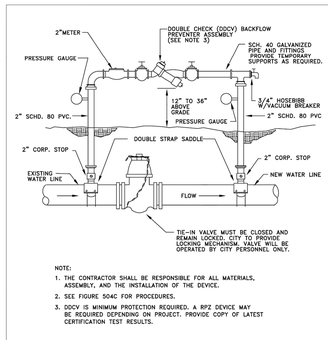
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200

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

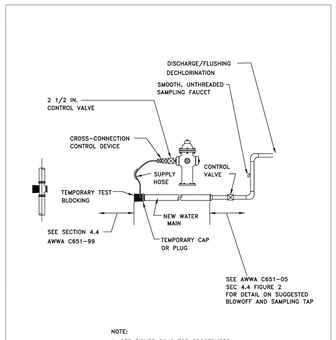


NOTE:

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



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

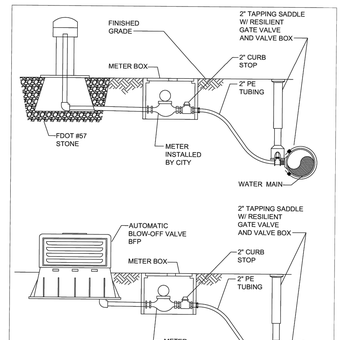
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing, testing and bacteriological clearance of the new water main has been completed and a letter from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum residual of 20 psi in the new water main during testing and until the clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing with a solution of 5 percent (50) hypo.
3. Flushing of 10 inches in diameter and larger water mains may be done through the fire-in valve under the following conditions. The following procedures shall be followed:
   A. The fire-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to fire-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the fire-in valve.
   * Provide for and monitor the pressure in the fire-in point. The pressure in the existing main must not drop below 35 psi.
   * The fire-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The fire-in valve shall be locked closed by the City personnel until flushing begins.
   D. The fire-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the fire-in valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the fire-in valve shall remain closed and shall be locked in the closed position by the City. The fire-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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



BLOW OFF VALVE DETAIL (AUTOMATIC)

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

Printed By: Barclay, Grace Sheet Set: LOT 7 ACCESS ROAD Layout: C-550 UTILITY DETAILS March 13, 2026 12:52:31pm K:\VRB_LDEV\147864000_Kelly Park, Apopka FL\CADD\Advent-Shan\CADD\PlanSheets\C-550 UTILITY DETAILS.dwg
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KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

UTILITY DETAILS

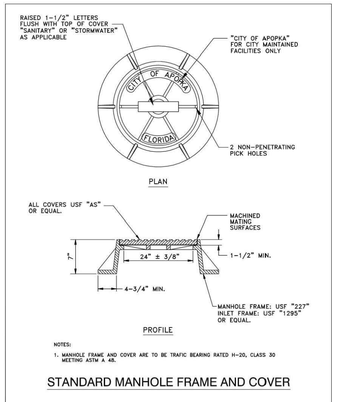
LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER C-550

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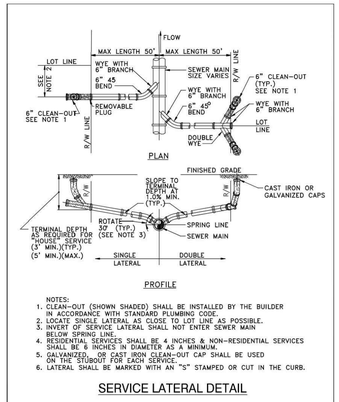


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

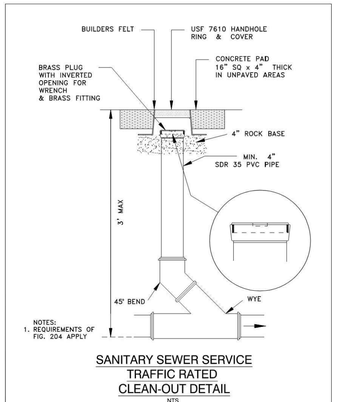


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL BE ABOVE INVERT OF SEWER MAIN.
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

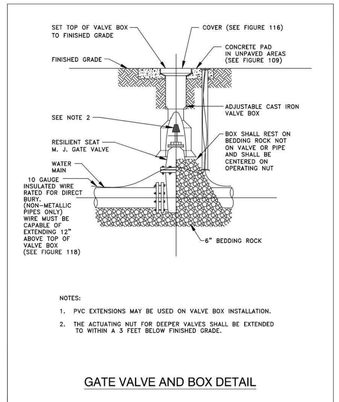


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205

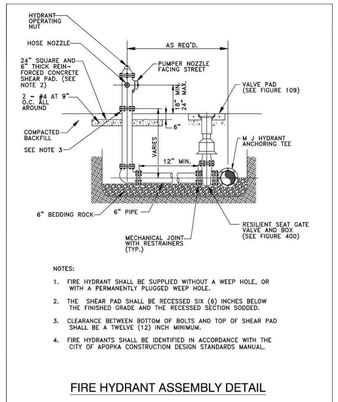


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

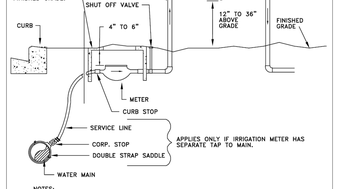


NOTES:

1. 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

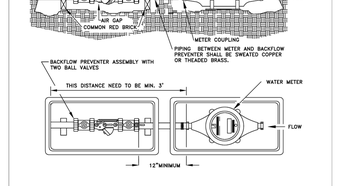


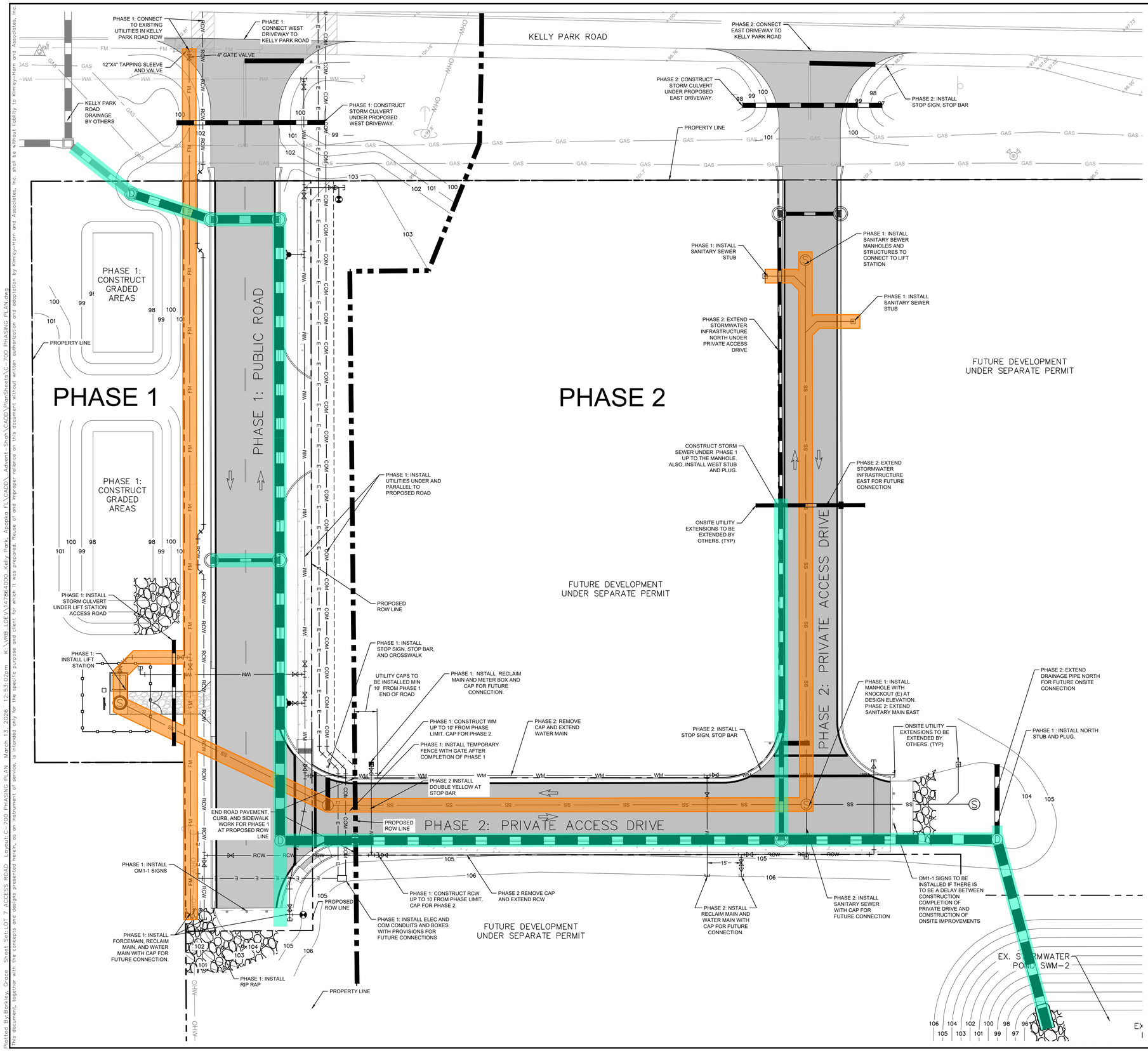
NOTES:

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


OWNED & MAINTAINED BY CITY OF APOPKA
OWNED & MAINTAINED BY DEVELOPER/OWNER
FLOW
GRADE VALVE BOX IN LINE W/ROAD
WATERTIGHT MANHOLE
WATERTIGHT MANHOLE
WATERTIGHT MANHOLE



LEGEND

- FM — PROPOSED SANITARY SEWER FORCE MAIN
- COM — COM — PROPOSED COMMUNICATION LINE
- WM — DOMESTIC WATER SERVICE LINE
- RCW — RCW — PROPOSED RECLAIMED WATER LINE
- SS — SANITARY SEWER LATERAL
- E — E — E — PROPOSED ELECTRIC LINE
- OHW — PROPOSED ELECTRIC LINE
- WM — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER MAIN
- OHW — EXISTING ELECTRIC LINE
- RCW — RCW — EXISTING RECLAIMED WATER LINE
- FM — EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED DRAINAGE
- PROPOSED TEE
- PROPOSED PIPE BEND
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED SANITARY SEWER TO BE CONSTRUCTED UNDER PHASE 1
- PROPOSED STORM SEWER TO BE CONSTRUCTED UNDER PHASE 1
- PHASE LIMIT (PAVEMENT)

PHASE 1 NOTES:

1. PHASE 1 INCLUDES
   - 1.1. CONSTRUCTION OF ROAD C TO LIMITS OF PROPOSED ROW
   - 1.2. THE COMPLETION OF STORM SEWER TO EXISTING POND. EXTEND STORM NORTH UNDER PROPOSED PRIVATE ACCESS DRIVE TO LIMITS SHOWN, WITH PROVISIONS FOR FUTURE CONNECTIONS.
   - 1.3. SANITARY SEWER MAIN TO BE EXTENDED UNDER ROAD C AND PRIVATE ACCESS DRIVES WITH STUBS FOR FUTURE CONNECTIONS. PROVIDE KNOCK OUT FOR CONTINUED EASTERN EXTENSION OF SEWER MAIN IN PHASE 2.
   - 1.4. WATER, RECLAIM, FORCEMAIN, AND FRANCHISE UTILITIES TO BE CONSTRUCTED UNDER/ ALONG ROAD C WITH STUBS EXTENDED TO SOUTH AND EAST BEYOND PROPOSED LIMITS OF PHASE 1 PAVING FOR FUTURE CONNECTION.
   - 1.5. ELECTRIC RELOCATION
   - 1.6. CONSTRUCTION OF PUBLIC LIFT STATION
   - 1.7. STABILIZATION OF DISTURBED AREAS
2. INSTALL TEMPORARY FENCE AND GATE AFTER COMPLETION OF PHASE 1 AS INDICATED ON PLANS. MAINTAIN FENCE DURING THE CONSTRUCTION OF PHASE 2.

PHASE 2 NOTES:

1. ADJUST ANY SEWER / STORM STRUCTURES INSTALLED IN PHASE 1 TO FINAL GRADE AS NEEDED.

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DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

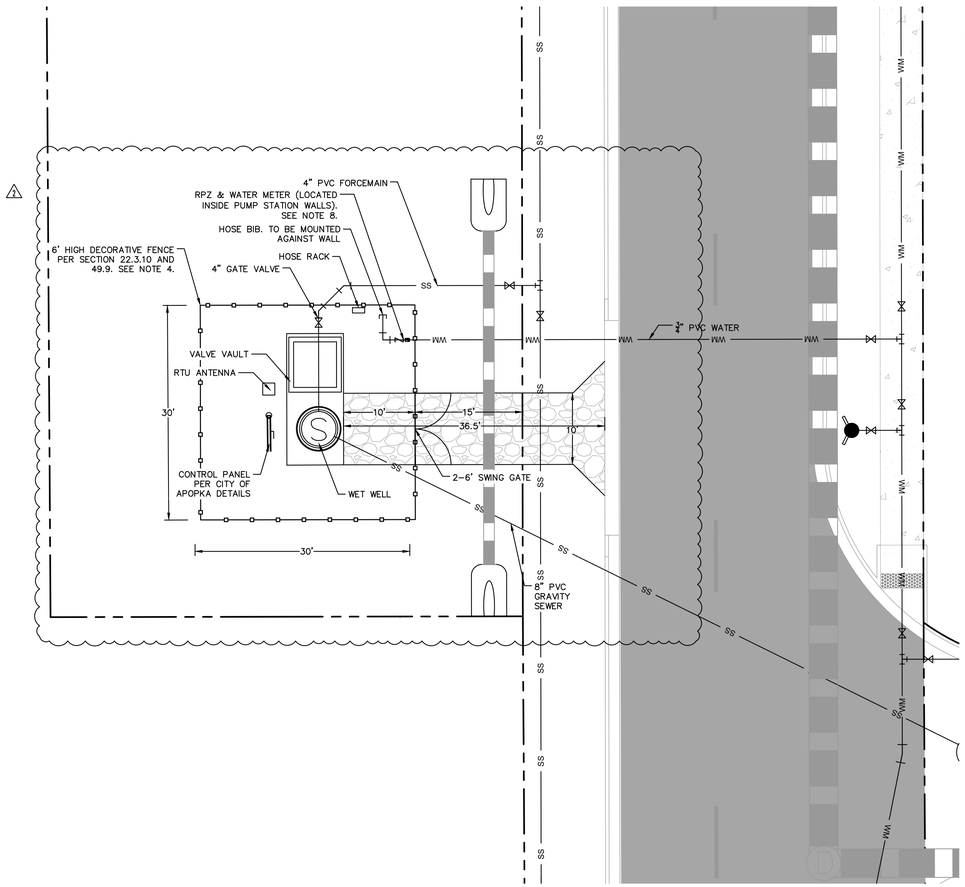
LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

PHASING PLAN

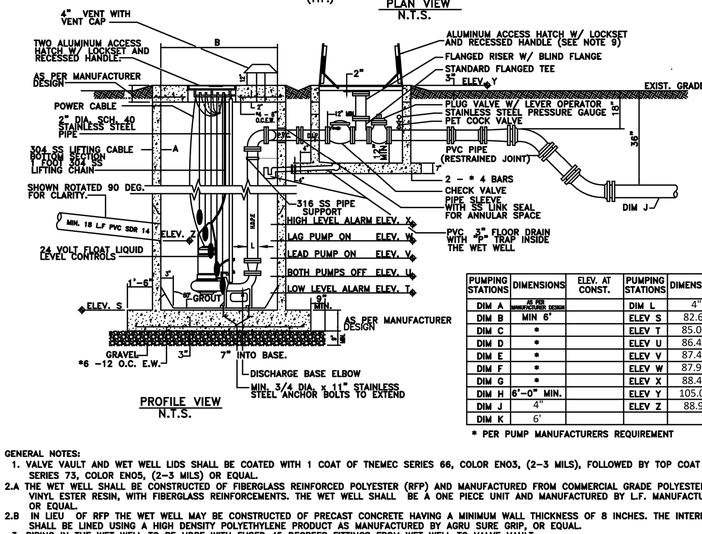
SHEET NUMBER
C-700

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PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.

PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	AS PER MANUFACTURER DESIGN		DIM L	4"	
DIM B	MIN 6"		ELEV S	82.67'	
DIM C	*		ELEV T	85.00'	
DIM D	*		ELEV U	86.46'	
DIM E	*		ELEV V	87.46'	
DIM F	*		ELEV W	87.96'	
DIM G	*		ELEV X	88.46'	
DIM H	6'-0" MIN.		ELEV Y	105.00'	
DIM J	4"		ELEV Z	88.96'	
DIM K	6'				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2–3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2–3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
MANUFACTURER: FLYGT ; MODEL: NP 3127 SH 3 ; DIA: 6 INCH ; SPEED: 168 GPM ; DISCHARGE SIZE: 3 IN.;
VOLTAGE: 230 ; HZ.: 60 ; PHASE: 3 ; H.P.: 8 ; MIN. SOLID SIZE: --- IN.
12. OPERATING CONDITIONS SHALL BE 168 GPM AT 100 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

PUMP STATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

LEGEND

FM — FORCE MAIN PIPE	CONCRETE PAVEMENT
SS — GRAVITY SANITARY SEWER PIPE	GRADED #57 STONE
WM — WATER MAIN PIPE	
STORM PIPE	

PUMP DATA	
DESIGN POINT	100 GPM @ 109.6 TDH
MANUFACTURER	FLYGT
MODEL	NP 3127
IMPELLER	146 MM
RPM	3515 RPM
HP	8 HP
DISCHARGE DIAMETER	3 INCH
PHASE	3
MAX CYCLES PER HOUR	30
VOLTAGE	230 V

NOTES:
1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I CONCRETE. WITH NO. 6X6 WIRE MESH OR FIBER MESH.
2. POWER SUPPLY TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN THE RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWER COATED ALUMINUM W/ PICKET SPACING = OR <4"
4. DECORATIVE FENCE TO BE SIX (6) FOOT HIGH DECORATIVE TYPE FENCING APPROVED BY THE CITY OF APOPKA, COMMUNITY DEVELOPMENT DEPARTMENT. CHAIN LINK OR WOODEN FENCING IS NOT ALLOWED.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.
7. CHANGE IN LOCATION OR ORIENTATION OF CONTROL PANEL MUST BE APPROVED BY CITY OF APOPKA STAFF PRIOR TO PANEL INSTALLATION.
8. WATER SERVICE REQUIRED VIA HOSE BIB. HOSE BIB TO BE PROTECTED BY A 3/4" RPZ.
9. CONTRACTOR TO REFER TO CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL (INCLUDING CHAPTERS 2, 4, 7, AND APPENDIX C) FOR FULL CITY SPECIFICATIONS.
10. TWO PUMPS ARE REQUIRED PER SECTION 22.2.2.

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2	CITY CSP COMMENTS	01/09/26	TJL

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No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER

3/13/2026

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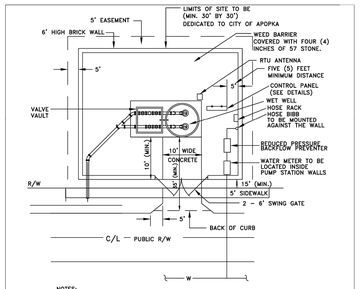
KHA PROJECT 147864000
DATE 05/01/2025
SCALE AS SHOWN
DESIGNED BY MDA
DRAWN BY MRM
CHECKED BY MRC

LIFT STATION PLAN

LOT 7 ACCESS ROAD
PREPARED FOR
KELLY PARK VB DEVELOPMENT LLC
APOPKA FL

SHEET NUMBER
LS-1

Plotted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-600 LIFT STATION PLAN March 13, 2026 12:53:13pm K:\ORB_LDEV\147864000_Kelly Park, Apopka FL\CADD_Advent-Shan\CADD\PlanSheets\C-600 LIFT STATION PLAN.dwg
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NOTES:

1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4".
4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 300

No.	REVISIONS	DATE	BY

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CERJAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/13/2026

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KHA PROJECT	147864000
DATE	05/01/2025
SCALE	AS SHOWN
DESIGNED BY	MDA
DRAWN BY	MRM
CHECKED BY	MRC

LIFT STATION DETAILS

LOT 7 ACCESS ROAD

PREPARED FOR
KELLY PARK VB
DEVELOPMENT LLC

APOPKA FL

SHEET NUMBER
LS-1.1

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

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

Sunshine811.com

Plotted By:Barkley, Grace Sheet Set:LOT 7 ACCESS ROAD Layout:C-650 LS DETAILS March 13, 2026 12:53:17pm K:\VRB_LDEV\147864000_Kelly Park, Apopka FL\CAD_Advent-Shah\CAD\PlanSheets\C-600 LIFT STATION PLAN.dwg
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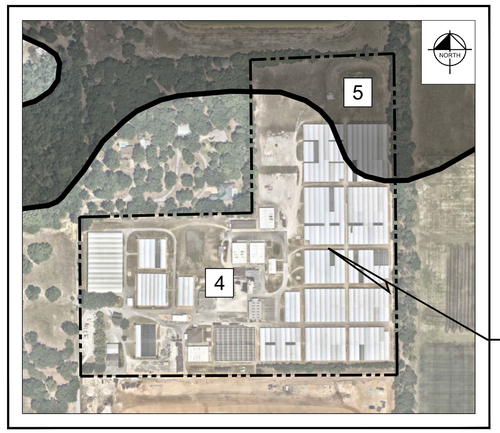
CONSTRUCTION PLANS

FOR

WOLF LAKE RANCH (PHASE 2)

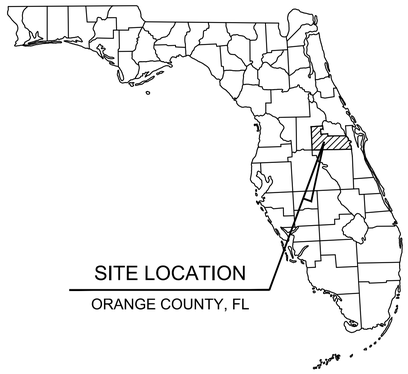
CITY OF APOPKA, FLORIDA

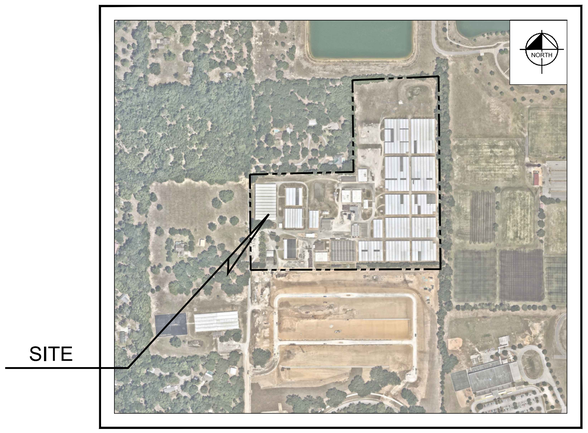
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19-20-28-0000-00-039
DECEMBER 5, 2025



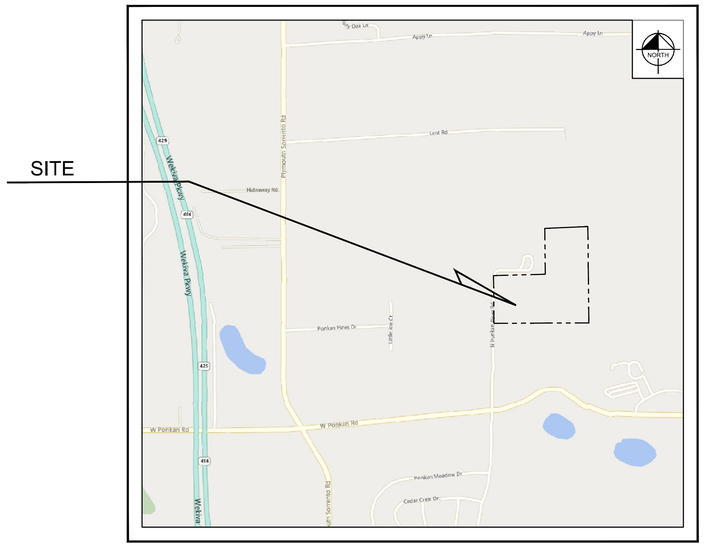
SOILS MAP
1" = 300'

4 - CANDLER FINE SAND, 0 TO 5 PERCENT SLOPE
5 - CANDLER FINE SAND, 5 TO 25 PERCENT SLOPE





AERIAL PHOTOGRAPH
1" = 500'



SECTION 19, TOWNSHIP 20, RANGE 28E

LOCATION MAP
1" = 1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	GENERAL NOTES
C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	OVERALL EXISTING CONDITIONS
C3.1	DETAILED EXISTING CONDITIONS
C3.2	DETAILED EXISTING CONDITIONS
C3.3	EROSION CONTROL & DEMO DETAILS
C4.0	OVERALL SITE PLAN
C4.1	DETAILED SITE PLAN
C4.2	DETAILED SITE PLAN
C4.3	DETAILED GEOMETRY PLAN
C4.4	DETAILED GEOMETRY PLAN
C4.5	GEOMETRY PLAN
C5.0	OVERALL PAVING & GRADING PLAN
C5.1	DETAILED PAVING & GRADING PLAN
C5.2	DETAILED PAVING & GRADING PLAN
C5.5	OVERALL DRAINAGE PLAN
C5.6	DETAILED DRAINAGE PLAN
C5.7	DETAILED DRAINAGE PLAN
C5.8	CROSS SECTIONS
C6.0	OVERALL UTILITY PLAN
C6.1	DETAILED UTILITY PLAN
C6.2	DETAILED UTILITY PLAN
C6.3	FIRE TRUCK ROUTE
C7.0-C7.7	PLAN & PROFILE
C8.0	GENERAL CONSTRUCTION DETAILS
C8.1	GENERAL CONSTRUCTION DETAILS
C8.2	ROADWAY AND DRAINAGE DETAILS
C9.0-C9.3	UTILITY DETAILS
C10.0	LIFT STATION DETAIL
C10.1	LIFT STATION DETAIL

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND INCLUDING ALL FOP LOT 15 AND A PORTION OF TRACT B OF WOLF LAKE RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAY BOOK 114, PAGES 148 THROUGH 153 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AD THE NORTHWEST CORNER OF SAID WOLF LAKE RANCH, THENCE RUN ALONG THE WEST LINE OF SOUTHEAST 1/4 OF SAID SECTION 19 NORTH 00°24'08" WEST A DISTANCE OF 667.69 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTMENT SAID WEST LINE RUN NORTH 88°37'37" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 722.82 FEET TO THE WEST LINE OF THE EAST 601.6 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 00°34'26" WEST ALONG SAID WEST LINE A DISTANCE OF 641.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN ALONG SAID NORTH LINE NORTH 87°30'01" EAST A DISTANCE OF 601.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN ALONG THE EAST LINE THEREOF SOUTH 00°34'26" EAST A DISTANCE OF 1347.37 FEET TO THE NORTH LINE OF SAID WOLF LAKE RANCH SOUTH 89°45'04" WEST A DISTANCE OF 421.48 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16 ACCORDING TO THE SAID WOLF LAKE RANCH; THENCE DEPARTING SAID NORTH LINE RUN ALONG SAID WEST LINE AND ITS EXTENSION THEREOF SOUTH 00°14'56" EAST A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 AND A POINT ON THE NORTH RIGHT OF WAY LINE OF WOLF LAKE AVENUE ACCORDING TO SAID WOLF LAKE RANCH; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LIEN SOUTH 89°45'04" WEST A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID WOLF LAKE RANCH AND THE NORTHERLY EXTENSION THEREOF, NORTH 00°14'56" WEST A DISTANCE OF 155.00 FEET TO THE NORTH LINE OF SAID WOLF LAKE RANCH; THENCE DEPARTING SAID EAST LINE AND NORTHERLY EXTENSION THEREOF RUN ALONG SAID NORTH LINE OF WOLF LAKE RANCH SOUTH 89°45'04" WEST A DISTANCE OF 824.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,304,237 SQUARE FEET OR 29.94 ACRES, MORE OR LESS.

PROJECT TEAM

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APOPKA, FL 32703
CONTACT: BRIAN BISHOP
PHONE: (407) 703-1731, EXT. 685

TELEPHONE:
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1325 BLAIRSTONE RD RM 113
WITALLAHASSEE, FL 32301
CONTACT: TY LESLIE
PHONE: (407) 814-5293

ELECTRIC :
DUKE ENERGY
1150 GREENWOOD BLVD.
LAKE MARY, FL 32746
CONTACT: DUKE'S CUSTOMER SERVICE
PHONE: (407) 629-1010

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: JOHN SMITH
PHONE: (407) 532-8520

PREPARED BY
Kimley»Horn

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Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

CATHERINE E. FELTER
LICENSE
No. 88292
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CATHERINE E. FELTER
FL. P.E. STATE OF FLORIDA
PROFESSIONAL ENGINEER NO. 88292

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PLOTTED: 5/22/2026
WOLF LAKE RANCH 2 (ROSEVILLE)
ENGINEER'S PROJECT No. 149561004

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMM

SHEET NUMBER
C0.0

Drawing name: K:\ORL_Civil\149561004-Wolf Lake Ranch-Roseville\CADD\CONST\Plan Sheets\C0.0-COVER.dwg C0.0 COVER May 22, 2026 3:58pm by: Chris.Shahid
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Plotted By:Shahid, Chris Sheet Set:Wolf Lake Ranch PH2 CDs Layout:C1.0 GENERAL NOTES May 22, 2026 03:38:52pm K:\ORL_Civil\149561004-Wolf Lake Ranch-Roseville\CAD\CONSTPlan Sheets\C1.0-NOTES.dwg
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GENERAL

1. 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 DEWATERING PERMITS, 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.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY ALLEN & COMPANY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OF THE SURVEY. 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 OWNER, ENGINEER, AND APPLICABLE GOVERNING AGENCY IMMEDIATELY.
3. 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 (DURING STANDARD BUSINESS HOURS) 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. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANY (DURING STANDARD BUSINESS HOURS) 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.
4. ALL DISTURBED AREAS (ON-SITE AND/OR OFF-SITE) NOT DESIGNED OR NOTED TO BE LANDSCAPED OR SODDED, SHALL BE SODDED.
5. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES, OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS. 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. ALL WORK AND MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT PLANS OR SPECIFICATIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION, AS APPLICABLE AT THE TIME ALL PERMITS HAVE BEEN OBTAINED.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. 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.
10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW.

    SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES, MATERIALS, AND COMPONENTS TO BE INSTALLED WITHIN COUNTY PUBLIC RIGHTS-OF-WAY, SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE CITY OF APOPKA FOLLOWING ENGINEER'S REVIEW OF SHOP DRAWINGS. ENGINEER IS NOT RESPONSIBLE FOR COORDINATION AND/OR APPROVAL OF SHOP DRAWINGS WITH THE CITY OF APOPKA.
11. 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.
12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
13. 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.
14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
15. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
16. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" (ED. 2014) FOR DETAILS AND SPECIFICATIONS OF ALL CURB AND GUTTERS CALLED FOR IN THESE PLANS WITHIN PUBLIC RIGHTS OF WAY.
17. WHERE ASPHALT PAVING MEETS CONCRETE PAVING SUCH AS AT CONCRETE CURBING, THE ASPHALT SHOULD BE FINISHED ¼" TO ½" ABOVE THE CONCRETE SURFACE TO ALLOW FOR FURTHER TRAFFIC COMPACTION OF THE ASPHALT.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOIL AND/OR PAVEMENT TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE GEOTECHNICAL SOILS REPORT. UPON COMPLETION OF WORK, THE GEOTECHNICAL ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
19. 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.
20. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS (ED. 2025-26) INDEX 522-001 & 522-002.
21. SITE WORK SHALL COMPLY WITH FLORIDA BUILDING CODE (LATEST ED.) AND FLORIDA ACCESSIBILITY CODE (LATEST ED.).
22. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
23. ALL ROADWAY SIGNAGE AND/OR SIGNAGE COLUMNS/POSTS LOCATED WITHIN RIGHT-OF-WAY IMPACTED BY PROPOSED IMPROVEMENTS SHALL BE ADJUSTED AND/OR FULLY RE-INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX (ED. 2025-26) AND FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2025".

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.
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.
3. REFER TO LANDSCAPE PLANS FOR DETAILS REGARDING TREE REMOVAL AND TREE PRESERVATION.

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, ED. 2009/2012" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2025", AND THE F.D.O.T. "STANDARD PLANS FOR ROAD CONSTRUCTION (ED. 2025-26)". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH FDOT STANDARD PLANS (ED. 2025-26) INDEX 711-001 AND THE CITY OF APOPKA, FL.
4. ALL COMMERCIAL GROUND SIGNAGE IS TO BE PERMITTED SEPARATELY.

STORM DRAINAGE SYSTEM

1. THE LATEST EDITION OF F.D.O.T. "STANDARD PLANS INDEX" (ED. 2025-26) 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.
2. 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.
3. 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.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. CONSTRUCTION OF THE STORM WATER 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.
6. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX (ED. 2025-26) AND THE CITY OF APOPKA SPECIFICATIONS.
7. 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.
8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLANS (ED. 2025-26) INDEX 430-001.
9. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE STORMWATER COLLECTION SYSTEM (INLETS, PIPES) FROM EXCESSIVE MUD, SILT, DIRT, DEBRIS, TRASH, ETC. UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN AND FLUSH STORM PIPES AND INLETS OF ALL EXCESSIVE SILT, DEBRIS, ETC.

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.

PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. 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.

3. 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.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. 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.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE FDOT STANDARD PLANS (ED. 2025-26) INDEX 520-001 FOR DETAILS AND SPECIFICATIONS OF ALL CURB TYPES CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS (ED. 2025-26) INDEX 711-001 AND THE CITY OF APOPKA, FL.

11. 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.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. 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.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

17. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

DEMOLITION

1. CONTRACTOR TO OBTAIN DEMOLITION PERMIT FOR THE DEMOLITION OF ANY STRUCTURES ON SITE.
2. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
3. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
4. 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.
5. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
6. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
7. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
8. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
9. 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.

DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSES THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED, 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. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. SEDIMENT CONTROL MEASURES SHOULD BE EMPLOYED DURING THE CONSTRUCTION PROCESS TO KEEP THE POND FROM RECEIVING SIGNIFICANT AMOUNTS OF STORMWATER RUNOFF FROM THE SURROUNDING CONSTRUCTION SITE. THIS RUNOFF IS LIKELY TO CONTAIN SUSPENDED FINE-GRAINED SOIL PARTICLES THAT CAN IMPEDE THE INFILTRATION CAPACITY OF THE PONDS IF ALLOWED TO SETTLE OUT ON THE POND BOTTOMS. IF DEWATERING EFFLUENT OR STORMWATER RUNOFF FROM THE ACTIVE CONSTRUCTION SITE IS DISCHARGED TO THE POND, CONTRACTOR SHALL SCRAPE AND REMOVE FINE-

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F.D.O.T. RIGHT-OF-WAY WORK GENERAL NOTES

1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
2. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
3. ALL DRAINAGE PIPES SHALL BE STEEL REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR, WITHOUT DELAY, BY TELEPHONE.
5. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THIS PROJECT ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH, UNLESS OTHERWISE SHOWN ON PLANS.
6. THE CONTRACTOR SHALL REMOVE ANY ORGANIC AND PLASTIC MATERIAL ENCOUNTERED IN THE FIELD IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2025–26) INDEX 120–002. COST OF REMOVAL OF ORGANIC AND PLASTIC MATERIAL AND BACKFILL OF SUITABLE MATERIAL IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2025–26) INDEX 120–001 SHALL BE INCLUDED IN THE COST OF REGULAR EXCAVATION.
7. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
8. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, DURING STANDARD 'BUSINESS HOURS', A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION AS REQUIRED BY CHAPTER 77–153 OF THE FLORIDA STATUES.
10. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING UTILITY FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS.
11. ALL MAINTENANCE OF TRAFFIC (MOT) ITEMS REQUIRED IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2025–26) INDEX '102–' SERIES INDICES SHALL BE FURNISHED, INSTALLED, AND MAINTAINED TO PROPERLY MAINTAIN TRAFFIC AND ADDRESS DROP OFF CRITERIA IN THE WORK ZONE.
12. NO LANES CLOSED BETWEEN THE HOURS OF 7:00 AM TO 8:00 PM.
13. THE EXISTING POSTED SPEED LIMIT ON SR–441 WILL REMAIN DURING ALL PHASES OF CONSTRUCTION.
14. ANY EXISTING OR PROPOSED SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLANS SHALL BE REMOVED OR COVERED BY THE CONTRACTOR PER FDOT STANDARD PLANS (ED. 2025–26) INDEXES AND WHEN THE CONFLICT NO LONGER EXISTS THE SIGNS SHALL BE RESTORED TO THEIR ORIGINAL POSITION. COST SHALL BE INCLUDED IN MAINTENANCE OF TRAFFIC.
15. IF ONLY FDOT STANDARD PLANS (ED. 2025–26) INDEX (SUCH AS #'S. 102–600, 102–611, 102–612, 102–613, 102–616, 102–660, ETC.) WILL BE USED, THEN THE CONTRACTOR WILL NOT BE REQUIRED TO PROVIDE SIGNED AND SEALED MAINTENANCE OF TRAFFIC (M.O.T.) PLANS. IF THE CONTRACTOR REQUIRES M.O.T. PLANS OTHER THAN THE FDOT STANDARD PLANS (ED. 2025–26) INDICES, THEN THE CONTRACTOR WILL HAVE TO SUBMIT SIGNED AND SEALED PLANS TO FDOT FOR REVIEW AND APPROVAL.
16. MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX (ED. 2025–26), FDOT DESIGN MANUAL (FDM) ED. 2025, THE STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2025), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (ED. 2009 AND 2012 SUPPLEMENT) AS A MINIMUM.
17. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF TRANSPORTATION A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO CLOSING ANY LANES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT–OF–WAY.
18. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.
19. IF THE DEPARTMENT DETERMINES THAT AS–BUILT CONDITIONS VARY SIGNIFICANTLY FROM APPROVED PLANS, THE PERMITTEE OR THE PERMITTEE'S CONTRACTOR SHALL PROVIDE AS–BUILT PLANS, ALONG WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850–040–19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.
20. ALL DISTURBED AREAS WITHIN FDOT RIGHT–OF–WAY MUST BE SODDED ONLY WITH COMMON BERMUDA SOD.
21. CONTRACTORS CERTIFICATE OF LIABILITY INSURANCE MUST BE ISSUED PRIOR TO STARTING CONSTRUCTION IN FDOT RIGHT–OF–WAY.
22. MAINTENANCE OF TRAFFIC:
    a. FOR WORK WITHIN FDOT RIGHT–OF–WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625–010–010.
    b. FOR WORK WITHIN FDOT RIGHT–OF–WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625–010–010.
    c. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES: SR 441–45 MPH
23. ALL CONSTRUCTION IN THE FDOT RIGHT–OF–WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES).
24. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
25. ALL SIDEWALK CLOSURES SHALL ABIDE TO THE STANDARD PROCEDURES PER FDOT STANDARD PLANS (ED. 2025–26) INDEX 102–660.
26. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS (ED. 2025–26) INDEX 522–001 & 522–002.
27. ALL ROADWAY SIGNAGE AND/OR SIGNAGE COLUMS/POSTS LOCATED WITHIN RIGHT–OF–WAY IMPACTED BY PROPOSED IMPROVEMENTS SHALL BE ADJUSTED AND/OR RE–INSTALLED IN ACCORDANCE WITH STANDARD PLANS (ED. 2025–26) INDEX AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2025).

POTABLE WATER SYSTEM

1. POTABLE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE WATER DISTRIBUTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED AND CONSTRUCTED PER THE CITY OF APOPKA STANDARDS & SPECIFICATIONS. ONSITE WATER DISTRIBUTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION OF CONSTRUCTION, CERTIFICATION, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER OR UTILITY INSPECTOR. PRESSURE TESTS TO BE IN ACCORDANCE WITH F.D.E.P. SPECIFICATIONS AND THE CITY OF APOPKA CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS TWO (2) FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. ALL PUBLIC UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF APOKA

SANITARY SYSTEM

1. SANITARY WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE WASTEWATER COLLECTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED BY THE CONTRACTOR, AND CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF APOPKA STANDARDS AND SPECIFICATIONS. ONSITE WASTEWATER COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION OF CONSTRUCTION, CERTIFICATION, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A CLOSED CIRCUIT TELEVISED INSPECTION (CCTV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CCTV INSPECTION TAPE TO THE ENGINEER, THE OWNER, AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
    C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C–828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F–1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL–PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C–1244.

CONTRACTOR'S SURVEYOR AS-BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS–BUILT" INFORMATION, CERTIFIED BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA. AT A MINIMUM, THIS "AS–BUILT" INFORMATION SHALL INCLUDE:
    1.1. TOP OF PIPE/INVERT ELEVATIONS AND HORIZONTAL LOCATIONS OF ALL WATER, SANITARY SEWER, AND RECLAIM WATER UTILITIES INSTALLED (AS APPLICABLE);
    1.2. PAVEMENT GRADE BREAK LOCATIONS AND SUFFICIENT ELEVATIONS OF FINISHED GRADE SURFACES WHICH ALLOW THE ENGINEER TO DETERMINE COMPLIANCE WITH THE PROPOSED DESIGN;
    1.3. TOP, GRATE, & INVERT ELEVATIONS OF THE STORMWATER COLLECTION SYSTEM, INCLUDING THE POND GRADES (TOP, BANK, BOTTOM),
    1.4. POND CONTROL STRUCTURE, & SWALES;
    1.5. ANY IMPROVEMENTS WITHIN FDOT OR COUNTY RIGHT–OF–WAYS.
    1.6. SITE LIGHTING POLE LOCATIONS
2. THE DIGITAL "AS–BUILT" FILE, PROVIDED IN AUTOCAD FORMAT, SHALL ALSO BE PROVIDED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM. NO ENGINEER'S CERTIFICATIONS OF COMPLETION OR REQUESTS FOR FINAL ACCEPTANCE WILL BE SUBMITTED UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
3. SURVEYOR AS–BUILT SHALL CONTAIN COMPLETED ASSET TABLE IN ACCORDANCE WITH CITY OF APOPKA UTILITY STANDARDS AND SPECIFICATIONS.

THE APPLICANT SHALL SUBMIT TWO SETS HARD COPY (24" X 36" PRINTS) OF THE RECORD DRAWINGS NOT LESS THAN 72 HOURS PRIOR TO THE FINAL INSPECTION BY THE CITY. FOLLOWING THE FINAL SITE INSPECTION AND CORRECTION OF ANY SITE DEFICIENCIES, THE APPLICANT SHALL SUBMIT TO PUBLIC WORKS ONE ELECTRONIC PDF SIGNED AND SEALED RECORD DRAWING (WITH MINIMUM 300 DPI RESOLUTION) AND ONE ELECTRONIC CAD COPY FORMATTED FULLY COMPATIBLE WITH THE SOFTWARE BEING USED BY THE CITY OF APOPKA ENGINEERING DIVISION, REVISED AS NECESSARY AFTER THE FINAL INSPECTION, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE IMPROVEMENTS.

THE APPLICANT SHALL BE RESPONSIBLE FOR RECORDING DEVIATION INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. TO HELP ENSURE COMPLIANCE WITH RECORD DRAWING REQUIREMENTS, THE CITY STRONGLY RECOMMENDS THAT THE CONTRACTOR'S FIELD RECORD PLANS BE PHOTOCOPIED IN THE ENTIRETY AS RECORD DRAWINGS. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION, WHEN APPLICABLE, SHOULD INCLUDE BUT NOT LIMITED TO GRADING FOR PARKING LOT, TRAIL, POND, AND FINISH FLOOR ELEVATION FOR THE BUILDING ETC.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORMWATER, POTABLE WATER, RECLAIMED WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE MATERIAL, PIPE SIZE, CLASS, ETC.
3. DRAWINGS SHALL CLEARLY SHOW LOCATION, DESCRIPTION, AND DEPTH OF ALL ABANDONED PIPE THAT LEFT IN PLACE.
4. DRAWINGS SHALL CLEARLY LABEL WHAT IS INTENDED TO BE PRIVATE OR PUBLIC. IN ADDITION, CLEARLY LABEL THE CITY POINT OF CONNECTION ON PRIVATE MAINS.
5. DRAWINGS SHALL CLEARLY LABEL FIRE LINES AND IRRIGATION LINES ACCORDINGLY.
6. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
7. DIMENSIONS BETWEEN ALL MANHOLES AND/OR INLETS SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL MANHOLES/INLETS SHALL BE SHOWN.
8. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
9. WHEN APPLICABLE, DRAWINGS SHALL INCLUDE A PHOTOMETRIC STUDY SHOWING ALL SITE LIGHTING MEETING CITY CODE PART III, SECTION 3–10.2(6).
10. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
11. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
12. DRAWINGS SHALL SHOW LOCATIONS AND DESCRIPTIONS OF ALL CONNECTIONS THAT WERE MADE TO ANY MAINS DURING THE PROJECT, WHETHER PERMANENT OR TEMPORARY, INCLUDING ABANDONED TAPS, LINE STOPS, VALVES, ETC.
13. CAD FILES SHOULD BE IN STATE PLANE COORDINATES (SPC) FEET, EAST ZONE – FLORIDA, NORTH AMERICAN DATUM (NAD) 1983.
14. OBJECTS SHOULD BE ASSIGNED BY LAYER WITH COLOR BY LAYER. NO CRYPTIC LAYER NAMES. IF CRYPTIC LAYER NAMES ARE USED (I.E., DXF FILES FROM MICROSTATION) THEN A LIST DEFINING LAYER NAMES MUST BE PROVIDED. IF ENTITIES ARE NOT CORRECTLY ASSIGNED BY LAYER IT MAKES IT DIFFICULT TO EXTRACT THE DATA (I.E., IF WATER LINES ARE INADVERTENTLY DRAWN ON THE SEWER LAYER THEY WILL DISAPPEAR WHEN THE WATER LAYER IS ISOLATED).
15. ELECTRONIC DRAWINGS THAT DO NOT FOLLOW THESE SPECIFICATIONS WILL BE RETURN FOR CORRECTION AND THE APPLICANT MAY HAVE THEIR PUBLIC WORKS CERTIFICATE OF COMPLETION OR SUBSEQUENT BUILDING DIVISION CERTIFICATE OF OCCUPANCY WITHHELD UNTIL THE CORRECTIONS HAVE BEEN ADEQUATELY ADDRESSED.

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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
5/22/26
DATE:

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

GENERAL NOTES

WOLF LAKE RANCH PHASE 2
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.1

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STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

WOLF LAKE RANCH (PHASE 2)
PARCEL ID #: 19-20-28-0000-00-010
19-20-28-0000-00-009
19-20-28-0000-00-039
CITY OF APOPKA, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

M/I HOMES OF ORLANDO LLC
400 INTERNATIONAL PARKWAY SUITE 470
LAKE MARY, FL 32746
CONTACT: JIMMY O. PALM, P.E.
PHONE: (407) 531-5190
EMAIL: JPALM@MIHOMES.COM

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF REDEVELOPING A CURRENT PLANT NURSERY WITH 60 SINGLE FAMILY DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.

PROJECT AREA: 29.66 ACRES
CONTRIBUTING DRAINAGE AREA: 37.33 ACRES
TOTAL CONSTRUCTION AREA: 29.66 ACRES

LONGITUDE : W 81°32' 54.78" LATITUDE: N 28° 43' 58.73"

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	ACERS OF AOI	% OF AOI
4	CANDLER FINE SAND, 0--5% SLOPES	A	25.5	85.9%
5	CANDLER FINE SAND, 5--12% SLOPES	A	4.2	14.1%

DEWATERING

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

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

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH CURB INLETS. THE RUNOFF FROM THE SITE WILL DISCHARGE TO THE PROPOSED STORMWATER MANAGEMENT PONDS AND AFTER WATER TREATMENT IS PROVIDED, IT WILL OUTFALL NORTH & WEST CONSISTENT WITH EXISTING CONDITIONS IN ACCORDANCE WITH SJRWMD SPECIFICATIONS AND 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
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMM

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

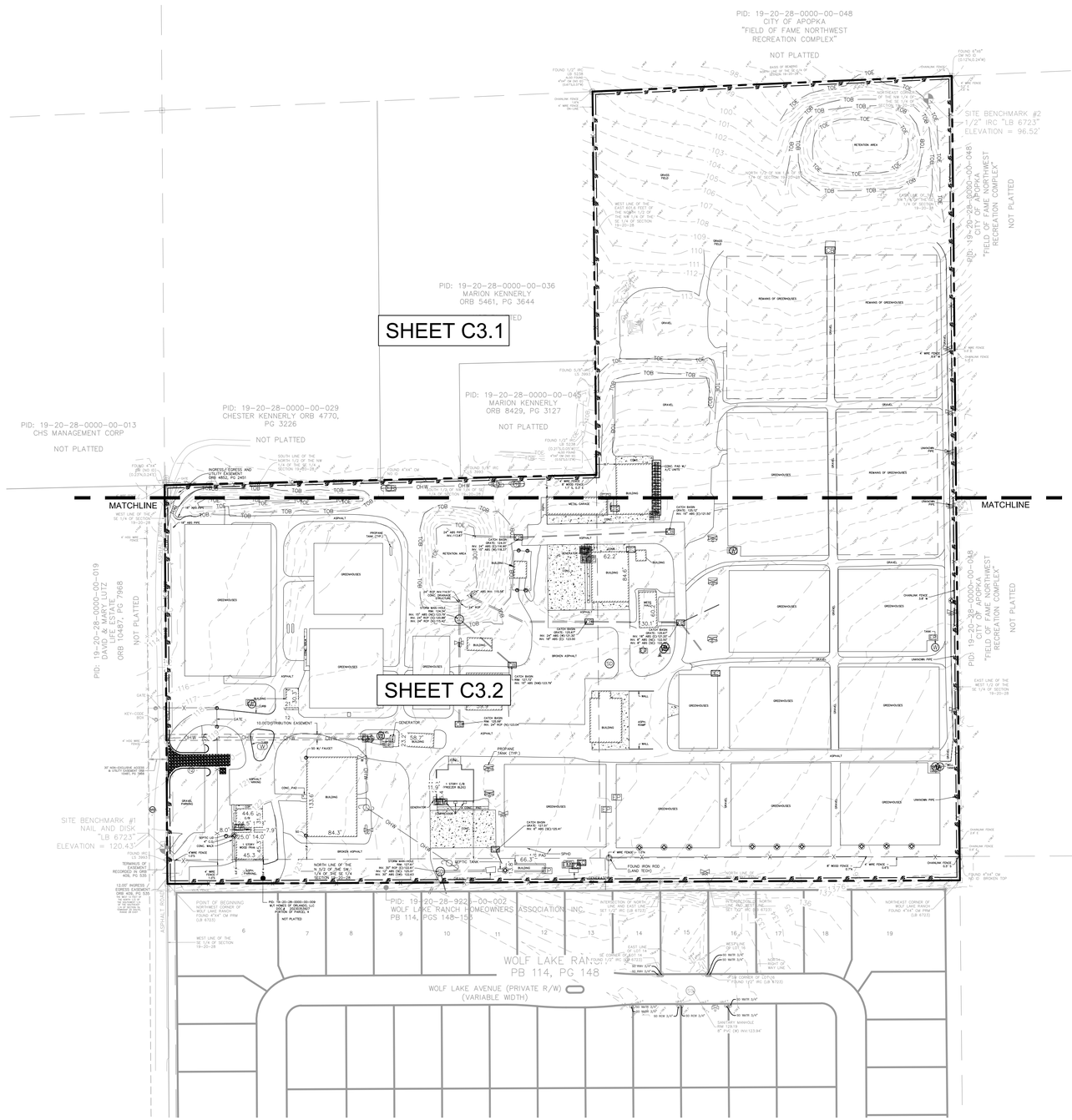
5/22/2026

STORMWATER POLLUTION PREVENTION PLAN

WOLF LAKE RANCH PHASE 2
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.0

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

EROSION CONTROL NOTES:

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

1. STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

2. EXPOSED AREA LIMITATION:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.

3. INLET PROTECTION:
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

4. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.

5. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.

6. TEMPORARY GRASSING:
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.

7. TEMPORARY REGRASSING:
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.

8. MAINTENANCE:
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

9. DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.

10. SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.

11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OR IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.

12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.1 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D EROSION PROTECTION STANDARDS.

13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD AND FDEP PROCEDURES.

15. REFER TO ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT PLANS FOR OFFSITE EROSION CONTROL, MAINTENANCE OF TRAFFIC AND DEMO PLANS.

16. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLANS.

17. SILT FENCE SHOWN OFF-SET FROM PROPERTY BOUNDARY AND FEMA FLOOD LINE FOR VIEWING PURPOSES ONLY. CONTRACTOR TO INSTALL SILT FENCE AT PROPERTY LINE AND FEMA FLOOD LINE.

18. ALL EXISTING ROADWAY AND STRUCTURES WITHIN LIMITS OF PROJECT AREA TO BE REMOVED/DEMOLISHED.

19. CONTRACTOR TO MONITOR THE EROSION ONSITE AFTER SOTRM EVENTS AND DETERMINE IF ADDITIONAL SILT FENCE RUNS ARE NEEDED AT THE TOP OF THE SLOPE AND MID- OF THE SLOPE ON THE SOUTHERN PORTION OF THE PROPERTY.

20. ANY EXISTING SEPTIC STRUCTURES/DRAIN FIELDS ON SITE MUST BE REMOVED. CONTRACTOR TO COORDINATE WITH ORANGE COUNTY HEALTH DEPARTMENT AND/OR FDEP TO OBTAIN ANY NECESSARY PERMITS REQUIRED.

FDEP NPDES PERMIT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOI FDEP PERMIT.

2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19-20-28 AS BEING NORTH 87°30'01" EAST.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

6. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.

7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE 5J-171.062.

8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS WERE LOCATED. UNESS OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVEGROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

10. ELEVATIONS SHOW HEREON ARE BASED ON ORANGE COUNTY BENCHMARK, NUMBER S1302068, ELEVATION BEING 94.154' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 1% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0110H, MAP REVISED 09/24/2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.

12. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET, (SUBURBAN) 1 FOOT IN 7,500 FEET, (RURAL) 1 FOOT IN 5,000 FEET.

13. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.

14. TREES LOCATED AND SHOWN HEREON ARE FOUR (4) INCHES IN DIAMETER AT BREAST HEIGHT, OR GREATER, PER CITY OF APOPKA TREE REQUIREMENTS.

15. SUBJECT PROPERTY CONTAINS APPROXIMATELY 1,304,237 SQUARE FEET OR 29.94 ACRES MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

BM	BENCHMARK LOCATION	FF	FINISH FLOOR
CATV	CABLE TELEVISION VAULT	FND	FOUND
ELEC	ELECTRICAL CABINET	LB	LICENSED BUSINESS
	GUY WIRE	LS	LICENSED SURVEYOR
	WOODEN POWER POLE	PB	PLAT BOOK
	FIBER OPTIC MARKER	PG(S)	PAGE(S)
IRR	IRRIGATION VALVE	PC	POINT OF CURVATURE
	CLEANOUT	PT	POINT OF TANGENT
MB	MAILBOX	PCP	PERMANENT CONTROL POINT
	SINGLE STAND SIGN	PRM	PERMANENT REFERENCE MONUMENT
UNK	UNKNOWN VAULT		PROPERTY LINE
W	WELL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CB	CATCH BASIN	R	RADIUS
TR	TELECOMMUNICATION RISER	R/W	RIGHT OF WAY
TV	TELECOMMUNICATION VAULT	28	CONTOUR
	FOUND IRON PIPE	+28.1	SPOT ELEVATION
	FOUND IRON ROD		CENTERLINE
	FOUND NAIL & DISK		FENCE LINE
	FIRE HYDRANT		EASEMENT
ASPH	ASPHALT	OE	OVERHEAD ELECTRICAL LINE
	CENTER LINE	R/W	RIGHT OF WAY LINE
C	CHORD DISTANCE		BUILDING LINE
CD	CHORD BEARING		EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE		PROPERTY LINE (TYP.)
CONC	CONCRETE		TYPE III SILT FENCE (SEE DETAIL SHEET C3.3)
CM	CONCRETE MONUMENT		
EC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
ESMT	EASEMENT		

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMK

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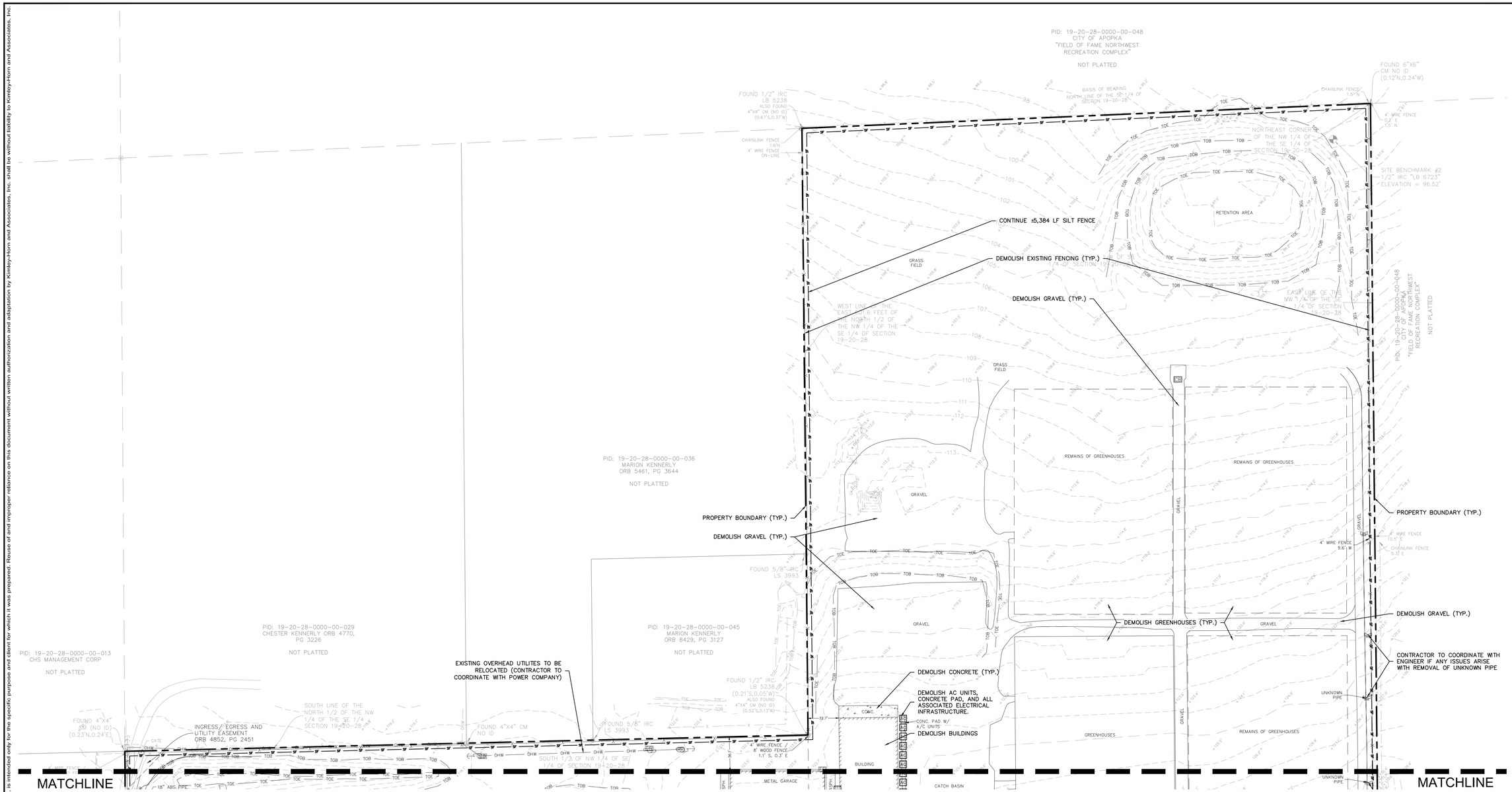
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

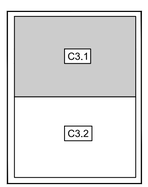
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TELE	TELECOMMUNICATION VAULT	R	RADIUS
	FOUND IRON PIPE	R/W	RIGHT OF WAY
	FOUND IRON ROD	26	CONTOUR
	FOUND NAIL & DISK	x24.1	SPOT ELEVATION
	FIRE HYDRANT		CENTERLINE
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EC	EDGE OF CONCRETE		TYPE III SILT FENCE (SEE DETAIL SHEET C3.3)



KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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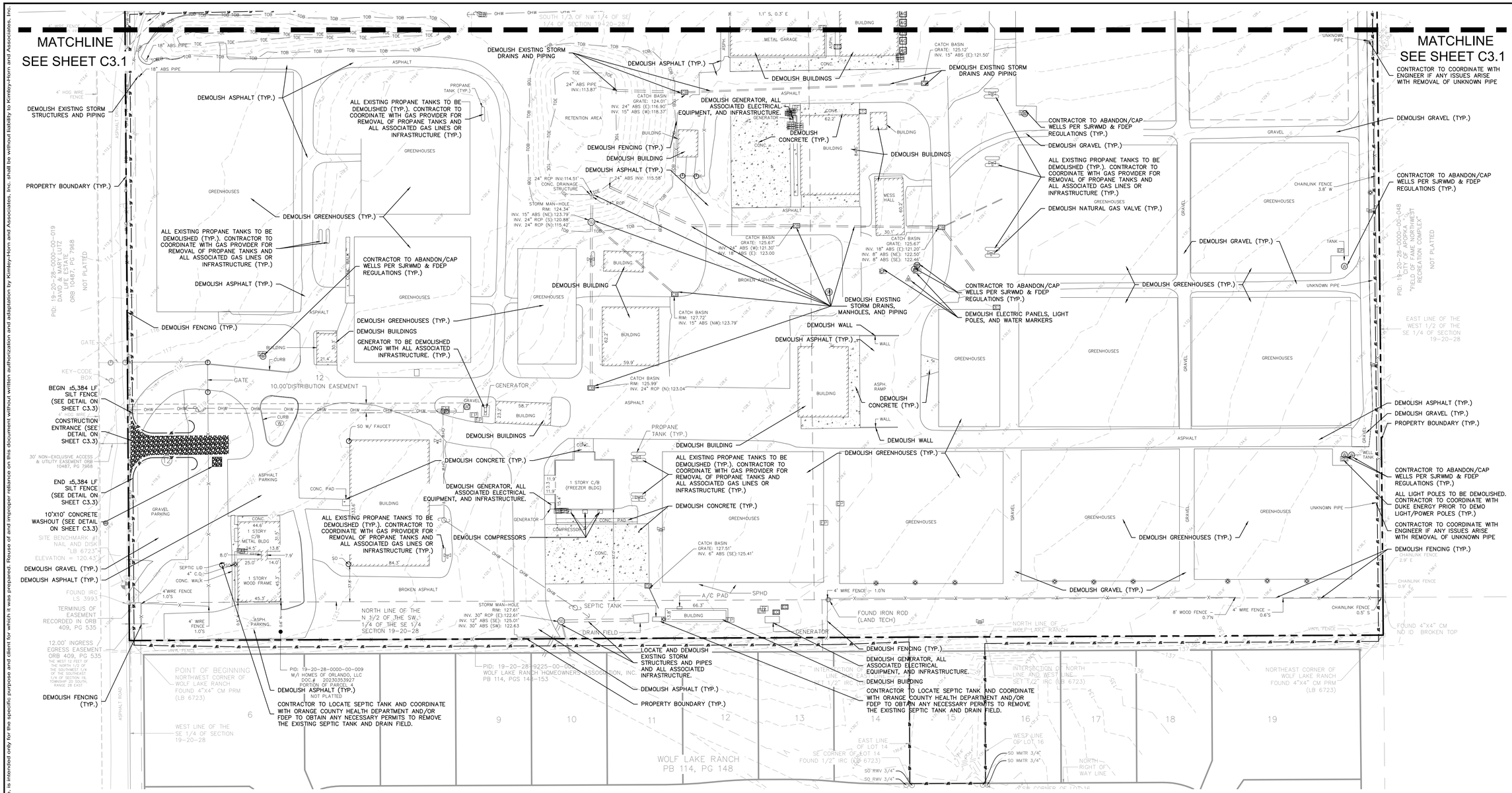
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FLORIDA

CITY OF APOPKA

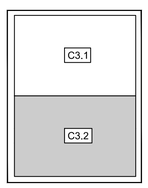
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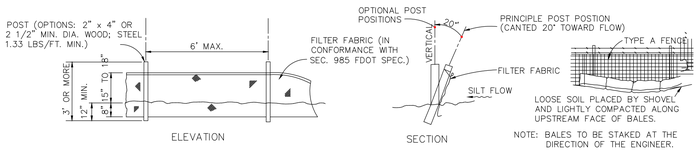
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CITY OF APOPKA

SHEET NUMBER C3.2

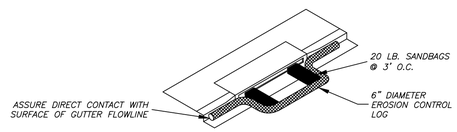


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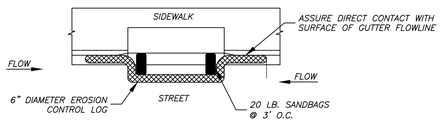
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

TYPE III SILT FENCE DETAIL

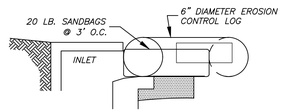
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PLAN



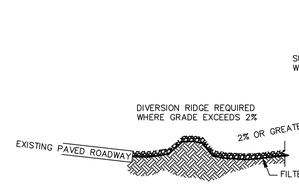
CROSS SECTION

NOTES:

1. *EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.*
2. *DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".*
3. *CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.*
4. *INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.*

EROSION CONTROL LOG DETAIL

N.T.S.



SECTION A–A

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

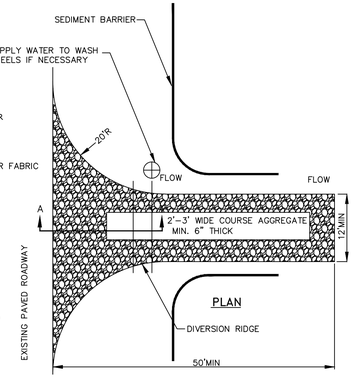
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

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

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

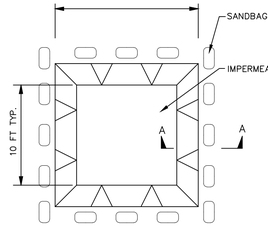
5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.

6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

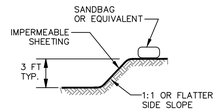


TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.



PLAN



SECTION A–A

EXCAVATED WASHOUT STRUCTURE

NOTES:

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

CONCRETE WASH OUT

N.T.S.

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BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

EROSION CONTROL & DEMO DETAILS

WOLF LAKE RANCH PHASE 2

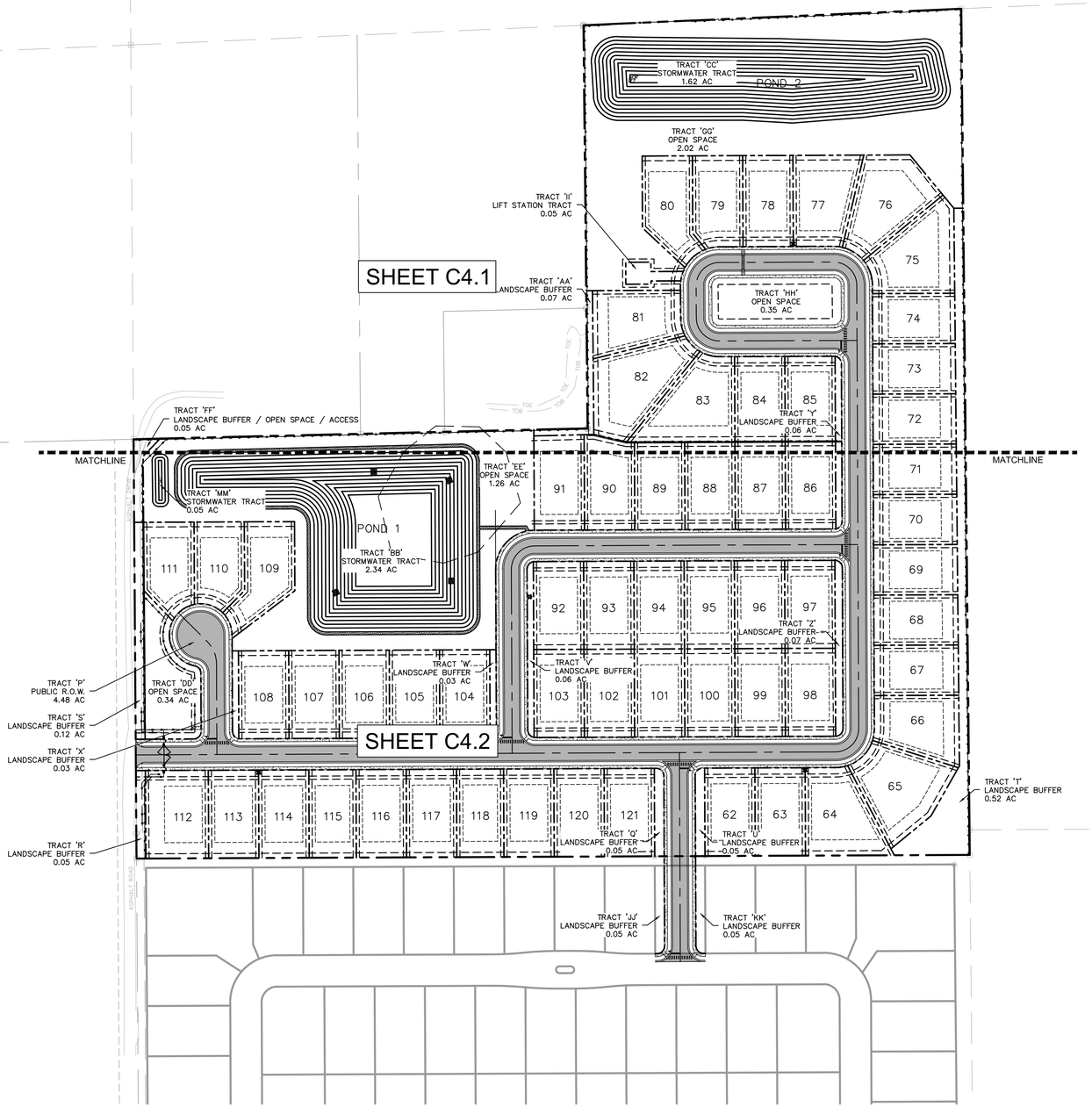
FLORIDA

CITY OF APOPKA

SHEET NUMBER
C3.3

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

GREEN BUILDING STANDARDS

MINIMUM GREEN BUILDING POINTS:
MORE THAN 30 DUs = 4.0 PT

PROPOSED GREEN BUILDING STANDARDS:

LOCATION:	
–DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE–USE)	0.50 PT
ENERGY CONSERVATION:	
–USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50 PT
PASSIVE SOLAR:	
–ORIENT A MINIMUM OF 25 PERCENT OF RESIDENTIAL DWELLINGS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST–WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE	1.00 PT
VEGETATION:	
–PRESERVE 1–5 LARGE, NON–EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH)	0.50 PT
TRANSPORTATION:	
–PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC.5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF–STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET PROPOSED BICYCLE PARKING = 6	1.50 PT
RESILIENCE TO NATURAL HAZARDS	
– ELEVATE NEW AND/OR STRUCTURES MORE THAN 3 FT ABOVE BASE FLOOD ELEVATION	0.50 PT
– INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 PT
TOTAL PROVIDED:	4.75 PT

GENERAL:

PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS. SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2
OF CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT
DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C005H & 12095C0110H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"

SITE LIGHTING:

SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE.
(LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL
BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:

1. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
2. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FFPC 7TH EDITION.

FIRE PROTECTION:

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

SITE DATA:

1. OCPA – PARCEL ID #:	19–20–28–0000–00–010 19–20–28–0000–00–009 19–20–28–0000–00–039
2. PROPERTY ADDRESS:	3251, 3125 W PONKAN PINES RD & 3103 PONKAN PINES RD
3. TOTAL PROPERTY AREA:	29.66 Ac.
4. EXISTING FUTURE LAND USE:	MU
5. PROPOSED FUTURE LAND USE:	RVLS (ORD 3083, 12/18/2024)
6. ADJACENT FUTURE LAND USE:	
NORTH	MU (CITY) & RVLS (CITY)
SOUTH	RVLS (CITY)
EAST	INST_PU (CITY)
WEST	MU (CITY)
7. EXISTING ZONING:	MU–ES–GT
8. PROPOSED ZONING:	RSF–1B (ORD 3084, 12/18/2024)
9. ADJACENT ZONING:	
NORTH	RSF–1A, MU–ES–GT & OFFICE (CITY)
SOUTH	RSF–1B (CITY)
EAST	OFFICE (CITY)
WEST	MU–ES–GT (CITY)
10. MINIMUM LOT AREA:	8,000 SF
11. MINIMUM LIVING AREA:	1,600 SF
12. PHASE 2 LOT COUNT TOTAL:	59 UNITS*

*ONE (1) VESTED UNIT, LOT 15 (PID 19–20–28–9225–00–015), AND AN 80' X 15' PORTION OF TRACT B (PID 19–20–28–9225–00–002), ARE BEING REMOVED FROM PHASE 1 FOR PHASE 2 ACCESS, AND ADDED TO THE PHASE 2 SITE DEVELOPMENT AREA FOR A TOTAL OF 60 UNITS IN THE PHASE 2 PLAT.

13. SCHOOL AGE CHILDREN:

SINGLE FAMILY:	
ELEMENTARY: 59 DU * 0.169 CHILD/DU	10 SCHOOL AGE CHILDREN
MIDDLE: 59 DU * 0.092 CHILD/DU	6 SCHOOL AGE CHILDREN
HIGH: 59 DU * 0.145 CHILD/DU	9 SCHOOL AGE CHILDREN
TOTAL:	25 SCHOOL AGE CHILDREN

17. REQUIRED PARKING SPACES:

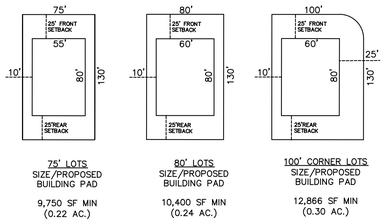
2 SPACES PER DWELLING UNIT:	118 STALLS
TOTAL	118 STALLS

18. PROPOSED PARKING SPACES:

80' LOT (2 CAR GARAGE + 2 DRWY):	236 STALLS
TOTAL:	236 STALLS

19. OPEN SPACE

REQUIRED	5.93 ACRES
PROVIDED	
TRACT 'AA'	0.07 ACRES
TRACT 'BB' (75%) (STORMWATER)	2.34 ACRES
TRACT 'CC' (75%) (STORMWATER)	1.62 ACRES
TRACT 'DD'	0.34 ACRES
TRACT 'EE'	1.26 ACRES
TRACT 'FF'	0.05 ACRES
TRACT 'GG'	2.02 ACRES
TRACT 'HH'	0.35 ACRES
TRACT 'JJ'	0.05 ACRES
TRACT 'KK'	0.05 ACRES
TRACT 'MM' (75%) (STORMWATER)	0.05 ACRES
TRACT 'Q'	0.05 ACRES
TRACT 'R'	0.05 ACRES
TRACT 'S'	0.12 ACRES
TRACT 'T'	0.52 ACRES
TRACT 'U'	0.05 ACRES
TRACT 'V'	0.06 ACRES
TRACT 'W'	0.03 ACRES
TRACT 'X'	0.03 ACRES
TRACT 'Y'	0.06 ACRES
TRACT 'Z'	0.07 ACRES
TOTAL PROVIDED	9.24 ACRES



75' LOTS
SIZE/PROPOSED BUILDING PAD
9,750 SF MIN
(0.22 AC.)

80' LOTS
SIZE/PROPOSED BUILDING PAD
10,400 SF MIN
(0.24 AC.)

100' CORNER LOTS
SIZE/PROPOSED BUILDING PAD
12,866 SF MIN
(0.30 AC.)

LEGEND:

- PROPOSED CONCRETE SIDEWALK (SHEET C8.0)
- PROPOSED ASPHALT PAVEMENT (SHEET C8.0)
- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED FENCING
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPOSED FIRE HYDRANT

CALL 48 HOURS BEFORE YOU DIG
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811 Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
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2	CSP REV 2	01–28–26	MMM

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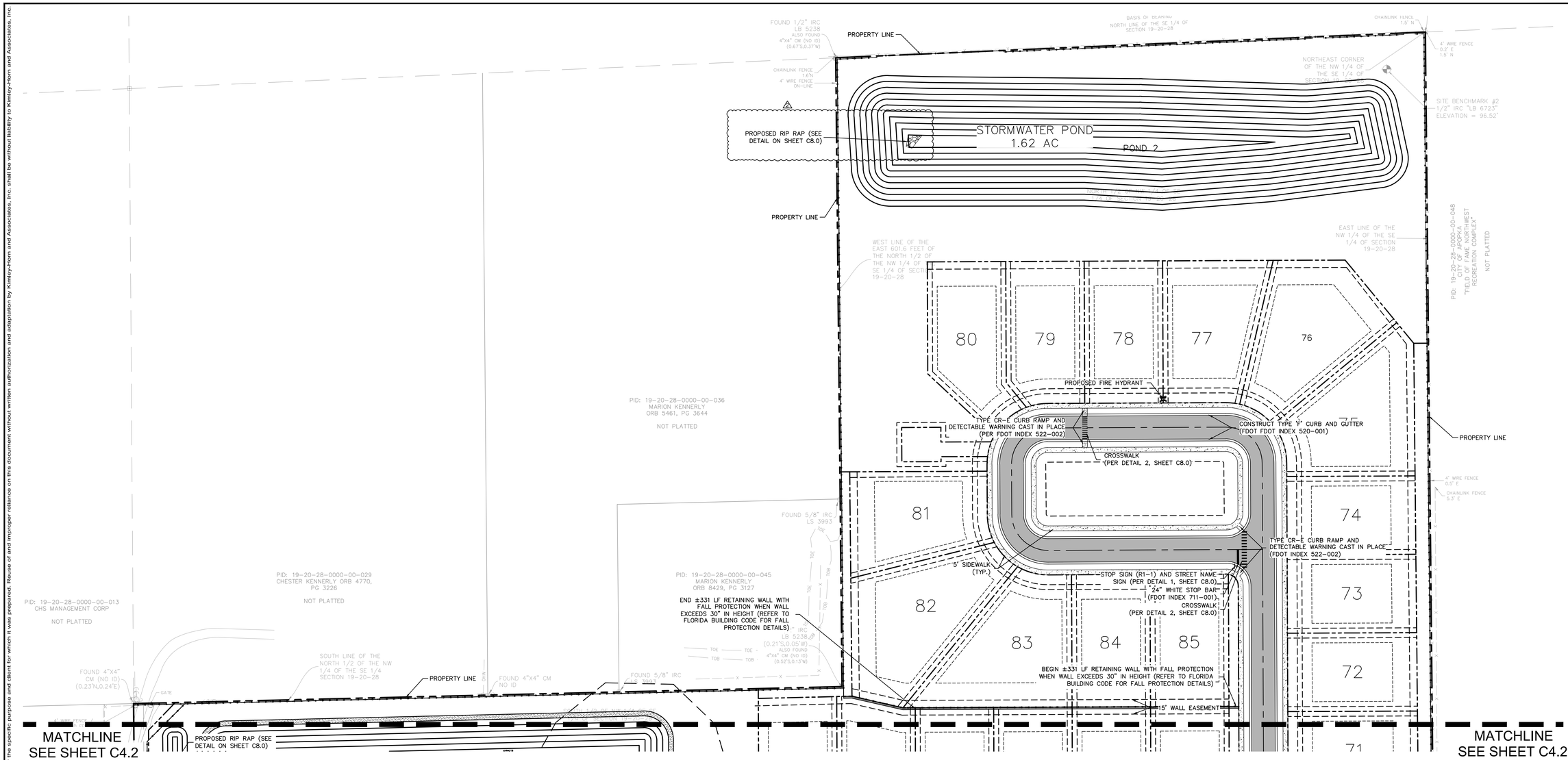
OVERALL SITE PLAN

WOLF LAKE RANCH PHASE 2

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C4.0

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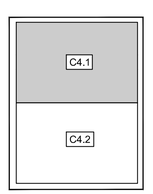
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CURB RADII TO BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURE'S PLANS FOR BUILDING DIMENSIONS.
4. ALL CURB RAMPS TO BE PER FDOT INDEX #522-002 UNLESS OTHERWISE NOTED.
5. SIGN INSTALLATION SPECIFICATIONS – INSTALLATION WITHIN CITY OF ORLANDO R.O.W., 2" SQUARE GALVANIZED POLES, QUICK PUNCH (NOT PRE-PUNCHED) BOLTS, NUTS AND WASHERS ARE TO BE STAINLESS STEEL (5/16TH INCH). STOP SIGNS AT INTERSECTIONS SHALL BE 3" ALUMINUM ROUND POLES WITH Z-BARS AND U-BOLT ATTACHMENTS (DRILLINGS THOUGH THE POLE TO ATTACH SIGN IS NOT ALLOWED.) ALL SIGNS ARE TO BE INSTALLED PER FDOT DESIGN SPECIFICATION WITH THE ANCHORS AND CONCRETE. SIGNS WITHIN SIDEWALKS ARE TO BE CORE BORED THROUGH THE SIDEWALK, NOT SURFACE MOUNTED. SIGN BLADE SHEETING SHALL BE DIAMOND GRADE WITH EC FILM.
6. ALL REGULAR PARKING STRIPING SHALL BE 6" WIDE WHITE TRAFFIC PAINT.

SIDEWALK REQUIREMENTS:

1. THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
2. IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20, IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVER 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:

1. A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
2. THE CROSS SLOPE MUST NOT EXCEED 2%.
3. THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
4. THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.



KEY MAP

LEGEND:

- PROPOSED CONCRETE SIDEWALK (SHEET C8.0)
- PROPOSED ASPHALT PAVEMENT (SHEET C8.0)
- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED FENCING
- PROPOSED RETAINING WALL
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- PROPOSED FIRE HYDRANT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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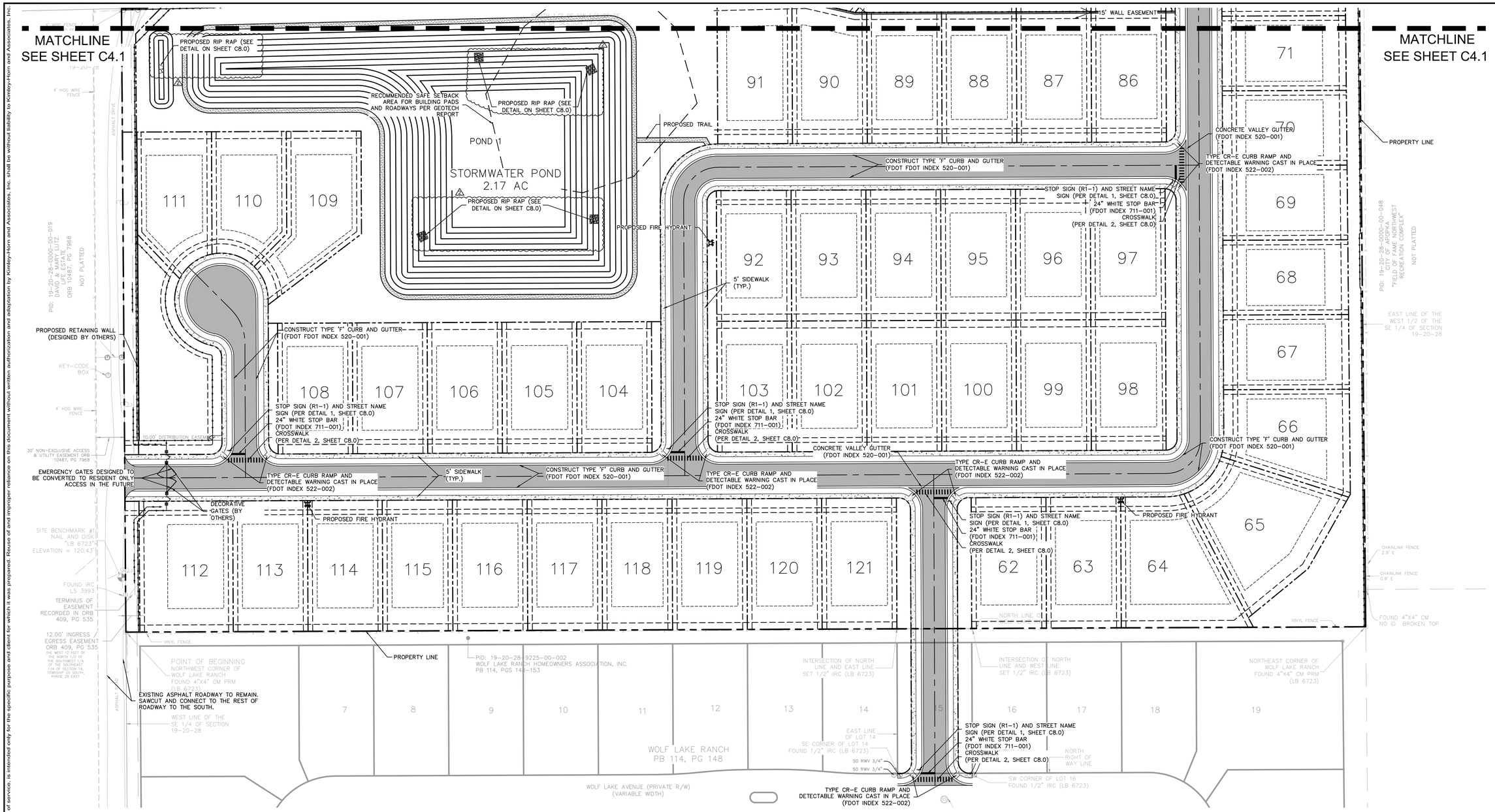
DETAILED SITE PLAN

WOLF LAKE RANCH PHASE 2

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C4.1



NOTES:

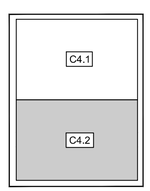
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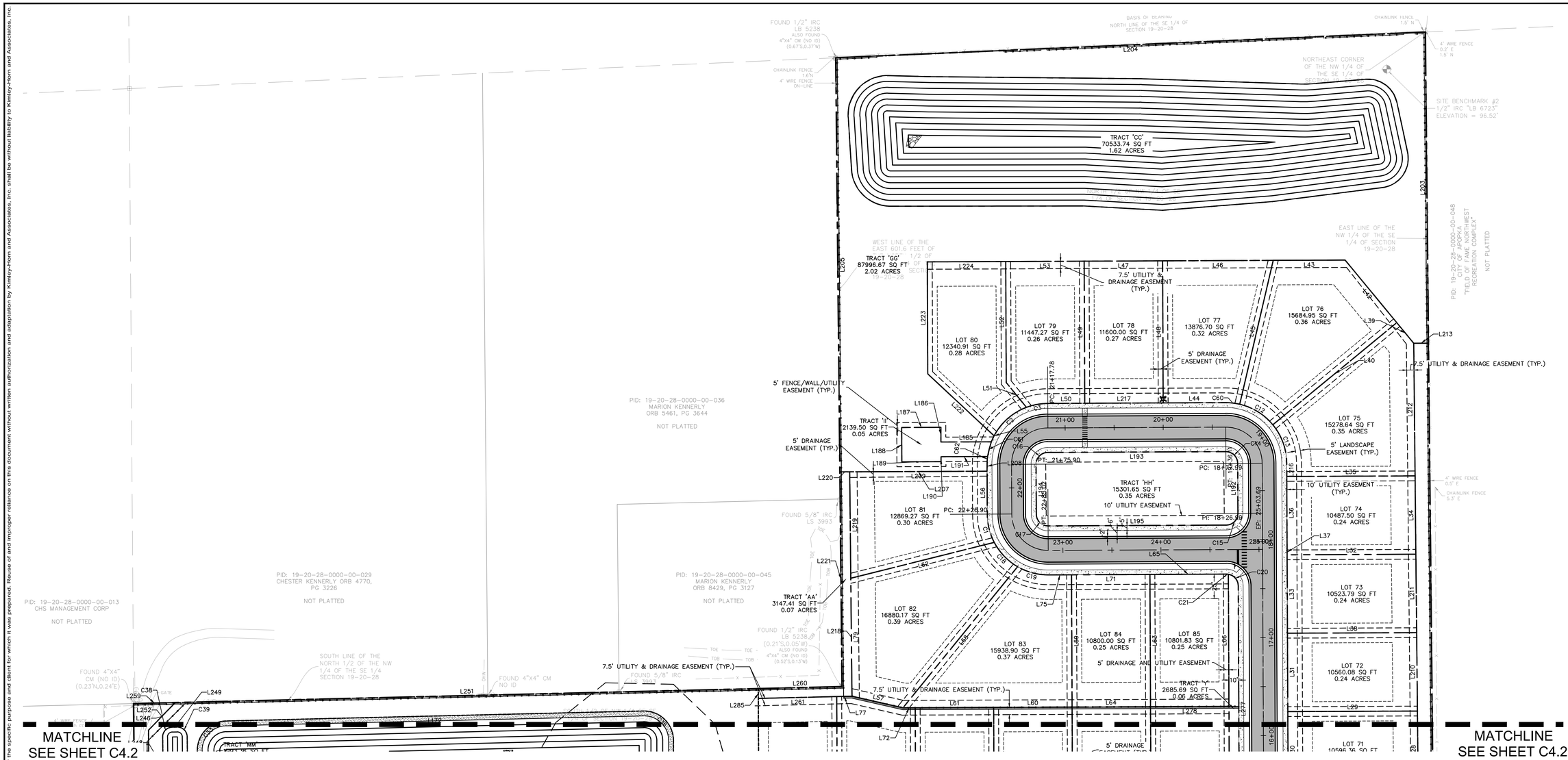
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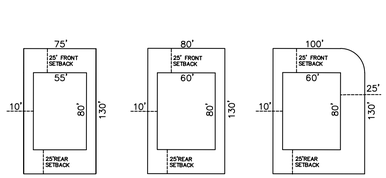
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TRACT AREA TABLE				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'AA'	LANDSCAPE BUFFER	0.07	3,147 SF	HOA
TRACT 'BB'	OPEN SPACE	2.34	102,089 SF	HOA
TRACT 'CC'	STORMWATER TRACT	1.62	70,534 SF	HOA
TRACT 'DD'	OPEN SPACE	0.34	14,805 SF	HOA
TRACT 'EE'	OPEN SPACE	1.26	55,055 SF	HOA
TRACT 'FF'	LANDSCAPE BUFFER	0.05	2,365 SF	HOA
TRACT 'GG'	OPEN SPACE	2.02	87,997 SF	HOA
TRACT 'HH'	OPEN SPACE	0.35	15,302 SF	HOA
TRACT 'II'	LIFT STATION TRACT	0.05	2,140 SF	CITY
TRACT 'JJ'	LANDSCAPE BUFFER	0.05	2,294 SF	HOA
TRACT 'KK'	LANDSCAPE BUFFER	0.05	2,294 SF	HOA
TRACT 'MM'	STORMWATER TRACT	0.05	1,993 SF	HOA
TRACT 'P'	PUBLIC R.O.W.	4.48	195,064 SF	CITY
TRACT 'Q'	LANDSCAPE BUFFER	0.05	2,069 SF	HOA
TRACT 'R'	LANDSCAPE BUFFER	0.05	2,100 SF	HOA
TRACT 'S'	LANDSCAPE BUFFER	0.12	5,180 SF	HOA
TRACT 'T'	LANDSCAPE BUFFER	0.52	22,462 SF	HOA
TRACT 'U'	LANDSCAPE BUFFER	0.05	2,069 SF	HOA
TRACT 'V'	LANDSCAPE BUFFER	0.06	2,738 SF	HOA
TRACT 'W'	LANDSCAPE BUFFER	0.03	1,369 SF	HOA
TRACT 'X'	LANDSCAPE BUFFER	0.03	1,369 SF	HOA
TRACT 'Y'	LANDSCAPE BUFFER	0.06	2,686 SF	HOA
TRACT 'Z'	LANDSCAPE BUFFER	0.07	3,222 SF	HOA



75' LOTS
SIZE/PROPOSED
BUILDING PAD

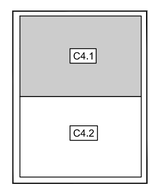
9,750 SF MIN
(0.22 AC.)

80' LOTS
SIZE/PROPOSED
BUILDING PAD

10,400 SF MIN
(0.24 AC.)

100' CORNER LOTS
SIZE/PROPOSED
BUILDING PAD

12,866 SF MIN
(0.30 AC.)



KEY MAP

LEGEND:

- PROPOSED CONCRETE SIDEWALK (SHEET C8.0)
- PROPOSED ASPHALT PAVEMENT (SHEET C8.0)
- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED FENCING
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPOSED FIRE HYDRANT



GRAPHIC SCALE IN FEET
0 25 50 100

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BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811
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Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JJM
2	CSP REV 2	01-28-26	MMM

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT
149561004

DATE
5/22/2026

SCALE
AS SHOWN

DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

LICENSED PROFESSIONAL

CATHERINE E. FELTER, P.E.

FLORIDA LICENSE NUMBER
88292

DATE:
5/22/26

5/22/2026

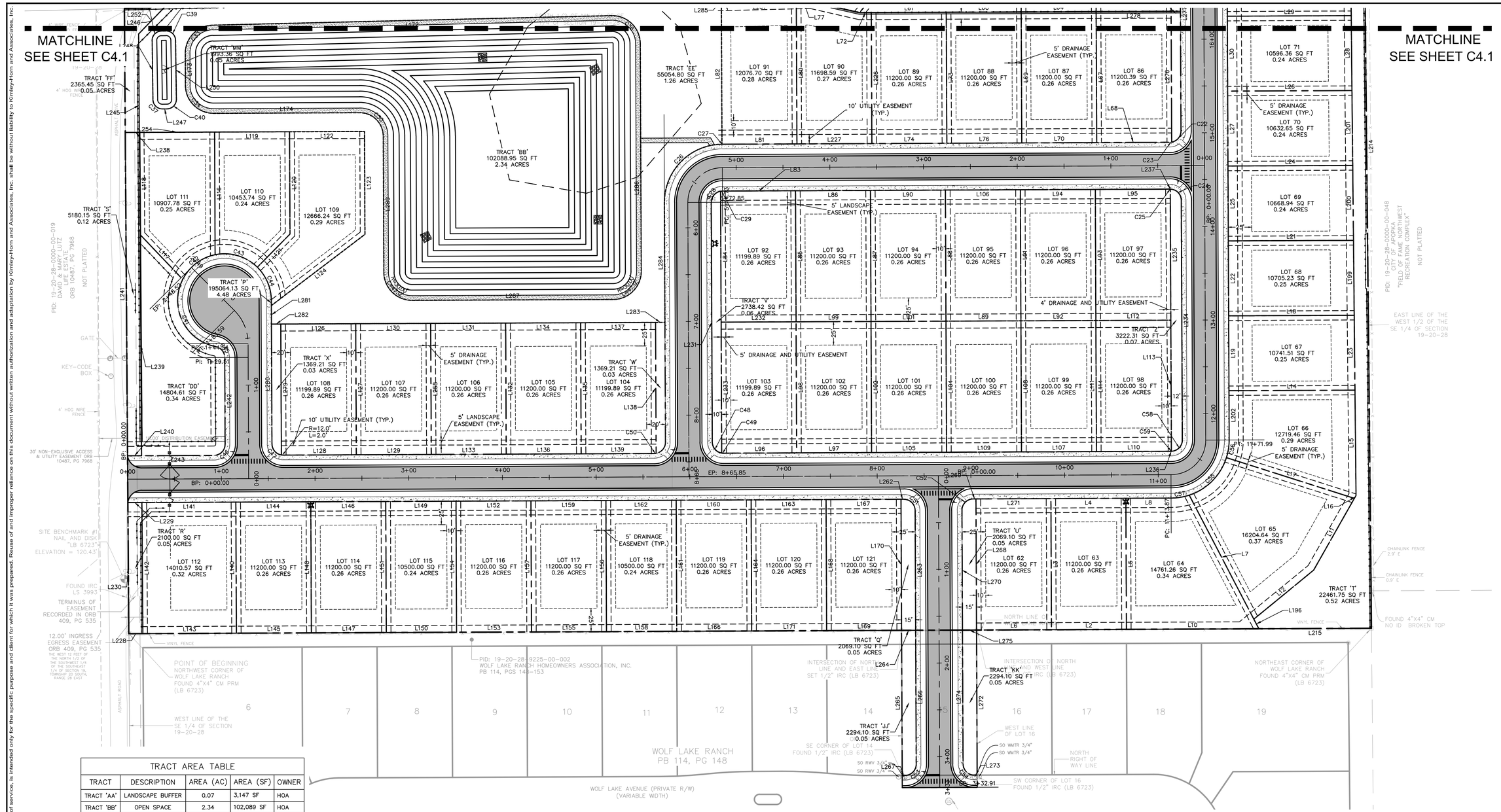
DETAILED GEOMETRY PLAN

WOLF LAKE RANCH PHASE 2

FLORIDA

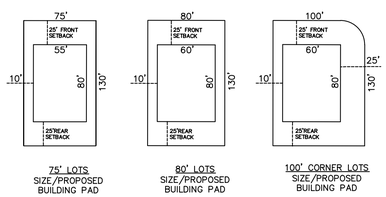
CITY OF APOPKA

SHEET NUMBER
C4.3



TRACT AREA TABLE

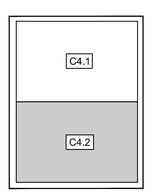
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'AA'	LANDSCAPE BUFFER	0.07	3,147 SF	HOA
TRACT 'BB'	OPEN SPACE	2.34	102,089 SF	HOA
TRACT 'CC'	STORMWATER TRACT	1.62	70,534 SF	HOA
TRACT 'DD'	OPEN SPACE	0.34	14,805 SF	HOA
TRACT 'EE'	OPEN SPACE	1.26	55,055 SF	HOA
TRACT 'FF'	LANDSCAPE BUFFER	0.05	2,365 SF	HOA
TRACT 'GG'	OPEN SPACE	2.02	87,997 SF	HOA
TRACT 'HH'	OPEN SPACE	0.35	15,302 SF	HOA
TRACT 'II'	LIFT STATION TRACT	0.05	2,140 SF	CITY
TRACT 'JJ'	LANDSCAPE BUFFER	0.05	2,294 SF	HOA
TRACT 'KK'	LANDSCAPE BUFFER	0.05	2,294 SF	HOA
TRACT 'MM'	STORMWATER TRACT	0.05	1,993 SF	HOA
TRACT 'P'	PUBLIC R.O.W.	4.48	195,064 SF	CITY
TRACT 'Q'	LANDSCAPE BUFFER	0.05	2,069 SF	HOA
TRACT 'R'	LANDSCAPE BUFFER	0.05	2,100 SF	HOA
TRACT 'S'	LANDSCAPE BUFFER	0.12	5,180 SF	HOA
TRACT 'T'	LANDSCAPE BUFFER	0.52	22,462 SF	HOA
TRACT 'U'	LANDSCAPE BUFFER	0.05	2,069 SF	HOA
TRACT 'V'	LANDSCAPE BUFFER	0.06	2,738 SF	HOA
TRACT 'W'	LANDSCAPE BUFFER	0.03	1,369 SF	HOA
TRACT 'X'	LANDSCAPE BUFFER	0.03	1,369 SF	HOA
TRACT 'Y'	LANDSCAPE BUFFER	0.06	2,686 SF	HOA
TRACT 'Z'	LANDSCAPE BUFFER	0.07	3,222 SF	HOA



75' LOTS
SIZE/PROPOSED BUILDING PAD
9,750 SF MIN (0.22 AC.)

80' LOTS
SIZE/PROPOSED BUILDING PAD
10,400 SF MIN (0.24 AC.)

100' CORNER LOTS
SIZE/PROPOSED BUILDING PAD
12,866 SF MIN (0.30 AC.)



KEY MAP

LEGEND:

- PROPOSED CONCRETE SIDEWALK (SHEET C8.0)
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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

DETAILED GEOMETRY PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.4

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LINE TABLE		
LINE	LENGTH	BEARING
L2	80.00	S89°45'03.89"W
L3	140.00	N0°14'56.11"W
L4	80.00	N89°45'03.89"E
L5	140.00	S0°14'56.11"E
L6	80.00	N89°45'03.89"E
L7	149.32	N27°30'00.00"W
L8	48.55	S89°45'03.89"W
L10	141.34	N89°45'03.89"E
L11	88.12	S29°33'49.09"W
L12	82.59	S50°36'56.88"W
L14	134.50	N89°45'03.89"E
L15	112.46	S0°34'25.60"E
L16	3.54	S29°33'49.09"W
L17	143.32	N72°20'30.30"W
L18	134.04	S89°45'03.89"W
L19	80.00	S0°14'56.11"E
L21	133.59	S89°45'03.89"W
L22	80.00	S0°14'56.11"E
L23	80.00	N0°34'25.60"W
L24	133.13	S89°45'03.89"W

LINE TABLE		
LINE	LENGTH	BEARING
L25	80.00	S0°14'56.11"E
L26	132.68	S89°45'03.89"W
L27	80.00	S0°14'56.11"E
L28	80.00	N0°34'25.60"W
L29	132.23	S89°45'03.89"W
L30	80.00	S0°14'56.11"E
L31	80.00	S0°14'56.11"E
L32	131.32	S89°45'03.89"W
L33	80.00	S0°14'56.11"E
L34	80.00	N0°34'25.60"W
L35	130.87	S89°45'03.89"W
L36	74.40	S0°14'56.11"E
L37	5.60	S0°14'56.11"E
L38	131.77	N89°45'03.89"E
L39	27.24	N39°30'07.63"W
L40	163.82	S50°29'52.37"W
L42	82.80	N39°30'07.63"W
L43	73.34	S89°45'03.89"W
L44	63.72	N89°45'03.89"E
L45	150.75	N13°06'10.30"E

LINE TABLE		
LINE	LENGTH	BEARING
L46	112.85	S89°45'03.89"W
L47	80.00	N89°45'03.89"E
L48	145.00	S0°14'56.11"E
L49	145.00	S0°14'56.11"E
L50	37.95	S89°45'03.89"W
L51	32.58	N39°12'36.48"W
L52	123.54	N0°14'56.11"W
L53	80.00	N89°45'03.89"E
L55	92.57	N46°55'48.94"W
L56	44.07	N0°14'56.11"W
L57	53.38	S77°10'54.86"E
L58	185.46	N39°03'58.09"E
L59	135.00	S0°14'56.11"E
L60	172.49	S89°45'03.89"W
L61	172.49	S89°45'03.89"W
L62	150.83	S75°56'26.66"W
L63	135.00	S0°14'56.11"E
L64	80.00	S89°45'03.89"W
L65	78.00	N89°45'03.89"E
L66	134.83	S0°14'39.79"E

LINE TABLE		
LINE	LENGTH	BEARING
L67	140.00	S0°14'56.11"E
L68	78.00	N89°45'03.89"E
L69	140.00	S0°14'56.11"E
L70	80.00	N89°45'03.89"E
L71	80.00	N89°45'03.89"E
L72	12.49	S89°45'03.89"W
L73	140.00	S0°14'56.11"E
L74	80.00	S89°45'03.89"W
L75	23.67	N89°45'03.89"E
L76	80.00	S89°45'03.89"W
L77	15.52	N88°36'23.25"E
L79	120.35	S0°34'25.60"E
L80	151.76	S0°14'56.11"E
L81	79.73	S89°45'03.89"W
L82	150.16	N0°14'56.11"W
L83	78.00	S89°45'03.89"W
L84	139.83	S0°14'56.11"E
L85	140.00	N0°14'56.11"W
L86	80.00	N89°45'03.89"E
L87	140.00	S0°14'56.11"E

LINE TABLE		
LINE	LENGTH	BEARING
L88	140.00	S0°14'56.11"E
L89	80.00	N89°45'03.89"E
L90	80.00	N89°45'03.89"E
L91	140.00	S0°14'56.11"E
L92	80.00	N89°45'03.89"E
L93	140.00	N0°14'56.11"W
L94	80.00	S89°45'03.89"W
L95	79.73	N89°45'03.89"E
L96	78.00	N89°45'03.89"E
L97	80.00	S89°45'03.89"W
L98	140.00	N0°14'56.11"W
L99	80.00	N89°45'03.89"E
L100	140.00	S0°14'56.11"E
L101	80.00	S89°45'03.89"W
L102	140.00	S0°14'56.11"E
L103	80.00	N89°45'03.89"E
L104	140.00	S0°14'56.11"E
L105	80.00	N89°45'03.89"E
L106	80.00	S89°45'03.89"W
L107	80.00	S89°45'03.89"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C2	62.00'	44.98'	41°34'15"	23.53'
C3	62.00'	22.02'	20°21'12"	11.13'
C12	62.00'	40.47'	37°23'42"	20.98'
C13	62.00'	42.48'	39°15'12"	22.11'
C14	12.00'	18.84'	89°56'45"	11.99'
C15	12.00'	18.85'	90°00'00"	12.00'
C16	12.00'	18.70'	89°18'25"	11.86'
C17	12.00'	18.99'	90°41'30"	12.15'
C18	62.00'	34.86'	32°13'03"	17.91'
C19	62.00'	32.82'	30°19'55"	16.81'
C20	12.00'	16.82'	80°18'19"	10.12'
C21	12.00'	2.03'	9°41'41"	1.02'
C22	12.00'	16.84'	80°24'38"	10.14'
C23	12.00'	2.01'	9°35'22"	1.01'
C24	12.00'	18.58'	88°42'21"	11.73'
C25	12.00'	0.27'	1°17'39"	0.14'
C26	62.00'	97.12'	89°45'02"	61.73'
C27	62.00'	0.27'	0°14'58"	0.13'
C28	12.00'	16.84'	80°24'21"	10.14'
C29	12.00'	2.01'	9°35'39"	1.01'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C30	25.00'	39.27'	90°00'00"	25.00'
C33	30.00'	46.54'	88°52'33"	29.42'
C34	30.00'	47.12'	90°00'00"	30.00'
C36	30.00'	47.71'	91°07'27"	30.59'
C37	10.00'	15.62'	89°28'20"	9.91'
C38	10.00'	15.60'	89°24'13"	9.90'
C39	10.00'	15.81'	90°35'47"	10.10'
C40	10.00'	15.80'	90°31'40"	10.09'
C41	50.00'	92.49'	105°59'01"	66.33'
C42	50.00'	45.00'	51°33'58"	24.15'
C43	50.00'	48.94'	56°04'56"	26.63'
C44	50.00'	39.45'	45°12'28"	20.82'
C45	12.00'	16.51'	78°50'24"	9.86'
C46	12.00'	18.85'	90°00'00"	12.00'
C47	12.00'	16.84'	80°24'21"	10.14'
C48	12.00'	16.84'	80°24'21"	10.14'
C49	12.00'	2.01'	9°35'39"	1.01'
C50	12.00'	2.01'	9°35'39"	1.01'
C51	12.00'	18.85'	90°00'00"	12.00'
C52	12.00'	18.85'	90°00'00"	12.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C53	12.00'	18.85'	90°00'00"	12.00'
C54	12.00'	18.85'	90°00'00"	12.00'
C55	62.00'	58.57'	54°07'25"	31.67'
C56	62.00'	19.38'	17°54'26"	9.77'
C57	62.00'	19.44'	17°58'09"	9.80'
C58	12.00'	18.58'	88°42'21"	11.73'
C59	12.00'	0.27'	1°17'39"	0.14'

LINE TABLE		
LINE	LENGTH	BEARING
L108	140.00	N0°14'56.11"W
L109	80.00	N89°45'03.89"E
L110	79.73	S89°45'03.89"W
L111	140.00	N0°14'56.11"W
L112	80.00	N89°45'03.89"E
L113	140.00	S0°14'56.11"E
L114	140.00	S0°14'56.11"E
L116	130.97	S0°14'56.11"E
L117	66.12	N43°33'04.55"W
L118	109.07	N0°24'07.90"W
L119	80.00	N89°45'03.89"E
L120	109.28	S0°14'56.11"E
L121	49.66	S44°32'35.54"W
L122	80.00	N89°45'03.89"E
L123	109.98	S0°14'56.11"E
L124	125.51	S52°43'56.51"W
L125	5.55	N0°14'56.11"W
L126	80.00	N89°45'03.89"E
L127	140.00	S0°14'56.11"E
L128	78.00	S89°45'03.89"W

LINE TABLE		
LINE	LENGTH	BEARING
L129	80.00	N89°45'03.89"E
L130	80.00	S89°45'03.89"W
L131	80.00	N89°45'03.89"E
L132	140.00	S0°14'56.11"E
L133	80.00	S89°45'03.89"W
L134	80.00	N89°45'03.89"E
L135	140.00	S0°14'56.11"E
L136	80.00	S89°45'03.89"W
L137	80.00	N89°45'03.89"E
L138	139.83	S0°14'56.11"E
L139	78.00	S89°45'03.89"W
L140	140.00	N0°14'56.11"W
L141	100.26	S89°45'03.89"W
L142	140.00	S0°24'07.90"E
L143	99.89	N89°45'03.89"E
L144	80.00	S89°45'03.89"W
L145	80.00	N89°45'03.89"E
L146	80.00	S89°45'03.89"W
L147	80.00	N89°45'03.89"E
L148	140.00	N0°14'56.11"W

LINE TABLE		
LINE	LENGTH	BEARING
L149	75.00	S89°45'03.89"W
L150	75.00	N89°45'03.89"E
L151	140.00	N0°14'56.11"W
L152	80.00	S89°45'03.89"W
L153	80.00	N89°45'03.89"E
L154	140.00	N0°14'56.11"W
L155	80.00	N89°45'03.89"E
L156	140.00	N0°14'56.11"W
L157	140.00	N0°14'56.11"W
L158	75.00	S89°45'03.89"W
L159	80.00	S89°45'03.89"W
L160	80.00	S89°45'03.89"W
L161	140.00	S0°14'56.11"E
L162	75.00	N89°45'03.89"E
L163	80.00	S89°45'03.89"W
L164	140.00	S0°14'56.11"E
L166	80.00	N89°45'03.89"E
L167	80.00	S89°45'03.89"W
L168	140.00	S0°14'56.11"E
L169	80.00	N89°45'03.89"E

LINE TABLE		
LINE	LENGTH	BEARING
L170	140.00	N0°14'56.11"W
L171	80.00	N89°45'03.89"E
L172	425.79	S88°37'37.31"W
L173	34.20	S0°14'56.11"E
L174	155.92	N89°45'03.89"E
L185	51.38	S89°45'03.89"W
L186	15.00	N0°14'56.11"W
L187	40.00	S89°45'03.89"W
L188	35.00	S0°14'56.11"E
L189	40.00	N89°45'03.89"E
L190	5.00	N0°14'56.11"W
L191	47.45	N89°45'03.89"E
L192	51.01	N0°14'56.11"W
L193	181.82	S89°45'02.89"W
L194	51.00	S0°14'56.11"E
L195	181.53	N89°45'03.89"E
L196	11.56	N27°30'00.00"W
L199	80.00	N0°34'25.60"W
L200	80.00	N0°34'25.60"W
L201	80.00	N0°34'25.60"W

LINE TABLE		
LINE	LENGTH	BEARING
L202	52.40	N0°14'56.11"W
L203	317.56	N0°34'25.60"W
L204	601.94	S87°30'01.45"W
L205	422.64	S0°34'25.60"E
L207	140.11	N89°45'03.89"E
L208	10.00	N0°11'10.03"E
L209	140.11	S89°45'03.89"W
L210	80.00	N0°34'25.60"W
L211	80.00	N0°34'25.60"W
L212	135.39	N0°34'25.60"W
L213	15.00	N89°45'03.89"E
L214	1029.81	S0°34'25.60"E
L215	120.15	S89°45'03.89"W
L216	13.60	S0°14'56.11"E
L217	80.00	S89°45'03.89"W
L218	229.00	N0°34'25.60"W
L219	108.66	N0°34'25.60"W
L220	10.00	S89°45'03.89"W
L221	219.20	S0°34'25.60"E
L222	92.57	N46°55'48.94"W

LINE TABLE		
LINE	LENGTH	BEARING
L223	114.32	N0°14'56.11"W
L224	80.00	N89°45'03.89"E
L226	140.00	S0°14'56.11"E
L227	80.00	S89°45'03.89"W
L228	15.00	N89°45'03.89"E
L229	15.00	S89°44'58.76"W
L230	140.00	S0°24'07.90"E
L231	256.00	N0°14'56.11"W
L232	80.00	N89°45'03.89"E
L233	139.83	S0°14'56.11"E
L234	256.00	N0°14'56.11"W
L235	279.99	S0°14'56.11"E
L236	0.27	S89°06'14.54"W
L237	140.00	S0°14'56.11"E
L238	7.58	N89°45'03.89"E
L239	236.28	S0°24'07.90"E
L240	15.00	S89°44'54.05"W
L241	345.34	N0°24'07.90"W
L242	92.51	S0°14'56.11"E
L243	77.21	S89°45'03.89"W

LINE TABLE		
LINE	LENGTH	BEARING
L245	105.14	N0°24'07.90"W
L246	39.22	N44°06'44.71"E
L247	5.00	S89°45'03.89"W
L248	63.12	N0°46'35.99"W
L249	5.00	N88°37'37.31"E
L250	63.22	S0°46'35.99"E
L251	594.84	S88°37'37.31"W
L252	39.22	S44°06'44.71"W
L254	240.35	N89°45'03.89"E
L258	140.00	N0°14'56.11"W
L259	42.50	S88°37'37.31"W
L260	85.48	S88°37'37.31"W
L261	80.02	N88°36'23.25"E
L262	3.00	N89°45'03.89"E
L263	128.00	S0°14'56.11"E
L264	15.00	S89°45'03.89"W
L265	155.00	N0°14'56.11"W
L266	143.00	S0°14'56.11"E
L267	3.00	S89°45'03.89"W
L268	140.00	N0°14'56.11"W

LINE TABLE		
LINE	LENGTH	BEARING
L269	3.00	S89°45'03.89"W
L270	128.00	S0°14'56.11"E
L271	80.00	S89°45'03.89"W
L272	155.00	S0°14'56.11"E
L273	3.00	S89°45'03.89"W
L274	143.00	N0°14'56.11"W
L275	15.00	N89°45'03.89"E
L276	139.83	N0°14'39.79"W
L277	251.00	S0°14'56.11"E
L278	80.01	S89°45'03.89"W
L279	139.83	S0°14'56.11"E
L280	128.00	N0°14'56.11"W
L281	19.79	S0°14'56.11"E
L282	420.00	N89°45'03.89"E
L283	420.00	N89°45'03.89"E
L284	128.00	N0°14'56.11"W
L285	160.19	N0°14'56.11"W
L286	243.20	N0°14'56.11"W
L287	214.79	N89°45'03.89"E

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
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2	CSP REV 2	01-28-26	MMK

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

CATHERINE E. FELTER, P.E.

FLORIDA LICENSE NUMBER 88292

DATE: 5/22/26

KHA PROJECT 149561004	SCALE	AS SHOWN	
DATE 5/22/2026	DESIGNED BY	JME	
	DRAWN BY	RAS	
	CHECKED BY	JME	

5/22/2026

GEOMETRY PLAN

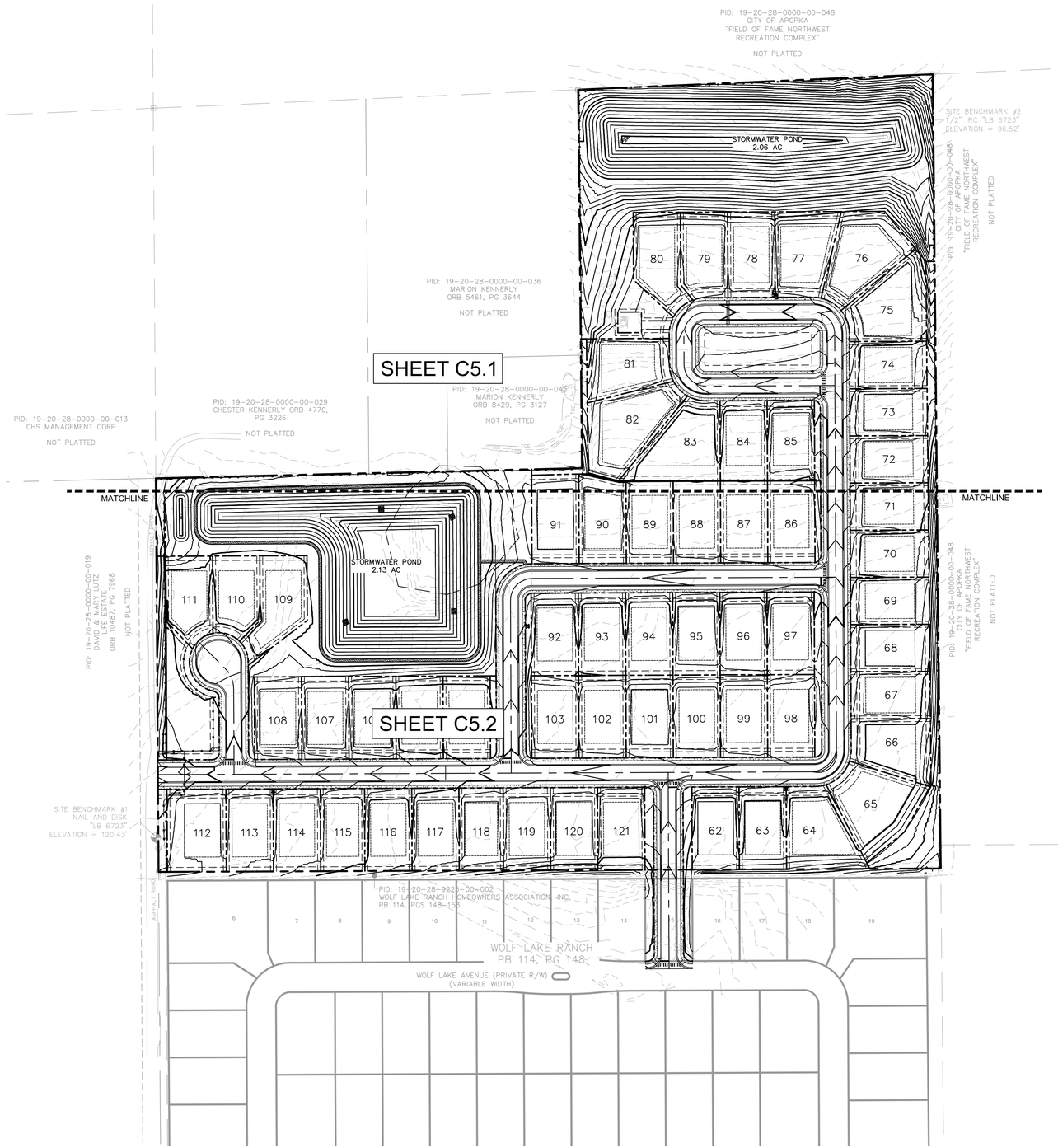
WOLF LAKE RANCH PHASE 2

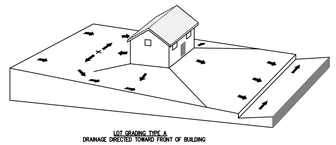
FLORIDA

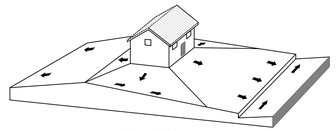
CITY OF APOPKA

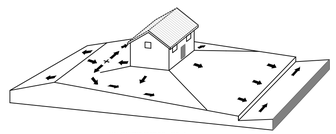
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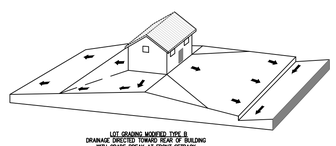
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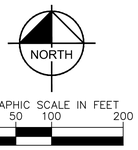












GRADING NOTES

1. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. ALL POND BANKS TO BE SODDED
3. ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
4. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50)..
5. ALL CURB RAMPS SHALL HAVE A MINIMUM 4-FOOT LANDING IF THE CURB RAMP IS ASSOCIATED WITH AN ADA ACCESSIBLE PATH AND/OR ADA PARKING STALLS.
6. ALL VALVES, FIRE HYDRANT APPURTENANCES, AND UTILITY STRUCTURES SHALL BE ADJUSTED TO PROPER LINE AND GRADE BEFORE FINAL ACCEPTANCE.
7. ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
8. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL LANDSCAPE ALL DISTURBED AREAS WHICH ARE NOT PAVED IN ACCORDANCE WITH LANDSCAPE PLAN.
10. IN LANDSCAPED AREAS MINIMUM SLOPES SHALL BE 2% AND MAXIMUM SLOPES SHALL NOT EXCEED 4H:1V.
11. ALL PROPOSED SURFACES SHALL BE GRADED TO DRAIN POSITIVELY TO ASSUME NO LOW POINTS HAVE BEEN CREATED. NO FLOODING TO ADJACENT PROPERTIES WILL OCCUR, SMOOTH SURFACES ARE MAINTAINED, AND NO STEEP OR UNUSUAL SLOPES ARE CREATED.
12. ALL LOWEST FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE DETERMINED 100-YEAR FLOOD ELEVATIONS. MINIMUM 1% SLOPE ALONG THE SIDE LOT LINE.

LEGEND:

- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- EXISTING GRADES (100)
- PROPOSED GRADES (100)
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- PROPOSED SPOT ELEVATION (100.00')

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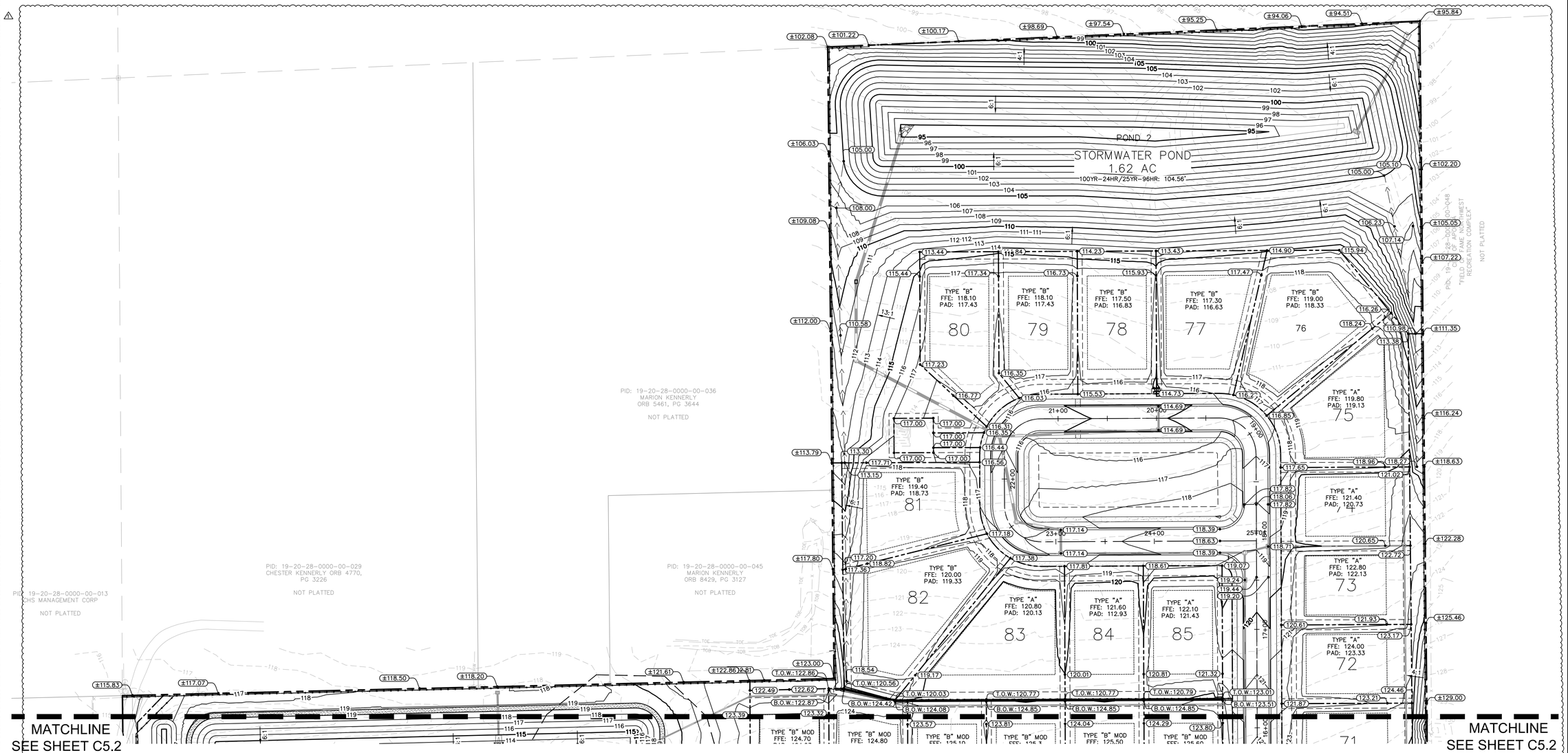
OVERALL PAVING & GRADING PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

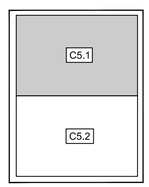
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LEGEND:

- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION



KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

DETAILED PAVING & GRADING PLAN

WOLF LAKE RANCH PHASE 2

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.1

MATCHLINE
SEE SHEET C5.1

MATCHLINE
SEE SHEET C5.1

POND 1
STORMWATER POND
2.17 AC
100YR-24HR/25YR-96HR: 117.68'

PID: 19-20-28-0000-00-019
DAVID & MARY LUTZ
ORB 10457, PG 7968
NOT PLATTED

PID: 19-20-28-9225-00-002
WOLF LAKE RANCH HOMEOWNERS ASSOCIATION, INC.
PB 114, PGS 146-153

PID: 14-20-28-0000-00-048
"FIELD OF FAMES" SOUTHWEST
RECREATION COMPLEX"
NOT PLATTED

WOLF LAKE RANCH
PB 114, PG 148

WOLF LAKE AVENUE (PRIVATE R/W)
(VARIABLE WIDTH)

ASPHALT ROAD

4' HOG WIRE FENCE

CHAINLINK FENCE
0.9' E

GATE

LEGEND:

- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- 100.00' PROPOSED SPOT ELEVATION
- ±100.0 EXISTING SPOT ELEVATION

KEY MAP
C5.1
C5.2

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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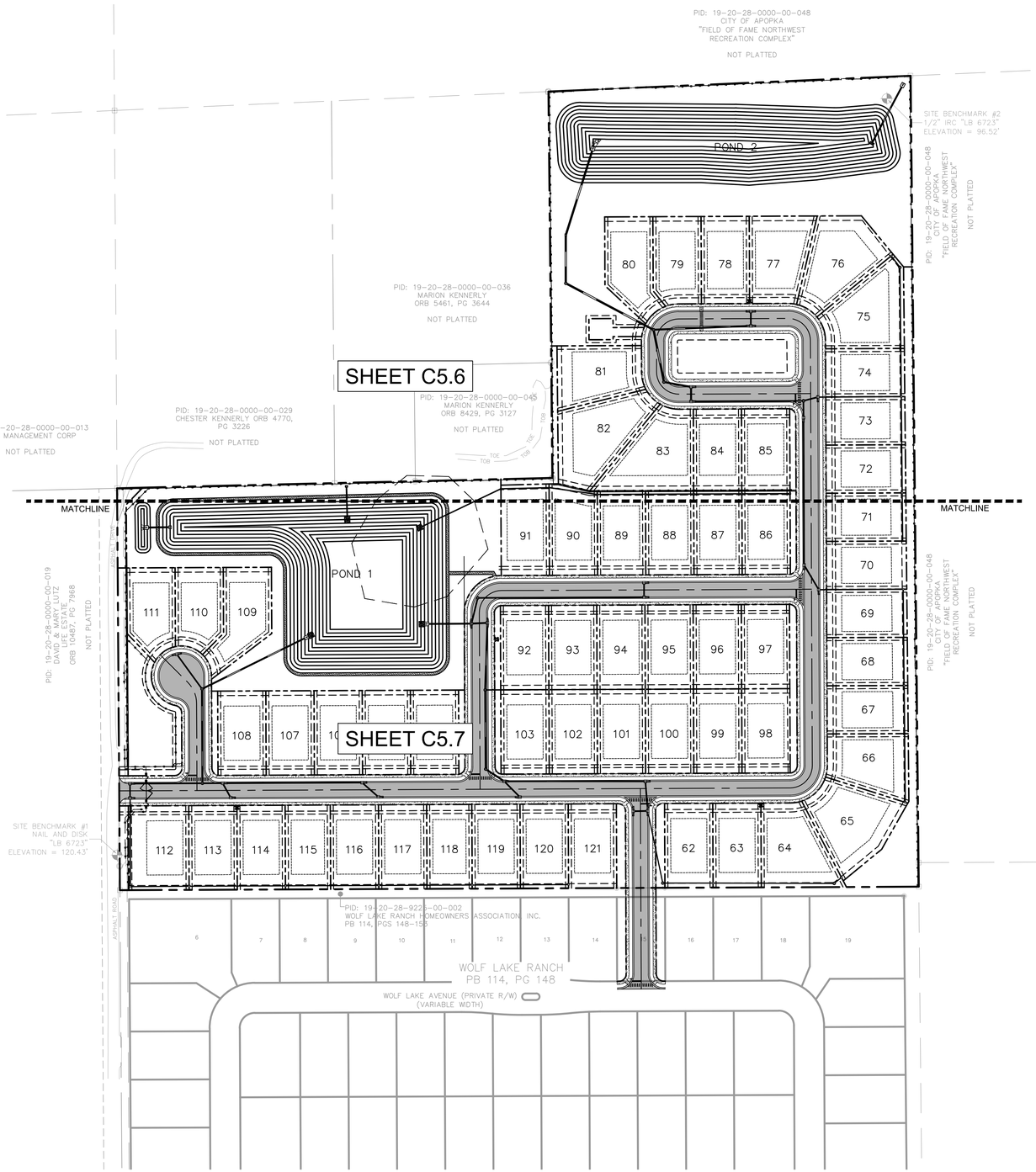
WOLF LAKE RANCH PHASE 2

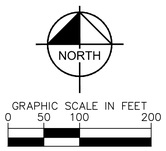
FLORIDA
CITY OF APOPKA

SHEET NUMBER
C5.2

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DRAINAGE NOTES:

1. ALL STORM PIPE SHALL BE ADS-HP UNLESS OTHERWISE SPECIFIED. POLYPROPYLENE PIPE SHALL MEET ALL REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), SECTION 948-7.2 ADDITIONAL REQUIREMENTS FOR CLASS II (100-YEAR DESIGN SERVICE LIFE) PP PIPE. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. THE PIPE SHALL HAVE TWO GASKETS AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
2. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
3. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2021-2022 STANDARD INDEX 280.
4. ALL DRAINAGE STRUCTURES LOCATED WITHIN PARKING AREAS, ROADWAYS, ALLEYS, DRIVE ISLES, OR STORAGE AREAS ARE TO BE INSTALLED WITH CAST IRON LOAD BEARING GRATES PER FDOT INDEX 232.
5. ALL INLET GRATES ARE REQUIRED TO BE CHAINED.
8. ALL ROOF AND FOUNDATION DRAINS ASSUMED TO BE RAN AT 1.0% MINIMUM UNLESS OTHERWISE NOTED.
9. POND SIDE SLOPES AND MAINTENANCE BERM TO BE SODDED (MUCK FREE SOD) TO PROVIDE SLOPE STABILIZATION.
10. GEOTECHNICAL ENGINEER IS REQUIRED TO BE PRESENT TO INSPECT ALL EARTHWORK PROCEDURES IN ORDER TO PROVIDE PROPER DOCUMENTATION OF THE EARTHWORK ACTIVITIES.
11. STORMWATER IMPROVEMENTS ARE TO BE INSTALLED AND CONSTRUCTED PER ALL APPLICABLE DETAILS LOCATED WITHIN THESE SITE CONSTRUCTION PLANS.
12. MITERED END SECTIONS TO BE INSTALLED NO DEEPER THAN POND BOTTOM.
13. ALL YARD DRAINS TO HAVE A CONCRETE COLLAR PER DETAIL ON SHEET C8.2.
14. PER THE FLORIDA ADMINISTRATIVE CODE 62-330.051, SECTION (4)(c) 4.c., THE PROPOSED ROADWAY IMPROVEMENTS TO PONKAN PINES ROAD FALL WITHIN THE REQUIREMENTS TO BE EXEMPT FROM PERMITTING. THE WORK IS LIMITED TO: C. ROAD WIDENING AND SHOULDER PAVING THAT DOES NOT CREATE ADDITIONAL TRAFFIC LANES AND IS NECESSARY TO MEET CURRENT, GENERALLY ACCEPTED ROADWAY DESIGN AND SAFETY STANDARDS.

LEGEND:

- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- EXISTING GRADES (100)
- PROPOSED GRADES (100)
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- PROPOSED SPOT ELEVATION (100.00')

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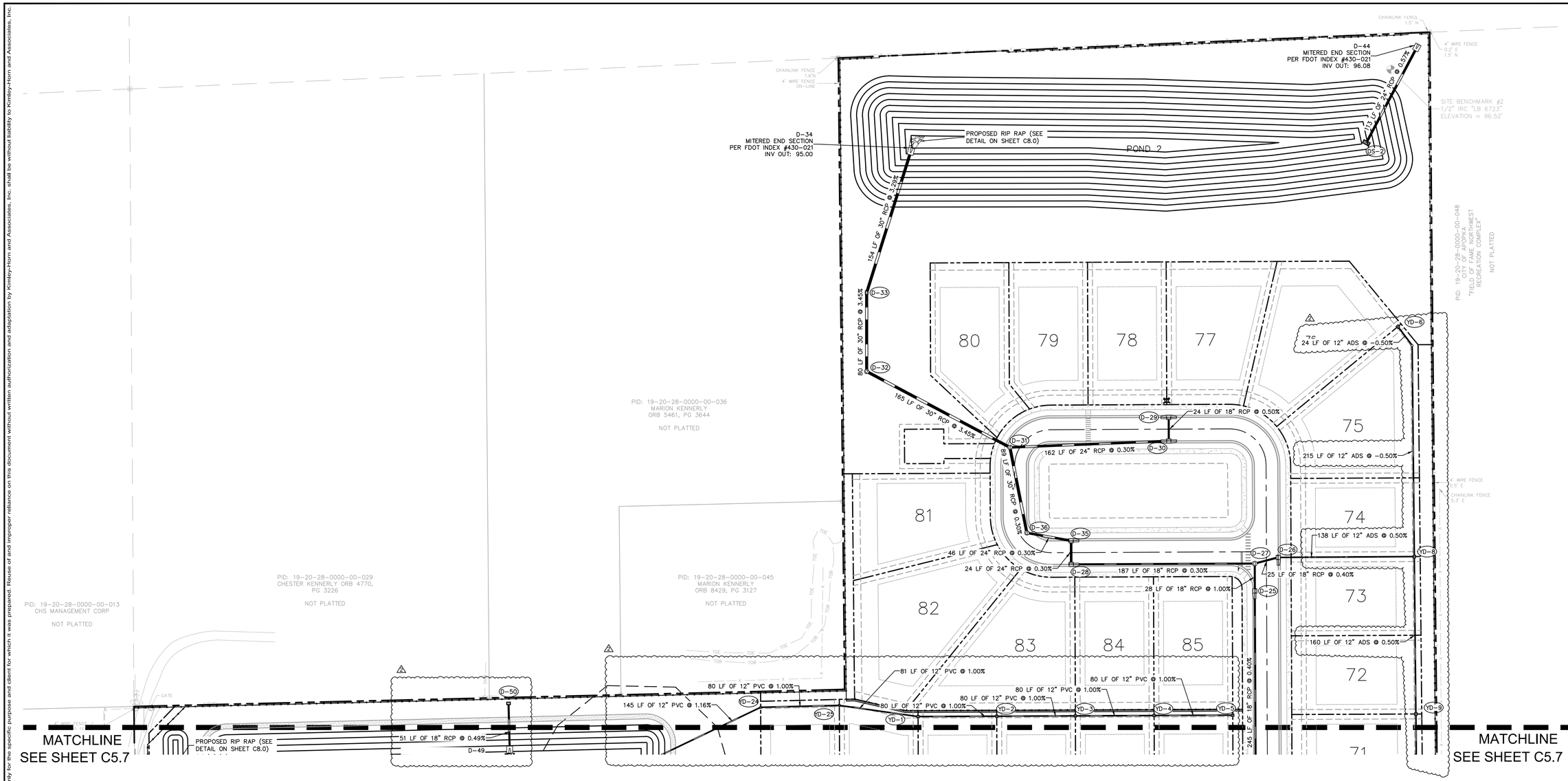
OVERALL DRAINAGE PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.5

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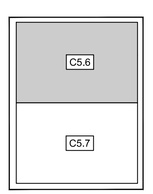


STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-25	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 120.58 S. INV IN: 116.83 N. INV OUT: 113.75
D-26	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 118.71 E. INV IN: 112.12 W. INV OUT: 110.25
D-27	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 119.03 E. INV IN: 110.15 S. INV IN: 113.47 W. INV OUT: 110.05
D-28	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 117.14 E. INV IN: 109.49 N. INV OUT: 108.99
D-29	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.69 S. INV OUT: 110.50
D-30	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.69 N. INV IN: 110.38 W. INV OUT: 110.38

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-31	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 115.75 E. INV IN: 109.89 S. INV IN: 108.52 NW. INV OUT: 108.52
D-32	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 112.22 SE. INV IN: 102.83 N. INV OUT: 102.83
D-33	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 110.78 S. INV IN: 100.06 N. INV OUT: 100.06
D-35	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 117.14 S. INV IN: 108.92 W. INV OUT: 108.92
D-36	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 116.68 E. INV IN: 108.78 N. INV OUT: 108.78
D-50	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 118.00 S. INV OUT: 114.00

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS: ⚠
DS-2	TYPE "H3" INLET PER FDOT INDEX #425-052 TOP: 104.70 NE. INV OUT: 96.73
YD-1	2'X2' AREA YARD DRAIN TOP: 123.90 E. INV IN: 115.80 W. INV OUT: 115.80
YD-2	2'X2' AREA YARD DRAIN TOP: 124.65 E. INV IN: 116.60 W. INV OUT: 116.60
YD-3	2'X2' AREA YARD DRAIN TOP: 124.65 E. INV IN: 117.40 W. INV OUT: 117.40
YD-4	2'X2' AREA YARD DRAIN TOP: 124.65 E. INV IN: 118.20 W. INV OUT: 118.20
YD-5	2'X2' AREA YARD DRAIN TOP: 123.31 W. INV OUT: 119.00

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-6	YARD DRAIN TOP: 116.59 SE. INV IN: 114.00
YD-8	YARD DRAIN TOP: 122.22 S. INV IN: 112.81 N. INV OUT: 112.81 W. INV OUT: 112.81
YD-9	YARD DRAIN TOP: 124.16 S. INV IN: 113.61 N. INV OUT: 113.61
YD-24	YARD DRAIN TOP: 122.31 E. INV IN: 114.19 SW. INV OUT: 114.19
YD-25	YARD DRAIN TOP: 122.74 E. INV IN: 114.99 W. INV OUT: 114.99



KEY MAP

LEGEND:
- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- PROPOSED SPOT ELEVATION (100.00')

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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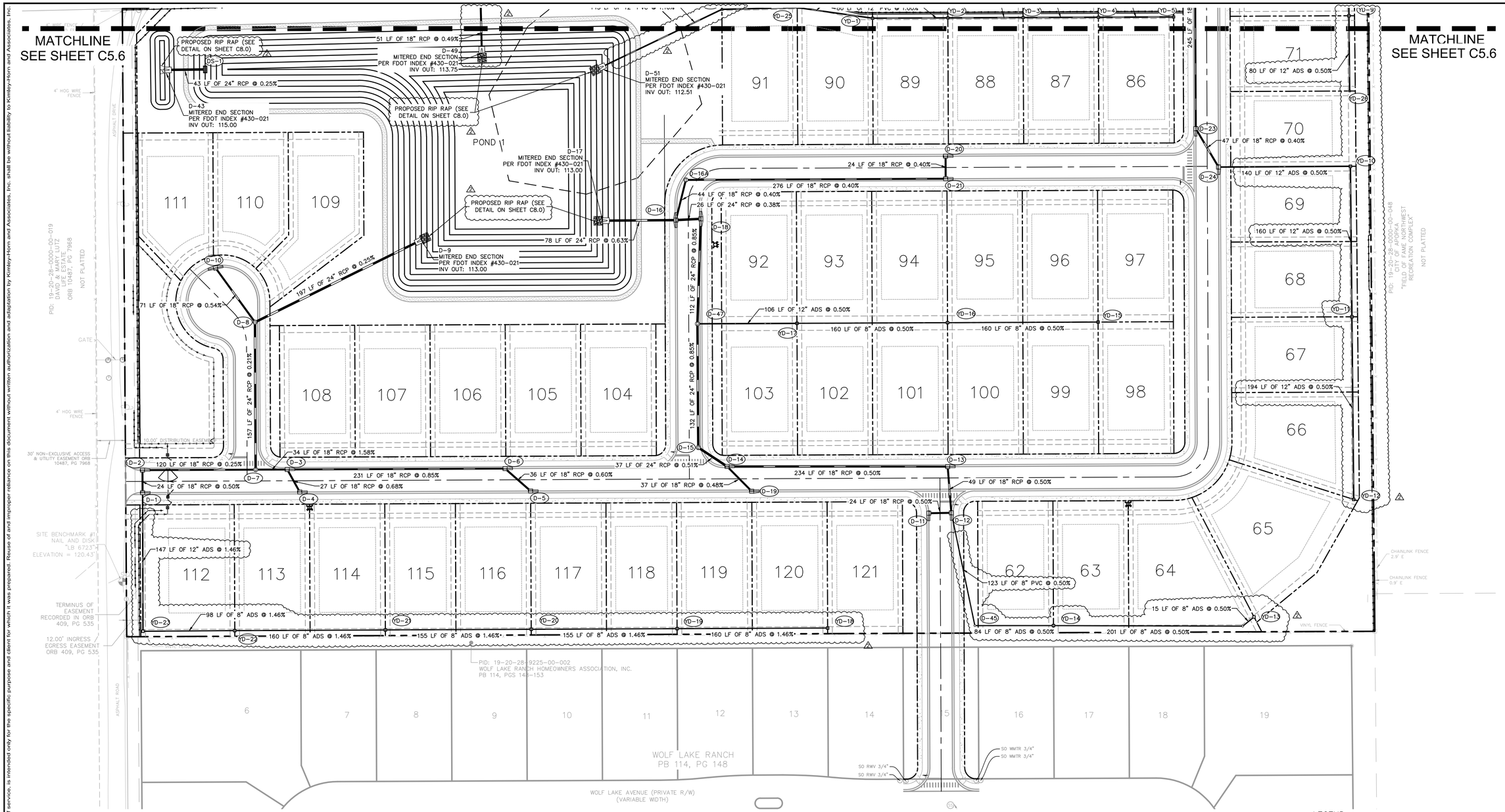
5/22/2026

DETAILED DRAINAGE PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.6



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-1	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 119.05 S. INV IN: 114.85 N. INV OUT: 114.75
D-2	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 119.05 S. INV IN: 114.63 E. INV OUT: 114.53
D-3	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 120.81 SE. INV IN: 116.31 E. INV IN: 116.31 W. INV OUT: 115.53
D-4	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 120.87 NW. INV OUT: 116.50
D-5	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 123.53 NW. INV OUT: 118.50
D-6	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 123.23 SE. INV IN: 118.28 W. INV OUT: 118.28

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-7	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 120.59 W. INV IN: 114.23 E. INV IN: 115.00 N. INV OUT: 114.13
D-8	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 119.03 S. INV IN: 113.80 NW. INV IN: 113.62 NE. INV OUT: 113.50
D-10	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 118.29 SE. INV OUT: 114.00
D-11	TYPE "SL" CURB INLET PER FDOT INDEX #425-021 TOP: 127.15 E. INV OUT: 123.00
D-12	TYPE "SR" CURB INLET PER FDOT INDEX #425-021 TOP: 127.15 W. INV IN: 122.88 S. INV IN: 123.10 N. INV OUT: 121.00
D-13	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 126.50 S. INV IN: 120.75 W. INV OUT: 120.75

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-14	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 125.51 E. INV IN: 119.58 SE. INV IN: 120.82 NW. INV OUT: 120.50
D-15	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 124.97 SE. INV IN: 120.31 N. INV OUT: 119.08
D-16	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 122.22 N. INV IN: 115.78 E. INV IN: 116.90 W. INV OUT: 113.49
D-16A	TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 122.19 E. INV IN: 115.95 S. INV OUT: 115.95
D-18	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 122.21 S. INV IN: 117.00 W. INV OUT: 117.00
D-19	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 125.59 NW. INV OUT: 121.00

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-20	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 122.91 S. INV OUT: 117.15
D-21	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 122.91 N. INV IN: 117.06 W. INV OUT: 117.06
D-23	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 123.25 SE. INV IN: 117.81 N. INV OUT: 117.81
D-24	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 123.77 E. INV IN: 121.50 NW. INV OUT: 118.00
D-45	CLEANOUT TOP: 125.40 E. INV IN: 123.71 N. INV OUT: 123.71
DS-1	TYPE "H3" INLET PER FDOT INDEX #425-052 TOP: 118.00 W. INV OUT: 115.11

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-10	YARD DRAIN TOP: 127.39 S. INV IN: 122.20 W. INV OUT: 122.20
YD-11	YARD DRAIN TOP: 129.80 S. INV IN: 123.00 N. INV OUT: 123.00
YD-12	YARD DRAIN TOP: 132.12 N. INV OUT: 123.97
YD-13	YARD DRAIN TOP: 131.87 SW. INV OUT: 125.21
YD-14	YARD DRAIN TOP: 131.90 E. INV IN: 124.13 W. INV OUT: 124.13
YD-15	YARD DRAIN TOP: 125.84 W. INV OUT: 120.08

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-16	YARD DRAIN TOP: 125.35 E. INV IN: 119.28 W. INV OUT: 119.28
YD-17	YARD DRAIN TOP: 124.86 E. INV IN: 118.48 W. INV OUT: 118.48
YD-18	YARD DRAIN TOP: 130.57 W. INV OUT: 127.60
YD-19	YARD DRAIN TOP: 128.84 E. INV IN: 125.27 W. INV OUT: 125.27
YD-20	YARD DRAIN TOP: 126.26 E. INV IN: 123.01 W. INV OUT: 123.01
YD-21	YARD DRAIN TOP: 124.40 E. INV IN: 120.75 W. INV OUT: 120.75

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-22	YARD DRAIN TOP: 122.47 E. INV IN: 118.42 W. INV OUT: 118.42
YD-23	YARD DRAIN TOP: 121.06 E. INV IN: 117.00 N. INV OUT: 117.00
YD-26	YARD DRAIN TOP: 125.37 N. INV OUT: 114.01

LEGEND:

- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE EASEMENT
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- D PROPOSED STORM STRUCTURES
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- 100.00' PROPOSED SPOT ELEVATION

C5.6
C5.7
KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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2	CSP REV 2	01-28-26	MMK

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER
88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

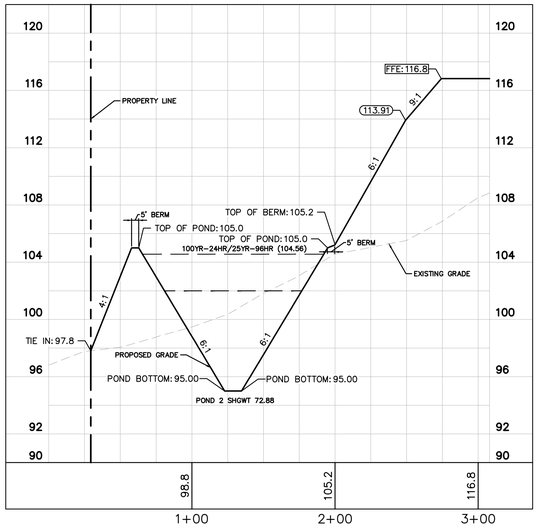
DETAILED DRAINAGE PLAN

WOLF LAKE RANCH PHASE 2

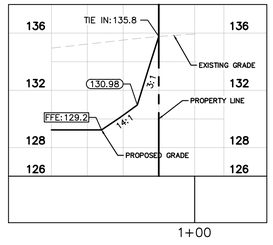
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.7

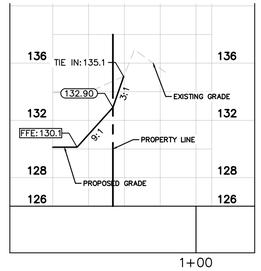
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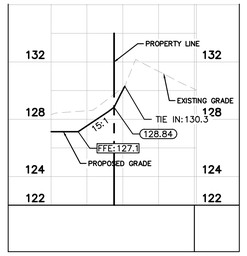
SECTION A–A



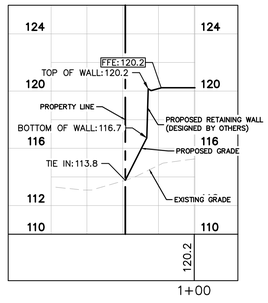
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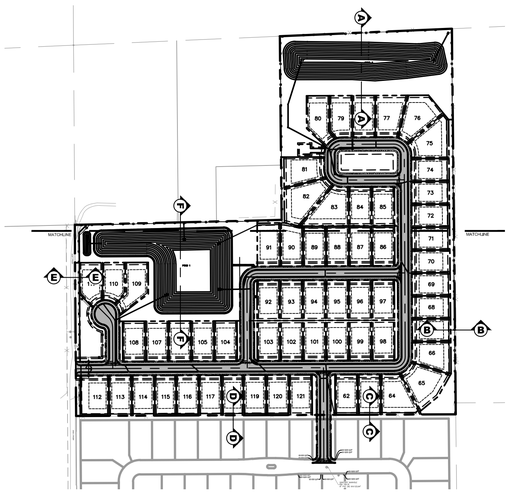
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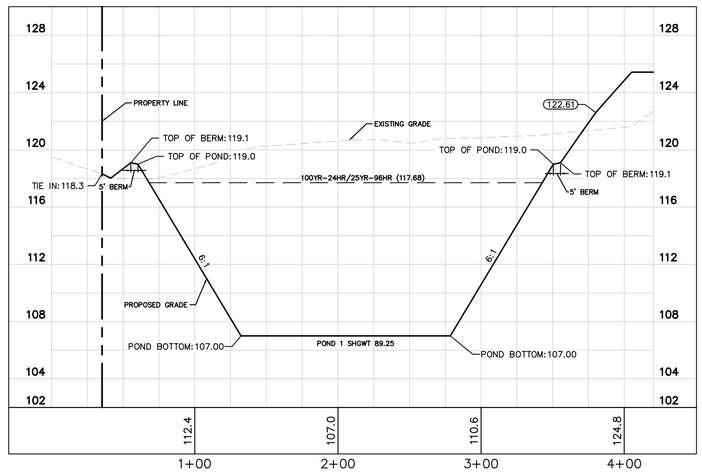


SECTION D–D



SECTION E–E





SECTION F–F

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL

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FLORIDA LICENSE NUMBER
88292
DATE: 5/22/26

KHA PROJECT	149561004
DATE	5/22/2026
SCALE	AS SHOWN
DESIGNED BY	JME
DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

CROSS SECTIONS

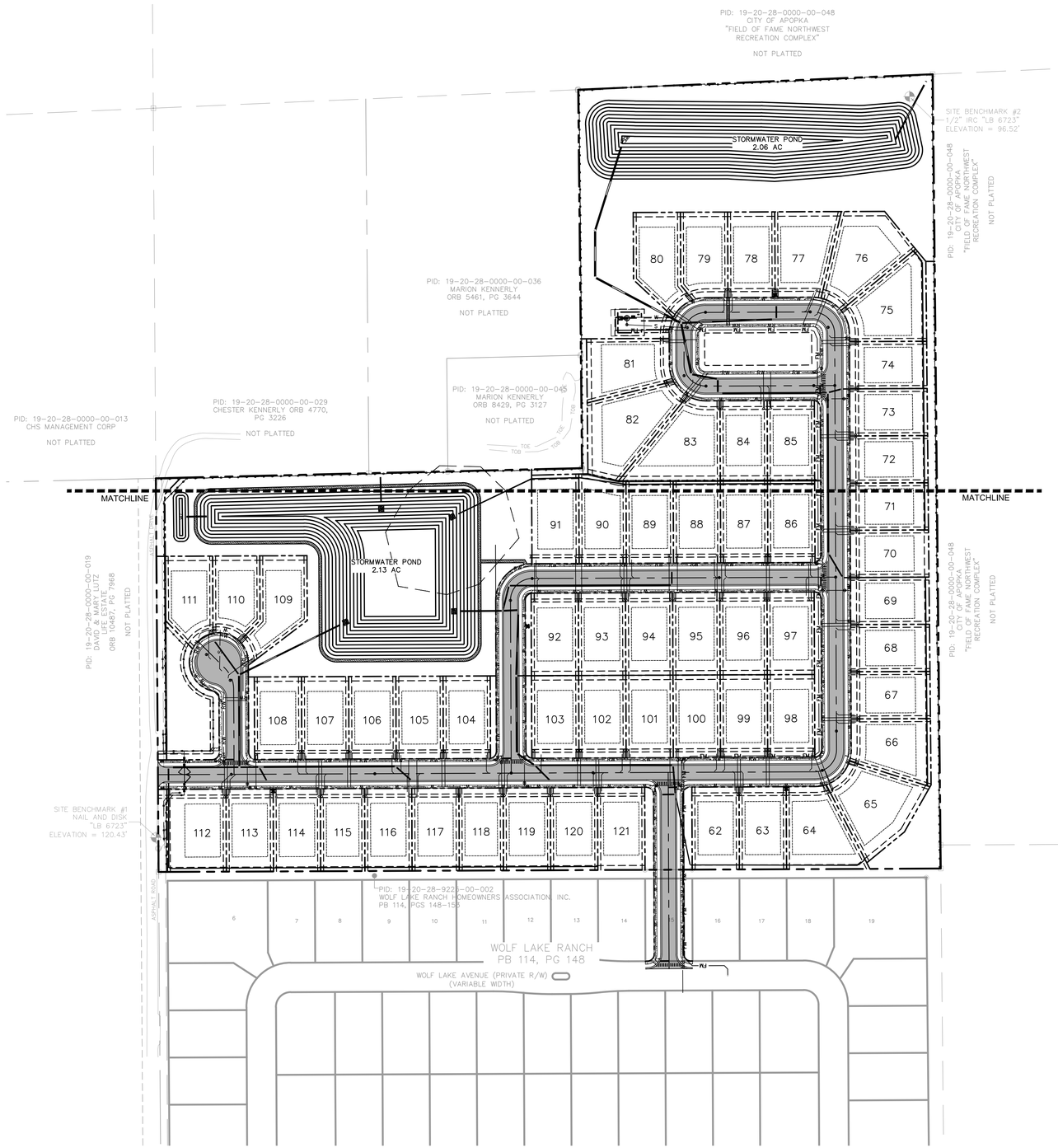
WOLF LAKE RANCH PHASE 2

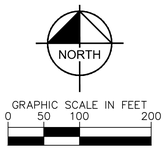
FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.8

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LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROJECT BOUNDARY
- LOT SETBACK
- LOT LINE
- PROPOSED RETAINING WALL
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- PROPOSED RECLAIMED LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE

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5/22/2026

OVERALL UTILITY PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.0

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PID: 19-20-28-0000-00-048
CITY OF APOPKA
"FIELD OF FAME NORTHWEST RECREATION COMPLEX"
NOT PLATTED

BASIS OF BEARING
NORTH LINE OF THE SE 1/4 OF SECTION 19-20-28

FOUND 6"X6" CM NO ID (0.12'N,0.24'W)

CHAINLINK FENCE 1.5' N

4' WIRE FENCE 0.2' E 1.5' N

NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19-20-28

SITE BENCHMARK #2
1/2" IRC "LB 6723"
ELEVATION = 96.52'

FOUND 1/2" IRC LB 5238 ALSO FOUND 4"X4" CM (NO ID) (0.67'S,0.37'W)

CHAINLINK FENCE 1.6'N

4' WIRE FENCE ON-LINE

STORMWATER POND
2.06 AC

NORTH 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 19-20-28

WEST LINE OF THE EAST 601.6 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19-20-28

EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19-20-28

PID: 19-20-28-0000-00-048
CITY OF APOPKA
"FIELD OF FAME NORTHWEST RECREATION COMPLEX"
NOT PLATTED

7' UTILITY & DRAINAGE EASEMENT (TYP.)

SINGLE RECLAIMED WATER SERVICE (TYP.)

5' DRAINAGE EASEMENT (TYP.)

FIRE HYDRANT #4

8" TEE

7' UTILITY & DRAINAGE EASEMENT (TYP.)

5' FENCE/WALL/UTILITY EASEMENT (TYP.)

PID: 19-20-28-0000-00-036
MARION KENNERLY
ORB 5461, PG 3644
NOT PLATTED

RPZ

SINGLE POTABLE WATER SERVICE (TYP.)

CROSSING #1 (SEE CROSSING THIS SHEET)

PROPOSED 4" FORCE MAIN

5' DRAINAGE EASEMENT (TYP.)

PROPOSED 6" RECLAIMED WATER MAIN

4' WIRE FENCE 0.5' E

CHAINLINK FENCE 5.3' E

8" GV

8" TEE

8" GV

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

CROSSING #2 (SEE CROSSING THIS SHEET)

PROPOSED 4" FORCE MAIN

80 79 78 77 76 81 82 83 84 85 74 73 72

PID: 19-20-28-0000-00-029
CHESTER KENNERLY ORB 4770, PG 3226
NOT PLATTED

PID: 19-20-28-0000-00-013
CHS MANAGEMENT CORP
NOT PLATTED

PID: 19-20-28-0000-00-045
MARION KENNERLY
ORB 8429, PG 3127
NOT PLATTED

FOUND 5/8" IRC LS 3993

FOUND 1/2" IRC LB 5238 (0.21'S,0.05'W) ALSO FOUND 4"X4" CM (NO ID) (0.52'S,0.13'W)

TOE TOB

SOUTH LINE OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 SECTION 19-20-28

FOUND 4"X4" CM (NO ID) (0.23'N,0.24'E)

FOUND 4"X4" CM NO ID

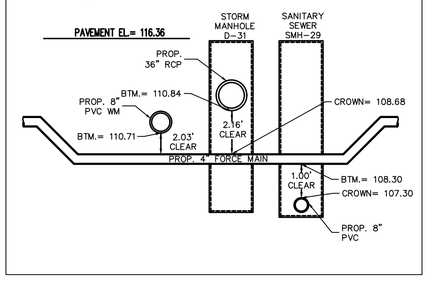
FOUND 5/8" IRC LS 3993

GATE

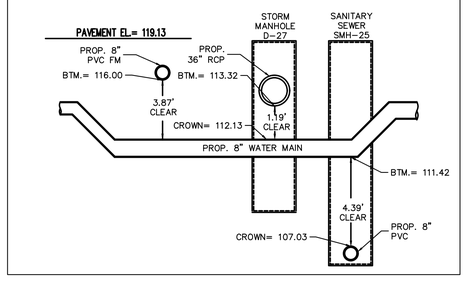
MATCHLINE
SEE SHEET C6.2

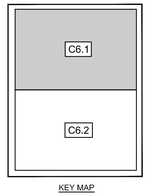
MATCHLINE
SEE SHEET C6.2

CROSSING #1



CROSSING #2





KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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No.	REVISIONS	DATE	BY
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2	CSP REV 2	01-28-26	MMK

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DATE	5/22/2026
SCALE	AS SHOWN
DESIGNED BY	JME
DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

DETAILED UTILITY PLAN

WOLF LAKE RANCH PHASE 2

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C6.1

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MATCHLINE
SEE SHEET C6.1

MATCHLINE
SEE SHEET C6.1

STORMWATER POND
2.13 AC

111 110 109 91 90 89 88 87 86 70 69 68 67 66 65 108 107 106 105 104 103 102 101 100 99 98 92 93 94 95 96 97 112 113 114 115 116 117 118 119 120 121 62 63 64

SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
5' DRAINAGE EASEMENT (TYP.)
PROPOSED RECLAIM WATER MAIN
SINGLE POTABLE WATER SERVICE (TYP.)
PROPOSED 8" POTABLE WATER MAIN
CROSSING #3 (SEE CROSSING THIS SHEET)
FIRE HYDRANT #3
8" TEE
8" GV
PROPOSED 6" RECLAIMED WATER MAIN
CROSSING #6 (SEE CROSSING THIS SHEET)
CROSSING #5 (SEE CROSSING THIS SHEET)
PROPOSED 4" FORCE MAIN
ARV
PRV
8" GATE VALVE
PROPOSED 8" POTABLE WATER MAIN
FIRE HYDRANT #1
8" PLUG WATER MAIN
CROSSING #4 (SEE CROSSING THIS SHEET)
FIRE HYDRANT #2
CROSSING #7 (SEE CROSSING THIS SHEET)

PID: 19-20-28-0000-00-019
DAVID & MARY LUTZ
ORB 10487, PG 7968
NOT PLATTED

PID: 19-20-28-0000-00-048
CITY OF APOPKA
"FIELD OF FAME NORTHWEST RECREATION COMPLEX"
NOT PLATTED

PID: 19-20-28-9225-00-002
WOLF LAKE RANCH HOMEOWNERS ASSOCIATION, INC.
PB 114, PGS 148-153

WOLF LAKE RANCH
PB 114, PG 148

WOLF LAKE AVENUE (PRIVATE R/W)
(VARIABLE WIDTH)

4' HOG WIRE FENCE
ASPHALT DRIVE
GATE
KEY-CODE BOX
10.00' DISTRIBUTION EASEMENT
30' NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ORB 10487, PG 7968
SITE BENCHMARK #1
NAIL AND DISK
"LB 6723"
ELEVATION = 120.43'
FOUND IRC
LS 3993
TERMINUS OF EASEMENT RECORDED IN ORB 409, PG 535
12.00' INGRESS EGRESS EASEMENT ORB 409, PG 535
THE WEST 12 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST
VINYL FENCE
POINT OF BEGINNING
NORTHWEST CORNER OF WOLF LAKE RANCH
FOUND 4"X4" CM PRM
(LB 6723)
WEST LINE OF THE SE 1/4 OF SECTION 19-20-28
EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 19-20-28
CHAINLINK FENCE 2.9' E
CHAINLINK FENCE 0.9' E
FOUND 4"X4" CM NO ID BROKEN TOP
INTERSECTION OF NORTH LINE AND EAST LINE SET 1/2" IRC (LB 6723)
INTERSECTION OF NORTH LINE AND WEST LINE SET 1/2" IRC (LB 6723)
NORTHEAST CORNER OF WOLF LAKE RANCH FOUND 4"X4" CM PRM (LB 6723)
8" WET TAP TO EXISTING POTABLE WATER MAIN WITHIN PONKAN PINES PHASE 1
WEST LINE OF LOT 16
SE CORNER OF LOT 14 FOUND 1/2" IRC (LB 6723)
SO WMTR 3/4"
SO RWV 3/4"
NORTH RIGHT OF WAY LINE
SW CORNER OF LOT 16 FOUND 1/2" IRC (LB 6723)
6" WET TAP TO EXISTING RECLAIMED WATER MAIN WITHIN PONKAN PINES PHASE 1
OPEN CUT PER CITY OF APOPKA DETAIL ON SHEET C9.3 (TYP.)
CONNECTION POINT TO EXISTING GRAVITY SANITARY SEWER MANHOLE WITHIN PONKAN PINES PHASE 1 (MANHOLE TO BE LINED)

CROSSING #3
PAVEMENT EL.= 127.26
PROP. 4" FM
BTM.= 122.81
CROWN= 120.59
1.46' CLEAR
PROP. 8" WATER MAIN

CROSSING #5
PAVEMENT EL.= 125.44
PROP. 30" RCP
BTM.= 120.11
CROWN= 118.59
1.46' CLEAR
PROP. 8" WATER MAIN

CROSSING #7
PAVEMENT EL.= 119.57
PROP. 36" RCP
BTM.= 113.14
CROWN= 111.98
1.16' CLEAR
PROP. 8" WATER MAIN

CROSSING #4
PAVEMENT EL.= 128.52
PROP. 8" PVC
BTM.= 124.82
CROWN= 123.31
1.51' CLEAR
PROP. 8" PVC WM
BTM.= 125.35
CROWN= 123.35
2.00' CLEAR
PROP. 4" FORCE MAIN

CROSSING #6
PAVEMENT EL.= 120.50
PROP. 30" RCP
BTM.= 114.93
CROWN= 113.47
1.46' CLEAR
PROP. 8" WATER MAIN

KEY MAP
C6.1
C6.2

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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FLORIDA LICENSE NUMBER
88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

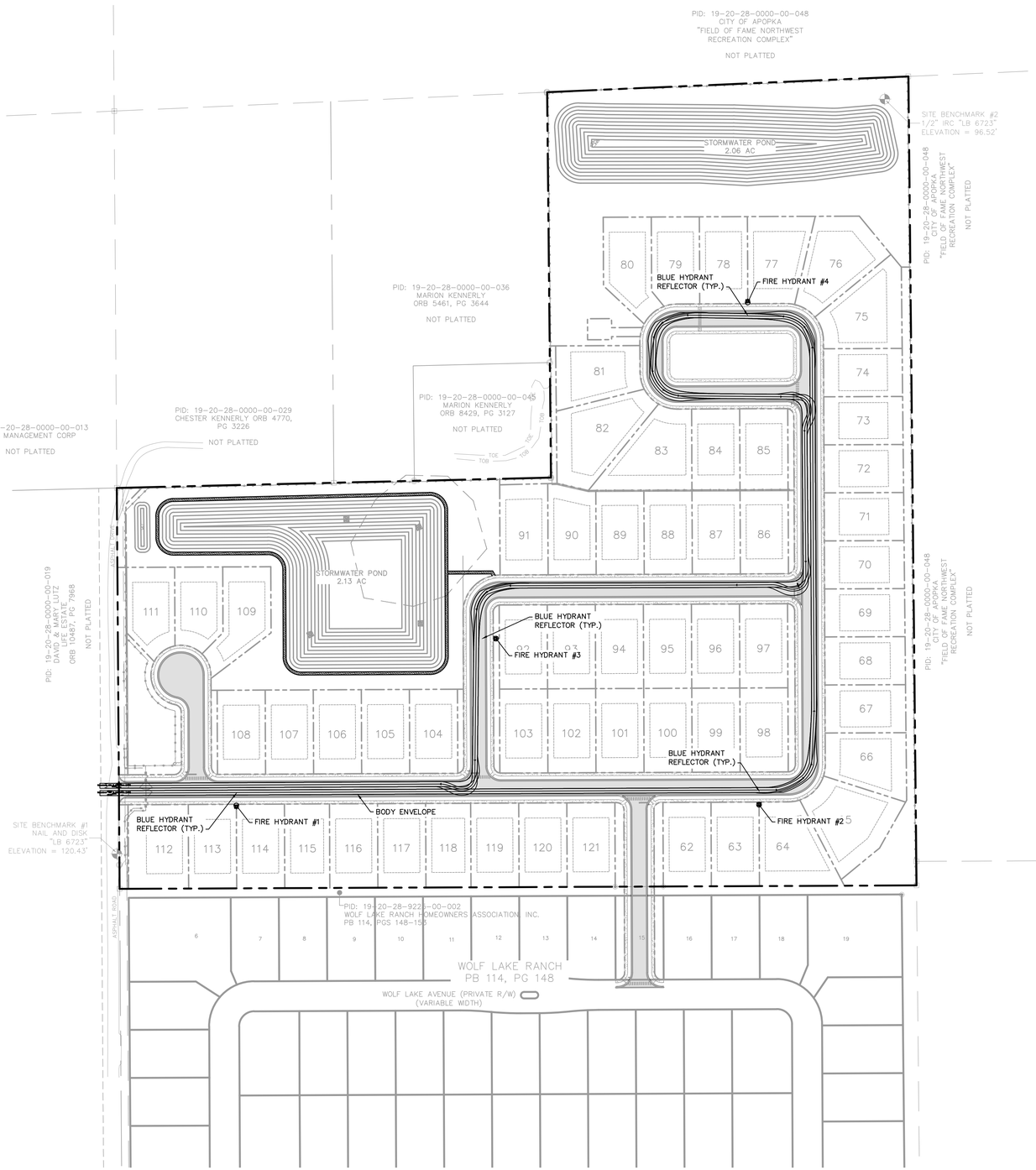
5/22/2026

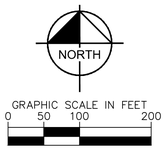
DETAILED UTILITY PLAN

WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.2

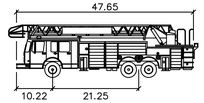




LEGEND:

PROJECT BOUNDARY

PROPOSED FIRE HYDRANT



Rosenbaur 100 ft MM Cobra (AFD)

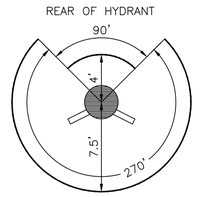
	feet
Width	: 8.16
Track	: 8.16
Lock to Lock Time	: 6.0
Steering Angle	: 46.0

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).

FIRE HYDRANT NOTES:

1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
3. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NE HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FRO FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SCPSTM, FIRE FLOW TESTING PRODCEDURE)
6. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1)



FIRE HYDRANT CLEARANCE DETAIL

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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FIRE TRUCK ROUTING PLAN

WOLF LAKE RANCH PHASE 2

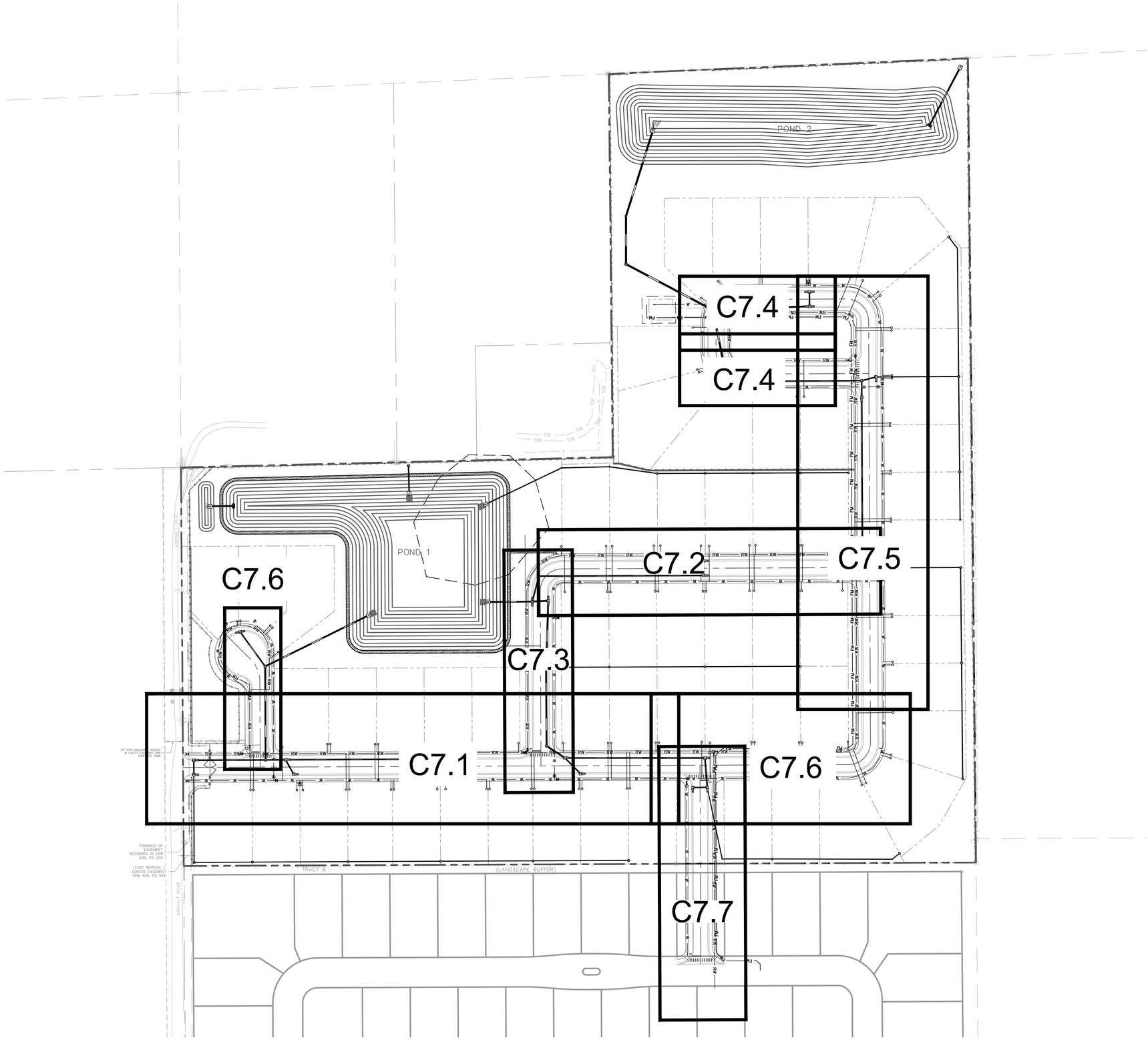
FLORIDA

CITY OF APOPKA

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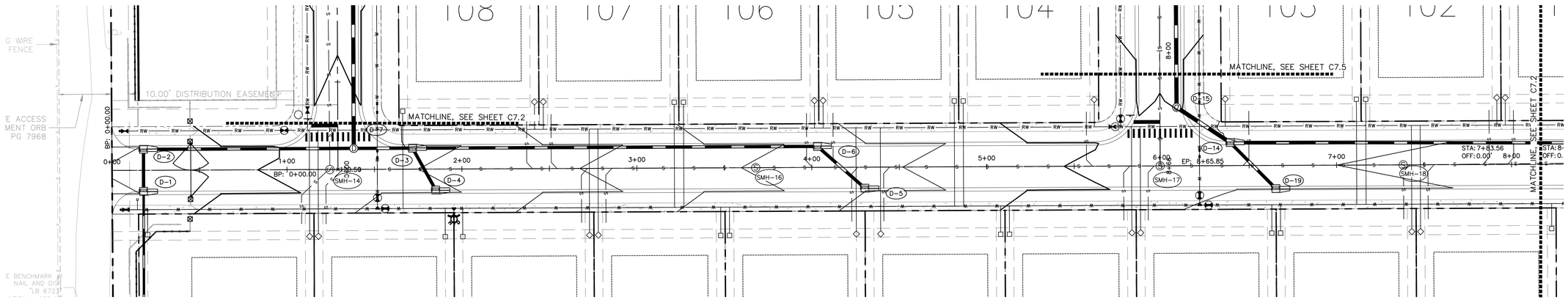
5/22/2026

KEY MAP

WOLF LAKE RANCH PHASE 2
CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.0

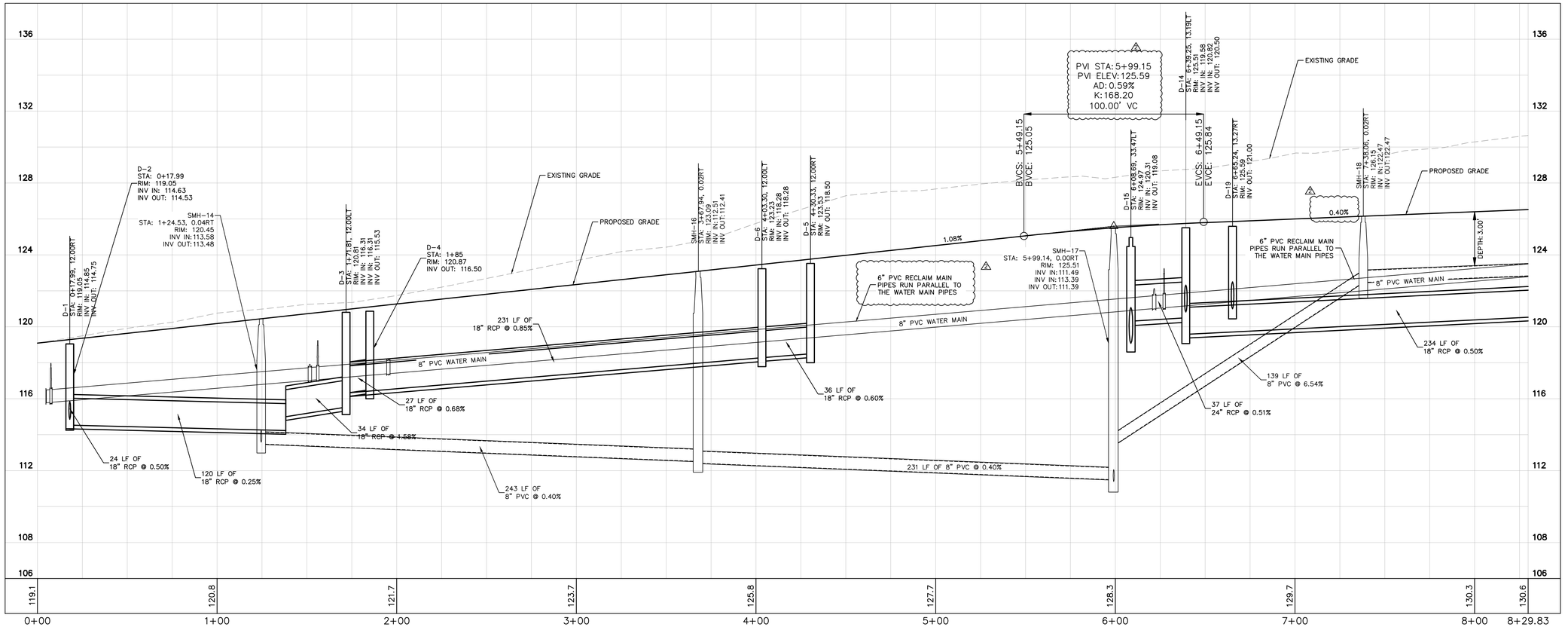
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PLAN VIEW

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL



PROFILE VIEW

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DATE	
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PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C7.1

PLAN VIEW

PROFILE VIEW

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

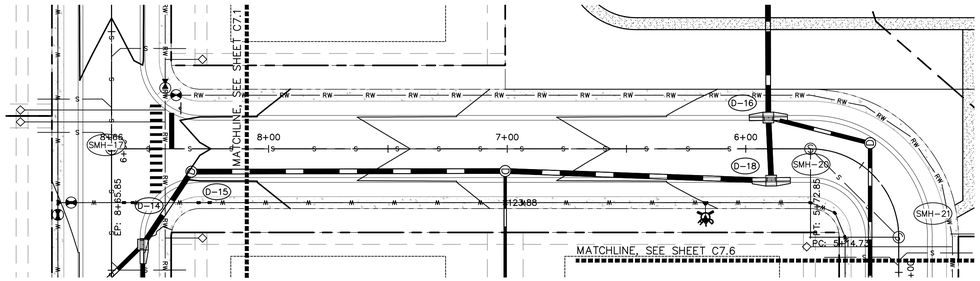
FLORIDA

CITY OF APOPKA

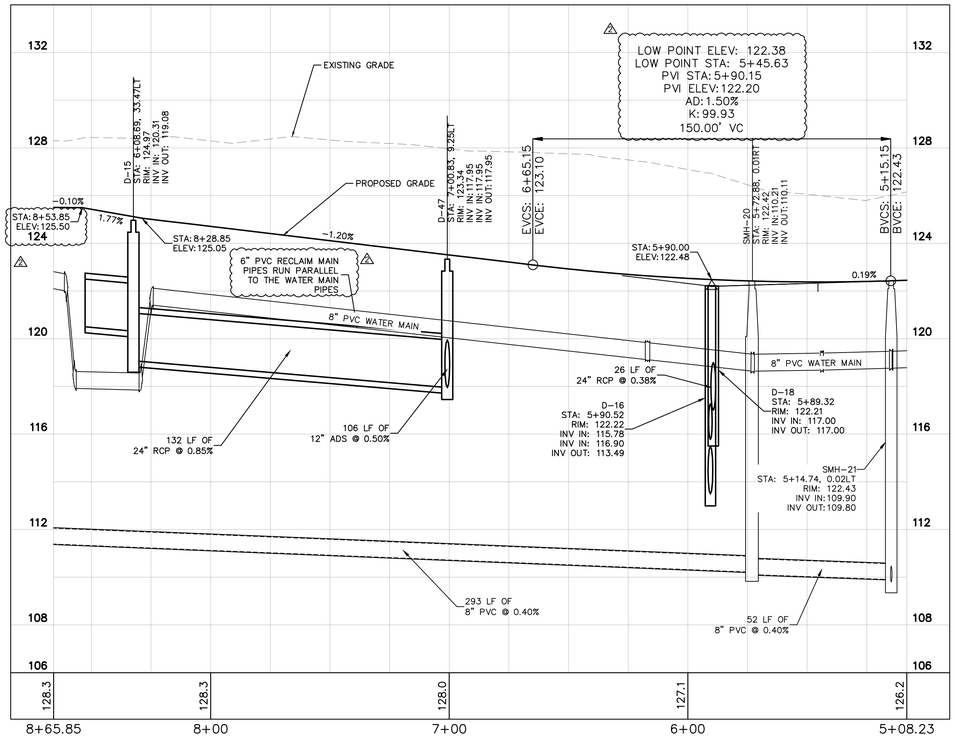
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PLAN VIEW



PROFILE VIEW



GRAPHIC SCALE IN FEET
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HORIZONTAL

0 1.5 3 6
VERTICAL

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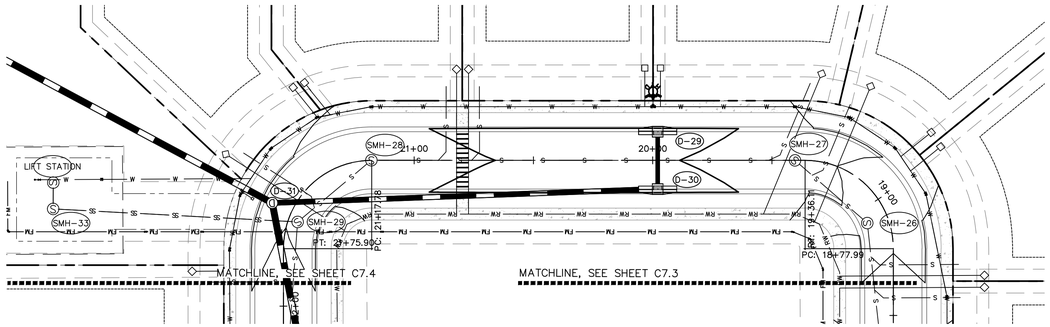
PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

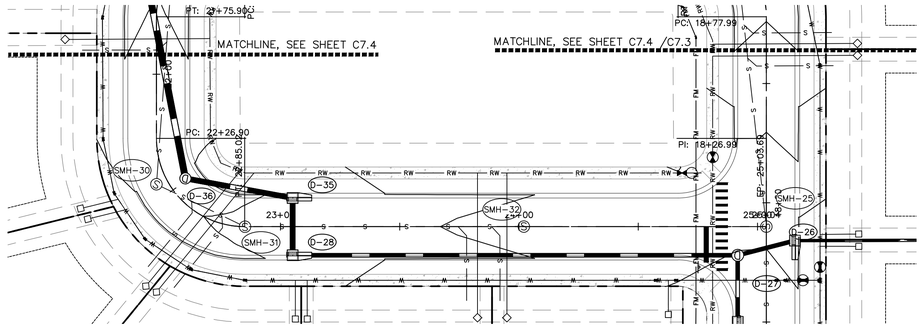
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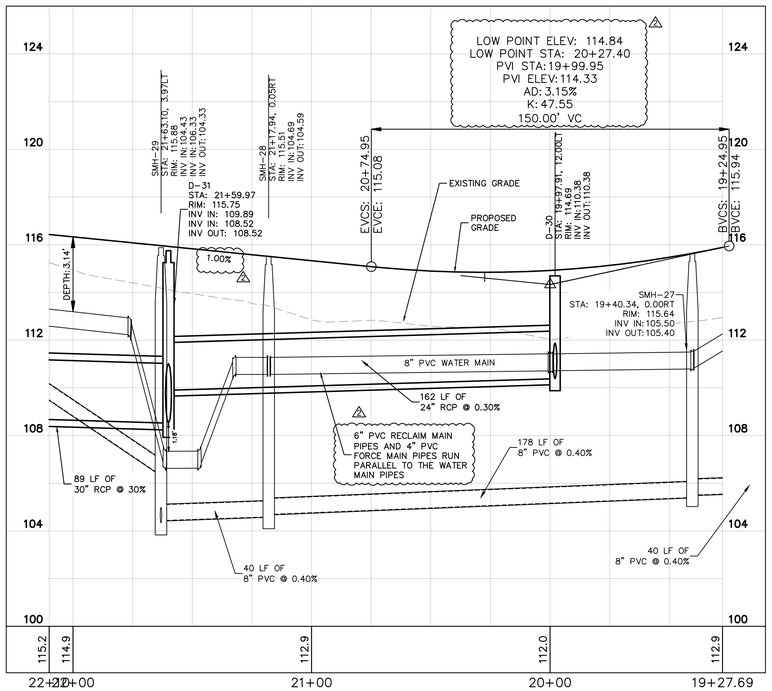
PLAN VIEW



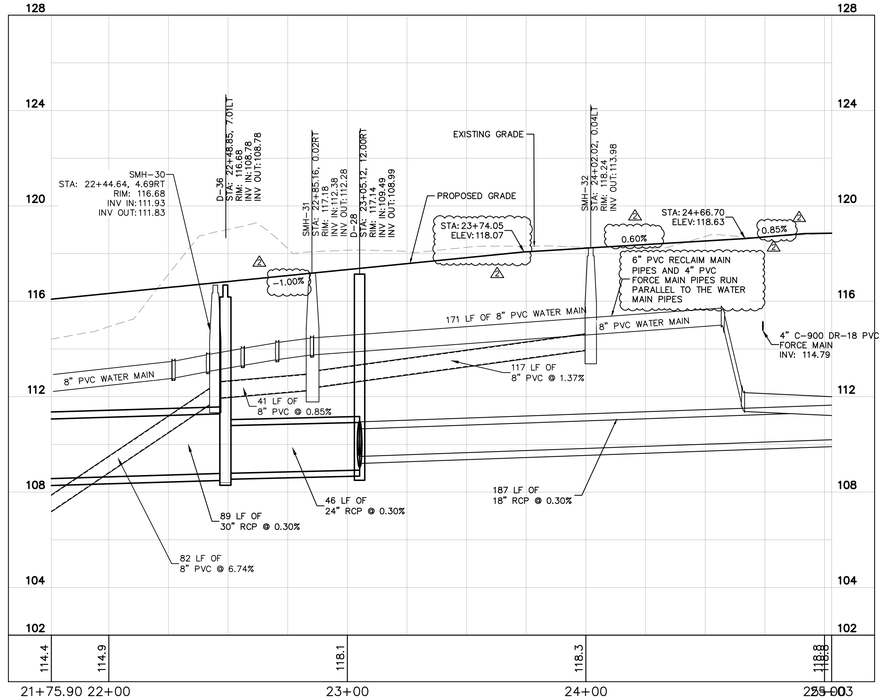
PLAN VIEW

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL



PROFILE VIEW



PROFILE VIEW

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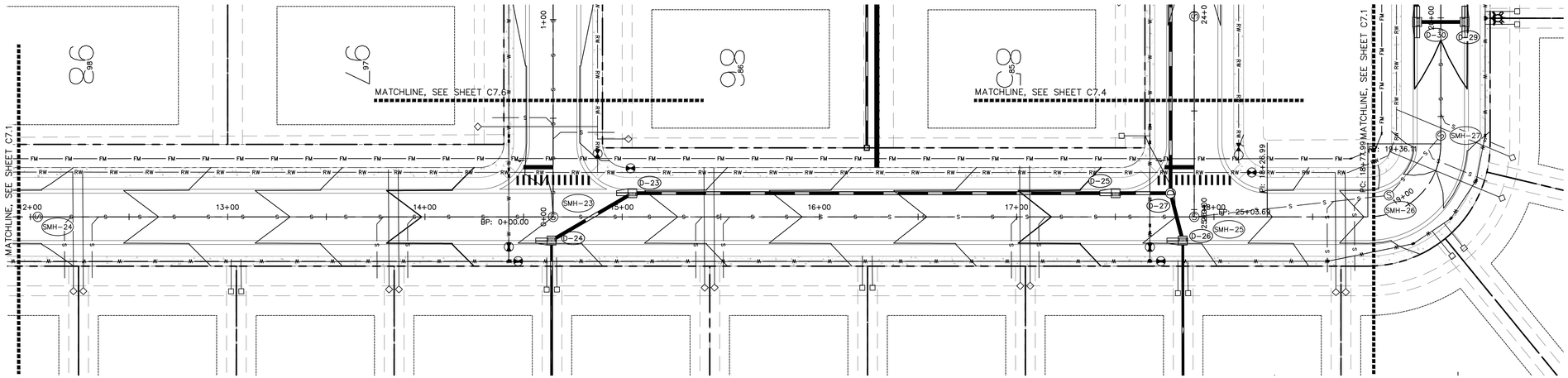
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PLAN & PROFILE

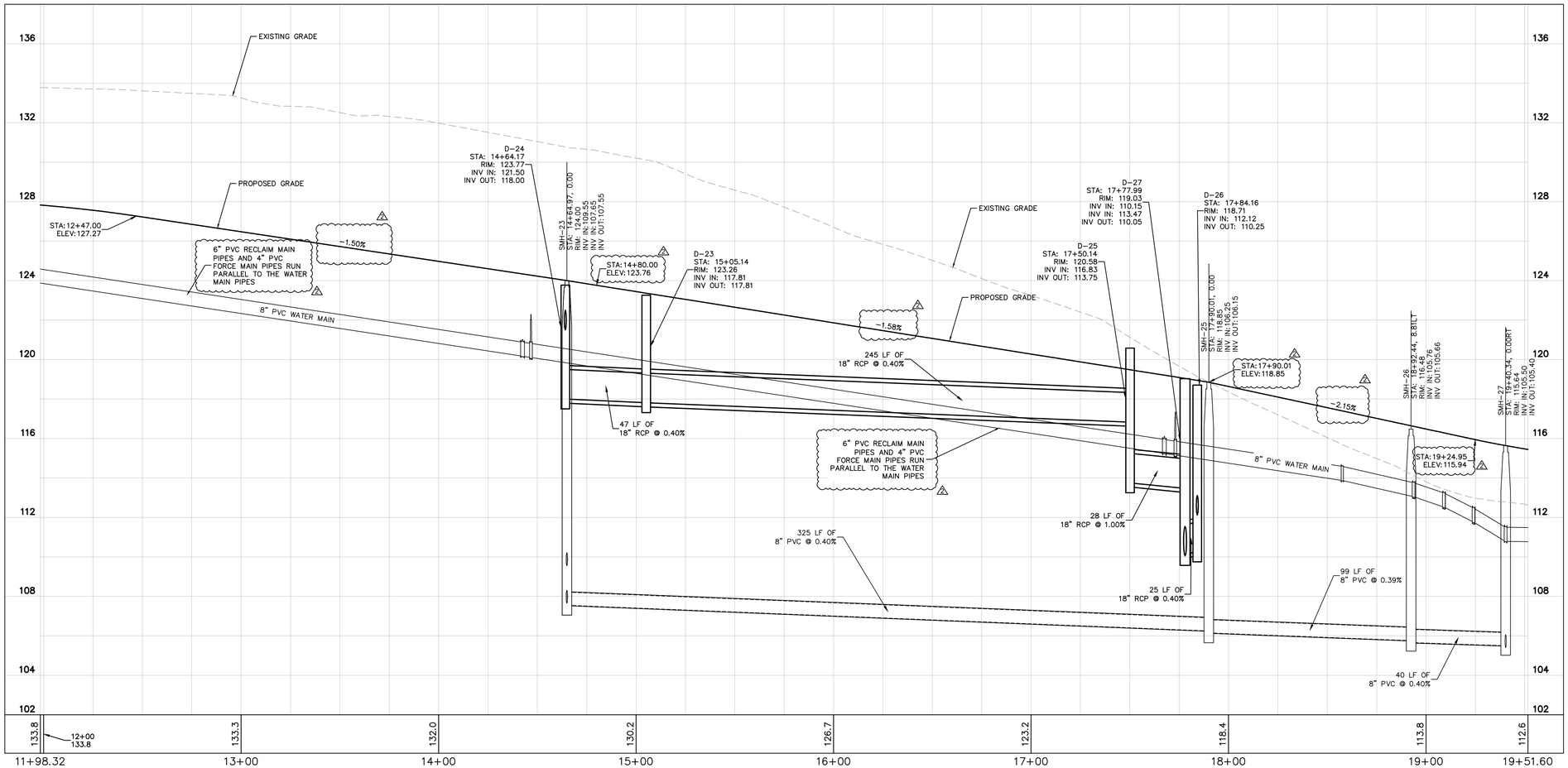
WOLF LAKE RANCH PHASE 2

CITY OF APOPKA FLORIDA

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PLAN VIEW



PROFILE VIEW

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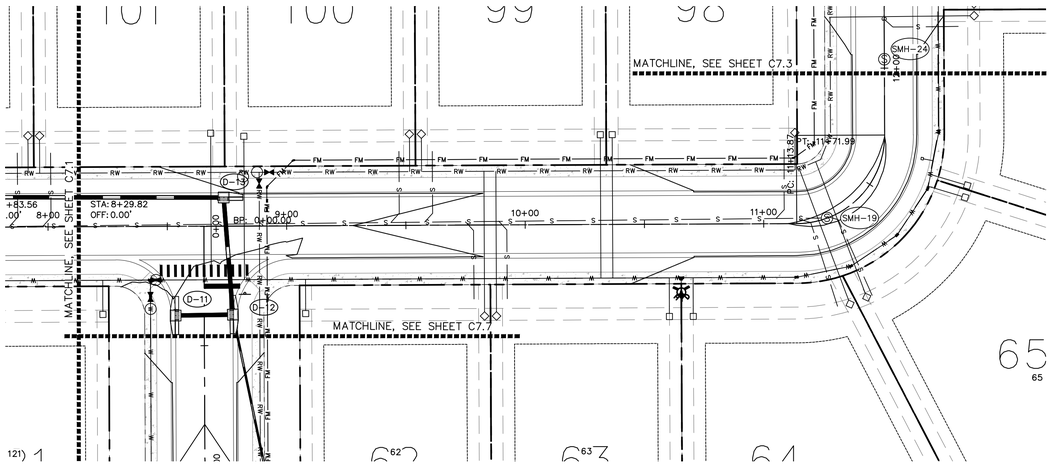
PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

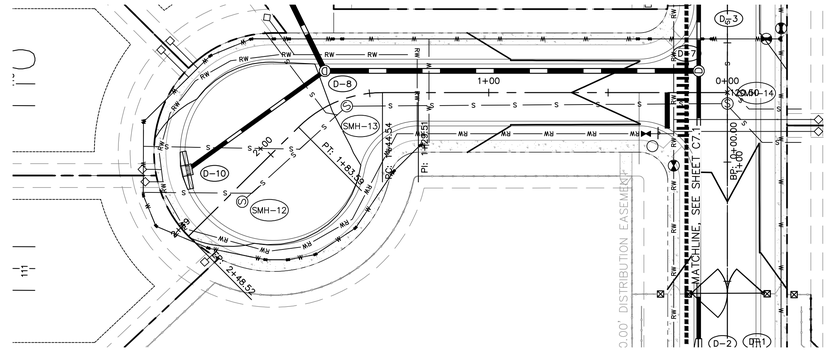
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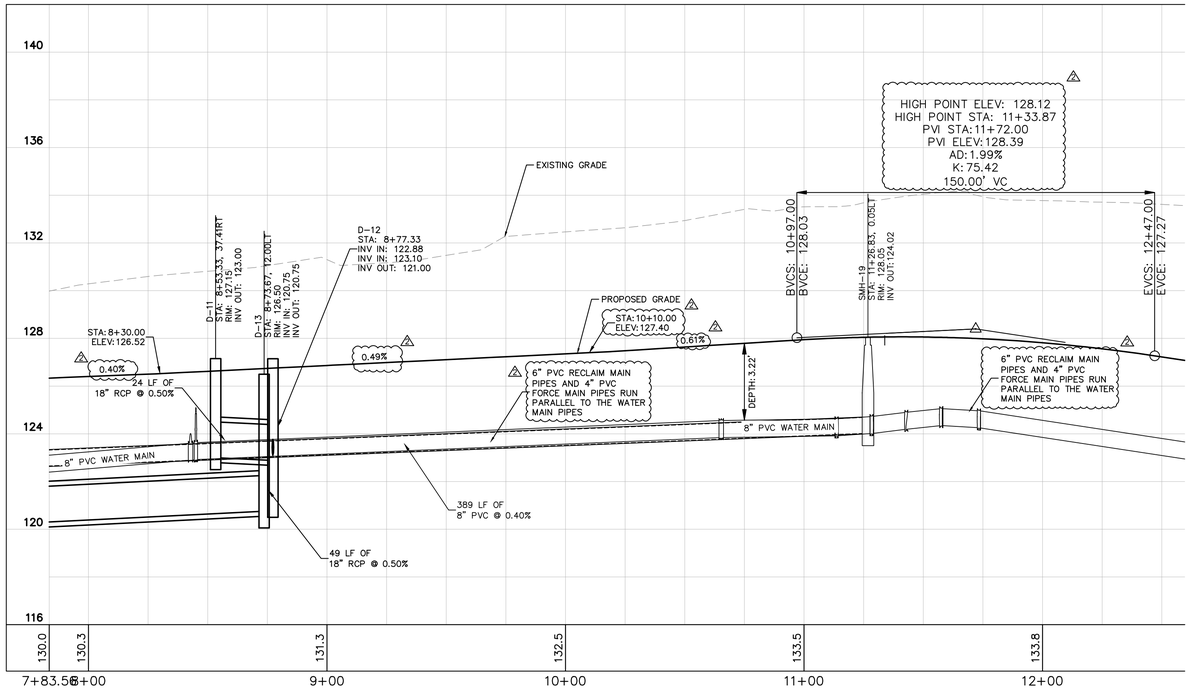
PLAN VIEW



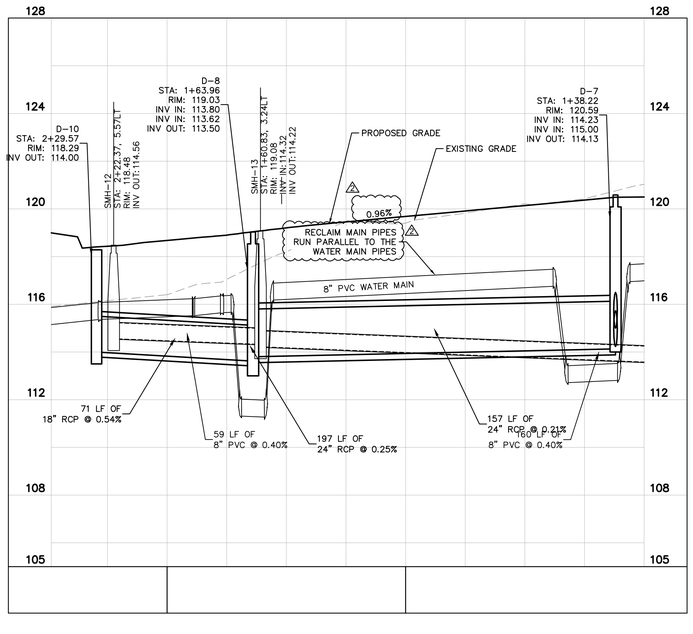
PLAN VIEW

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL



PROFILE VIEW



PROFILE VIEW

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PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

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PLAN VIEW

PROFILE VIEW

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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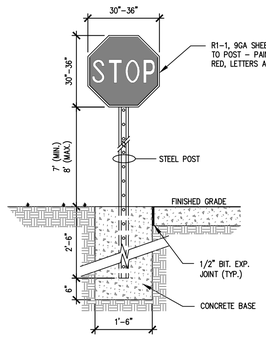
PLAN & PROFILE

WOLF LAKE RANCH PHASE 2

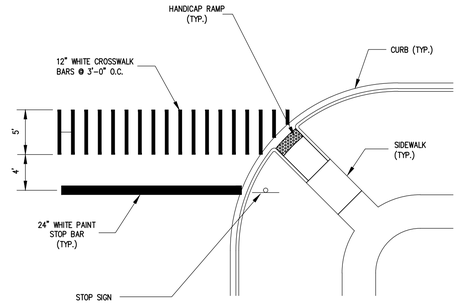
CITY OF APOPKA FLORIDA

SHEET NUMBER
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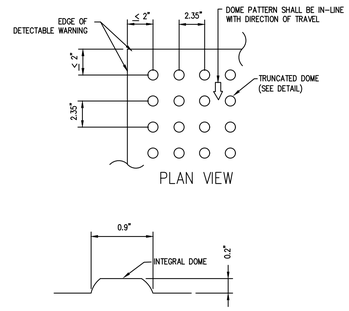
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1 STOP SIGN
NTS



2 INTERSECTION CROSSWALK/STOP BAR DETAIL
NTS



3 DETECTABLE WARNING
NTS

NOTE:

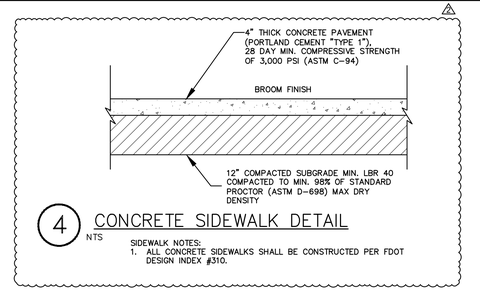
1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

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

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

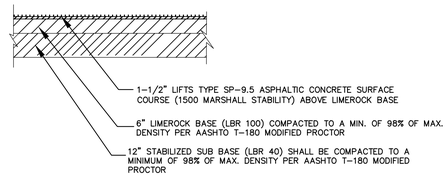
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER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

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



4 CONCRETE SIDEWALK DETAIL
NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #310.

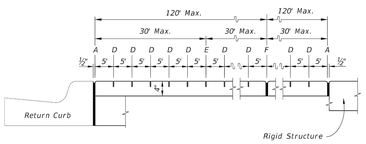


5 ASPHALT PAVEMENT SECTION
NTS

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)

OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ¼" Dummy Joints, Tooled

C- ¼" Formed Open Joints

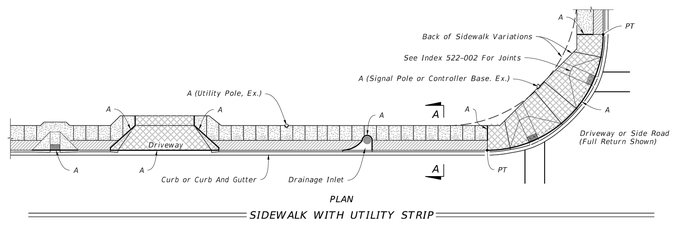
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

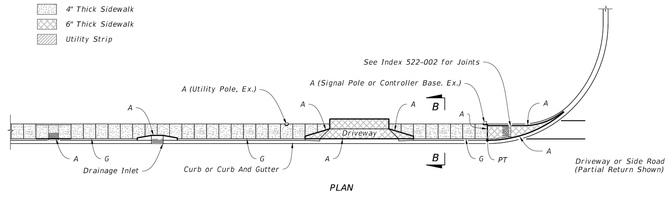
SIDEWALK JOINTS



PLAN

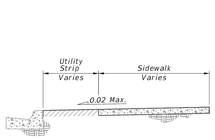
SIDEWALK WITH UTILITY STRIP

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

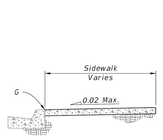


PLAN

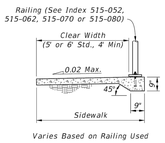
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



Varies Based on Railing Used

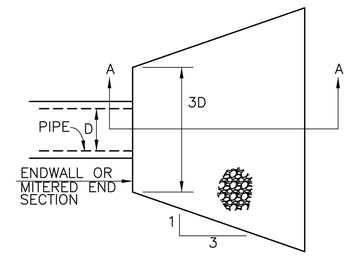
RAILING DETAIL

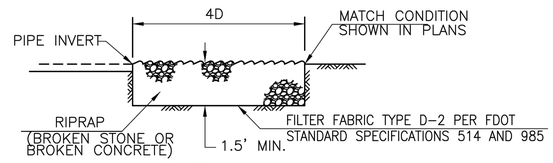
LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18	REVISION				522-001	1 of 2

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

9/26/2025 1:52:29 PM

6 SIDEWALK JOINT DETAIL
NTS





SECTION A-A

RIPRAP SHALL MEET THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 530 INCLUDING THE FOLLOWING GRADATION:

WEIGHT MAX. (POUNDS)	WEIGHT 50% (POUNDS)	WEIGHT MIN. (POUNDS)
75	30	4

ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN WEIGHT MAXIMUM POUNDS. ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT 50% POUNDS. ENSURE THAT AT LEAST 90% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

RIP RAP DETAIL
N.T.S

7 RIP RAP
NTS

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMK

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PHONE: (407) 898-1511
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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

GENERAL CONSTRUCTION DETAILS

WOLF LAKE RANCH PHASE 2

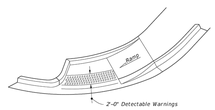
FLORIDA

CITY OF APOPKA

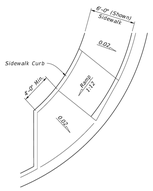
SHEET NUMBER
C8.0

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Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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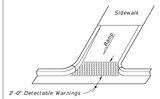


ISOMETRIC VIEW

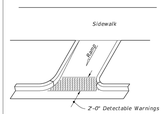


PLAN VIEW

CR-D

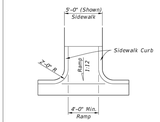


OPTION A



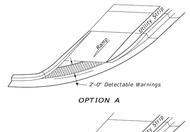
OPTION B

ISOMETRIC VIEW

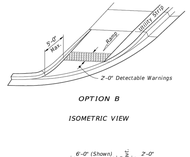


PLAN VIEW

CR-E

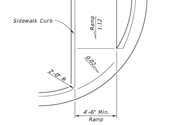


OPTION A



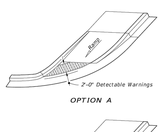
OPTION B

ISOMETRIC VIEW

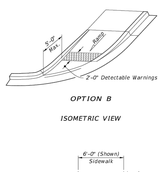


PLAN VIEW

CR-F

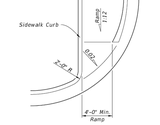


OPTION A



OPTION B

ISOMETRIC VIEW

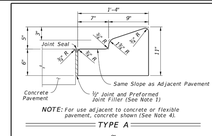


PLAN VIEW

CR-G

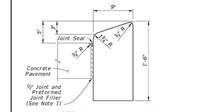
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21	REVISION				522-002	4 of 7



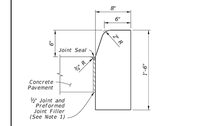
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



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

TYPE B

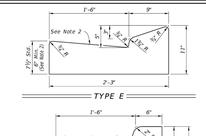


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

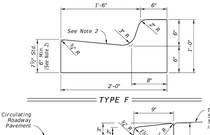
TYPE D

NOTES:

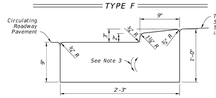
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

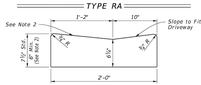


TYPE F

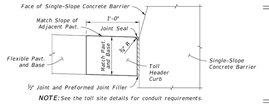


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

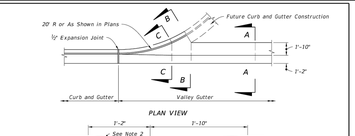


DROP CURB

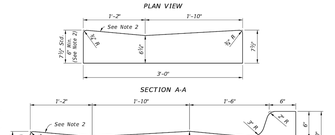


NOTE: See the toll site details for conduit requirements.

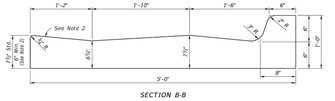
TOLL HEADER CURB



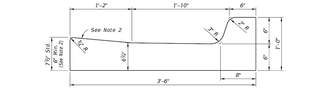
PLAN VIEW



SECTION A-A

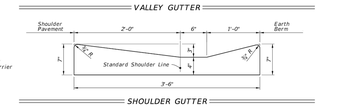


SECTION B-B



SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMK

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

CATHERINE E. FELTER, P.E.

FLORIDA LICENSE NUMBER 88292

DATE: 5/22/26

KHA PROJECT 149561004

DATE 5/22/2026

SCALE	AS SHOWN
DESIGNED BY	JME
DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

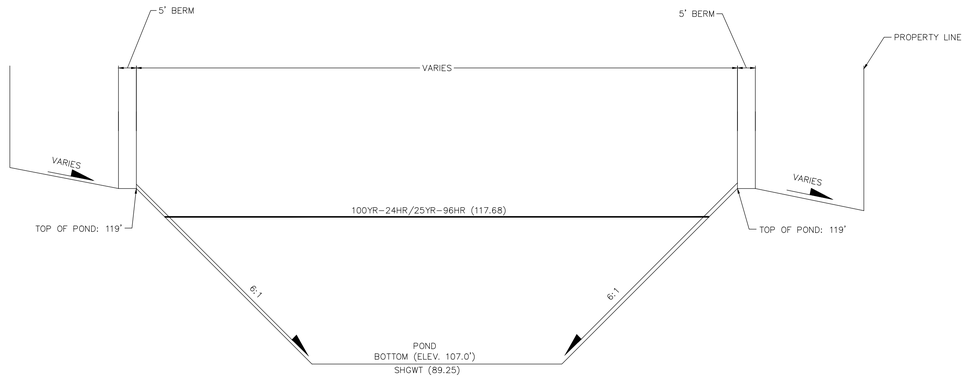
GENERAL CONSTRUCTION DETAILS

WOLF LAKE RANCH PHASE 2

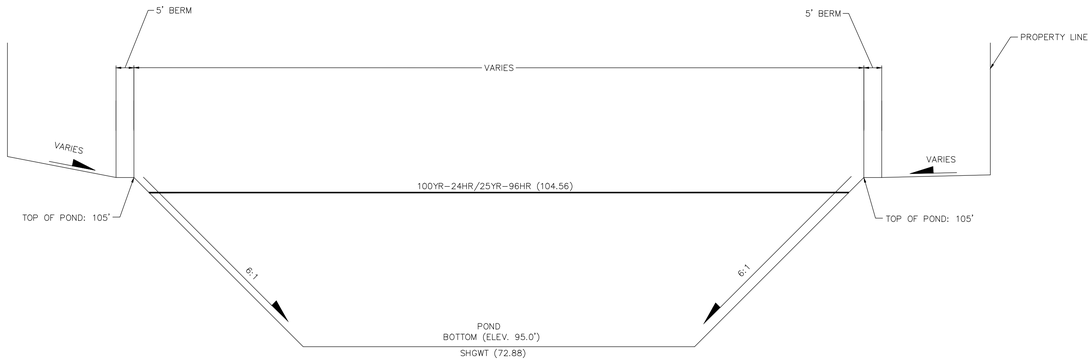
CITY OF APOPKA FLORIDA

SHEET NUMBER C8.1

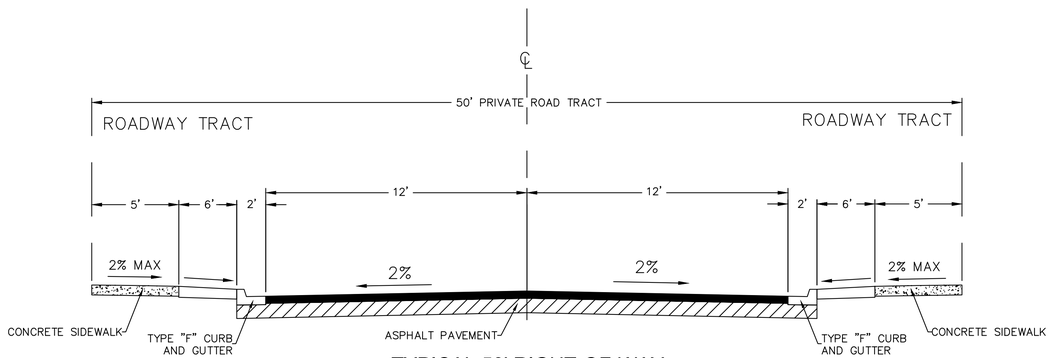
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POND 1 TYPICAL SECTION



POND 2 TYPICAL SECTION



TYPICAL 50' RIGHT-OF-WAY

SCALE: N.T.S.

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No.	REVISIONS	DATE	BY
CSP REV 1		12-03-25	JLM
CSP REV 2		01-28-26	MMK

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

CATHERINE E. FELTER, P.E.

FLORIDA LICENSE NUMBER 88292

DATE: 5/22/26

KHA PROJECT	149561004
DATE	5/22/2026
SCALE	AS SHOWN
DESIGNED BY	JME
DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

ROADWAY AND DRAINAGE DETAILS

WOLF LAKE RANCH

FLORIDA

CITY OF APOPKA

SHEET NUMBER

C8.2

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

GENERAL NOTES:

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

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

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

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

NOTES:

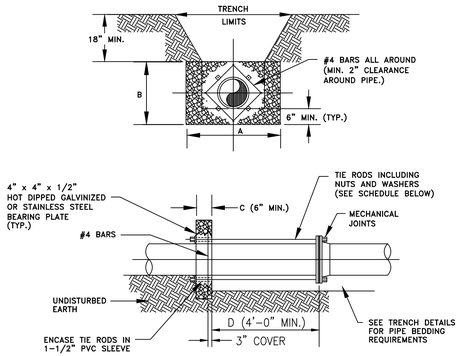
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.**
   SOIL DESIGNATION: SW(SAND SILT)
   LAYING CONDITIONS: 3

   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



NOTES:

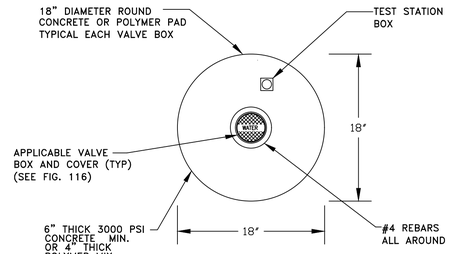
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL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

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

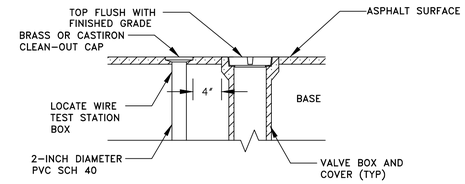
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) BEARING. SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



OUTSIDE PAVEMENT

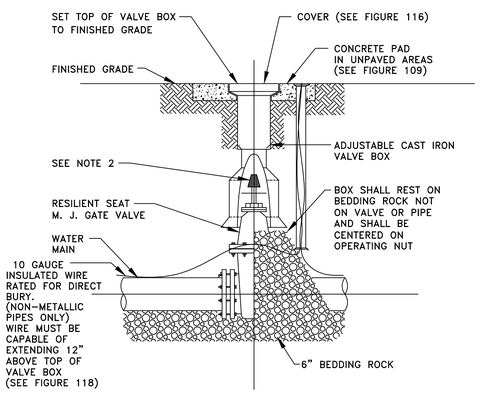


INSIDE PAVEMENT

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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

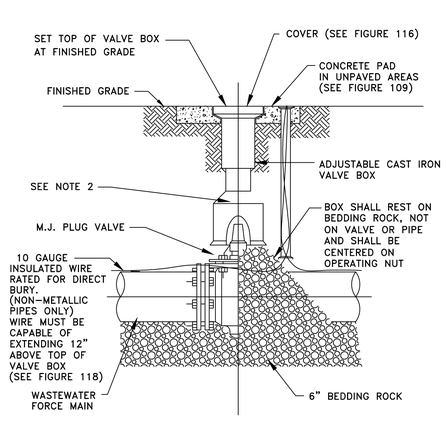


NOTES:

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

GATE VALVE AND BOX DETAIL

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

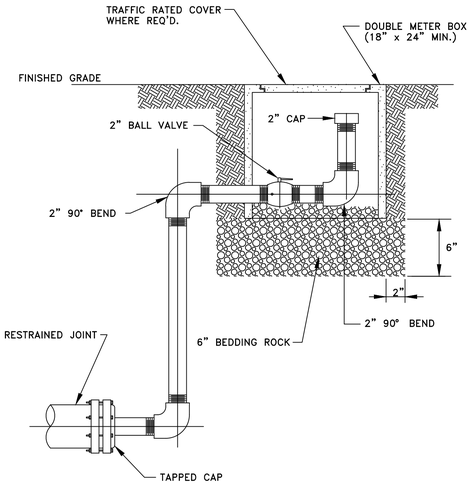


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

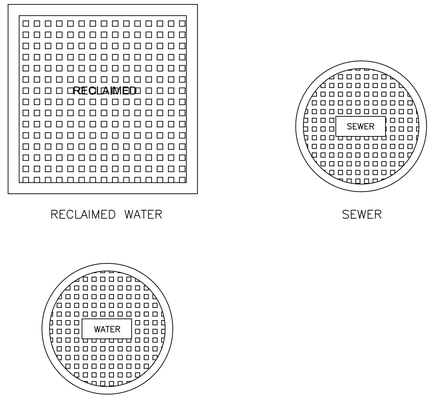


NOTES:

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

BLOWOFF VALVE DETAIL

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



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
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2	CSP REV 2	01-28-26	MMM

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

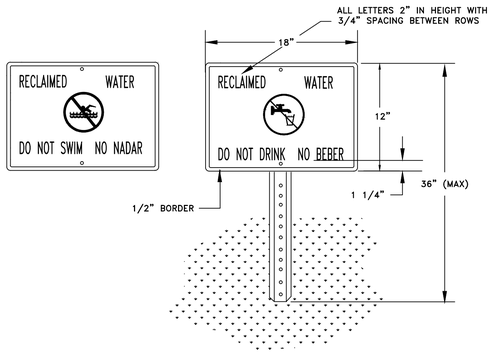
UTILITY DETAILS

WOLF LAKE RANCH PHASE 2

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C9.0

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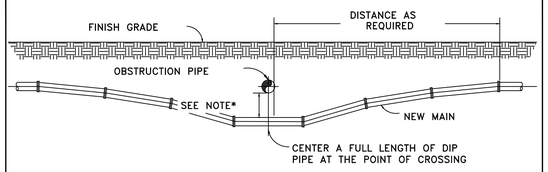


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



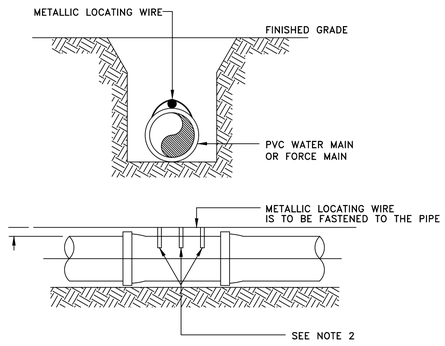
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

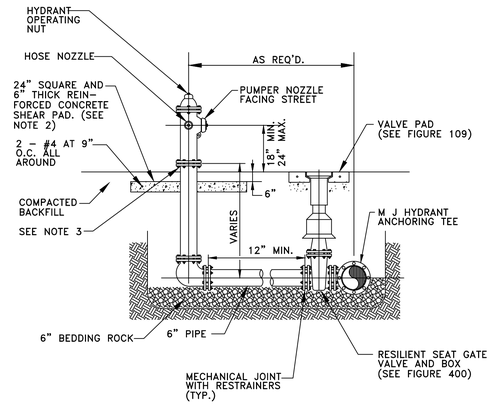


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

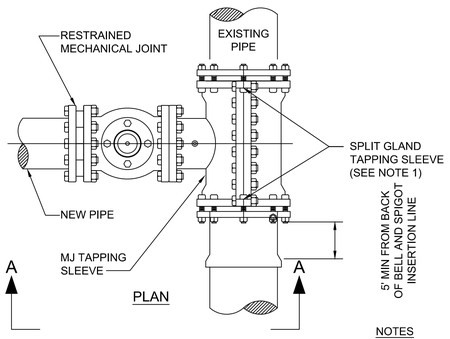


NOTES:

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

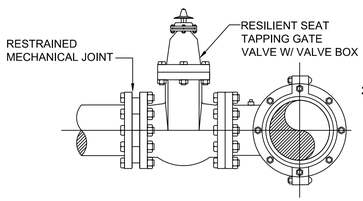
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



NOTES

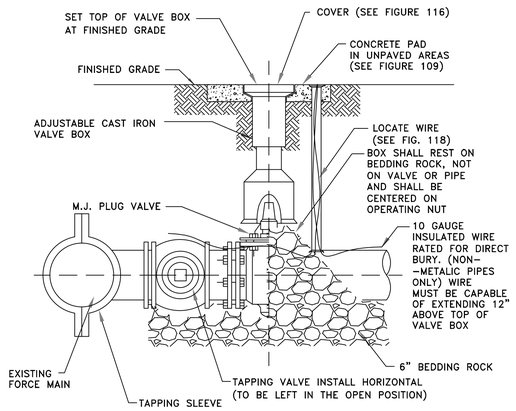
1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.



SECTION A - A

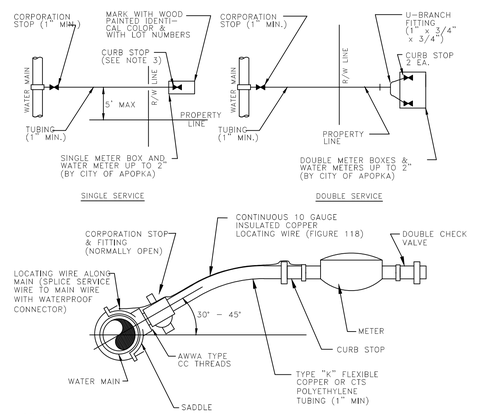
WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

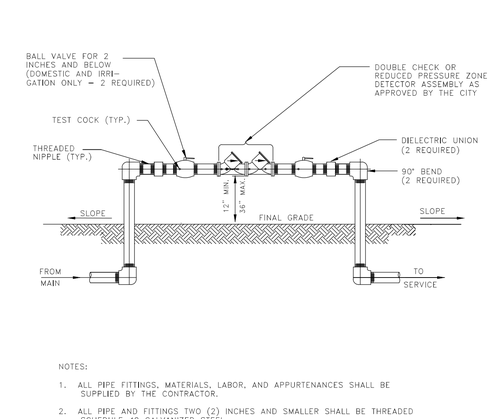


NOTES:

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. 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

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811 Know what's below. Call before you dig.
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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

UTILITY DETAILS

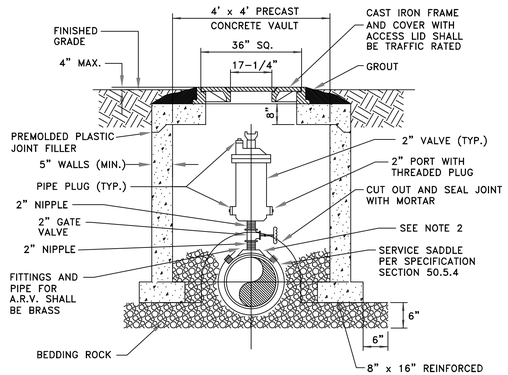
WOLF LAKE RANCH PHASE 2

FLORIDA

CITY OF APOPKA

SHEET NUMBER C9.1

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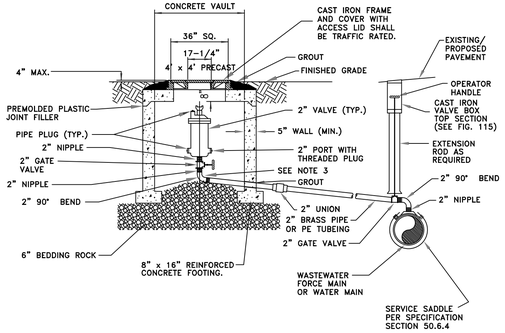


NOTES:

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

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

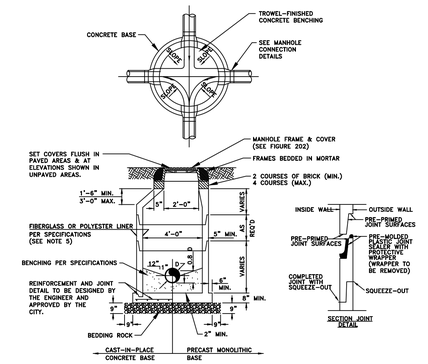


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

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

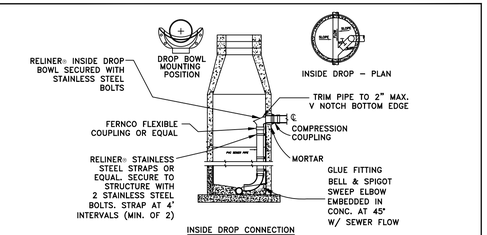
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

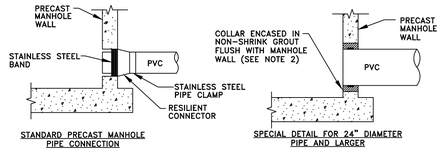
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



INSIDE DROP CONNECTION

NOTES:

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



STANDARD PRECAST MANHOLE PIPE CONNECTION

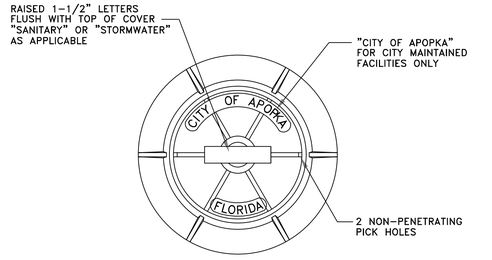
SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

NOTES:

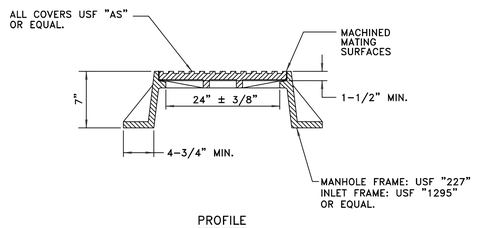
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



PLAN



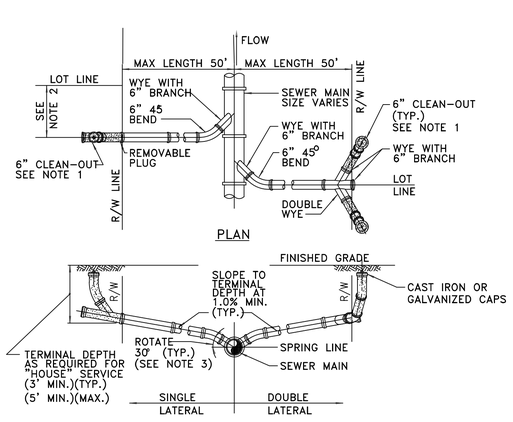
PROFILE

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

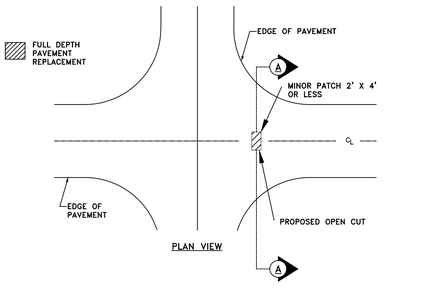
PROFILE

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



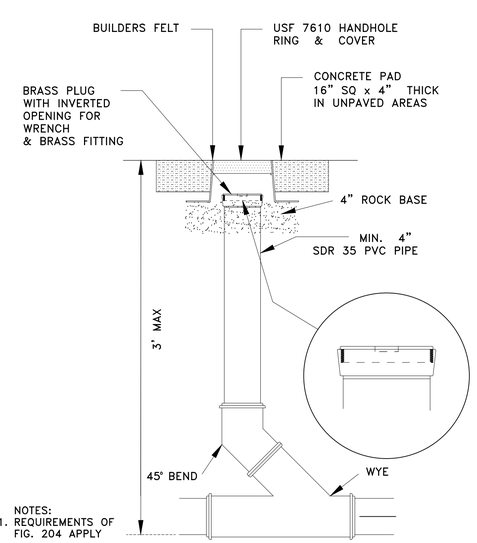
SECTION A-A VIEW OF CUT RESTORATION

NOTE:

1. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
2. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

OPEN-CUT DETAIL - MINOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 700



NOTES:

1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JUNE 2012	FIG. 205

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMK

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

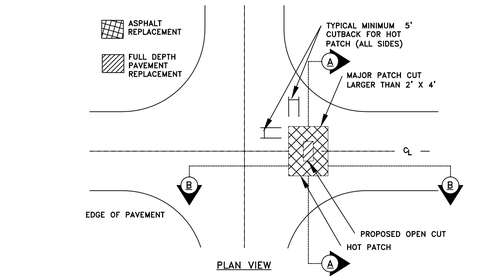
UTILITY DETAILS

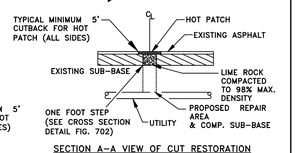
WOLF LAKE RANCH PHASE 2

FLORIDA
CITY OF APOPKA

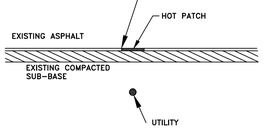
SHEET NUMBER C9.2

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SECTION A–A VIEW OF CUT RESTORATION



SECTION B–B VIEW OF CUT RESTORATION

NOTE:

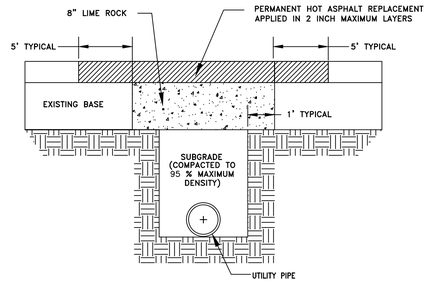
1. ADDITIONAL RESURFACING MAY BE REQUIRED BY THE PUBLIC SERVICES DIRECTOR.
2. HOT PATCH TO BE APPLIED IN 2 INCH MAXIMUM THICKNESS LAYERS.
3. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
4. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

OPEN–CUT DETAIL – MAJOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 701

NOTE:

SUB–GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T–180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII. AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

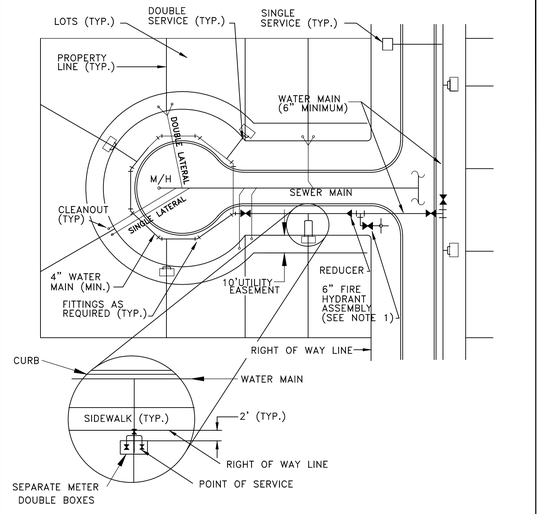
OPEN–CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

GENERAL NOTES

1. Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
3. The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
4. All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
5. Seed and mulch all disturbed areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment are included in the bid price for Section 104, The Contractor shall perform his work in accordance with the requirements of Control, and Abatement of Erosion and Water excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
State Geodetic Advisor, NOAA
3900 Commonwealth Blvd. - MS105
Tallahassee, FL Phone (850) 245-2806
20. It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
21. The location 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 inaccuracy. 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.
22. The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
23. The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to present the site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
A. Expose buried lines to confirm or determine end connection, pipe material and diameter,
B. Furnishing and installing piping and making proper connections.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. GN



NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT–OF–WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL–DE SAC.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 404

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No.	DATE	BY	REVISIONS
CSP REV 1	12–03–25	JLM	
CSP REV 2	01–28–26	MMK	

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER
88292
DATE: 5/22/26

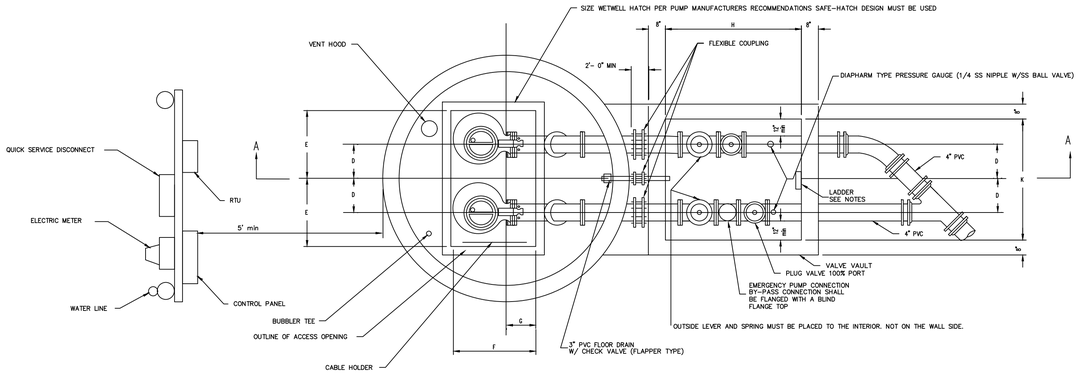
KHA PROJECT	149561004
DATE	5/22/2026
SCALE	AS SHOWN
DESIGNED BY	JME
DRAWN BY	RAS
CHECKED BY	JME

5/22/2026

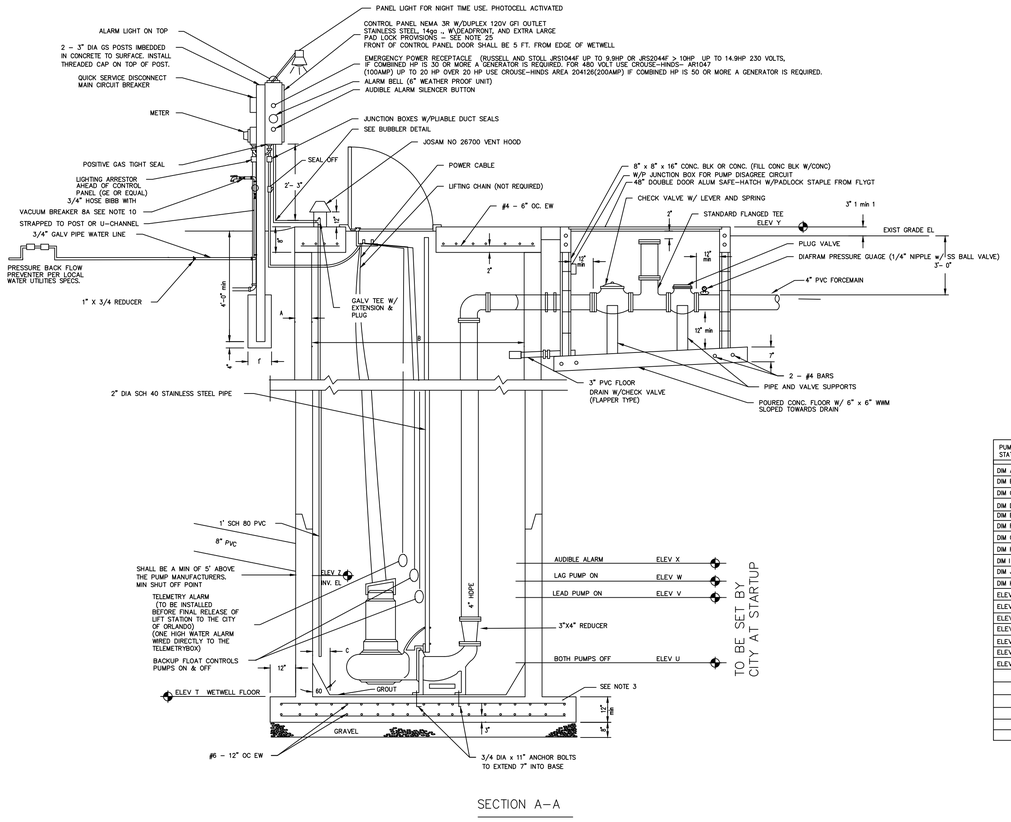
UTILITY DETAILS

WOLF LAKE RANCH
PHASE 2
FLORIDA
CITY OF APOPKA

SHEET NUMBER
C9.3



PLAN



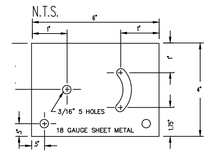
SECTION A–A

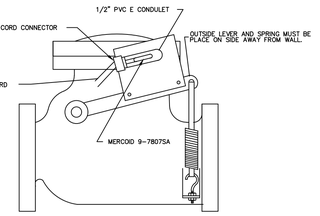
LIFT STATION DETAIL

NTS

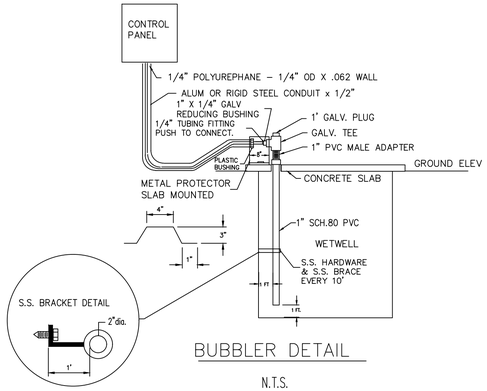
LIFT STATION

PUMPING STATION	DIMENSIONS AND ELEVATIONS		
DIM A	8"		
DIM B	72"		
DIM C	PER MANUFACTURER		
DIM D	PER MANUFACTURER		
DIM E	PER MANUFACTURER		
DIM F	38.5"		
DIM G	21"		
DIM H	PER MANUFACTURER		
DIM I	PER MANUFACTURER		
DIM J	PER MANUFACTURER		
DIM K	PER MANUFACTURER		
ELEV T*	98.51'		
ELEV U	101.01'		
ELEV V	102.26'		
ELEV W	102.76'		
ELEV X	103.26'		
ELEV Y	116.39'		
ELEV Z*	103.76'		





PUMP DISAGREE ALARM SENSOR BRACKET



BUBBLER DETAIL

N.T.S.

LIFT STATION GENERAL NOTES

1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT. (PAINT AND SPECIFICATIONS AS REQUIRED BY THE CITY OF ORLANDO.)
2. WET WELL AND VALVE VAULT SHALL BE COATED WITH EP214 EPOXIMAST TYPE 351 INSIDE AND OUT. (TWO COATS 9 MILS EACH)
3. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
4. PRESSURE GAUGES SHALL BE DIAPHRAM TYPE WITH STAINLESS BALL VALVE AND STAINLESS STEEL NIPPLE.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINOLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPES AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND A DRAIN. NO TRAPS. OR DRAIN COVERS, (SCREENS, GRATES ETS.)
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATER TIGHT WITH WALL SLEEVE. USE LINK SEAL.
8. PUMP LIFTING CHAIN SHALL BE MINIMUM 1/4" STAINLESS STEEL CHAIN. NO CABLES
9. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
10. VACUUM BREAKER OR BACKFLOW PREVENTERS SHALL MEET THE REQUIREMENTS OF THE UTILITY SUPPLING WATER.
11. CHECK VALVES SHALL BE OUTSIDE LEVER AND SPRING TYPE AS MANUFACTURED BY KENNEDY, M&H .OR MULLER
12. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S HARDWARE AND PADLOCK STAPLE AS SUPPLIED BY FLYGT CORP. OR EQUAL , SIZE AS REQUIRED BY PUMP MANUFACTURER. SAFE-HATCH DESIGN BY FLYGT CORP. WILL BE USED IN ALL APPLICATIONS. VEHICLE BEARING HATCHES USED ONLY BY APPROVAL BY LIFT STATION SECTION.
13. PLUG VALVES SHALL BE DEZURIK.
14. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE. DRESSER STYLE 38. SMITH BLAIR 413. OR APPROVED EQUAL.
15. PLACE WIRE OVER PVC FORCE MAIN. SEE CITY STANDARD DETAIL SHEETS.
16. PROVIDE AND INSTALL MOTOROLA MOSCAD RTU EQUIPMENT MOD F6973 FREQ. 173.39625 MHZ. COMPLETE W/LOGIC CIRCUITRY, NEMA 4 S.S. CABINET. RADIO TRANSMITTER 50 FT. RG-8/U COAX CABLE. CONNECTOR KIT AND ANTENNA ON ITS OWN MASK. SCADA SYSTEM SHALL INTERFACE WITH 'DRY' CONTACTS IN THE PUMP CONTROL PANEL. THE SCADA RTU EQUIPMENT SHALL BE TESTED AND IN OPERATION PRIOR TO FINAL INSPECTION. CONTACT DCR ENGINEERING SERVICES, INC 502 COUNTRY ROAD 640 EAST MULBERRY, FLORIDA 33860 PHONES: (863) 428-8080 FOR SCADA CONFIGURATION AND PROGRAMMING.
17. PUMPS SHALL BE: MANUFACTURED BY:: FLYGT / YECMANS / HYDROMATIC / FAIRBANKS–MORSE MODEL: FLYGT NP 3127 SH 446 IMP SIZE:173 MM SPEED: 1765 RPM DISCHARGE SIZE: 3 IN VOLTAGE: (CHECK W/UTILITY CO) PHASE: 3 HP:10 MIN SOLID SIZE:. 3 IN.
18. OPERATING CONDITIONS SHALL BE : 89.0 GPM AT 39.0 FEET TDH.
19. ALL SHOP DRAWINGS PERTAINING TO LIFT STATION WILL BE SUBMITTED BY THE CONTRACTOR TO THE CITY AND THE PROJECT ENGINEER FOR APPROVAL.
20. IF VALVE BOX OR FLOW METER BOX ARE OVER 4 FT. DEEP, INSTALL A FIBERGLASS OR AL. LADDER WITH HAND RAILS FOR ACCESS. LADDER AND RAILS SHALL CONFORM TO ALL OSHA REGS.
21. CABLE HOLDER SHALL BE 316 S.S, 6 HOOK, AND IN ADDITION TO GUIDE RAIL BRACKET HOOKS.
22. ALL MOUNTING HARDWARE SHALL BE 316 S.S.
23. GATE SHALL BE 16 FOOT (2–8FT) FENCE SHALL BE 6' CHAINLINK, W\ 3 STRAND BARBED WIRE ON TOP AND MESHED WITH STICK WEAVE. COLOR COORDINATED WITH SURROUNDINGS.
24. SERVICE DISCONNECT SHALL BE A CIRCUIT BREAKER
25. ENCLOSURE, NEMA 3R, 14GA. S.S., X–LARGE PADLOCK PROVISIONS, DRIP SHIELD, GASKET DOOR, W\HOLD DOWN CLAMPS DEAD FRONT 12GA S.S. OR 10 GA. ALUMINUM . WITH KNOB, BACK PLATE 12GA C.R.S.PAINTED WHITE ENAMEL.
26. ON SITE GENERATOR IS REQUIRED FOR 240V STATIONS IF THE COMBINED PUMP H.P. IS 30 H.P. OR MORE. ON SITE GENERATOR IS REQUIRED FOR 480V STATIONS IF THE COMBINED PUMP H.P. IS 50 H.P. OR MORE.
27. POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3 PHASE , FROM A 3 PHASE SOURCE ONLY.
28. IF ANY PUMP MOTOR IS 20 H.P. OR MORE VOLTAGE SHALL BE 480V.
29. PUMP POWER CABLES CONDUIT SHALL BE A MIN. OF 2" BUT SHALL BE SIZED FOR EASY INSTALLATION AND REMOVAL OF PUMP CABLES FOR PUMP REQUIRING LARGER CONDUIT.

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12-03-25	JLM
2	CSP REV 2	01-28-26	MMM

Kimley»Horn
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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

5/22/2026

LIFT STATION DETAIL

WOLF LAKE RANCH PHASE 2

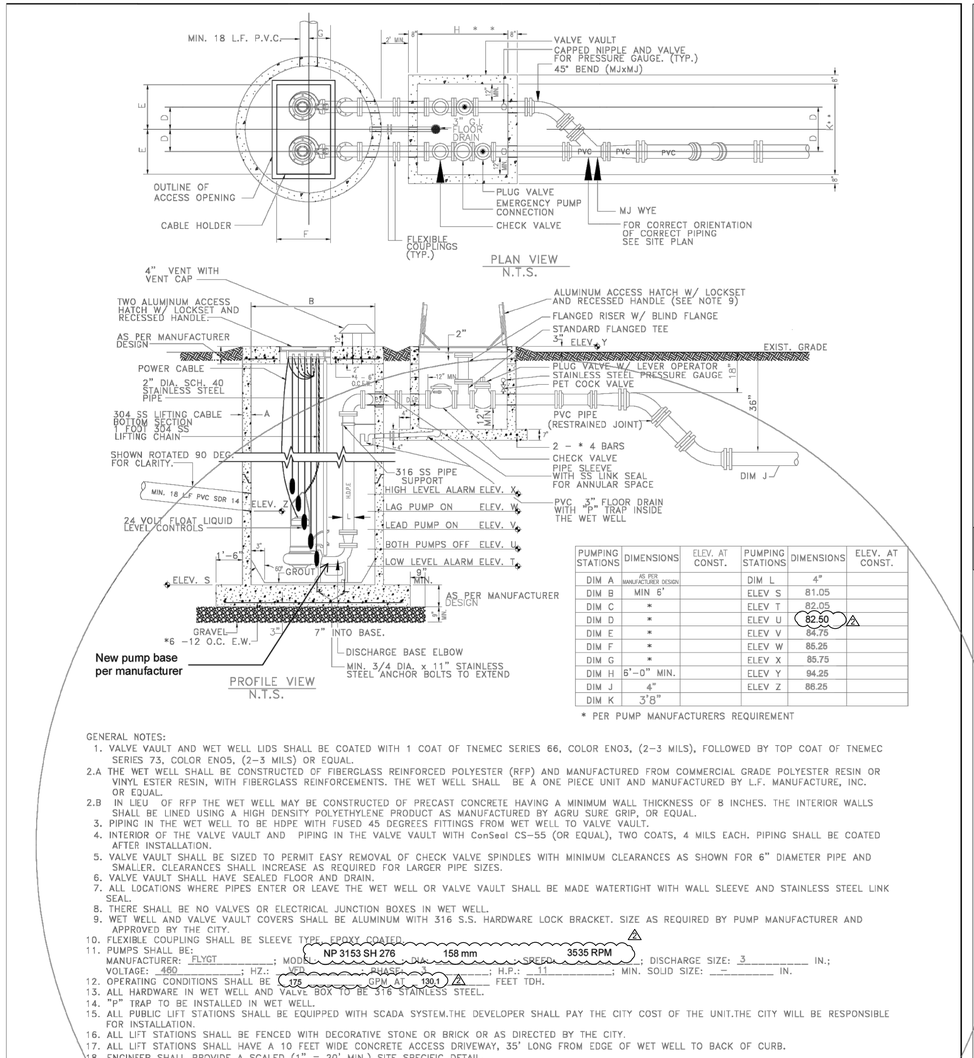
CITY OF APOPKA FLORIDA

SHEET NUMBER C10.0

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P:_PROJECT DRAWINGS\WH-008 Wolf Lake Ranch Rosedilla\Drawings\CAD Civil\3D\Layouts\04 Final Engineering\LIFTSTATION DETAILS.dwg Modified:5/22/2025 By:ctaussoln1



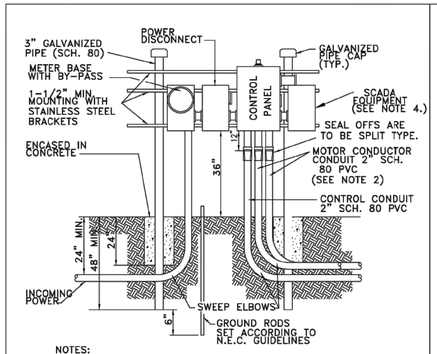
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	AS PER MANUFACTURER DESIGN		DIM L	4"	
DIM B	MIN 6"		ELEV S	81.05	
DIM C	*		ELEV T	82.05	
DIM D	*		ELEV U	82.50 ⚠	
DIM E	*		ELEV V	84.75	
DIM F	*		ELEV W	85.25	
DIM G	*		ELEV X	85.75	
DIM H	6'–0" MIN.		ELEV Y	94.25	
DIM J	4"		ELEV Z	86.25	
DIM K	3'8"				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR ENO3, (2–3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR ENO5, (2–3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS–55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE: MANUFACTURER: FLYGT ; MODEL NP 3153 SH 276 ; DIA.: 158 mm ; SPEED: 3535 RPM ; DISCHARGE SIZE: 3 IN.; VOLTAGE: 460 ; HZ.: 60 ; PHASE: 3 ; H.P.: 11 ; MIN. SOLID SIZE: – IN.
12. OPERATING CONDITIONS SHALL BE 176 GPM AT 130.1 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

PUMP STATION DETAIL

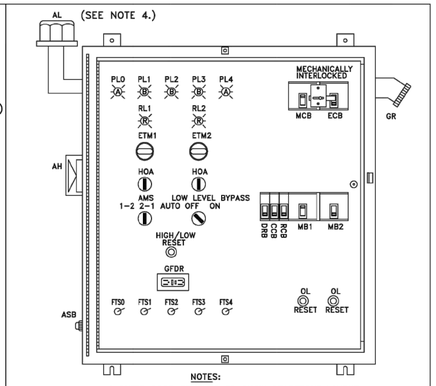
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR–TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

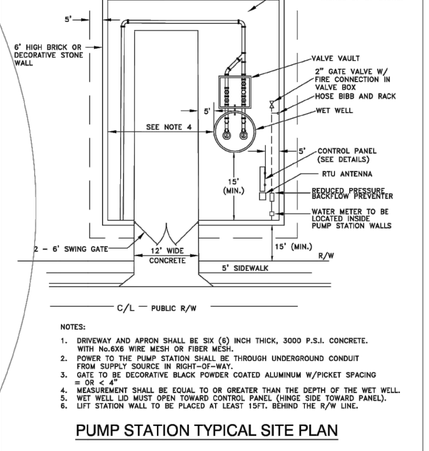
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302



NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL. ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q–FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303



NOTES:
1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT–OF–WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
4. MEASUREMENT SHALL BE EQUAL TO OR GREATER THAN THE DEPTH OF THE WET WELL.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	MAY 2022	FIG. 300

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

NOTE: CONTRACTOR TO COORDINATE DIRECTLY WITH PUMP SUPPLIER/MANUFACTURER FOR VARIABLE FREQUENCY DRIVE (VFD) TO BE INSTALLED WITHIN THE LIFT STATION ELECTRICAL PANEL AND SHALL INCLUDE ALL SUPPLEMENTAL COMPONENTS AS NECESSARY FOR ADEQUATE PUMP OPERATION MODELED PER THE APPROVED LIFT STATION REPORT INCLUDING BUT NOT LIMITED TO VFD, CONTROLLER, FLOW METER, PANEL VENTILATION SYSTEM, ETC. VFD AND ASSOCIATED COMPONENTS SHALL BE SUBMITTED & REVIEWED BY THE ENGINEER OF RECORD AND CITY OF APOPKA PRIOR TO PROCUREMENT AND INSTALLATION.

Sunshine 811
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NOTE: WOLF LAKE RANCH PHASE 1 MODIFICATION PUMPS AND PUMP OFF FLOAT

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IT'S THE LAW! DIAL 811
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CSP REV 1	12–03–25	JLM
2	CSP REV 2	01–28–26	MMK

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LICENSED PROFESSIONAL
CATHERINE E. FELTER, P.E.
FLORIDA LICENSE NUMBER 88292
DATE: 5/22/26

KHA PROJECT 149561004
DATE 5/22/2026
SCALE AS SHOWN
DESIGNED BY JME
DRAWN BY RAS
CHECKED BY JME

LIFT STATION DETAILS

CONSTRUCTION SITE PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOPKA, FLORIDA

DRAWN: T. MOORE
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 5/30/25
SCALE: N.T.S.
PROJECT: MH–008
SHEET: C11.0

CATHERINE ELIZABETH FELTER No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/30/25

5/22/2026

PHASE ONE LIFT STATION MODIFICATION

WOLF LAKE RANCH PHASE 2
FLORIDA
CITY OF APOPKA

SHEET NUMBER C10.1