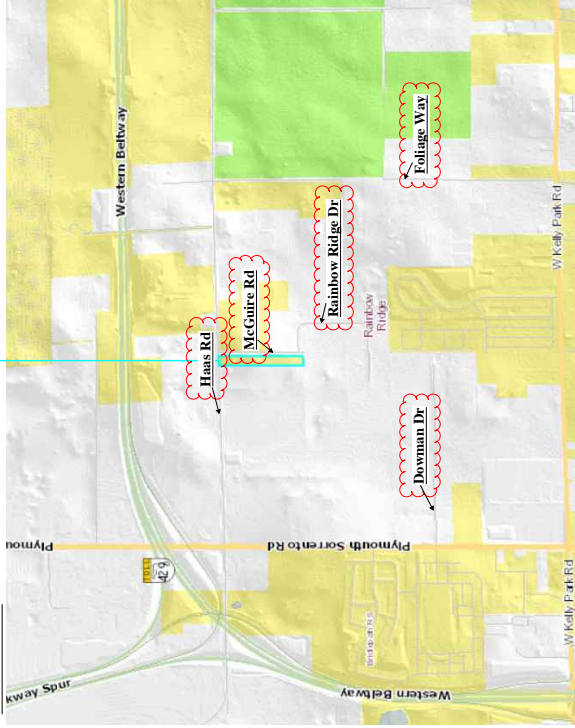


# HAVEN PEACE PD, 2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712

VICINITY MAP:



N.T.S.

## Construction Site Plan (CSP)

### SHEET INDEX:

- CS - COVER SHEET
- C0 - EXISTING CONDITION/DEMOLITION
- C1 - SURVEY/EROSION
- C2 - GRADING AND DRAINAGE PLAN 1
- C3 - GRADING AND DRAINAGE PLAN 2
- C4 - CONSTRUCTION NOTES
- C5 - FLOOR PLAN
- C6 - ROOF PLAN
- C7 - ELEVATIONS 1
- C8 - ELEVATIONS 2
- C9 - PLAT
- C10 - DETAILS
- C11 - SECTIONS
- C12 - PUMP DESIGN

### APPLICABLE CODES:

- **FBC 2023, 8th EDITION / RESIDENTIAL BUILDING REQUIREMENTS.**
- **ORANGE COUNTY CODE OF ORDINANCES - CHAPTER 34,38 / DRAINAGE AND ENVIRONMENTAL STANDARDS.**
- **FLORIDA FIRE PREVENTION CODE (FFPC 8th EDITION) AND NFPA22**
- **CITY OF APOPKA CODE OF ORDINANCES / SITE DEVELOPMENT STANDARDS**
- **NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION / 2019 EDITION**

## SITE DATA:

- A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE WITH THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, SOUTH 00°16'27" EAST, 30.01 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAAS ROAD, THENCE DEPARTING THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, SOUTH 88°00'10" WEST, 30.01 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF MCGUIRE ROAD, BEING THE POINT OF BEGINNING.  
 - THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, SOUTH 00°16'27" EAST, 1297.08 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, AND WITH THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 88°05'14" WEST, 139.98 FEET, TO THE EASTERLY LINE OF SAID MCGUIRE ROAD, AND WITH THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, THENCE DEPARTING THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, AND WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, NORTH 00°16'27" WEST, 1296.88 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, THENCE DEPARTING THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, NORTH 88°00'10" EAST, 139.99 FEET, TO THE POINT OF BEGINNING.  
 - CONTAINING 181,477.37 SQUARE FEET OR 4.166 ACRES, MORE OR LESS.

### TOTAL TREE REMOVAL COUNT:

- OAK TREE : : 30 (Ø=12", 14", 18", 36", 48")
- PALM TREE : : 1 (Ø=14")

### SITE DATA:

2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712  
 PROJECT AREA: 181,811.88 S.F. (4.17 AC)  
 RESIDENTIAL

### PROPOSED IMPERVIOUS AREA:

BUILDING: 16,917.6 S.F.  
 DRIVEWAY+WALKWAY: 12,108.4 S.F.

### TOTAL PROPOSED IMP. AREA: 29,026.06 S.F. (15.9%)

### Grading & Drainage Specifications:

1. In accordance with Florida Law (653.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding
2. Contractor shall verify all existing grades in the field and shall notify the engineer of any discrepancies.
3. Where new earthwork meets existing, smoothly blend line and grade of existing and new vertical curves at the top and bottom of all slopes.
4. All points of construction ingress and egress shall be maintained to prevent tracking or flow of sediment onto public roads, adjacent wetlands or bodies of water.

### FIRE FLOW CALCULATIONS:

- Required Fire Flow:  
Per ISO Methodology with ~121' Distance Between Buildings  
NFF = 500 GPM
- Provided Fire Flow:  
Supplied by 3,006 Gal Underground Tank and NFPA 22-Compliant Pump  
Structure-to-Hydrant Distance = 70' (Max)  
Hydrant-to-Hydrant Distance = 750' (Max)  
Pump Delivers Flow to Private Hydrant (2.5" NST, ± 4.5' Storz)  
System Pressure and Duration Dependent on Final Pump Specs



LEON V. QUITERIO, P.E.  
 181811.88 S.F. (4.17 AC)  
 RESIDENTIAL



**CONVULSING ENGINEER**  
**P.E. LEONARDO V. QUITERIO, No. 89115**  
 These plans were prepared and sealed in accordance with the Florida Statutes, Chapter 481, Part I, F.S. and the rules of the Board of Professional Engineers and Surveyors, Part 61G15-2.001, F.A.C. The engineer is not responsible for any errors or omissions in these plans or for any consequences that may result from their use. The engineer is not responsible for any consequences that may result from their use. The engineer is not responsible for any consequences that may result from their use.

This plan has been digitally signed by P.E. Leon V. Quiterio, No. 89115, State of Florida. The digital signature is located in the bottom right corner of this page. The digital signature is a cryptographic hash of the plan and the engineer's public key. The digital signature is used to verify the integrity and authenticity of the plan. The digital signature is not a substitute for the engineer's seal or signature. The digital signature is not a substitute for the engineer's seal or signature.

OWNER  
 CITY OF APOPKA  
 111 W. PALM BLVD.  
 APOPKA, FLORIDA 32712

ADDRESS  
 2518 HAAS ROAD  
 APOPKA, FLORIDA 32712

PROJECT  
 111 W. PALM BLVD.  
 APOPKA, FLORIDA 32712

DATE  
 2023

SCALE  
 AS INDICATED

SHEET  
 1 OF 1

COVER SHEET

P.E. SEAL AND SIGN



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT  
 111 W. PALM BLVD.  
 APOPKA, FLORIDA 32712

DATE  
 2023

SCALE  
 AS INDICATED

SHEET  
 1 OF 1















CONSULTING ENGINEER  
**P.E. LEONARDO V. QUITTERO, No. 88115**  
These plans and specifications are subject to the Florida Building Code, Florida State Building Code, and all applicable codes and regulations. The Engineer is not responsible for the construction of the project or for any damage to the property or for any injury to persons or property. The Engineer is not responsible for the construction of the project or for any damage to the property or for any injury to persons or property. The Engineer is not responsible for the construction of the project or for any damage to the property or for any injury to persons or property.

This work has been prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Florida. I am not providing any services outside the scope of my license. I am not providing any services outside the scope of my license. I am not providing any services outside the scope of my license.

**OWNER**  
LOT 14  
SECTION 7 TOWNSHIP 20 SOUTH RANGE 28  
EAST ORANGE COUNTY, FLORIDA

**ADDRESS**  
LOT 14  
SECTION 7 TOWNSHIP 20 SOUTH RANGE 28  
EAST ORANGE COUNTY, FLORIDA

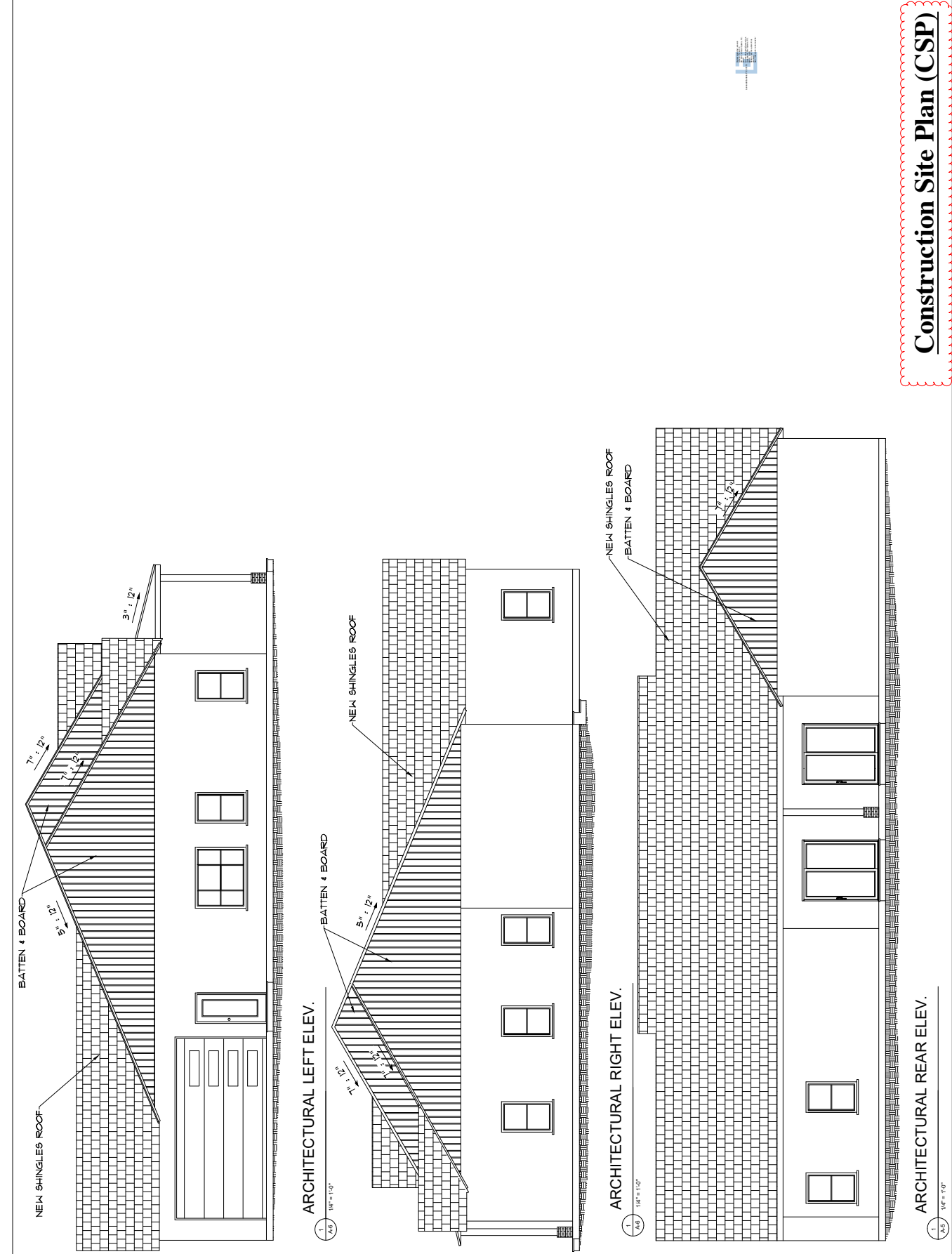
**CONTENT**  
ELEVATIONS 1



**REVISIONS**

DESCRIPTION	DATE

PROJECT: \_\_\_\_\_  
DATE: 2025  
DRAWN BY: LD  
SCALE: AS INDICATED  
SHEET: C7



**Construction Site Plan (CSP)**





**SOVEREIGN**  
 INVESTING IN YOUR FUTURE  
 BUILDING PROSPERITY

CONTRACT NUMBER: 2025-001

**P.E. LEONARDO V. QUILTERO**

THIS PLAN IS THE PROPERTY OF SOVEREIGN INVESTING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOVEREIGN INVESTING. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF SOVEREIGN INVESTING IS STRICTLY PROHIBITED. SOVEREIGN INVESTING ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. SOVEREIGN INVESTING IS NOT PROVIDING ANY FINANCIAL, TAX, OR LEGAL ADVICE. CONSULT YOUR PROFESSIONAL ADVISORS FOR SUCH ADVICE.

**OWNER**  
 LOT 1  
 SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

**ADDRESS**  
 LOT 1  
 SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

**PLAT**  
 1

**DATE**  
 2025

**DRAWN BY**  
 LD

**SCALE**  
 AS INDICATED

**SHEET**  
 C9

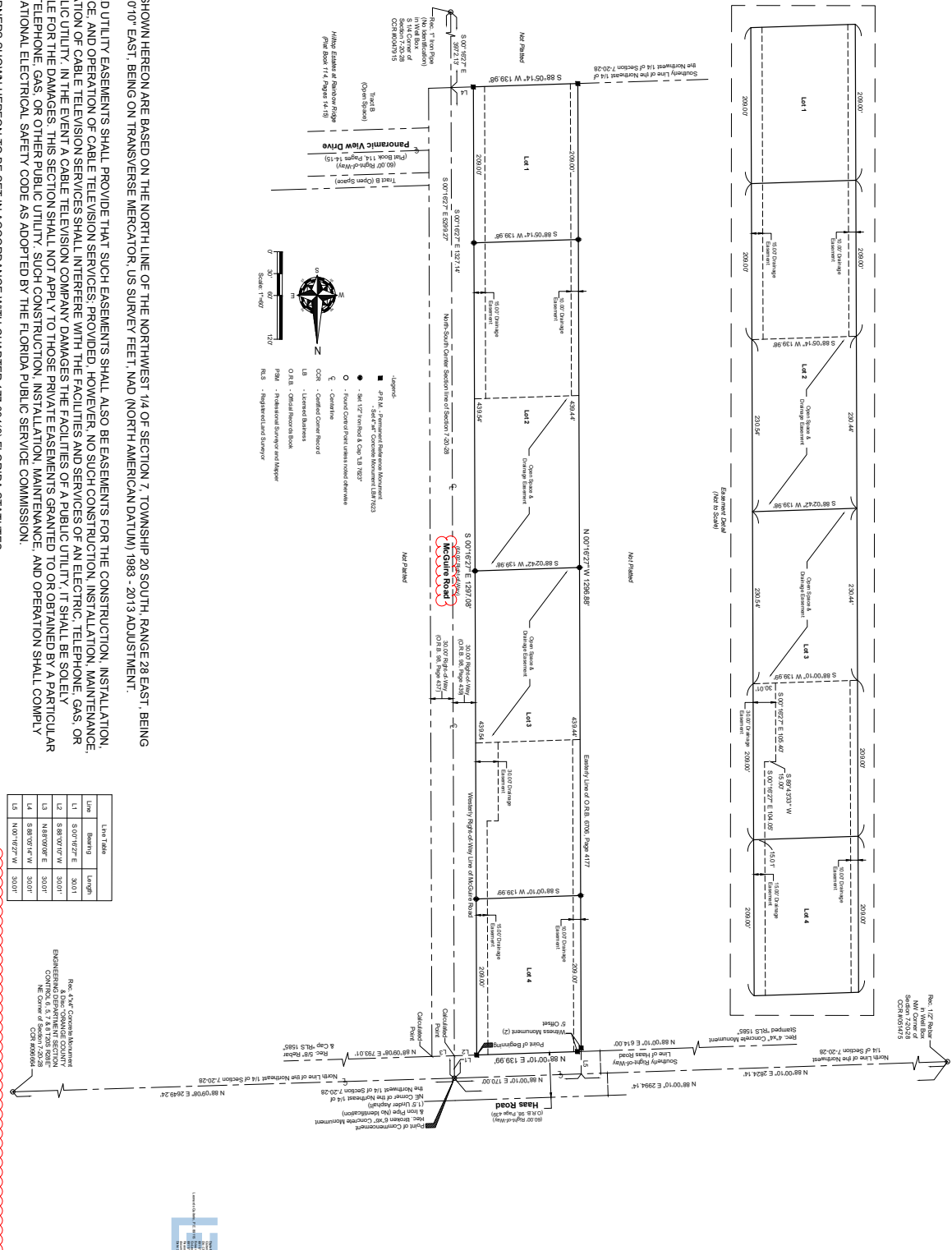


REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2025
2	REVISED	2025

# Construction Site Plan (CSP)

Lot	Size	Area
L1	5,887.92' x 30.01'	176,638.00
L2	5,887.92' x 30.01'	176,638.00
L3	5,887.92' x 30.01'	176,638.00
L4	5,887.92' x 30.01'	176,638.00

REC. CIV. ENGINEERING  
 ENGINEERING DEPARTMENT  
 CONSTRUCTION SECTION  
 100 N. GORRISON AVE.  
 ORANGE COUNTY, FLORIDA 32137  
 REC. NO. 2025-001



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 88°00'10" EAST, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2013 ADJUSTMENT.
  2. 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 A PUBLIC UTILITY, 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 SPECIAL 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 LOT CORNERS SHOWN HEREON TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(1)(9) FLORIDA STATUTES.
  4. THE LANDS DESCRIBED HEREIN ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.





