APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
April 8, 2026 9:00 AM
Apopka City Hall Commission Chambers

FUTURE LAND USE AMENDMENT

1. **FLU-26-2 - E Keene Road FLU/RZ Future Land Use (FLU), 1st Submittal**
   Owner(s): HCH Development LLC
   Applicant(s): LPG Urban & Regional Planners LLC - Michael Rankin
   Location: PID: 22-21-28-0000-00-206
   Proposed Use: Enclosed Luxury Car Storage
   Project Manager: Jun Sohn

REZONING

1. **FLU-26-2 - E Keene Road FLU/RZ - Rezoning (RZ), 1st Submittal**
   Owner(s): HCH Development LLC
   Applicant(s): LPG URBAN & Regional Planners LLC - Michael Rankin
   Location: PID: 22-21-28-0000-00-206
   Proposed Use: Enclosed Luxury Car Storage
   Project Manager: Jun Sohn

SITE PLAN:

SUBDIVISION PLAN

1. **CSP-26-14 - Oakmoor (FKA Ondich North) - Construction Site Plan (CSP), 1st Submittal**
   Owner(s): HMF LLC and PM S-1 REO LLC
   Applicant(s): 1828 Engineering LLC - Luke Classon
   Location: Oak Lane, 3845 Ondich Road, 4255 Ondich Road, 4267 Ondich Road
   Proposed Use: Residential Subdivision with196 Individual Single Family Lots
   Project Manager: Jean Sanchez

CONSTRUCTION SITE PLAN

1. **CSP-26-10 - Northwest Church - Construction Site Plan (CSP), 1st Submittal**
   Owner(s): Directions Fellowship Inc
   Applicant(s): Thomas and Hutton Engineering Co - Sam Sebaali
   Location: 1567 Plymouth Sorrento Road
   Proposed Use: Construct a Place of Worship 23,217 SF in Size
   Project Manager: Jean Sanchez

DISCUSSION

ADJOURNMENT

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

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



PNM ARCHITECTURE

PAUL N MEDLEY Architect
AIA NCARB

101 Smokerise Blvd
Longwood FL 32779
PHONE NUMBER 407-701-6440
WWW.PNM-ARCHITECTURE.COM

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SEAL AR # 96512

PROJECT

Proposed Development
luxury private garage condominiums
Clarcona and Keene road Apopka

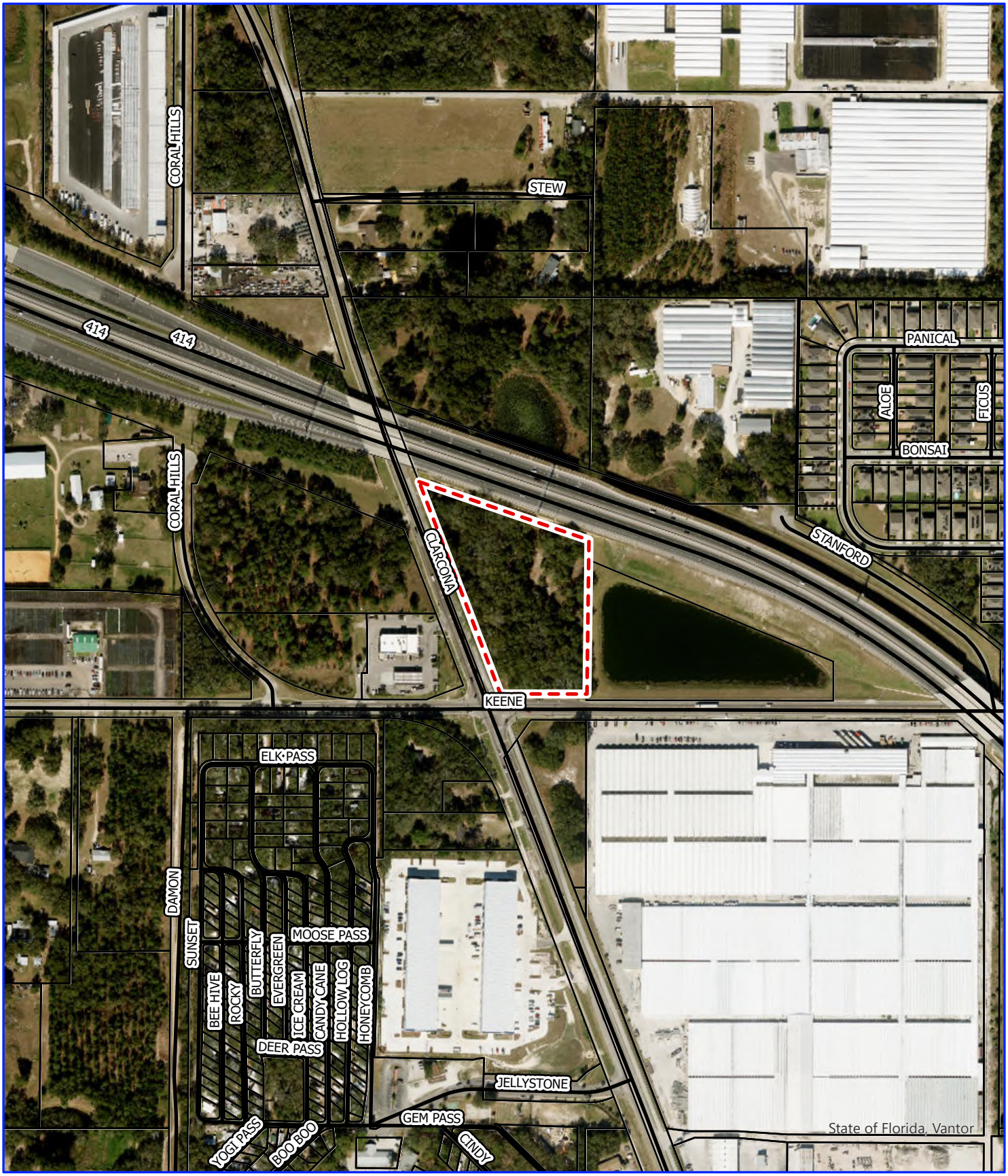
REVISION DATES

DATE
10-8-25

SHEET TITLE
MASTER PLAN SITE

SHEET NUMBER
A1

PROJECT NO.
018-25



N
W E
S

100 0 100 200 300 400 500 Feet

Scale: 1:5,000

Motor Volta

Apopka, Florida
Aerial Map

Project:2207/1
File: Aerial
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass

LAND PLANNING GROUP
ENTITLEMENT · PLANNING · CONSULTING
URBAN AND REGIONAL PLANNERS



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SEAL AR # 96512

PROJECT

Proposed Development
luxury private garage condominiums
Clarcona and Keene road Apopka

REVISION DATES

DATE
10-8-25

SHEET TITLE
MASTER PLAN SITE

SHEET NUMBER
A1

PROJECT NO.
018-25

HCH Development LLC/Motor Volta

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

NOVEMBER 2025

Prepared By:

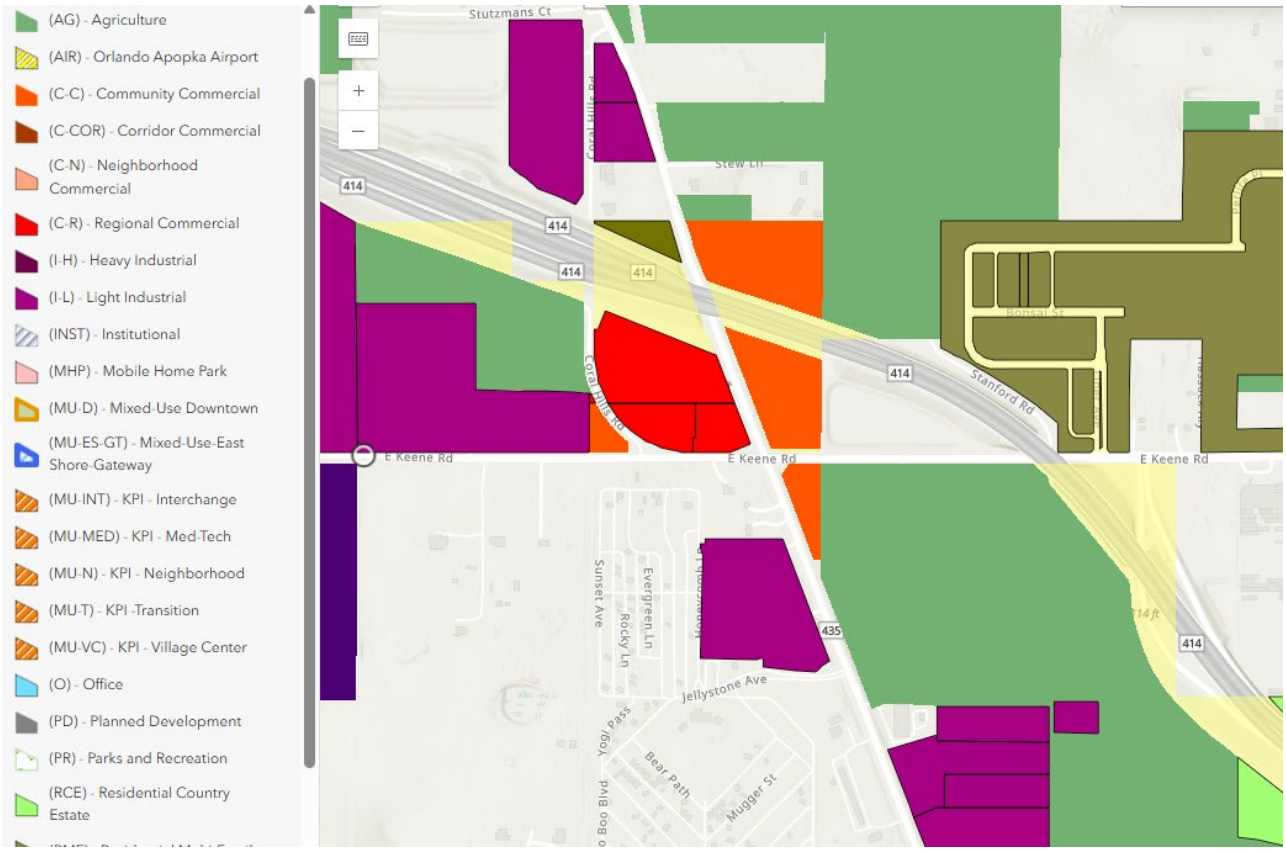
LPG Urban & Regional Planners, LLC.
2250 Classique Lane
Tavares, Florida 32778
(352) 385-1940

City of Apopka
Small Scale Comprehensive Plan Amendment and Rezoning
HCH Development, LLC/Motor Volta

Executive Summary

The small-scale comprehensive plan amendment consists of 5.23 ± acres. The subject site is located north of E Keen Road, east of Clarcoona Road and south of Apopka Expressway (SR 414) (Figures 1 and 2). The property record card indicates the property identification number is 22-21-28-0000-00-206 and the property use commercial vacant land. The subject property is located within the City of Apopka.

The subject site is designated as Commercial on the City of Apopka future land use map (Figure 3) with an existing zoning designation of Community Commercial (C-C) (Figure 4). It is proposed to rezone the subject site to Light Industrial (I-L) (Figure 5). In conjunction with the rezoning, an amendment from Commercial to Industrial (Figure 6) is sought pursuant to the Apopka Comprehensive Plan and Land Development Code Appendix A. A Master Plan has been included for this purpose.



The proposed industrial land use would allow for an enclosed luxury car storage and maintenance facility (Exhibit A).

Adjacent zoning consists of Community Commercial and Regional Commercial; however, south and west of the site is zoned Light Industrial. Office warehouse facilities are planned on the Regional Commercial

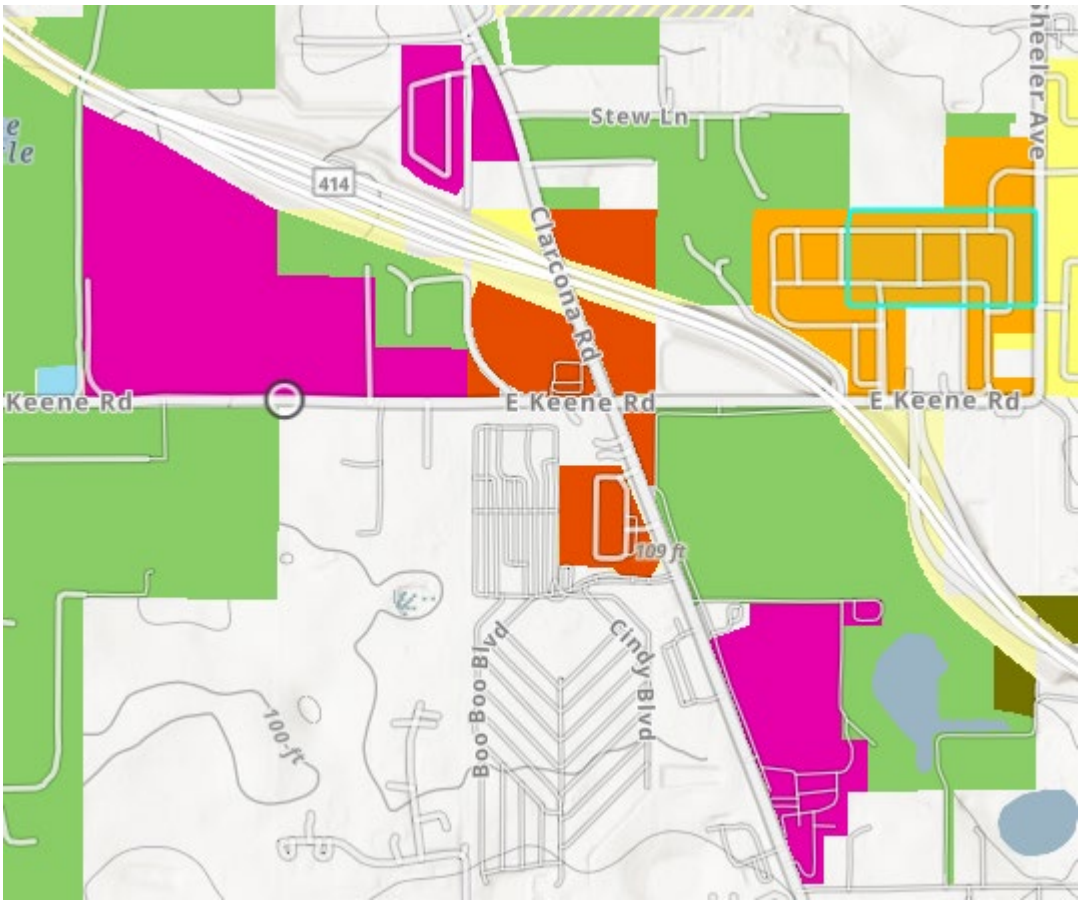
parcel and a climbing facility is planned on the Community Commercial parcel. The subject site is constrained by three major roadways (Clarcona Road (SR 435), SR 414 and E Keene Road). Proposed access to the site will be via E Keene Road.

Under the existing land use the maximum commercial development potential is 0.25 FAR per FLU Policy 3.1.i which would allow for a maximum of 56,954 square feet. The requested small-scale comprehensive plan amendment to Industrial (0.60 FAR) would allow for a maximum of 136,691 square feet per FLU Policy 3.1.1. The amendment would result in an increase of 79,737 square feet.

LDC Section 2.5.1.D.3 - Comprehensive Plan Text, Map or Zoning Map Amendment Review Standards

a. Is consistent with and further the goals, objectives and policies of the comprehensive plan and other adopted city plans.

Response: FLU Policy 3.1.1 states that the primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The maximum floor area ratio is 0.60 gross floor area. The proposed amendment to industrial is compatible with the adjacent commercial land use which has been previously established in the general area where existing industrial land uses adjacent to Keene Road are located adjacent to commercial and agriculture land uses. Additional industrial land uses are also located adjacent to Clarcona Road and Coral Hills Road to the north of the subject site which are adjacent to Agriculture land use.



b. Is in conflict with any provisions of the LDC.

Response: The proposed comprehensive plan amendment and zoning amendment is not in conflict with the LDC. Proposed development will need to comply with the LDC.

c. Addresses a demonstrated community need.

Response: The proposed land use amendment to Industrial and rezoning to Light Industrial will provide an opportunity for the community to store luxury cars within an enclosed facility with clubhouse. This type of facility is currently not offered within the city limits.

d. Is required by changed conditions.

Response: The current commercial land use and community commercial zoning allows for an enclosed parking facility and with a special exception automobile service station; however, it does specifically allow for enclosed vehicle storage areas; therefore, a land use amendment and rezoning is required to meet the needs of area luxury car owners.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.

Response: The proposed amendment to industrial is compatible with the adjacent commercial land use which has been previously established in the general area where existing industrial land uses adjacent to Keene Road are located adjacent to commercial and agriculture land uses. Additional industrial land uses are also located adjacent to Clarcona Road and Coral Hills Road to the north of the subject site which are adjacent to Agriculture land use.

f. Would result in a logical and orderly development pattern.

Response: The general area is a mixture of agriculture, commercial and industrial land uses and zoning. Therefore, the proposed industrial land use and rezoning to Light Industrial would result in a logical and orderly development pattern consistent with the future land use map and comprehensive plan.

g. Would not result in significant adverse impacts on the natural environment – including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response: The subject site is classified as uplands with no environmental constraints such as wetlands, water bodies or flood areas therefore, no significant impacts to the natural environment are anticipated (Figures 8 and 9). Any proposed development would need to meet the St. Johns River Water Management District stormwater criteria as well as the City of Apopka LDC, therefore, no adverse impacts are anticipated. The site will be served by the City of Apopka utilities. Ambient noise (background sound) is produced by traffic of the three major roadways adjacent to the site and the proposed enclosed luxury car storage and maintenance facility is not anticipated to increase noise levels.

h. Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Response: The subject site is within the City of Apopka utility service area and any proposed development will meet the minimum level of service requirements for public facilities pursuant to Infrastructure Element Policies 1.1.1, 2.1.1, and 5.1.2. The proposed industrial land use will reduce the impacts to utilities (Tables 2 and 3). The industrial land use and light industrial zoning will not affect schools or parks. Stormwater management will need to meet the St. Johns River Water Management District regulations and the City of Apopka LDC. The subject site is located within the City of Apopka and receives city services such as police, fire, and emergency medical services. The closest city fire station is Station 6 located at 1757 Ocoee Apopka Road and the closest Orange County Fire Station is Station 28 located at 3250 Clarcona Road. The city has available capacity to serve the proposed development.

Industrial Needs Analysis

The amount of additional industrial acres necessary to support future growth through the year 2030 is estimated to be an additional 612 acres of developable land per the data and analysis of the adopted

comprehensive plan. The proposed amendment would assist the city in meeting the projected need.

Potable Water Analysis

The City of Apopka currently owns, operates, and maintains a central potable water treatment and distribution system comprised of five water plants having an interconnected water distribution system. The maximum pumping capacity of these facilities is limited by CUP 3217-6 which authorizes 5,840.0 million gallons per year (16.0 million gallons per day (mgd) thru 2031).

The City has a current available capacity of 0.35 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2) of 177 gallons per capita per day (Infrastructure Policy 2.1.1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.342 mgpd.

Sanitary Sewer Analysis

The City of Apopka currently owns, operates, and maintains a central sanitary sewer system. The City's central sanitary system is comprised of …. The combined permitted capacity is 8 mgpd and the combined annual average daily flow is 3.9 mgpd with 3.13 mgpd in outstanding commitments. The City has a current available capacity of 0.97 mgpd.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 6) of 81 gallons per capita per day (Infrastructure Policy 1.1.1). The analysis concludes that the proposed amendment (0.003 mgpd) will not cause a deficiency and the City will have a remaining available capacity of 0.967 mgpd.

Solid Waste Analysis

The City of Apopka provides solid waste collection service to all its residents and businesses within the city limits. The City's adopted level of service (LOS) for commercial solid waste disposal is 2 pounds per capita per day for 1,000 square feet (Infrastructure Policy 5.1.2). The proposed amendment will not cause a deficiency in the LOS.

Trip Generation Analysis

A trip generation analysis was conducted based on the proposed industrial land use utilizing the ITE Trip Generation Manual, 11th Edition. The proposed amendment will not degrade the LOS of area roadways.

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
150	Warehousing	137 KSF	1.71	234	0.21	29	20	9	0.23	32	9	23
	Totals			**234**		**29**	**20**	**9**		**32**	**9**	**23**

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others of the City of Apopka Comprehensive Plan. The amendment will also further the City's goals in meeting projected industrial needs.

FLU Policy 1.1 states new development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

FLU Policy 3.1.1 states that the primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The maximum floor area ratio is 0.60 gross floor area.

Will meet the minimum level of service requirements for public facilities pursuant to Infrastructure Element Policies 1.1.1, 2.1.1, and 5.1.2.

Transportation Policy 1.1 states the city has been designated a "Dense Urban Land Area" and is exempt from state mandated transportation concurrency. The City shall monitor transportation as a matter of local law as addressed in this Comprehensive Plan.

Conservation Policy 4.1 requires an environmental assessment for all developments of more than 10 acres. The subject site is 5.23 acres.

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
HCH Development, LLC	5.23	Commercial	0.25 FAR 56,954 SF	Industrial	0.60 FAR 136,691 SF	+ 79,737 SF
TOTAL	**5.23**		**56,954 SF**		**136,691 SF**	**+79,737 SF**

Existing Land Use --- Max. Intensity – 0.25 FAR (pursuant FLU Policy 3.1.i)

Proposed Land Use – Max. Intensity – 0.60 FAR (pursuant FLU Policy 3.1.1)

Table 2: Water Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							0.35
HCH Development LLC	5.23	Commercial	0.25 FAR 56,954 SF	Industrial	0.60 FAR 136,691 SF	Commercial 0.20 mgpd Industrial 0.008 mgpd	0.008
TOTAL	**5.23**		**56,954 SF**		**136,691 SF**	**-0.192 mgpd**	**0.342**

Employees calculated at 1 worker per 3,000 SF for industrial
Employees calculated at 1 worker per 500 SF for commercial
177 gallons per capita per day (Infrastructure Policy 2.1.1)

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Wastewater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							0.97
HCH Development LLC	5.23	Commercial	0.25 FAR	Industrial	0.60 FAR	Commercial – 0.009 mgpd Industrial – 0.003	0.003
TOTAL			**56,954 SF**		**136,691 SF**	**-0.006 mgpd**	**0.967**

Employees calculated at 1 worker per 3,000 SF for industrial
Employees calculated at 1 worker per 500 SF for commercial
81 gallons per capita per day (Infrastructure Policy 1.1.1)

Figure 1

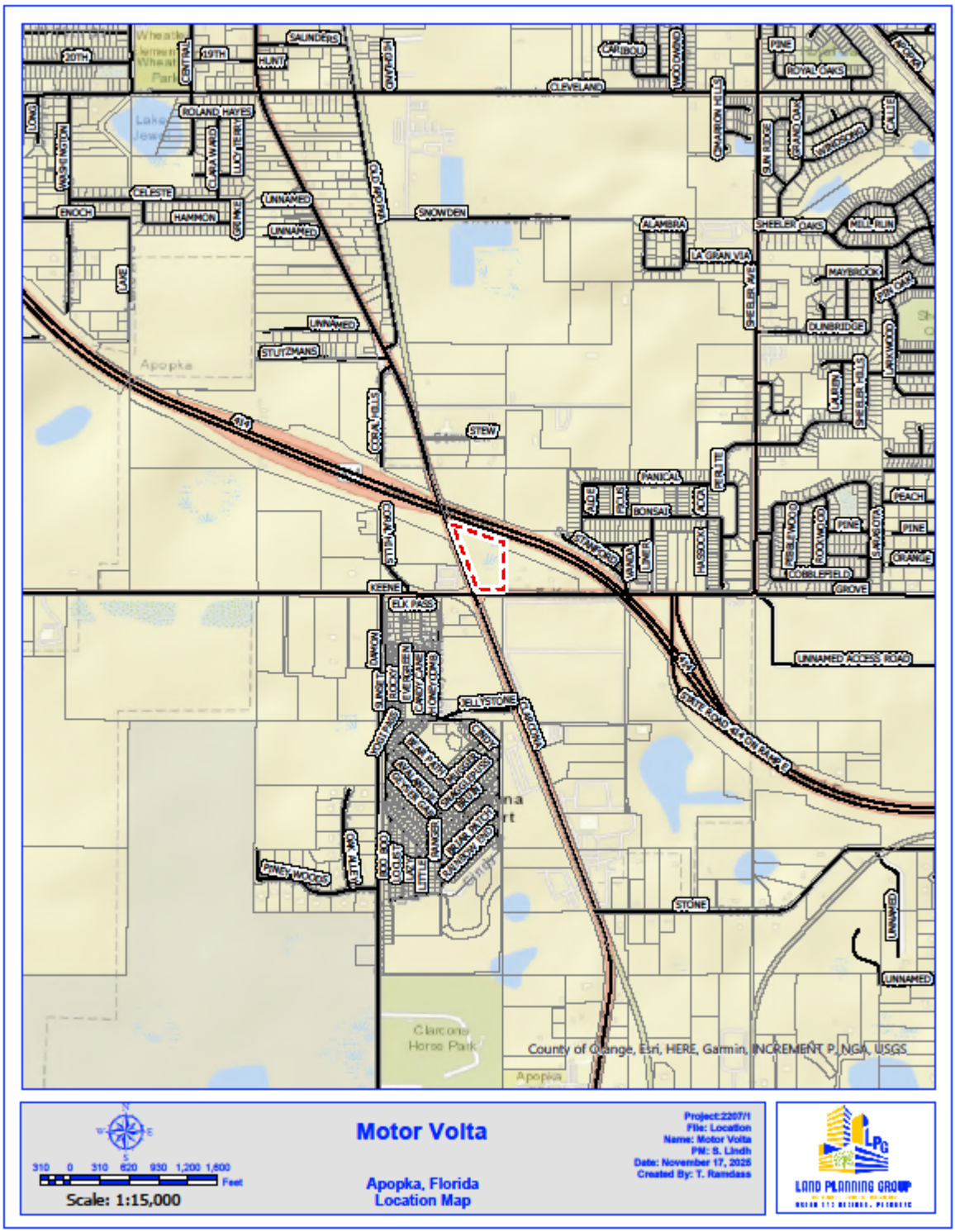

Motor Volta
Apopka, Florida
Location Map
Project:2207/1
File: Location
Name: Motor Volta
PM: S. Lindh
Date: November 17, 2025
Created By: T. Ramdass
Scale: 1:15,000
310 0 310 620 930 1,200 1,600
Feet
LAND PLANNING GROUP
County of Orange, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
Apopka
Clarcona Horse Park
SAUNDERS
HUNT
CLEVELAND
ROLAND HAYES
CELESTE
HAMMON
ENOCH
SNOWDEN
STUTZMANS
STEW
KEENE
ELK PASS
JELLYSTONE
STONE
UNNAMED ACCESS ROAD
SHEELER OAKS
MILL RUN
MAYBROOK
DUNBRIDGE
LA GRAN VIA
ALAMBRA
MANDAL
BONSAI
PINE
PEACH
GROVE
COBBLEFIELD
PINEY WOODS

Figure 2

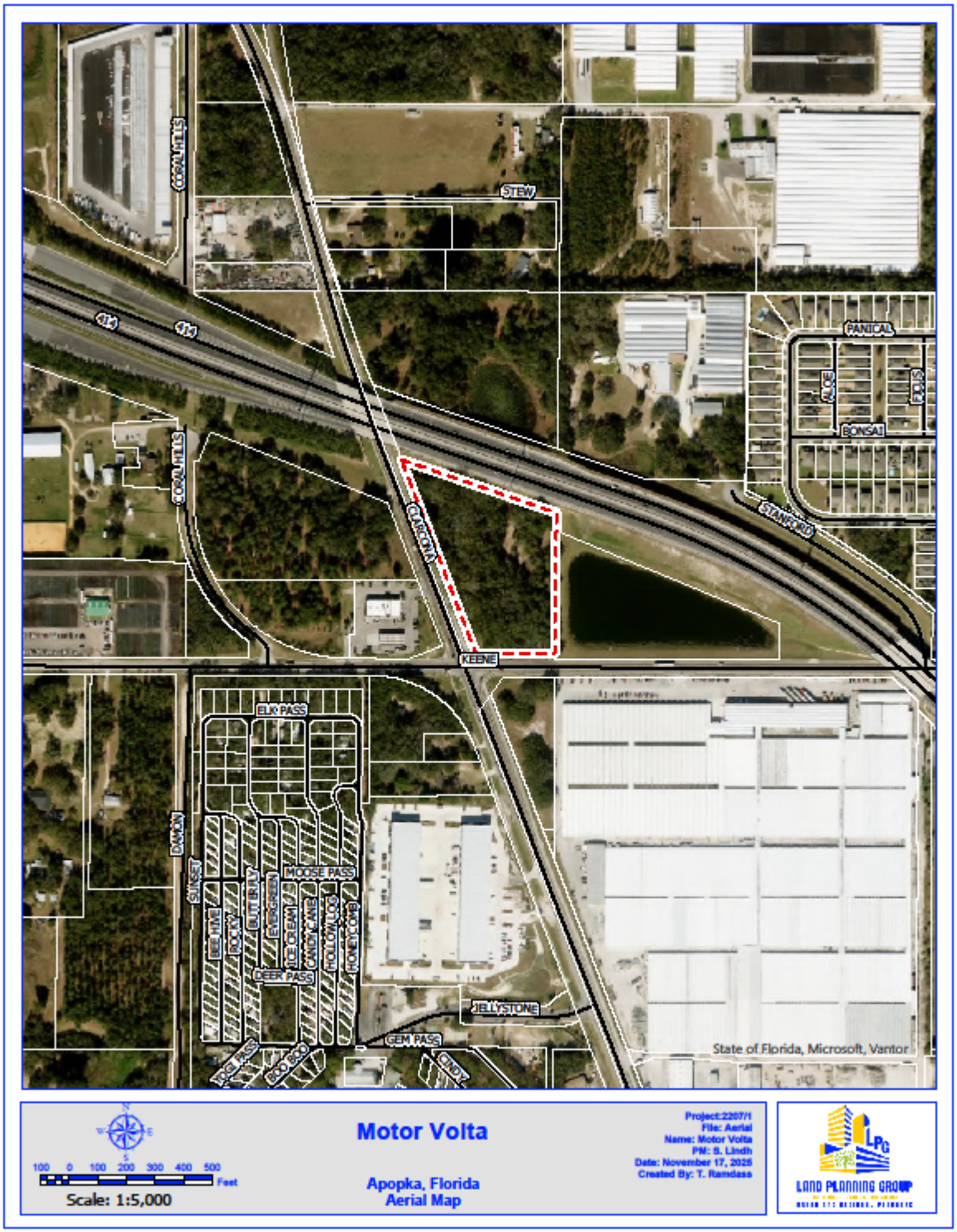

STEW
PANICAL
BONSAI
KEENE
ELK PASS
MOOSE PASS
DEER PASS
JELLYSTONE
GEM PASS
State of Florida, Microsoft, Vantor
Motor Volta
Apopka, Florida
Aerial Map
Scale: 1:5,000
Project:2207/1
File: Aerial
Name: Motor Volta
PM: S. Lindh
Date: November 17, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 3

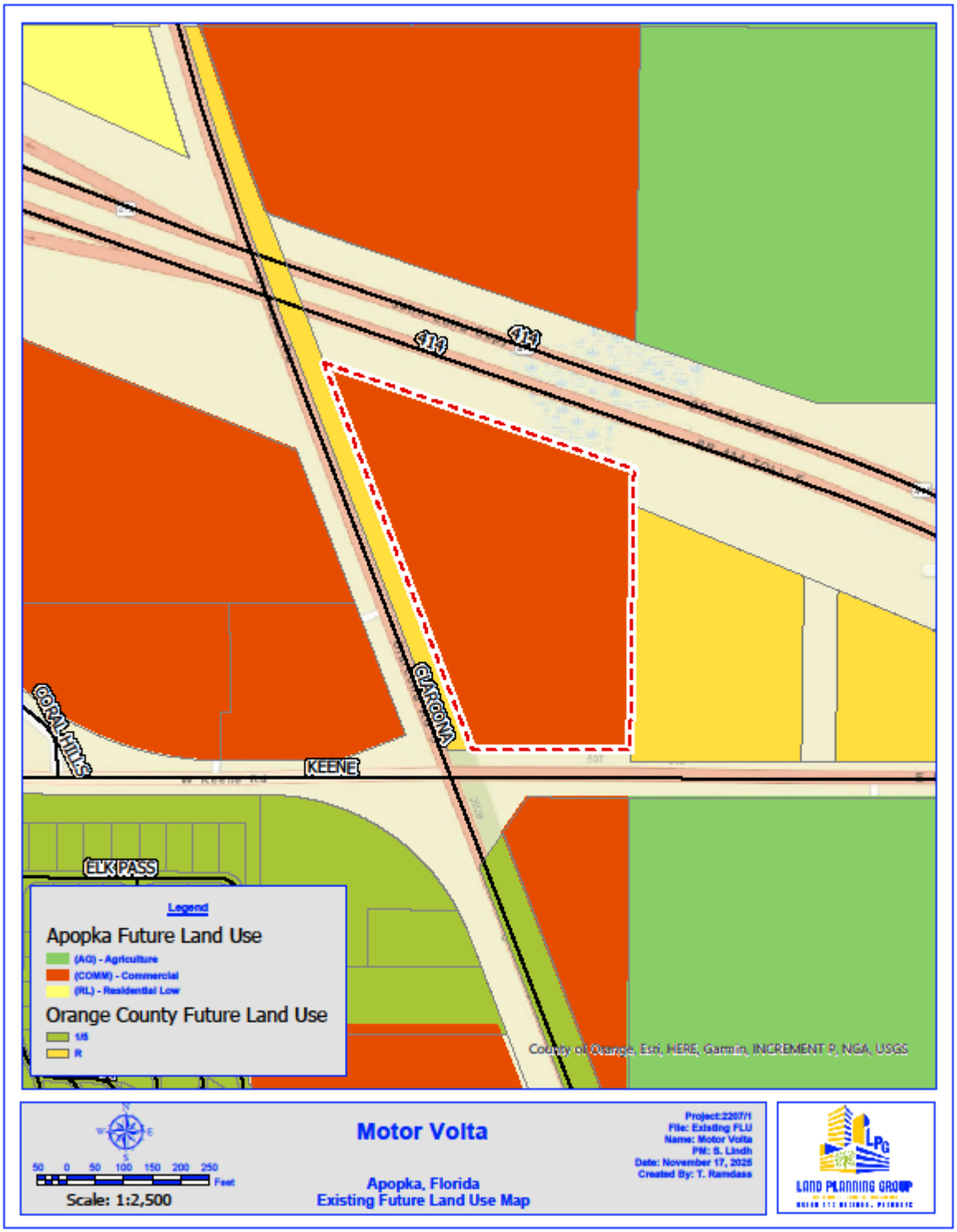

414
414
CORAL HILLS
CLARCONA
KEENE
ELK PASS
Legend
Apopka Future Land Use
(AG) - Agriculture
(COMM) - Commercial
(RL) - Residential Low
Orange County Future Land Use
I/S
R
County of Orange, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
50 0 50 100 150 200 250
Feet
Scale: 1:2,500
Motor Volta
Apopka, Florida
Existing Future Land Use Map
Project:2207/1
File: Existing FLU
Name: Motor Volta
PM: S. Lindh
Date: November 17, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 4

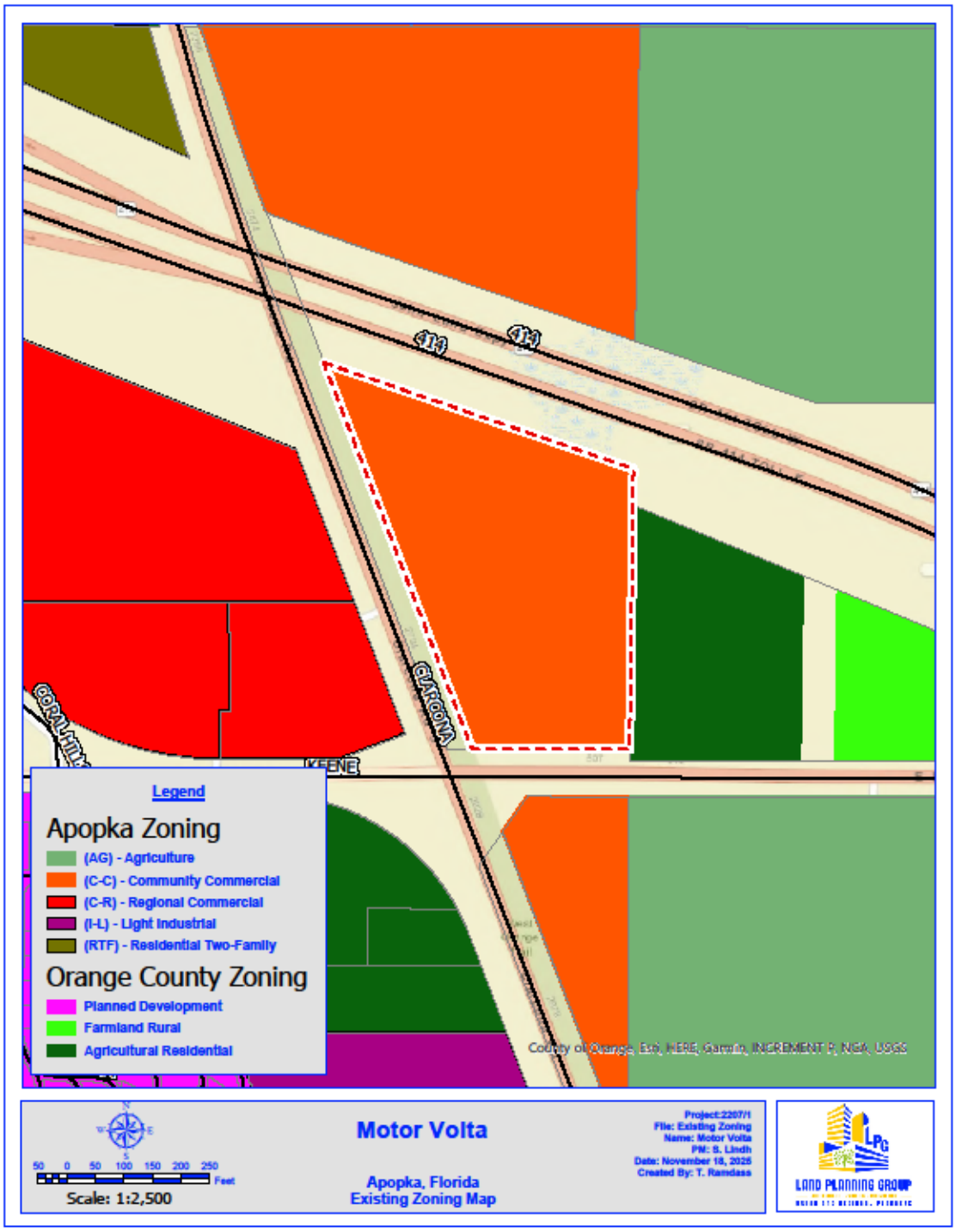

Legend
Apopka Zoning
(AG) - Agriculture
(C-C) - Community Commercial
(C-R) - Regional Commercial
(I-L) - Light Industrial
(RTF) - Residential Two-Family
Orange County Zoning
Planned Development
Farmland Rural
Agricultural Residential
441
441
CLARCONA
KEENE
County of Orange, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
50 0 50 100 150 200 250
Feet
Scale: 1:2,500
Motor Volta
Apopka, Florida
Existing Zoning Map
Project:2207/1
File: Existing Zoning
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 5

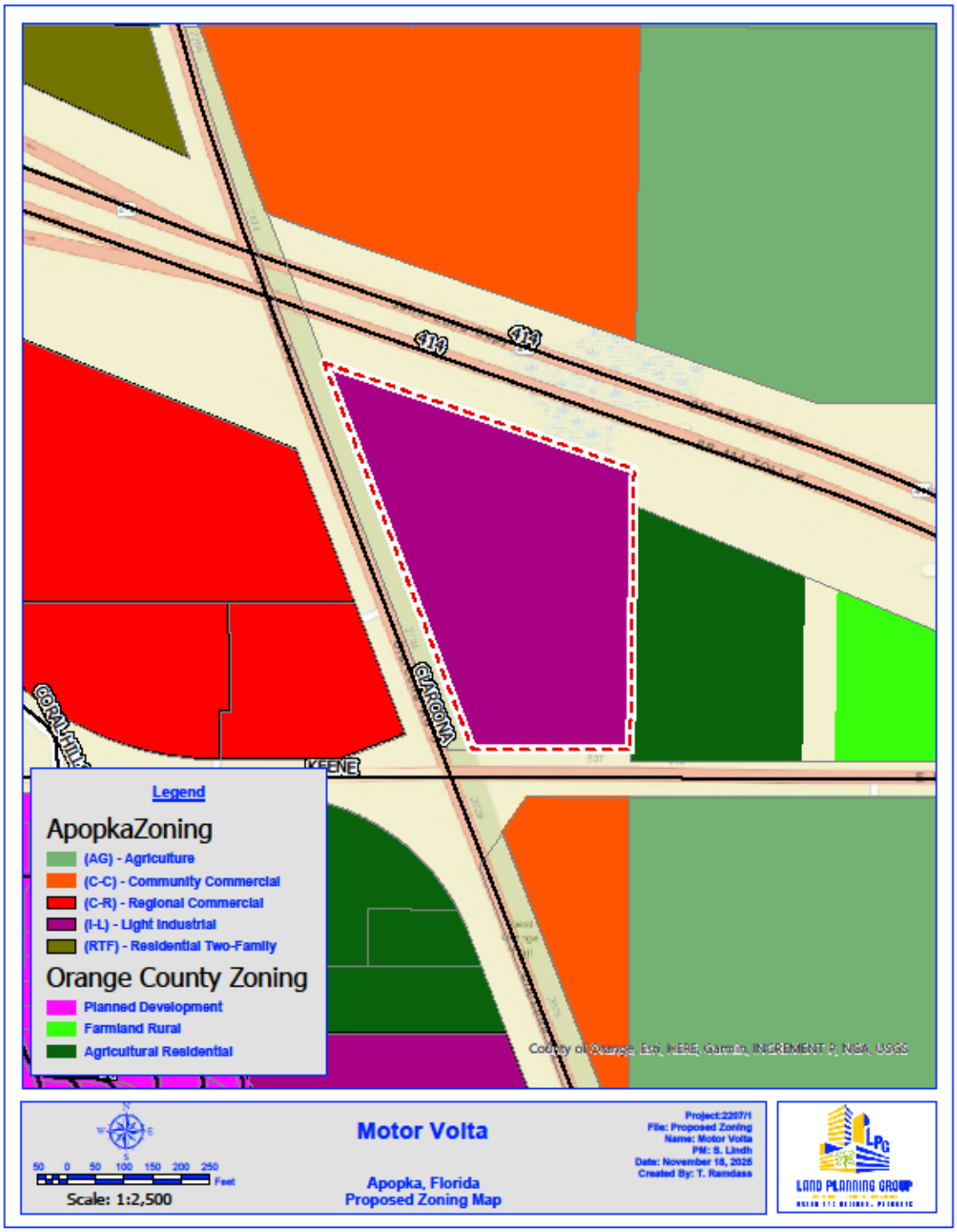

Legend
ApopkaZoning
(AG) - Agriculture
(C-C) - Community Commercial
(C-R) - Regional Commercial
(I-L) - Light Industrial
(RTF) - Residential Two-Family
Orange County Zoning
Planned Development
Farmland Rural
Agricultural Residential
KEENE
CLARCONA
County of Orange, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
50 0 50 100 150 200 250
Feet
Scale: 1:2,500
Motor Volta
Apopka, Florida
Proposed Zoning Map
Project:2207/1
File: Proposed Zoning
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 6

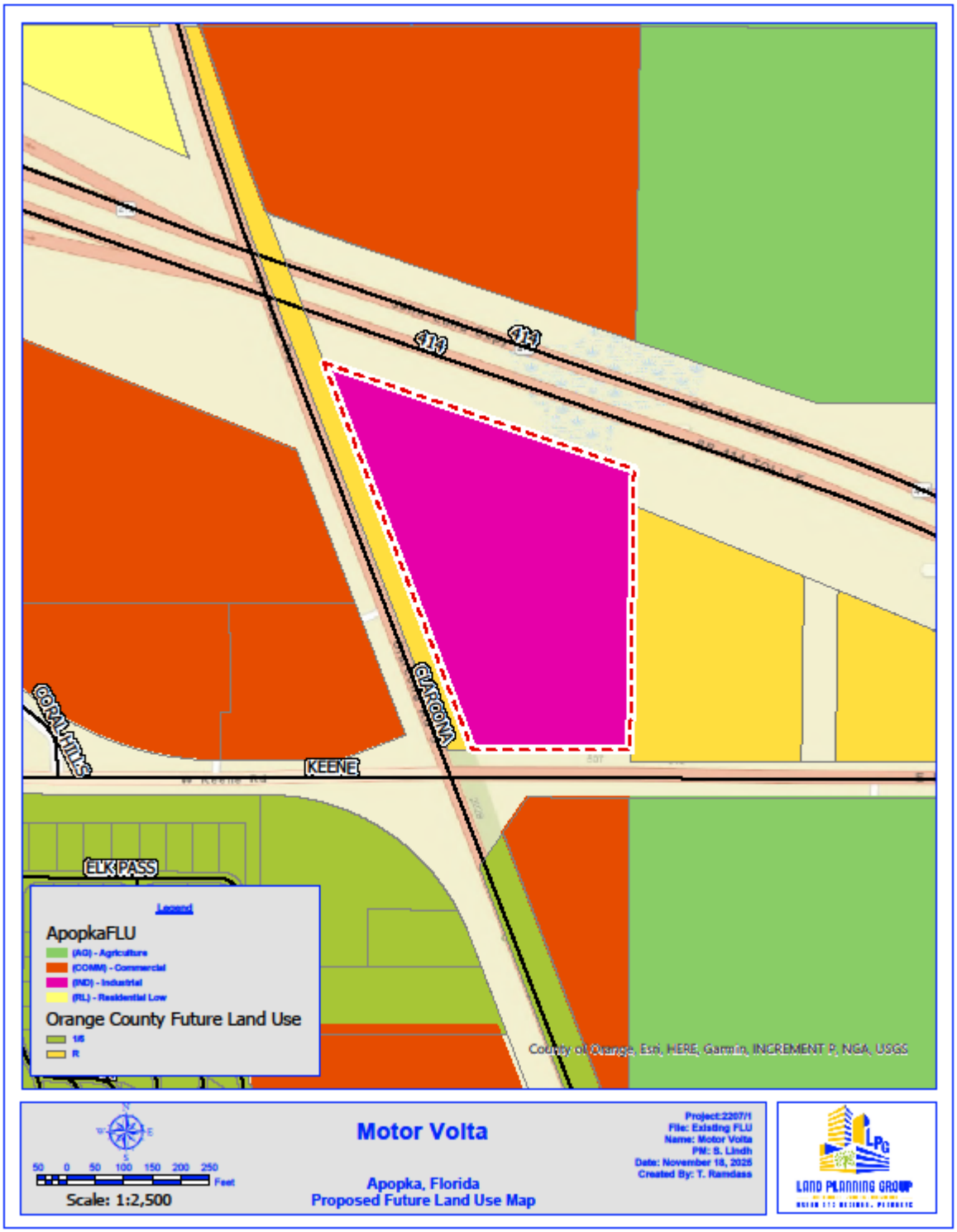

414
414
CORAL HILLS
CLARCONA
KEENE
ELK PASS
Legend
ApopkaFLU
(AG) - Agriculture
(COMM) - Commercial
(IND) - Industrial
(RL) - Residential Low
Orange County Future Land Use
I/E
R
County of Orange, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
50 0 50 100 150 200 250
Feet
Scale: 1:2,500
Motor Volta
Apopka, Florida
Proposed Future Land Use Map
Project:2207/1
File: Existing FLU
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 7


CORAL HILLS
STEW
414
PANICAL
ACOE
BONSAI
FICUS
CORAL HILLS
414
OVIEDO
STANFORD
KEENE
ELK PASS
SUNSET
ICE CREAM
Legend
Orange County Wetlands
Freshwater Marshes
Other Wetlands
Water
Orange County FEMA Flood Zones
X
County of Orange, Esri, HERE, Garmin, iPC, State of Florida, Microsoft, Vantor
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Motor Volta
Apopka, Florida
Environmental Constraints Map
Project:2207/1
File: ENV
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 8


CORAL HILLS
STEW
PANICAL
ALOE
BONSAI
SOTOL
CORAL HILLS
GUACOMA
STANFORD
KEENE
ELK PASS
SUNSET
ICE CREAM
JELLYSTONE
Legend
Topography Orange County
90
95
100
105
110
115
120
Motor Volta
Apopka, Florida
Topography Map
Project:2207/1
File: Topography
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
Scale: 1:5,000
LAND PLANNING GROUP

Figure 9


CORAL HILLS
STEW
99
47
46
414
PANICAL
AYOE
BONSAI
RIOUS
CORAL HILLS
CARONA
42
STANFORD
KEENE
ELK PASS
SUNSET
50
State of Florida, Vantor
Legend
Orange County Soils
3,BASINGER FINE SAND, DEPRESSIONAL
4,CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
42,SANIBEL MUCK
46,TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47,TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES
5,CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
50,URBAN LAND
99,WATER
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Motor Volta
Apopka, Florida
Soils Map
Project:2207/1
File: Soils
Name: Motor Volta
PM: S. Lindh
Date: November 18, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

CONSTRUCTION SITE PLAN

FOR

OAKMOOR (F.K.A. ONDICH NORTH)

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID # 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS DATED: NOVEMBER 7, 2023

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110199887:

PARCEL 1:

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, LYING NORTH OF ONDICH ROAD AND THE NORTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED JANUARY 30, 2015 IN OFFICIAL RECORDS BOOK 10869, PAGE 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, AND EGRESS AS CREATED IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED MARCH 7, 2018 IN INSTRUMENT NO. 20180135614, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

A TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2684.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 321.24 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (WEKIVA PARKWAY), STATE ROAD 46 CONNECTOR INTERCHANGE, PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP F.P. NUMBER 429-204; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°07'37" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 1206.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2824.00 FEET, A CENTRAL ANGLE OF 00°23'21", AN ARC LENGTH OF 155.00 FEET, A CHORD LENGTH OF 155.00 FEET AND A CHORD BEARING OF SOUTH 14°51'56" EAST TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NON-TANGENT TO SAID CURVE, SOUTH 89°08'51" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 688.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2036.77 FEET TO THE NORTHEAST CORNER OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°23'13" WEST, ALONG THE EAST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1283.24 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE RUN SOUTH 89°19'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.21 FEET TO A POINT LYING ON THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°23'13" EAST, ALONG THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1282.15 FEET TO A POINT LYING ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 338.14 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 01°29'49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1311.14 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NE ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 2, AS RECORDED IN OFFICIAL RECORDS BOOK 3995, PAGE 3632 AND OVER THE EAST 20 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SE ¼, AS RECORDED IN OFFICIAL RECORDS BOOK 5142, PAGE 3281, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING: 196.834 ACRES, MORE OR LESS.

PROJECT TEAM:

APPLICANT/DEVELOPER
PULTE HOME COMPANY, LLC.
CONTACT: AARON STRUCKMEYER, P.E.
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ENGINEER: LUKE M. CLASSON, P.E.
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BIO-TECH CONSULTING, INC.
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GEOTECHNICAL ENGINEER
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ENGINEER: RICARDO C. KIRIAKIDIS, .P.E.
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TRAFFIC & MOBILITY CONSULTANTS, LLC
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ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: AYMANA@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

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

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

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

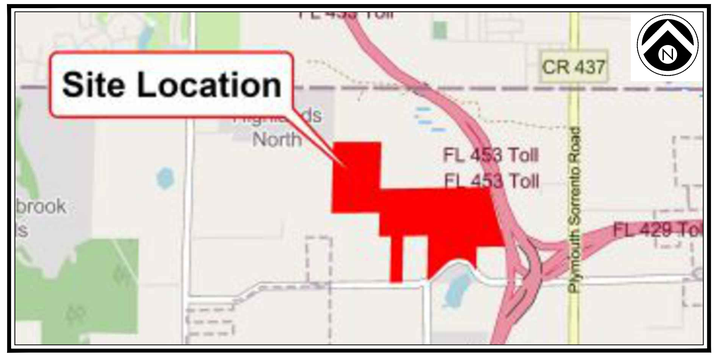
TELEPHONE/FIBER:
CENTURY LINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FLORIDA 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

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

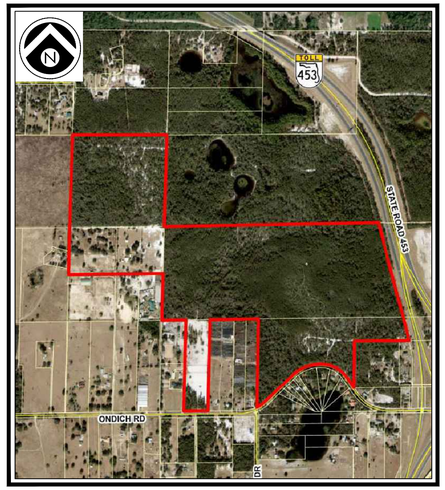
POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

NARRATIVE:

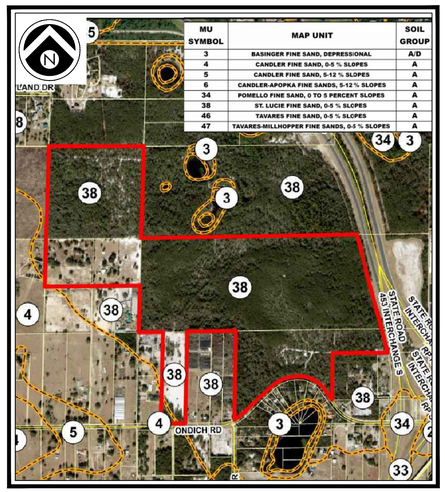
THE PROPERTY IS MADE UP OF SIX PARCELS THAT ARE LOCATED ALONG THE WEST OF STATE ROAD 453, NORTH OF ONDICH ROAD, AND NORTHEAST OF THE CROSSROADS AT KELLY PARK DEVELOMENT. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 3658, 3845, 4255, 4267 ONDICH ROAD, & OAK LANE, APOPKA, FLORIDA, 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 196.83AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 196 INDIVIDUAL SINGLE FAMILY LOTS AND THE ASSOCIATED ROADWAYS AND RETENTION AREAS TO BE DEVELOPED ACCORDING TO PD ORDINANCE 3117. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED TO CONTROL AND MAINTAIN ALL OF THE PROPOSED SUBDIVISION'S COMMON AREAS, WHICH INCLUDE ALL LANDS EXCLUDING THE INDIVIDUAL LOTS.



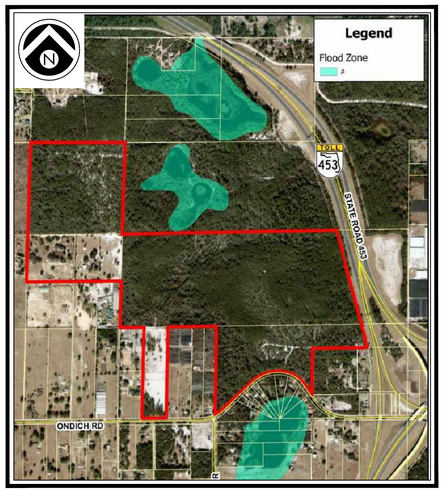
VICINITY MAP
SCALE: 1" = 2000'



AERIAL MAP
SCALE: 1" = 1000'



SOILS MAP
SCALE: 1" = 1000'



FEMA FLOOD MAP
SCALE: 1" = 1000'

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)	10/23/25		
CITY OF APOPKA	ARBOR MITIGATION PERMIT			
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)	01/08/26		
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			
ORANGE COUNTY	E-PERMIT	11/25/25		

REV.	DATE	DESCRIPTION
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\COVER SHEET.dwg Plotted:3/6/2026 By:afrancis

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
   - ORANGE COUNTY, FLORIDA
   - CITY OF APOPKA, FLORIDA
   - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
   - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
   - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 2-20-27 AS BEING N01°36'01"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A BASE FLOOD ELEVATIONS NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 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.
3. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.94, NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO ORANGE COUNTY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
			SCS

GENERAL NOTES
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 2/16/2026
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C1.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\GENERAL NOTES.dwg Modified:3/6/2026 By:lgraham Plotted By:andrew francis

ABBREVIATIONS

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

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

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

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

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

STORM DRAIN

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

HIGHWAY & UTILITIES

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

PROPOSED SYMBOLS

LINES

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

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%

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

POTABLE WATER

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

RECLAIMED WATER

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

GENERIC UTILITIES

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

STORM

100 LF OF 24" RCP @ 0.20%

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

ROADWAY & GRADING

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

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

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REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

ABBREVIATIONS & SYMBOLS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 2/20/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C1.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\ABBREVIATIONS & SYMBOLS.dwg Modified: 2/20/2026 By:clarke Plotted By:andrew francis

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 2-20-27 AS BEING N01°36'01"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110199887, EFFECTIVE DATE APRIL 10, 2025 AT 8:00 AM.
3. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED IN TITLE COMMITMENT NO. 110199887.
4. 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.
5. 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.
6. 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.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. 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 CODE 5J-17.062.
9. 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.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A BASE FLOOD ELEVATIONS NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 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; (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. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND ONDICH ROAD, A PUBLIC RIGHT OF WAY, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
15. WE HEREBY CERTIFY THAT PARCELS 1, 2, 3, 4, AND 5 DESCRIBE ONE AND THE SAME PROPERTY AS DEPICTED HEREON AND IN SCHEDULE A OF THE TITLE COMMITMENT WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.94, NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
17. PARCELS 1, 2, 3, 4 AND 5 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OVERLAPS OR HIATUS.

N
W E
S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

LEGEND OF SYMBOLS AND ABBREVIATIONS:

ORB.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
LB	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
ID	IDENTIFICATION
CCR	CERTIFIED CORNER RECORD
R/W	RIGHT OF WAY
R	RADIUS
CB	CHORD BEARING
CD	CHORD DISTANCE
Δ	DELTA/CENTRAL ANGLE
L	ARC LENGTH
(D)	DESCRIBED
(M)	MEASURED
	METAL POWER POLE
	WOODEN POWER POLE
	GUY WIRE
	FLAG POLE
	FENCE GATE
	FOUND CONCRETE MONUMENT AS NOTED
	FOUND IRON ROD OR PIPE AS NOTED
	SET 1/2" IRON ROD AND CAP OR NAIL & DISK LB#6723
	FENCE LINE, AS NOTED
	OVERHEAD ELECTRIC LINE
	EASEMENTS AREAS
F.T.	FENCE TIE
	SOIL BORING (BORING NOT FOUND, ELEVATION TAKEN AT PROVIDED COORDINATES)
	SOIL BORING

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
			SCS

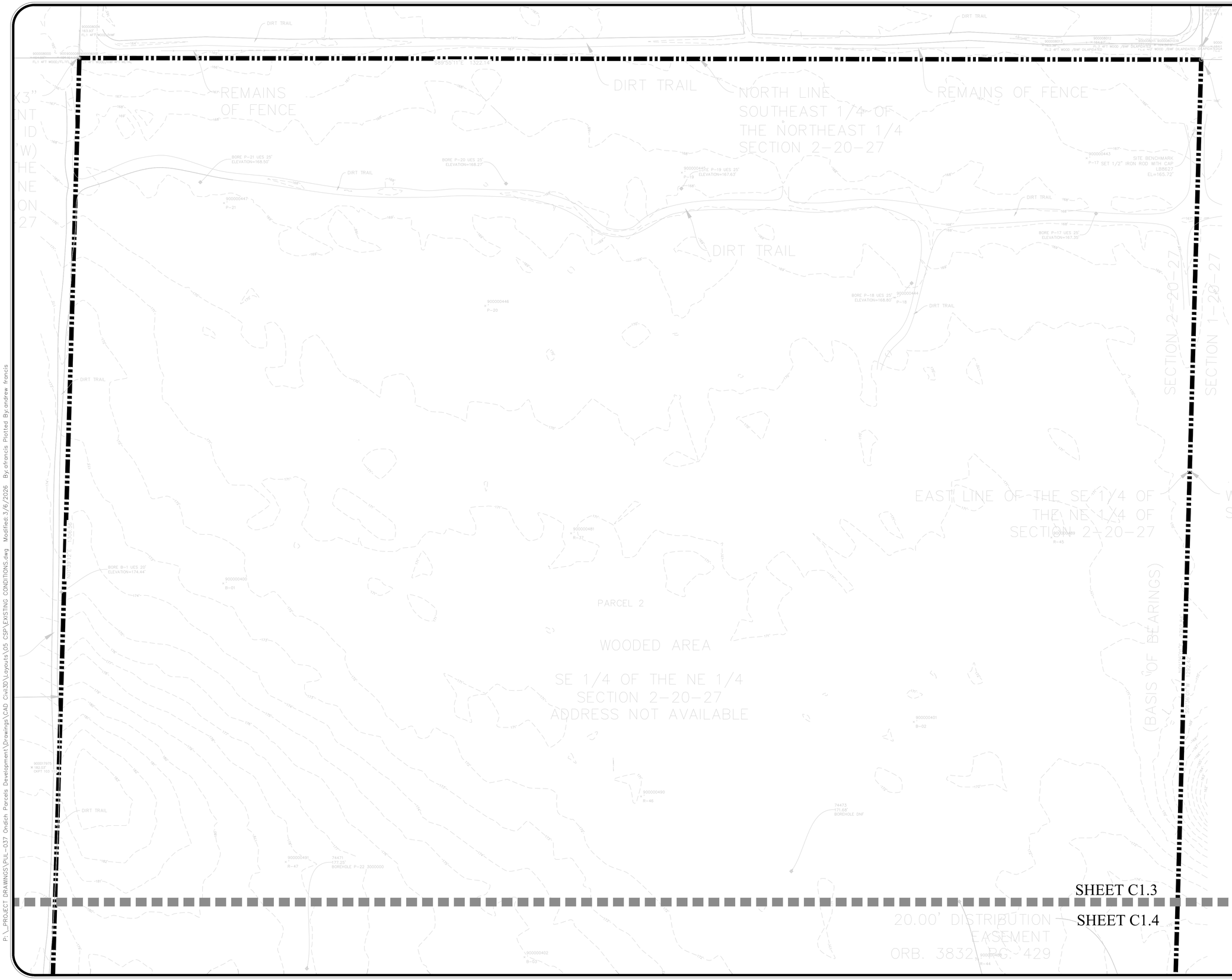
OVERALL EXISTING CONDITIONS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C1.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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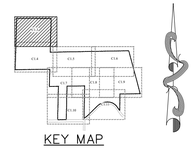
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C1.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified:3/6/2026 By:afrancis Plotted By:andrew francis

SHEET C1.3

SHEET C1.4

SHEET C1.4

SHEET C1.5

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

KEY MAP

20.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 429

10.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 492

20.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 492

10.00' DISTRIBUTION EASEMENT ORB. 6697, PG. 4517

10.00' DISTRIBUTION EASEMENT ORB. 4017, PG. 1833

NW 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 2-20-27 PARCEL 3 ADDRESS: 4287 ONDICH ROAD

NE 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 2-20-27 PARCEL 4 ADDRESS: 4255 ONDICH ROAD

NW CORNER OF THE S SECTION 1-20-27 FOUND 1-1/2" IRON R CCR #111219

SITE BENCHMARK SET 1/2" IRON ROD WITH CAP LB8627 EL=174.94'

WOOD BARN

POOL HOUSE

2 STORY BARN GARAGE CONCRETE

1 STORY CBS

PAVERS

WELL & EQUIPMENT COVERED

CONCRETE WALKWAY

COVERED CONCRETE

FLAG POLE

COVERED SCREENED LANAI

GRAVEL ROAD

11'X15' SHED

4' WOOD/HOG WIRE FENCE

4' HOG WIRE FENCE

6' CHAIN LINK FENCE

DIRT TRAIL

777.1'

S89°20'06"W 1324.98'

N01°29'45"E 1311.09'(M)

FOUND 1/2" IRON ROD WITH CAP STAMPED "LB7064 WITNESS" 0.37' W, 0.86' F.T.

WE 1/4 OF

FOUND 1/2" IRON ROD

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BY	DESCRIPTION	DATE	REV.
SCS			

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/6/2026
SCALE	1" = 50'
PROJECT	PUL-037
SHEET	C1.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified: 3/6/2026 By:andrew francis Plotted By:andrew francis 3/6/2026

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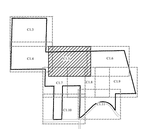
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

SCRIBED AS
-27
3
TION 1-20-27

PARCEL ID: 01-20-27-0000-00-003
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
NOT PLATTED

N88°56'18"E 3058.23'(M)
N88°56'20"E 2684.78'(D)

NORTH LINE OF THE SOUTH 1/2
OF SECTION 1-20-27

NER OF THE SW 1/4 OF
1-20-27
1-1/2" IRON PIPE, NO ID
1219

/2" IRON ROD
P STAMPED
WITNESS
0.86'

ST LINE OF THE NW
OF THE SW 1/4
SECTION 1-20-27

ANT OF EASEMENT
2, PG. 3281

900000429
P-02

BORE P-02 UES 25'
ELEVATION=165.27'

BORE P-01 UES 25'
ELEVATION=162.65'
P-01

900000472
R-26

BORE R-26
ELEVATION=161.06'

DIRT TRAIL

900000423
P-03

BORE P-03 UES 25'
ELEVATION=165.84'

74477
168.38'
BOREHOLE P-25 3000003

BORE R-27 UES 10'
ELEVATION=163.42'

900000474
R-28

900000473
R-27

BORE R-28
ELEVATION=167.49'

BORE K-01 UES 10'
ELEVATION=161.26'

900000426
K-01

BORE B-09 UES 20'
ELEVATION=162.70'

PARCEL 3

WOODED AREA

NO ADDRESS AVAILA

900000408
B-09

900000420
B-21

BORE R-31
ELEVATION=166.57'

BORE B-21
ELEVATION=167.11'

900000422
HA-02

BORE HA-02 NOT FOUND
ELEVATION=164.35'

900000421
HA-01

BORE HA-01 NOT FOUND
ELEVATION=165.92'

74478
164.77'
BOREHOLE P-26 3000004

BORE R-29
ELEVATION=171.76'

900000475
R-29

B-08
ATION=171.50'

30 NOT FOUND
EVATION=171.65'

900000476

900000409
B-10

SHEET C1.4
SHEET C1.5

SHEET C1.5
SHEET C1.6

SHEET C1.5
SHEET C1.7

SHEET C1.5
SHEET C1.8

SHEET C1.7

SHEET C1.8

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C1.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified: 3/6/2026 By: afrancis Plotted By: andrew francis

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis

NORTH LINE OF SW 1/4 OF SECTION 1-20-27

NE CORNER OF THE SW 1/4 OF SECTION 1-20-27
FOUND 5/8" IRON ROD WITH CAP STAMPED
0.22' N

N88°56'20"E 321.24'(D)
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1-20-27

SHEET C1.5
SHEET C1.6

SHEET C1.6
SHEET C1.8

SHEET C1.6
SHEET C1.9

SHEET C1.8
SHEET C1.9

PARCEL 3
WOODED AREA
ADDRESS AVAILABLE

DIRT TRAIL

WESTERLY LIMITED ACCESS R/W LINE

BORE B-11 ELEVATION=156.41'
BORE R-23 ELEVATION=160.34'
BORE P-07 UES 25' ELEVATION=154.38'
BORE P-04 UES 25' ELEVATION=152.14'
BORE R-40 ELEVATION=157.69'
BORE R-22 NOT FOUND ELEVATION=159.30'
BORE R-12 ELEVATION=160.63'
BORE HA-03 NOT FOUND ELEVATION=155.71'
BORE R-38 NOT FOUND ELEVATION=158.37'
BORE R-16 NOT FOUND ELEVATION=163.79'
BORE R-24 ELEVATION=163.02'
BORE R-39 NOT FOUND ELEVATION=160.73'
BORE P-06 UES 25' ELEVATION=157.41'

74479 162.60' BOREHOLE P-27 (DNF) 3000005
74480 152.56' BOREHOLE P-28 (DNF) 3000006
74482 159.83' BOREHOLE P-30 3000008
74483 159.63' BOREHOLE P-31 3000009

900000410 B-11
900000469 R-23
900000484 R-40
900000468 R-22
900000471 R-25
900000411 R-12
900000423 HA-03
900000482 R-38
900000463 R-16
900000431 P-04
900000433 P-07
900000432 P-06
501027 154.91' BORE P-29

KEY MAP

N NE E SE S SW W NW

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

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

REV.	DATE	DESCRIPTION	BY
			SCS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C1.6

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C1.4
SHEET C1.7

SHEET C1.5
SHEET C1.7

SHEET C1.5
SHEET C1.8

SHEET C1.7
SHEET C1.8

SHEET C1.7
SHEET C1.10

SHEET C1.8
SHEET C1.10

WITH CAP STAMPED LB7064 WITNESS 0.37' W, 0.86' F.T.

WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 1-20-27

20.00' GRANT OF EASEMENT ORB. 5142, PG. 3281

6' WOOD FENCE

F.T.

6' WOOD FENCE

6' WOOD FENCE

GRAVEL DRIVE (APU)

6' WOOD FENCE

ASPHALT DRIVE

SW CORNER OF THE N 1/2 OF THE SW 1/4 OF SECTION 1-20-27

S89°07'58"W 346.06'(M)

S89°07'52"W 338.14'(D)

FOUND 1" IRON PIPE, NO ID 0.29' W, 0.39' N

PARCEL ID: 01-20-27-0000-00-037 MERIDITH AMBER LEE

DIRT TRAIL

FOUND 1" IRON PIPE, NO ID 1.16' E, 1.04' N

DIRT TRAIL

F.T.

4' BARBED WIRE FENCE

4' CHAIN LINK FENCE

330.00'

4' WIRE FENCE

NE CORNER OF THE WEST 330.00' OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1-20-27

21.6'

EAST LINE OF THE WEST 330.00' OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1-20-27

NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1-20-27

NE CORNER OF SW 1/4 OF SW 1/4 OF SECTION 1-20-27 FOUND 5/8" IRON ROD WITH CAP STAMPED "PSM5344"

FOUND 1" IRON NO ID 6.69' E, 0.52'

BORE R-31 ELEVATION=166.57'
BORE B-21 ELEVATION=167.11'
BORE HA-01 NOT FOUND ELEVATION=165.92'
BOREHOLE P-26 3050004
BORE R-30 NOT FOUND ELEVATION=171.65'
BORE R-05 ELEVATION=168.55'
BORE B-10 ELEVATION=166.04'
BORE R-08 ELEVATION=166.19'
BORE B-18 ELEVATION=166.17'
BORE R-07 ELEVATION=166.75'
BORE R-06 ELEVATION=167.50'
BORE R-04 ELEVATION=167.40'
BORE B-19 NOT FOUND ELEVATION=166.39'
BORE R-09 NOT FOUND ELEVATION=162.86'
BORE B-15 NOT FOUND ELEVATION=161.96'

N
NE
E
SE
S
SW
W
NW

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

KEY MAP

Call 48 hours before you dig
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Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
			SCS

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

EXISTING CONDITIONS CONSTRUCTION SITE PLAN

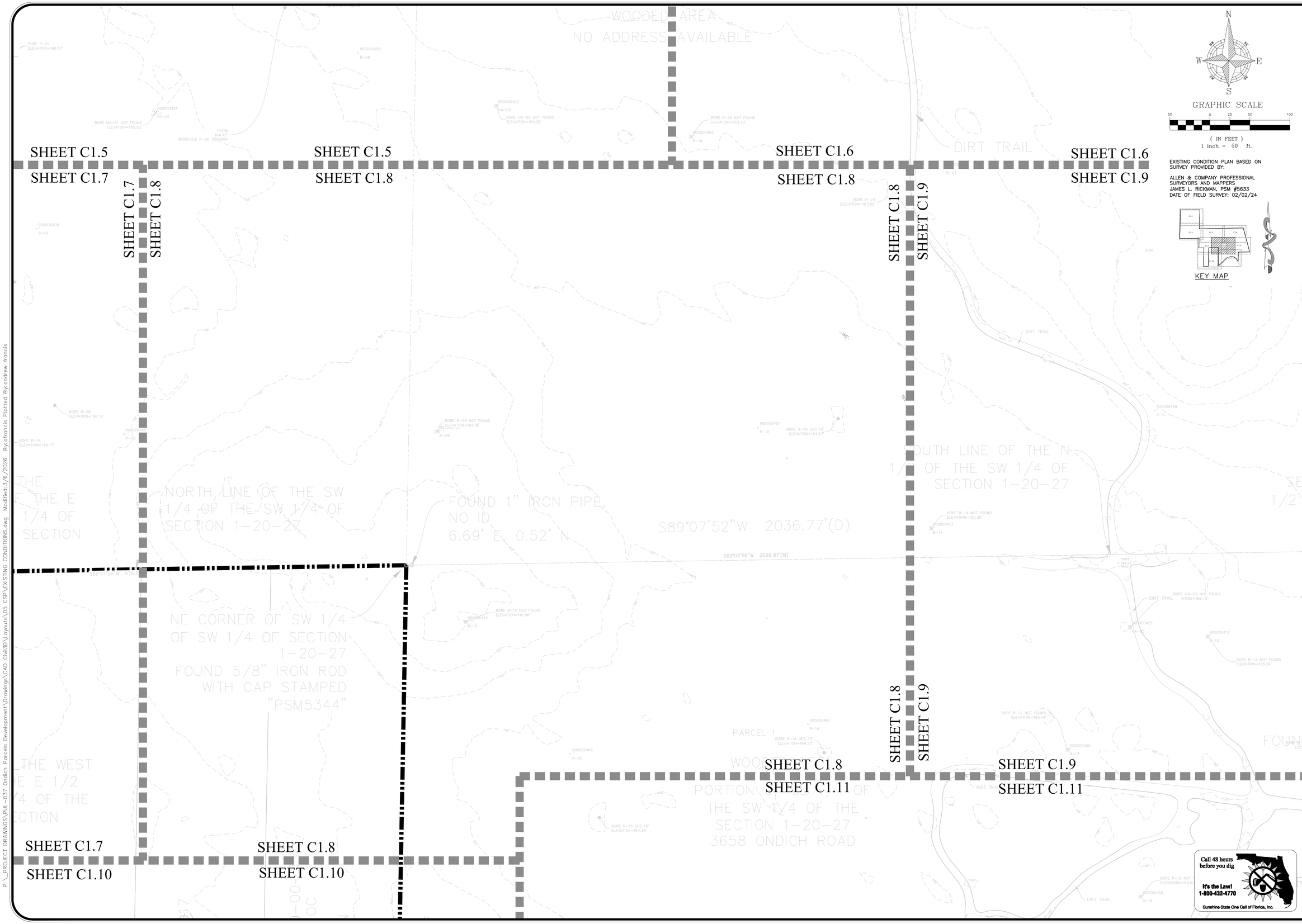
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C1.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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REV.	DATE	DESCRIPTION	BY
			SCS

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C1.8

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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SHEET C1.6
SHEET C1.9

SHEET C1.8
SHEET C1.9

SHEET C1.9
SHEET C1.11

SHEET C1.8
SHEET C1.9

DIRT TRAIL

WESTERLY LIMITED ACCESS R/W LINE

SOUTH LINE OF THE N 1/4 OF THE SW 1/4 OF SECTION 1-20-27

SE CORNER OF THE N 1/2 OF THE SW 1/4 OF SECTION 1-20-27

SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1-20-27

PORTION OF N 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1-20-27 PARCEL 1

FOUND 4"X4" CONCRETE MONUMENT, NO ID

(D) R=22824.00' CB=S14°51'56"E CD=155.00' Δ=00°23'21" L=155.00'

(M) R=22824.00' CB=N14°51'57"W CD=155.13' Δ=00°23'22" L=155.13'

1206.74'(D)

S89°08'51"W 688.30'(D)

S89°08'48"W 688.31'(M)

BORE HA-03 NOT FOUND ELEVATION=155.71'
74482 159.83' BOREHOLE P-30 3000008
900000423 HA-03
900000482 R-38
BORE R-38 NOT FOUND ELEVATION=158.37'
74483 159.63' BOREHOLE P-31 3000009
BORE R-39 NOT FOUND ELEVATION=160.73'
900000483 R-39
BORE P-06 UES 25' ELEVATION=157.41'
900000432 P-06
BORE B-14 NOT FOUND ELEVATION=165.30'
900000413 B-14
BORE R-20 NOT FOUND ELEVATION=163.70'
900000467 R-20
BORE HA-05 NOT FOUND ELEVATION=166.15'
900000425 HA-05
BORE B-05 NOT FOUND ELEVATION=163.47'
900000412 B-13
BORE B-13 NOT FOUND ELEVATION=165.24'
BORE P-09 UES 25' ELEVATION=160.40'
900000435 P-09
BORE B-05 UES 20' ELEVATION=163.53'
900000404 B-05
BORE R-12 NOT FOUND ELEVATION=165.14'
900000459 R-12
BORE HA-04 NOT FOUND ELEVATION=162.13'
900000424 HA-04
BORE R-11 NOT FOUND ELEVATION=165.06'
900000466
900000458 R-11
BORE R-18 NOT FOUND ELEVATION=165.53'
900000465 R-18
BORE P-08 UES 25' 35.74
900 P-08
BORE P-10 UES 25' ELEVATION=154.91'
900000436 P-10
900000336 P-07 1.4FT CLF
900000807 P 101.33' FL 7.4FT CLF

P.O.C. N.T.

F.I. 0.3' F.T.

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C1.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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N
W E
S

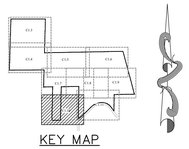
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

SHEET C1.7
SHEET C1.10

SHEET C1.8
SHEET C1.10

SHEET C1.10
SHEET C1.11

SHEET C1.10
SHEET C1.12

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

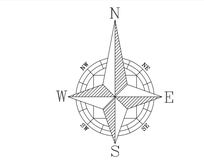
DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C1.10

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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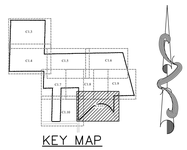
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

SHEET C1.8
SHEET C1.11

SHEET C1.8
SHEET C1.9

SHEET C1.9
SHEET C1.11

SHEET C1.10
SHEET C1.11

PARCEL 1
WOODED AREA
PORTION OF THE SW 1/4 OF THE SECTION 1-20-27
3658 ONDICH ROAD

FOUND 4"X4" CONCRETE MONUMENT, NO ID

DIRT TRAIL

FOUND 6"X6" CONCRETE MONUMENT, BROKEN NO ID
0.38' E

WEST LINE OF SECTION 1
PAR

FOUND 6"X6" CONCRETE MONUMENT, BROKEN NO ID

FOUND 1/2" IRON ROD WITH ILLEGIBLE CAP

ZONE A

ONDICH ROAD
33.00' R/W
WIDTH PER PLAT BOOK X, PAGE 7,
66.00' RIGHT OF WAY
WIDTH AS MONUMENTED

FLORIDA POWER AND LIGHT EASEMENT
ORB. 3750, PG. 1202

NORTH R/W LINE
AS OCCUPIED AND MONUMENTED

R=580.07'
CB=S66°49'56"W
CD=437.51'
Δ=44°18'40"
L=448.61'

R=445.98'
CB=N62°24'30"W
CD=427.03'
Δ=57°12'27"
L=445.29'

S00°35'39"W
640.68'

S45°27'00"W
490.42'

N34°06'09"W
165.53'

R=645.92'
CB=S52°52'01"W
CD=178.04'
Δ=15°50'35"
L=178.61'

S 1/4 COR
FOUND 4"X
WITH IRON
CCR 47859

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C1.11

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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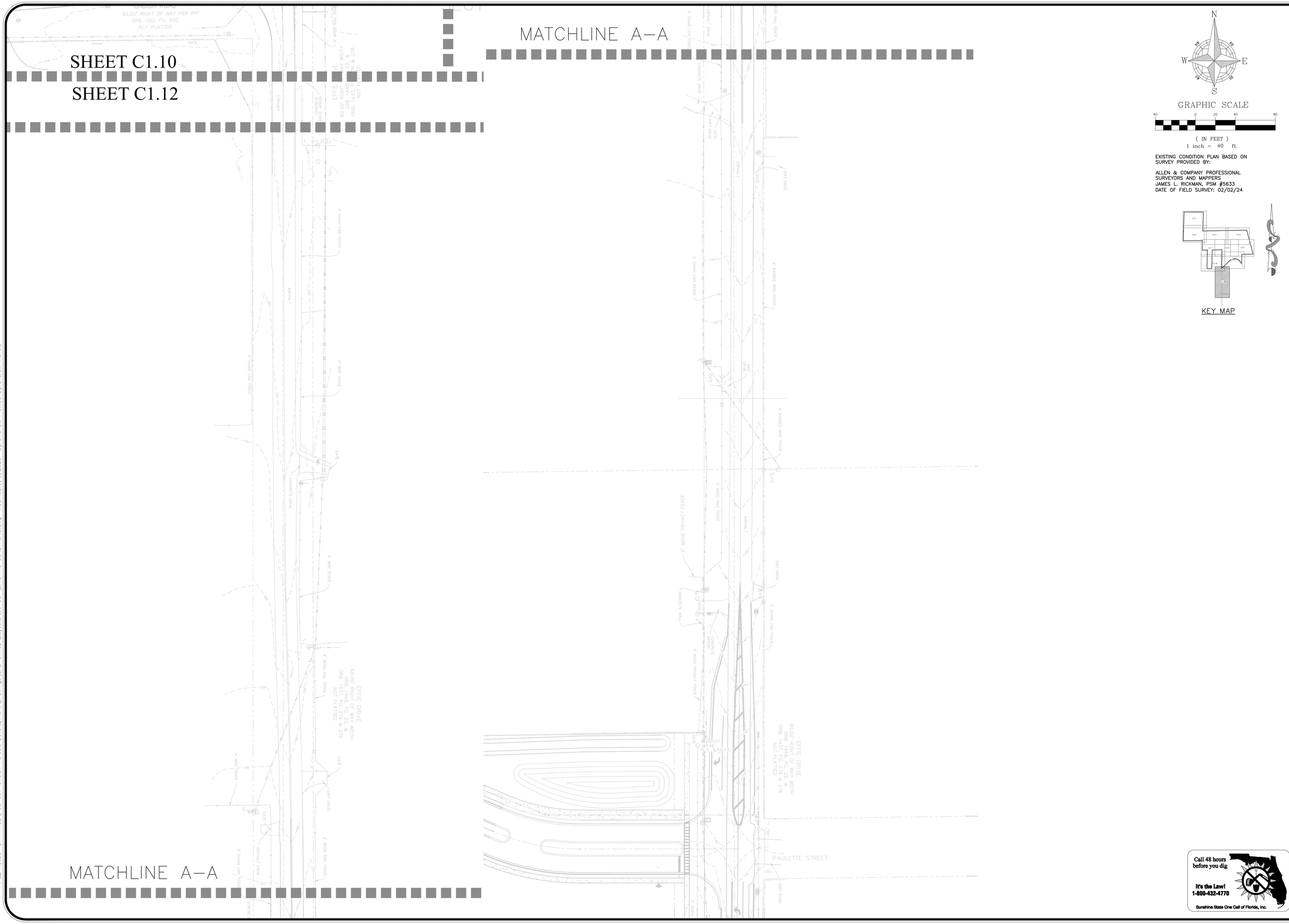
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis

MATCHLINE A–A

SHEET C1.10

SHEET C1.12

MATCHLINE A–A



N

W E

S

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

KEY MAP

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Sunshine State One Call of Florida, Inc.

BY	DESCRIPTION	DATE	REV.
SCS			

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

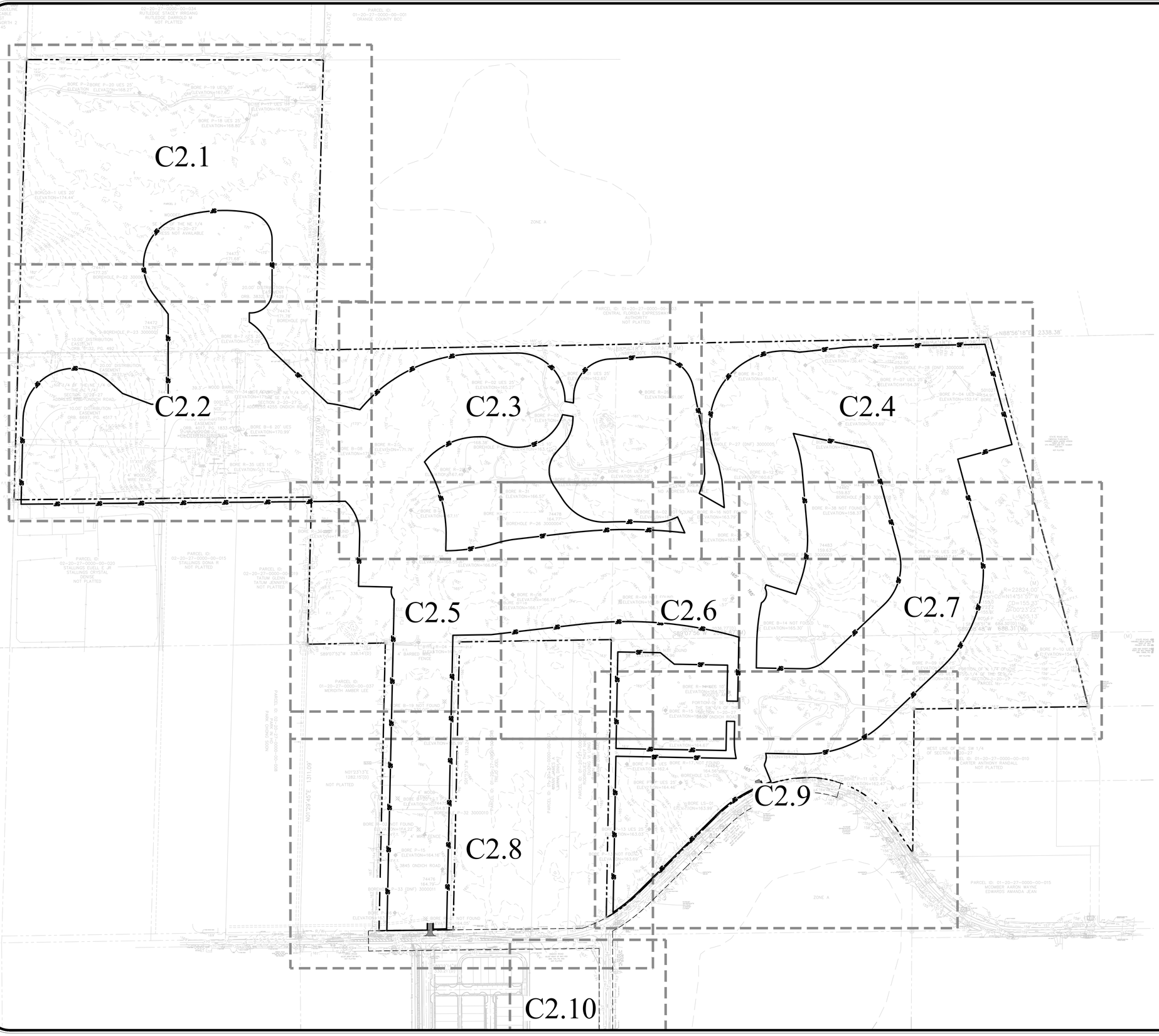
EXISTING CONDITIONS CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

SCALE	1" = 40'
PROJECT	PUL-037
SHEET	C1.12
DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/6/2026

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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EROSION CONTROL NOTES:

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK MEMS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SLT 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 GRADING 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 8:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.

6. TEMPORARY GRASSING:
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.

7. TEMPORARY REGRASSING:
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.

8. MAINTENANCE:
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

9. DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.

10. SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.

11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.

12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.1 AND C2.2 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 SJRWMD 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. CONTRACTOR TO COORDINATE WITH ORANGE COUNTY HEALTH DEPARTMENT AND/OR FDEP TO OBTAIN ANY NECESSARY PERMITS TO REMOVE ANY EXISTING SEPTIC TANKS AND/OR DRAINFIELDS.

16. REFER TO ORANGE COUNTY RIGHT-OF-WAY IMPROVEMENTS PERMIT PLANS FOR OFFSITE EROSION CONTROL, MAINTENANCE OF TRAFFIC AND DEMO PLANS.

17. CONTRACTOR TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY AND ADJACENT PARCELS.

18. ALL ONSITE SOILS EXPOSED DURING SITE ALTERATION SHALL BE STABILIZED.

19. ALL RUNOFF AND SILTATION SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASIN AND/OR SEDIMENT TRAPS IN SUCH A MANNER AS TO PREVENT OFF-SITE IMPACTS.

20. A RIGHT-OF-WAY (ROW) PERMIT AND A MAINTENANCE OF TRAFFIC (MOT) PERMIT MUST BE APPLIED FOR BEFORE THE PRE-CONSTRUCTION MEETING.

21. A DETAILED TEMPORARY TRAFFIC CONTROL PLAN, INCLUDING PEDESTRIAN ACCOMODATION, MUST BE SUBMITTED AT THE MOT PERMIT.

22. A LANE CLOSURE OPERATIONAL ANALYSIS PER FDOT IS REQUIRED TO CONSIDER DAYTIME OPERATONS.

N
W E
S

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

REV.	DATE	DESCRIPTION	BY
			SCS

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

OVERALL DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C2.0

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LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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DIRT TRAIL

REMAINS OF FENCE

NORTH LINE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 2-20-27

REMAINS OF FENCE

DIRT TRAIL

BORE P-21 UES 25' ELEVATION=168.50'

BORE P-20 UES 25' ELEVATION=168.27'

BORE P-19 UES 25' ELEVATION=167.63'

SITE BENCHMARK P-17 SET 1/2" IRON ROD WITH CAP LB8527 EL=165.72'

BORE P-17 UES 25' ELEVATION=167.35'

BORE P-18 UES 25' ELEVATION=168.80'

SECTION 2-20-27

SECTION 1-20-27

EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2-20-27

WEST LINE OF THE SECTION 1-20-27

(BASIS OF BEARINGS)

BORE B-1 UES 20' ELEVATION=174.44'

PARCEL 2

WOODED AREA

SE 1/4 OF THE NE 1/4 SECTION 2-20-27 ADDRESS NOT AVAILABLE

14,524 LF SILT FENCE (1/C2.11)

20.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 429

SHEET C2.1

SHEET C2.2

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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REV.	DATE	DESCRIPTION	BY
			SCS

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C2.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C2.1

SHEET C2.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER ON RELOCATION/REMOVAL OF EXISTING POWER POLES AND UTILITY LINES

14,524 LF SILT FENCE (1/C2.1)

CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER ON RELOCATION/REMOVAL OF EXISTING POWER POLES AND UTILITY LINES

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

CONTRACTOR TO DEMO ALL EXISTING STRUCTURES AND CONCRETE FLATWORK ONSITE

DEMO ALL EXISTING FENCING ON SITE

DEMO EXISTING GRAVEL ROAD

14,524 LF SILT FENCE (1/C2.1)

SHEET C2.2

SHEET C2.3

Call 48 hours before you dig

It's the Law! 1-800-432-4770

Sunshine State One Call of Florida, Inc.

BY	DESCRIPTION	DATE	REV.
SCS			

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/6/2026
SCALE	1" = 50'
PROJECT	PUL-037
SHEET	C2.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

14,524 LF SILT FENCE (1/C2.11)

3,300 LF SILT FENCE (1/C2.11)

3,300 LF SILT FENCE (1/C2.11)

3,300 LF SILT FENCE (1/C2.11)

DEMO EXISTING DIRT ROAD

DEMO EXISTING DIRT ROAD

SHEET C2.2
SHEET C2.3

SHEET C2.3
SHEET C2.4

SHEET C2.3
SHEET C2.5

SHEET C2.3
SHEET C2.6

SHEET C2.5
SHEET C2.6

PARCEL ID: 01-20-27-0000-00-003
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
NOT PLATTED

N88°56'20"E 2684.78'(D)
NORTH LINE OF THE SOUTH 1/2 OF SECTION 1-20-27

DIRT TRAIL

PARCEL 3
WOODED AREA
NO ADDRESS AVAIL

Call 48 hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
			SGS

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

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

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C2.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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BY	DESCRIPTION	DATE	REV.
SCS			

1828 ENGINEERING

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C2.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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14,524 LF SILT FENCE (1/C2.11)

SHEET C2.2
SHEET C2.5

SHEET C2.3
SHEET C2.5

3,300 LF SILT FENCE (1/C2.11)

SHEET C2.3
SHEET C2.6

SHEET C2.5
SHEET C2.6

14,524 LF SILT FENCE (1/C2.11)

7,028 LF SILT FENCE (1/C2.11)

7,028 LF SILT FENCE (1/C2.11)

SHEET C2.5
SHEET C2.8

SHEET C2.6
SHEET C2.8

N
W E
S

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

KEY MAP

Call 48 hours before you dig
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Sunshine State One Call of Florida, Inc.

NO.	DESCRIPTION	DATE	BY
			SCS

1828 ENGINEERING
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DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C2.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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SHEET C2.3
SHEET C2.6

SHEET C2.5
SHEET C2.6

SHEET C2.4
SHEET C2.6

SHEET C2.6
SHEET C2.7

SHEET C2.4
SHEET C2.7

SHEET C2.5
SHEET C2.8

SHEET C2.6
SHEET C2.8

SHEET C2.6
SHEET C2.9

SHEET C2.7
SHEET C2.9

3,300 LF SILT FENCE (1/C2.11)

7,028 LF SILT FENCE (1/C2.11)

7,028 LF SILT FENCE (1/C2.11)

3,009 LF SILT FENCE (1/C2.11)

DEMO EXISTING DIRT ROAD

WOODED AREA
NO ADDRESS AVAILABLE

DIRT TRAIL

NORTH LINE OF THE SW 1/4 OF SECTION 1-20-27

FOUND 4" CONCRETE MONUMENT NO ID 6.69' E 0.52' N

S89°07'56"W 2028.87'(M)

S89°07'56"W 2036.77'(D)

NE CORNER OF SW 1/4 OF SW 1/4 OF SECTION 1-20-27
FOUND 5/8" IRON ROD WITH CAP STAMPED "PSM5344"

SOUTH LINE OF THE N 1/2 OF THE SW 1/4 OF SECTION 1-20-27

PARCEL 1
WOODED PORTION OF THE SW 1/4 OF THE SECTION 1-20-27
3658 ONDICH ROAD

FOUND

THE WEST
E 1/2
/4 OF THE
CTION

THE E
1/4 OF
SECTION

SE
1/2

BORE R-31 ELEVATION=166.57'
BORE HA-01 NOT FOUND ELEVATION=165.92'
BORE R-08 ELEVATION=166.19'
BORE R-18 ELEVATION=166.13'
BORE HA-02 NOT FOUND ELEVATION=164.35'
BORE R-16 NOT FOUND ELEVATION=163.79'
BORE R-24 ELEVATION=163.02'
BORE R-09 NOT FOUND ELEVATION=162.86'
BORE R-10 UES 10' ELEVATION=164.57'
BORE R-14 NOT FOUND ELEVATION=165.30'
BORE R-14 UES 10' ELEVATION=164.70'
BORE R-15 UES 10' ELEVATION=164.39'
BORE HA-05 NOT FOUND ELEVATION=166.15'
BORE R-12 NOT FOUND ELEVATION=165.14'
BORE R-13 NOT FOUND ELEVATION=165.24'
BORE R-18 NOT FOUND ELEVATION=165.52'
BOREHOLE P-28 3000004
BOREHOLE P-31 3000009

N
W
E
S

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

KEY MAP

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Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C2.6

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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SHEET C2.4
SHEET C2.7

SHEET C2.6
SHEET C2.7

SHEET C2.7
SHEET C2.9

14,524 LF SILT FENCE (1/C2.11)

3,009 LF SILT FENCE (1/C2.11)

14,524 LF SILT FENCE (1/C2.11)

DEMO EXISTING DIRT ROAD

WESTERLY LIMITED ACCESS R/W LINE

SOUTH LINE OF THE N 1/2 OF THE SW 1/4 OF SECTION 1-20-27

SE CORNER OF THE N 1/2 OF THE SW 1/4 OF SECTION 1-20-27

SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1-20-27

PORTION OF N 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1-20-27 PARCEL 1

FOUND 4"X4" CONCRETE MONUMENT, NO ID

DIRT TRAIL

BORE HA-03 NOT FOUND ELEVATION=155.71'

BORE R-38 NOT FOUND ELEVATION=158.37

BORE R-39 NOT FOUND ELEVATION=160.73'

BORE HA-04 NOT FOUND ELEVATION=162.13'

BORE B-14 NOT FOUND ELEVATION=165.30'

BORE HA-05 NOT FOUND ELEVATION=166.10'

BORE B-05 NOT FOUND ELEVATION=163.47'

BORE B-13 NOT FOUND ELEVATION=165.24'

BORE B-12 NOT FOUND ELEVATION=165.14'

BORE B-11 NOT FOUND ELEVATION=165.06'

BORE R-18 NOT FOUND ELEVATION=165.53'

BORE R-20 NOT FOUND ELEVATION=163.70'

BORE B-05 UES 20' ELEVATION=163.53'

BORE P-06 UES 25' ELEVATION=157.41'

BORE P-08 UES 25' ELEVATION=155.74'

BORE P-09 UES 25' ELEVATION=160.40'

BORE P-10 UES 25' ELEVATION=154.91'

74482 159.83' BOREHOLE P-30 3000008

74483 159.67' BOREHOLE P-31 3000009

900000423 HA-03

900000432 P-06

900000483 R-39

900000424 HA-04

900000458 R-11

900000413 R-14

900000425 HA-05

900000412 R-13

900000459 R-12

900000424 B-05

900000467 R-20

900000435 P-09

900000436 P-10

900000466

900000465 R-18

900000457 P-08

900003036 P-12

206.74'(D)

S89°08'51"W 688.30'(D)

S89°08'48"W 688.31'(M)

R=22824.00'
CB=N14°51'57"W
CD=155.13'
Δ=00°23'22"
L=155.13'

R=22824.00'
CB=N14°51'56"E
CD=155.00'
Δ=00°23'21"
L=155.00'

R.C.P. 0.7' F.T.

F.I. 0.3'

P.C.P. N.T.

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

NO.	REV.	DATE	DESCRIPTION	BY
				SCS

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C2.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C2.5
SHEET C2.8
SHEET C2.6
SHEET C2.8
SHEET C2.8
SHEET C2.9
SHEET C2.8
SHEET C2.10

7,028 LF SILT FENCE (1/C2.11)

1 C2.11 BEGIN 7,028 LF SILT FENCE

1 C2.11 END 14,524 LF SILT FENCE

3 C2.11 CONCRETE WASH OUT

CONSTRUCTION ENTRANCE 2 C2.11

PLEASE REFER TO ORANGE COUNTY RIGHT-OF-WAY IMPROVEMENT PLANS FOR EROSION CONTROL, DEMO, AND M.O.T. FOR ROADWORK WITHIN ONDICH ROAD. FOR UTILITY WORK, PLEASE REFER TO FDOT DETAILS ON SHEET C2.11 AND C2.12

REV.	DATE	DESCRIPTION	BY
			SCS

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

DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C2.8

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C2.6
SHEET C2.9

SHEET C2.7
SHEET C2.9

SHEET C2.8
SHEET C2.9

1/C2.11 7,028 LF SILT FENCE

1/C2.11 BEGIN 14,524 LF SILT FENCE

1/C2.11 END 7,028 LF SILT FENCE

2/C2.11 CONSTRUCTION ENTRANCE

3/C2.11 CONCRETE WASH OUT

14,524 LF SILT FENCE 1/C2.11

7,028 LF SILT FENCE 1/C2.11

DEMO EXISTING DIRT ROAD

PLEASE REFER TO ORANGE COUNTY RIGHT-OF-WAY IMPROVEMENT PLANS FOR EROSION CONTROL, DEMO, AND M.O.T. FOR ROADWORK WITHIN ONDICH ROAD. FOR UTILITY WORK, PLEASE REFER TO FDOT DETAILS ON SHEET C2.11 AND C2.12

WOODED AREA
PORTION OF THE SW 1/4 OF THE SECTION 1-20-27
3658 ONDICH ROAD
PARCEL 1

FOUND 4"X4" CONCRETE MONUMENT, NO ID

FOUND 6"X6" CONCRETE MONUMENT, BROKEN NO ID 0.38' E

FOUND 6"X6" CONCRETE MONUMENT, BROKEN NO ID

FOUND 1/2" IRON ROD WITH ILLEGIBLE CAP

WEST LINE OF SECTION 1

S00°35'39"W 640.68'

S45°27'00"W 490.42'

N34°06'09"W 165.53'

ONDICH ROAD
33.00' R/W
WIDTH PER PLAT BOOK X, PAGE 7,
66.00' RIGHT OF WAY
WIDTH AS MONUMENTED

FLORIDA POWER AND LIGHT EASEMENT ORB. 3750, PG. 1202

ZONE A

R=580.07'
CB=S66°49'56"W
CD=437.51'
Δ=44°18'40"
L=448.61'

R=445.98'
CB=N62°24'30"W
CD=427.03'
Δ=57°12'27"
L=445.29'

R=645.92'
CB=S52°52'01"W
CD=178.04'
Δ=15°50'35"
L=178.61'

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REV.	DATE	DESCRIPTION	BY
			SCS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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MAITLAND, FLORIDA 32751
(407) 558-2228

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

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C2.9

LUKE CLASSON LICENSE PROFESSIONAL ENGINEER
No 77066
STATE OF FLORIDA
3/6/26

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SHEET C2.8

SHEET C2.10

MATCHLINE A-A

CONTRACTOR TO PROVIDE M.O.T PER FDOT DETAILS ON SHEET C2.11 AND C2.12

CONTRACTOR TO PROVIDE M.O.T PER FDOT DETAILS ON SHEET C2.11 AND C2.12

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

PAULETTE STREET

MATCHLINE A-A

N

W E

S

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

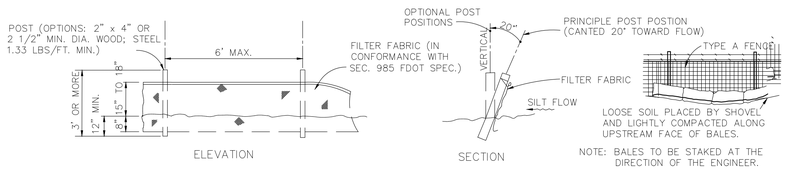
DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/6/2026
SCALE	1" = 40'
PROJECT	PUL-037
SHEET	C2.10

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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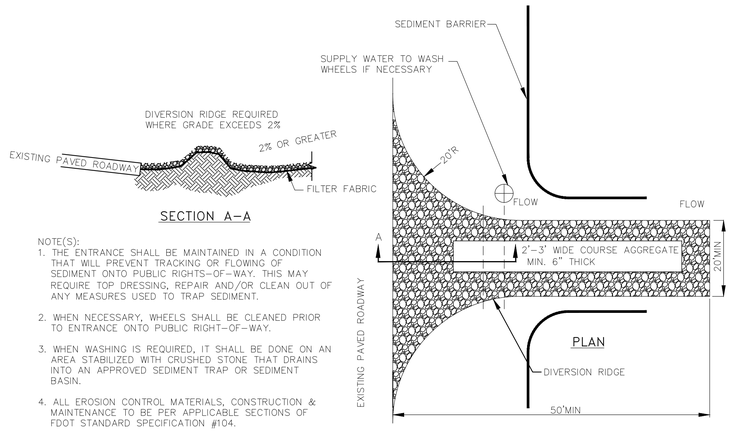


NOTE

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

1 TYPE III SILT FENCE DETAIL

N.T.S.

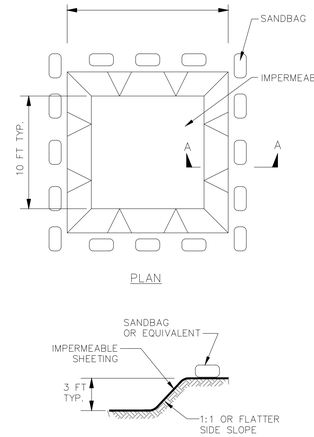


NOTE(S):

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.

2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.

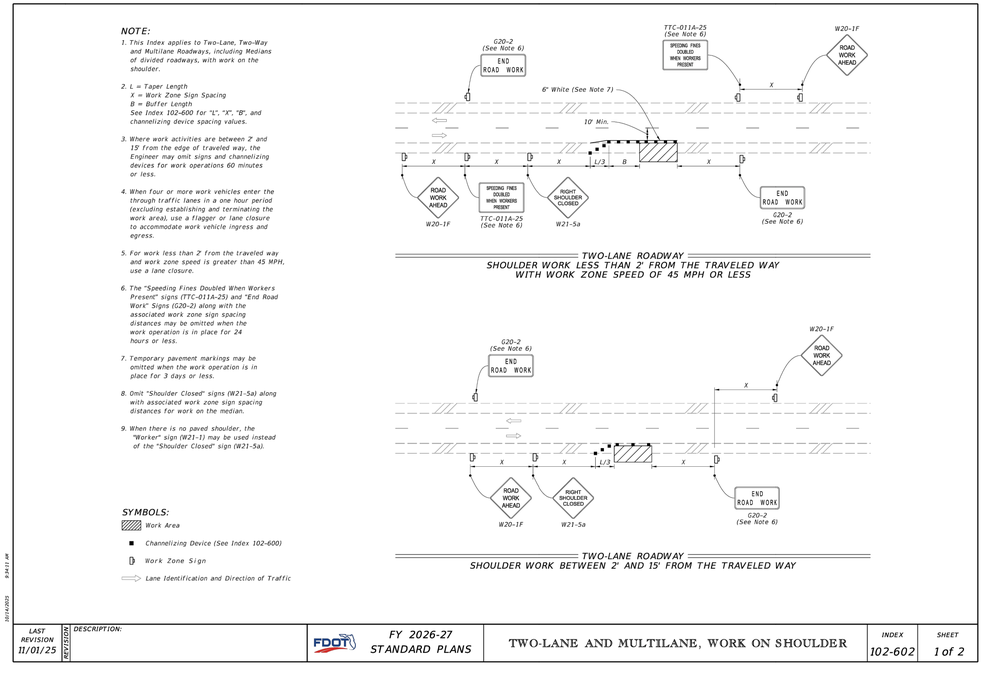


EXCAVATED WASHOUT STRUCTURE

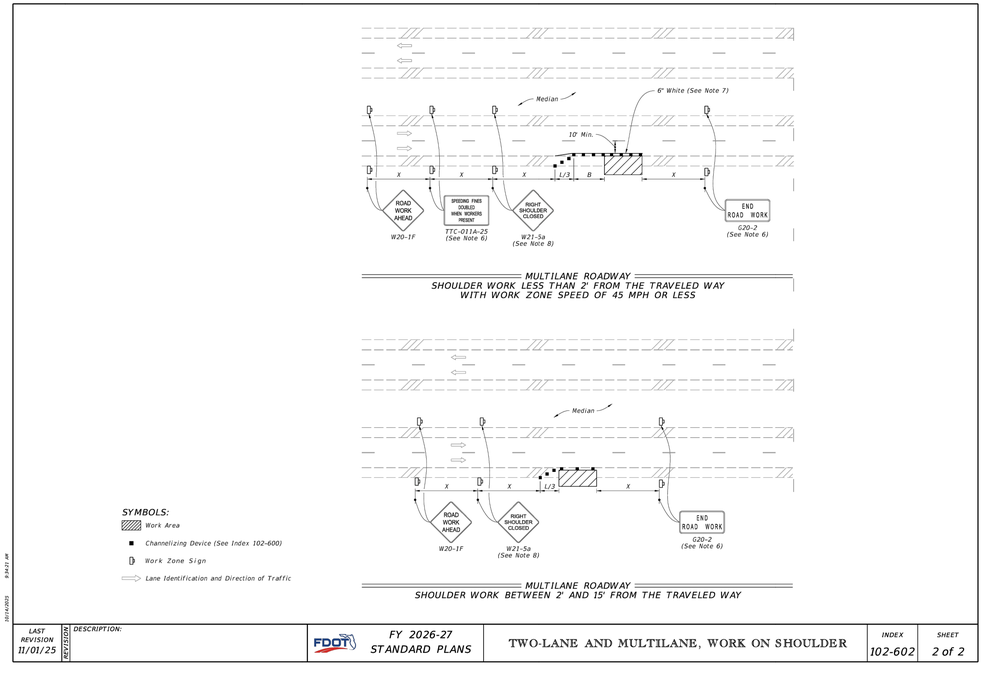
NOTES:

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

3 CONCRETE WASH OUT



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



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

4 MAINTENANCE OF TRAFFIC – WORK ON SHOULDER

N.T.S.

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

REV.	DATE	DESCRIPTION	BY

DEMO, EROSION & M.O.T. DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

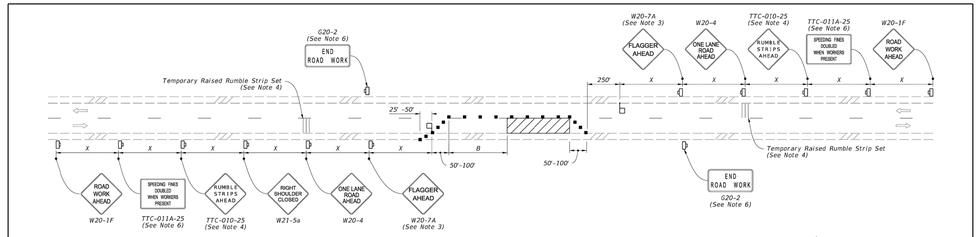
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C2.11

LUKE CLASSON LICENSE No 77066 STATE OF 3/6/26 FLORIDA PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO EROSION & MOT PLAN.dwg Modified:3/6/2026 By:afrancis Plotted By:andrew francis



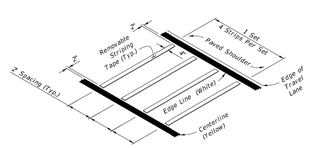
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater, and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (TTC-010-25) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

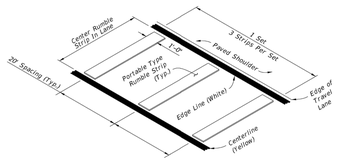
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

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



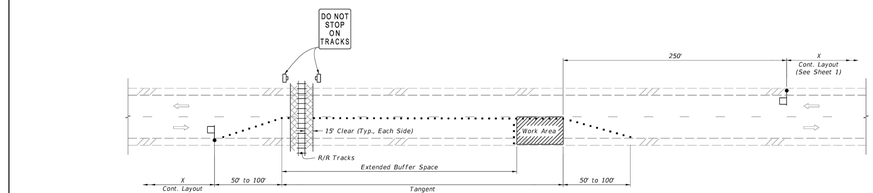
OPTION - 1
REMOVABLE STRIPING TYPE



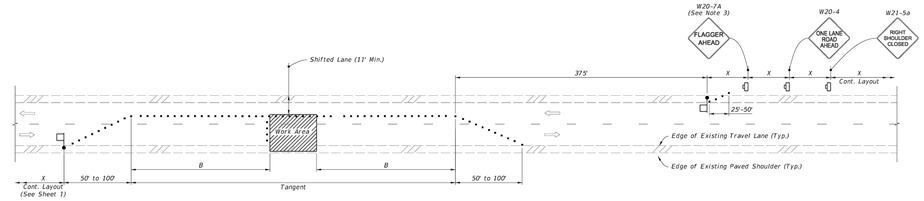
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/25					102-603	1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

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

SPECIAL CONDITIONS

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21					102-603	2 of 2

5 MAINTENANCE OF TRAFFIC – WORK WITHIN TRAVEL WAY

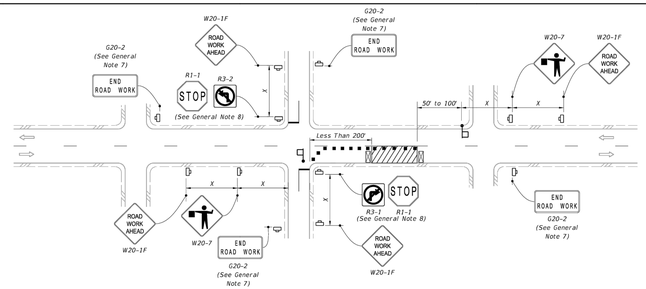
N.T.S.

GENERAL NOTES:

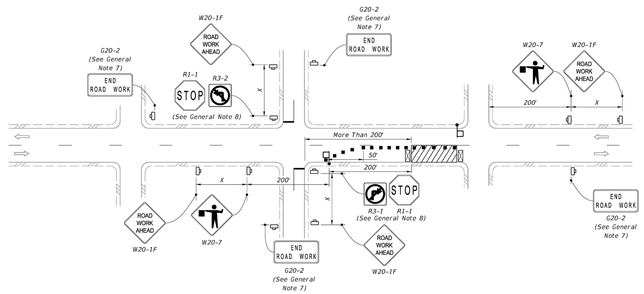
1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
7. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
8. As an option to the "STOP" sign (R1-1) and Restricted Left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" flagging operation from Index 102-600 may be used.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

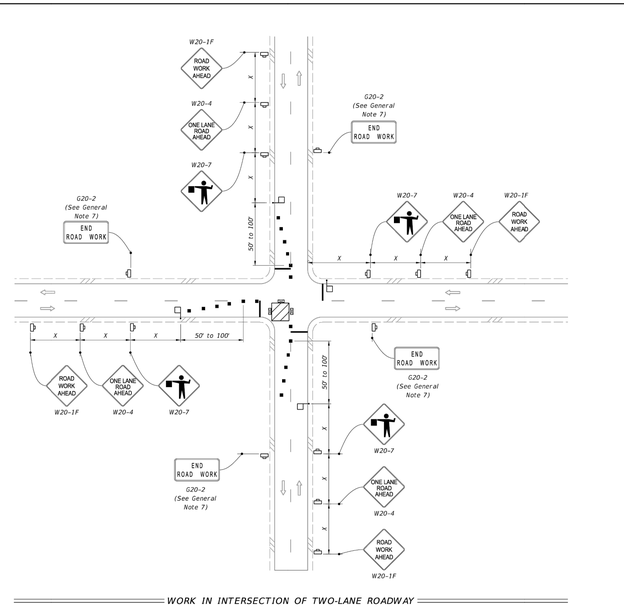


LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION



LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX	SHEET
11/01/22					102-604	1 of 2



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

WORK IN INTERSECTION OF TWO-LANE ROADWAY

LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX	SHEET
11/01/22					102-604	2 of 2

6 MAINTENANCE OF TRAFFIC – WORK IN INTERSECTION

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY

MOT DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

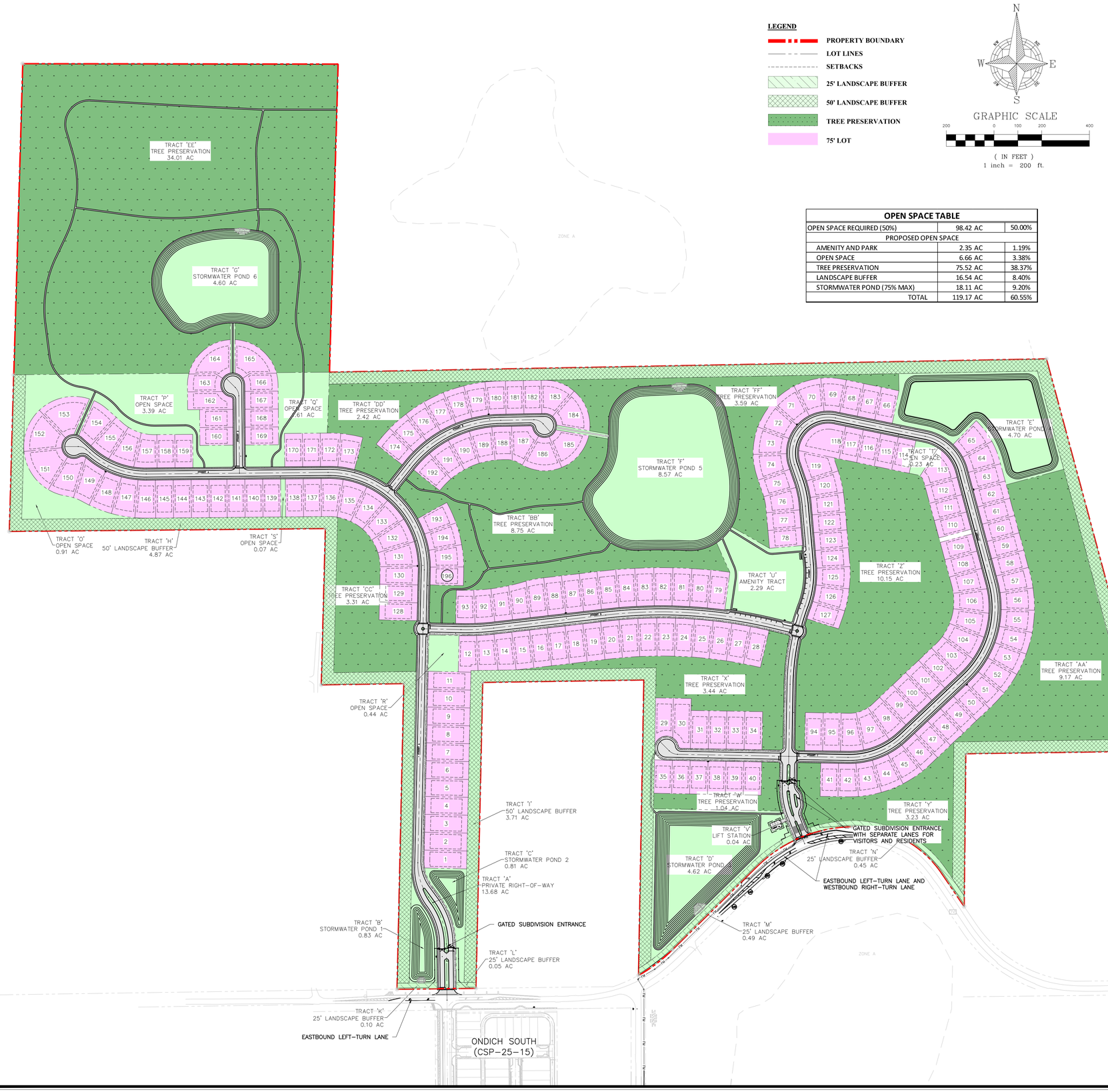
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C2.12

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
35/25

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO EROSION & MOT PLAN.dwg Modified: 3/6/2026 11:26:42 AM By:afrancis Plotted By:andrew francis



OVERALL SITE DATA:

OCPA - PARCEL ID #s:	**01-20-27-0000-00-007, 01-20-27-0000-00-034 01-20-27-0000-00-053, 02-20-27-0000-00-010 02-20-27-0000-00-011, 02-20-27-0000-00-020**
TOTAL PROPERTY AREA:	**196.83 Ac.**
FEMA FLOOD INSURANCR RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	**X**
EXISTING FUTURE LAND USE (FLU):	**RS (CITY)**
ADJACENT FUTURE LANE USE (FLU):	
NORTH	R (COUNTY)
SOUTH	R (COUNTY), MU (CITY)
EAST	R (COUNTY)
WEST	R (COUNTY)
EXISTING ZONING:	**PD (CITY)**
ADJACENT ZONING:	
NORTH	A-1 (COUNTY), R-CE-5 (COUNTY)
SOUTH	A-1 (COUNTY), MU-N (CITY)
EAST	A-1 (COUNTY),
WEST	A-1 (COUNTY), R-CE-5 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS :	**196 LOTS**
PROPOSED NET DENSITY:	**0.99 DU/Ac.**
MINIMUM OPEN SPACE:	**50% (98.42 Ac.)**
PROPOSED MINIMUM LOT REQUIREMENTS:	**75'x130' LOTS**
MINIMUM LOT AREA	9,750 SF
MINIMUM LOT WIDTH	75 ft.
MINIMUM LOT DEPTH	130 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)
SETBACKS	
FRONT/STREET SIDE	25 ft. min.
REAR	25 ft. min.
SIDE	7.5 ft. min.
CORNER	25 ft. min.

OPEN SPACE TABLE

OPEN SPACE REQUIRED (50%)	98.42 AC	50.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	2.35 AC	1.19%
OPEN SPACE	6.66 AC	3.38%
TREE PRESERVATION	75.52 AC	38.37%
LANDSCAPE BUFFER	16.54 AC	8.40%
STORMWATER POND (75% MAX)	18.11 AC	9.20%
TOTAL	119.17 AC	60.55%

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	PRIVATE RIGHT-OF-WAY	13.62 AC	593,208 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	0.83 AC	36,170 SF	H.O.A.
TRACT 'C'	STORMWATER POND 2	0.81 AC	35,432 SF	H.O.A.
TRACT 'D'	STORMWATER POND 3	4.62 AC	201,363 SF	H.O.A.
TRACT 'E'	STORMWATER POND 4	4.70 AC	204,799 SF	H.O.A.
TRACT 'F'	STORMWATER POND 5	8.57 AC	373,267 SF	H.O.A.
TRACT 'G'	STORMWATER POND 6	4.60 AC	200,552 SF	H.O.A.
TRACT 'H'	50' LANDSCAPE BUFFER	4.87 AC	211,969 SF	H.O.A.
TRACT 'I'	50' LANDSCAPE BUFFER	3.71 AC	161,424 SF	H.O.A.
TRACT 'J'	50' LANDSCAPE BUFFER	6.88 AC	299,558 SF	H.O.A.
TRACT 'K'	25' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'L'	25' LANDSCAPE BUFFER	0.05 AC	2,047 SF	H.O.A.
TRACT 'M'	25' LANDSCAPE BUFFER	0.49 AC	21,556 SF	H.O.A.
TRACT 'N'	25' LANDSCAPE BUFFER	0.45 AC	19,694 SF	H.O.A.
TRACT 'O'	OPEN SPACE	0.91 AC	39,740 SF	H.O.A.
TRACT 'P'	OPEN SPACE	3.39 AC	147,577 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	1.61 AC	70,230 SF	H.O.A.
TRACT 'R'	OPEN SPACE	0.44 AC	19,303 SF	H.O.A.
TRACT 'S'	OPEN SPACE	0.07 AC	3,200 SF	H.O.A.
TRACT 'T'	OPEN SPACE	0.23 AC	10,153 SF	H.O.A.
TRACT 'U'	AMENITY TRACT	2.35 AC	102,280 SF	H.O.A.
TRACT 'V'	LIFT STATION	0.04 AC	1,944 SF	CITY
TRACT 'W'	TREE PRESERVATION	1.04 AC	45,341 SF	H.O.A.
TRACT 'X'	TREE PRESERVATION	3.44 AC	149,985 SF	H.O.A.
TRACT 'Y'	TREE PRESERVATION	3.23 AC	140,794 SF	H.O.A.
TRACT 'Z'	TREE PRESERVATION	10.15 AC	442,072 SF	H.O.A.
TRACT 'AA'	TREE PRESERVATION	9.17 AC	399,466 SF	H.O.A.
TRACT 'BB'	TREE PRESERVATION	8.75 AC	381,081 SF	H.O.A.
TRACT 'CC'	TREE PRESERVATION	3.31 AC	143,987 SF	H.O.A.
TRACT 'DD'	TREE PRESERVATION	2.42 AC	105,327 SF	H.O.A.
TRACT 'EE'	TREE PRESERVATION	34.01 AC	1,481,570 SF	H.O.A.
TRACT 'FF'	TREE PRESERVATION	3.59 AC	156,193 SF	H.O.A.

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY

PD MASTER PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C3.0

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ONDICH NORTH MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. LOT CRITERIA:

Description	Single-Family Detached 75-Foot Lots
Front Porch Setback (2)	10' min.
Front/Street Side Setback	25' min.
Rear Setback (3)	25' min.
Side Setback	7.5' min.
Garage Front Setback	30' min.
Min. Average Lot Area	9,750 SF
Min. Lot Width	75'
Min. Lot Depth	130'
Max. Lot Coverage	75%
Max. Building Height	35'/2 Stories
Min. Living Area	1,500 SF

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
(3) Swimming pools and other structures are allowed to encroach within the building setbacks as allowed in Section 4.3.4 of the City of Apopka Land Development Code.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Development Design Guidelines unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All lots shall have minimum two (2) car garages.
5. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the location(s) shall be submitted prior to approval of the Construction Site Plan.
6. AC condenser units ("Units") and similar equipment shall be placed in the side or rear yard area. Units and similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
7. Storage sheds or similar storage facilities are allowed within the development as long as street buffering and/or adequate screening is provided as specified through the HOA documents.
8. A property owner may request approval by the City to allow one (1) accessory dwelling unit (ADU) per lot provided the ADU meets all requirements as specified through the HOA documents.
9. Swimming pools shall be allowed on all lots.
10. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from architectural renderings must be approved by City Council.
    b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum or vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed for driveways, lead walks, porches, and porticos.
11. Front Building Entrance Elevation Design Standards:
    a) A front-entry garage shall be flush with or behind the primary residential façade or porch.
    b) All lots shall be allowed to have front-entry, side-entry or courtyard-entry garages.
    c) A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural feature such as dormers gives an appearance of an occupied floor above the garage.
    d) Front porches and porticos may be at grade level.
    e) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    f) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    g) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    h) Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
12. Individual Lot Front & Rear Yard Fencing Standards:
    a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    b) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
    c) Vinyl fencing shall be allowed.

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka and FDEP standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka and FDEP standards.
4. Utility easements shall be dedicated to the City of Apopka.
5. Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
6. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
7. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
8. A final drainage report and soils report will be submitted with the Construction Site Plan.
9. Drainage easements to be dedicated to the Homeowners' Association ("HOA") unless otherwise required by the City of Apopka.
10. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
11. Internal rights-of-way are to be constructed per City of Apopka standards.
12. The internal rights-of-way are permitted to be private and the community is permitted to be gated. The installation of access gates at the entrances of the project is permitted. Any access gates shall be owned and maintained by the HOA.
13. Five-foot (5') wide sidewalks are to be constructed adjacent to internal rights-of-way throughout the entire development. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
14. Power service within the development shall be underground. No overhead service will be allowed.
15. Vehicular, pedestrian and accent lighting shall substantially conform to Section 3.10 of the City of Apopka Development Design Guidelines.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 50% of the developed site area in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
3. The amenity tract shall be approximately 2.77 acres as shown on the Master Plan. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

E. Buffers and Landscaping

1. A buffer with a minimum width of ten (10) feet shall be provided along Ondich Road. This tract shall be dedicated to and maintained by the HOA.
2. A buffer with a minimum width of fifty (50) feet shall be provided along the property boundaries adjacent to proposed development unless otherwise specified in these Development Standards. This tract shall be dedicated to and maintained by the HOA.
3. The design of all buffer tracts shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code. Landscaping, Irrigation, and Hardscape Plans shall be provided at Construction Site Plan.
4. Entrance feature and community sign details will be provided with the Construction Site Plan.
5. Final landscape plans for the buffer areas along the proposed entrances on Ondich Road shall be provided with the Construction Site Plan.
6. Tree Planting Conditions – A minimum of four (4) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Street tree plantings shall conform to Section 3.6 of the City of Apopka Development Design Guidelines.
7. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

1. The HOA shall maintain all common areas and all fences/walls and landscaping within said areas.
2. The HOA shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way of the development.
3. The City of Apopka shall be responsible for maintenance of utilities (potable water main, reclaimed water main, force main, etc.) within the private rights-of-way of the development.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0050-H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code.
5. An individual lot clearing/arbor permit is required prior to clearing or grading any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest practical extent. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

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

I. Signage

1. Signage shall comply with Section 5.10 of the City of Apopka Land Development Code and with the City of Apopka Development Design Guidelines.
2. The general locations of the primary entry signs shall be identified on the PD Master Development Plan.

J. Lighting

1. Lighting shall comply with Section 5.6 of the City of Apopka Land Development Code and Section 3.10 of the City of Apopka Development Design Guidelines. Street and parking areas or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

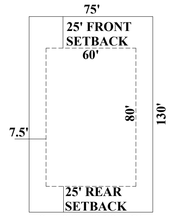
K. Building Permits & Model Homes

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

L. Miscellaneous

5. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
6. All acreages are subject to change with Major Development Plan, Construction Site Plan and Final Plat review and approval.
7. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are allowed within the development as long as adequate screening is provided as specified through the HOA documents.
8. All lots shall have uniform address numbers on the front facades of the residence.

TYPICAL 75' LOT SIZE/PROPOSED BUILDABLE AREA



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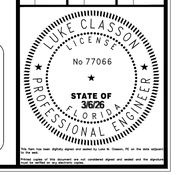
REV.	DATE	DESCRIPTION	BY

PD MASTER PLAN DEVELOPMENT STANDARDS CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH) CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C3.1



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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PD Master Plan.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis

PROPOSED GREEN BUILDING STANDARDS:

LOCATION
- DEVELOPMENT AS A TRADITIONAL NEIGHBORHOOD PLANNED DEVELOPMENT (PD) DISTRICT — **0.75 pt.**

PASSIVE SOLAR
- ORIENT A MINIMUM OF 25 PERCENT OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE — **1.00 pt.**

VEGETATION
- RETAIN AT LEAST 20 PERCENT OF EXISTING PRE-DEVELOPMENT NATURAL VEGETATION — **0.75 pt.**
- PRESERVE LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH) - *(5+ PRESERVED TREES)* — **1.00 pt.**

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

TRANSPORTATION
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED — **0.50 pt.**

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

TOTAL : **5.75 pt.**

N
W E
S

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

LEGEND

TREE PRESERVATION AREA

OPEN SPACE

TRACT 'EE'
TREE PRESERVATION
C4.1

TRACT 'G'
STORMWATER POND 6
4.09 AC

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
0.61 AC

C4.2

TRACT 'DD'
TREE PRESERVATION
2.42 AC

C4.3

TRACT 'FF'
TREE PRESERVATION
3.59 AC

C4.4

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
1.07 AC

TRACT 'S'
OPEN SPACE
0.07 AC

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

C4.5

C4.6

C4.7

TRACT 'X'
TREE PRESERVATION
3.44 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'X'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'R'
OPEN SPACE
0.44 AC

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'V'
LIFT STATION
0.04 AC

C4.9

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13

C4.8

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ORANGE ROUTE
(CITY OF APOPKA PROJECT CIP-25-15)
(ORANGE COUNTY D-PERMIT 25-E-306)

ZONE A

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OVERALL GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.0

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/6/26

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S89°56'17"E
1322.14'

TRACT 'EE'
TREE PRESERVATION
34.01 AC

PROPOSED 5' RECREATIONAL TRAIL (TYP.)

N1°39'12"E
1304.88'

132.24'
S1°36'01"W

C176

C177

C175

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

TRACT 'G'
STORMWATER POND 6
4.60 AC

J

K

L

N35°59'19"W

SHEET C4.1

SHEET C4.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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GEOMETRY PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.1

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SHEET C4.1

SHEET C4.2

SHEET C4.2

SHEET C4.3

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

5' RECREATIONAL TRAIL (TYP.)

5' RECREATIONAL TRAIL (TYP.)

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'R'
TREE PRESERVATION
2.42 AC

STREET A

STREET D

50'

10' UTILITY EASEMENT

ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)

TYPE 'F' CURB (TYP.)

5' CONCRETE SIDEWALK (TYP.)

'F' TYPE

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

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GEOMETRY PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/6/2026
SCALE:	1" = 50'
PROJECT	PUL-037
SHEET	C4.2

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LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT 'CC'
TREE PRESERVATION
2.42 AC

SHEET C4.2

SHEET C4.3

716.81'
S88°56'18"W

S88°56'18"W
22.67'

75.00'
S88°56'18"W

75.00'
S88°56'18"W

S88°56'18"W
10.75'

1488.09'
S88°56'18"W

N88°56'18"E
3006.03'

PROPOSED 5' RECREATIONAL TRAIL (TYP.)

196.76'
S67°08'50"W

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

5' CONCRETE SIDEWALK (TYP.)

STREET E

10' UTILITY EASEMENT

N88°56'18"E
139.08'

R50'

R37'

S41°17'48"E
46.56'

C=42.08' R=50.00'
CB=S66°10'45"E

79.73'
N80°12'44"W

S80°12'44"E
82.57'

54.17'
S14°47'16"W

30.63'
S14°47'16"W

271.22'
N14°47'16"E

'F' TYPE CURB (TYP.)

ADA RAMPS WITH
DETECTABLE WARNINGS (TYP.)

N38°26'50"E
3.88'

5' RECREATIONAL TRAIL (TYP.)

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'F'
STORMWATER POND 5
8.57 AC

46.53'
N47°33'10"W

77.59'
S42°26'50"W

SHEET C4.3
SHEET C4.4

SHEET C4.3
SHEET C4.5

SHEET C4.3
SHEET C4.6

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GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.3

LUKE CLASSON LICENSE
No 77066
STATE OF FLORIDA
3/6/26
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KEY MAP

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PROPOSED 5' RECREATIONAL TRAIL (TYP.)

TRACT 'FF'
TREE PRESERVATION
3.59 AC

5' CONCRETE SIDEWALK (TYP.)

TYPE 'F' CURB (TYP.)

10' UTILITY EASEMENT

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'I'
OPEN SPACE
0.23 AC

TRACT 'H'
TREE PRESERVATION
10.15 AC

TRACT 'G'
AMENITY TRACT
2.29 AC

5' RECREATIONAL TRAIL (TYP.)

MAIL KIOSK

STREET C

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

SHEET C4.3
SHEET C4.4
SHEET C4.4
SHEET C4.6
SHEET C4.4
SHEET C4.7
SHEET C4.6
SHEET C4.7

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GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.4

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SHEET C4.2
SHEET C4.5

SHEET C4.3
SHEET C4.5

SHEET C4.3
SHEET C4.6

SHEET C4.5
SHEET C4.8

SHEET C4.5
SHEET C4.6

SHEET C4.6
SHEET C4.8

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

5' RECREATIONAL TRAIL (TYP.)

ADA RAMPS WITH
DETECTABLE WARNINGS (TYP.)

TYPE 'A' CURB (TYP.)

TYPE 'F' CURB (TYP.)

STREET A

STREET B

PLEASE REFER TO SHEET C4.12 &
C4.13 FOR ALL CROSS SECTIONS

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

KEY MAP

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STATE OF
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NO. 39060

GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C4.5

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SHEET C4.3
SHEET C4.5
SHEET C4.3
SHEET C4.6
SHEET C4.4
SHEET C4.6
SHEET C4.4
SHEET C4.7
SHEET C4.6
SHEET C4.7
SHEET C4.5
SHEET C4.6
SHEET C4.6
SHEET C4.8
SHEET C4.6
SHEET C4.8
SHEET C4.6
SHEET C4.9
SHEET C4.7
SHEET C4.9

STREET B
STREET C
TRACT "U" AMENITY TRACT 2.29 AC
TRACT "X" TREE PRESERVATION 3.44 AC
5' RECREATIONAL TRAIL (TYP.)
MAIL KIOSK
BIKE RACK
TYPE "F" CURB (TYP.)
10' UTILITY EASEMENT
PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS
5' CONCRETE SIDEWALK (TYP.)
ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)
GATED SUBDIVISION ENTRANCE

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

KEY MAP

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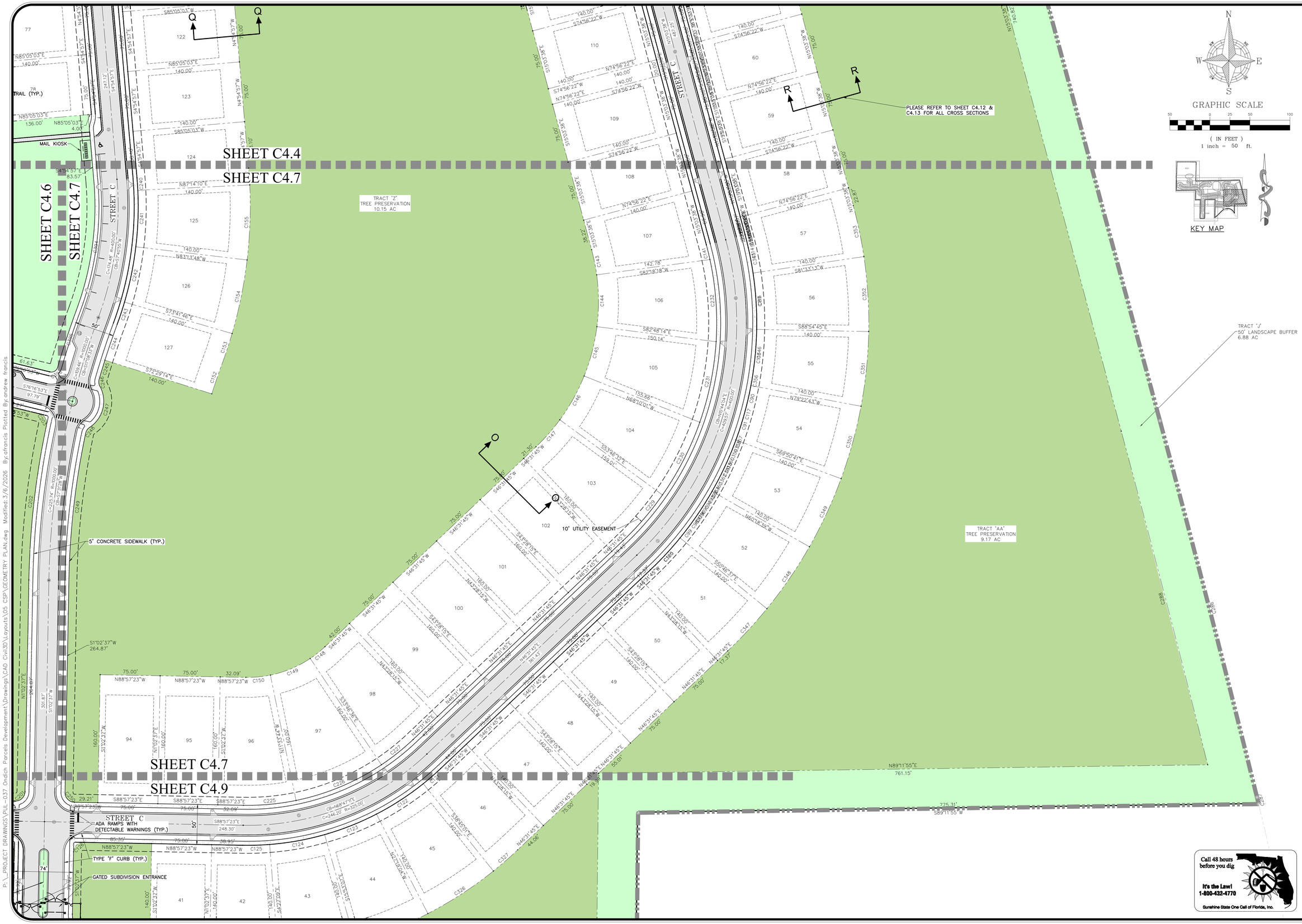
GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.6

LIKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESCRIPTION | DATE | REV. | BY | SCS

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis



P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\GEOMETRY PLAN.dwg Modified: 3/6/2026 By: afrancis Plotted By: andrew francis

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L.CLASSON	DATE: 3/6/2026
SCALE: 1" = 50'	PROJECT PUL-037	SHEET C4.7	

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

5' CONCRETE SIDEWALK (TYP.)

TYPE 'F' CURB (TYP.)

12' UTILITY EASEMENT

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

GATED SUBDIVISION ENTRANCE

TYPE 'A' CURB (TYP.)

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

ADA RAMP WITH DETECTABLE WARNINGS (TYP.)

ONDICH ROAD IMPROVEMENTS TO BE PERMITTED THROUGH ORANGE COUNTY

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

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

REV.	DATE	DESCRIPTION	BY
			SCS

GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.8

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C4.6
SHEET C4.9

SHEET C4.7
SHEET C4.9

SHEET C4.8
SHEET C4.9

STREET C

5' CONCRETE SIDEWALK (TYP.)

ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)

10' UTILITY EASEMENT

TYPE 'F' CURB (TYP.)

GATED SUBDIVISION ENTRANCE

TYPE 'A' CURB (TYP.)

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

PLEASE REFER TO SHEET C4.12 & C4.13 FOR ALL CROSS SECTIONS

ADA RAMP WITH DETECTABLE WARNINGS (TYP.)

ONDICH ROAD IMPROVEMENTS TO BE PERMITTED THROUGH ORANGE COUNTY

ZONE A

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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REV. DATE DESCRIPTION BY SCS

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LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
50	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
51	0.26 AC	11,268 SF	5,894 SF	71.56 LF	PRIVATE
52	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
53	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
54	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
55	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
56	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
57	0.26 AC	11,202 SF	5,851 SF	71.93 LF	PRIVATE
58	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
59	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
60	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
61	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
62	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
63	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
64	0.27 AC	11,872 SF	6,282 SF	68.09 LF	PRIVATE
65	0.28 AC	12,326 SF	6,573 SF	67.15 LF	PRIVATE
66	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
67	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
68	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
69	0.28 AC	12,192 SF	6,487 SF	65.83 LF	PRIVATE
70	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
71	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
72	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
73	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
74	0.28 AC	12,411 SF	6,628 SF	66.67 LF	PRIVATE
75	0.25 AC	10,765 SF	5,570 SF	80.67 LF	PRIVATE
76	0.26 AC	11,458 SF	6,016 SF	95.31 LF	PRIVATE
77	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
78	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
79	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
80	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
81	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
82	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
83	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
84	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
85	0.28 AC	12,256 SF	6,776 SF	74.27 LF	PRIVATE
86	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
87	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
88	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
89	0.27 AC	11,874 SF	6,504 SF	75.00 LF	PRIVATE
90	0.26 AC	11,174 SF	5,919 SF	75.00 LF	PRIVATE
91	0.24 AC	10,613 SF	5,482 SF	75.00 LF	PRIVATE
92	0.25 AC	10,884 SF	5,647 SF	83.20 LF	PRIVATE
93	0.25 AC	10,798 SF	5,592 SF	81.34 LF	PRIVATE
94	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
95	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
96	0.30 AC	12,880 SF	7,204 SF	98.10 LF	PRIVATE
97	0.31 AC	13,648 SF	7,732 SF	16.31 LF	PRIVATE
98	0.29 AC	12,676 SF	7,064 SF	92.76 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
99	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
100	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
101	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
102	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
103	0.30 AC	12,876 SF	7,201 SF	94.98 LF	PRIVATE
104	0.30 AC	13,008 SF	7,267 SF	102.42 LF	PRIVATE
105	0.29 AC	12,768 SF	7,050 SF	103.12 LF	PRIVATE
106	0.28 AC	12,316 SF	6,662 SF	103.33 LF	PRIVATE
107	0.26 AC	11,162 SF	5,820 SF	88.58 LF	PRIVATE
108	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
109	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
110	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
111	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
112	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
113	0.32 AC	14,018 SF	7,661 SF	151.99 LF	PRIVATE
114	0.24 AC	10,500 SF	6,527 SF	113.06 LF	PRIVATE
115	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
116	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
117	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
118	0.48 AC	21,056 SF	10,625 SF	75.18 LF	PRIVATE
119	0.31 AC	13,520 SF	7,312 SF	132.98 LF	PRIVATE
120	0.26 AC	11,430 SF	5,998 SF	71.16 LF	PRIVATE
121	0.25 AC	10,947 SF	5,687 SF	73.16 LF	PRIVATE
122	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
123	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
124	0.25 AC	10,736 SF	5,552 SF	74.06 LF	PRIVATE
125	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
126	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
127	0.25 AC	10,928 SF	5,675 SF	76.58 LF	PRIVATE
128	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
129	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
130	0.28 AC	12,186 SF	6,728 SF	79.62 LF	PRIVATE
131	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
132	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
133	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
134	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
135	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
136	0.29 AC	12,681 SF	7,068 SF	92.80 LF	PRIVATE
137	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
138	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
139	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
140	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
141	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
142	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
143	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
144	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
145	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
146	0.29 AC	12,800 SF	7,150 SF	72.62 LF	PRIVATE
147	0.31 AC	13,622 SF	7,715 SF	70.17 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
148	0.31 AC	13,622 SF	7,715 SF	70.17 LF	PRIVATE
149	0.32 AC	14,080 SF	7,983 SF	99.13 LF	PRIVATE
150	0.35 AC	15,369 SF	8,799 SF	80.24 LF	PRIVATE
151	0.45 AC	19,474 SF	11,737 SF	46.77 LF	PRIVATE
152	0.43 AC	18,943 SF	11,372 SF	45.57 LF	PRIVATE
153	0.49 AC	21,211 SF	12,918 SF	38.16 LF	PRIVATE
154	0.34 AC	14,695 SF	8,452 SF	66.74 LF	PRIVATE
155	0.29 AC	12,598 SF	7,005 SF	75.58 LF	PRIVATE
156	0.30 AC	12,893 SF	7,117 SF	111.36 LF	PRIVATE
157	0.27 AC	11,753 SF	6,226 SF	98.84 LF	PRIVATE
158	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
159	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
160	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
161	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
162	0.31 AC	13,566 SF	7,473 SF	97.87 LF	PRIVATE
163	0.24 AC	10,426 SF	5,478 SF	58.53 LF	PRIVATE
164	0.43 AC	18,635 SF	10,359 SF	39.52 LF	PRIVATE
165	0.42 AC	18,357 SF	10,176 SF	39.11 LF	PRIVATE
166	0.24 AC	10,329 SF	5,452 SF	56.42 LF	PRIVATE
167	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
168	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
169	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
170	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
171	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
172	0.25 AC	11,096 SF	5,783 SF	72.47 LF	PRIVATE
173	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
174	0.26 AC	11,154 SF	5,821 SF	72.32 LF	PRIVATE
175	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
176	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
177	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
178	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
179	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
180	0.25 AC	11,092 SF	5,781 SF	72.58 LF	PRIVATE
181	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
182	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
183	0.32 AC	13,728 SF	7,475 SF	47.13 LF	PRIVATE
184	0.37 AC	15,945 SF	8,895 SF	41.56 LF	PRIVATE
185	0.36 AC	15,619 SF	8,686 SF	40.59 LF	PRIVATE
186	0.35 AC	15,147 SF	8,386 SF	45.08 LF	PRIVATE
187	0.30 AC	12,900 SF	6,976 SF	136.03 LF	PRIVATE
188	0.25 AC	10,920 SF	5,661 SF	83.46 LF	PRIVATE
189	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
190	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
191	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
192	0.26 AC	11,447 SF	6,009 SF	95.23 LF	PRIVATE
193	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
194	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
195	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
196	0.25 AC	10,683 SF	5,518 SF	74.27 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

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REV.	DATE	DESCRIPTION	BY
1			SCS

LOT DATA TABLES
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C4.10

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Curve Table

Curve #		Chord Length	Chord Direction	Radius
C1	9.11	8.89'	N20°28'33"W	12.00'
C2	59.21	53.68'	N11°16'10"E	39.00'
C3	0.50	0.50'	N64°30'00"E	605.07'
C4	1.16	1.16'	S22°06'31"E	337.00'
C5	31.88	31.87'	N19°17'58"W	337.00'
C6	103.71	103.30'	N7°46'22"W	337.00'
C7	7.50	7.38'	N26°51'10"E	12.00'
C8	16.20	16.20'	N0°01'54"E	375.00'
C9	104.21	103.87'	N9°10'00"W	375.00'
C10	104.21	103.87'	N25°05'17"W	375.00'
C11	104.21	103.87'	N41°00'34"W	375.00'
C12	104.21	103.87'	N56°55'51"W	375.00'
C13	104.21	103.87'	N72°51'08"W	375.00'
C14	63.50	63.42'	N85°39'50"W	375.00'
C15	34.60	34.59'	N87°52'18"W	375.00'
C16	70.17	70.07'	N79°52'03"W	375.00'
C17	70.17	70.07'	N69°08'48"W	375.00'
C18	99.13	98.84'	N56°12'48"W	375.00'
C19	28.38	26.88'	N86°16'04"W	25.00'
C20	28.38	26.88'	N86°16'04"W	25.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C21	51.86	49.57'	N89°04'14"W	50.00'
C22	46.77	45.09'	N32°33'18"W	50.00'
C23	45.57	44.01'	N20°21'19"E	50.00'
C24	38.16	37.24'	N68°19'39"E	50.00'
C25	15.69	15.63'	S57°14'28"E	50.00'
C26	65.09	64.72'	N52°14'13"E	175.00'
C27	53.12	52.92'	S87°05'55"E	175.00'
C28	75.58	75.41'	S54°54'45"E	325.00'
C29	111.36	110.81'	S71°23'27"E	325.00'
C30	52.80	52.74'	S85°51'39"E	325.00'
C53	53.71	53.58'	S21°53'57"E	225.00'
C54	53.71	53.58'	S21°53'57"E	225.00'
C55	53.71	53.58'	S21°53'57"E	225.00'
C56	53.71	53.58'	S21°53'57"E	225.00'
C57	53.71	53.58'	S21°53'57"E	225.00'
C58	53.71	53.58'	S21°53'57"E	225.00'
C59	49.37	49.35'	N87°52'18"W	535.00'
C64	53.71	53.58'	S21°53'57"E	225.00'
C89	70.72	70.64'	S3°40'46"E	425.00'
C90	70.72	70.64'	S15°23'18"W	425.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C91	70.72	70.64'	S15°23'18"W	425.00'
C92	70.72	70.64'	S34°27'22"W	425.00'
C93	70.72	70.64'	S34°27'22"W	425.00'
C94	70.72	70.64'	S34°27'22"W	425.00'
C95	70.72	70.64'	S34°27'22"W	425.00'
C96	70.72	70.64'	S34°27'22"W	425.00'
C97	70.72	70.64'	S34°27'22"W	425.00'
C98	70.72	70.64'	S34°27'22"W	425.00'
C99	70.72	70.64'	S34°27'22"W	425.00'
C103	81.77	81.65'	N10°25'40"W	425.00'
C104	22.94	22.94'	N17°29'09"W	425.00'
C105	54.94	54.72'	N10°02'16"W	175.00'
C106	65.09	64.72'	N9°36'45"E	175.00'
C107	65.09	64.72'	N30°55'29"E	175.00'
C108	65.09	64.72'	N52°14'13"E	175.00'
C109	65.09	64.72'	N73°32'56"E	175.00'
C110	53.12	52.92'	S87°05'55"E	175.00'
C111	127.88	126.17'	S62°07'11"E	225.00'
C112	67.15	66.90'	S37°17'16"E	225.00'
C113	53.71	53.58'	S21°53'57"E	225.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C114	49.06	49.03'	S11°45'12"E	425.00'
C115	70.72	70.64'	S3°40'46"E	425.00'
C116	70.72	70.64'	S5°51'16"W	425.00'
C117	70.72	70.64'	S15°23'18"W	425.00'
C118	70.72	70.64'	S24°55'20"W	425.00'
C119	70.72	70.64'	S34°27'22"W	425.00'
C120	54.19	54.16'	S42°52'34"W	425.00'
C121	28.84	28.83'	S48°53'22"W	350.00'
C122	69.84	69.72'	S56°57'58"W	350.00'
C123	69.84	69.72'	S68°23'55"W	350.00'
C124	69.84	69.72'	S79°49'52"W	350.00'
C125	33.58	33.56'	S88°17'44"W	350.00'
C126	18.85	16.97'	S46°02'37"W	12.00'
C127	28.93	28.20'	S21°21'32"E	37.00'
C128	160.89	158.34'	S18°24'17"E	260.00'
C129	28.46	27.94'	S24°48'11"E	43.00'
C130	26.75	26.74'	S9°01'28"E	241.00'
C131	26.99	26.55'	S5°46'44"W	43.00'
C132	179.52	176.35'	S17°25'54"E	275.00'
C133	29.69	28.90'	S0°46'37"W	37.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C137	22.30	20.30'	S64°47'52"E	15.00'
C141	18.68	18.68'	N13°37'59"W	375.00'
C143	32.14	32.12'	S11°22'40"E	250.00'
C144	64.97	64.79'	S0°14'58"E	250.00'
C145	63.87	63.69'	S14°30'52"W	250.00'
C146	62.79	62.63'	S29°01'44"W	250.00'
C147	44.96	44.90'	S41°22'37"W	250.00'
C148	23.69	23.66'	S51°22'34"W	140.00'
C149	54.28	53.94'	S67°19'50"W	140.00'
C150	30.80	30.74'	S84°44'27"W	140.00'
C152	40.33	40.32'	N18°53'47"E	835.00'
C153	39.21	39.20'	N18°17'30"E	565.00'
C154	94.01	93.91'	N11°32'13"E	565.00'
C155	94.01	93.91'	N2°00'11"E	565.00'
C156	21.22	21.22'	N3°50'24"W	565.00'
C157	44.20	44.19'	N6°58'29"W	615.00'
C158	92.13	92.04'	N13°19'31"W	615.00'
C159	15.19	15.19'	N18°19'28"W	615.00'
C160	12.77	12.70'	S67°57'11"E	35.00'
C161	25.93	25.34'	S36°16'56"E	35.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C162	1.61	1.61'	S5°06'28"W	12.00'
C164	2.59	2.59'	N15°22'56"W	190.00'
C168	48.01	47.88'	N6°43'24"E	190.00'
C170	2.74	2.74'	N14°22'30"E	190.00'
C171	239.41	223.88'	N50°53'09"E	190.00'
C173	119.20	118.16'	S74°39'43"W	260.00'
C174	149.33	137.06'	N77°43'47"W	105.00'
C175	380.91	325.89'	N17°34'25"E	200.00'
C176	314.50	311.49'	N85°53'23"E	655.00'
C177	140.25	129.03'	S40°10'39"E	100.00'
C178	144.80	123.34'	S55°18'39"W	75.00'
C179	83.58	83.22'	N78°35'13"W	260.00'
C194	83.82	83.75'	S68°28'22"W	580.07'
C197	18.85	16.97'	N43°57'23"W	12.00'
C198	104.72	86.60'	N61°02'37"E	50.00'
C199	42.62	41.34'	S34°32'11"E	50.00'
C200	16.51	15.24'	S49°32'11"E	12.00'
C201	18.85	16.97'	N46°02'37"E	12.00'
C202	195.11	194.82'	N6°29'49"E	1025.00'
C203	18.48	16.71'	N32°09'56"W	12.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C204	17.08	17.08'	N76°31'43"W	1980.00'
C205	79.20	79.20'	N77°55'18"W	1980.00'
C206	79.20	79.20'	N80°12'49"W	1980.00'
C207	79.20	79.20'	N82°30'20"W	1980.00'
C208	79.20	79.20'	N84°47'51"W	1980.00'
C209	79.20	79.20'	N87°05'22"W	1980.00'
C210	79.20	79.20'	N89°22'52"W	1980.00'
C211	79.20	79.20'	S88°19'37"W	1980.00'
C212	79.20	79.20'	S86°02'06"W	1980.00'
C213	53.18	53.18'	S84°07'10"W	1980.00'
C214	1.93	1.93'	S83°24'16"W	1020.00'
C215	73.18	73.17'	S85°30'51"W	1020.00'
C216	65.87	65.85'	S89°25'10"W	1020.00'
C217	18.85	16.97'	S46°16'10"W	12.00'
C218	34.19	34.14'	S4°19'41"E	175.00'
C219	80.05	79.35'	S23°01'45"E	175.00'
C220	210.40	207.06'	S18°24'17"E	340.00'
C225	66.00	65.87'	N84°44'27"E	300.00'
C226	116.31	115.59'	N67°19'50"E	300.00'
C227	50.76	50.70'	N51°22'34"E	300.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C229	75.55	75.43'	N40°45'26"E	375.00'
C230	102.42	102.10'	N27°09'41"E	375.00'
C231	103.12	102.79'	N11°27'35"E	375.00'
C232	103.33	103.01'	N4°18'43"W	375.00'
C233	129.64	126.69'	N36°16'56"W	175.00'
C234	63.83	63.48'	N67°57'11"W	175.00'
C235	211.39	187.08'	S53°09'07"W	125.00'
C236	51.79	51.42'	S7°09'47"E	125.00'
C237	11.73	11.73'	S18°19'28"E	475.00'
C238	71.16	71.09'	S13°19'31"E	475.00'
C239	34.14	34.13'	S6°58'29"E	475.00'
C240	15.96	15.96'	S3°50'24"E	425.00'
C241	70.72	70.64'	S2°00'11"W	425.00'
C242	70.72	70.64'	S11°32'13"W	425.00'
C243	29.49	29.49'	S18°17'30"W	425.00'
C244	47.09	47.08'	S18°53'47"W	975.00'
C245	24.82	24.81'	S16°47'01"W	975.00'
C246	9.33	9.09'	S6°12'28"E	12.00'
C247	57.82	52.67'	S14°00'18"W	39.00'
C248	9.33	9.09'	S34°13'05"W	12.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C249	185.69	185.41'	S6°29'59"W	975.00'
C250	18.85	16.97'	S43°57'23"E	12.00'
C251	208.92	207.89'	S54°35'05"W	605.07'
C253	96.49	96.39'	S49°23'14"W	620.92'
C285	60.63	60.60'	S56°38'10"W	620.92'
C286	486.19	486.18'	S14°27'01"E	22824.00'
C287	8.65	8.65'	S13°45'27"E	3006.00'
C288	430.86	430.85'	N14°31'07"W	22774.00'
C289	199.00	198.03'	S54°30'18"W	580.07'
C290	178.61	178.04'	S52°52'01"W	645.92'
C291	188.81	188.05'	N80°02'53"E	605.07'
C292	470.19	450.91'	S62°24'44"E	470.98'
C293	445.29	427.03'	N62°24'30"W	445.98'
C294	165.79	165.23'	S80°48'00"W	580.07'
C313	48.01	47.88'	N7°45'12"W	190.00'
C314	48.89	48.88'	N84°07'10"E	1820.00'
C315	72.80	72.80'	N86°02'06"E	1820.00'
C316	72.80	72.80'	N88°19'37"E	1820.00'
C317	72.80	72.80'	S89°22'52"E	1820.00'
C318	72.80	72.80'	S87°05'22"E	1820.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C319	72.80	72.80'	S84°47'51"E	1820.00'
C320	72.80	72.80'	S82°30'20"E	1820.00'
C321	72.80	72.80'	S80°12'49"E	1820.00'
C322	72.80	72.80'	S77°55'18"E	1820.00'
C323	47.01	46.99'	N88°17'44"E	490.00'
C324	97.77	97.61'	N79°49'52"E	490.00'
C325	97.77	97.61'	N68°23'55"E	490.00'
C326	97.77	97.61'	N56°57'58"E	490.00'
C327	40.37	40.36'	N48°53'22"E	490.00'
C347	72.05	72.00'	N42°52'34"E	565.00'
C348	94.01	93.91'	N34°27'22"E	565.00'
C349	94.01	93.91'	N24°55'20"E	565.00'
C350	94.01	93.91'	N15°23'18"E	565.00'
C351	94.01	93.91'	N5°51'16"E	565.00'
C352	94.01	93.91'	N3°40'46"W	565.00'
C353	65.22	65.19'	N11°45'12"W	565.00'
C354	87.13	86.93'	N21°53'57"W	365.00'
C355	108.93	108.53'	N37°17'16"W	365.00'
C368	95.62	95.26'	N87°05'55"W	315.00'
C369	117.17	116.50'	S73°32'56"W	315.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C370	117.17	116.50'	S52°14'13"W	315.00'
C371	117.17	116.50'	S30°55'29"W	315.00'
C372	117.17	116.50'	S9°36'45"W	315.00'
C373	98.90	98.49'	S10°02'16"E	315.00'
C374	15.38	15.38'	S17°29'09"E	285.00'
C375	54.83	54.75'	S10°25'40"E	285.00'
C376	79.92	79.92'	N83°28'52"W	2190.00'
C377	79.92	79.92'	N85°34'20"W	2190.00'
C378	79.92	79.92'	N87°39'47"W	2190.00'
C379	79.92	79.92'	N89°45'14"W	2190.00'
C380	79.92	79.92'	S88°09'18"W	2190.00'
C381	79.92	79.92'	S86°03'51"W	2190.00'
C382	63.78	63.78'	S84°11'04"W	2190.00'
C383	72.53	72.46'	S79°11'41"W	500.00'
C384	14.29	14.29'	S74°13'13"W	500.00'
C385	61.47	61.46'	S75°31'23"W	830.00'
C386	75.14	75.11'	S80°14'18"W	830.00'
C387	72.28	72.26'	S85°19'35"W	830.00'
C388	49.95	49.95'	S89°32'43"W	830.00'
C390	16.43	16.43'	N0°26'11"E	565.00'

Curve Table

Curve #		Chord Length	Chord Direction	Radius
C391	94.01	93.91'	N5°09'49"W	565.00'
C392	94.01	93.91'	N14°41'51"W	565.00'
C393	94.01	93.91'	N24°13'53"W	565.00'
C409	236.14	221.24'	S51°22'40"E	190.00'
C458	36.41	36.36'	N85°39'50"W	215.00'
C460	57.37	57.20'	N72°32'09"W	215.00'
C461	2.37	2.37'	N80°29'47"W	215.00'
C462	59.74	59.55'	N56°55'51"W	215.00'
C464	59.74	59.55'	N41°00'34"W	215.00'
C466	59.74	59.55'	N25°05'17"W	215.00'
C468	59.74	59.55'	N9°10'00"W	215.00'
C472	9.29	9.29'	N0°01'54"E	215.00'

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CURVE TABLES
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

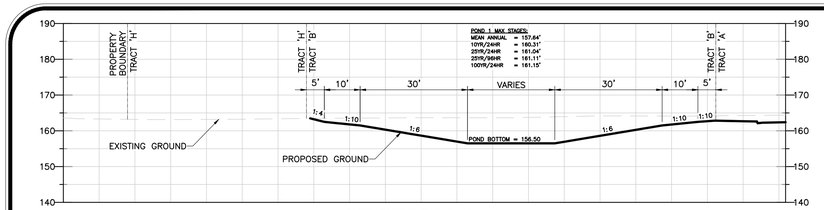
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C4.11

LUKE CLASSON LICENSE No 77066 STATE OF 3/6/26 FLORIDA PROFESSIONAL ENGINEER

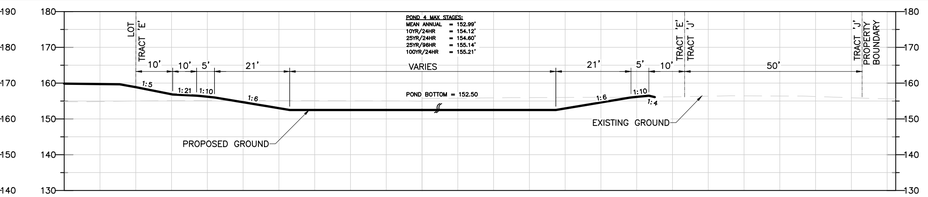
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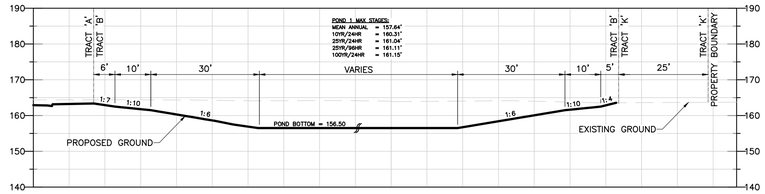
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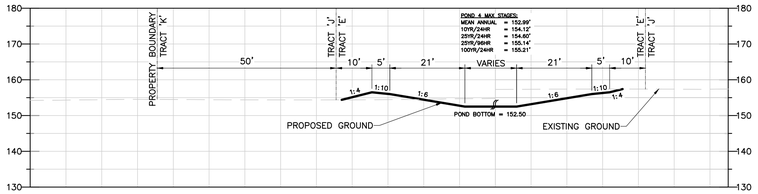
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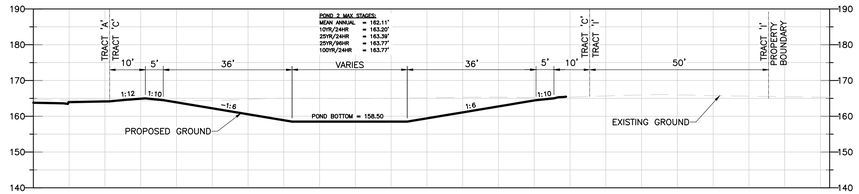
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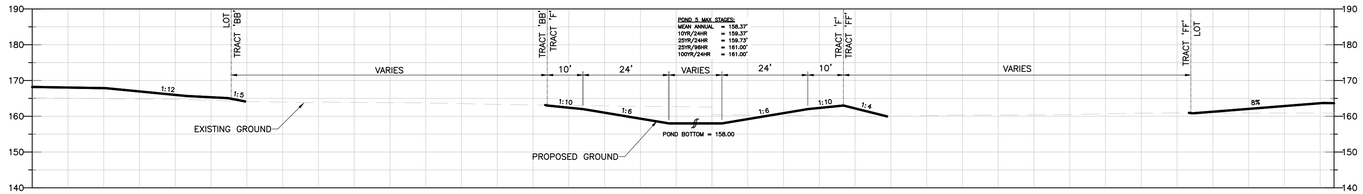
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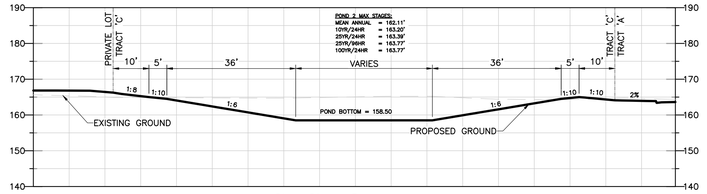
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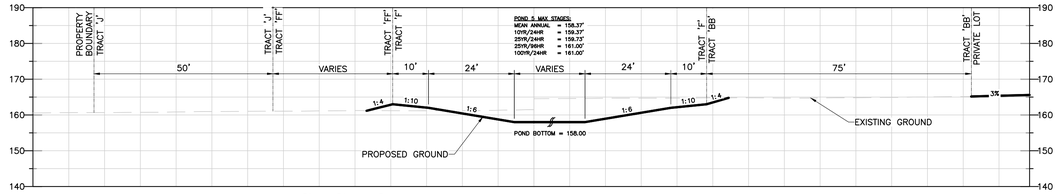
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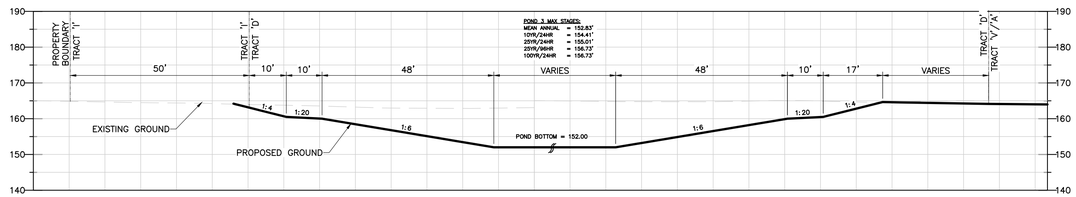
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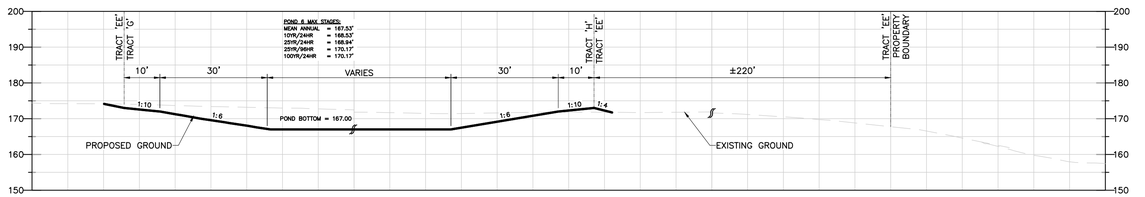
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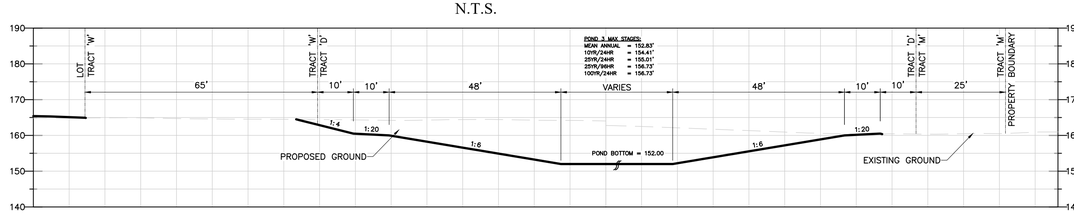
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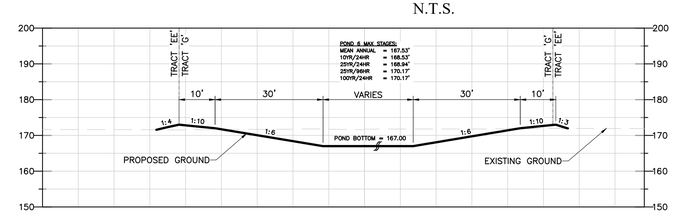
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SECTION F-F

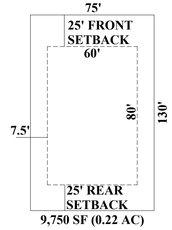
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SECTION L-L

N.T.S.

TYPICAL 75' LOT SIZE/PROPOSED BUILDABLE AREA



NO.	DESCRIPTION	DATE	BY

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

CROSS SECTIONS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

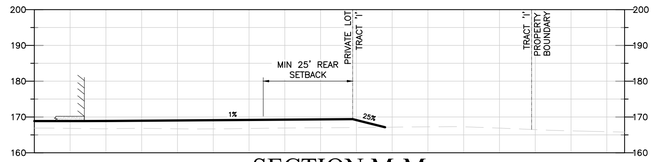
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C4.12

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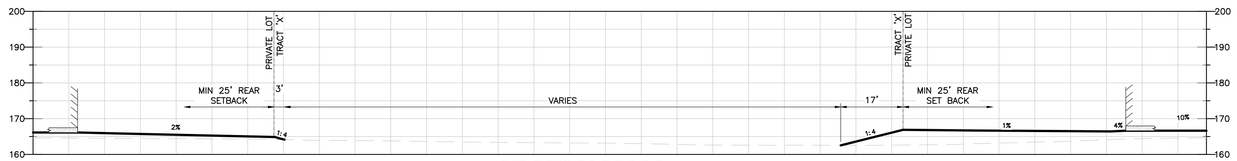
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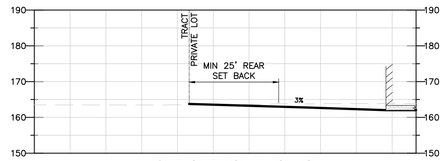
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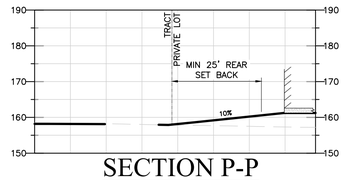
SECTION M-M
N.T.S.



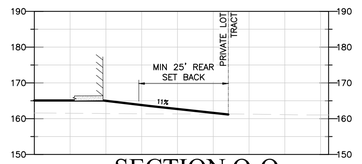
SECTION N-N
N.T.S.



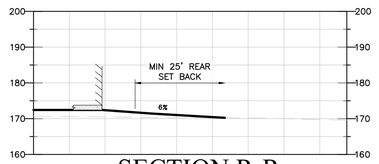
SECTION O-O
N.T.S.



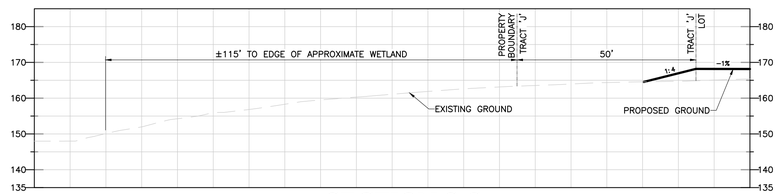
SECTION P-P
N.T.S.



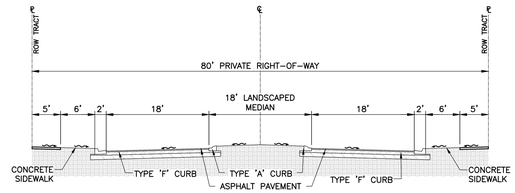
SECTION Q-Q
N.T.S.



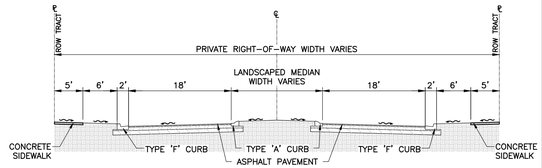
SECTION R-R
N.T.S.



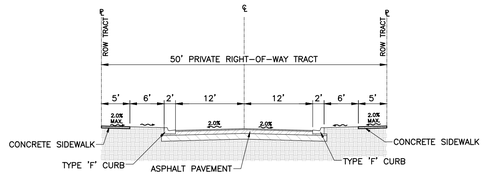
SECTION S-S
N.T.S.



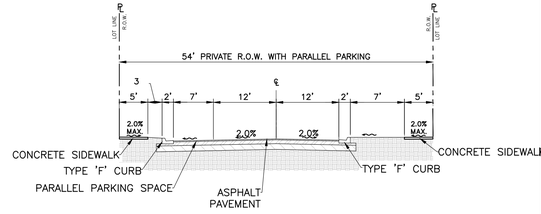
WESTERN ENTRANCE R.O.W.
N.T.S.



EASTERN ENTRANCE R.O.W.
N.T.S.



TYPICAL 50' R.O.W.
N.T.S.



54' RIGHT-OF-WAY SECTION
N.T.S.

NO.	DESCRIPTION	DATE	BY
			SCS

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CROSS SECTIONS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
N.T.S.	PUL-037	C4.13

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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PHASING DATA			
	Phase 1	Phase 2	Total
AREA (AC)	117.28 AC	79.55 AC	**196.83 AC**
LOT COUNT	127	69	**196**
OPEN SPACE (AC)	65.21 AC	53.97 AC	**119.17 AC**
OPEN SPACE (PERCENTAGE)	55.6%	67.8%	**60.5%**

PHASING NOTES:

1. AMENITY TO BE CONSTRUCTED AS PART OF PHASE 1.

N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- **PROPERTY BOUNDARY**
- **PHASING LINE**
- **PHASE 1**
- **PHASE 2**

PHASE 2

PHASE 1

TRACT 'EE'
TREE PRESERVATION
34.01 AC

TRACT 'G'
STORMWATER POND 6
4.60 AC

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
7.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'FF'
TREE PRESERVATION
3.59 AC

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND
4.62 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

TRACT 'E'
STORMWATER POND
4.70 AC

TRACT 'T'
OPEN SPACE
0.23 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'J'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

ZONE A

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BY	DESCRIPTION	DATE	REV.
SCS			

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PHASING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

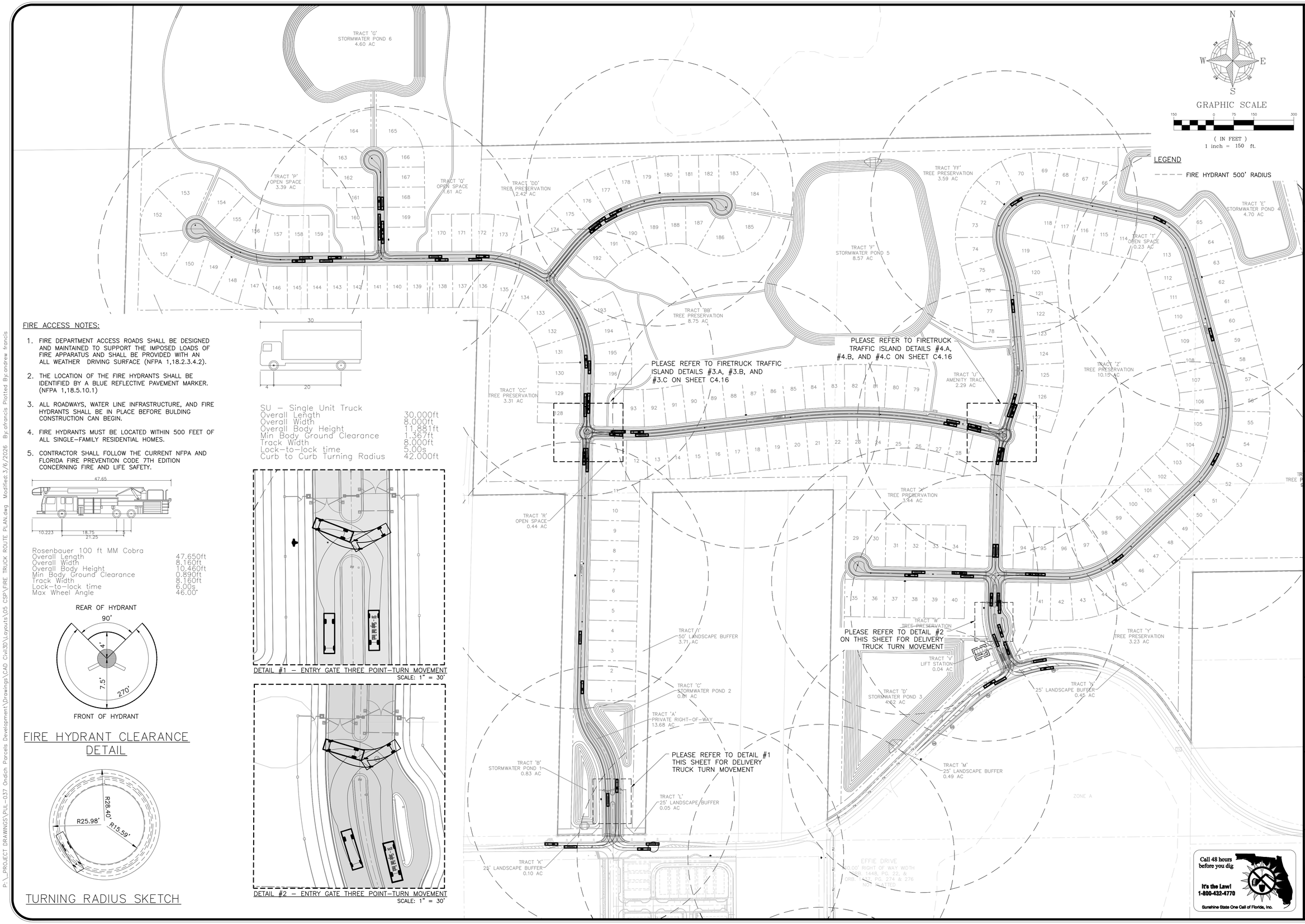
SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.14

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\FIRE TRUCK ROUTE PLAN.dwg Modified:3/6/2026 By:afrancis Plotted By:andrew francis



FIRE ACCESS NOTES:

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

SU – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	42.000ft

Rosenbauer 100 ft MM Cobra

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

FIRE HYDRANT CLEARANCE DETAIL

TURNING RADIUS SKETCH

DETAIL #1 – ENTRY GATE THREE POINT-TURN MOVEMENT
SCALE: 1" = 30'

DETAIL #2 – ENTRY GATE THREE POINT-TURN MOVEMENT
SCALE: 1" = 30'

			SCS
			BY
			DESCRIPTION
			DATE
			REV.

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FIRE TRUCK ROUTE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

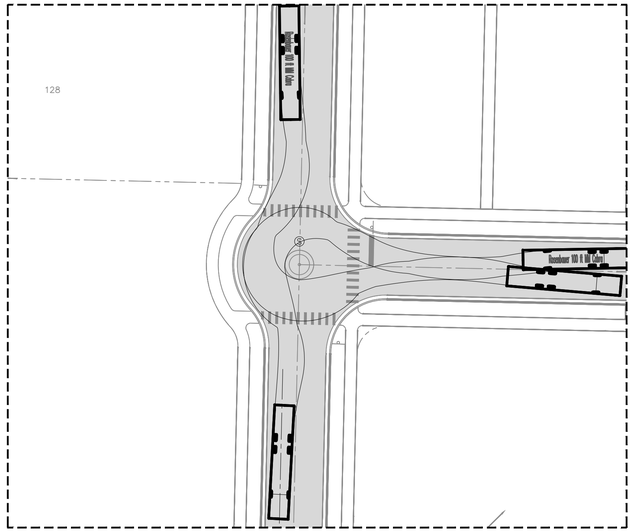
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 150'
PROJECT: PUL-037
SHEET: C4.15

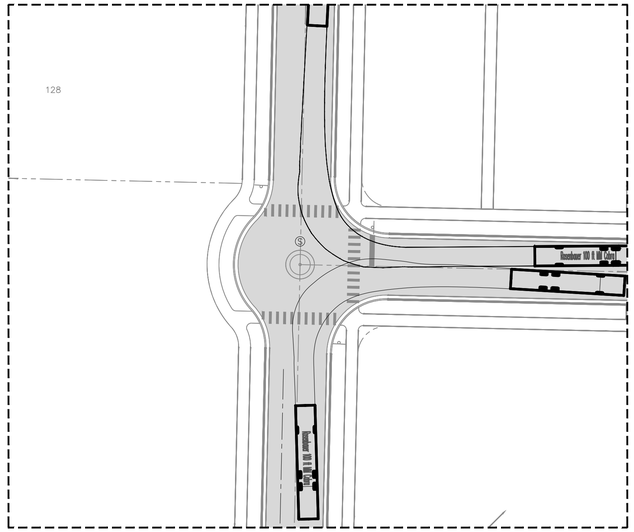
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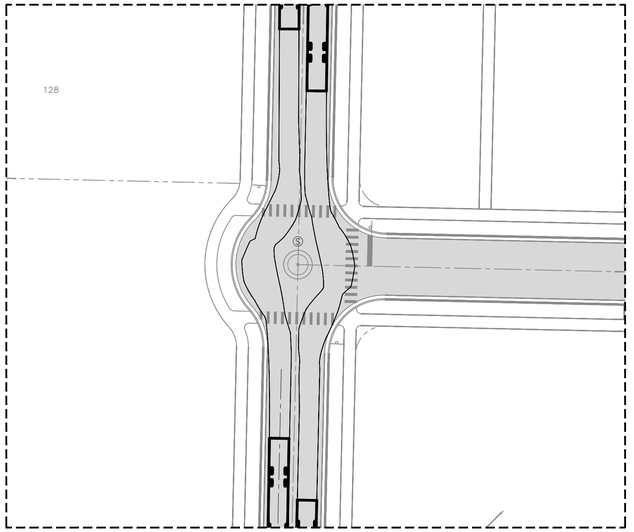
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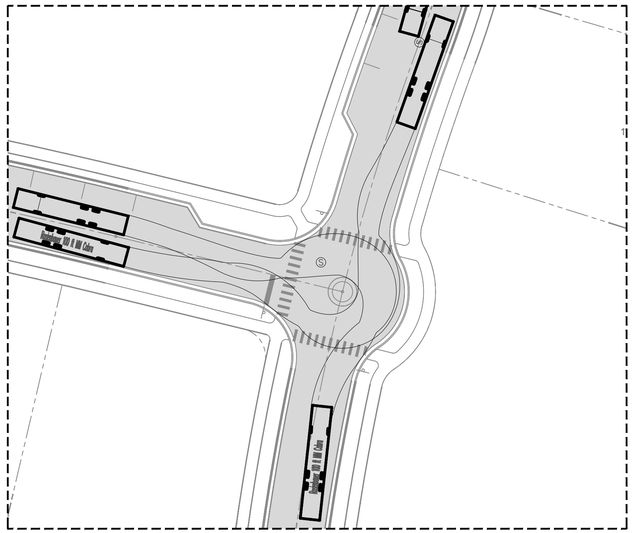
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 30'



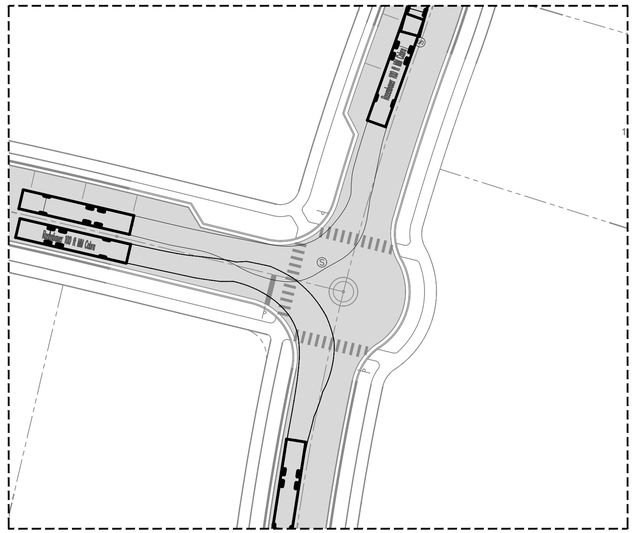
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.B – RIGHT – TURN MOVEMENTS
SCALE: 1" = 30'



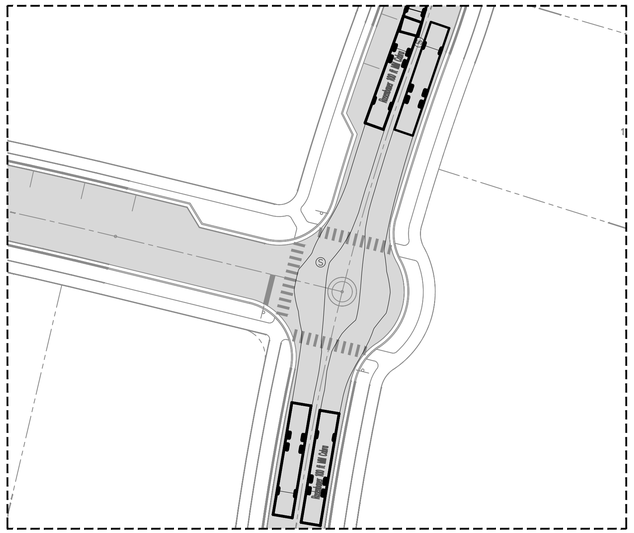
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.C – THROUGH MOVEMENTS
SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.B – RIGHT – TURN MOVEMENTS
SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.C – THROUGH MOVEMENTS
SCALE: 1" = 30'

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FIRE TRUCK ROUTE DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

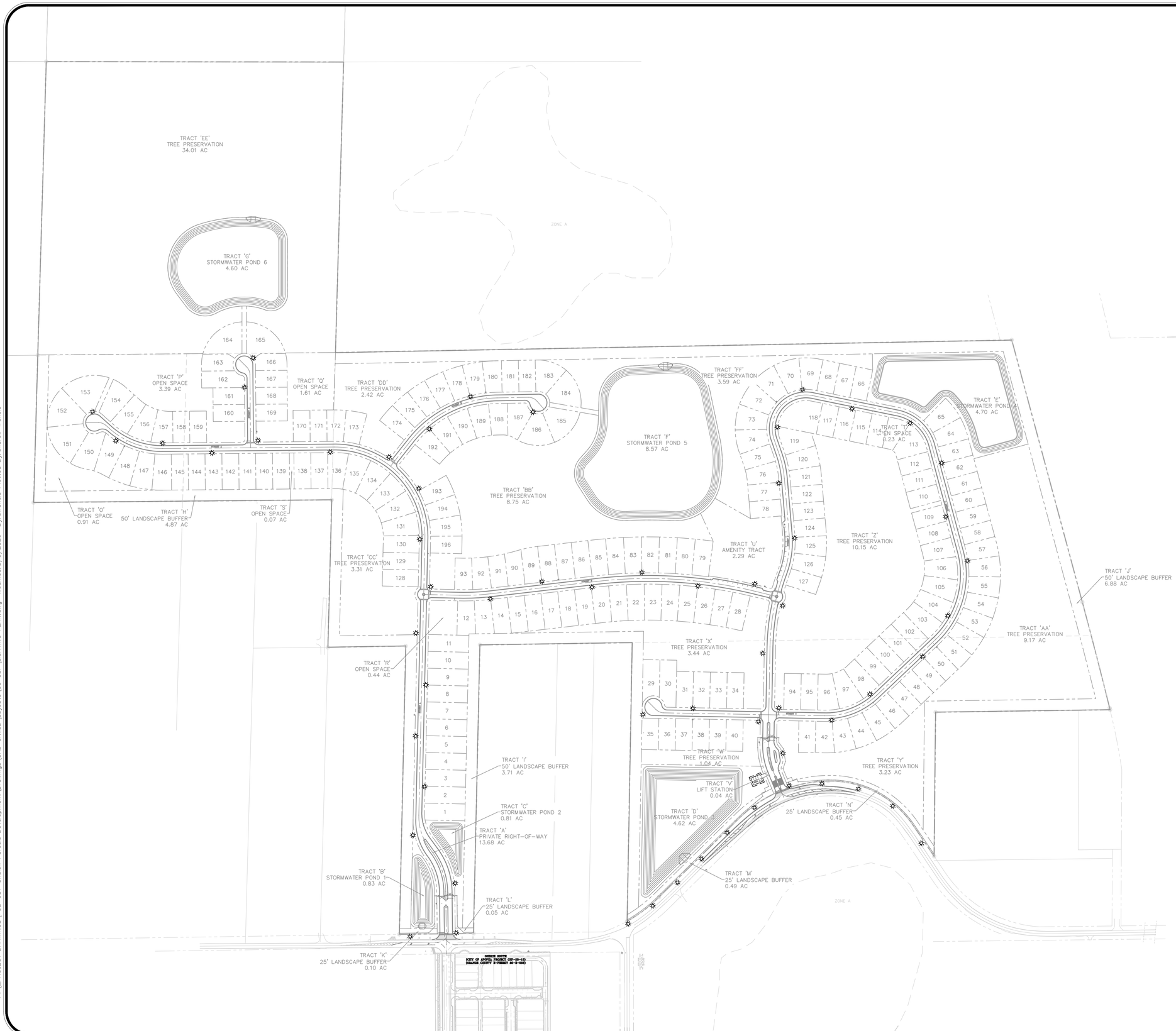
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 30'
PROJECT PUL-037
SHEET C4.16

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3/6/26

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N

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GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

☼ PROPOSED LIGHT POLE

LIGHTING NOTES:

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

REV.	DATE	DESCRIPTION	BY
			SCS

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LIGHTING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 2/24/2026

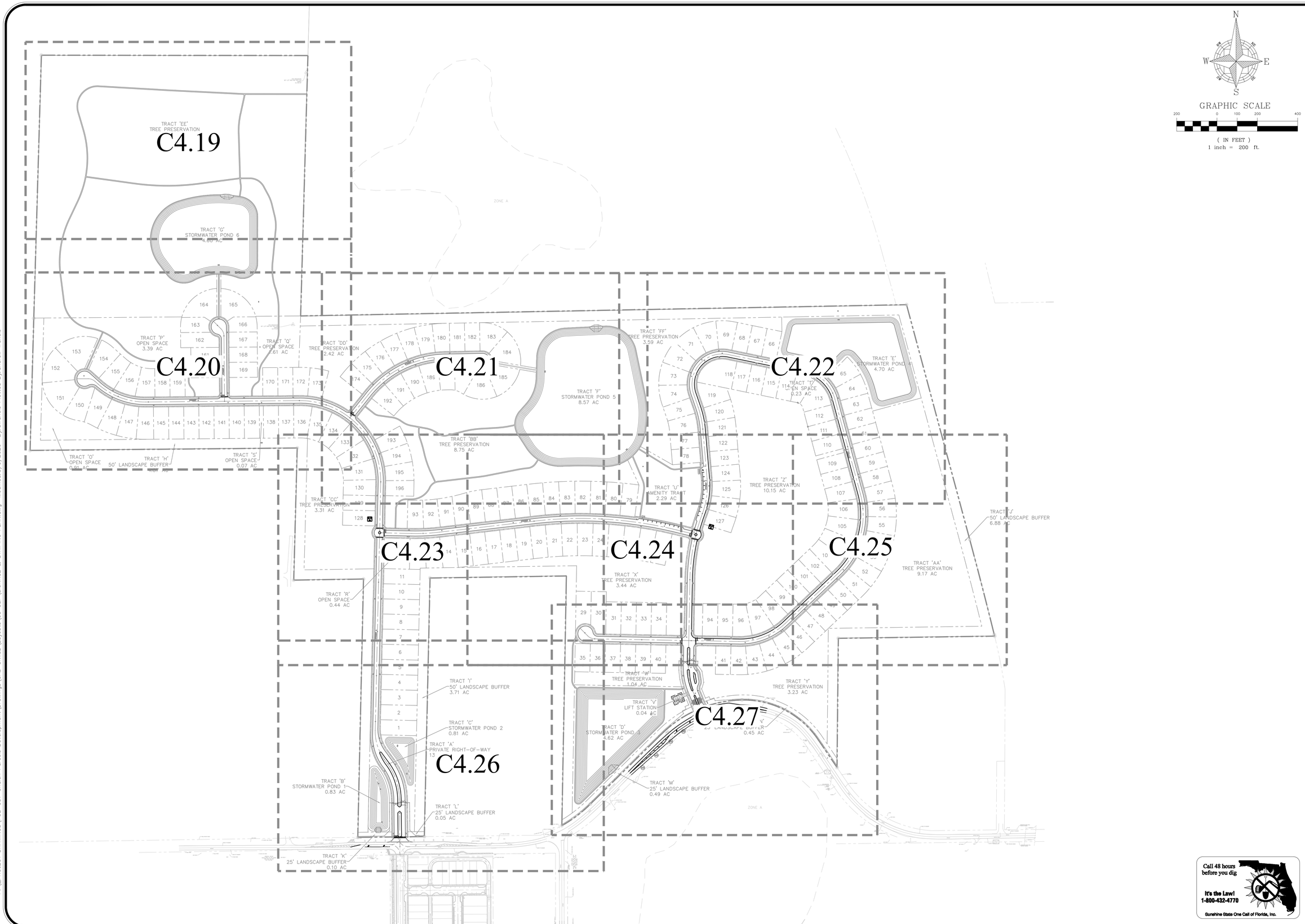
SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.17

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REV.	DATE	DESCRIPTION	BY
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OVERALL SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.18

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TRACT 'EE'
TREE PRESERVATION
34.01 AC

TRACT 'G'
STORMWATER POND 6
4.60 AC

SHEET C4.19
SHEET C4.20

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

NO.	REV.	DATE	DESCRIPTION	BY
1				SCS

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SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.19

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SHEET C4.19

SHEET C4.20

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'R'
TREE PRESERVATION
2.42 AC

STREET D

STREET A

STOP BAR & STOP SIGN

CROSSWALK (TYP.)

SPEED HUMP

SHEET C4.20

SHEET C4.21

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

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			SCS

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SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.20

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT "GG"
TREE PRESERVATION
2.42 AC

TRACT "BB"
TREE PRESERVATION
8.75 AC

TRACT "F"
STORMWATER POND 5
8.57 AC

STREET E

STOP BAR & STOP SIGN

CROSSWALK (TYP.)

24"x30"
R1-1

SHEET C4.20

SHEET C4.21

SHEET C4.21
SHEET C4.22

SHEET C4.21
SHEET C4.23

SHEET C4.23
SHEET C4.24

SHEET C4.21
SHEET C4.24

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			SCS

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SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.21

LUKE CLASSON
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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REV.	DATE	DESCRIPTION	BY
			SCS

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

SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE:	PROJECT	SHEET
1" = 50'	PUL-037	C4.22

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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SHEET C4.20
SHEET C4.23

SHEET C4.21
SHEET C4.23

SHEET C4.21
SHEET C4.24

SHEET C4.23
SHEET C4.24

SHEET C4.23
SHEET C4.26

SHEET C4.24
SHEET C4.26

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

STREET A

STREET B

YIELD TO PEDESTRIANS

STOP BAR & STOP SIGN

CROSSWALK (TYP.)

YIELD TO PEDESTRIANS

24"x30" R1-2

24"x30" R1-2

30"x30" R1-1

24"x30" R1-2

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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CONSTRUCTION SITE PLAN
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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.23

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C4.21
SHEET C4.23
SHEET C4.21
SHEET C4.24
SHEET C4.22
SHEET C4.24
SHEET C4.22
SHEET C4.25
SHEET C4.23
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SHEET C4.27
SHEET C4.25
SHEET C4.27
SHEET C4.23
SHEET C4.26
SHEET C4.24
SHEET C4.26

STREET B
STREET C
STREET C

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

77 78 79 80 81 82 83 84 85 86 87 88 89
122 123 124 125 126 127
16 17 18 19 20 21 22 23 24 25 26 27 28
29 30 31 32 33 34
94 95 96 97 98 99
35 36 37 38 39 40 41 42 43 45

24"x30" R2-1 SPEED LIMIT 25
24"x30" R2-1 SPEED LIMIT 25
24"x30" R2-1 SPEED LIMIT 25
24"x30" R2-1 SPEED LIMIT 25

YIELD TO PEDESTRIANS R1-5
YIELD TO PEDESTRIANS R1-5
CROSSWALK (TYP.)
CROSSWALK (TYP.)
STOP BAR & STOP SIGN R1-1 30"x30"
STOP BAR & STOP SIGN R1-1 30"x30"
STOP BAR & STOP SIGN R1-1 30"x30"

N
W E
S

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

KEY MAP

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SHEET: C4.24

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SHEET C4.22

SHEET C4.25

SHEET C4.24

SHEET C4.25

SHEET C4.25

SHEET C4.27

STREET C

STREET C

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'A'
50' LANDSCAPE BUFFER
6.88 AC

YIELD TO PEDESTRIANS

CROSSWALK (TYP.)

YIELD TO PEDESTRIANS

CROSSWALK (TYP.)

STOP BAR & STOP SIGN

SPEED LIMIT 25

24"x30"

R2-1

77 78 122 123 124 125 126 127 110 109 108 107 106 105 104 103 102 101 100 99 98 97 94 95 96 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41

N

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E

W

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.25

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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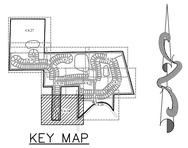
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N
NE
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SE
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SW
W
NW

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

SHEET C4.23
SHEET C4.26

SHEET C4.24
SHEET C4.26

SHEET C4.26
SHEET C4.27

6
5
4
3
2
1
35
36

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

SPEED LIMIT 25

24"x30" R1-1

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

STOP BAR & STOP SIGN

R1-1
30"x30"

#015

SPECIAL EMPHASIS CROSSWALK
PER FDOT INDEX 711-001

PLEASE REFER TO R.O.W. IMPROVEMENT
PLAN PERMITTED THROUGH ORANGE
COUNTY FOR ONDICH ROAD IMPROVEMENTS

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

ASPHALT DRIVE
EDGE OF PAVEMENT
4' WOOD PRIVACY FENCE
4' FIELD FENCE
4' FIELD FENCE/4' WOOD PRIVACY FENCE
6' CHAIN LINK FENCE
6' ALUMINUM RAIL FENCE
DIRT DRIVE
GATE
CONCRETE APRON
ALLEY 'H'
SITE BENCHMARK:
5/8"x2' IRON ROD WITH CAP
ELEV.=153.33'
EFFIE DRIVE
GOLDEN GEM ROAD (WIDTH VARIES)
ORB 1445, PG 222, &
ORB 1445, PG 222, &

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PROJECT	PUL-037
SHEET	C4.26

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C4.24
SHEET C4.27

SHEET C4.24
SHEET C4.25

SHEET C4.25
SHEET C4.27

SHEET C4.26
SHEET C4.27

CROSSWALK (TYP.)

STREET C

STOP BAR & STOP SIGN

STOP BAR & STOP SIGN

STOP BAR & STOP SIGN

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

VISITOR ENTRANCE SIGN
TO BE DESIGNED BY
LANDSCAPE ARCHITECT

SPECIAL EMPHASIS CROSSWALK
PER FDOT INDEX 711-001

TRACT 'X'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

PLEASE REFER TO R.O.W. IMPROVEMENT
PLAN PERMITTED THROUGH ORANGE
COUNTY FOR ONDICH ROAD IMPROVEMENTS

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

ZONE A

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SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.27

LUKE CLASSON
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GENERAL UTILITY NOTES:

SP#

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

2. POTABLE WATER, RECLAIMED WATER AND FORCEMAIN LINES TO BE INSTALLED AT 3' MINIMUM COVER UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH EXISTING MAINS.

21. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT–OF–WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM TESTING REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

SEWER SYSTEM TESTING REQUIREMENTS:

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

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

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

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

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

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

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

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

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

FDEP UTILITY CONSTRUCTION NOTES:

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

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

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

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

FDEP UTILITY SEPARATION REQUIREMENTS

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

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

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

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

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

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

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

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

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

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MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY NOTES
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C5.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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P:_PROJECT DRAWINGS\PUL–037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY NOTES.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis

UTILITY NOTES:

1. THE PROJECT'S LANDSCAPE AND IRRIGATION PLANS SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF APOPKA ORDINANCE NO. 2069.
2. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
3. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
4. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
5. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7)
6. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
7. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C5.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
8. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN PER CITY OF APOPKA REQUIREMENTS.
9. POTABLE WATER, RECLAIMED WATER, AND FORCE MAIN LINES TO BE INSTALLED AT 3' MINIMUM COVER UNLESS OTHERWISE NOTED.
10. ALL PROPOSED POTABLE WATER, RECLAIMED WATER, AND WASTEWATER IMPROVEMENTS (I.E. GRAVITY SEWER, SANITARY LATERALS, LIFT STATION, AND FORCE MAIN) SHALL BE PUBLICLY OWNED AND MAINTAINED BY CITY OF APOPKA.
11. CONTRACTOR SHALL ADHERE TO FLORIDA STATUE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
12. CONTRACTOR SHALL ADHERE TO CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
13. SANITARY SEWER MANHOLES WITH INVERTS THAT HAVE A VERTICAL DIFFERENCE OF TWO FEET (2') OR GREATER SHALL HAVE INSIDE DROPS. PLEASE REFER TO SHEET C11.2 FOR CITY OF APOPKA DETAIL.
14. CONTRACTOR SHALL USE OPEN CUT IN LIEU OF DIRECTIONAL DRILL FOR UTILITY INSTALLATION PROVIDED APPROVAL FROM ORANGE COUNTY AND THE CITY OF APOPKA IS OBTAINED.
15. EMERGENCY POWER RECEPTACLES SHALL BE INSTALLED FOR THE LIFT STATION AS REQUIRED BY SECTIONS 22.5 AND 48.9 OF THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.

N
W E
S

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

TRACT 'EE' TREE PRESERVATION C5.2
TRACT 'G' STORMWATER POND 6 4.80 AC
TRACT 'P' OPEN SPACE 3.39 AC
TRACT 'Q' OPEN SPACE 0.81 AC
TRACT 'DD' TREE PRESERVATION 2.42 AC
C5.3
C5.4
TRACT 'F' STORMWATER POND 5 8.57 AC
TRACT 'FF' TREE PRESERVATION 3.59 AC
C5.5
TRACT 'E' STORMWATER POND 4 4.70 AC
TRACT 'O' OPEN SPACE 0.91 AC
TRACT 'H' 50' LANDSCAPE BUFFER 1.07 AC
TRACT 'S' OPEN SPACE 0.07 AC
TRACT 'BB' TREE PRESERVATION 8.75 AC
TRACT 'U' AMENITY TRACT 2.29 AC
TRACT 'Z' TREE PRESERVATION 10.15 AC
TRACT 'CC' TREE PRESERVATION 3.31 AC
C5.6
C5.7
C5.8
TRACT 'X' TREE PRESERVATION 3.44 AC
TRACT 'AA' TREE PRESERVATION 9.17 AC
TRACT 'X' 50' LANDSCAPE BUFFER 6.88 AC
TRACT 'R' OPEN SPACE 0.44 AC
TRACT 'W' TREE PRESERVATION 1.04 AC
TRACT 'Y' TREE PRESERVATION 3.23 AC
TRACT 'I' 50' LANDSCAPE BUFFER 3.71 AC
TRACT 'V' LIFT STATION 0.04 AC
TRACT 'C' STORMWATER POND 2 0.81 AC
TRACT 'D' STORMWATER POND 3 4.62 AC
TRACT 'N' 25' LANDSCAPE BUFFER 0.45 AC
TRACT 'A' PRIVATE RIGHT-OF-WAY 13
C5.9
C5.10
TRACT 'B' STORMWATER POND 1 0.83 AC
TRACT 'M' 25' LANDSCAPE BUFFER 0.49 AC
TRACT 'L' 25' LANDSCAPE BUFFER 0.05 AC
TRACT 'K' 25' LANDSCAPE BUFFER 0.10 AC
C5.11
ZONE A

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

OVERALL UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C5.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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TRACT 'EE'
TREE PRESERVATION
34.01 AC

TRACT 'G'
STORMWATER POND 6
4.60 AC

SHEET C5.2

SHEET C5.3

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C5.2

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35/25

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SHEET C5.2
SHEET C5.3

N
W E
S

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

KEY MAP

SAN-50
48" MANHOLE
RIM = 172.96
INV SE = 168.46
INV NW = 168.56

62 LF 8" PVC @ 0.39%

(1) 8" TEE
(2) 8" GATE VALVE

SP#20

(1) 6" TEE
(2) 6" GATE VALVE

SAN-49
48" MANHOLE
RIM = 173.40
INV S = 168.12
INV NW = 168.22

637 LF OF PROPOSED 6" RECLAIMED WATER MAIN

643 LF OF PROPOSED 8" POTABLE WATER MAIN

325 LF 8" PVC @ 0.81%

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'R'
TREE PRESERVATION
2.42 AC

SINGLE RECLAIMED WATER SERVICE (TYP)

277 LF OF PROPOSED 8" POTABLE WATER MAIN

(1) 6" TEE
(2) 6" GATE VALVE

SAN-53
48" MANHOLE
RIM = 179.07
INV SE = 174.57
INV N = 174.67

SP#19

3,814 LF OF PROPOSED 6" RECLAIMED WATER MAIN

156 LF 8" PVC @ 2.70%

(1) 12"x8" REDUCER
(1) 8" TEE
(2) 8" GATE VALVE

SAN-52
48" MANHOLE
RIM = 177.54
INV E = 169.12
INV NW = 169.22

SAN-51
48" MANHOLE
RIM = 176.41
INV E = 168.41
INV W = 168.51

UTILITY CROSSING #49
STORM BOTTOM = 170.41
SAN. TOP = 168.90
SEPARATION = 1.51

UTILITY CROSSING #50
STORM BOTTOM = 171.85
SAN. TOP = 170.76
SEPARATION = 1.09

153 LF 8" PVC @ 0.40%

HYDRANT 11

SINGLE POTABLE WATER SERVICE (TYP)

1,894 LF OF PROPOSED 12" POTABLE WATER MAIN

SINGLE SANITARY SEWER LATERAL (TYP)

UTILITY CROSSING #48
STORM BOTTOM = 168.20
SAN. TOP = 167.18
SEPARATION = 1.02

UTILITY CROSSING #47
STORM BOTTOM = 167.84
SAN. TOP = 166.49
SEPARATION = 1.34

SINGLE RECLAIMED WATER SERVICE (TYP)

(1) 6" TEE
(2) 6" GATE VALVE

HYDRANT 12

SP#18

SAN-48
48" MANHOLE
RIM = 173.57
INV E = 162.45
INV W = 165.50
INV N = 165.50

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE

UTILITY CROSSING #46
STORM BOTTOM = 165.25
SAN. TOP = 163.05
SEPARATION = 2.20

378 LF 8" PVC @ 0.77%

372 LF 8" PVC @ 0.40%

UTILITY CROSSING #45
STORM BOTTOM = 167.55
SAN. TOP = 162.73
SEPARATION = 4.82

SINGLE SANITARY SEWER LATERAL (TYP)

UTILITY CROSSING #44
STORM BOTTOM = 163.73
SAN. TOP = 162.38
SEPARATION = 1.35

UTILITY CROSSING #43
STORM BOTTOM = 168.62
SAN. TOP = 161.75
SEPARATION = 6.87

SAN-47
48" MANHOLE
RIM = 174.40
INV E = 159.37
INV W = 160.96

135 LF 8" PVC @ 0.40%

SAN-46
48" MANHOLE
RIM = 175.08
INV SE = 158.73
INV W = 158.83

135 LF 8" PVC @ 0.40%

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE

SAN-40
48" MANHOLE
RIM = 174.98
INV SE = 158.10
INV NW = 158.20
INV NE = 158.21

814 LF

SHEET C5.3
SHEET C5.4

STREET

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

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UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C5.3

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT 'G'
TREE PRESERVATION
2.42 AC

SHEET C5.3

SHEET C5.4

814 LF OF PROPOSED 8" POTABLE WATER MAIN

SAN-42
48" MANHOLE
RIM = 171.36
INV NE = 159.49
INV SW = 159.39

SAN-56
48" MANHOLE
RIM = 169.23
INV SW = 160.23
INV E = 160.33

SAN-43
48" MANHOLE
RIM = 168.13
INV W = 160.71
INV E = 160.81

SAN-44
48" MANHOLE
RIM = 166.44
INV W = 161.32
INV SE = 161.42

SAN-45
48" MANHOLE
RIM = 165.73
INV NW = 161.63
INV SE = 161.73

SINGLE RECLAIMED WATER SERVICE (TYP)

HYDRANT 13

(1) 8" TEE
(2) 8" GATE VALVE

(1) 6" TEE
(2) 6" GATE VALVE

UTILITY CROSSING #40
STORM BOTTOM = 164.58
SAN. TOP = 160.65
SEPARATION = 3.93

UTILITY CROSSING #41
SAN. BOTTOM = 160.90
STORM TOP = 160.07
SEPARATION = 0.83

UTILITY CROSSING #42
SAN. BOTTOM = 161.52
STORM TOP = 158.89
SEPARATION = 2.62

186 LF 8" PVC @ 0.40%
109 LF 8" PVC @ 0.35%
146 LF 8" PVC @ 0.35%
61 LF 8" PVC @ 0.35%
295 LF 8" PVC @ 0.40%
135 LF 8" PVC @ 0.40%
182 LF 8" PVC @ 0.40%
152 LF 8" PVC @ 0.42%

SP#17

879 LF OF PROPOSED 6" RECLAIMED WATER MAIN
SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #39
STORM BOTTOM = 166.71
SAN. TOP = 159.79
SEPARATION = 6.92

SINGLE SANITARY SEWER LATERAL (TYP)

(1) 6" TEE
(2) 6" GATE VALVE

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE

SAN-40
48" MANHOLE
RIM = 174.98
INV SE = 158.10
INV NW = 158.20
INV NE = 158.21

3,314 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN-39
48" MANHOLE
RIM = 172.65
INV S = 157.27
INV NW = 157.37

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #38
STORM BOTTOM = 166.43
SAN. TOP = 157.75
SEPARATION = 8.68

HYDRANT 10

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

SAN-38
48" MANHOLE
RIM = 170.24
INV S = 156.45
INV N = 156.55

UTILITY CROSSING #37
STORM BOTTOM = 163.70
SAN. TOP = 156.83
SEPARATION = 6.87

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C5.4
SHEET C5.5

SHEET C5.4
SHEET C5.6

SHEET C5.4
SHEET C5.7

SHEET C4.7
SHEET C4.6

SINGLE SANITARY SEWER LATERAL (TYP)
SINGLE RECLAIMED WATER SERVICE (TYP)

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Sunshine State One Call of Florida, Inc.

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REV.	DATE	DESCRIPTION	BY
			SCS

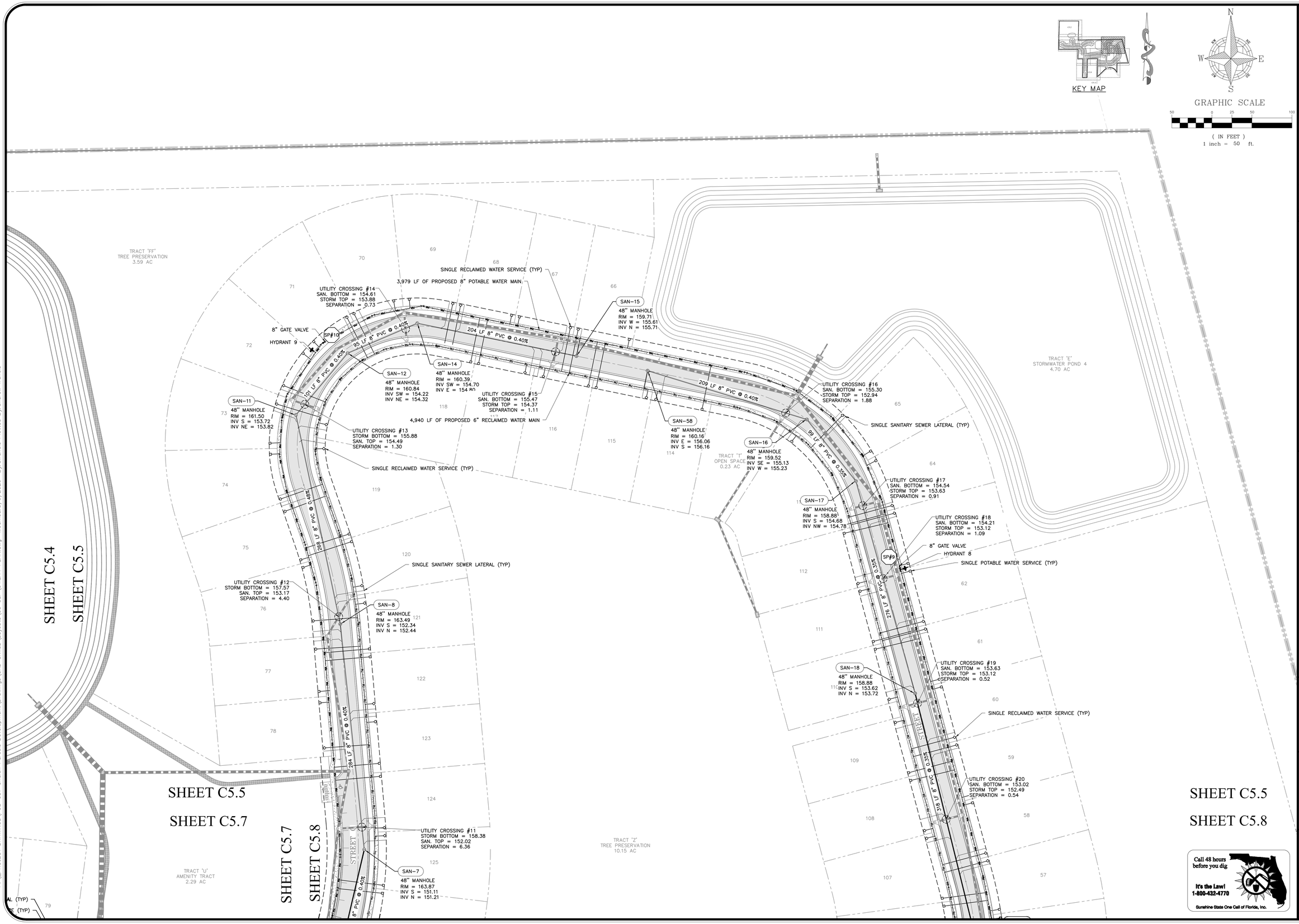
1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C5.4

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis



P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis

REV.	DATE	DESCRIPTION	BY
			SCS

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

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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INV NW = 158.20
INV NE = 158.21

SAN-39
48" MANHOLE
RIM = 172.65
INV S = 157.27
INV NW = 157.37

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #38
STORM BOTTOM = 166.43
SAN. TOP = 157.75
SEPARATION = 8.68

SINGLE RECLAIMED WATER SERVICE (TYP)

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C5.3
SHEET C5.6

SHEET C5.4
SHEET C5.6

SHEET C5.4
SHEET C5.7

HYDRANT 10

SAN-38
48" MANHOLE
RIM = 170.24
INV S = 156.45
INV N = 156.55

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #37
STORM BOTTOM = 163.70
SAN. TOP = 156.83
SEPARATION = 6.87

TRACT 'CC'
TREE PRESERVATION
3.31 AC

SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #36
STORM BOTTOM = 161.79
SAN. TOP = 156.23
SEPARATION = 5.56

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE
(1) 8"x12" REDUCER

SP#13

UTILITY CROSSING #32
STORM BOTTOM = 159.04
SAN. TOP = 155.94
SEPARATION = 3.10

SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #31
STORM BOTTOM = 158.96
SAN. TOP = 155.43
SEPARATION = 3.53

SAN-31
48" MANHOLE
RIM = 166.01
INV E = 153.36
INV W = 153.46

HYDRANT 3

SINGLE SANITARY SEWER LATERAL (TYP)

1,587 LF OF PROPOSED 12" POTABLE WATER MAIN

SP#12

338 LF 8" PVC @ 0.40%

325 LF 8" PVC @ 0.40%

216 LF 8" PVC @ 0.40%

230 LF 8" PVC @ 0.40%

SAN-30
48" MANHOLE
RIM = 166.09
INV E = 151.96
INV W = 152.06

UTILITY CROSSING #29
STORM BOTTOM = 159.77
SAN. TOP = 152.13
SEPARATION = 7.64

DOUBLE RECLAIMED WATER SERVICE (TYP)

1,576 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SAN-33
48" MANHOLE
RIM = 167.03
INV E = 155.34
INV N = 155.44
INV S = 155.97

(1) 6" TEE
(2) 6" GATE VALVE

SAN-32
48" MANHOLE
RIM = 164.90
INV E = 154.38
INV W = 154.48

DOUBLE SANITARY
SEWER LATERAL (TYP)

UTILITY CROSSING #30
STORM BOTTOM = 160.09
SAN. TOP = 154.39
SEPARATION = 5.70

SINGLE RECLAIMED WATER SERVICE (TYP)

UTILITY CROSSING #33
STORM BOTTOM = 160.42
SAN. TOP = 157.15
SEPARATION = 3.27

256 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP)

3,314 LF OF PROPOSED 6" RECLAIMED WATER MAIN

1,570 LF OF PROPOSED 8" POTABLE WATER MAIN

UTILITY CROSSING #34
STORM BOTTOM = 161.36
SAN. TOP = 159.39
SEPARATION = 1.97

SAN-34
48" MANHOLE
RIM = 166.58
INV N = 156.99
INV S = 157.09

TRACT 'R'
OPEN SPACE
0.44 AC

246 LF 8" PVC @ 0.40%

SAN-35
48" MANHOLE
RIM = 167.36
INV N = 158.07
INV S = 158.17

STREET A

HYDRANT 2

219 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP.)

SHEET C5.6
SHEET C5.7

SAN-27
48" MANHOLE
RIM = 164.92
INV SE = 160.32
INV NW = 160.42

SP#7

SAN-26

SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

N
W
E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C5.6

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:3/6/2026 By:afrancis Plotted By:andrew francis

SHEET C5.4
SHEET C5.7
SHEET C5.5
SHEET C5.7
SHEET C5.7
SHEET C5.8
SHEET C5.6
SHEET C5.7
SHEET C5.6
SHEET C5.9
SHEET C5.7
SHEET C5.9

N
W
E
S

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

KEY MAP

SAN-31
48" MANHOLE
RIM = 166.01
INV E = 153.36
INV W = 153.46

HYDRANT 3

SINGLE SANITARY SEWER LATERAL (TYP)

1,587 LF OF PROPOSED 12" POTABLE WATER MAIN

SP#12

325 LF 8" PVC @ 0.40%

338 LF 8" PVC @ 0.40%

SAN-29
48" MANHOLE
RIM = 164.40
INV E = 150.51
INV W = 150.61

SINGLE SANITARY SEWER LATERAL (TYP)
SINGLE RECLAIMED WATER SERVICE (TYP)

312 LF 8" PVC @ 0.40%

UTILITY CROSSING #27
STORM BOTTOM = 157.97
SAN. TOP = 150.41
SEPARATION = 7.55

4,011 LF OF PROPOSED 8" POTABLE WATER MAIN

(1) 12" TEE
(1) 12"X8" REDUCER
(1) 8" GATE VALVE
(2) 12" GATE VALVE

HYDRANT 4

SP#11

151 LF 8" PVC @ 0.40%

284 LF 8" PVC @ 0.40%

141 LF 8" PVC @ 0.40%

102 LF 8" PVC @ 0.40%

237 LF 8" PVC @ 0.40%

303 LF 8" PVC @ 0.40%

133 LF 8" PVC @ 0.35%

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

STREET C

UTILITY CROSSING #11
STORM BOTTOM = 158.38
SAN. TOP = 152.02
SEPARATION = 6.36

SAN-7
48" MANHOLE
RIM = 163.87
INV S = 151.11
INV N = 151.21

UTILITY CROSSING #10
STORM BOTTOM = 158.91
SAN. TOP = 151.36
SEPARATION = 7.55

SAN-6
48" MANHOLE
RIM = 164.70
INV SW = 150.45
INV N = 150.55

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SAN-5
48" MANHOLE
RIM = 164.96
INV NE = 150.04
INV S = 148.46
INV W = 148.56

(1) 6" TEE
(2) 6" GATE VALVE

SAN-4
48" MANHOLE
RIM = 163.71
INV S = 147.42
INV N = 147.52

UTILITY CROSSING #09
STORM BOTTOM = 157.88
SAN. TOP = 148.05
SEPARATION = 9.84

SAN-30
48" MANHOLE
RIM = 166.09
INV E = 151.96
INV W = 152.06

DOUBLE RECLAIMED WATER SERVICE (TYP)

1,576 LF OF PROPOSED 6" RECLAIMED WATER MAIN

UTILITY CROSSING #29
STORM BOTTOM = 159.77
SAN. TOP = 152.13
SEPARATION = 7.64

UTILITY CROSSING #28
STORM BOTTOM = 158.66
SAN. TOP = 151.13
SEPARATION = 7.53

SAN-28
48" MANHOLE
RIM = 163.95
INV E = 149.16
INV W = 149.26

SINGLE POTABLE WATER SERVICE (TYP)

SINGLE POTABLE WATER SERVICE (TYP)

974 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #30
BOTTOM = 160.09
TOP = 154.39
RATION = 5.70

SAN-27
48" MANHOLE
RIM = 164.92
INV SE = 160.32
INV NW = 160.42

57 LF 8" PVC @ 0.40%

(1) 6" TEE
(2) 6" GATE VALVE

UTILITY CROSSING #05
STORM BOTTOM = 155.66
SAN. TOP = 154.82
SEPARATION = 0.84

UTILITY CROSSING #06
SAN. BOTTOM = 159.12
STORM TOP = 158.37
SEPARATION = 0.75

UTILITY CROSSING #03
SAN. BOTTOM = 153.23
STORM TOP = 152.27
SEPARATION = 0.98

UTILITY CROSSING #04
STORM BOTTOM = 154.92
SAN. TOP = 154.18
SEPARATION = 0.74

UTILITY CROSSING #08
STORM BOTTOM = 155.59
SAN. TOP = 147.10
SEPARATION = 8.49

UTILITY CROSSING #07
STORM BOTTOM = 148.72
SAN. TOP = 146.98
SEPARATION = 1.75

UTILITY CROSSING #24
STORM BOTTOM = 156.39
SAN. TOP = 150.13
SEPARATION = 6.26

141 LF 8" PVC @ 0.35%

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SP#7

234 LF 8" PVC @ 0.66%

246 LF 8" PVC @ 0.49%

SP#6

67.34'

(1) 6" CROSS
(3) 6" GATE VALVE

UTILITY CROSSING #26
STORM BOTTOM = 155.06
SAN. TOP = 148.55
SEPARATION = 6.51

SINGLE RECLAIMED
WATER SERVICE (TYP.)

268 LF 8" PVC @ 0.35%

123 LF 8" PVC @ 0.35%

SAN-23
48" MANHOLE
RIM = 162.23
INV W = 149.14
INV NE = 149.24

SAN-26
48" MANHOLE
RIM = 164.62
INV E = 159.99
INV NW = 160.09

(1) 8" TEE
(2) 8" GATE VALVE

HYDRANT 5

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

SAN-25
48" DROP MANHOLE
RIM = 162.45
INV E = 154.35
INV W = 158.45

(1) 12" CROSS
(2) 12"X8" REDUCER
(2) 8" GATE VALVE
(1) 12" GATE VALVE

HYDRANT 6

SAN-3
48" DROP MANHOLE
RIM = 161.15
INV S = 146.11
INV N = 146.21
INV W = 153.15
INV E = 147.67

SINGLE POTABLE
WATER SERVICE (TYP.)

UTILITY CROSSING #25
STORM BOTTOM = 155.79
SAN. TOP = 149.06
SEPARATION = 6.73

SAN-24
48" MANHOLE
RIM = 161.64
INV W = 148.61
INV E = 148.71

UTILITY CROSSING #02
STORM BOTTOM = 155.22
SAN. TOP = 146.13
SEPARATION = 9.09

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LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.7

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:3/6/2026 By:afrancis Plotted By:andrew francis

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SHEET C5.7
SHEET C5.8

STREET "C"

284 LF 8" PVC @ 0.40%

UTILITY CROSSING #11
STORM BOTTOM = 158.38
SAN. TOP = 152.02
SEPARATION = 6.36

SAN-7
48" MANHOLE
RIM = 163.87
INV S = 151.11
INV N = 151.21

141 LF 8" PVC @ 0.40%

TABLE WATER MAIN

" TEE
DUCER
VALVE
VALVE

UTILITY CROSSING #10
STORM BOTTOM = 158.91
SAN. TOP = 151.36
SEPARATION = 7.55

SAN-6
48" MANHOLE
RIM = 164.70
INV SW = 150.45
INV N = 150.55

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SP#11

102 LF 8" PVC @ 0.40%

0.40%

SAN-5
48" MANHOLE
RIM = 164.96
INV NE = 150.04
INV S = 148.46
INV W = 148.56

(1) 6" TEE
(2) 6" GATE VALVE

WN

237 LF 8" PVC @ 0.40%

SAN-4
48" MANHOLE
RIM = 163.71
INV S = 147.42
INV N = 147.52

UTILITY CROSSING #09
STORM BOTTOM = 157.88
SAN. TOP = 148.05
SEPARATION = 9.84

303 LF 8" PVC @ 0.40%

UTILITY CROSSING #08
STORM BOTTOM = 155.59
SAN. TOP = 147.10
SEPARATION = 8.49

UTILITY CROSSING #07
STORM BOTTOM = 148.72
SAN. TOP = 146.98
SEPARATION = 1.75

(1) 6" CROSS
(3) 6" GATE VALVE

UTILITY CROSSING #26
STORM BOTTOM = 155.06
SAN. TOP = 148.55
SEPARATION = 6.51

SINGLE RECLAIMED
WATER SERVICE (TYP.)

67.34'

STREET "B"

268 LF 8" PVC @ 0.35%

123 LF 8" PVC @ 0.35%

SAN-3
48" DROP MANHOLE
RIM = 161.15
INV S = 146.11
INV N = 146.21
INV W = 153.15
INV E = 147.67

SINGLE POTABLE
WATER SERVICE (TYP.)

UTILITY CROSSING #25
STORM BOTTOM = 155.79
SAN. TOP = 149.06
SEPARATION = 6.73

SAN-24
48" MANHOLE
RIM = 161.64
INV W = 148.61
INV E = 148.71

133 LF 8" PVC @ 0.35%

UTILITY CROSSING #02
STORM BOTTOM = 155.22
SAN. TOP = 146.13
SEPARATION = 9.09

UTILITY CROSSING #24
STORM BOTTOM = 156.39
SAN. TOP = 150.13
SEPARATION = 6.26

141 LF 8" PVC @ 0.35%

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SAN-22
48" MANHOLE
RIM = 161.54
INV SW = 149.73
INV NE = 149.83

SAN-23
48" MANHOLE
RIM = 162.23
INV W = 149.14
INV NE = 149.24

UTILITY CROSSING #23
STORM BOTTOM = 155.64
SAN. TOP = 150.25
SEPARATION = 5.39

354 LF 8" PVC @ 0.35%

SP#8

HYDRANT 7

8" GATE VALVE

SAN-21
48" MANHOLE
RIM = 160.29
INV SW = 151.07
INV NE = 151.17

UTILITY CROSSING #22
STORM BOTTOM = 154.55
SAN. TOP = 151.58
SEPARATION = 2.97

180 LF 8" PVC @ 0.35%

3,979 LF OF PROPOSED 8" POTABLE WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

137 LF 8" PVC @ 0.35%

UTILITY CROSSING #21
STORM BOTTOM = 155.13
SAN. TOP = 152.93
SEPARATION = 2.20

SAN-20
48" MANHOLE
RIM = 161.05
INV SW = 151.83
INV N = 151.93

SAN-19
48" MANHOLE
RIM = 160.47
INV S = 152.41
INV N = 152.51

SINGLE RECLAIMED WATER SERVICE (TYP.)

UTILITY CROSSING #20
SAN. BOTTOM = 153.02
STORM TOP = 152.49
SEPARATION = 0.54

316 LF 8" PVC @ 0.35%

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN-18
48" MANHOLE
RIM = 158.88
INV S = 153.62
INV N = 153.72

UTILITY CROSSING #19
SAN. BOTTOM = 153.63
STORM TOP = 153.12
SEPARATION = 0.52

STREET "A"

TRACT "Z"
TREE PRESERVATION
10.15 AC

TRACT "AA"
TREE PRESERVATION
9.17 AC

TRACT "J"
50' LANDSCAPE BUFFER
6.88 AC

SHEET C5.5
SHEET C5.8

SHEET C5.8
SHEET C5.10

N
W E
S

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

KEY MAP

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			SCS

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UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.8

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

HYDRANT 2

219 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP.)

UTILITY CROSSING #35
STORM BOTTOM = 160.71
SAN. TOP = 159.68
SEPARATION = 1.03

SAN-36
48" MANHOLE
RIM = 166.31
INV N = 159.04
INV S = 160.17

SINGLE RECLAIMED WATER SERVICE (TYP.)

SP#14

228 LF 8" PVC @ 0.40%

3,314 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP.)

TRACT 'Y'
50' LANDSCAPE BUFFER
3.71 AC

SAN-37
48" MANHOLE
RIM = 165.18
INV N = 161.08
INV E = 161.18

1,570 LF OF PROPOSED 12" POTABLE WATER MAIN

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

HYDRANT 1

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

64 LF OF 6" PVC RECLAIMED WATER MAIN

CONTRACTOR TO CONNECT TO 8" POTABLE WATER MAIN STUB OUT FROM ONDICH SOUTH THROUGH 2" BLOW-OFF AND 8" VALVE

SP#15

CONTRACTOR TO CONNECT TO 6" RECLAIMED MAIN STUB OUTS FROM ONDICH SOUTH THROUGH 2" BLOWOFFS AND 8" VALVES

624 LF OF 6" PVC RECLAIMED WATER MAIN

(1) 6" TEE
(2) 6" GATE VALVES
(1) 6"X16" REDUCER
(1) 16" GATE VALVE

(1) 2" BLOW-OFF

6" PVC RECLAIMED WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

8" PVC WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

714 LF OF 8" PVC WATER MAIN

SP#16

HYDRANT 15

SP#3

PROPOSED HYDRANT

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE
(1) 12"X16" REDUCER
(1) 8"X12" REDUCER

HYDRANT 16
16" GATE VALVE

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

SHEET C5.9
SHEET C5.11

SHEET C5.9
SHEET C5.10

SAN-26
48" MANHOLE
RIM = 164.62
INV E = 159.99
INV NW = 160.09

(1) 8" TEE
(2) 8" GATE VALVE

SINGLE

SING

35

36

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

KEY MAP

Call 48 hours before you dig
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1-800-432-4770
Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
			SCS

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

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.9

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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SHEET C5.8
SHEET C5.10

SHEET C5.9
SHEET C5.10

SAN-27
48" MANHOLE
RIM = 164.92
INV SE = 160.32
INV NW = 160.42

57 LF 8" PVC @ 0.40%
(1) 6" TEE
(2) 6" GATE VALVE

UTILITY CROSSING #05
STORM BOTTOM = 155.66
SAN. TOP = 154.82
SEPARATION = 0.84

UTILITY CROSSING #03
SAN. BOTTOM = 153.23
STORM TOP = 152.27
SEPARATION = 0.98

UTILITY CROSSING #04
STORM BOTTOM = 154.92
SAN. TOP = 154.18
SEPARATION = 0.74

303 LF 8" PVC @ 0.35%

UTILITY CROSSING #08
STORM BOTTOM = 155.59
SAN. TOP = 147.10
SEPARATION = 8.49

UTILITY CROSSING #07
STORM BOTTOM = 148.72
SAN. TOP = 146.98
SEPARATION = 1.75

UTILITY CROSSING #24
STORM BOTTOM = 156.39
SAN. TOP = 150.13
SEPARATION = 6.26

141 LF 8" PVC @ 0.35%

UTILITY CROSSING #23
STORM BOTTOM = 155.64
SAN. TOP = 150.25
SEPARATION = 5.39

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SAN-22
48" MANHOLE
RIM = 161.54
INV SW = 149.73
INV NE = 149.83

UTILITY CROSSING #06
SAN. BOTTOM = 159.12
STORM TOP = 158.37
SEPARATION = 0.75

(1) 6" CROSS
(3) 6" GATE VALVE

UTILITY CROSSING #26
STORM BOTTOM = 155.06
SAN. TOP = 148.55
SEPARATION = 6.51

SINGLE RECLAIMED
WATER SERVICE (TYP.)

SP#7

234 LF 8" PVC @ 0.66%

246 LF 8" PVC @ 0.49%

67.34'

SP#6

268 LF 8" PVC @ 0.35%

123 LF 8" PVC @ 0.35%

SAN-23
48" MANHOLE
RIM = 162.23
INV W = 149.14
INV NE = 149.24

SAN-26
48" MANHOLE
RIM = 164.62
INV E = 159.99
INV NW = 160.09

(1) 8" TEE
(2) 8" GATE VALVE

HYDRANT 5

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

SAN-25
48" DROP MANHOLE
RIM = 162.45
INV E = 154.35
INV W = 158.45

(1) 12" CROSS
(2) 12"x8" REDUCER
(2) 8" GATE VALVE
(1) 12" GATE VALVE

SAN-3
48" DROP MANHOLE
RIM = 161.15
INV S = 146.11
INV N = 146.21
INV W = 153.15
INV E = 147.67

SINGLE POTABLE
WATER SERVICE (TYP.)

UTILITY CROSSING #25
STORM BOTTOM = 155.79
SAN. TOP = 149.06
SEPARATION = 6.73

SAN-24
48" MANHOLE
RIM = 161.64
INV W = 148.61
INV E = 148.71

133 LF 8" PVC @ 0.35%

HYDRANT 6

UTILITY CROSSING #02
STORM BOTTOM = 155.22
SAN. TOP = 146.13
SEPARATION = 9.09

978 LF OF PROPOSED 12" POTABLE WATER MAIN

TRACT 'W'
TREE PRESERVATION
1.04 AC

SAN-2
48" MANHOLE
RIM = 162.10
INV S = 145.54
INV N = 145.64

4,940 LF OF PROPOSED 6" RECLAIMED WATER MAIN

131 LF 8" PVC @ 0.35%

TRACT 'Y'
TREE PRESERVATION
3.23 AC

UTILITY CROSSING #01
STORM BOTTOM = 146.03
SAN. TOP = 145.51
SEPARATION = 0.53

SAN-54
48" MANHOLE
RIM = 163.74
INV W = 144.16
INV E = 144.26

73 LF 8" PVC @ 1.00%

SAN-1
48" MANHOLE
RIM = 163.21
INV W = 144.99
INV N = 145.09

(1) 6" TEE
(3) 6" GATE VALVE

(1) 12" CAP
(1) 12" PLUG VALVE

LIFT STATION
6' WET WELL
RIM = 163.90
INV E = 144.10

TRACT 'X'
LIFT STATION
0.04 AC

140 LF OF 16 LF 8" PVC @ 0.40%

(1) 2" BLOW-OFF
(1) 6" GATE VALVE

SP#5

(1) 12"x6" WYE
(1) 6" PLUG VALVE
(2) 12" PLUG VALVE

SP#4

(1) 2" BLOW-OFF
(1) 12" GATE VALVE

(1) 12" TEE
(3) 12" GATE VALVE

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

2,667 LF OF 12" PVC FORCE MAIN

1,026 LF OF 16" PVC RECLAIMED WATER MAIN

1,055 LF OF 12" PVC WATER MAIN

HYDRANT 14

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

16" GATE VALVE

ZONE A

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

KEY MAP

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

REV.	DATE	DESCRIPTION	BY

UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.10

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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WATER MAIN

PROPOSED HYDRANT

HYDRANT 16
16" GATE VALVE

(1) 12" TEE
(1) 8" GATE VALVE
(1) 12" GATE VALVE
(1) 12"X16" REDUCER
(1) 8"X12" REDUCER

SHEET C5.9

SHEET C5.11

MATCHLINE A–A

2,667 LF OF 12" PVC FORCE MAIN

1,559 LF OF 16" PVC WATER MAIN

1,611 LF OF 16" PVC RECLAIMED WATER MAIN

HYDRANT 17
16" GATE VALVE

SP#2

CONTRACTOR TO CONNECT TO 16" PVC WATER MAIN THROUGH 16" GATE VALVE AND 2" BLOW-OFF INSTALLED AT ONDICH SOUTH SUBDIVISION

SP#1

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

16" PVC WATER WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

MATCHLINE A–A

HYDRANT 18
16" GATE VALVE

16" GATE VALVE
12" PLUG VALVE

2,667 LF OF 12" PVC FORCE MAIN

1,559 LF OF 16" PVC WATER MAIN

1,611 LF OF 16" PVC RECLAIMED WATER MAIN

CONTRACTOR TO CONNECT TO 12" PVC FORCE THROUGH 12" CAP AND PLUG VALVE INSTALLED AT ONDICH SOUTH SUBDIVISION

CONTRACTOR TO CONNECT TO 16" PVC RECLAIMED WATER MAIN THROUGH 16" GATE VALVE AND 2" BLOW-OFF INSTALLED AT ONDICH SOUTH SUBDIVISION

12" PVC FORCE MAIN PER APPROVED CITY OF APOPKA CSP-25-15

16" PVC RECLAIMED WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

PAULETTE STREET

N
W E
S

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

KEY MAP

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UTILITY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

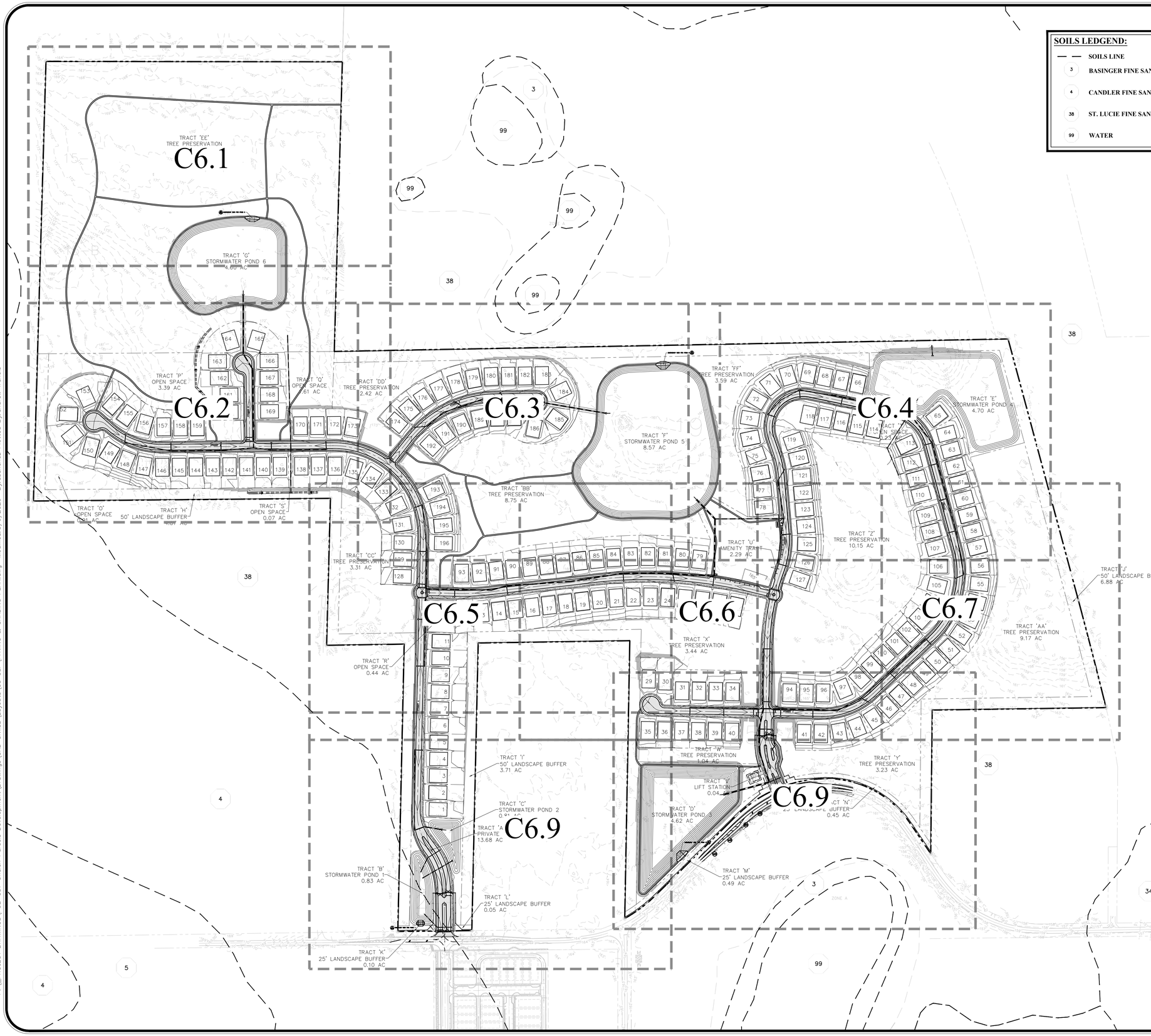
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C5.11

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SOILS LEDGEND:

— —	SOILS LINE
3	BASINGER FINE SAND, DEPRESSIONAL (HYD: A/D)
4	CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
38	ST. LUCIE FINE SAND, 0 TO 5% SLOPES (HYD: A)
99	WATER

N
W E
S

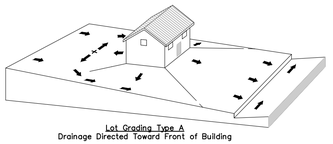
GRAPHIC SCALE

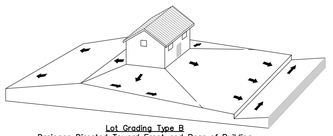
200 0 100 200 400

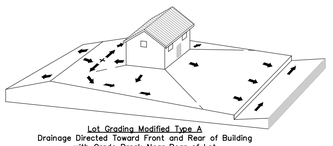
(IN FEET)
1 inch = 200 ft.

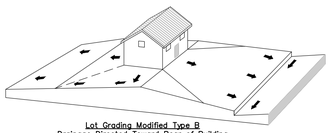
GRADING NOTES:

1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES.
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS.
3. FINISHED FLOORS HAVE A SEPARATION OF 8-INCHES FROM THE DIRT GRADE ADJACENT TO THE BUILDING PAD.
4. THE PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5. ALL SPOT ELEVATIONS WITHIN THE ROADWAYS ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
7. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING THE SIDE SLOPES OF THE PROPOSED DRY PONDS BUT EXCLUDING THE POND BOTTOM, SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
8. PER THE GEOTECHNICAL EXPLORATION ANALYSIS REPORT PROVIDED BY UES DATED SEPTEMBER 9, 2025, IMPORTED FILL MATERIAL SHALL MEET GROUP A AND GROUP B QUALIFICATIONS. GROUP A ARE CONSIDERED TO BE CLEAN SANDY SOILS WITH LESS THAN 5% SOIL FINES. GROUP B ARE SANDS WITH SILT AND CLAY WITH CONTENTS OF 6 TO 12% SOIL FINES THAT MAY REQUIRE AERATION AND DRYING DURING PLACEMENT AND COMPACTION.
9. CONTRACTOR TO FOLLOW RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION ANALYSIS REPORTS PROVIDED BY UES DATED SEPTEMBER 9, 2025, AS WELL AS ANY SUPPLEMENTAL REPORTS ISSUED FOR THE ONDICH NORTH PROJECT SUCH AS THE ONE DATED NOVEMBER 3, 2025.
10. ALL DITCH-BOTTOM INLETS OUTSIDE OF PAVEMENT SHALL HAVE A CONCRETE COLLAR.


Lot Grading Type A
Drainage Directed Toward Front of Building


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


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


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

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

REV.	DATE	DESCRIPTION	BY

OVERALL PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C6.0

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified:3/6/2026 By:ssanchez Plotted By:andrew francis

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TRACT 'EE'
TREE PRESERVATION
34.01 AC

20 C10.3 EMERGENCY WEIR FOR POND 6

TRACT 'G'
STORMWATER POND 6
4.60 AC

SHEET C6.1

SHEET C6.2

N

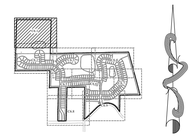
W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



REV.	DATE	DESCRIPTION	BY
			SCS

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

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-CIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.1

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Sunshine State One Call of Florida, Inc.

LUKE CLASSON
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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SHEET C6.1

SHEET C6.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM

DESIGNED: S. SIERRA-GIL

CHECKED: L.CLASSON

DATE: 3/6/2026

SCALE: 1" = 50'

PROJECT: PUL-037

SHEET: C6.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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TRACT 'O' OPEN SPACE 0.91 AC

TRACT 'H' 50' LANDSCAPE BUFFER 4.87 AC

TRACT 'P' OPEN SPACE 3.39 AC

TRACT 'Q' OPEN SPACE 1.61 AC

TRACT 'S' OPEN SPACE 0.07 AC

STREET 'A'

STREET 'D'

SHEET C6.2

SHEET C6.3

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C6.2
SHEET C6.3

TREE PRESERVATION

STREET E

EMERGENCY WEIR FOR POND 5 (19 / 20.3)

LP 165.45

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C6.3
SHEET C6.4

SHEET C6.3
SHEET C6.5

SHEET C6.3
SHEET C6.6

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REV.	DATE	DESCRIPTION	BY

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C6.3
SHEET C6.4
SHEET C6.4
SHEET C6.6
SHEET C6.4
SHEET C6.7
SHEET C6.6
SHEET C6.7

TRACT 'FF'
TREE PRESERVATION
3.59 AC

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'I'
OPEN SPACE
0.23 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'A'
AMENITY TRACT
2.29 AC

STREET

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

REV.	DATE	DESCRIPTION	BY
			SCS

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

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L.CLASSON	DATE: 3/6/2026
SCALE: 1" = 50'	PROJECT PUL-037	SHEET C6.4	

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Sunshine State One Call of Florida, Inc.

SHEET C6.2
SHEET C6.5

SHEET C6.3
SHEET C6.5

SHEET C6.3
SHEET C6.6

SHEET C6.5
SHEET C6.6

SHEET C6.5
SHEET C6.8

SHEET C6.6
SHEET C6.8

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

STREET A

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

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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MAITLAND, FLORIDA 32751
(407) 558-2228

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Sunshine State One Call of Florida, Inc.

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SHEET C6.3
SHEET C6.5
SHEET C6.3
SHEET C6.6
SHEET C6.4
SHEET C6.6
SHEET C6.6
SHEET C6.7
SH
SH
SHEET C6.5
SHEET C6.6
SHEET C6.6
SHEET C6.7
SHEET C6.5
SHEET C6.8
SHEET C6.6
SHEET C6.8
SHEET C6.9

STREET

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

STREET C

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

REV.	DATE	DESCRIPTION	BY
			SCS

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

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.6

LIKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

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SHEET C6.4
SHEET C6.7

SHEET C6.6
SHEET C6.7

SHEET C6.7
SHEET C6.9

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'A'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

STREET 'C'

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

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REV.	DATE	DESCRIPTION	BY
			SCS

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

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26
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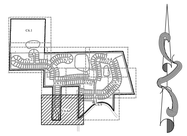
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N
NE
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SE
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SW
W
NW

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



SHEET C6.5
SHEET C6.6
SHEET C6.8
SHEET C6.8
SHEET C6.8
SHEET C6.9

LOT TYPE 'A' FFE=169.27 — 6
LOT TYPE 'A' FFE=168.90 — 5
LOT TYPE 'A' FFE=168.53 — 4
LOT TYPE 'A' FFE=168.15 — 3
LOT TYPE 'A' FFE=167.78 — 2
LOT TYPE 'A' FFE=167.43 — 1
LOT TYPE 'A' MOD FFE=167.52 — 35
LOT TYPE 'A' MOD FFE=166.96 — 36

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

17 C10.2 OVERFLOW WEIR FOR POND 1

IMPROVEMENTS TO ONDICH ROAD TO BE PERMITTED THROUGH ORANGE COUNTY

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ALLEY 'H'

EFFIE DRIVE
(60' PUBLIC R/W PER ORB 1445, PG 22, R)

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NO.	DESCRIPTION	DATE	BY
			SCS

1828 ENGINEERING
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.8

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 36/26

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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C6.6

SHEET C6.7

SHEET C6.9

STREET C

LOT TYPE 'A' MOD FFE=166.35 — 37
LOT TYPE 'A' FFE=165.64 — 38
LOT TYPE 'A' FFE=164.92 — 39
LOT TYPE 'A' FFE=164.20 — 40
LOT TYPE 'A' FFE=163.60 — 41
LOT TYPE 'A' FFE=164.11 — 42
LOT TYPE 'A' FFE=164.44 — 43
LOT TYPE 'A' FFE=164.65 — 44
LOT TYPE 'A' FFE=164.65 — 45
LOT TYPE 'A' FFE=164.30 — 46
LOT TYPE 'A' FFE=163.80 — 47
LOT TYPE 'A' FFE=163.43 — 48
LOT TYPE 'A' FFE=164.29 — 98
LOT TYPE 'A' FFE=164.33 — 97
LOT TYPE 'A' FFE=164.14 — 96
LOT TYPE 'A' FFE=163.63 — 95
LOT TYPE 'A' FFE=163.26 — 94
LOT TYPE 'A' FFE=165.64 — 32
LOT TYPE 'A' FFE=164.92 — 33
LOT TYPE 'A' FFE=164.20 — 34

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

IMPROVEMENTS TO ONDICH ROAD TO BE PERMITTED THROUGH ORANGE COUNTY

EMERGENCY WEIR FOR POND 3 (18) (C10.2)

ZONE A

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Sunshine State One Call of Florida, Inc.

BY	DESCRIPTION	DATE	REV.
SCS			

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

PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C6.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew.francis

DRAINAGE PLAN NOTES:

1. ALL STORM PIPE TO BE ADS HP STORM OR RCP CLASS III. ADS HP STORM PROFILE WALL POLYPROPYLENE SHALL MEET OR EXCEED AASHTO M330, ASTM F2736 (12"–30") AND ASTM F2881 (36"–60"). PIPE SHALL BE JOINED BY WATERTIGHT, DUAL GASKETED INTEGRAL BELL, REINFORCED BY A POLYMER COMPOSITE BAND AND SPIGOT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FDOT SECTION 948–7.2 (CLASS II 100YR DSL) AND LISTED ON THE FDOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"–60".

N
W E
S

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

TRACT 'EE'
TREE PRESERVATION
C7.1

TRACT 'G'
STORMWATER POND 6
4.60 AC

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

C7.2

C7.3

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'FF'
TREE PRESERVATION
3.59 AC

C7.4

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
1.07 AC

TRACT 'S'
OPEN SPACE
0.07 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'X'
50' LANDSCAPE BUFFER
6.88 AC

C7.5

C7.6

C7.7

TRACT 'X'
TREE PRESERVATION
3.44 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'R'
OPEN SPACE
0.44 AC

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'V'
LIFT STATION
0.04 AC

C7.9

TRACT 'C'
STORMWATER POND 2
0.81 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13

C7.8

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ZONE A

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BY	DESCRIPTION	DATE	REV.
SCS			

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

OVERALL DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C7.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26
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TRACT 'EE'
TREE PRESERVATION
34.01 AC

TRACT 'G'
STORMWATER POND 6
4.60 AC

20 / C10.3 EMERGENCY WEIR FOR POND 6

14 / C10.2 20 LF 12" PERFORATED HDPE @ 0.00%

BU-6
MODIFIED TYPE H INLET
RIM = 167.00
INV S = 161.64
INV N = 164.00

SHEET C7.1
SHEET C7.2

N
W E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-037	C7.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C7.1

SHEET C7.2

14 / 10.2 20 LF 12" PERFORATED HDPE @ 0.00%

BU-6
MODIFIED TYPE H INLET
RIM = 167.00
INV S = 161.64
INV N = 164.00

264 LF 42" ADS HP @ 0.50%

D-4
TYPE 4 INLET
RIM = 173.16
INV SE = 162.96
INV N = 162.96

83 LF 42" ADS HP @ 0.50%

D-3
TYPE 3R INLET
RIM = 173.49
INV NW = 163.37
INV S = 163.37

305 LF 42" ADS HP @ 0.50%

MES-5
24" MES
INV S = 171.54

222 LF 24" ADS HP @ 4.01%

S-3
MANHOLE
RIM = 172.49
INV S = 162.65
INV N = 162.65

278 LF 24" ADS HP @ 0.50%

200 LF 24" ADS HP @ 0.49%

S-2
MANHOLE
RIM = 173.31
INV S = 164.02
INV N = 164.02

246 LF 24" ADS HP @ 0.50%

S-1
TYPE H INLET
RIM = 170.80
INV N = 165.00

A-32
TYPE 3L INLET
RIM = 178.00
INV S = 172.50

38 LF 18" ADS HP @ 0.50%

A-31
TYPE 3R INLET
RIM = 177.90
INV N = 172.31
INV E = 171.94

210 LF 24" ADS HP @ 0.75%

A-29
TYPE 3L INLET
RIM = 176.37
INV S = 170.87

36 LF 18" ADS HP @ 1.42%

A-28
TYPE 3R INLET
RIM = 176.37
INV E = 169.87
INV N = 170.37
INV W = 170.37

A-27
TYPE 3L INLET
RIM = 174.70
INV S = 168.50

36 LF 18" ADS HP @ 0.50%

224 LF 30" ADS HP @ 0.75%

A-26
TYPE 3R INLET
RIM = 174.70
INV W = 168.20
INV E = 168.20
INV N = 168.32

36 LF 18" ADS HP @ 0.50%

D-1
TYPE 3R INLET
RIM = 173.64
INV E = 168.14

47 LF 36" ADS HP @ 0.50%

146 LF 30" ADS HP @ 0.50%

A-25
MANHOLE
RIM = 173.32
INV N = 165.62
INV W = 167.47
INV E = 166.12

36 LF 18" ADS HP @ 0.50%

D-2
TYPE 3L INLET
RIM = 173.64
INV N = 164.88
INV S = 165.38
INV W = 167.96

A-24
TYPE 4 INLET
RIM = 173.35
INV S = 167.85

36 LF 18" ADS HP @ 0.50%

A-23
TYPE 4 INLET
RIM = 173.35
INV W = 166.51
INV E = 167.01
INV N = 167.67

81 LF 30" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

A-22
TYPE 3R INLET
RIM = 174.42
INV S = 168.92

A-21
TYPE 3L INLET
RIM = 174.43
INV W = 168.24
INV N = 168.74

STREET D

STREET A

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'R'
TREE PRESERVATION
2.42 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150

SHEET C7.2
SHEET C7.3

N
W E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

DRAINAGE PLAN
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C7.2

SHEET C7.3

TRACT 'DD'
TREE PRESERVATION
2.42 AC

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

STREET E

E-1
TYPE 3L INLET
RIM = 172.75
INV E = 167.25

E-2
TYPE 3R INLET
RIM = 172.24
INV NE = 166.24
INV W = 166.74

E-3
MANHOLE
RIM = 170.81
INV E = 165.76
INV SW = 165.77

E-4
TYPE 3L INLET
RIM = 170.40
INV SE = 164.90

E-5
TYPE 3R INLET
RIM = 170.08
INV NW = 164.68
INV E = 163.68
INV W = 165.32

E-6
MANHOLE
RIM = 168.64
INV E = 163.19
INV W = 163.19

E-7
TYPE 3L INLET
RIM = 168.03
INV SE = 158.66

E-8
TYPE 3R INLET
RIM = 167.77
INV E = 156.52
INV W = 161.27
INV NW = 158.45

E-9
MANHOLE
RIM = 165.72
INV SE = 155.75
INV W = 155.75

E-10
TYPE 4 INLET
RIM = 165.84
INV NW = 155.60
INV E = 155.60

BU-5.2
MODIFIED TYPE H INLET
RIM = 158.00
INV W = 151.00
INV E = 155.00

BU-5.1
MODIFIED TYPE H INLET
RIM = 158.00
INV SE = 147.88
INV NW = 155.00

A-17
TYPE 3R INLET
RIM = 169.50
INV E = 164.00

A-18
TYPE 3L INLET

A-19
TYPE 3R INLET
RIM = 172.19
INV E = 166.69

A-20
TYPE 3L INLET
RIM = 172.20
INV W = 166.51
INV S = 166.51

57 LF 18" ADS HP @ 0.90%
85 LF 24" ADS HP @ 0.50%
89 LF 24" ADS HP @ 0.50%
42 LF 18" ADS HP @ 0.50%
98 LF 30" ADS HP @ 0.50%
45 LF 18" ADS HP @ 0.50%
101 LF 30" ADS HP @ 1.91%
155 LF 36" ADS HP @ 0.50%
29 LF 36" ADS HP @ 0.50%
274 LF 36" ADS HP @ 1.69%
20 LF 12" PERFORATED HDPE @ 0.00% (13 / C10.2)
EMERGENCY WEIR FOR POND 5 (19 / C10.3)
12 / C16.2 20 LF 12" PERFORATED HDPE @ 0.00%
176 LF 60" ADS HP @ 0.50%
25' LF 60" ADS HP @ 0.52%
36 LF 18" ADS HP @ 0.50%
210 LF 18" ADS HP @ 1.20%
36 LF 18" ADS HP @ 0.50%

SHEET C7.3
SHEET C7.4
SHEET C7.3
SHEET C7.5
SHEET C7.6
SHEET C7.3
SHEET C7.6

174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196
134 133 132 131 130
86 85 84 83 82 81 80 79

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REV.	DATE	DESCRIPTION	BY
			SCS

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

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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

REV.	DATE	DESCRIPTION	BY

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.4

LUKE CLASSON LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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SHEET C7.2
SHEET C7.5

SHEET C7.3
SHEET C7.5

SHEET C7.3
SHEET C7.6

SHEET C7.5

SHEET C7.6

SHEET C7.5
SHEET C7.8

SHEET C7.6
SHEET C7.8

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

STREET A

36 LF 18" ADS HP @ 0.50%

A-19
TYPE 3R INLET
RIM = 172.19
INV E = 166.69

A-20
TYPE 3L INLET
RIM = 172.20
INV W = 166.51
INV S = 166.51

210 LF 18" ADS HP @ 1.20%

A-17
TYPE 3R INLET
RIM = 169.50
INV E = 164.00

36 LF 18" ADS HP @ 0.50%

A-18
TYPE 3L INLET
RIM = 169.51
INV S = 163.32
INV W = 163.82
INV N = 164.01

148 LF 24" ADS HP @ 1.19%

A-16
TYPE 3L INLET
RIM = 167.57
INV N = 161.57
INV W = 161.91
INV S = 161.07

A-15
TYPE 3R INLET
RIM = 167.59
INV E = 162.09

20 LF 30" ADS HP @ 0.77%

129 LF 30" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

A-14
MANHOLE
RIM = 166.62
INV N = 160.92
INV E = 158.75
INV S = 159.25

137 LF 24" ADS HP @ 0.50%

A-12
TYPE 4 INLET
RIM = 166.22
INV E = 160.72

36 LF 18" ADS HP @ 0.50%

A-13
TYPE 4 INLET
RIM = 166.22
INV W = 160.54
INV S = 159.94
INV N = 159.94

209 LF 24" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

A-10
TYPE 3L INLET
RIM = 167.16
INV E = 161.66

A-11
TYPE 3R INLET
RIM = 167.16
INV W = 161.48
INV N = 160.98

B-2
TYPE 4 INLET
RIM = 164.77
INV W = 158.11
INV E = 157.61
INV S = 159.10

163 LF 36" ADS HP @ 0.50%

B-1
TYPE 4 INLET
RIM = 164.77
INV N = 159.28

36 LF 18" ADS HP @ 0.50%

B-5
TYPE 3R INLET
RIM = 165.89
INV W = 156.44
INV S = 160.21
INV E = 155.99

287 LF 42" ADS HP @ 0.50%

B-3
MANHOLE
RIM = 165.23
INV W = 156.79
INV E = 156.80

B-4
TYPE 3L INLET
RIM = 165.89
INV N = 160.39

71 LF 36" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

237 LF 42" ADS HP @ 0.50%

B-6
MANHOLE
RIM = 166.50
INV W = 154.56
INV E = 154.56

36 LF 18" ADS HP @ 0.50%

221 LF 48" ADS HP @ 0.50%

B-7
TYPE 3R INLET
RIM = 165.60
INV N = 160.10

B-8
TYPE 3L INLET
RIM = 165.60
INV E = 152.88
INV S = 159.92
INV W = 153.38

N
W
E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

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

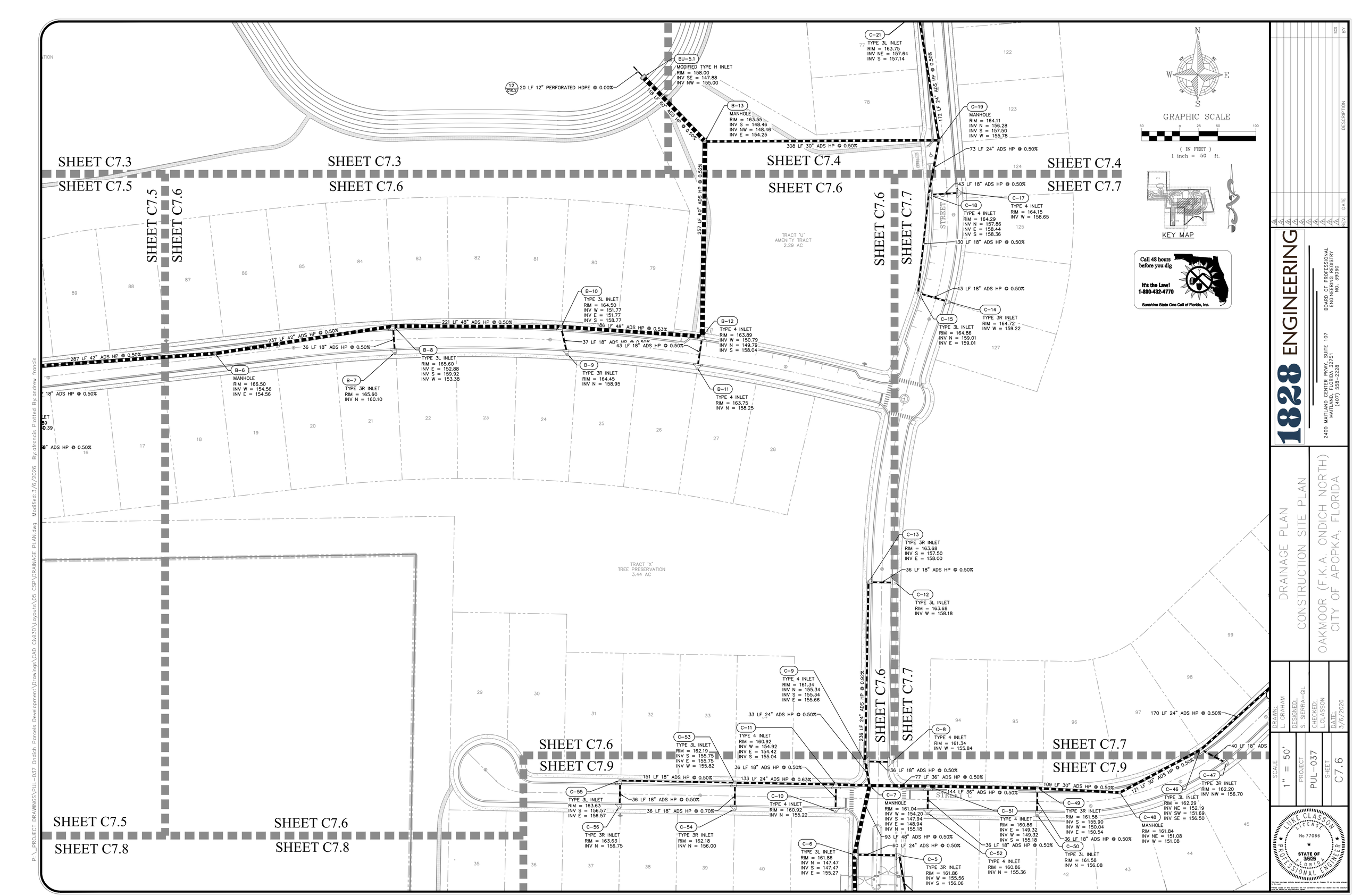
DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.5

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
3/6/26
PROFESSIONAL ENGINEER

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

NO.	DESCRIPTION	DATE	BY

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.6

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/6/26

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C-21
TYPE 3L INLET
RIM = 163.75
INV NE = 157.64
INV S = 157.14

172 LF 24" ADS HP @ 0.50%

C-19
MANHOLE
RIM = 164.11
INV N = 156.28
INV S = 157.50
INV W = 155.78

73 LF 24" ADS HP @ 0.50%

SHEET C7.4
SHEET C7.7

43 LF 18" ADS HP @ 0.50%

C-17
TYPE 4 INLET
RIM = 164.15
INV W = 158.65

C-18
TYPE 4 INLET
RIM = 164.29
INV N = 157.86
INV E = 158.44
INV S = 158.36

130 LF 18" ADS HP @ 0.50%

SHEET C7.6
SHEET C7.7

43 LF 18" ADS HP @ 0.50%

C-14
TYPE 3R INLET
RIM = 164.72
INV W = 159.22

C-15
TYPE 3L INLET
RIM = 164.86
INV N = 159.01
INV E = 159.01

STREET

TRACT 'Z'
TREE PRESERVATION
10.15 AC

RIM = 157.66
INV NW = 152.66

36 LF 18" ADS HP @ 0.50%

C-37
TYPE 3R INLET
RIM = 159.11
INV W = 151.32
INV N = 148.92
INV S = 149.42

C-36
TYPE 3L INLET
RIM = 159.11
INV E = 151.50

152 LF 24" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

C-38
TYPE 3L INLET
RIM = 159.86
INV E = 150.85

C-39
TYPE 3R INLET
RIM = 159.86
INV W = 150.67
INV N = 150.17
INV S = 154.23

200 LF 18" ADS HP @ 0.50%

40 LF 18" ADS HP @ 0.50%

C-41
TYPE 3R INLET
RIM = 160.83
INV SW = 155.22
INV N = 155.22

C-40
TYPE 3L INLET
RIM = 160.92
INV NE = 155.42

TRACT 'J'
50' LANDSCAPE BUFFER
6.88 AC

C-13
TYPE 3R INLET
RIM = 163.68
INV S = 157.50
INV E = 158.00

36 LF 18" ADS HP @ 0.50%

C-12
TYPE 3L INLET
RIM = 163.68
INV W = 158.18

236 LF 24" ADS HP @ 0.92%

C-42
TYPE 4 INLET
RIM = 160.32
INV SE = 154.64
INV SW = 154.14

36 LF 18" ADS HP @ 0.50%

C-43
TYPE 4 INLET
RIM = 160.32
INV NW = 154.82

222 LF 24" ADS HP @ 0.50%

TRACT 'AA'
TREE PRESERVATION
9.17 AC

36 LF 18" ADS HP @ 0.50%

C-45
TYPE 3R INLET
RIM = 161.41
INV NW = 155.91

C-44
TYPE 3L INLET
RIM = 161.42
INV SE = 155.73
INV SW = 153.04
INV NE = 153.04

170 LF 24" ADS HP @ 0.50%

C-8
TYPE 4 INLET
RIM = 161.34
INV W = 155.84

SHEET C7.7
SHEET C7.9

40 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

77 LF 36" ADS HP @ 0.50%

109 LF 30" ADS HP @ 0.50%

121 LF 30" ADS HP @ 0.50%

C-47
TYPE 3R INLET
RIM = 162.20
INV NW = 156.70

C-46
TYPE 3L INLET
RIM = 162.29
INV NE = 152.19
INV SW = 151.69
INV SE = 156.50

144 LF 36" ADS HP @ 0.50%

C-7
MANHOLE
RIM = 161.04
INV W = 154.20
INV S = 147.94
INV E = 148.94
INV N = 155.18

C-49
TYPE 3R INLET
RIM = 161.58
INV S = 155.90
INV W = 150.04
INV E = 150.54

C-51
TYPE 4 INLET
RIM = 160.86
INV E = 149.32
INV W = 149.32
INV S = 155.18

C-48
MANHOLE
RIM = 161.84
INV NE = 151.08
INV W = 151.08

93 LF 48" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

C-50
TYPE 3L INLET
RIM = 161.58
INV N = 156.08

60 LF 24" ADS HP @ 0.50%

C-52
TYPE 4 INLET
RIM = 160.86
INV N = 155.36

C-5
TYPE 3R INLET
RIM = 161.86
INV W = 155.56
INV S = 156.06

N
W
E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.7

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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SHEET C7.5
SHEET C7.8
SHEET C7.6
SHEET C7.8
SHEET C7.8
SHEET C7.9

N
W E
S

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

KEY MAP

A-8
TYPE 3R INLET
RIM = 166.51
INV S = 160.33
INV E = 160.83

36 LF 18" ADS HP @ 0.50%

A-9
TYPE 3L INLET
RIM = 166.51
INV W = 161.01

359 LF 24" ADS HP @ 0.50%

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

A-7
TYPE 3L INLET
RIM = 164.64
INV E = 157.20
INV W = 157.80

79 LF 36" ADS HP @ 0.50%

20 LF 12" PERFORATED HDPE @ 4.26%

A-6
TYPE 3R INLET
RIM = 164.65
INV N = 158.54
INV E = 158.04

48 LF 30" ADS HP @ 0.50%

BU-2
MODIFIED TYPE H INLET
RIM = 160.14
INV W = 156.81
INV E = 155.50

TRACT 'A'
PRIVATE RIGHT-OF-WAY
13.68 AC

A-4
TYPE 3L INLET
RIM = 163.81
INV SW = 158.31

66 LF 18" ADS HP @ 0.50%

A-3
TYPE 3R INLET
RIM = 163.82
INV SW = 157.98
INV NE = 157.98

66 LF 24" ADS HP @ 2.25%

150 LF 24" ADS HP @ 1.00%

DS-2
TYPE E INLET
RIM = 163.50
INV SW = 158.00

MES-2
24" MES
INV NE = 156.50

TRACT 'B'
STORMWATER POND 1
0.83 AC

MES-6
24" MES
INV NE = 156.50

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

MES-1
24" MES
INV SE = 156.50

78 LF 24" ADS HP @ 0.47%

66 LF 18" ADS HP @ 0.50%

A-2
TYPE 4 INLET
RIM = 162.19
INV W = 157.19

17 C10.2 OVERFLOW WEIR FOR POND 1

A-1
TYPE 4 INLET
RIM = 162.19
INV E = 156.86
INV NW = 156.86

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ALLEY 'H'

EFFIE DRIVE
60' PUBLIC RIGHT-OF-WAY
ORB 1445, PG. 22, &
ORB 1437, PG. 276 & 278
PUBLIC RECORDS

BY	DESCRIPTION	DATE	REV.
SCS			

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

DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C7.8

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3/6/26

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SHEET C7.6
SHEET C7.9
SHEET C7.7
SHEET C7.9
SHEET C7.8
SHEET C7.9

C-9 TYPE 4 INLET RIM = 161.34 INV N = 155.34 INV S = 155.34 INV E = 155.66
236 LF 24" ADS HP @ 0.92%
33 LF 24" ADS HP @ 0.50%
C-11 TYPE 4 INLET RIM = 160.92 INV W = 154.92 INV E = 154.42 INV S = 155.04
C-53 TYPE 3L INLET RIM = 162.19 INV S = 155.75 INV E = 155.75 INV W = 155.82
36 LF 18" ADS HP @ 0.50%
C-8 TYPE 4 INLET RIM = 161.34 INV W = 155.84
36 LF 18" ADS HP @ 0.50%
151 LF 18" ADS HP @ 0.50%
133 LF 24" ADS HP @ 0.63%
77 LF 36" ADS HP @ 0.50%
109 LF 30" ADS HP @ 0.50%
121 LF 30" ADS HP @ 0.50%
170 LF 24" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.50%
C-44 TYPE 3L INLET RIM = 161.42 INV SE = 155.73 INV SW = 153.04 INV NE = 153.04
C-45 TYPE 3R INLET RIM = 161.41 INV NW = 155.91
40 LF 18" ADS HP @ 0.50%
C-47 TYPE 3R INLET RIM = 162.20 INV NW = 156.70
C-46 TYPE 3L INLET RIM = 162.29 INV NE = 152.19 INV SW = 151.69 INV SE = 156.50
C-55 TYPE 3L INLET RIM = 163.63 INV S = 156.57 INV E = 156.57
36 LF 18" ADS HP @ 0.50%
C-10 TYPE 4 INLET RIM = 160.92 INV N = 155.22
C-7 MANHOLE RIM = 161.04 INV W = 154.20 INV S = 147.94 INV E = 148.94 INV N = 155.18
144 LF 36" ADS HP @ 0.50%
STREET 'C'
C-51 TYPE 4 INLET RIM = 160.86 INV E = 149.32 INV W = 149.32 INV S = 155.18
C-49 TYPE 3R INLET RIM = 161.58 INV S = 155.90 INV W = 150.04 INV E = 150.54
C-48 MANHOLE RIM = 161.84 INV NE = 151.08 INV W = 151.08
36 LF 18" ADS HP @ 0.50%
C-50 TYPE 3L INLET RIM = 161.58 INV N = 156.08
C-56 TYPE 3R INLET RIM = 163.63 INV N = 156.75
36 LF 18" ADS HP @ 0.70%
C-54 TYPE 3R INLET RIM = 162.18 INV N = 156.00
93 LF 48" ADS HP @ 0.50%
60 LF 24" ADS HP @ 0.50%
C-6 TYPE 3L INLET RIM = 161.86 INV N = 147.47 INV S = 147.47 INV E = 155.27
C-5 TYPE 3R INLET RIM = 161.86 INV W = 155.56 INV S = 156.06
C-52 TYPE 4 INLET RIM = 160.86 INV N = 155.36
36 LF 18" ADS HP @ 0.50%
74 LF 18" ADS HP @ 0.50%
101 LF 48" ADS HP @ 0.50%
C-3 TYPE 4 INLET RIM = 162.23 INV N = 156.43 INV SW = 156.43
C-4 TYPE 3L INLET RIM = 162.58 INV N = 146.97 INV S = 146.97
23 LF 18" ADS HP @ 0.50%
C-59 TYPE 3R INLET RIM = 162.04 INV NE = 156.54
105 LF 48" ADS HP @ 0.50%
C-1 TYPE 3R INLET RIM = 163.61 INV W = 158.11
56 LF 18" ADS HP @ 0.50%
C-2 TYPE 3L INLET RIM = 163.61 INV N = 146.26 INV W = 143.76 INV E = 157.83
11 C10.2 20 LF 12" PERFORATED HDPE @ 0.00%
209 LF 60" ADS HP @ 0.50%
BU-3 MODIFIED TYPE H INLET RIM = 152.00 INV E = 142.71 INV W = 149.00
EMERGENCY WEIR FOR POND 3 18 C10.2

TRACT 'W' TREE PRESERVATION 1.04 AC
TRACT 'Y' TREE PRESERVATION 3.23 AC
TRACT 'X' LIFT STATION 0.04 AC
TRACT 'D' STORMWATER POND 3 4.62 AC
TRACT 'N' 25' LANDSCAPE BUFFER 0.45 AC
TRACT 'M' 25' LANDSCAPE BUFFER 0.49 AC
ZONE A

N
W E
S

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
			SCS

1828 ENGINEERING
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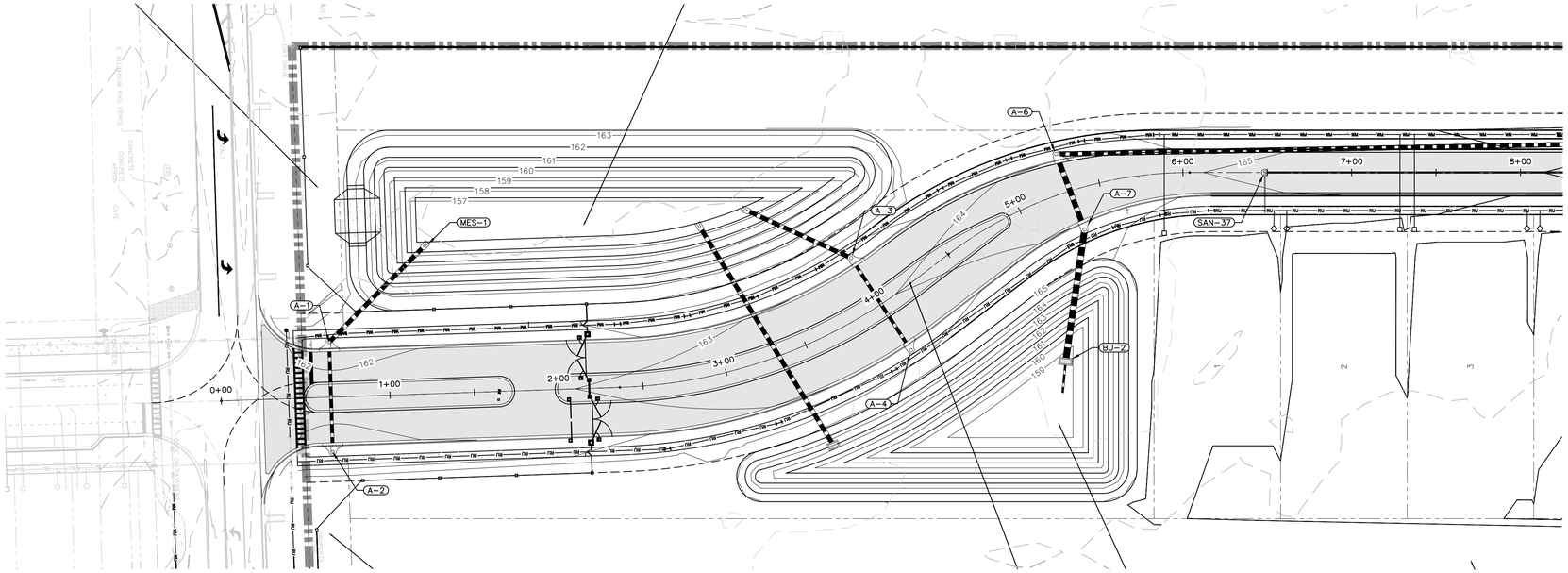
DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

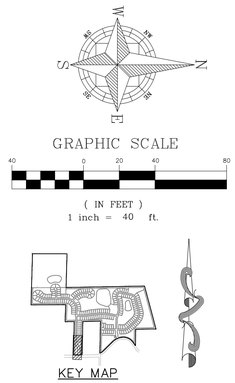
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C7.9

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PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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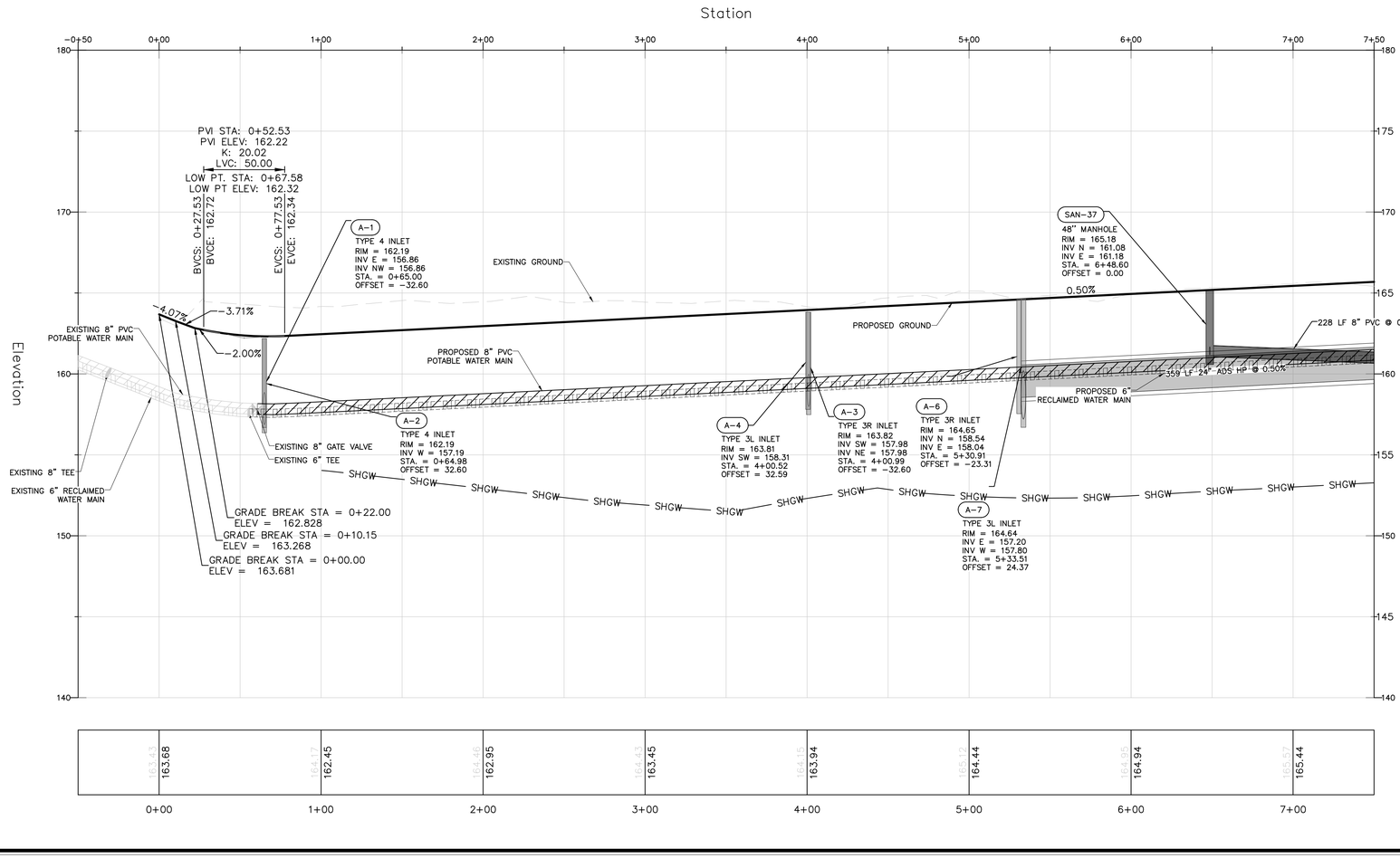
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VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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PLAN & PROFILE - STREET A - STA 0+00 TO 7+00
CONSTRUCTION SITE PLAN

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CITY OF APOPKA, FLORIDA

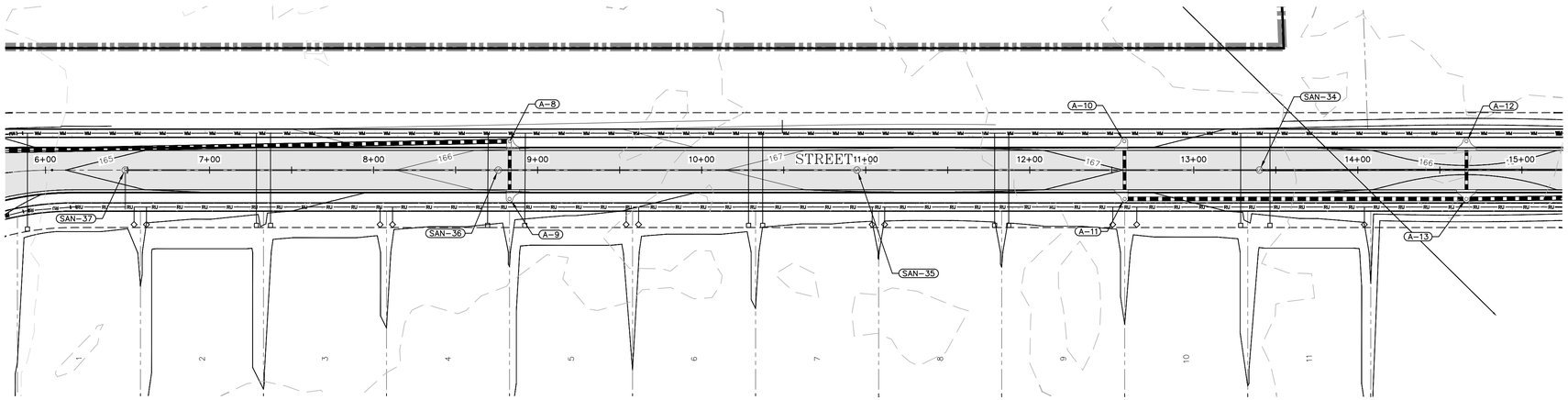
DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

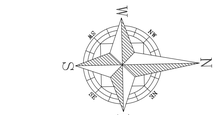
SCALE	PROJECT	SHEET
1" = 40'	PUL-037	C8.0

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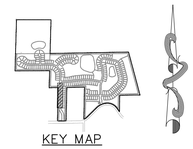




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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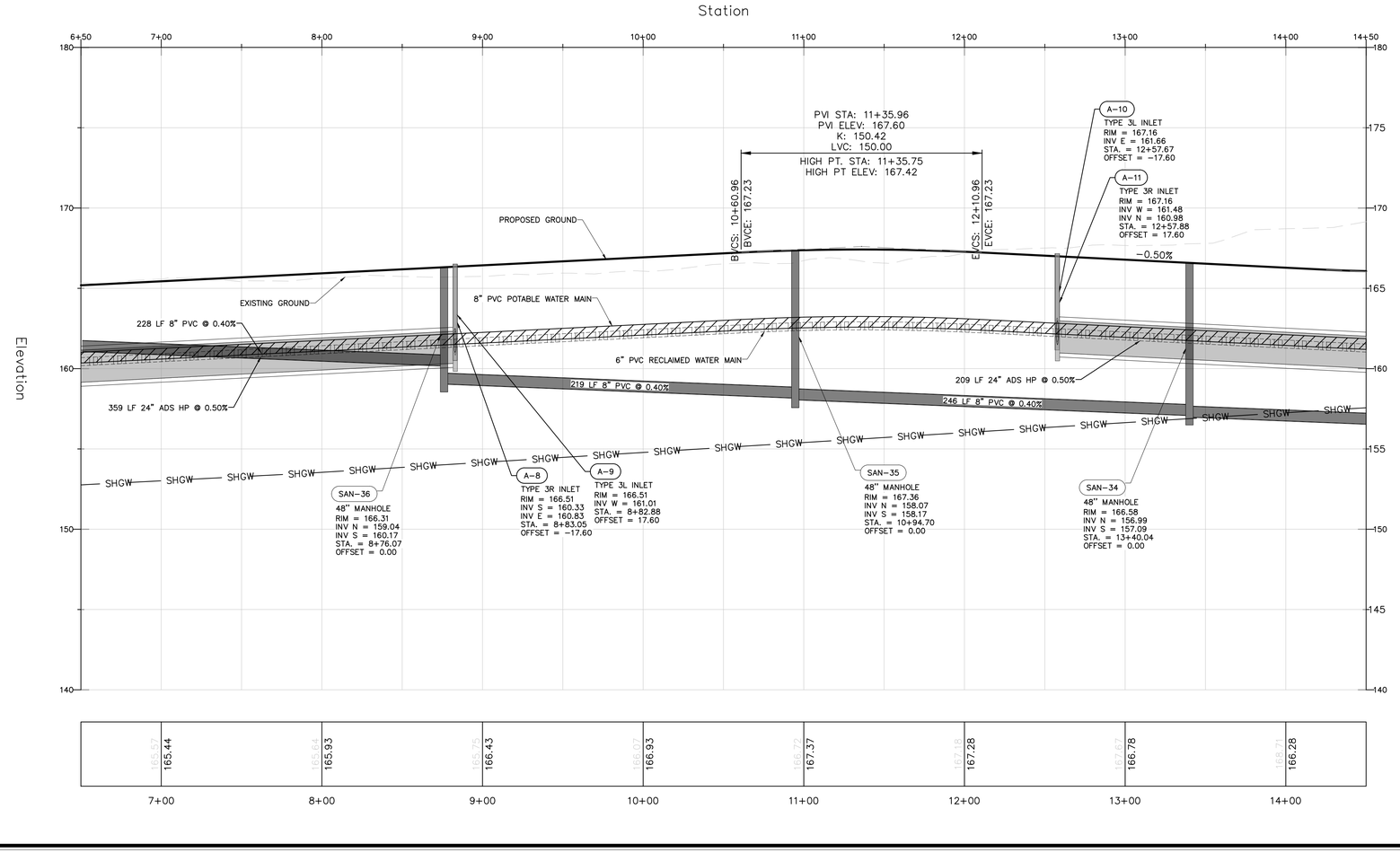
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HORIZONTAL SCALE: 1" = 40'

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A			SCS

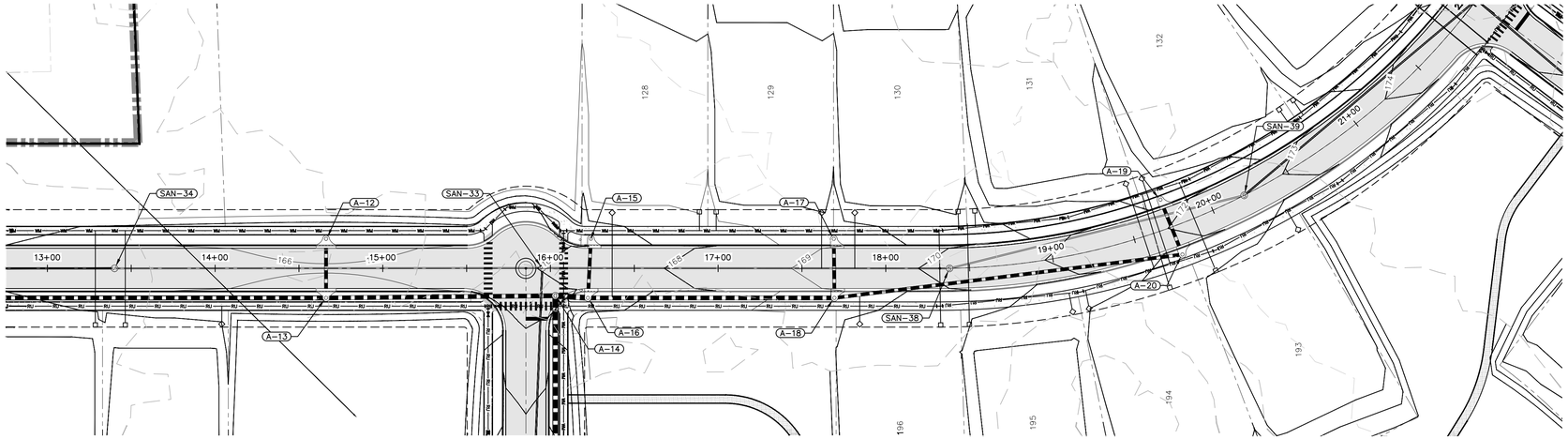
PLAN & PROFILE - STREET A - STA 7+00 TO 14+00
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

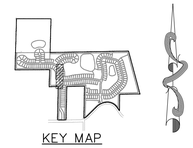
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PROJECT: PUL-037
SHEET: C8.1

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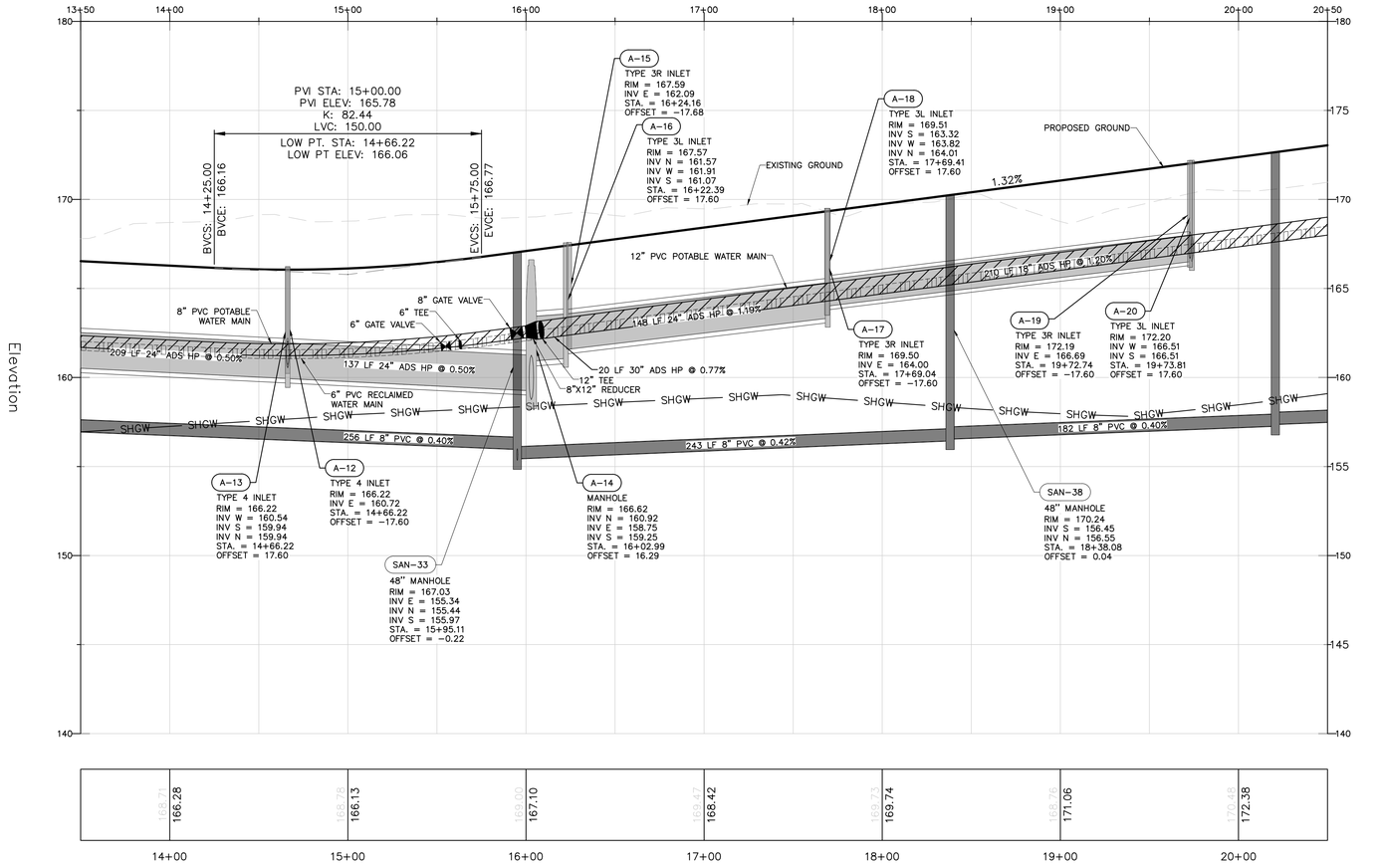
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KEY MAP



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HORIZONTAL SCALE: 1" = 40'

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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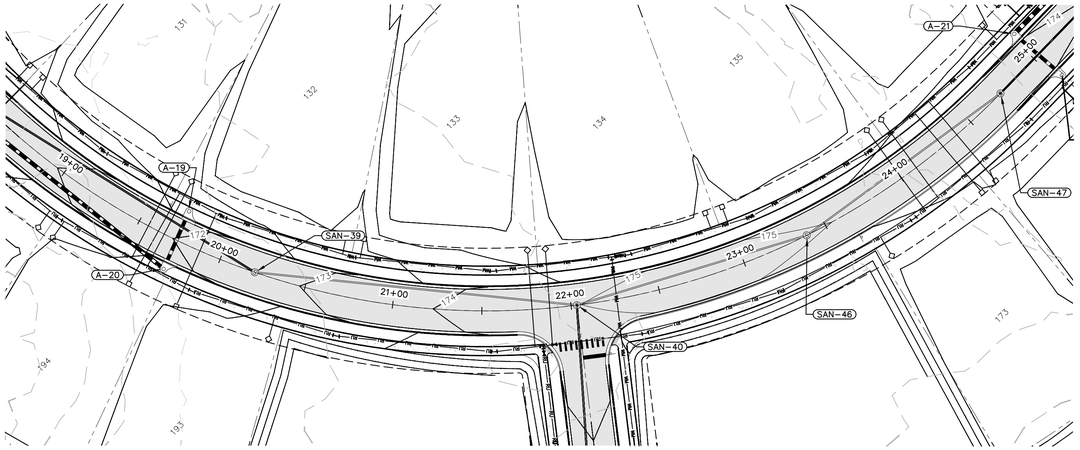
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L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

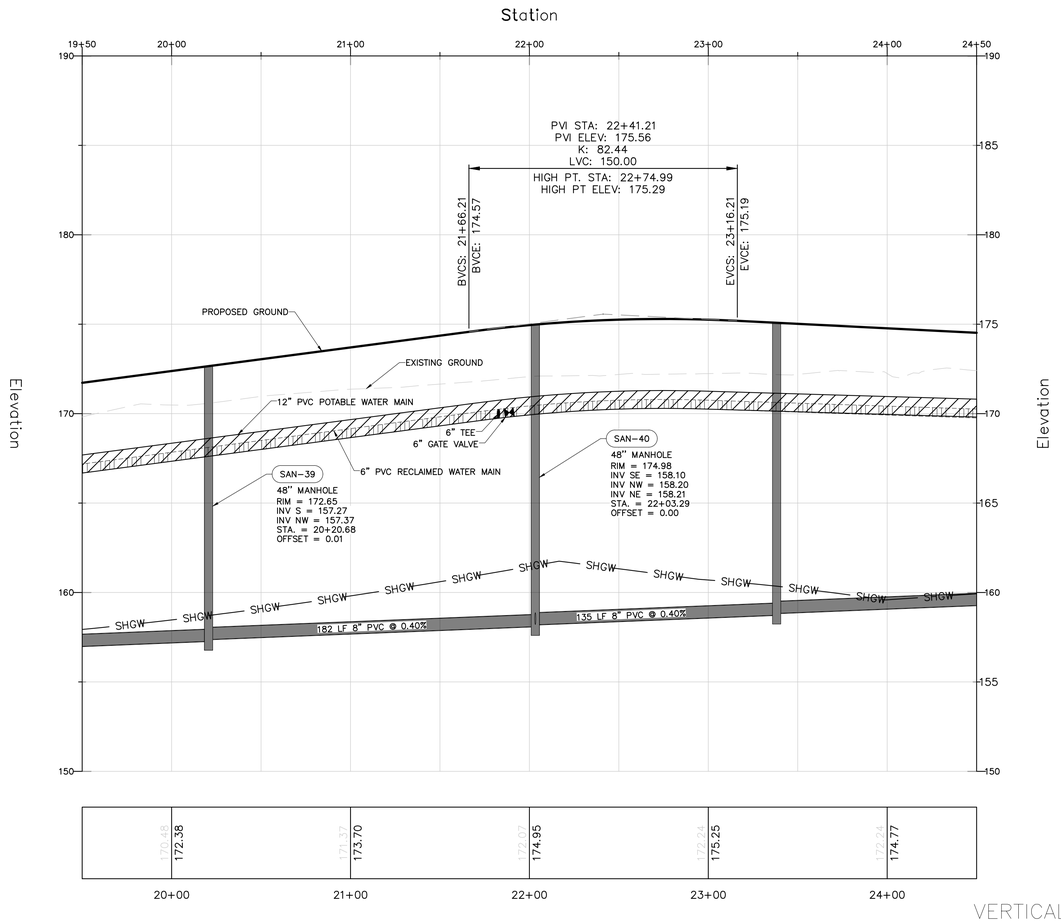
SCALE	PROJECT	SHEET
1" = 40'	PUL-037	C8.2

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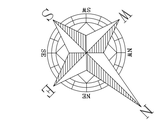
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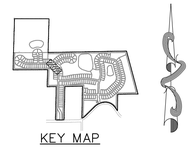
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VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'





KEY MAP

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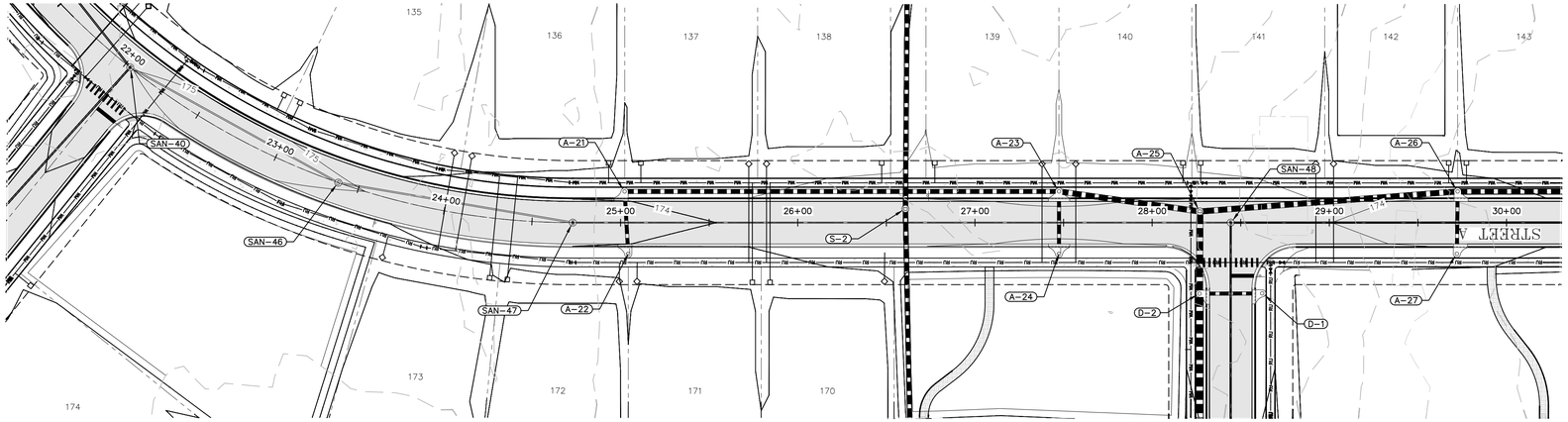
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L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/6/2026

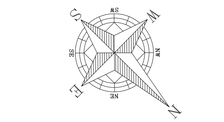
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1" = 40'	PUL-037	C8.3

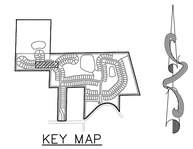
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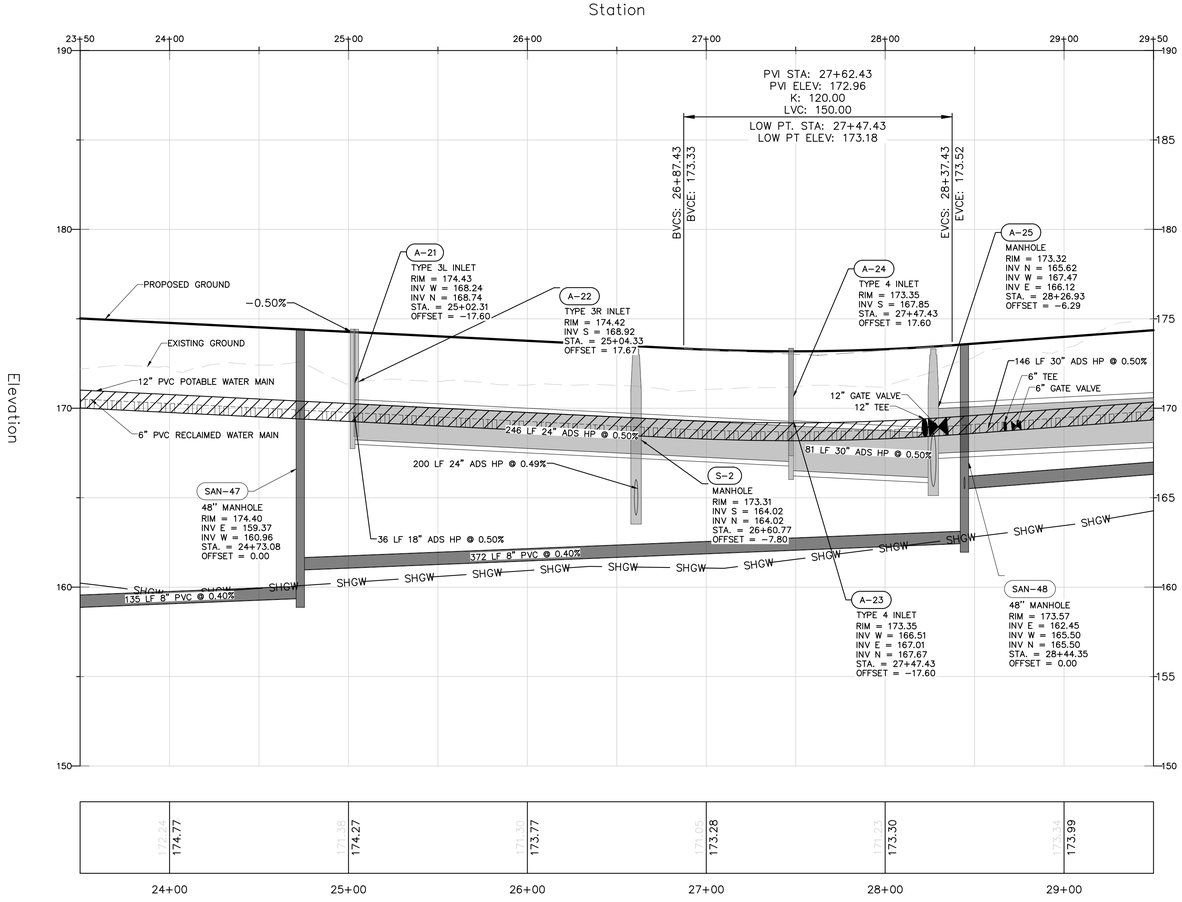
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KEY MAP



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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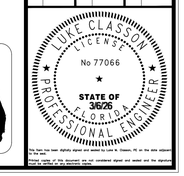
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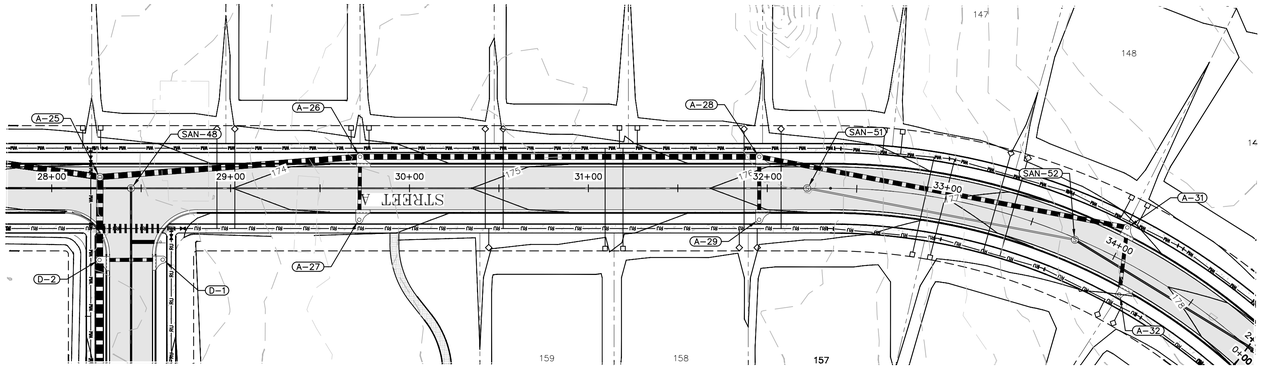
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DESIGNED: S. SIERRA-GIL
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DATE: 3/6/2026

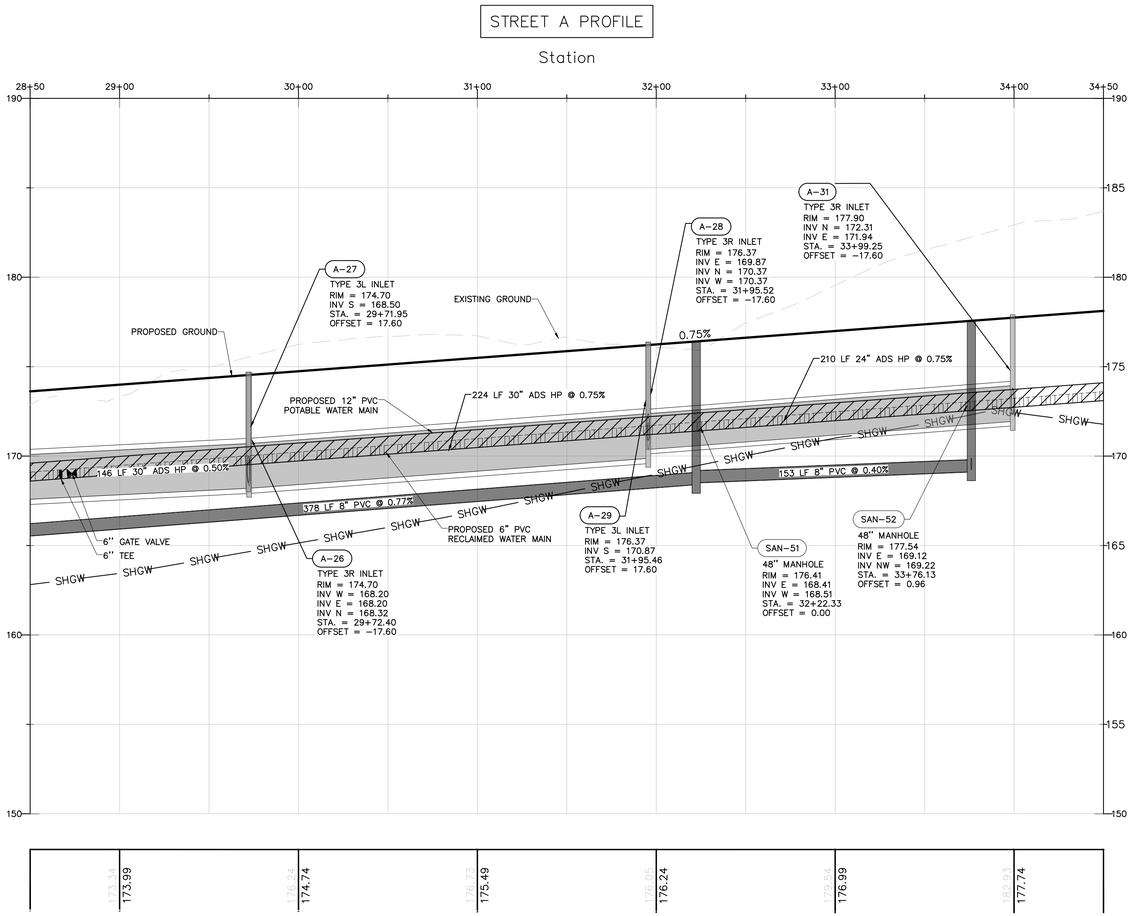
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SHEET: C8.4



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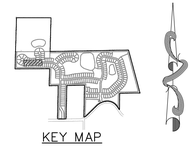
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VERTICAL SCALE: 1" = 4'
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KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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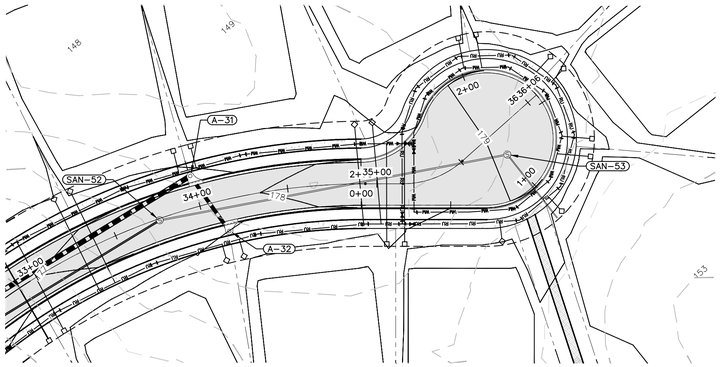
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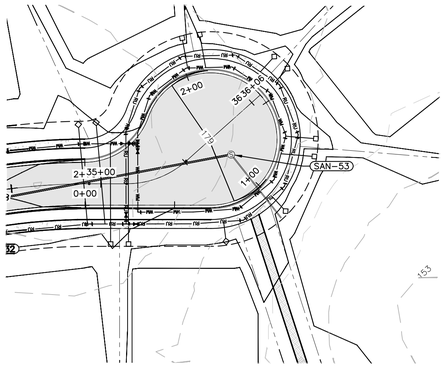
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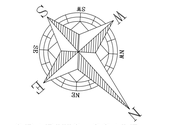
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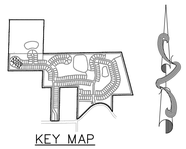
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PROJECT: PUL-037
SHEET: C8.5

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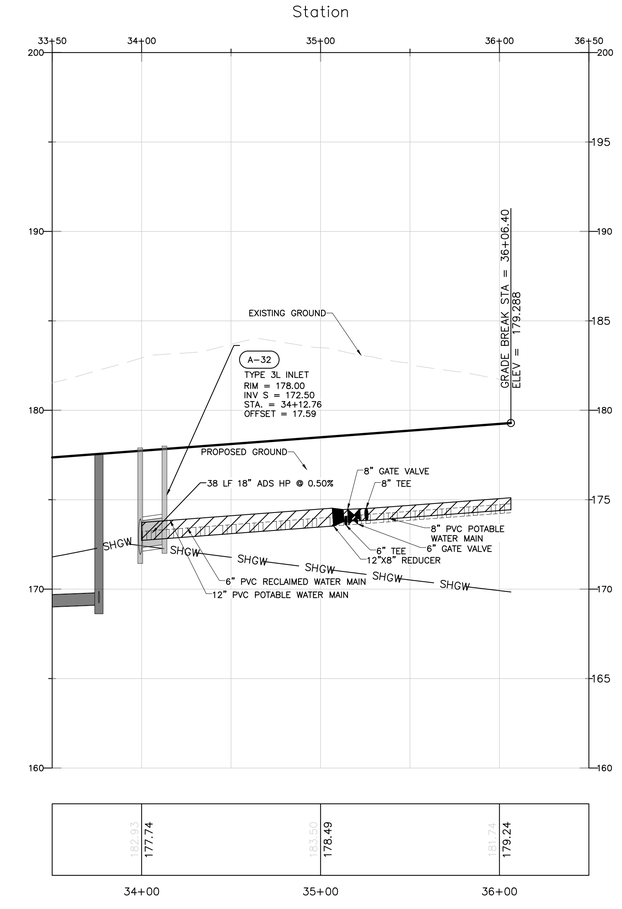


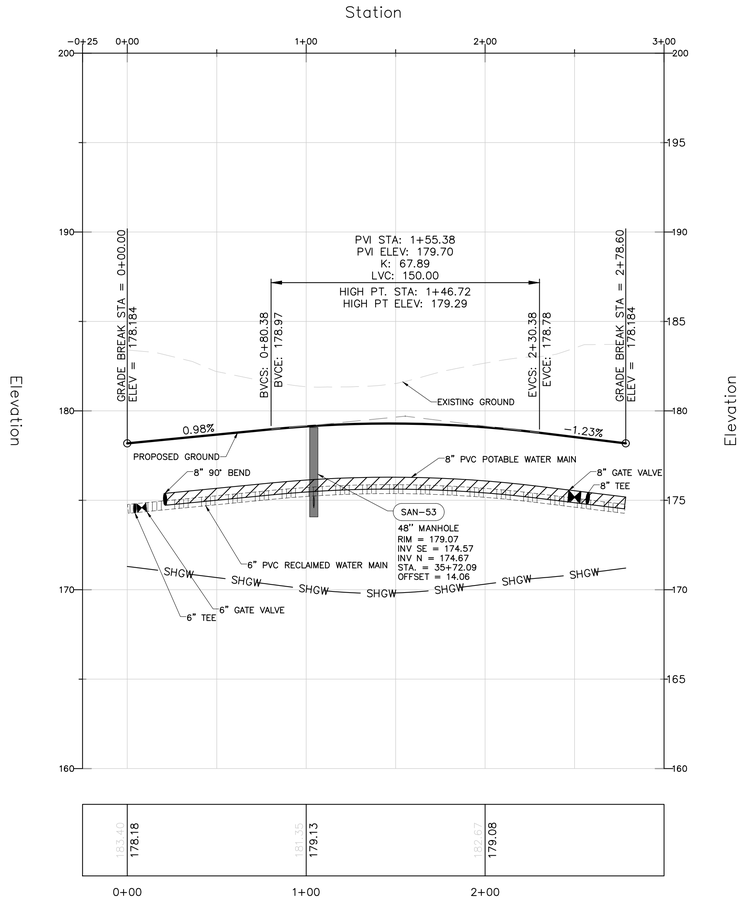




KEY MAP

STREET A CUL-DE-SAC PROFILE





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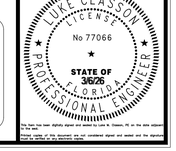
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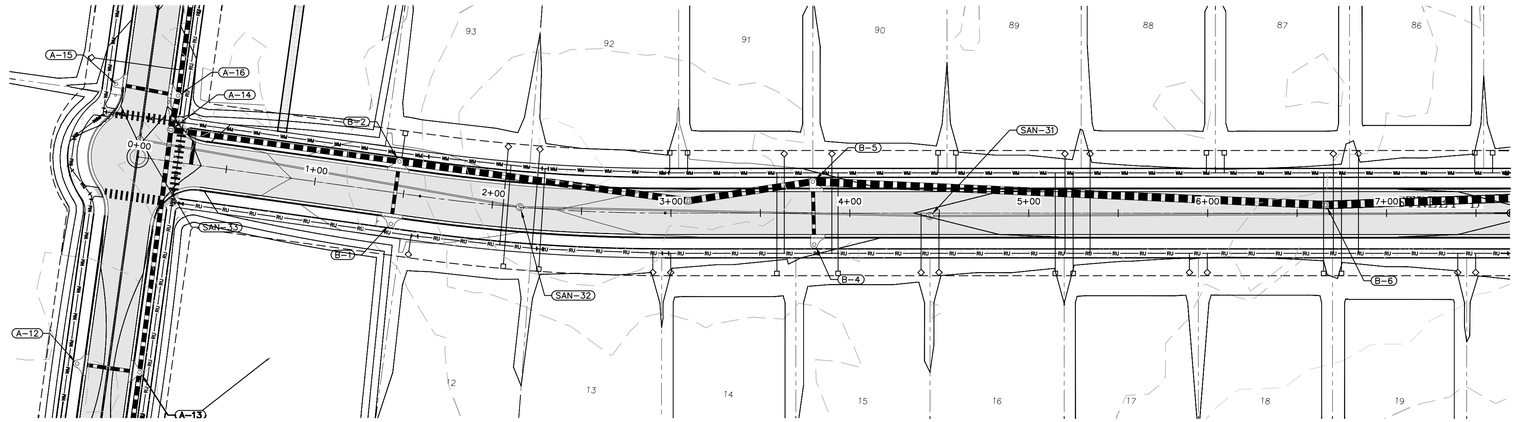
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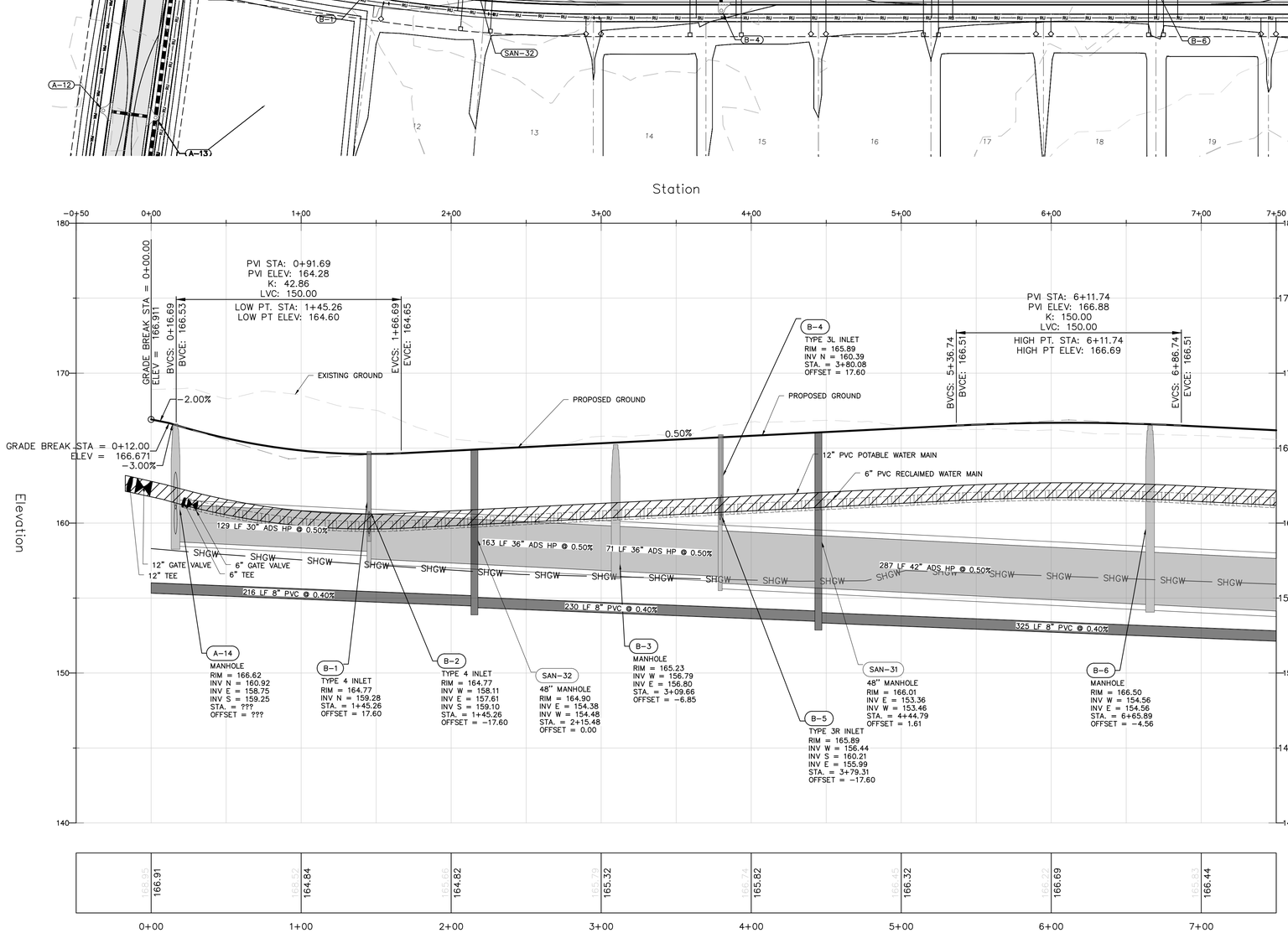
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1" = 40'	PUL-037	C8.6



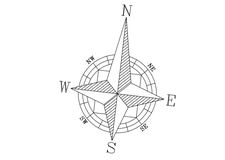
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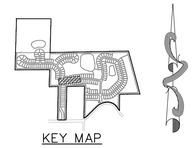
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HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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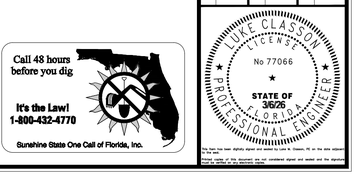
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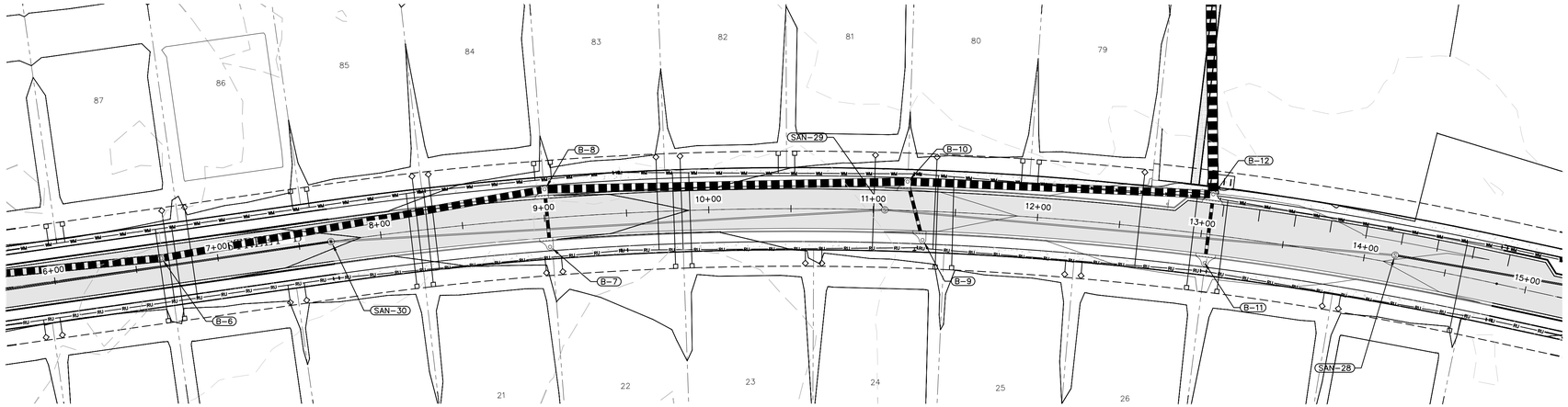
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DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.7



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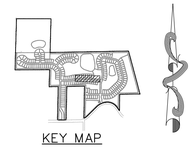




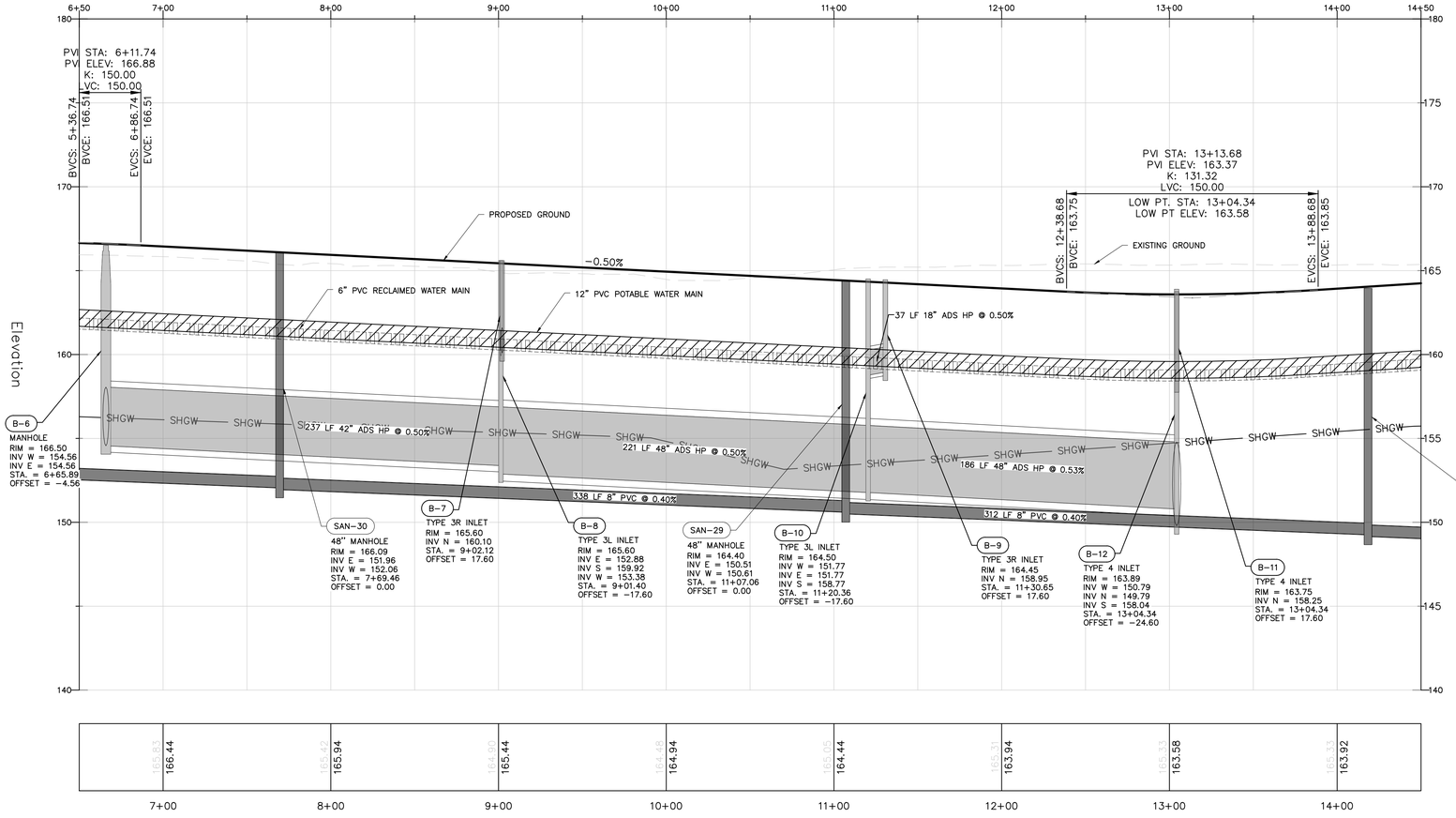
GRAPHIC SCALE

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(IN FEET)
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KEY MAP



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HORIZONTAL SCALE: 1" = 40'

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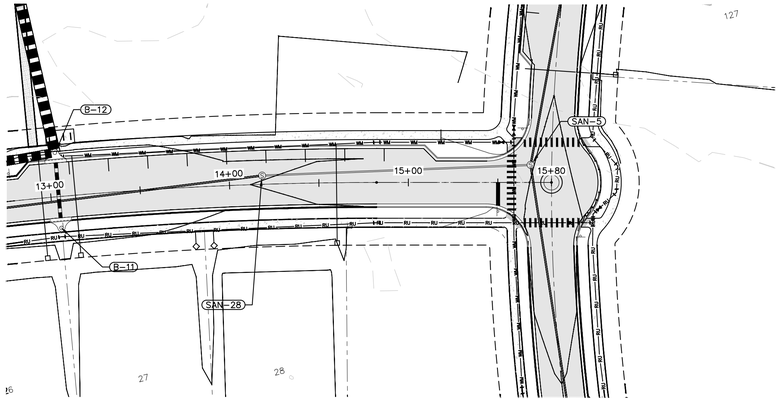
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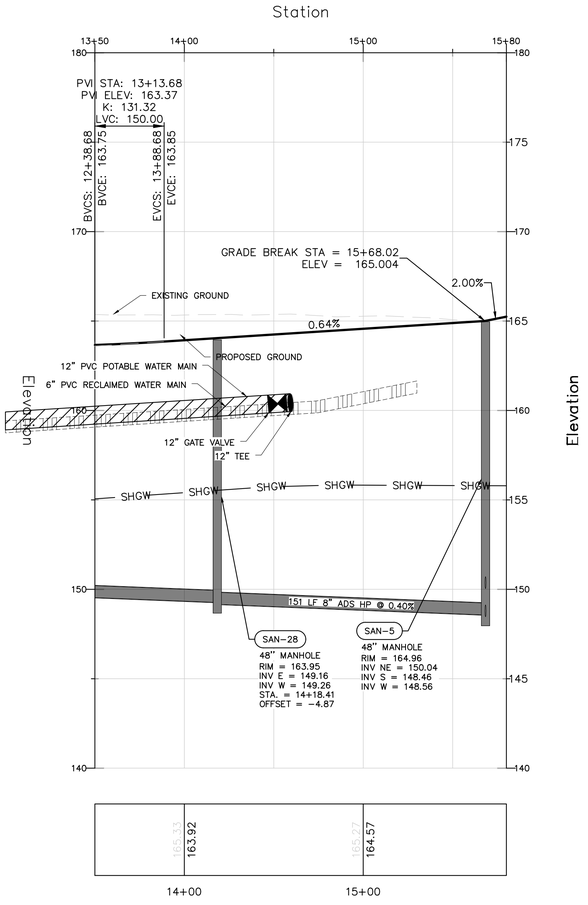
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1" = 40'	PUL-037	C8.8

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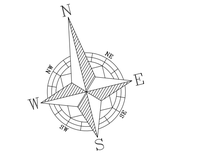
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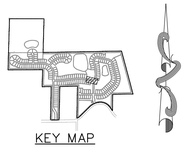
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

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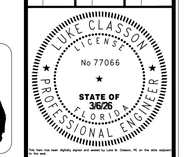
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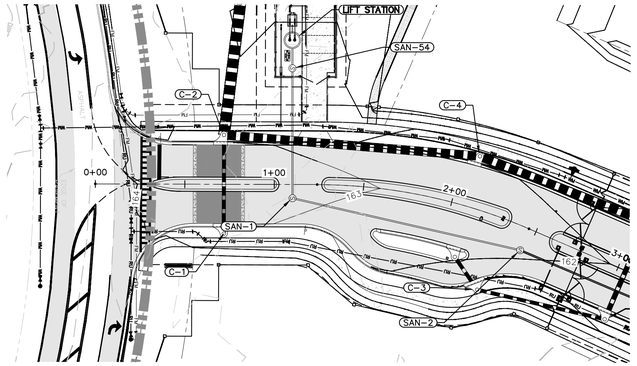
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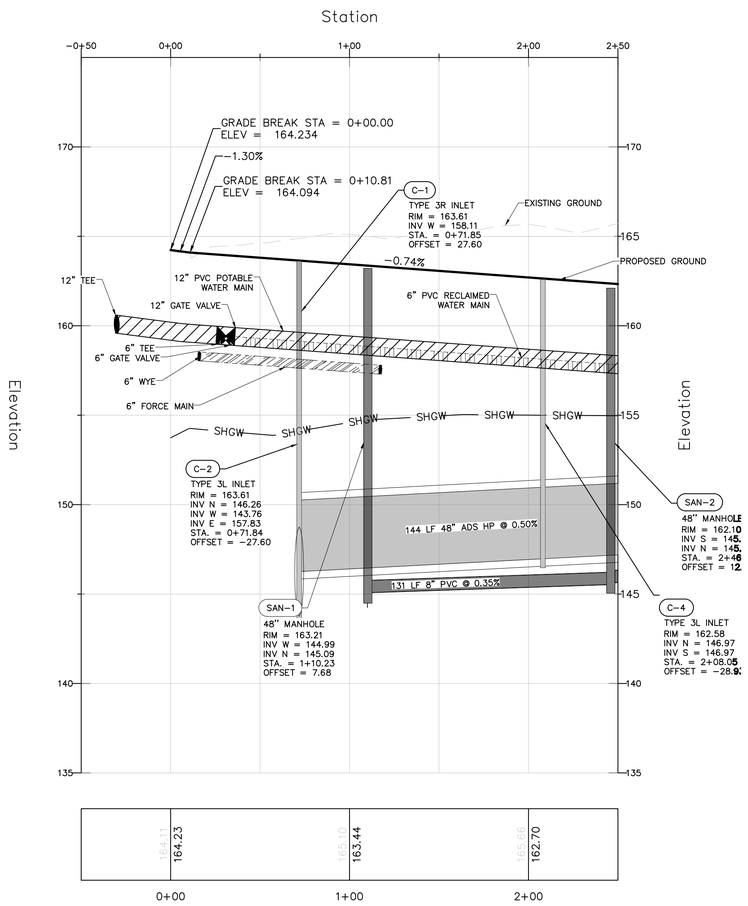
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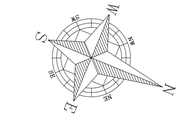


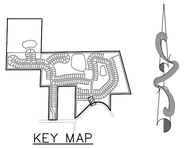
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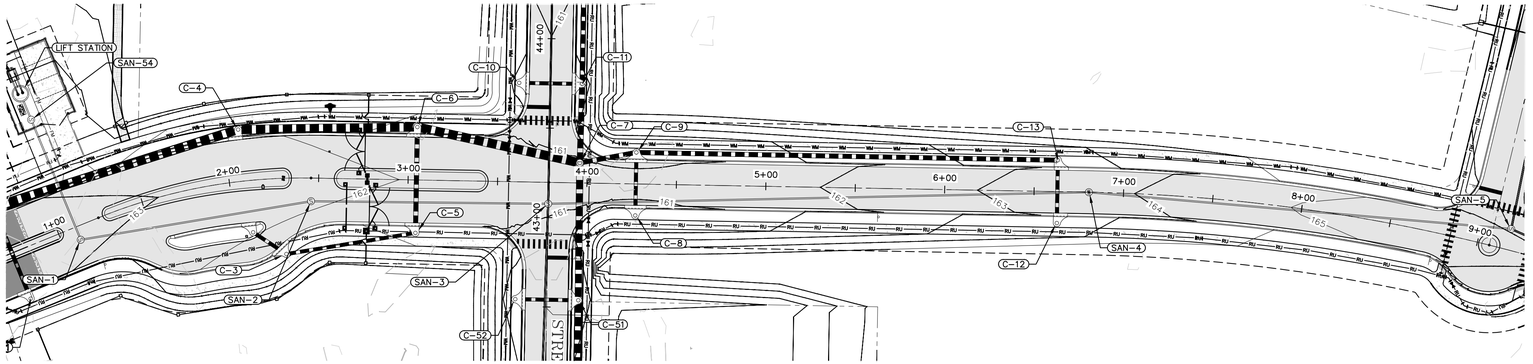
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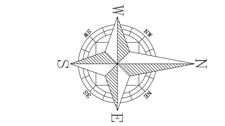
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SHEET: C8.10

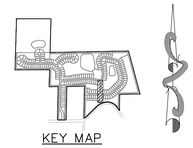
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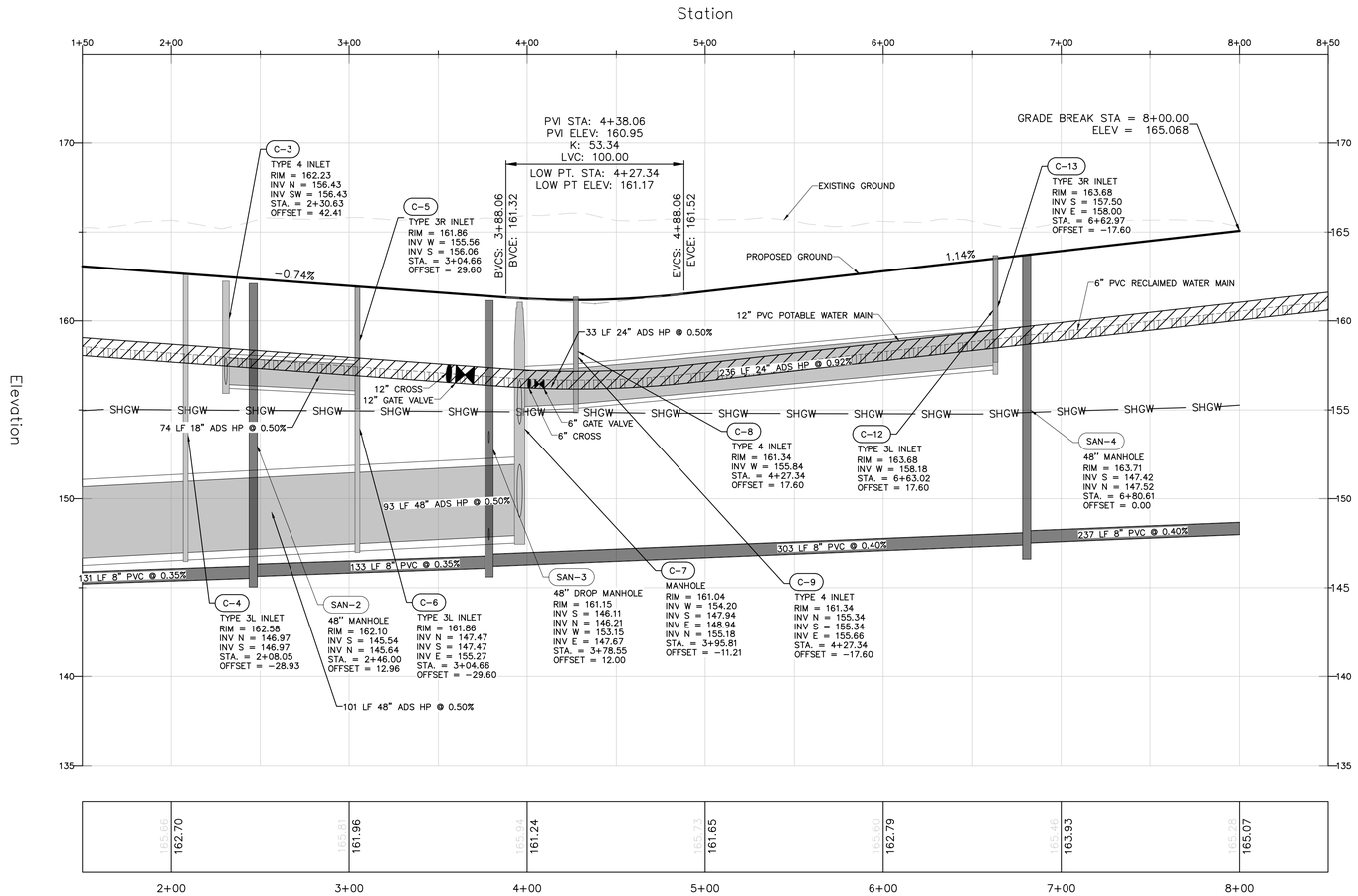
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KEY MAP



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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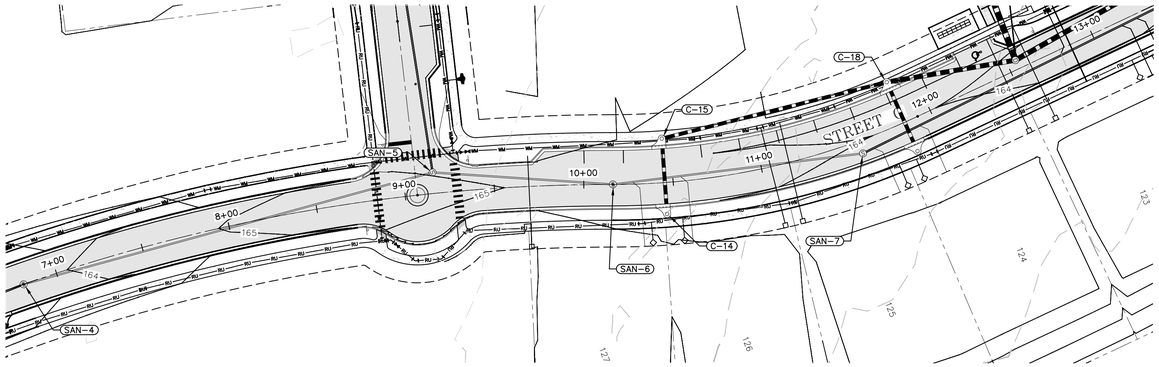
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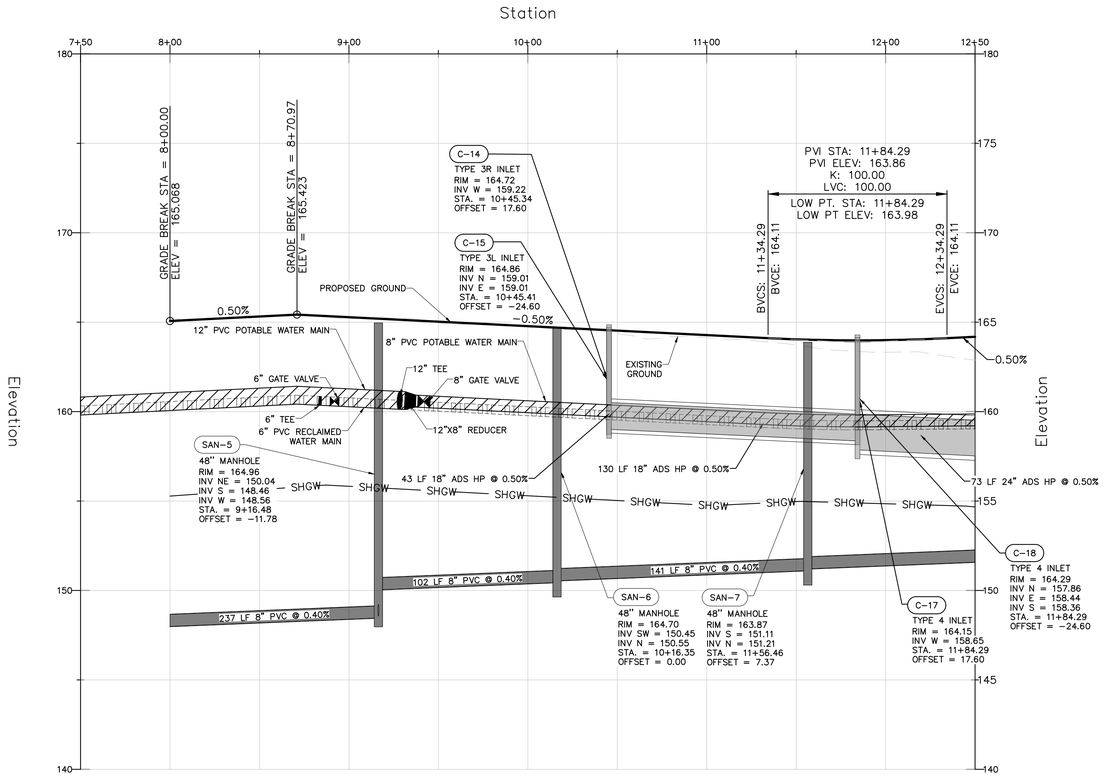
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SHEET: C8.11

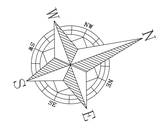
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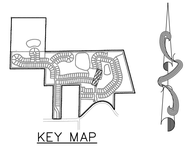
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KEY MAP

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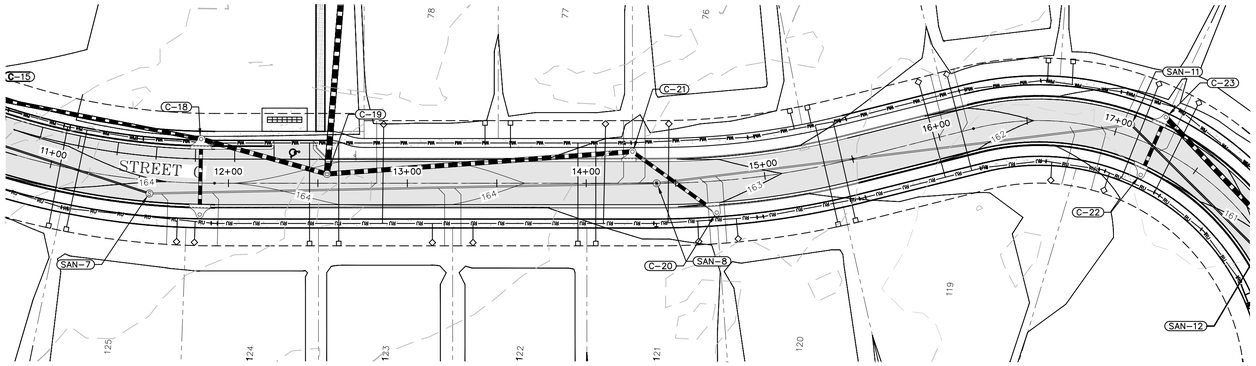
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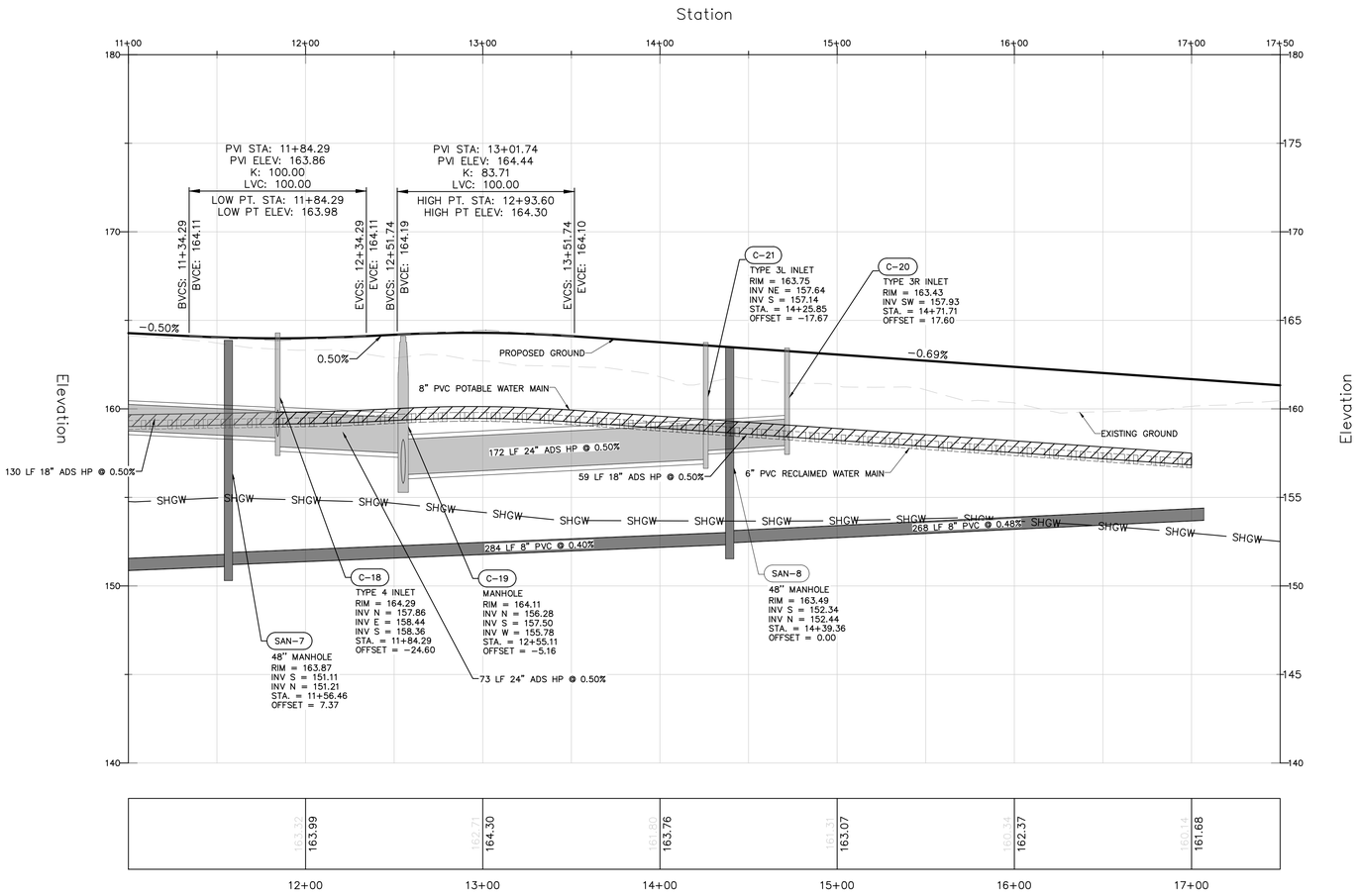
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SHEET: C8.12

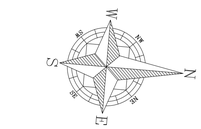
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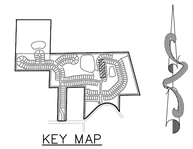




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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KEY MAP

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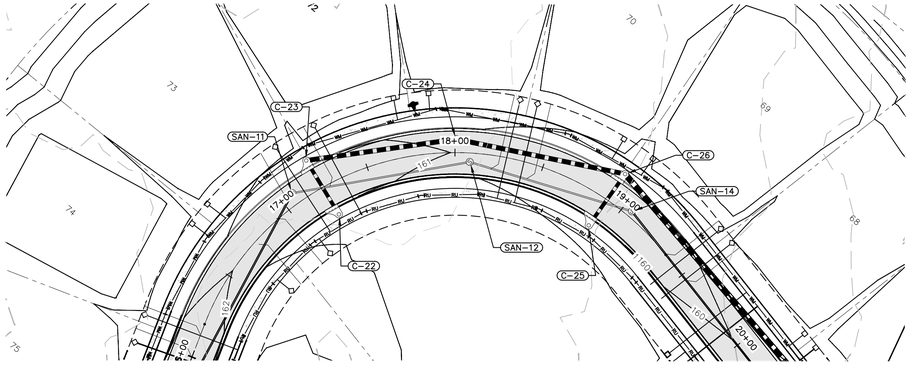
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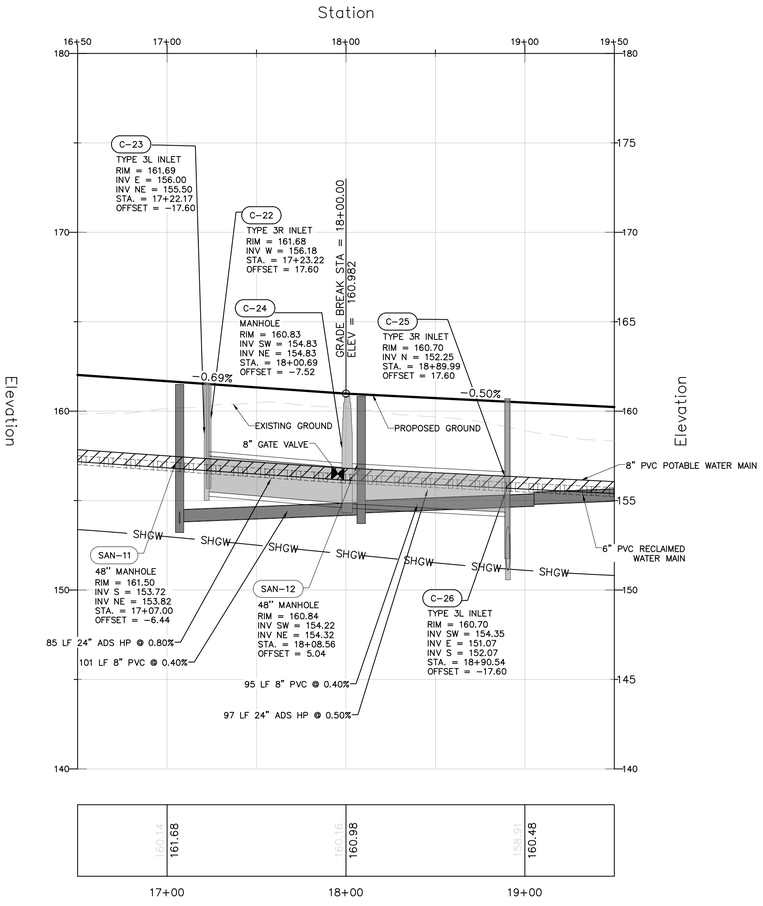
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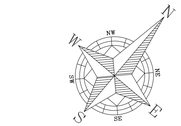
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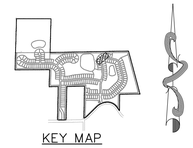




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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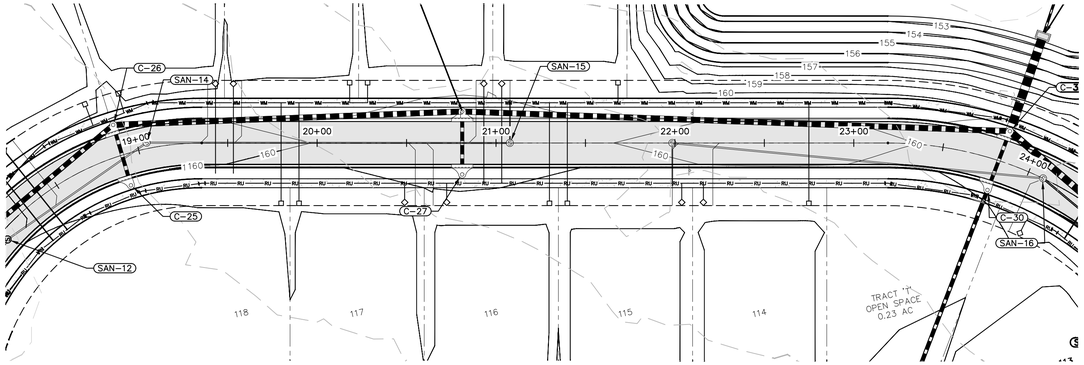
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SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.14

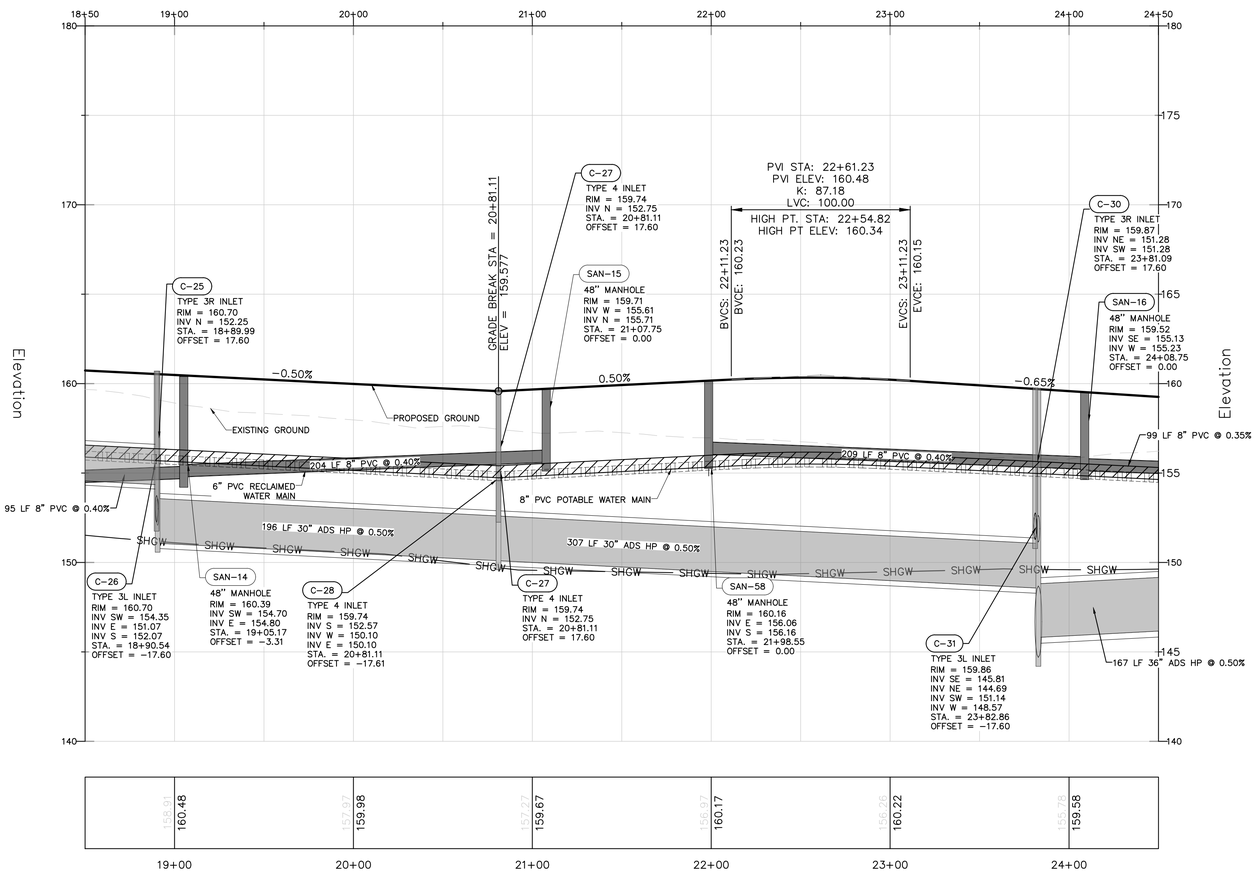
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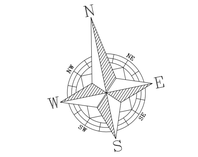
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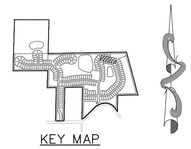




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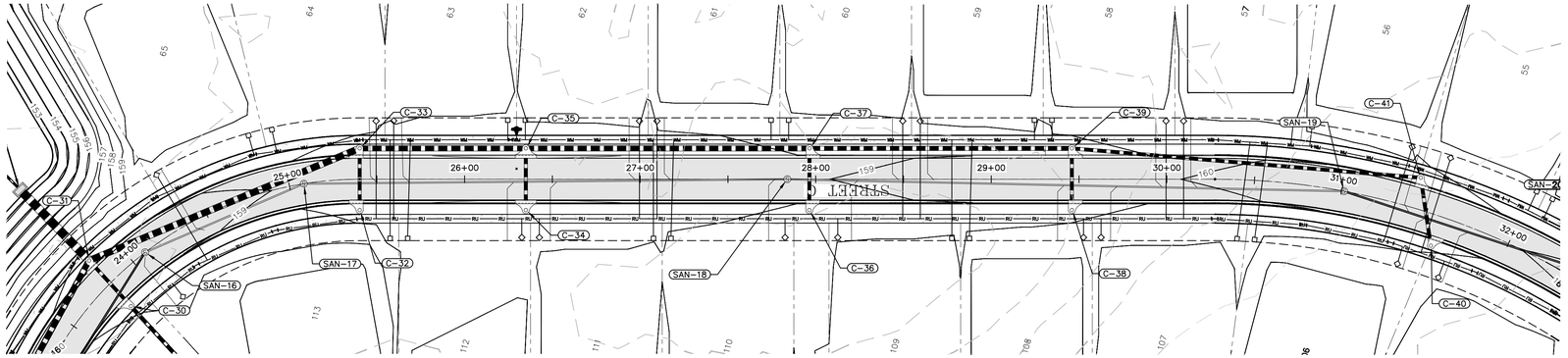
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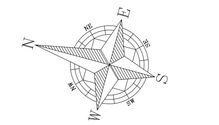
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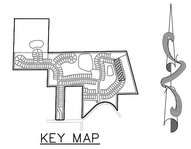




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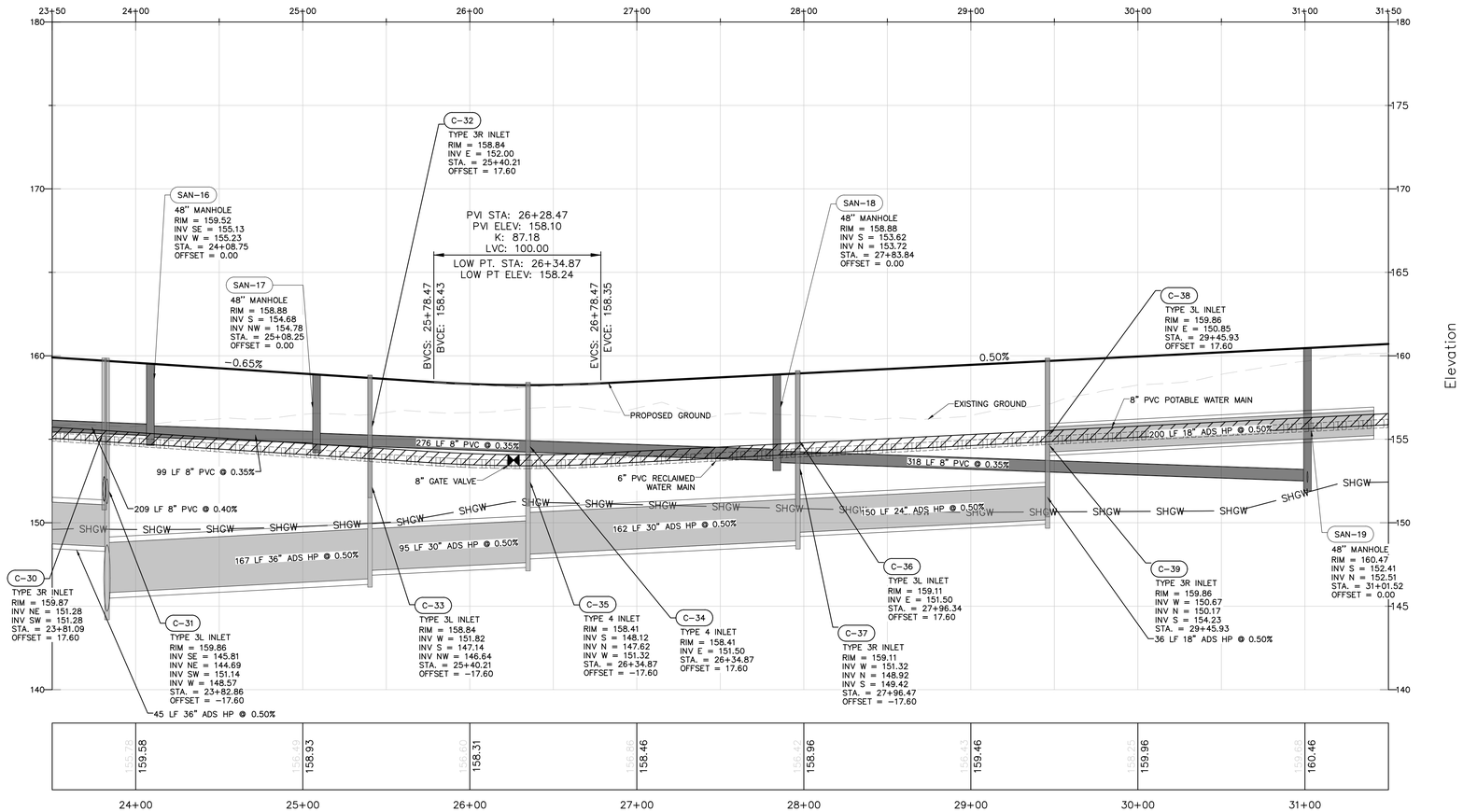
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VERTICAL SCALE: 1" = 4'
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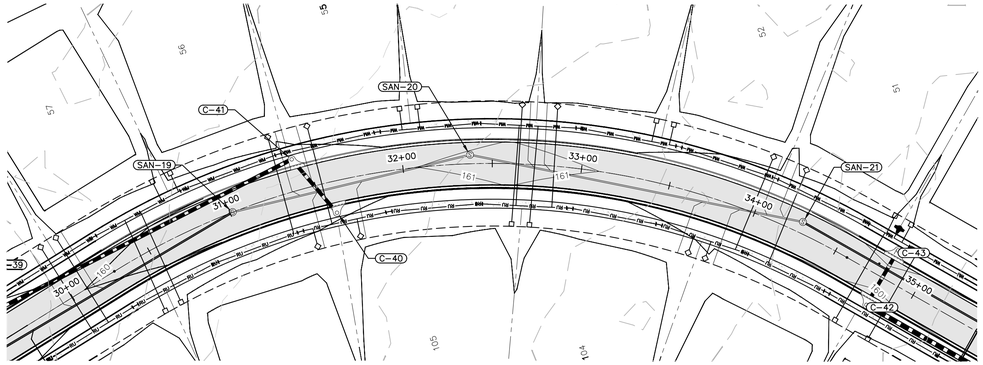
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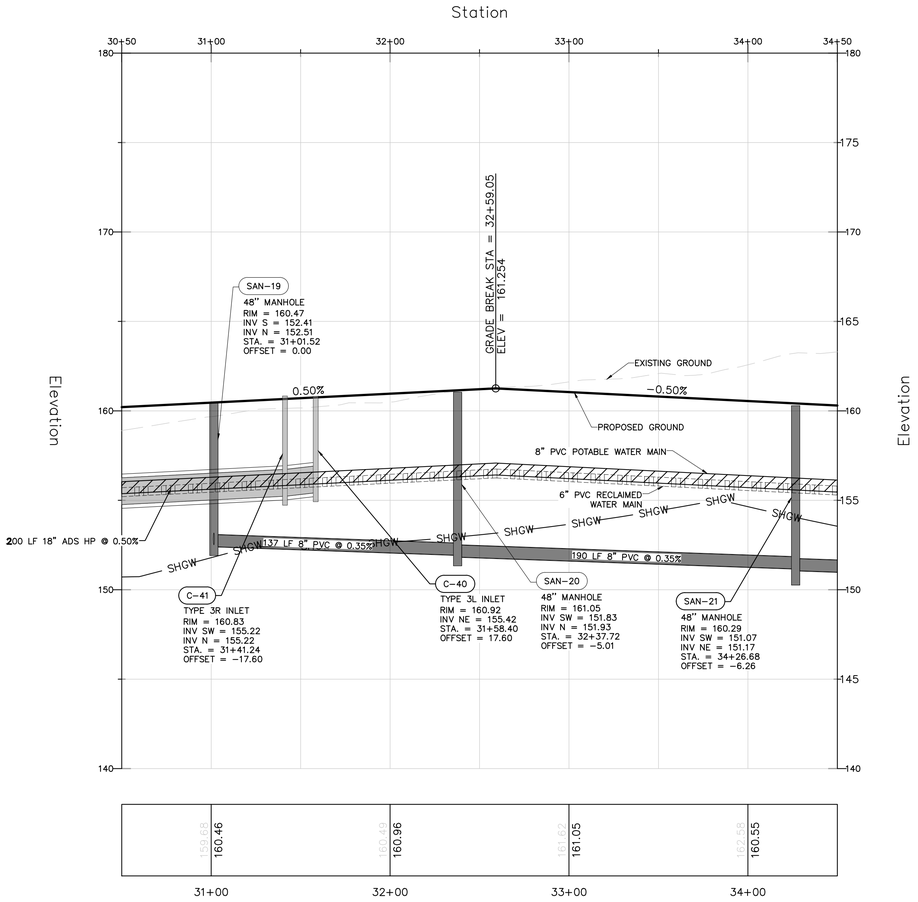
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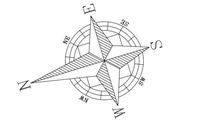
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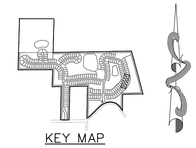




GRAPHIC SCALE

40 0 20 40 80

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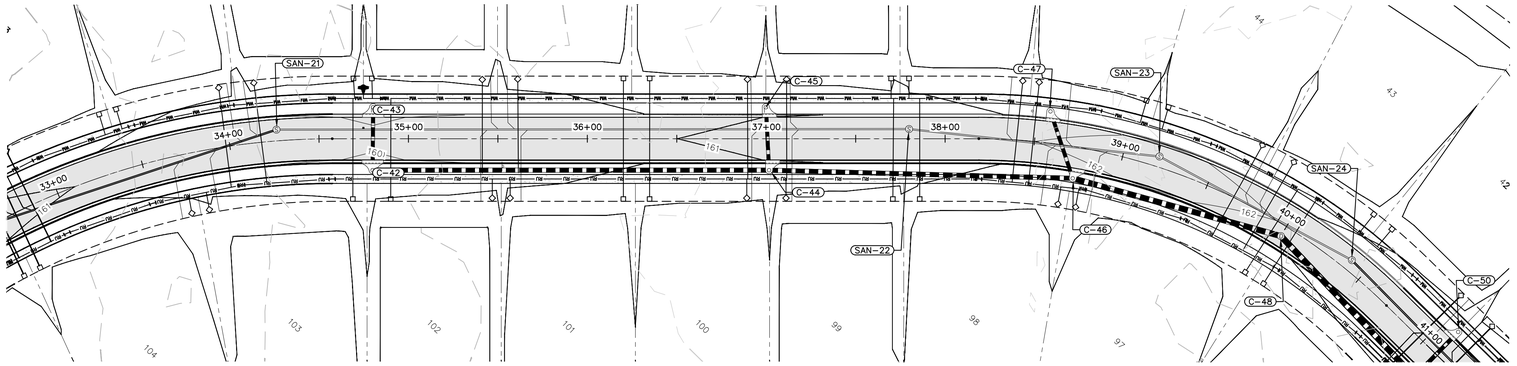
DRAWN: L. GRAHAM
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SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.17

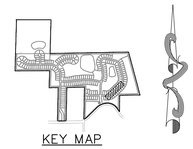
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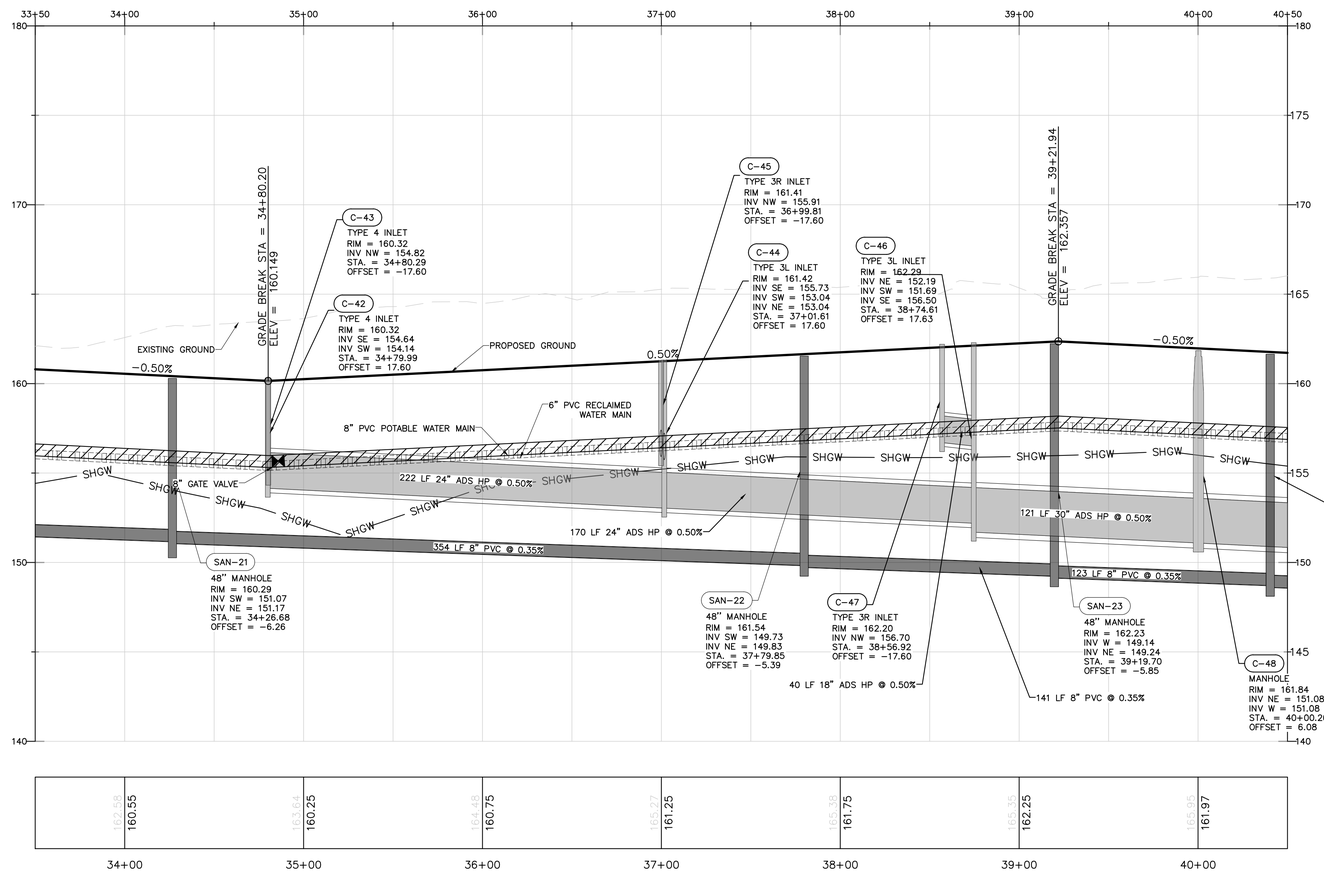






KEY MAP

Station



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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PLAN & PROFILE – STREET C – STA 34+00 TO 40+00 CONSTRUCTION SITE PLAN

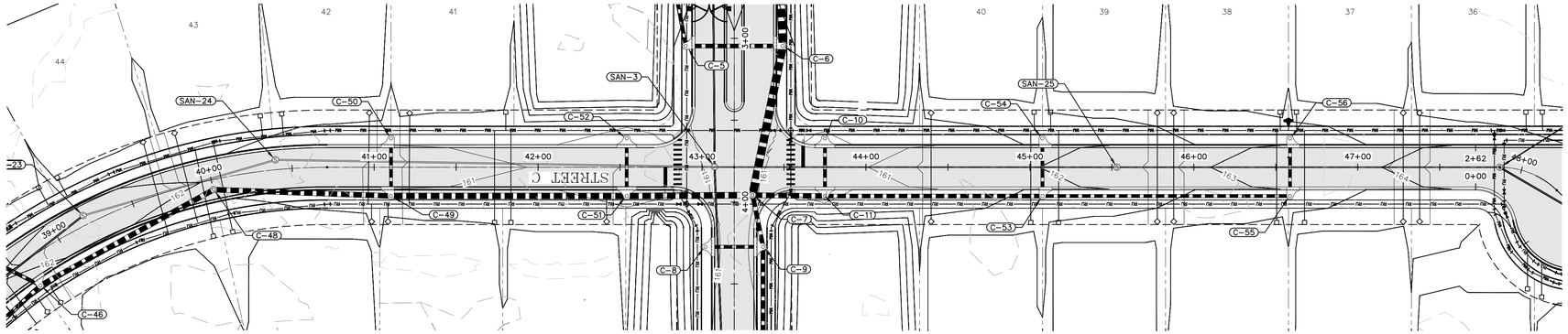
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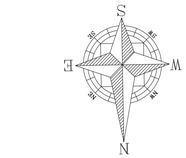
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

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SHEET: C8.18

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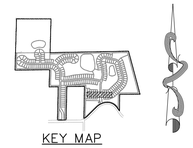




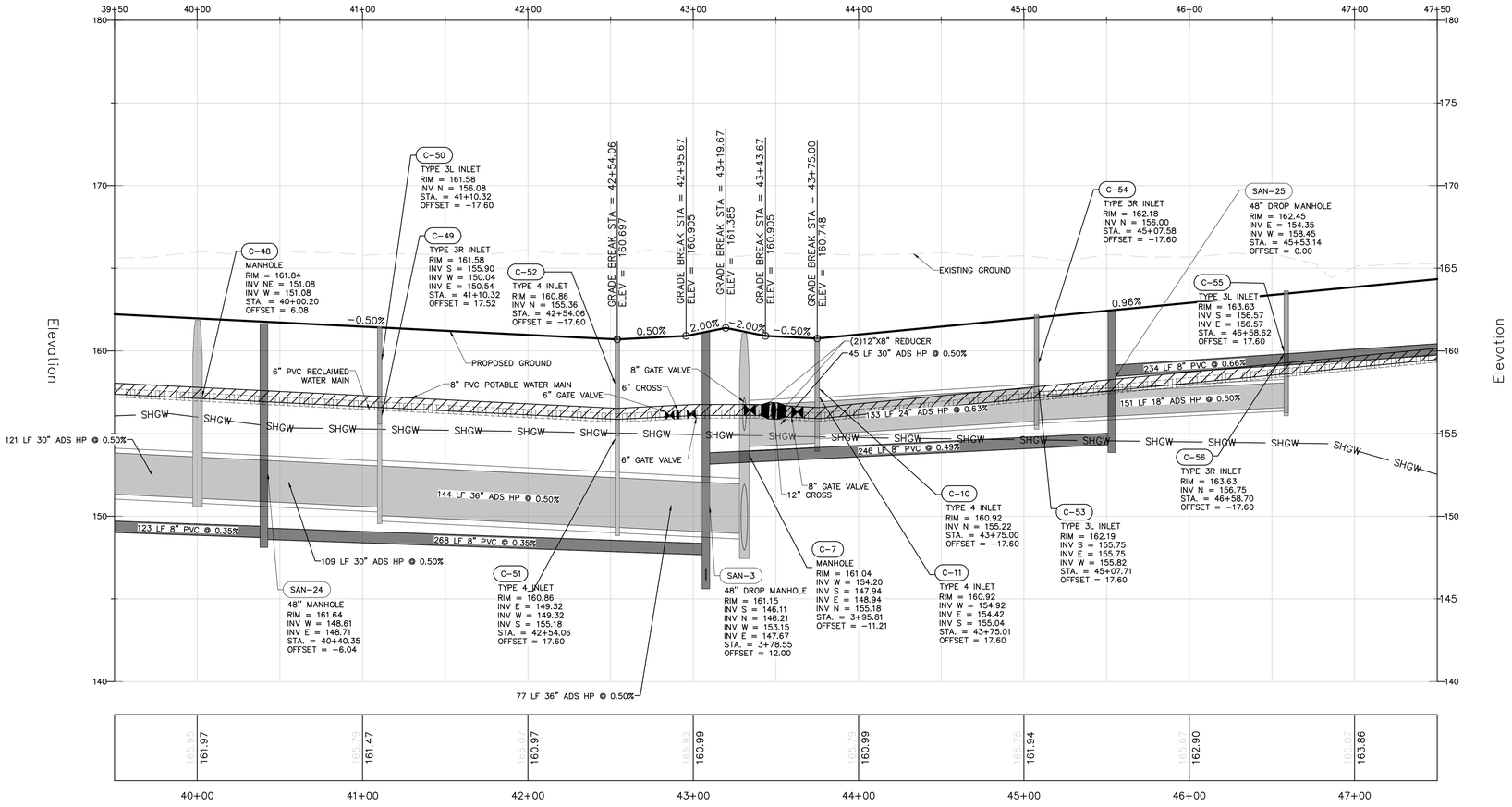
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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CONSTRUCTION SITE PLAN

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CITY OF APOPKA, FLORIDA

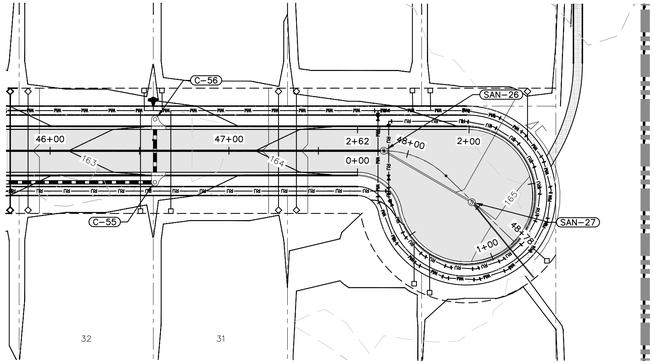
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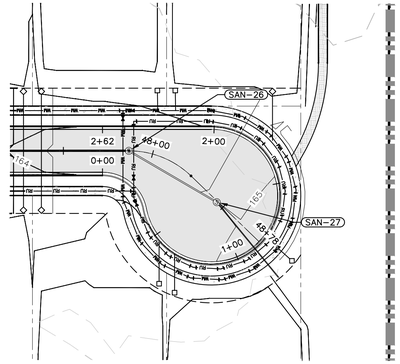
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SHEET: C8.19

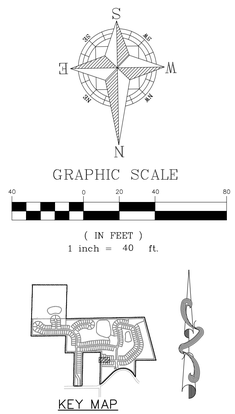
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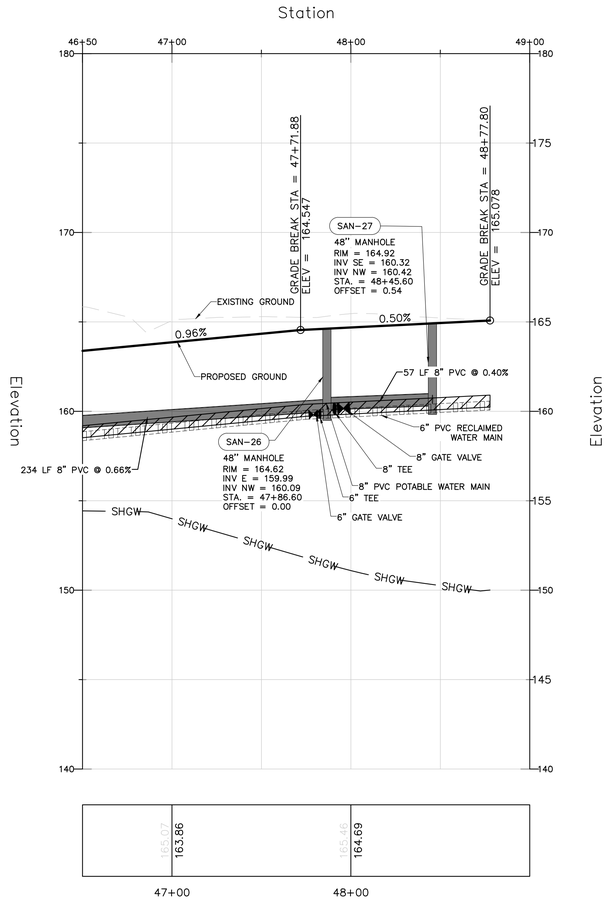
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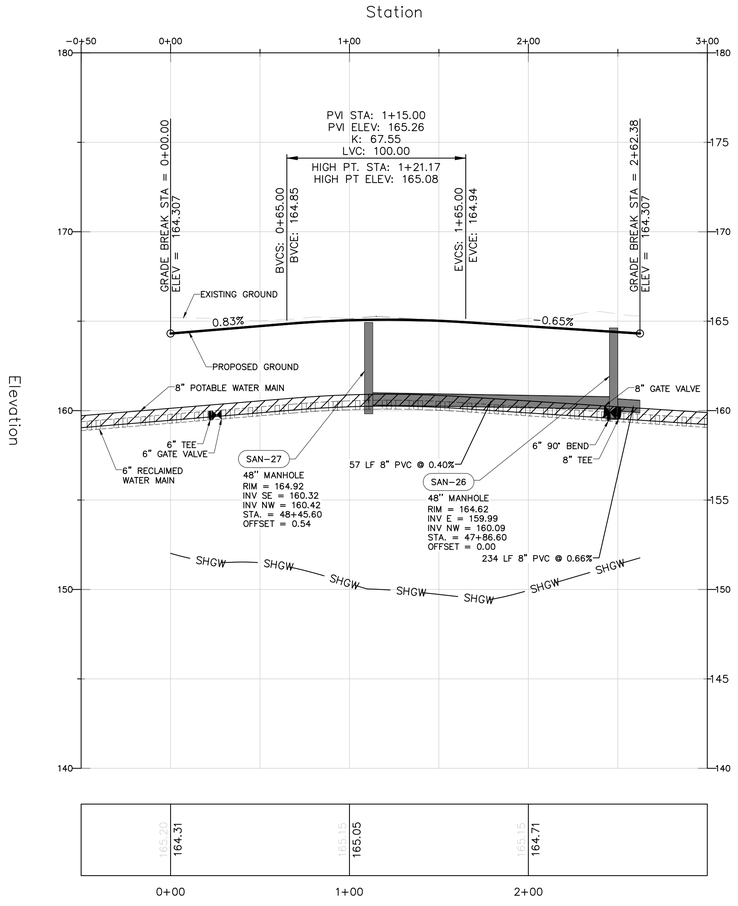






STREET C CUL-DE-SAC PROFILE





PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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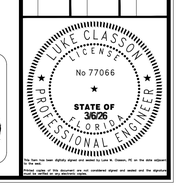
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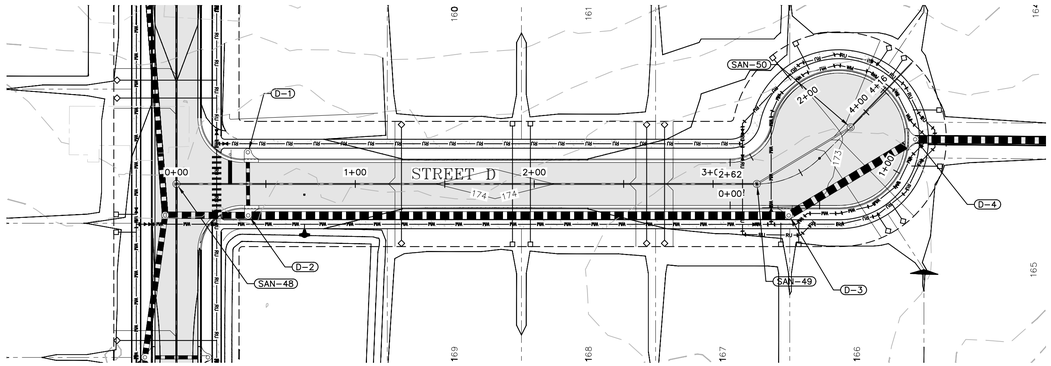
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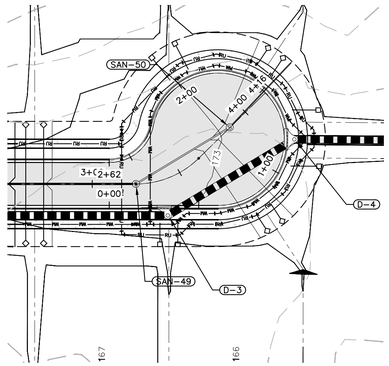
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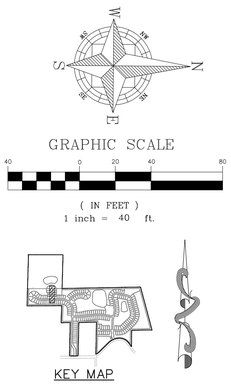


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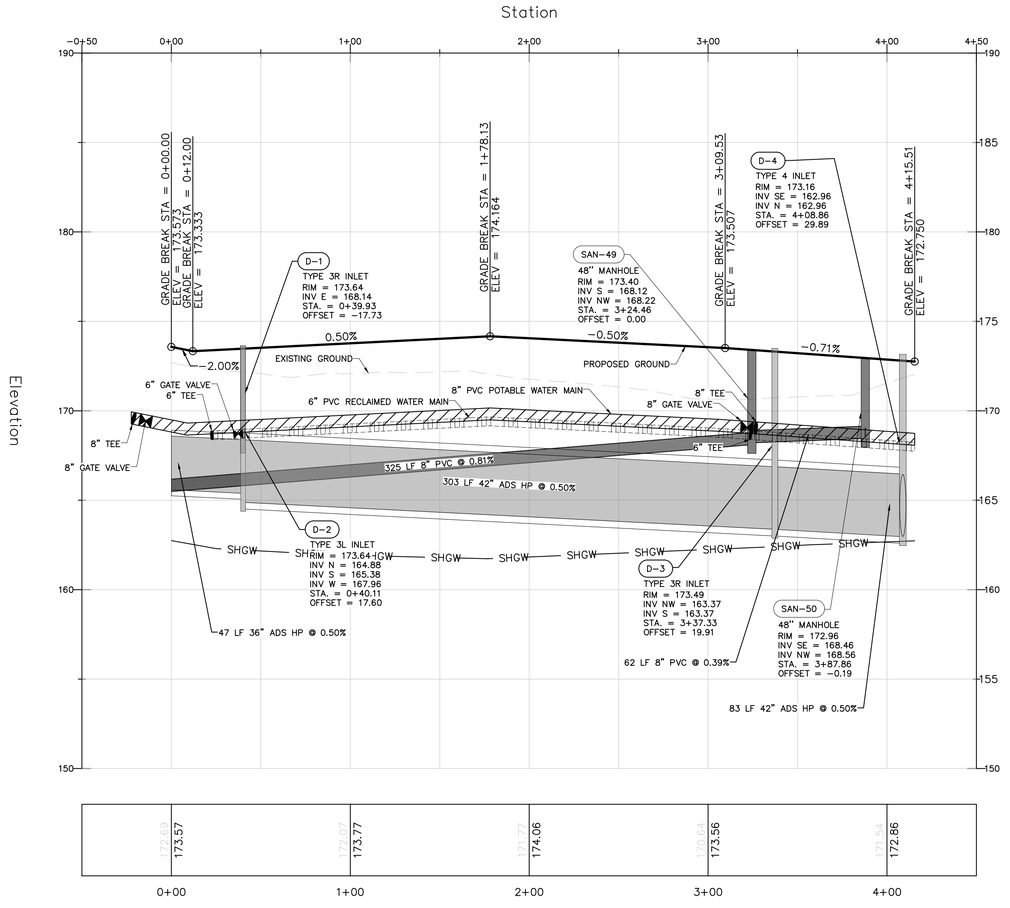
(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

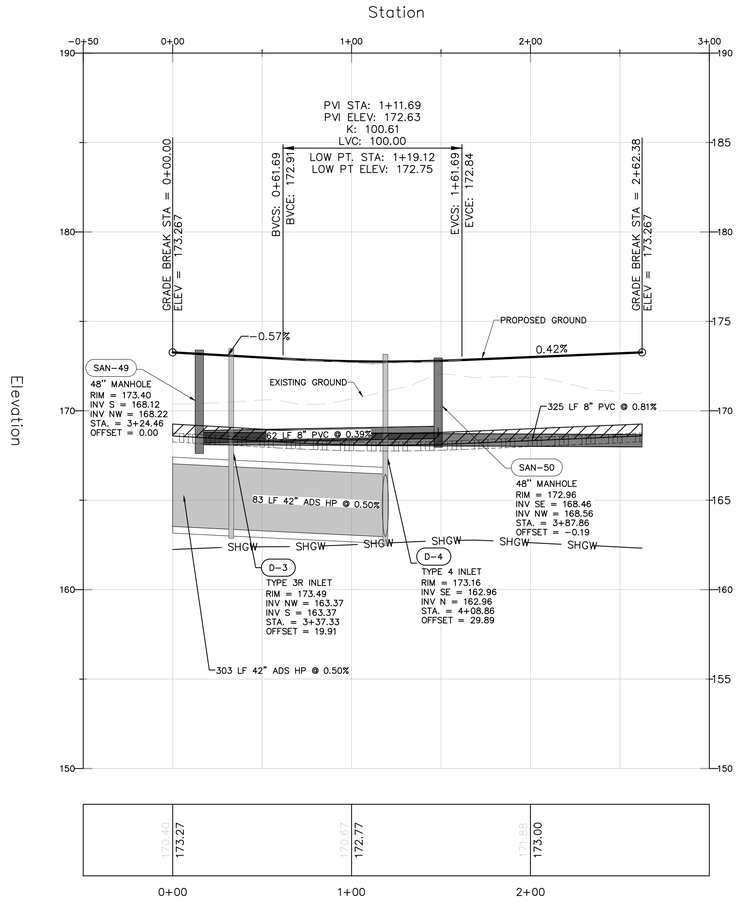
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STREET D CUL-DE-SAC PROFILE





VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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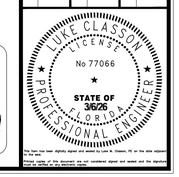
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			SCS

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CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

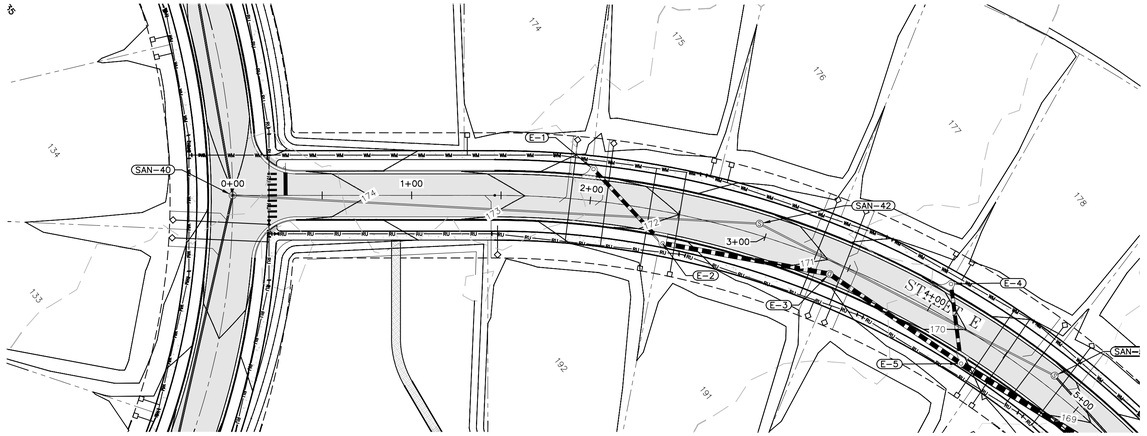
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

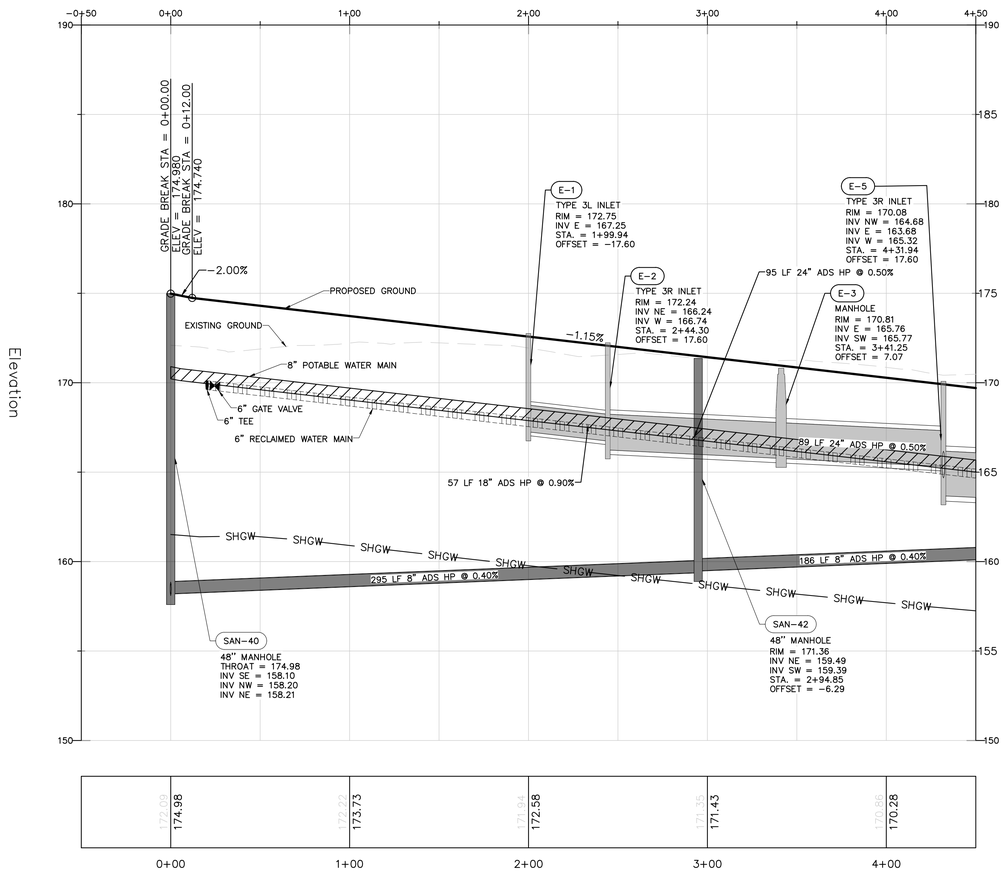
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PROJECT: PUL-037
SHEET: C8.21

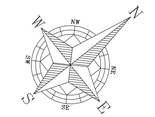


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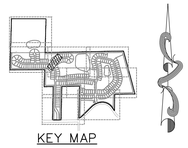




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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VERTICAL SCALE: 1" = 4'
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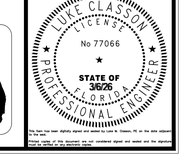
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PLAN & PROFILE - STREET E - STA 0+00 TO 4+00
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CITY OF APOPKA, FLORIDA

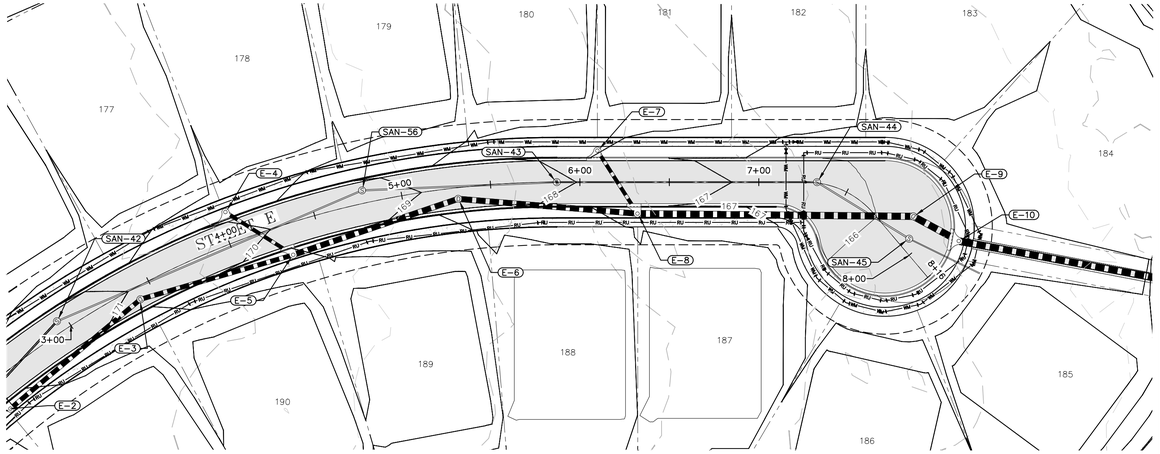
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DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

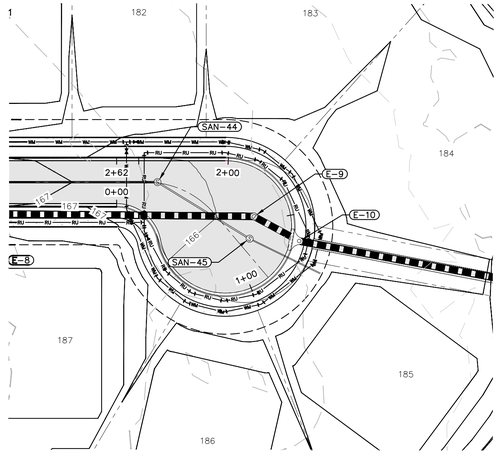
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SHEET: C8.22

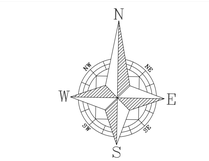


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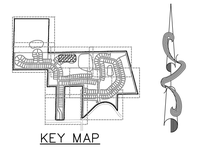




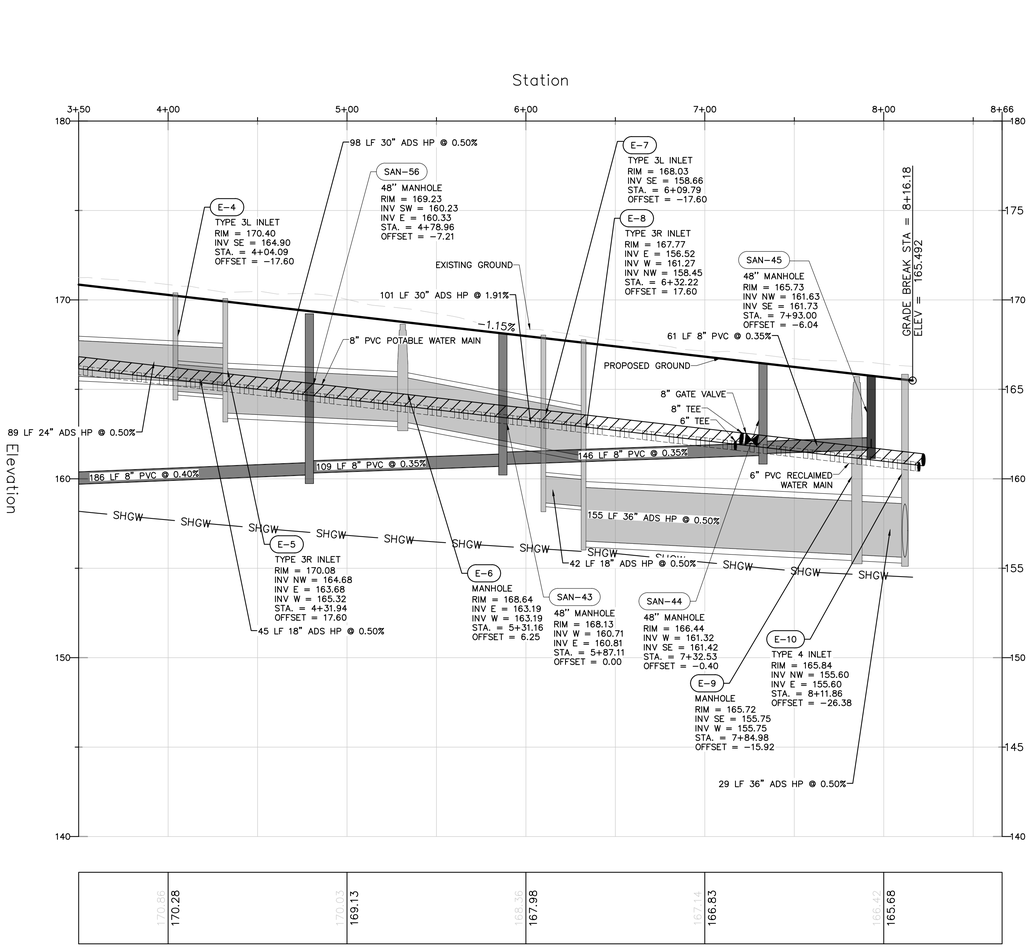
GRAPHIC SCALE

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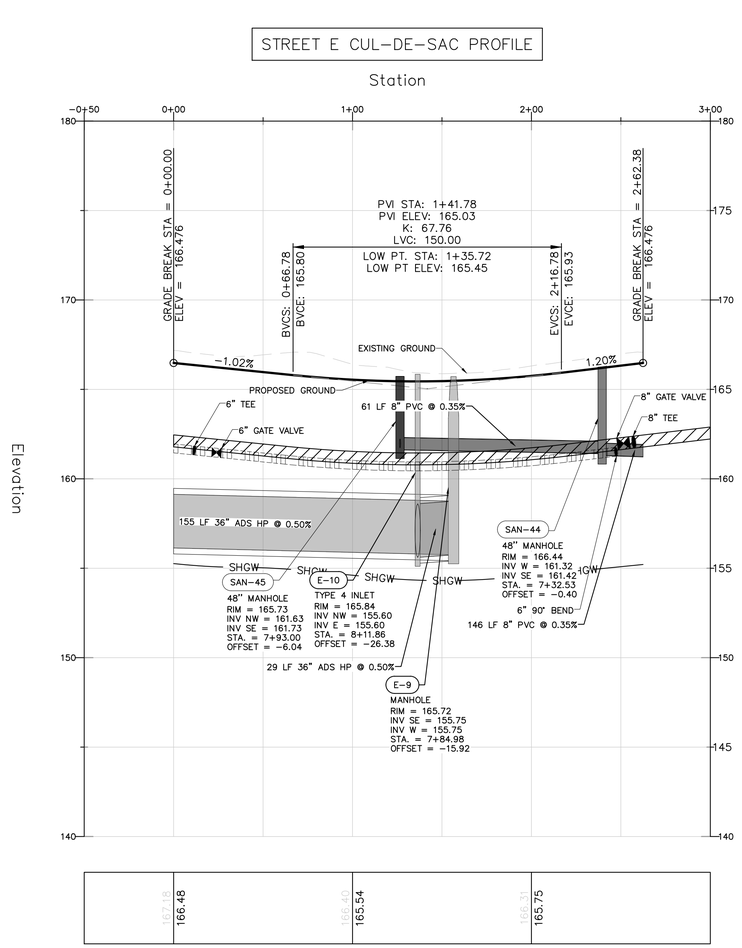
(IN FEET)
1 inch = 40 ft.



KEY MAP



STREET E CUL-DE-SAC PROFILE



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CONSTRUCTION SITE PLAN

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CITY OF APOPKA, FLORIDA

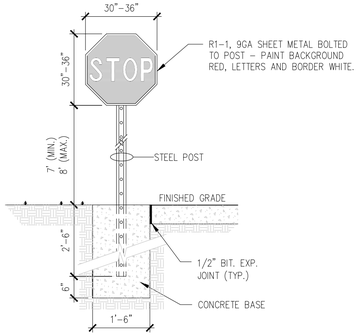
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DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.23

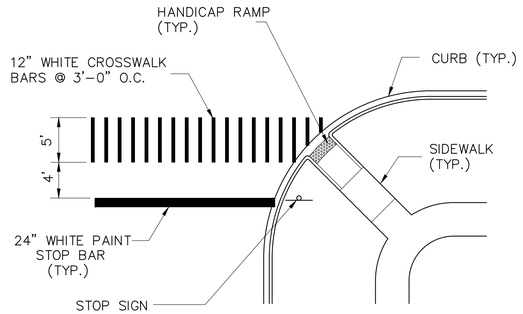
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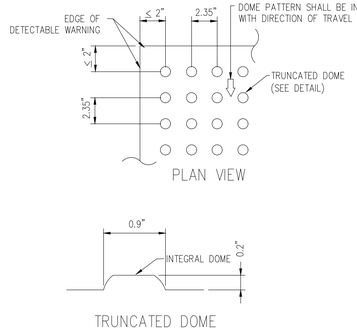
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1 STOP SIGN
N.T.S.



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



3 DETECTABLE WARNING
N.T.S.

NOTE:

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

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

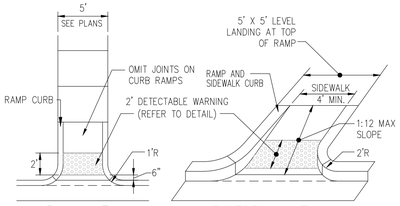
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING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

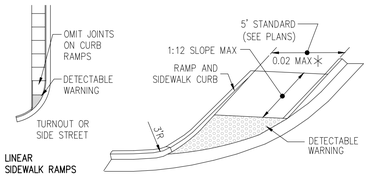
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER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

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

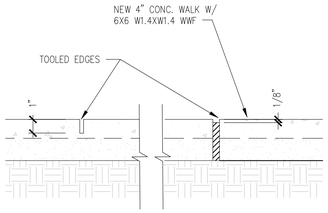
NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.





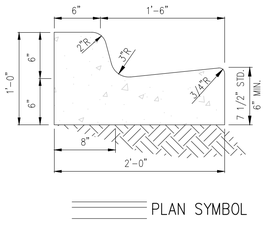
4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE N.T.S.



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

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

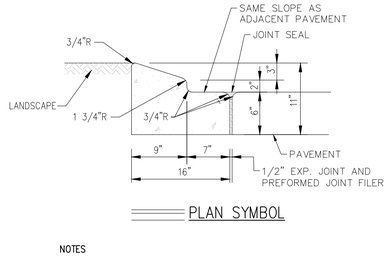
5 CONCRETE WALK
N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

6 TYPE "F" CURB AND GUTTER
N.T.S.



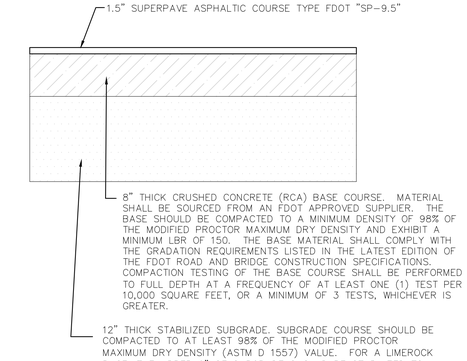
PLAN SYMBOL

NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

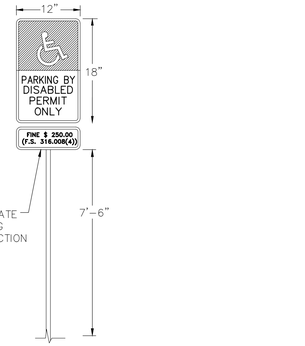
2. FOR CURB & GUTTER CONSTRUCTED ADJCENT TO CONCRETE PAVEMENT, 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

6A TYPE 'A' CURB
(3,500 PSI (MIN.)) N.T.S.



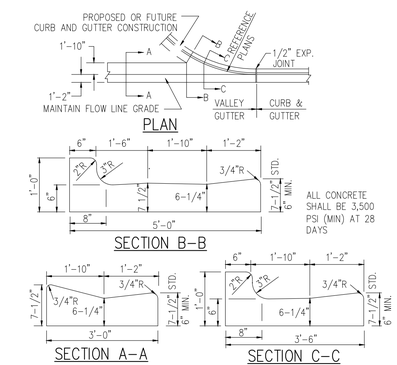
NOTE: LIMEROCK BASE COURSE PER THE SPECIFICATIONS ON THE GEOTECHNICAL REPORT BY UES DATED SEPTEMBER 9, 2025, IS AN ACCEPTABLE ALTERNATIVE.

7 TYPICAL PAVEMENT SECTION
N.T.S.



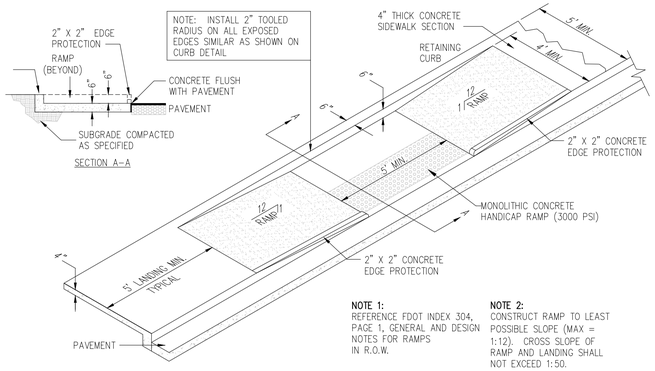
NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL 7'–6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

8 HANDICAP SIGN
N.T.S.



ALL CONCRETE SHALL BE 3,500 PSI (MIN) AT 28 DAYS

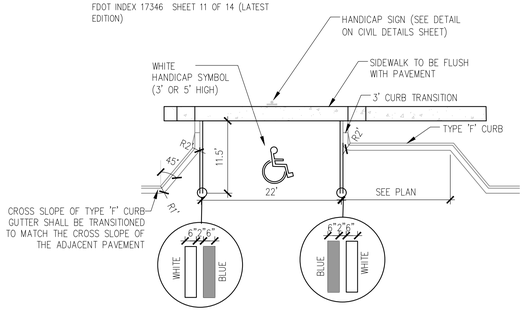
9 VALLEY GUTTER N.T.S.
(REFER TO F.D.O.T. INDEX 300)



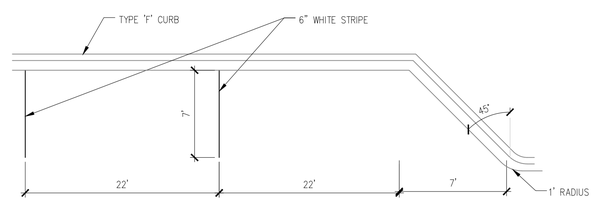
10 SIDEWALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE N.T.S.

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP

HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)



11 HANDICAP PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC N.T.S.



12 STANDARD PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC N.T.S.

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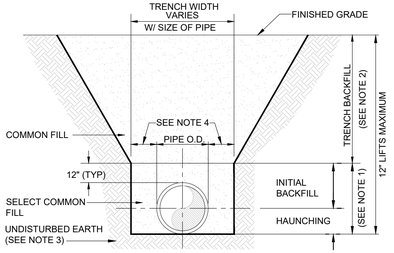
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MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY
			SCS

CIVIL DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

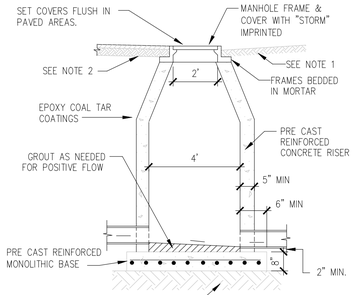
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–CIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C9.0

P:_PROJECT DRAWINGS\PUL–037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\CIVIL DETAILS.dwg Modified: 3/6/2026 By: afrancis Plotted By: andrew francis



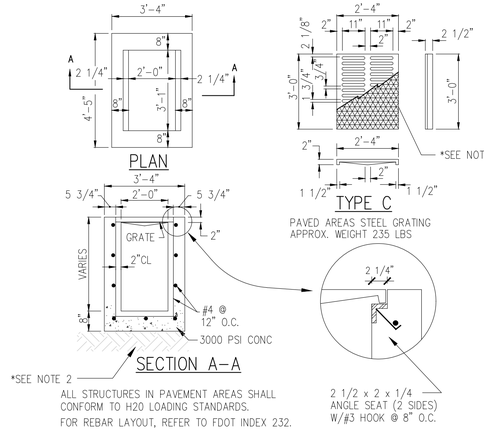
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN)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

1 TRENCH DETAIL
N.T.S.



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

2 MANHOLE
N.T.S.

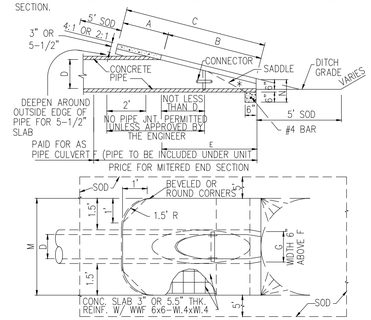


ALL STRUCTURES IN PAVEMENT AREAS SHALL CONFORM TO H20 LOADING STANDARDS.
FOR REBAR LAYOUT, REFER TO FDOT INDEX 232.

*NOTES:
1. FOR ALL USES, USE STEEL GRATE.
2. SUBGRADE SHALL BE COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

3 TYPE "C" INLET
N.T.S.

STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.



	DIMENSIONS AND QUANTITIES										
	D	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD. PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	1.93'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'

* SLOPE- 4:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

4 MITERED END SECTION (RCP)
FDOT STD. INDEX 430-021 N.T.S.

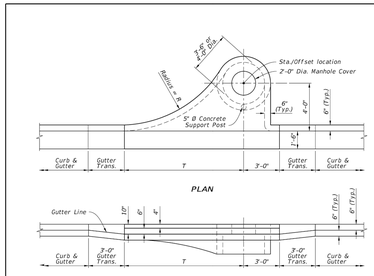
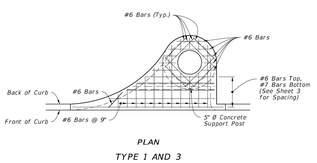


TABLE 1 INLET DIMENSIONS		
Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"

TOP DIMENSIONAL DETAILS

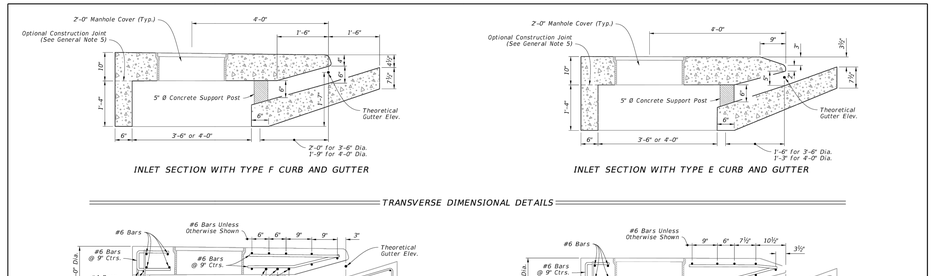


NOTE:
For transverse section reinforcement, see Sheet 3.

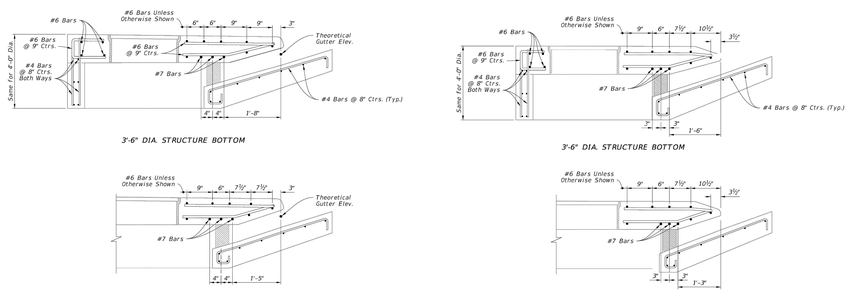
TOP REINFORCING DETAILS

TOP DIMENSIONAL AND TOP REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020	SHEET 2 of 3



TRANSVERSE DIMENSIONAL DETAILS



TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020	SHEET 3 of 3

5 TYPE 1, 2, 3, AND 4 INLETS
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BY	DESCRIPTION	DATE	REV.
SCS			

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.0

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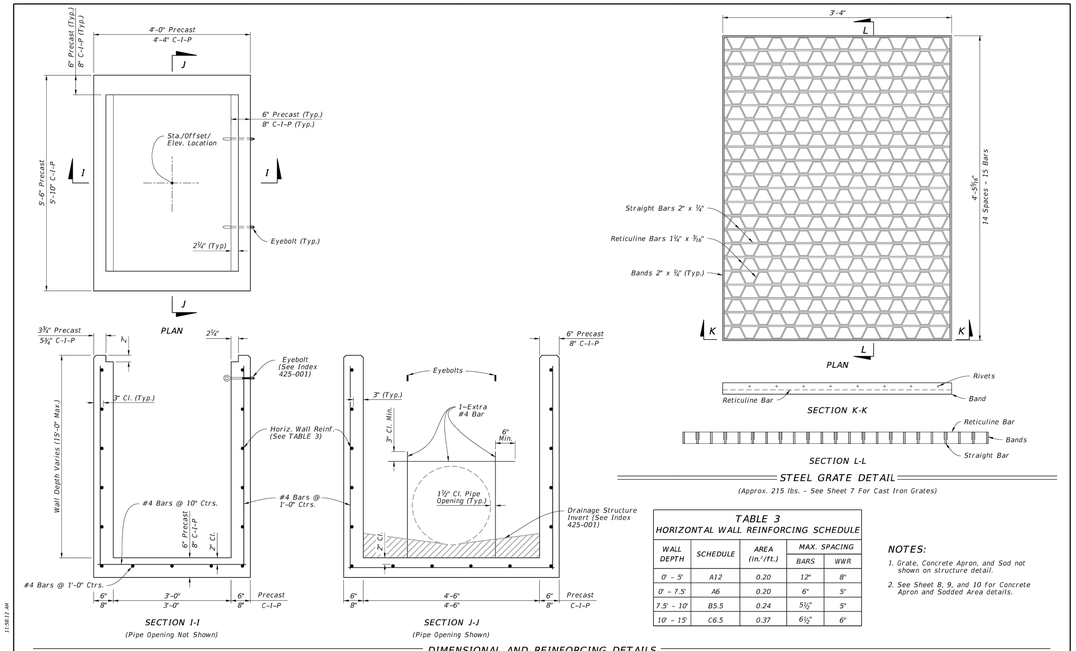


TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	4 of 14

6 TYPE E INLET
N.T.S.

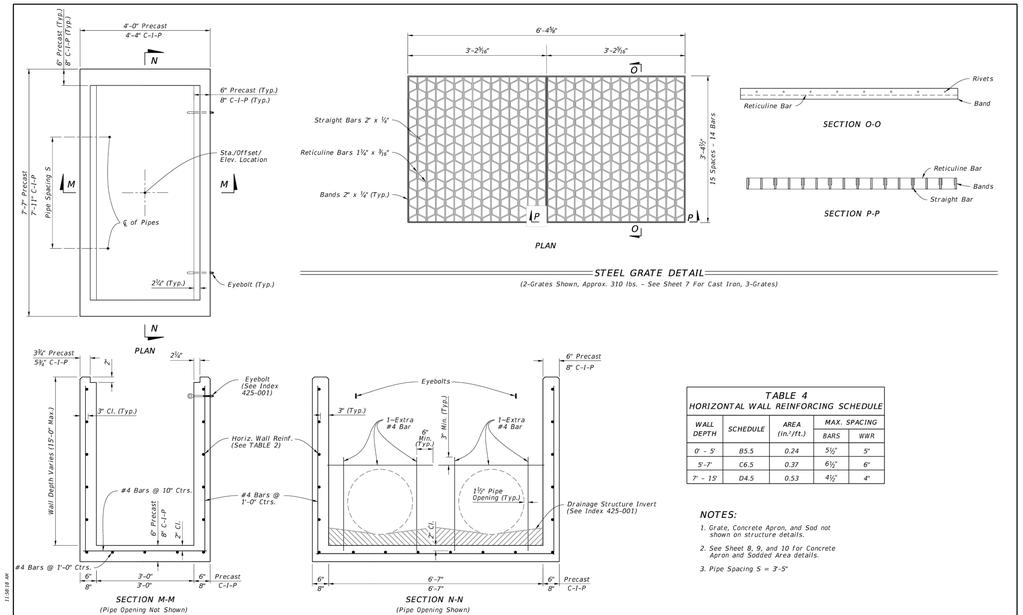


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

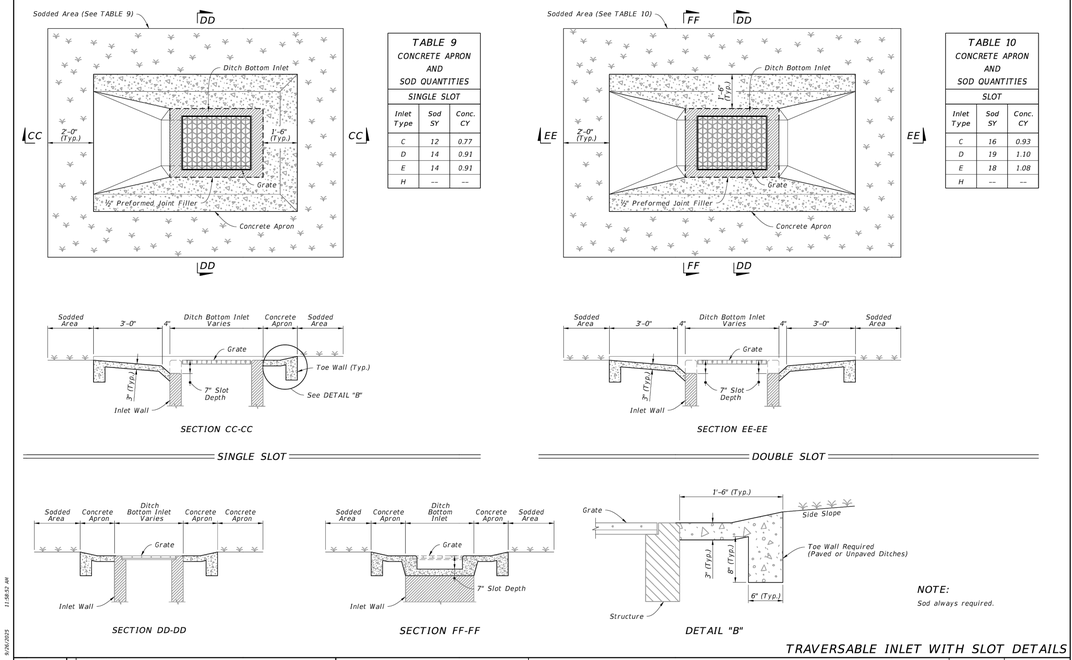
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 15'	D4.5	0.53	4½"	4"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-5"

TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

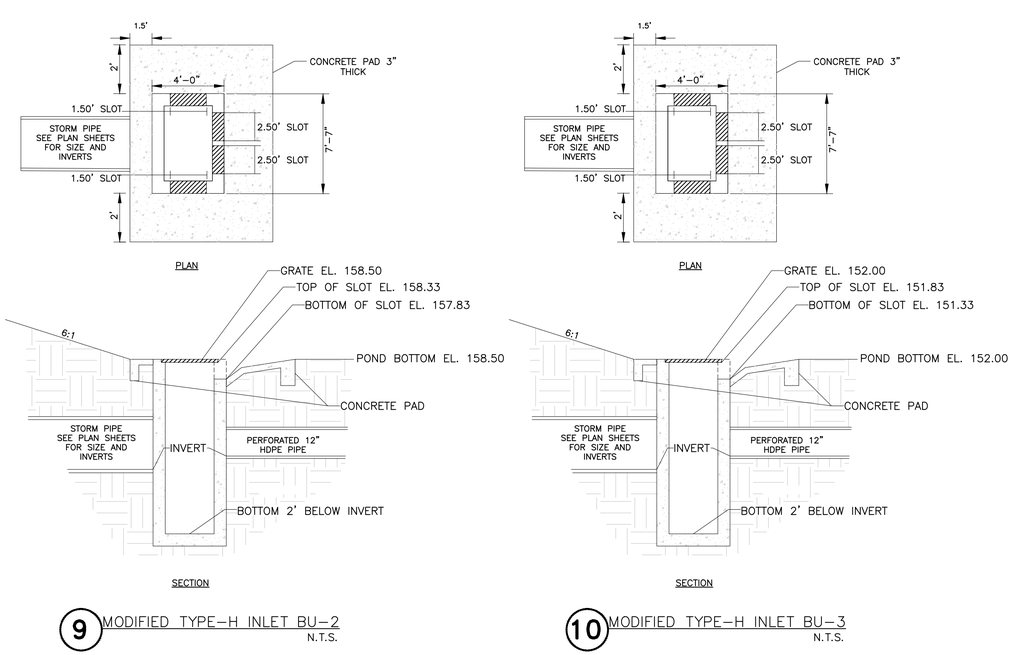
LAST REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	5 of 14

7 TYPE H INLET
N.T.S.



LAST REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20				425-052	10 of 14

8 CONCRETE APRON FOR BUBBLE UP STRUCTURES
N.T.S.



9 MODIFIED TYPE-H INLET BU-2
N.T.S.

10 MODIFIED TYPE-H INLET BU-3
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REV.	DATE	DESCRIPTION	BY

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

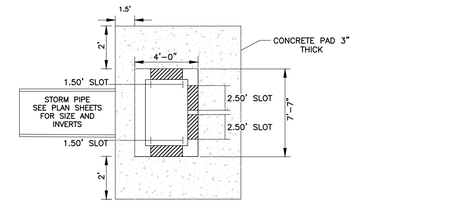
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.1

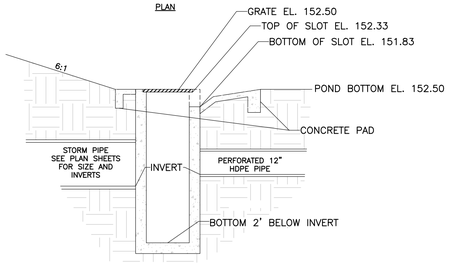
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11:58:18 AM 9/26/2025
11:58:21 AM 9/26/2025

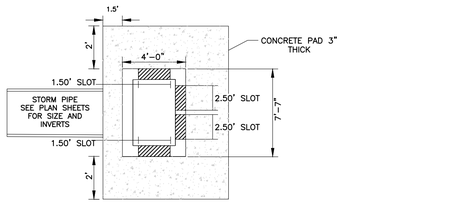


PLAN

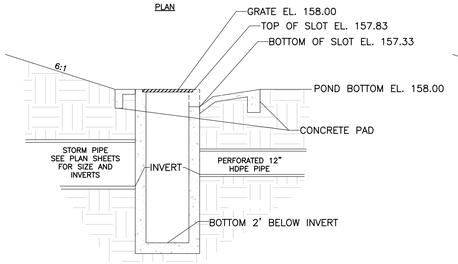


SECTION

11 MODIFIED TYPE-H INLET BU-4
N.T.S.

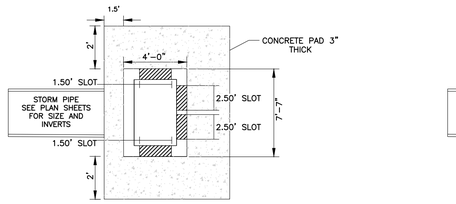


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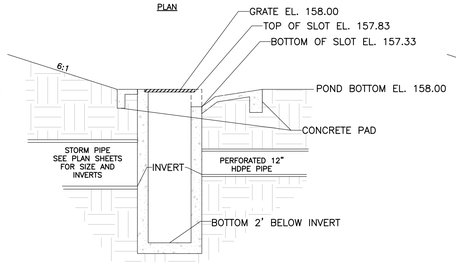


SECTION

12 MODIFIED TYPE-H INLET BU-5.1
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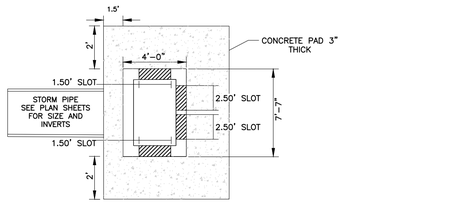


PLAN

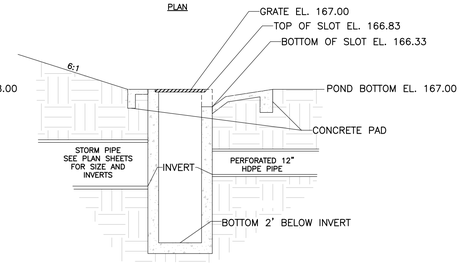


SECTION

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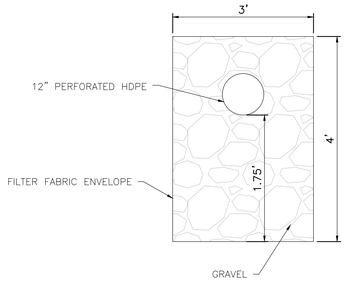


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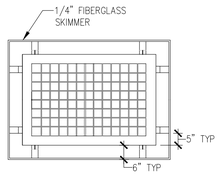
SECTION

14 MODIFIED TYPE-H INLET BU-6
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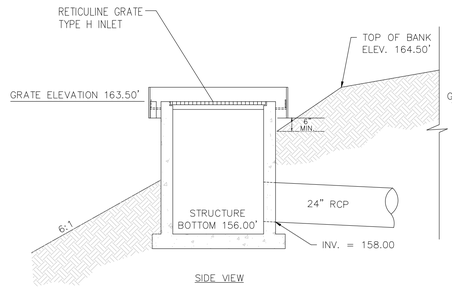


NOTES:
1. GRAVEL SHALL BE GRADES 56 OR 57 AND SHALL MEET THE REQUIREMENTS OF FDOT SECTIONS 01-2 OR 901-3.
2. FILTER FABRIC SHALL BE TYPE D-3 (SEE FDOT INDEX NO. 199).
3. EXFLITRATION PIPE SHALL BE 12" DIAMETER TUBING MEETING AASHTO M252 AND ASTM F405.62A WITH POLYESTER KNITTED FILTER SOCK MEETING ASTM D3887 AND ASTM D1682.

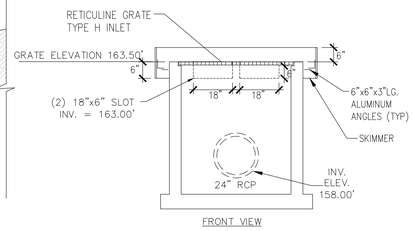
15 EXILTRATION PIPE
N.T.S.



TOP VIEW

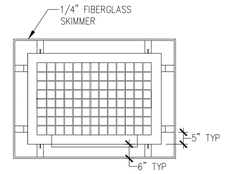


SIDE VIEW

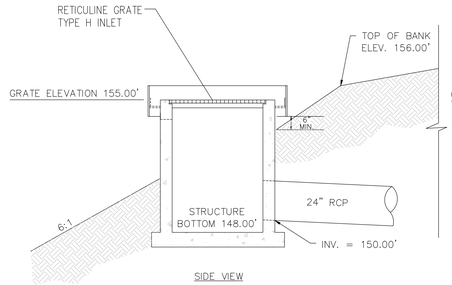


FRONT VIEW

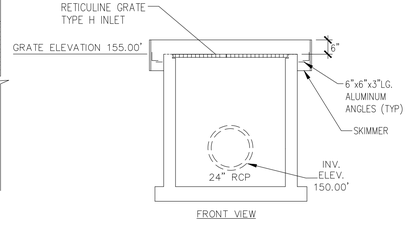
16 DS-2 CONTROL STRUCTURE
N.T.S.



TOP VIEW

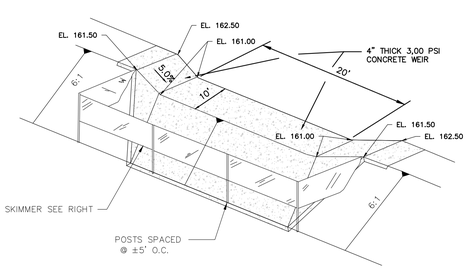


SIDE VIEW

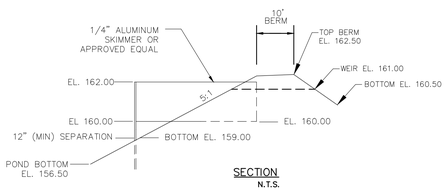


FRONT VIEW

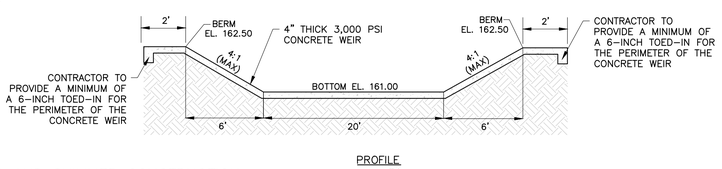
17 DS-4 CONTROL STRUCTURE
N.T.S.



WEIR & SKIMMER
N.T.S.

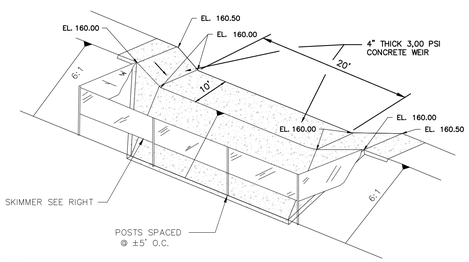


SECTION
N.T.S.

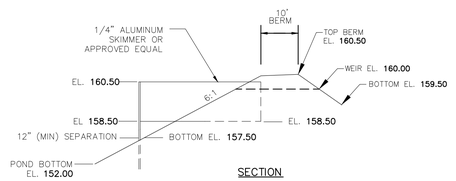


PROFILE
N.T.S.

18 CONCRETE WEIR AND SKIMMER CONSTRUCTION
POND 1 WEIR
N.T.S.



WEIR & SKIMMER
N.T.S.



SECTION
N.T.S.



PROFILE
N.T.S.

19 CONCRETE WEIR AND SKIMMER CONSTRUCTION
POND 3 WEIR
N.T.S.

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REV.	DATE	DESCRIPTION	BY
			SCS

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

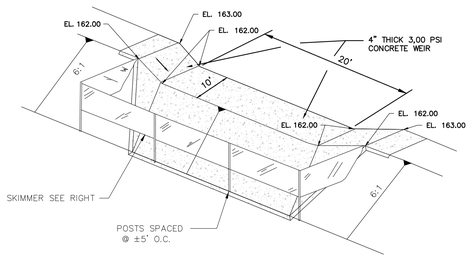
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.2

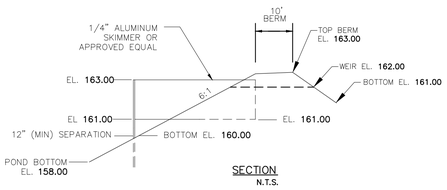
LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/6/26

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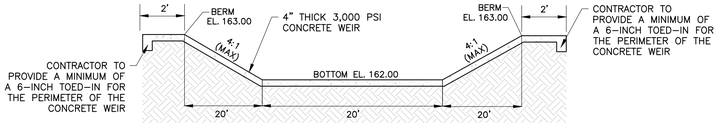
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WEIR & SKIMMER
N.T.S.



SECTION
N.T.S.

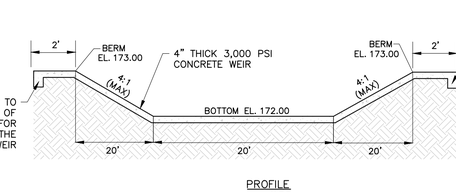


PROFILE
N.T.S.

20 CONCRETE WEIR AND SKIMMER CONSTRUCTION
POND 5 WEIR
N.T.S.



WEIR & SKIMMER
N.T.S.



SECTION
N.T.S.

PROFILE
N.T.S.

21 CONCRETE WEIR AND SKIMMER CONSTRUCTION
POND 6 WEIR
N.T.S.

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REV.	DATE	DESCRIPTION	BY
			SCS

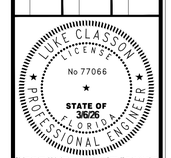
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NO. 39060

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN

OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.3



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By:afrancis Plotted By:andrew francis

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 [illegible] Control, and Abatement of Erosion and Water [illegible] excluding [illegible] 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-25 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) 245-2606
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 project 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

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 REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

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

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

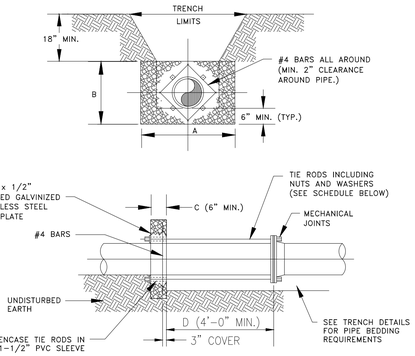
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



NOTES:

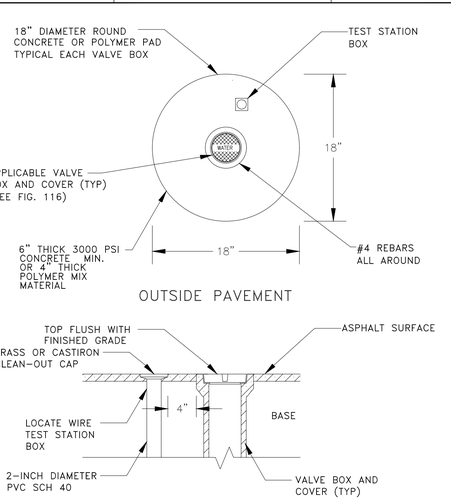
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL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

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

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 3,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

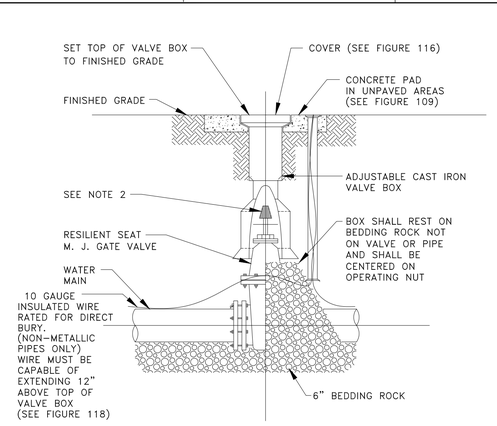
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



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

VALVE BOX

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

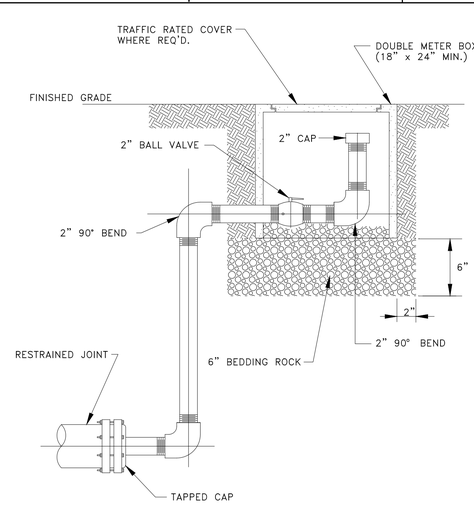


NOTES:

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

GATE VALVE AND BOX DETAIL

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

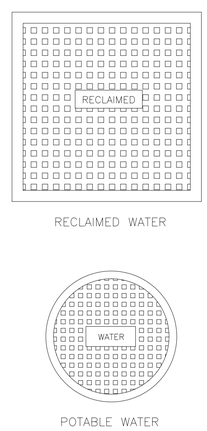


NOTES:

1. 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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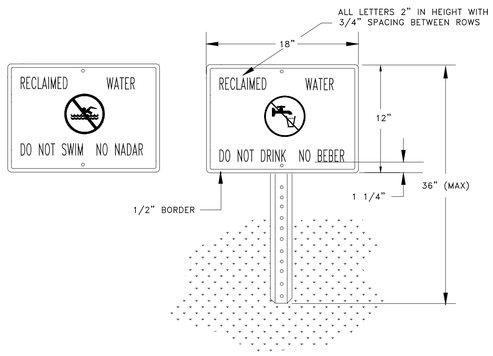
UTILITY DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C11.0

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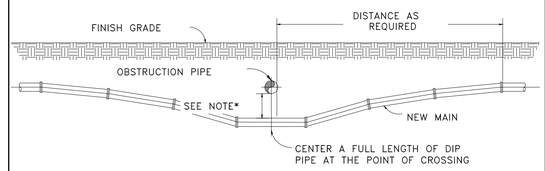


NOTES:

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



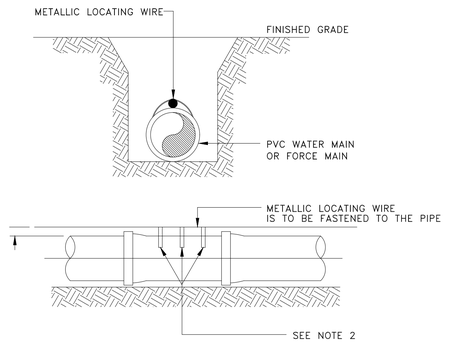
NOTES:

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

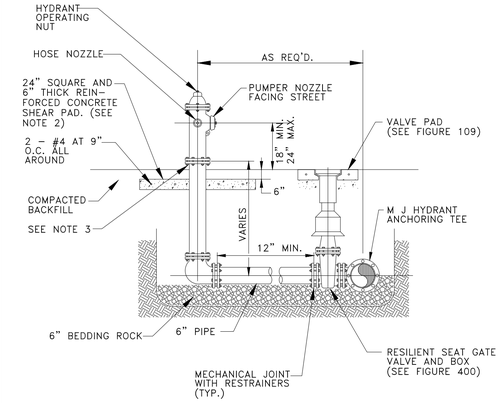


NOTES:

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

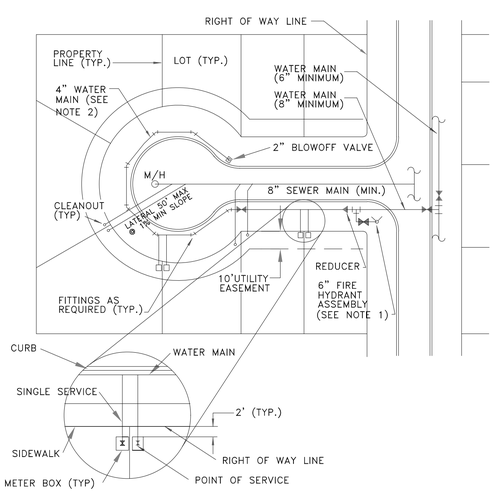


NOTES:

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

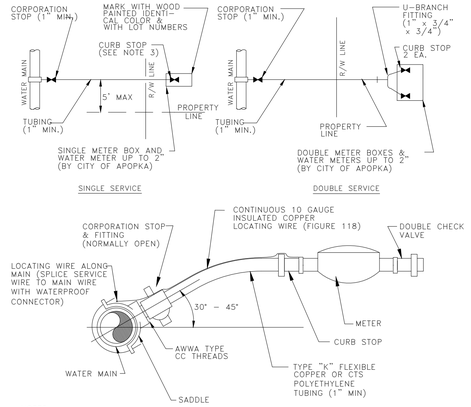


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER MAINS SHALL BE MINIMUM 4" FOR THE LAST 500' OF A CUL-DE SAC NOT SERVING A HYDRANT.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	MAY 2022	FIG. 404

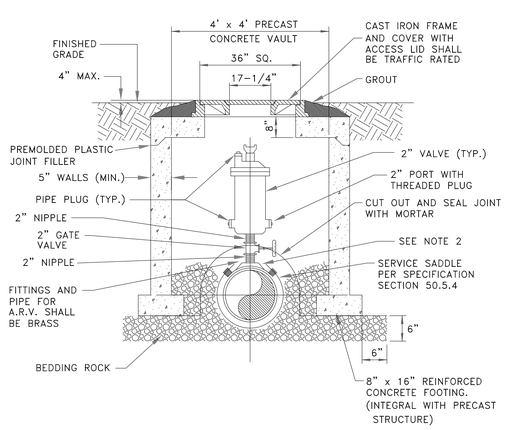


NOTES:

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

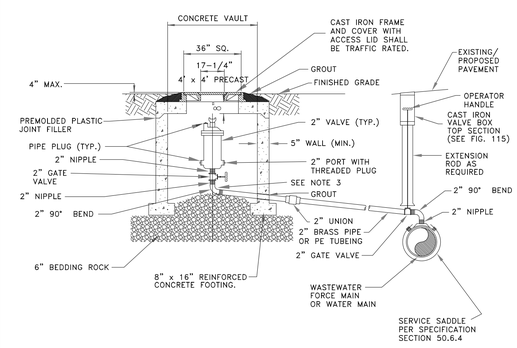


NOTES:

1. 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

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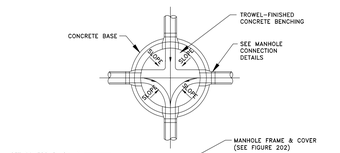
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			SCS

UTILITY DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/6/2026
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C11.1

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FORCE MAIN MANHOLE LINER*

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

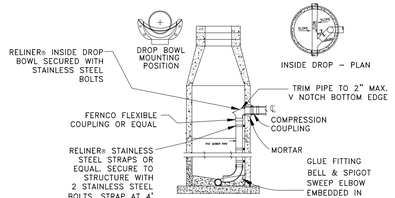
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

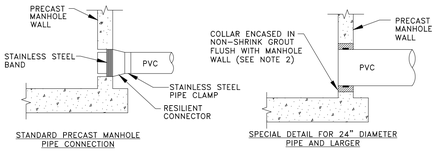
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

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

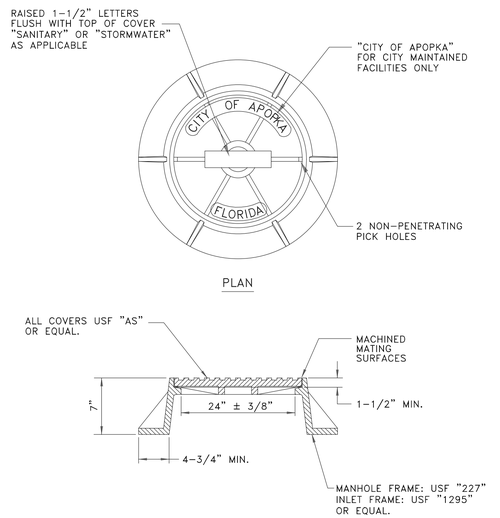


NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

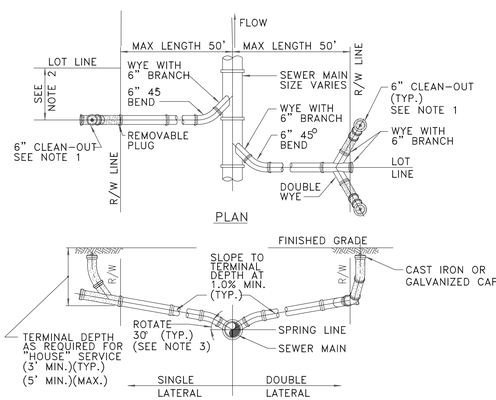


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

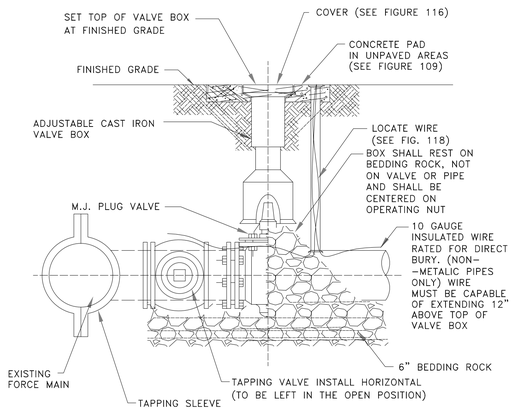


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

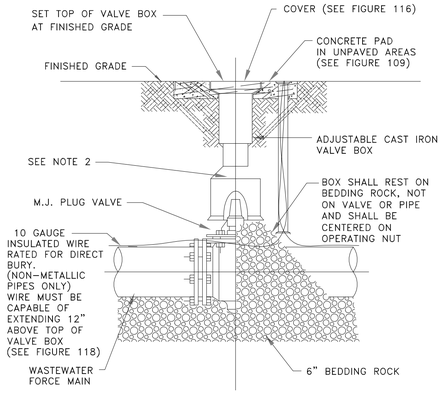
SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

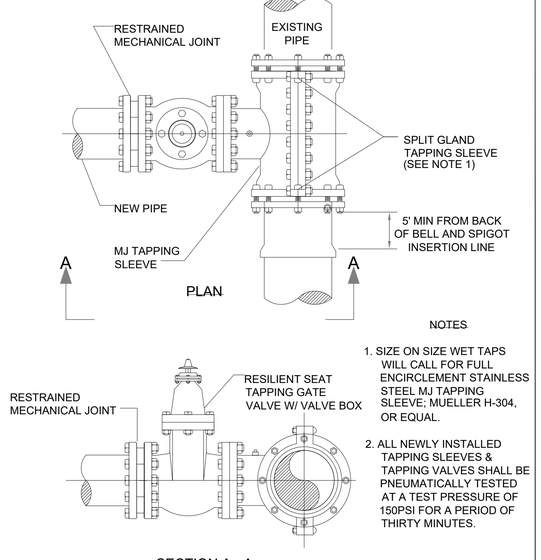


NOTES:

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

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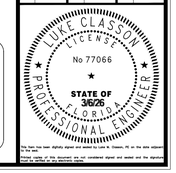
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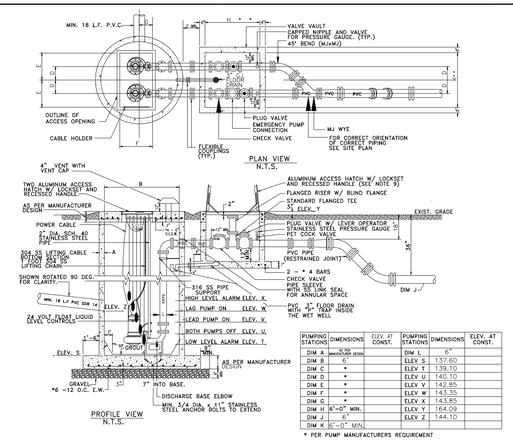
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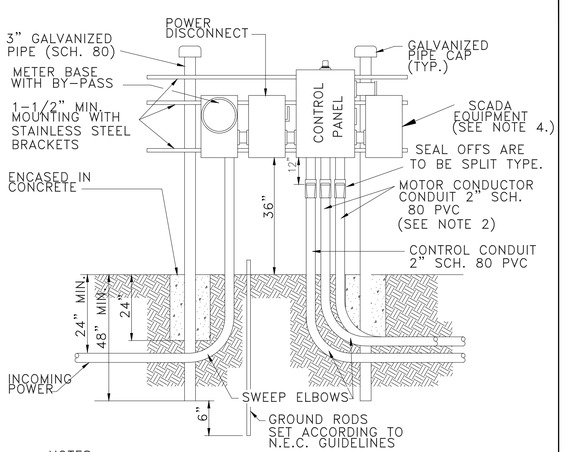
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	*		DIM L	6"	
DIM B	6"		ELEV S	137.60	
DIM C	*		ELEV T	139.10	
DIM D	*		ELEV V	140.10	
DIM E	*		ELEV V	142.85	
DIM F	*		ELEV W	143.35	
DIM G	*		ELEV X	143.85	
DIM H	6'-0" MIN.		ELEV Y	164.09	
DIM J	6"		ELEV Z	144.10	
DIM K	6'-0" MIN.				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF 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 (RPP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B OR LIEU OF RPP 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 HOPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS–55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEALS.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
MANUFACTURER: XYLEM ; MODEL: HT3–462 ; DIA: 276.00 mm; SPEED: 1760 RPM ; DISCHARGE SIZE: 4.00 IN.;
VOLTAGE: 460 ; HZ: 60 ; PHASE: 3 ; H.P.: 20 ; MIN. SOLID SIZE: 1 1/4 IN.
12. OPERATING CONDITIONS SHALL BE 200 GPM AT 115 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

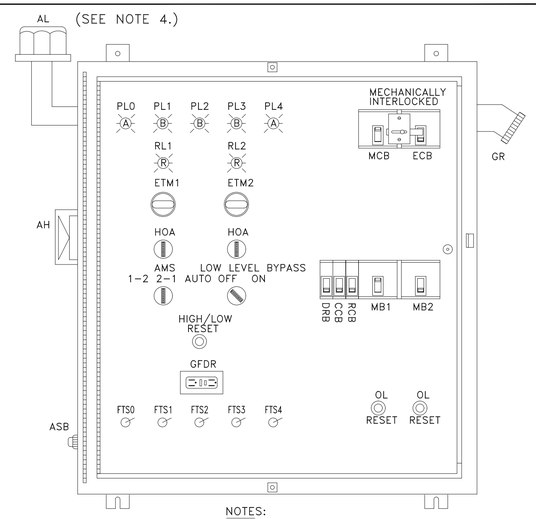
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



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

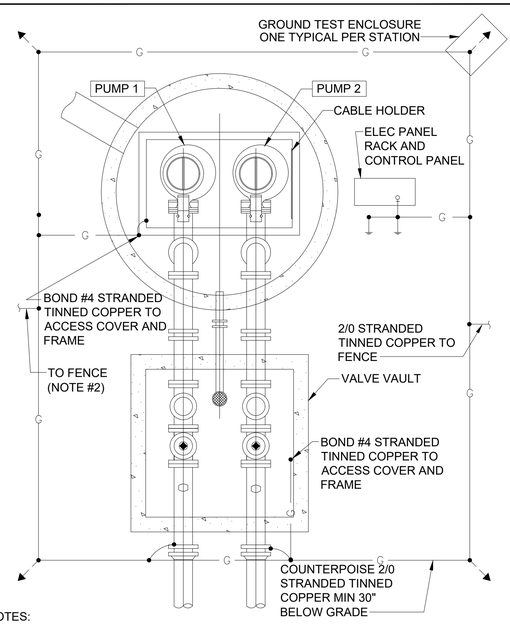
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302



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

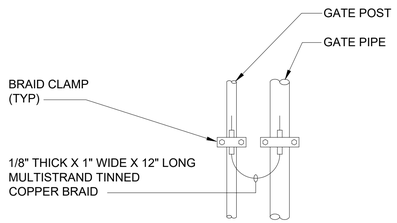
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303

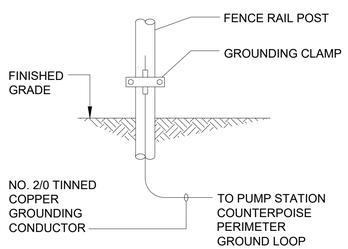


NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

PUMP STATION GROUNDING (TYPICAL)

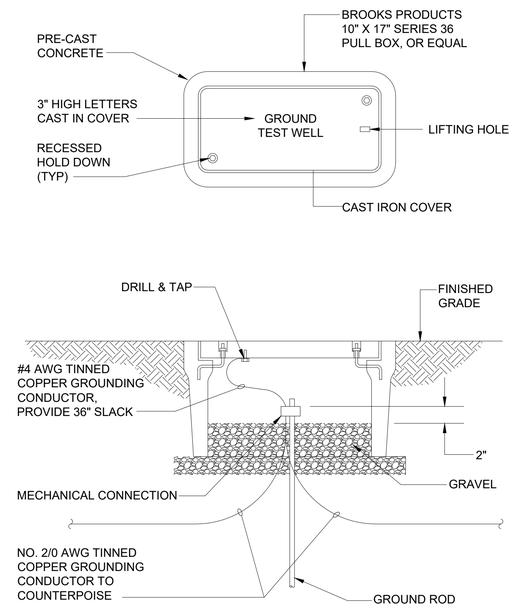
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307





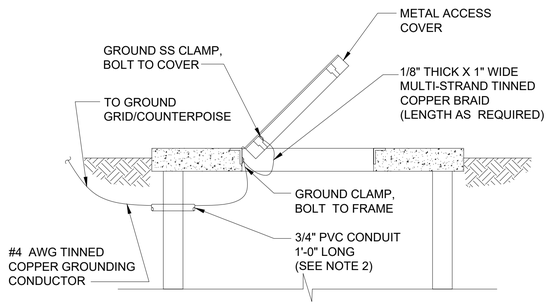
FENCE POST GROUNDING (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A



GROUND TEST WELL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 B



NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 C

LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. PRIVATE LIFT STATION DESIGNED BY MESSINA & ASSOCIATES. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

REV.	DATE	DESCRIPTION	BY

LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

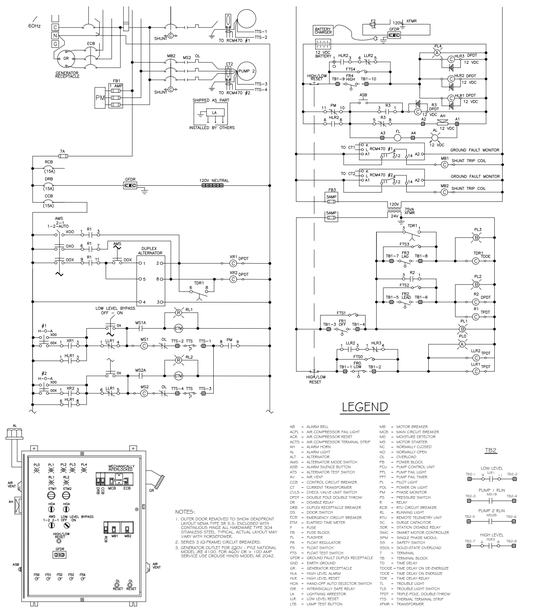
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 3/6/2026

SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C11.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

P:_PROJECT DRAWINGS\PUL–037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\LIFT STATION DETAILS.dwg Modified: 3/6/2026 By:afrancis Plotted By:andrew francis


60Hz
SHUNT
TO ROMTO #1
TO ROMTO #2
MS1
MS2
CR
ECB
PUMP
PM
FB1
SHIPPED AS PART
LA
INSTALLED BY OTHERS
TTS-1
TTS-2
TTS-3
TTS-4
MAIN BREAKER
MCB
MAIN CIRCUIT BREAKER
MD
MOISTURE DETECTOR
MS
MOTOR STARTER
OL
OVERLOAD
NO
NORMALLY OPEN
NC
NORMALLY CLOSED
SSR
SOLID-STATE OVERLOAD
T
TERMINAL
TB
TERMINAL BLOCK
TD
TIME DELAY
TDODE
TIME DELAY ON DE-ENERGIZE
TDOE
TIME DELAY ON ENERGIZE
TDR
TIME DELAY RELAY
TROUBLE LIGHT SWITCH
TPDT
TRIPLE-POLE, DOUBLE-THROW
TTS
THERMAL TERMINAL STRIP
XFMR
TRANSFORMER
SEQUENCER
MCB
ECB
GFCR
120V NEUTRAL
DRB
CCB
AMC
DUPLEX ALTERNATOR
CR1
CR2
CR3
CR4
CR5
CR6
CR7
CR8
CR9
CR10
CR11
CR12
CR13
CR14
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CR26
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CR31
CR32
CR33
CR34
CR35
CR36
CR37
CR38
CR39
CR40

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

OWNER: DIRECTIONS FELLOWSHIP, INC. (NORTHWEST CHURCH)
5495 CLARCONA OCOEE RD.
ORLANDO, FL 32810
PHONE: (407) 578-2088
EMAIL: PBRUNTON@NORTHWESTORLANDO.COM

APPLICANT: DIRECTIONS FELLOWSHIP, INC. (NORTHWEST CHURCH)
5495 CLARCONA OCOEE RD.
ORLANDO, FL 32810
PHONE: (407) 578-2088
EMAIL: PBRUNTON@NORTHWESTORLANDO.COM

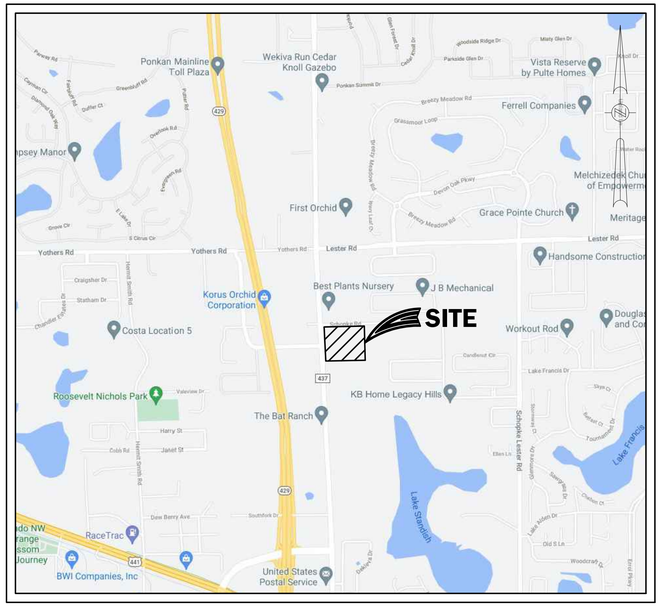
CONTRACTOR: DAVID TURNER
ATG CONSTRUCTION, INC.
446 JULLIARD BLVD.
DAVENPORT, FL 33897
PHONE: (720) 625-1449
EMAIL: ESTIMATING.ATGFL@GMAIL.COM

ARCHITECT: EQUIP STUDIO
245 NORTH MAIN STREET, SUITE 200
GREENVILLE, SC 29601
PHONE: (864) 520-2086

SURVEYOR: AMERICAN SURVEYING & MAPPING, INC
3191 MAGUIRE BLVD, SUITE 200
ORLANDO, FL 32803
PHONE: (407) 426-7979

PARCEL I.D. No. 06-21-28-7172-15-130

SITE VICINITY MAP



NOT TO SCALE

PROJECT STATEMENT: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 23,217 S.F. CHURCH CAMPUS ON A 14.69 ACRE SITE. THE CHURCH USE WILL INCLUDE SUNDAY CHILDREN'S MINISTRY AS WELL AS WEEKDAY PROGRAMMING TO INCLUDE A DANCE / REHEARSAL SPACE, AND GROUP CLASSES, AND MUSIC REHEARSAL SPACE.

PLAN INDEX

C-1 COVER SHEET
C-2 BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY
C-3 LEGEND, NOTES, AND SPECIFICATIONS
C-4 SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
C-5A SITE GEOMETRY PLAN
C-5B SITE GEOMETRY NOTES, TURN LANES MARKING, STRIPING, AND SIGHT DISTANCE PLAN
C-6A SITE PAVING, GRADING, AND DRAINAGE PLAN
C-6B SITE PAVING, GRADING, AND DRAINAGE NOTES
C-7 SITE UTILITY PLAN
C-8 SITE CONSTRUCTION DETAILS
C-9A CITY OF APOPKA WATER AND SEWER DETAILS (1 OF 2)
C-9B CITY OF APOPKA WATER AND SEWER DETAILS (2 OF 2)
C-10 LIFT STATION DETAILS
C-11A SITE CROSS SECTIONS (1 OF 2)
C-11B SITE CROSS SECTIONS (2 OF 2)
C-12 SITE FIRE TRUCK AUTO TURN PLAN

UTILITY COMPANIES

WATER:	(407) 703-1731	CITY OF APOPKA
SEWER:	(407) 703-1731	CITY OF APOPKA
ELECTRIC:	(407) 905-3376	DUKE ENERGY
TELEPHONE:	(850) 599-1444	CENTURYLINK
CABLE:	(407) 215-5870	CHARTER COMMUNICATIONS
GAS:	(407) 656-2734	LAKE APOPKA NATURAL GAS DISTRICT

FEG FLORIDA ENGINEERING GROUP
now part of
THOMAS & HUTTON

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.thomasandhutton.com

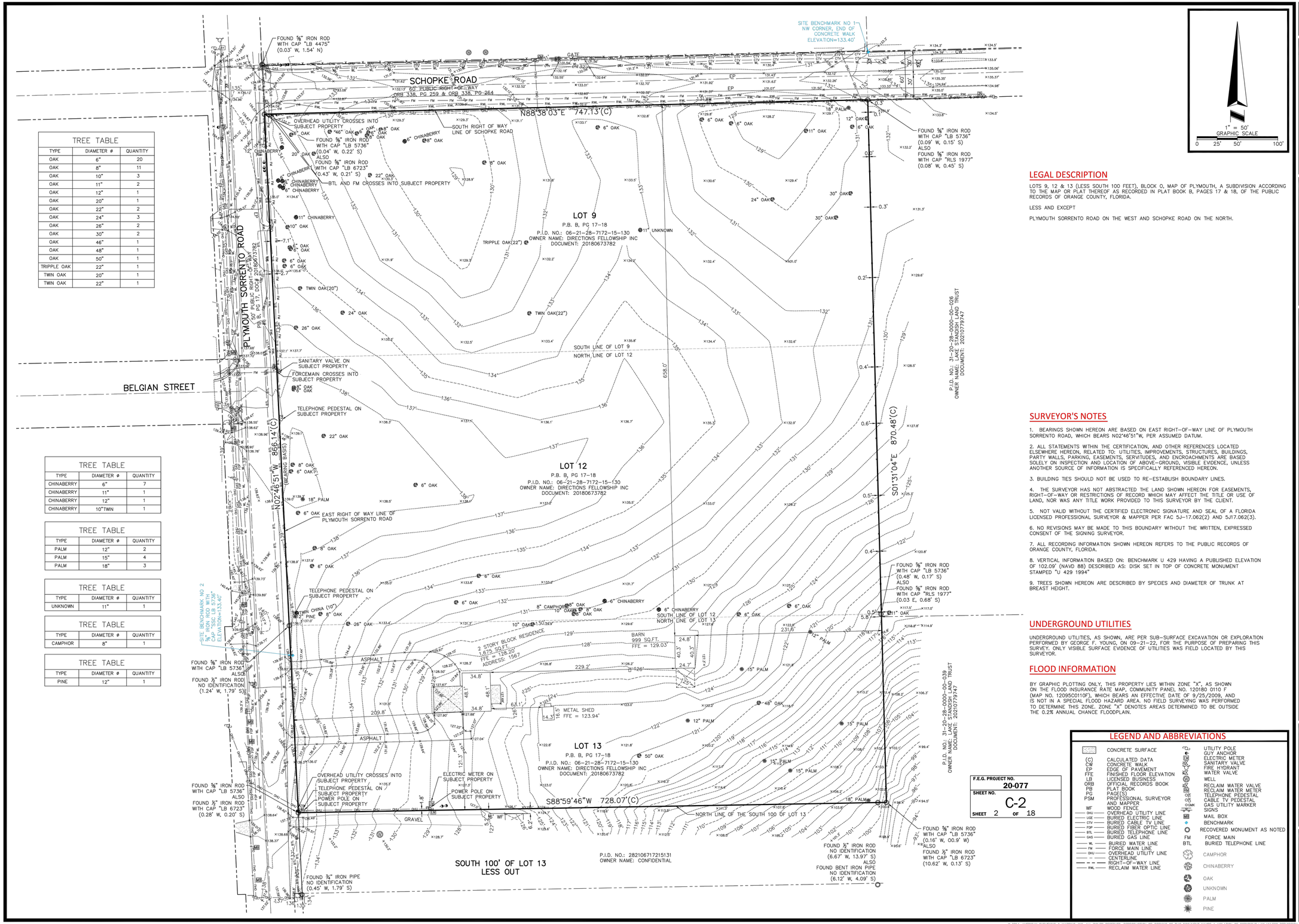
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0026955
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SAM J. SEBAALI

THIS ITEM, INCLUDE... HAS BEEN ELECTRO... SEALED BY SAM J. S... DECEMBER 24, 202... NOT CONSIDERED ... AND THE SIGNATU... ON ANY ELECTRON...

Samir J Sebaali
Digitally signed by Samir J Sebaali
DN: CN=Samir J Sebaali, dnQualifier=A01410C000001879078553700012BA2, O=FLORIDA ENGINEERING GROUP INC., C=US
Date: 2026.02.26 06:36:57-05'00'

SAM J. SEBAALI, P.E.
LICENSE NO. 42075

20-077_COVER.DWG



TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
OAK	6"	20
OAK	8"	11
OAK	10"	3
OAK	11"	2
OAK	12"	1
OAK	20"	1
OAK	22"	2
OAK	24"	3
OAK	26"	2
OAK	30"	2
OAK	46"	1
OAK	48"	1
OAK	50"	1
TRIPPLE OAK	22"	1
TWIN OAK	20"	1
TWIN OAK	22"	1

TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
CHINABERRY	6"	7
CHINABERRY	11"	1
CHINABERRY	12"	1
CHINABERRY	10"TWIN	1

TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
PALM	12"	2
PALM	15"	4
PALM	18"	3

TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
UNKNOWN	11"	1

TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
CAMPHOR	8"	1

TREE TABLE		
TYPE	DIAMETER ø	QUANTITY
PINE	12"	1

1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

LEGAL DESCRIPTION

LOTS 9, 12 & 13 (LESS SOUTH 100 FEET), BLOCK O, MAP OF PLYMOUTH, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGES 17 & 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT

PLYMOUTH SORRENTO ROAD ON THE WEST AND SCHOPKE ROAD ON THE NORTH.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON EAST RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD, WHICH BEARS N02°46'51"W, PER ASSUMED DATUM.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.

4. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.

5. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER FAC 5J-17.062(2) AND 5J17.062(3).

6. NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.

7. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

8. VERTICAL INFORMATION BASED ON: BENCHMARK U 429 HAVING A PUBLISHED ELEVATION OF 102.09' (NAVD 88) DESCRIBED AS: DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "U 429 1994"

9. TREES SHOWN HEREON ARE DESCRIBED BY SPECIES AND DIAMETER OF TRUNK AT BREAST HEIGHT.

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES, AS SHOWN, ARE PER SUB-SURFACE EXCAVATION OR EXPLORATION PERFORMED BY GEORGE F. YOUNG, ON 09-21-22, FOR THE PURPOSE OF PREPARING THIS SURVEY. ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES WAS FIELD LOCATED BY THIS SURVEYOR.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120180 0110 F (MAP NO. 12095C0110F), WHICH BEARS AN EFFECTIVE DATE OF 9/25/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- (C) CALCULATED DATA
- CW CONCRETE WALK
- EP EDGE OF PAVEMENT
- FFE FINISHED FLOOR ELEVATION
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE(S)
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- WF WOOD FENCE
- OHU OVERHEAD UTILITY LINE
- UGE BURIED ELECTRIC LINE
- CTV BURIED CABLE TV LINE
- FOP BURIED FIBER OPTIC LINE
- BTL BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- WL BURIED WATER LINE
- FM FORCE MAIN LINE
- OHU OVERHEAD UTILITY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RWL RECLAIM WATER LINE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- SANITARY VALVE
- FIRE HYDRANT
- WATER VALVE
- WELL
- RECLAIM WATER VALVE
- RECLAIM WATER METER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- GAS UTILITY MARKER
- SIGNS
- MAIL BOX
- BENCHMARK
- RECOVERED MONUMENT AS NOTED
- FM FORCE MAIN
- BTL BURIED TELEPHONE LINE
- CAMPHOR
- CHINABERRY
- OAK
- UNKNOWN
- PALM
- PINE

F.E.G. PROJECT NO. 20-077
SHEET NO. C-2
SHEET 2 OF 18

SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM

Digitally signed by Glenn Turner
DN: cn=Glenn Turner, o=American Surveying & Mapping, ou=Surveyor, email=glenn@asmsurveying.com, c=US
Date: 2022.10.04 15:04:22 -04'00'

E. GLENN TURNER PSM #5643 DATE

DATE	REVISIONS	TECH
10-04-22	UTILITY UPDATE	SW
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF NORTHWEST CHURCH
1567 PLYMOUTH SORRENTO ROAD
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
APOPKA, FLORIDA

ORANGE COUNTY

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A MEMBER OF THE ASM GROUP
3191 Maguire Blvd, Suite 200, Orlando, FL 32803
(407) 896-0594
www.americansurveyingandmapping.com

JOB NO.:	210240
SCALE:	1" = 50'
FIELD DATE:	3/4/2021
FIELD BY:	JW
DRAWN BY:	JLS
APPROVED BY:	EGT
DRAWING FILE #	210240 - 1567 PLYMOUTH BNDY-TOPO_.DWG

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GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN.
3. THE SPECIFICATIONS, NOTES, AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH & INSTALL THE WORK IN ALL DETAILS AND READY FOR OPERATION.
4. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED, AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ALL WORK SHALL BE ACCOMPLISHED TO THE HIGHEST QUALITY CRAFTSMANSHIP STANDARDS AS APPROVED BY THE ENGINEER.
6. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS.
7. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING.
8. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATIONS FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL, AND EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.
9. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS, AND SPECIFICATIONS OF CITY OF APOPKA FOR SITE IMPROVEMENT IN THE ABSENCE OF A PARTICULAR REQUIREMENT.
10. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/ CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4470 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM.
11. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV COMPANIES.
12. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
13. THE CONTRACTOR SHALL FURNISH OWNER WITH ACCURATE RECORD DRAWINGS PREPARED BY A LICENSED PROFESSIONAL SURVEYOR SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. THE SUBMITTAL COPY OF THE RECORD DRAWINGS WILL NOT BE RETURNED. THE RECORD DRAWING OR A REPRODUCIBLE COPY PREPARED BY THE ENGINEER SHALL BE CERTIFIED BY THE CONTRACTOR AS CORRECT. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED. ADDITIONAL REQUIREMENTS ARE NOTED IN PAVING, GRADING, DRAINAGE, WATER, AND SEWER NOTES.
14. ALL PRIVATE AND PUBLIC PROPERTIES AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN PREPARING THE SITE FOR CONSTRUCTION; THIS INCLUDES REMOVAL OF ANY EXISTING ORGANIC SOILS, DELETERIOUS MATERIAL, VEGETATION, AND/OR DEBRIS FROM WITHIN THE LIMITS OF CONSTRUCTION AS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER; PROOFROLLING OF THE NATURAL SOILS WHERE REQUIRED; AND OTHER GENERAL SITE PREPARATION REQUIREMENTS. SPECIFIC PROOFROLLING COMPACTION REQUIREMENTS SHOULD BE CONSISTENT WITH THE APPLICABLE DESIGN DOCUMENTS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THE DESIGN DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

GEOMETRY NOTES:

1. THESE PLANS ARE BASED ON A SURVEY PREPARED FOR THE OWNER BY AMERICAN SURVEYING & MAPPING, INC., DATED 03/04/2021, AND UPDATED ON 10/24/2022.
2. REFER TO SHEET C-2 FOR REFERENCED BENCHMARK.
3. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE & CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL & VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY APPARENT DISCREPANCIES ARE FOUND.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN WITH THAT IN THE FINAL ARCHITECTURAL DRAWINGS, PRIOR TO STAKE-OUT, & SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

MARKING, STRIPING, & SIGNAGE NOTES:

1. ALL MARKINGS MUST COMPLY WITH THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE CITY OF APOPKA LAND DEVELOPMENT CODE. PARKING SPACES MAY BE F.D.O.T. RATED PAINT. ALL OTHER MARKINGS MUST BE THERMOPLASTIC.
2. HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STANDARDS. REFER TO F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS INDEX 17355 FOR HANDICAP SYMBOL.
3. HANDICAP SIGN SHALL BE F.D.O.T. SPECIFICATION FTP 25.

PAVING, GRADING, & DRAINAGE NOTES:

1. ALL CONSTRUCTION, INCLUDING SIDEWALKS, SHALL BE IN ACCORDANCE WITH CITY OF APOPKA CONSTRUCTION SPECIFICATIONS AND OTHER GENERAL AND SPECIAL SPECIFICATIONS, AND THE 2018 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS.
2. SUBSURFACE INFORMATION PROVIDED WITH THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT.
3. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL FILL MATERIAL IN GENERAL IMPROVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. SPECIFIC SITE PREPARATION METHODS, TYPE OF FILL TO BE USED FOR PARKING AND BUILDING AREAS, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (SEE GEOTECHNICAL REPORT PREPARED BY TERRACON; PROJECT NO. H1225263) REFER TO STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL DOCUMENTS FOR ANY WORK RELATED TO BUILDINGS AND OTHER VERTICAL ELEMENTS FOR SPECIFIC SITE IMPROVEMENT AND FILL REQUIREMENTS. THIS PLAN ONLY COVERS SITE RELATED IMPROVEMENTS AND INFRASTRUCTURE. REFER TO PAVEMENT SECTION DETAILS FOR MATERIAL AND COMPACTION REQUIREMENTS OF PAVEMENT SUBGRADE.
5. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE TV, AND TELEPHONE SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
6. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK.
8. ALL DISTURBED AREAS MUST BE SODDED UNLESS OTHERWISE NOTED ON THE PLANS. ALL SODDING MUST BE DONE IN ACCORDANCE THE 2018 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
9. PROVIDE HANDICAP ACCESS WHERE SIDEWALKS MEET CURBS.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH CITY OF APOPKA SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENTATION DURING CONSTRUCTION.
4. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
5. PRIOR TO LAND CLEARING THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF CITY OF APOPKA.
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

WATER & SEWER UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF APOPKA FOR CONSTRUCTION OF THE WATER AND SEWER SYSTEMS, RESPECTIVELY. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THEIR SPECIFICATIONS AND REQUIREMENTS, AS APPLICABLE AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
2. CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER SYSTEM TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE AND PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER AND SEWER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
3. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
4. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
5. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
6. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
7. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
8. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

F.D.E.P. CONSTRUCTION NOTES:

UTILITY SEPARATION - VERTICAL CLEARANCE:

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY -OR VACUUM- TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12" BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY SEPARATION HORIZONTAL SEPARATION:

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST (6") SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
2. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE CITY OF APOPKA & IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE-IRON PIPE. TESTING SHALL BE IN ACCORDANCE WITH AWWA MANUAL M23 FOR PVC PIPE.
3. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE F.D.E.P. WATER PERMIT, & RECEIVE APPROVAL THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & F.D.E.P., PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE F.D.E.P. WATER & SEWER PERMITS FROM THE PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS". SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS".

CONSTRUCTION NOTES:

1. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION & TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.
2. POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.
3. POTABLE PIPES WILL BE HYDROSTATICLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 & C605/M23 FOR DUCTILE IRON & PVC PIPES, RESPECTIVELY.
   A. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
   B. DUCTILE IRON PIPE (3" TO 64") - AWWA C150/AWWA C151; LINING PER AWWA C104, COATING PER AWWA C116, ENCASEMENT PER AWWA C105, FLANGED PIPE PER AWWA C115, GASKET JOINTS PER AWWA C111 AND FITTINGS PER AWWA C110 OR AWWA C153.
   C. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL)
      1. AWWA C900/ASTM 1784 (4" TO 12") WITH DR25 MINIMUM;
      2. AWWA C905 (14" TO 48")
      3. PRESSURE RATED PIPE (SDR SERIES) SHALL BE ASTM D2241, SCHEDULE 40, 80, & 120 PVC PIPES PER ASTM D1785. THE COMPOUNDS USED FOR EITHER OF THESE TYPES SHALL BE PER ASTM D1784.
   D. POLYETHYLENE PIPE (1/2" - 3") - AWWA C901 WITH VALVES & FITTINGS (AWWA C800);
   E. POLYETHYLENE PIPE (4" - 63") - AWWA C906.
   F. FIRE HYDRANTS & VALVES PER AWWA SERIES C500 THROUGH C560.
   G. METERS PER AWWA SERIES C700 THROUGH C710.
   E. NON-AWWA PVC PIPES (ALLOWED ONLY FOR SIZES LESS THAN 4 INCHES) MUST HAVE A MINIMUM PRESSURE CLASS OF 200 PSI AND MUST BEAR THE NSF MARK ON EACH INSTALLED LENGTH.

CONNECTION TO EXISTING WATER MAINS:

1. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
   A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE D.E.P. CENTRAL DISTRICT OR WILL AFFECT BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
   B. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

FILLING OF WATERMAINS:

1. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

LEGEND

SITE

- POLE SIGN
- SMALL PYLON SIGN
- LARGE PYLON SIGN
- RIGHT TURN DIRECTIONAL ARROW
- STRAIGHT DIRECTIONAL ARROW
- LEFT TURN DIRECTIONAL ARROW
- STRAIGHT AND LEFT TURN DIRECTIONAL ARROW
- STRAIGHT AND RIGHT TURN DIRECTIONAL ARROW
- HANDICAP PARKING SYMBOL
- F.D.O.T. TYPE "D" CURB
- F.D.O.T. TYPE "F" CURB AND GUTTER
- GATE VALVE BOX, WV= WATER, FV=FIRE, IV=IRRIGATION, & SSV=SANITARY SEWER
- CHAINLINK FENCE
- DECORATIVE WOOD OR ALUMINUM FENCE
- BARB WIRE FENCE
- HANDRAIL
- SCREEN/RETAINING WALL, AS NOTED.
- BIKE RACK
- PARKING COUNT SYMBOL PER ROW
- ROAD CENTERLINE SYMBOL

GRADING & DRAINAGE

- F.D.O.T. TYPE "C" DRAINAGE INLET
- F.D.O.T. TYPE "D" DRAINAGE INLET
- F.D.O.T. TYPE "E" DRAINAGE INLET
- F.D.O.T. TYPE "1" DRAINAGE INLET
- F.D.O.T. TYPE "2" DRAINAGE INLET
- F.D.O.T. TYPE "3" DRAINAGE INLET
- F.D.O.T. TYPE "4" DRAINAGE INLET
- F.D.O.T. TYPE "5" DRAINAGE INLET
- F.D.O.T. TYPE "6" DRAINAGE INLET
- STORM DRAINAGE MANHOLE
- MITERED END SECTION
- STORM DRAINAGE PIPE
- DRAINAGE FLOW DIRECTIONAL ARROW
- DRAINAGE STRUCTURE BUBBLE
- GRADE ELEVATION (ELEV. HI / ELEV. LO)
- 90 CONTOUR ELEVATION
- EROSION CONTROL SILT FENCE

UTILITY

- DCDA - DOUBLE CHECK DETECTOR ASSEMBLY
- DCVA - DOUBLE CHECK VALVE ASSEMBLY
- RPZ - REDUCED PRESSURE ZONE DEVICE
- DOMESTIC METER
- IRRIGATION METER
- GATE VALVE
- BLOW-OFF GATE VALVE
- REDUCER
- WET WELL
- 11.25° PIPE BEND
- 22.5° PIPE BEND
- 30° PIPE BEND
- 45° PIPE BEND
- 60° PIPE BEND
- 90° PIPE BEND
- TEE
- CROSS
- FIRE HYDRANT ASSEMBLY W/ UNOBSTRUCTED AREA CLEARANCES AS REQUIRED BY FIRE MARSHALL
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- LIFT STATION
- GREASE TRAP
- SITE LIGHTING
- DECORATIVE SITE LIGHTING
- UTILITY POLE

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FLORIDA ENGINEERING GROUP
now part of THOMAS & HUTTON
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LEGEND, NOTES, AND SPECIFICATIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-3
SHEET 3 OF 18

SAM J. SEBAALI, P.E. — FLORIDA ENGINEERING GROUP, INC. — CERTIFICATE No. EB 0005955 — No 42075 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — ELECTRONICALLY SIGNED & SEALED 12/14/2022

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON DECEMBER 14, 2022 USING A DIGITAL SIGNATURE.

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20-077_GeneralNotes.dwg

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF AN APPROXIMATELY 8.75 ACRE AREA OF A TOTAL 14.69 ACRE SITE PLUS 0.5 ACRE AREA WITHIN THE ADJACENT RIGHT-OF-WAY AREA LOCATED AT PLAYMOUTH SORRENTO ROAD & SCHOPLE ROAD TO BUILD A CHURCH CAMPUS, WITH ITS ASSOCIATED PARKING, DRAINAGE & UTILITIES.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
   A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
   B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
   E. BEGIN COMPACTION / STABILIZATION PROCESS.
3. THE TOTAL SITE AREA IS 14.69 ACRES & THE AREA TO BE DISTURBED IS 8.75 ACRES.
4. THE EXISTING SOIL IS TAVARES-MILLHOPPER COMPLEX.
5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 8.0 ACRES.
6. THE SITE IS LOCATED WITHIN THE APOPKA DRAINAGE BASIN.
7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
10. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE. SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER 11. THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, JT. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICE, TO IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:

   A. STOCKPILING OF MATERIAL
   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

   B. EXPOSED AREA LIMITATION & PROTECTION
   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.

   C. INLET PROTECTION
   INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.

   D. TEMPORARY GRASSING
   AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED

   E. MAINTENANCE
   EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
7. ALL DISTURBED PERVIOUS AREAS WILL BE SODDED, UNLESS OTHERWISE NOTED.
8. NO WETLANDS & SURFACE WATERS EXIST ON THIS PROJECT.
9. ALL EXCESS FILL SHALL BE HAULED OFF SITE.
10. SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GRATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

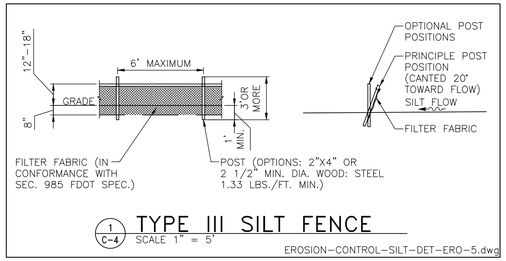
DUST CONTROL & PREVENTION:

THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,

1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NEECESSARY BY THE CONTRACTOR TO CONTROL DUST.
2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONROLLED AT ANY GIVEN TIME.
3. A MOBLE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBTURE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

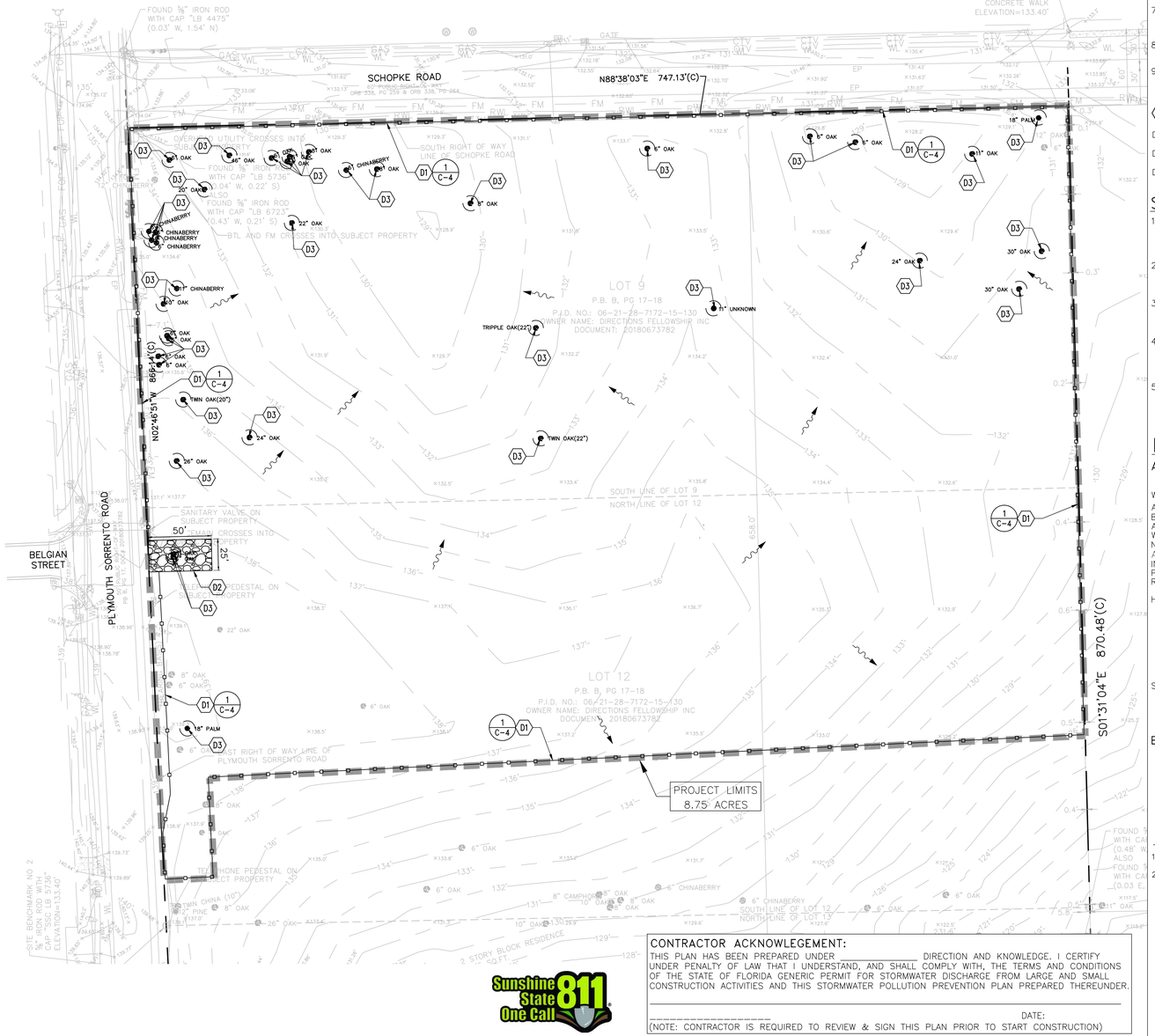
PLAN LEGEND

- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER



1 / C-4 TYPE III SILT FENCE
SCALE 1" = 5'
EROSION-CONTROL-SILT-DET-ERO-5.dwg

GRAPHIC SCALE
50' 0 25' 50' 100'
1"=50'



Sunshine State 811 One Call

CONTRACTOR ACKNOWLEGEMENT:
THIS PLAN HAS BEEN PREPARED UNDER _____ DIRECTION AND KNOWLEDGE. 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.

_____
_____ DATE:
(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO START CONSTRUCTION)

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.
9. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

DEMOLITION KEYNOTES

D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.

D2. 25'x50' GRAVEL CONSTRUCTION ENTRANCE.

D3. TREE TO BE REMOVED.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:
ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF APOPKA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF APOPKA LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

NOTES:

1. ALL DEBRIS AND ANY EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE.
2. SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

NPDES NOTE

A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of
THOMAS & HUTTON
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.thomasandhutton.com

SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

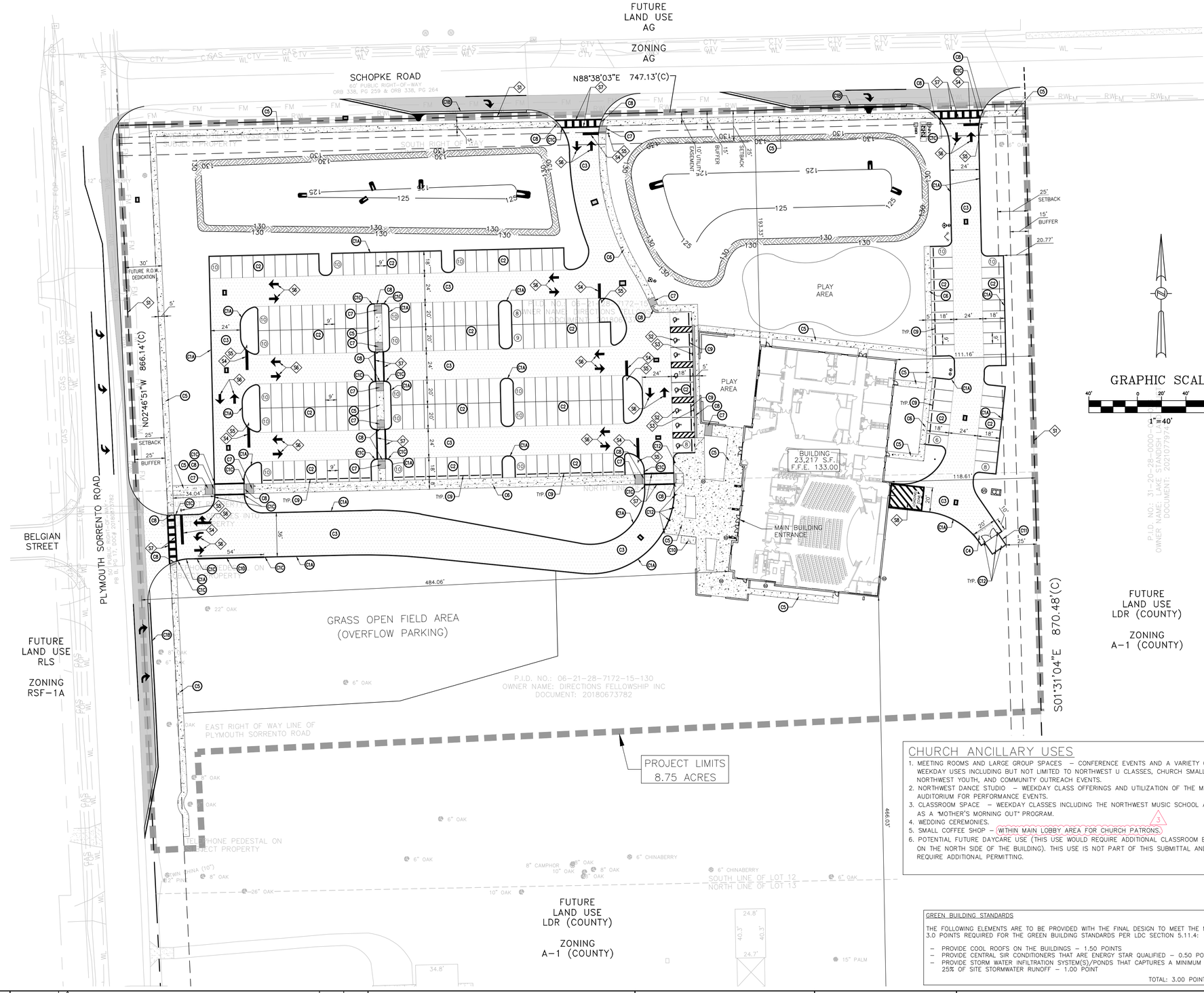
PROJECT NO. 20-077
SCALE 1"=50'
DATE DECEMBER 14, 2022
SHEET NO. C-4
SHEET 4 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAMUEL J. SEBALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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20-077_Demolition.dwg



CHURCH ANCILLARY USES

1. MEETING ROOMS AND LARGE GROUP SPACES – CONFERENCE EVENTS AND A VARIETY OF WEEKDAY USES INCLUDING BUT NOT LIMITED TO NORTHWEST U CLASSES, CHURCH SMALL GROUPS, NORTHWEST YOUTH, AND COMMUNITY OUTREACH EVENTS.
2. NORTHWEST DANCE STUDIO – WEEKDAY CLASS OFFERINGS AND UTILIZATION OF THE MAIN AUDITORIUM FOR PERFORMANCE EVENTS.
3. CLASSROOM SPACE – WEEKDAY CLASSES INCLUDING THE NORTHWEST MUSIC SCHOOL AS WELL AS A "MOTHER'S MORNING OUT" PROGRAM.
4. WEDDING CEREMONIES.
5. SMALL COFFEE SHOP – WITHIN MAIN LOBBY AREA FOR CHURCH PATRONS. (3)
6. POTENTIAL FUTURE DAYCARE USE (THIS USE WOULD REQUIRE ADDITIONAL CLASSROOM EXPANSION ON THE NORTH SIDE OF THE BUILDING). THIS USE IS NOT PART OF THIS SUBMITTAL AND WILL REQUIRE ADDITIONAL PERMITTING.

GREEN BUILDING STANDARDS

THE FOLLOWING ELEMENTS ARE TO BE PROVIDED WITH THE FINAL DESIGN TO MEET THE MIN. 3.0 POINTS REQUIRED FOR THE GREEN BUILDING STANDARDS PER LDC SECTION 5.11.4:

- PROVIDE COOL ROOFS ON THE BUILDINGS – 1.50 POINTS
- PROVIDE CENTRAL SIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED – 0.50 POINT.
- PROVIDE STORM WATER INFILTRATION SYSTEM(S)/PONDS THAT CAPTURES A MINIMUM OF 25% OF SITE STORMWATER RUNOFF – 1.00 POINT

TOTAL: 3.00 POINTS

SITE DATA

PROPERTY LOCATION: 1567 PLYMOUTH SORRENTO RD, APOPKA, FL 32712

PROPERTY FUTURE LAND USE DESIGNATION: RES-LOW

ZONING: RSF-1B
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: CHURCH WITH ANCILLARY USES
PROJECT AREA: 14.69 ACRES

PHASE I GROSS FLOOR AREA: 23,217 S.F.

PHASE I FLOOR AREA RATIO: 0.04

BUILDING SETBACKS (REQUIRED)

FRONT	(WEST)(PLYMOUTH SORRENTO RD)	25'
CORNER SIDE	(NORTH)(SCHOPKE RD)	25'
SIDE	(SOUTH)	10'
REAR	(EAST)	25'

BUILDING SETBACKS (PROPOSED)

FRONT	(WEST)(PLYMOUTH SORRENTO RD)	484'
CORNER SIDE	(NORTH)(SCHOPKE RD)	193'
SIDE	(SOUTH)	466'
REAR	(EAST)	111'

MAXIMUM ALLOWABLE BUILDING HEIGHT
35'

BUILDING HEIGHT PROPOSED
31'-3"

BUILDING CONSTRUCTION TYPE:
TYPE IIB, SPRINKLERED

BUFFER YARDS

PROPOSED USE		ABUTTING USE	REQUIRED BUFFER	PROPOSED BUFFER
CHURCH	FRONT (WEST)	RESIDENTIAL	C	C-25'
CHURCH	SIDE (NORTH)	AGRICULTURAL	B	B-15'
CHURCH	SIDE (SOUTH)	AGRICULTURAL	B	B-25'
CHURCH	REAR (EAST)	AGRICULTURAL	B	B-15'

PARKING

PARKING REQUIRED

CHURCH	500 SEATS x	(1 SPACE PER 5 SEATS)	100 SPACES
TOTAL PARKING REQUIRED			100 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			5 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	211 SPACES
HANDICAP PARKING	8 SPACES
TOTAL PARKING PROVIDED	219 SPACES

PHASE I SITE AREA CALCULATIONS

BUILDING FOOTPRINT	23,217 S.F.		
PAVING	102,934 S.F.		
SIDEWALK	19,239 S.F.		
IMPERVIOUS AREA	145,390 S.F.	3.34 AC.	22.72 %
PERVIOUS AREA	494,506 S.F.	11.35 AC.	77.28 %
TOTAL SITE AREA	639,896 S.F.	14.69 AC.	100.00 %

IMPERVIOUS COVER PROPOSED 23 %

OPEN SPACE PROVIDED:
GREEN AREAS AND PLAY AREAS (NOT COUNTING PONDS OR OVERFLOW PARKING AREA) 395,099 S.F. 9.07 AC. 61.74 %

FLOOD ZONE

FLOOD ZONE "X" PER FEMA F.I.R.M. PANEL 12085C0110F DATED: 09/25/2009.

SOILS

47 – TAVARES–MILLHOPPER COMPLEX, 0 TO 5 PERCENT SLOPES – HSG "A"

WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.6.

SIGNAGE NOTE

SIGNAGE SHALL COMPLY WITH SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. HANDICAP SIGN.
S4. 24" THERMOPLASTIC STOP BAR.
S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S6. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S7. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S8. LOADING ZONE STRIPING, 12" WHITE STRIPE @ 4' O.C.

SITE CONSTRUCTION KEYNOTES

C1A. 6" HEAD CURB, TYPICAL.
C1B. F.D.O.T. TYPE "F" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C1C. 3' TRANSITION CURB.
C1D. 6" RIBBON CURB.
C2. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
C3. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
C4. CONCRETE PAVEMENT.
C5. CONCRETE SIDEWALK, TYPICAL.
C6. MONOLITHIC CURB & SIDEWALK, TYPICAL.
C7. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
C8. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C9. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C10. BICYCLE RACK.
C11. 12'x10' DUMPSTER W/ 10' CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
C12. BOLLARD.

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SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

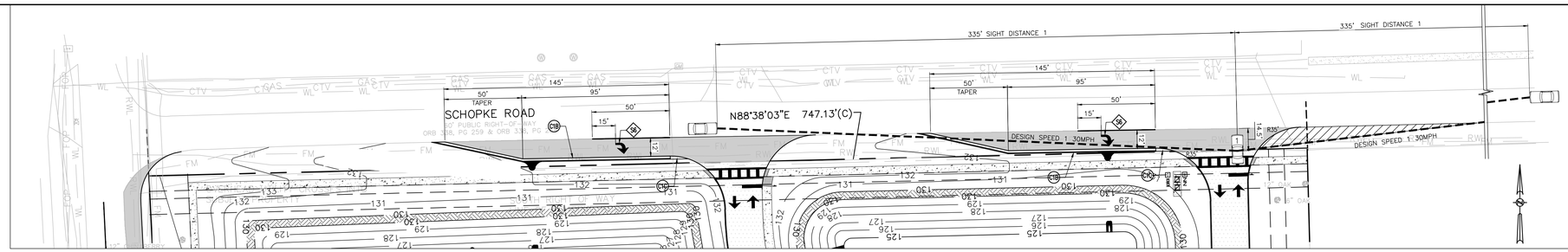
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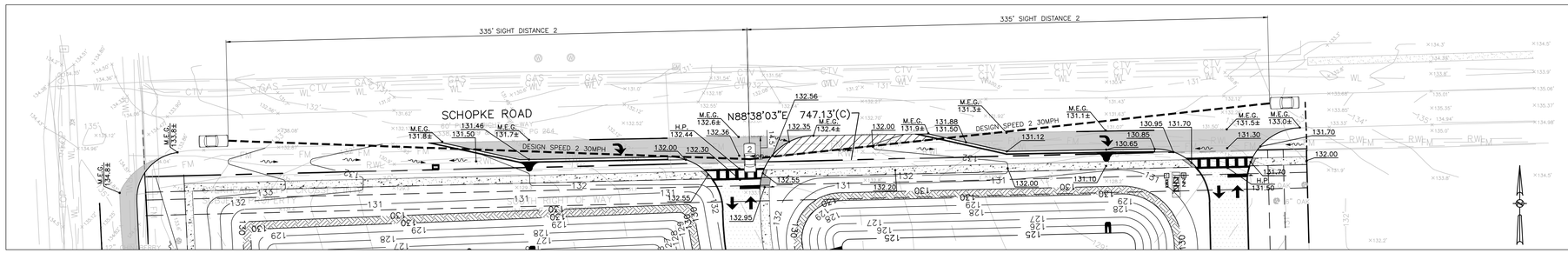
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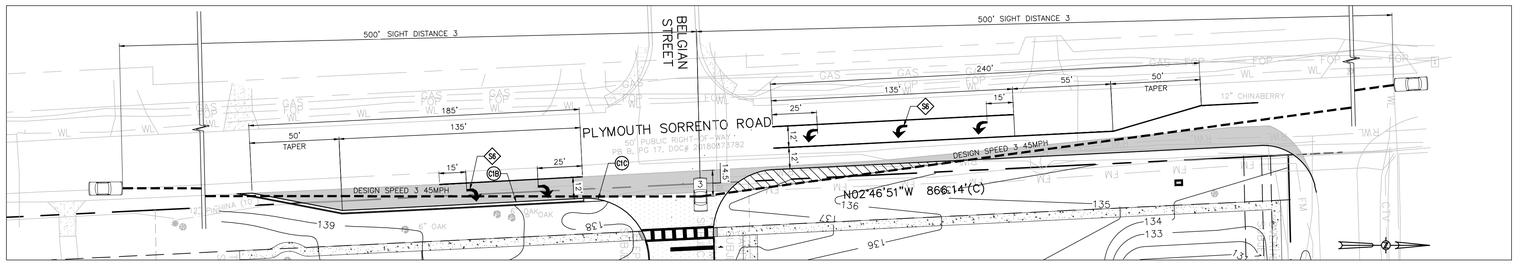
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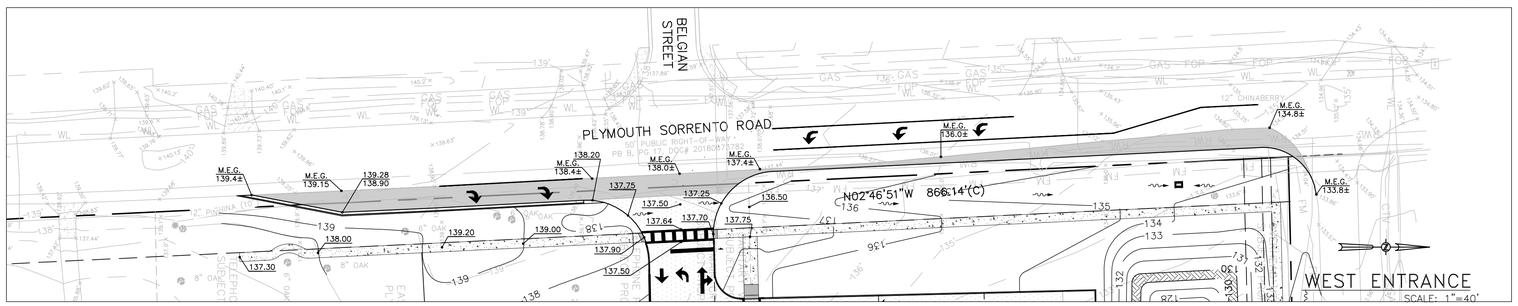
NORTH ENTRANCE
SCALE: 1"=40'



NORTH ENTRANCE
SCALE: 1"=40'



WEST ENTRANCE
SCALE: 1"=40'



WEST ENTRANCE
SCALE: 1"=40'

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY.
1/C-5 S2. HANDICAP PARKING STALL, TYPICAL.
2/C-5 S3. HANDICAP SIGN.
S4. 24" THERMOPLASTIC STOP BAR.
3/C-5 S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S6. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S7. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.

SITE CONSTRUCTION KEYNOTES

7/C-5 C1A. 6" HEAD CURB, TYPICAL.
8/C-5 C1B. F.D.O.T. TYPE "F" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C1C. 3' TRANSITION CURB.
18/C-5 C1D. 6" RIBBON CURB.
9/C-5 C2. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
10/C-5 C3. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
11/C-5 C4. CONCRETE PAVEMENT.
12/C-5 C5. CONCRETE SIDEWALK, TYPICAL.
13/C-5 C6. MONOLITHIC CURB & SIDEWALK, TYPICAL.
5/C-5 C7. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
4/C-5 C8. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
6/C-5 C9. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
14/C-5 C10. BICYCLE RACK.
C11. 12'x10' DUMPSTER W/ 10' CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
C12. BOLLARD.

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of THOMAS & HUTTON
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.thomasandhutton.com

SITE GEOMETRY NOTES,
TURN LANES MARKING, STRIPING,
AND SIGHT DISTANCE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-5B
SHEET 6 OF 18

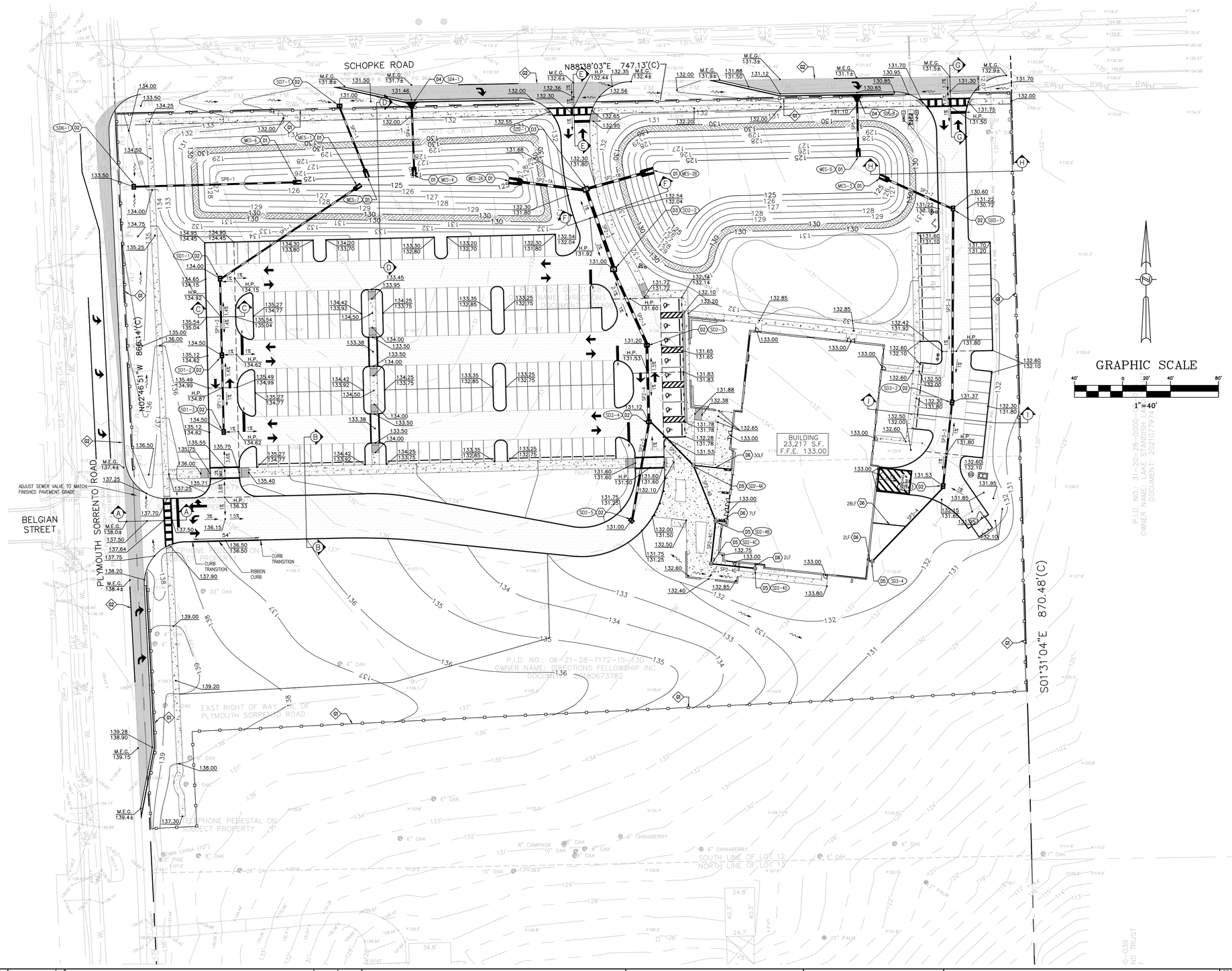
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0005955

SAMIR J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Samir J. Sebaali
Date: 2022.12.14 10:49:05 -05'00'

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON DECEMBER 14, 2022 USING A DIGITAL SIGNATURE.

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SITE DRAINAGE KEYNOTES

(15 C-8) D1. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.

(16 C-8) D2. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.

(17 C-8) D3. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.

D4. F.D.O.T. TYPE "4" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-020, TYPICAL.

D5. HDPE STORM CLEAN-OUT.

D6. 8" HDPE @ MIN. 1% SLOPE CONNECTION FROM DOWNSPOUT TO STORM, FIELD COORDINATE/ ADJUST AS NEEDED. SEE PLAN FOR LENGTH.

GRADING KEYNOTES

G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

G2. MATCH EXISTING PAVEMENT GRADE. SAW CUT EXISTING PAVEMENT EDGE STRAIGHT TO PROVIDE A CLEAN JOINT AT INTERFACE OF EXISTING AND NEW PAVEMENT.

ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

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SITE PAVING, GRADING, AND DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE 1"=40'
DATE DECEMBER 14, 2022
SHEET NO. C-6A
SHEET 7 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0005955
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Date: 12/14/2022

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CONCRETE CONSTRUCTION NOTES

1. CONCRETE PRE-CONSTRUCTION MEETING
   A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
   B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
   C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS; (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
      i. MIXTURE(S) APPROVAL
      ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
      iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
      iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
      v. FINISHING: CURING, JOINTING, ETC.

2. JOINTS FOR CONCRETE SLABS
   A. GENERAL – A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
      i. A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
      ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.

   B. CONSTRUCTION JOINTS – A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT.CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.

   C. CONTROL/CONTRACTION JOINTS – CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
      i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
      ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.

   D. ISOLATION JOINTS – THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)

   E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDORCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.

   F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.

3. JOINTS SEALANT – A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-(COMPOUND)COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

DRAINAGE STRUCTURE LEGEND

MES-1
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD1-1
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 134.48
INV. ELEV. 126.40 NE
INV. ELEV. 130.03 S

SD1-2
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 134.60
INV. ELEV. 130.64 N
INV. ELEV. 130.64 S

SD1-3
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 134.50
INV. ELEV. 131.25 N

MES-2A
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

MES-2B
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD2-1
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.68
INV. ELEV. 125.64 NW
INV. ELEV. 125.57 NE
INV. ELEV. 126.00 SE

SD2-2
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.43
INV. ELEV. 126.35 NW
INV. ELEV. 126.35 SE

SD2-3
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.30
INV. ELEV. 126.69 NW
INV. ELEV. 126.69 S

SD2-4
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.12
INV. ELEV. 127.00 N
INV. ELEV. 127.00 SW
INV. ELEV. 127.00 SE

SD2-4A
STORM CLEAN-OUT
TOP ELEV. 132.40
INV. ELEV. 127.51 NW
INV. ELEV. 127.51 SE
INV. ELEV. 127.51 SW

SD2-4B
STORM CLEAN-OUT
TOP ELEV. 132.90
INV. ELEV. 128.01 NE
INV. ELEV. 128.01 E
INV. ELEV. 128.01 S

SD2-4C
STORM CLEAN-OUT
TOP ELEV. 132.73
INV. ELEV. 128.37 N
INV. ELEV. 128.37 SE

SD2-4D
STORM CLEAN-OUT
TOP ELEV. 132.50
INV. ELEV. 128.74 NW
INV. ELEV. 128.74 N

SD2-5
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.00
INV. ELEV. 127.40 NE

MES-3
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD3-1
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 130.60
INV. ELEV. 125.66 NW
INV. ELEV. 127.13 S

SD3-2
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.37
INV. ELEV. 127.92 N
INV. ELEV. 128.17 SW

SD3-3
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.53
INV. ELEV. 128.50 NE
INV. ELEV. 128.50 SW

SD3-4
STORM CLEAN-OUT
TOP ELEV. 132.50
INV. ELEV. 129.35 NE
INV. ELEV. 129.35 W

MES-4
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD4-1
TYPE "4" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-020
TOP ELEV. 131.88
INV. ELEV. 125.58 S

MES-5
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD5-1
TYPE "4" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-020
TOP ELEV. 131.28
INV. ELEV. 125.48 S

MES-6
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD6-1
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 133.50
INV. ELEV. 126.40 E

MES-7
4:1 MITERED END SECTION
PER F.D.O.T. STANDARD PLANS INDEX 430-021
INV. ELEV. 125.00

SD7-1
TYPE "C" INLET
PER F.D.O.T. STANDARD PLANS INDEX 425-052
TOP ELEV. 131.00
INV. ELEV. 125.63 SE

STORM DRAINAGE PIPE CHART

DESIGNATION	PIPE LENGTH (LINEAR FEET)	PIPE SIZE & TYPE	PIPE SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP1-1	140	15" R.C.P.	1.0%	MES-1	SD1-1
SP1-2	61	15" R.C.P.	1.0%	SD1-1	SD1-2
SP1-3	61	15" R.C.P.	1.0%	SD1-2	SD1-3
SP2-1A	64	24" R.C.P.	1.0%	MES-2A	SD2-1
SP2-1B	57	24" R.C.P.	1.0%	MES-2B	SD2-1
SP2-2	69	30" R.C.P.	0.5%	SD2-1	SD2-2
SP2-3	67	24" R.C.P.	0.5%	SD2-2	SD2-3
SP2-4	61	24" R.C.P.	0.5%	SD2-3	SD2-4
SP2-4A	51	12" HP	1.0%	SD2-4	SD2-4A
SP2-4B	50	12" HP	1.0%	SD2-4A	SD2-4B
SP2-4C	36	12" HP	1.0%	SD2-4B	SD2-4C
SP2-4D	37	12" HP	1.0%	SD2-4C	SD2-4D
SP2-5	81	18" R.C.P.	0.5%	SD2-4	SD2-5
SP3-1	66	18" R.C.P.	1.0%	MES-3	SD3-1
SP3-2	159	18" R.C.P.	0.5%	SD3-1	SD3-2
SP3-3	67	15" R.C.P.	0.5%	SD3-2	SD3-3
SP3-4	84	12" HP	1.0%	SD3-3	SD3-4
SP4-1	58	15" R.C.P.	1.0%	MES-4	SD4-1
SP5-1	48	15" R.C.P.	1.0%	MES-5	SD5-1
SP6-1	139	15" R.C.P.	1.0%	MES-6	SD6-1
SP7-1	63	15" R.C.P.	1.0%	MES-7	SD7-1

ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

EROSION CONTROL NOTE:

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SITE PAVING GRADING AND DRAINAGE NOTES

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

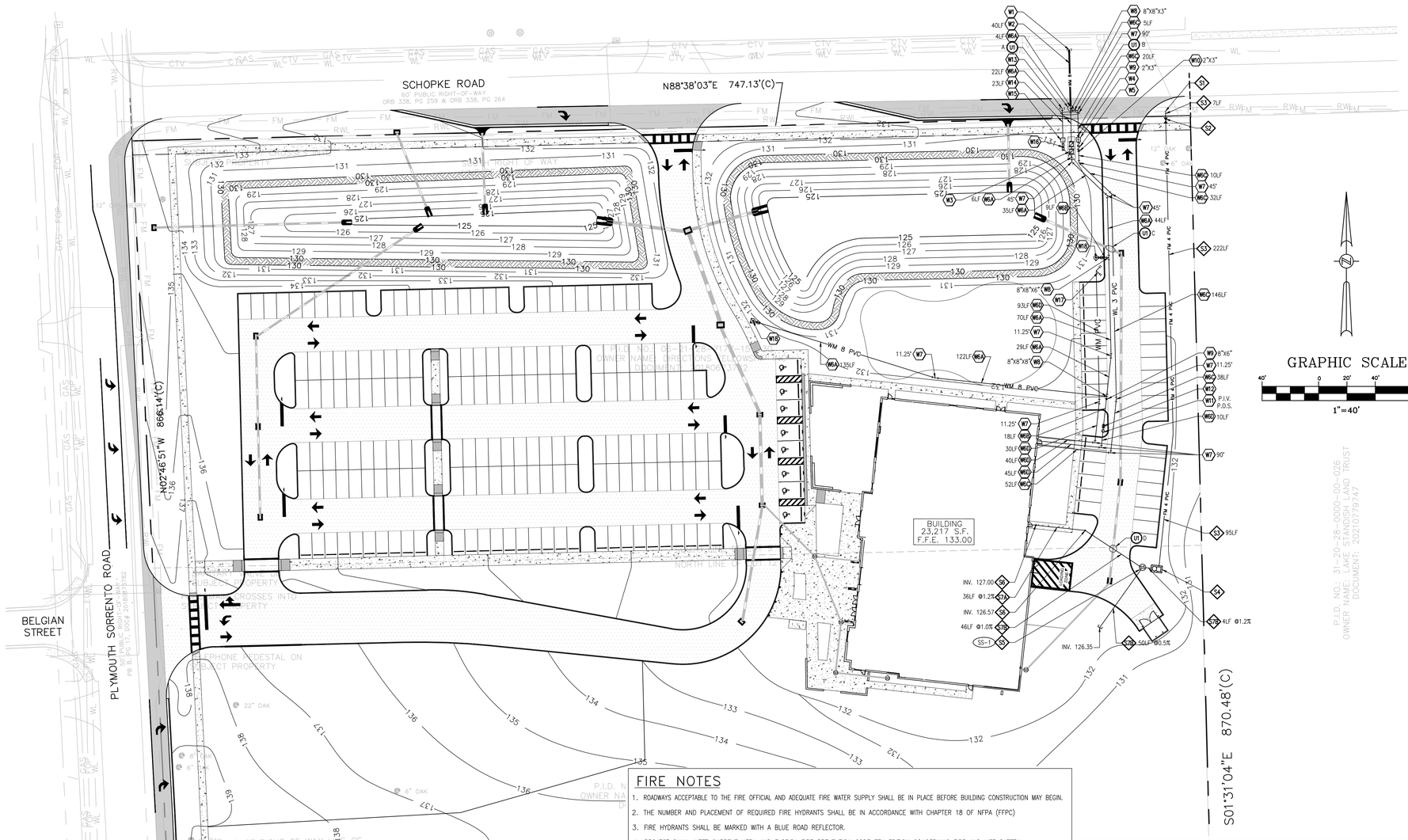
PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-6B
SHEET 8 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0005957
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

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WATER UTILITY KEYNOTES

W1. CONNECT TO EXISTING 8" PVC PUBLIC WATER MAIN WITH AN 8"X8" TAPPING VALVE & SLEEVE.

W2. 8" HDPE DR11, BLUE IN COLOR (ANSI/AWWA C906) DIRECTIONAL DRILL FOR WATER CONNECTION. SEE PLAN FOR LENGTH.

W3. 8" REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE PER CITY OF APOPKA UTILITY REQUIREMENTS. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.

W4. 2" DOMESTIC WATER METER.

W5. 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER. TO BE INSTALLED BY DEVELOPER'S CONTRACTOR IN ACCORDANCE WITH CITY OF APOPKA REQUIREMENTS.

W6A. 8" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W6B. 6" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W6C. 3" CLASS 200 SDR 21 PVC WATER LINE. SEE PLAN FOR LENGTH.

W6D. 6" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.

W7. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.

W8. TEE, TYPICAL. SEE PLAN FOR SIZE.

W9. REDUCER. SEE PLAN FOR SIZE.

W10. INCREASER. SEE PLAN FOR SIZE.

W11. POST INDICATOR VALVE. POINT OF SERVICE (P.O.S.)

W12. CHECK VALVE. SEE PLAN FOR SIZE.

W13. CONNECT TO EXISTING 12" PVC PUBLIC RECLAIMED WATER MAIN. WITH A 12"X2" TAPPING VALVE & SLEEVE.

W14. 2" PVC C-900 DR-18 RECLAIMED IRRIGATION LINE, PURPLE IN COLOR, SEE PLAN FOR LENGTH.

W15. 1-1/2" RECLAIMED IRRIGATION METER.

W16. 1-1/2" IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.

W17. FIRE DEPARTMENT CONNECTION (FDC).

W18. FIRE HYDRANT ASSEMBLY.

SANITARY SEWER UTILITY KEYNOTES

S1. CONNECT TO EXISTING 6" PVC PUBLIC SANITARY FORCE MAIN WITH A 6"X4" TAPPING VALVE & SLEEVE.

S2. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.

S3. 4" PVC SDR 18 FORCE MAIN, CLASS 150, GREEN IN COLOR, MINIMUM 3 FT. OF COVER.

S4. PRIVATE SANITARY SEWER LIFT STATION, SEE SHEET C-10. FOR DETAIL.

S5. SANITARY SEWER MANHOLE.

S6. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.

S7A. 6" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

S7B. 8" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

SANITARY SEWER STRUCTURE LEGEND

SS-1
SANITARY MANHOLE
TOP ELEV. = 132.00
INV. ELEV. = 126.10 NW
INV. ELEV. = 126.10 SW
INV. ELEV. = 126.00 E

UTILITY NOTES

1. REFER TO CITY OF APOPKA STANDARD DETAILS FOR ALL UTILITY DESIGN INFORMATION. ALL WATER & SANITARY SEWER UTILITY CONSTRUCTION TO BE PER CITY OF APOPKA REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY THE LOCATION AND SIZES OF ALL EXISTING UTILITIES @ CONNECTION POINTS AND IDENTIFY ANY CONFLICTS OR DISCREPANCIES PRIOR TO ORDERING MATERIAL OR START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD. THE ENGINEER SHALL COORDINATE ANY DESIGN CHANGES W/ CITY OF APOPKA.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' COVER OVER ALL PROPOSED UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS.
4. CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION PH. # 407-703-1731.
5. THE CONSTRUCTION OF ALL UTILITIES PROPOSED FOR CONNECTION TO THE UTILITY SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF APOPKA STANDARDS & CONSTRUCTION SPECIFICATIONS.

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE SANITARY SEWER SERVICE SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
2. ALL PLUMBING WORK SHALL EXTEND TO CLEAN OUT LOCATION ADJACENT TO BUILDING AND IS TO BE COORDINATED BETWEEN SITE AND BUILDING/ PLUMBING CONTRACTOR AS TO SIZE, LOCATION, AND ELEVATION PRIOR TO ANY SEWER SYSTEM OR MAJOR INFRASTRUCTURE WORK.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH SIDEWALK FINISHED GRADES OR DIRT GRADES AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR WALKWAY AREAS SHALL HAVE BRASS RING & PLUG TOPS. REFER TO CITY OF APOPKA DETAILS FOR CLEAN-OUTS IN TRAFFIC BEARING AREAS. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WATER SERVICE NOTES

1. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

UTILITY NOTES:

1. POTABLE & SANITARY SERVICE CONNECTIONS TO ALL THE BUILDINGS ARE TO BE COORDINATED WITH FINAL SITE ENGINEERING AND ARCHITECTURAL DRAWINGS.
2. ALL PLUMBING WORK SHALL EXTENDED TO 5FT. OUTSIDE OF THE BUILDING AND IS TO BE COORDINATED BETWEEN SITE AND BUILDING/ PLUMBING CONTRACTOR AS TO SIZE, LOCATION AND DEPTH.

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 C.O.A. INSPECTION, CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FIELD 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.

FIRE NOTES

1. ROADWAYS ACCEPTABLE TO THE FIRE OFFICIAL AND ADEQUATE FIRE WATER SUPPLY SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA (FFPC)
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. PROJECT SHALL MEET CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
5. BUILDINGS WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
6. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
7. WE WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM, LESS THAN 20 FEET FROM A HYDRANT.
8. PROVIDE FIRE LANES AT EACH FDC LOCATION AND HYDRANT.
9. MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR AFD WILL PROVIDE THE INFORMATION.
10. MAY REQUIRE A FIRE PUMP DEPENDING ON CALCULATIONS.

NEEDED FIRE FLOW

FIRE AREA CONSIDERED:	**CHURCH**
TYPE OF CONSTRUCTION:	**TYPE II-B, SPRINKLERED**
AUTOMATIC SPRINKLERS BUILDING:	**Yes**
TOTAL LARGEST FLOOR AREA:	**23,217 S.F.**
NUMBER OF STORIES:	1

FIRE FLOW REQUIRED: 8,000 GPM *

* Fire Flow is based on Florida Fire Prevention Code (Chapter 18 NFPA 1 - 2018 Edition) – Table 18.4.5.2.1 (Minimum Required Fire Flow Duration for Building)

AUTOMATED SPRINKLER CREDIT:

3,250 GPM x 75% Deduction Credit = 2,437.5 GPM (Fire Flow Credit – Sprinklered Building)

REQUIRED FIRE FLOW:

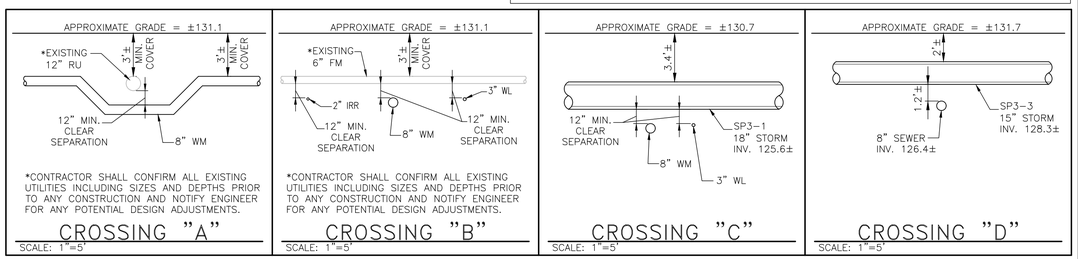
3,250 GPM – 2,437.5 GPM (Fire Flow Credit Applied) = 562.5 GPM Fire Flow Required
Required Fire Flow = 1,000 GPM (Round up)

FIRE HYDRANT CREDIT:

Fire Hydrant(s) Required: One (1) (Per Annex I – Table E.3)
Four Hydrant(s) Provided: One (1) fire hydrant is proposed within 450-foot travel distance from the building.

See Sheet C-7 for location of the proposed fire hydrant.

FIRE HYDRANT CREDIT MEETS FIRE FLOW REQUIRED - O.K.



DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of
THOMAS & HUTTON

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.thomasandhutton.com

SITE UTILITY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

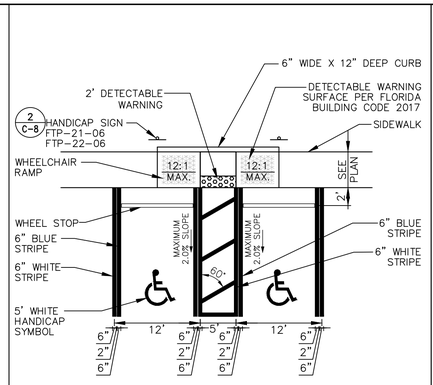
PROJECT NO. 20-077
SCALE 1"=40'
DATE DECEMBER 14, 2022
SHEET NO. C-7
SHEET 9 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAMUEL J. SEBALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALI P.E. ON DECEMBER 14, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

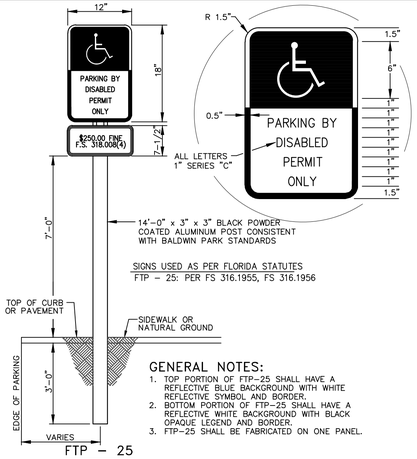
20-077_Utility.dwg



MAX. 2.0% SLOPE IN ANY DIRECTION

1 C-8 HANDICAP PARKING DETAIL

SCALE 1" = 10'



GENERAL NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.

2 C-8 HANDICAP SIGN DETAIL

SCALE 1" = 1'

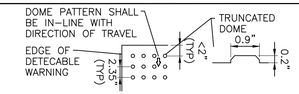


30" HIGH INTENSITY REFLECTORIZED MATERIAL REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION

3 C-8 R1-1 STOP SIGN DETAIL

NOT TO SCALE

SIGN-STOP-DET.dwg

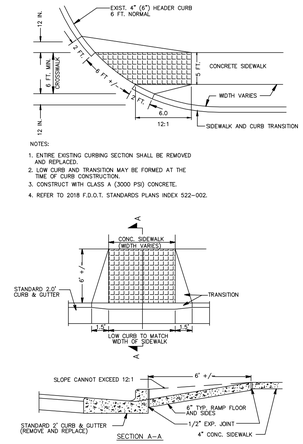


NOTES:

1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB. COLOR RED.
2. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP & IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE W/ U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

4 C-8 CURB RAMP DETECTABLE WARNING DETAIL

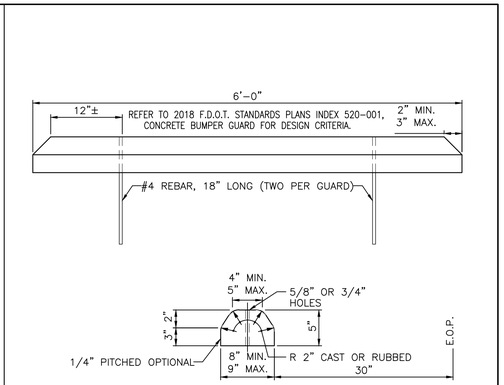
NOT TO SCALE



5 C-8 WHEELCHAIR RAMP-STRAIGHT

N.T.S.

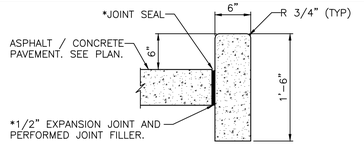
SW-HC-RAMP-FDOT-DET.dwg



6 C-8 WHEEL STOP DETAIL

SCALE 1" = 1'

WHL-STOP-DET.dwg

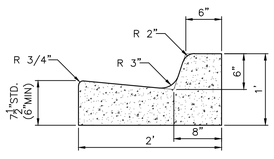


1. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
2. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS CONCRETE PAVEMENT, CURB AND ANY FIXED STRUCTURE.

7 C-8 HEAD CURB

SCALE 1" = 1'

CURB-HEAD-DET.dwg

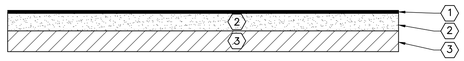


SEE TO 2018 F.D.O.T. STANDARDS PLANS INDEX 520-001.

8 C-8 F.D.O.T. TYPE "F" CURB

SCALE 1" = 1'

CURB-TYPE-F-DET.dwg



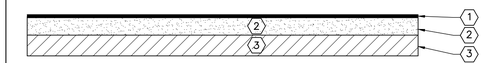
#KEYNOTES

1. 1-1/2" MINIMUM, TYPE SP-12.5 ASPHALTIC CONCRETE WEARING SURFACE COMPACTED TO 95% OF LAB DENSITY.
2. 8" CRUSHED CONCRETE BASE COURSE WITH MINIMUM LBR OF 120, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND GRADATION TO MEET F.D.O.T. STANDARD SPECIFICATIONS OF ROAD & BRIDGE CONSTRUCTION.
3. 12" SUBGRADE TO A MINIMUM FBV OF 75 PSI, ENTIRE 12" DEPTH TO BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

NOTE:
THE ASPHALTIC CONCRETE SHALL BE PLACED WITHIN THE ALLAWABLE LIFT THICKNESS FOR LIME TYPE SP MIXES PER THE LATEST EDITION OF F.D.O.T. STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

9 C-8 ASPHALT PAVING LIGHT DUTY SECTION

NOT TO SCALE



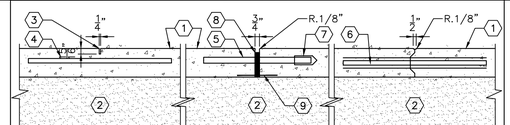
#KEYNOTES

1. 2-1/2" MINIMUM, TYPE SP-12.5 ASPHALTIC CONCRETE WEARING SURFACE COMPACTED TO 95% OF LAB DENSITY.
2. 10" CRUSHED CONCRETE BASE COURSE WITH MINIMUM LBR OF 120, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND GRADATION TO MEET F.D.O.T. STANDARD SPECIFICATIONS OF ROAD & BRIDGE CONSTRUCTION.
3. 12" SUBGRADE TO A MINIMUM FBV OF 75 PSI, ENTIRE 12" DEPTH TO BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

NOTE:
THE ASPHALTIC CONCRETE SHALL BE PLACED WITHIN THE ALLAWABLE LIFT THICKNESS FOR LIME TYPE SP MIXES PER THE LATEST EDITION OF F.D.O.T. STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

10 C-8 ASPHALT PAVING HEAVY DUTY SECTION

NOT TO SCALE



#KEYNOTES:

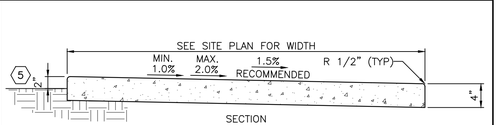
1. 7" PORTLAND CEMENT CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. AIR ENTRAINED CONCRETE WITH FIBER MESH. (TYP.), 4" SLUMP MAXIMUM.
2. 12" COMPACTED SUBGRADE TO 98% MAXIMUM DENSITY (AASHTO T-180) AND STABILIZED TO MIN. FBV 75 PSI.
3. SAW CUT JOINT
4. #5 X 2'-0" LONG @ 24" O.C.
5. 1" X 1'-6" LONG SMOOTH DOWEL @ 18" O.C.
6. #5 X 2'-0" LONG @ 18" O.C.
7. METAL EXPANSION CAP. LUBRICATE AND CAP AT THIS END OF DOWEL
8. JOINT FILLER HOLD DOWN 1 1/4" FROM SURFACE
9. GEOTEXTILE FILTER FABRIC 18" WIDE MINIMUM.

NOTES:

1. PROVIDE 1/2" RADIUS ON ALL EXPOSED EDGES.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINT WHERE CONCRETE PAVEMENT ABUTS OTHER CONCRETE PAVEMENT STRUCTURES, LIGHT POLES, ETC.

11 C-8 CONCRETE PAVEMENT DETAIL

SCALE 1" = 1'



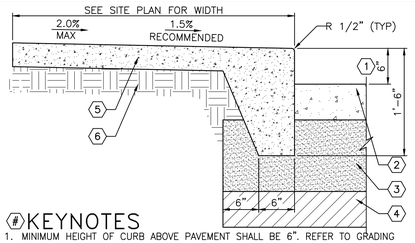
#KEYNOTES

1. 1" DEEP 1/8"R TOOLED JOINT.
2. PREMOLDED EXPANSION JOINT FILLER STRIP & JOINT SEALER W/1/8"R TOOLED EDGES.
3. 6" COMPACTED SUBGRADE
4. 3000 P.S.I. CONC. W/FIBER MESH(TYP)
5. FINISHED GRADE (TYP.)

12 C-8 CONCRETE SIDEWALK

SCALE 1" = 1'

SW-CONC-PS-PLAN.DWG



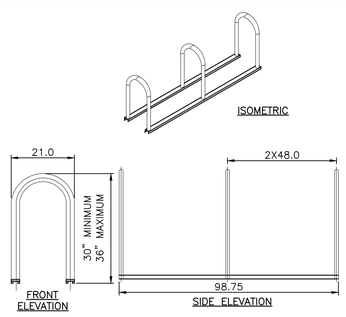
#KEYNOTES

1. MINIMUM HEIGHT OF CURB ABOVE PAVEMENT SHALL BE 6". REFER TO GRADING PLANS FOR ELEVATIONS.
2. PAVEMENT WEARING SURFACE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
3. PAVEMENT BASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
4. PAVEMENT SUBBASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
5. 3000 PSI CONCRETE WITH FIBER MESH, TYPICAL.
6. 6" COMPACTED SUB-GRADE TO @ LEAST 95% OF THE MODIFIED PROTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

13 C-8 SIDEWALK WITH MONOLITHIC CURB

SCALE 1" = 1'

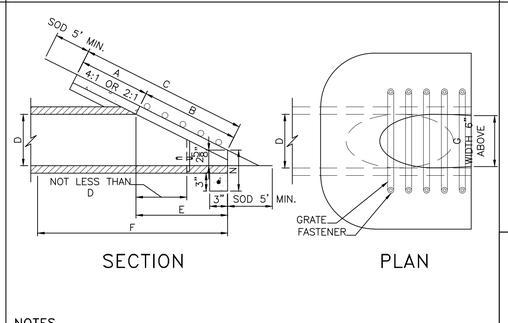
SW-MONO-CURB-CONC-PG.dwg



NOTES:

1. BICYCLE RACKS SHALL HAVE A MINIMUM TUBE DIAMETER OF 1.9 INCHES AND BE POWDER COATED OR COATED WITH ANOTHER WEATHER PROOF SURFACE AS MAY BE APPROVED BY THE ZONING MANAGER.
2. BICYCLE RACKS SHALL BE A MAXIMUM HEIGHT OF 36 INCHES, A MINIMUM OF 30 INCHES AN CENTER BETWEEN HORIZONTAL ROWS, AND A MINIMUM OF 24 INCHES FROM ANY BUILDING WALL.

14 C-8 INVERTED U BIKE RACK



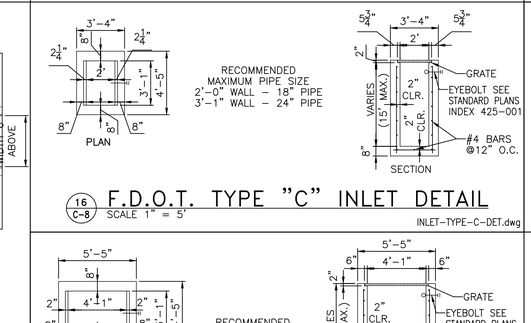
NOTES

1. LETTERS REFER TO 2018 F.D.O.T. STANDARDS PLANS "DIMENSIONS AND QUANTITIES CHART" INDEX 430-021.
2. REFER TO 2018 F.D.O.T. STANDARD PLANS INDEX 430-021 FOR ALL DESIGN CRITERIA, TYPICAL.
3. PLACEMENT OF ENTRANCE BARRIERS SHALL BE ACCORDING TO 2018 F.D.O.T. STANDARD PLANS.

15 C-8 F.D.O.T. MITERED END SECTION

NOT TO SCALE

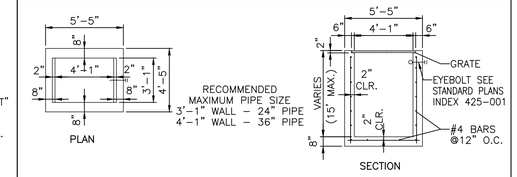
MES-DET-PGD.dwg



16 C-8 F.D.O.T. TYPE "C" INLET DETAIL

SCALE 1" = 5'

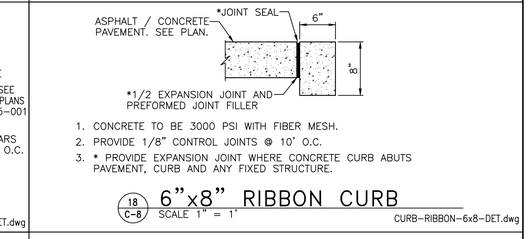
INLET-TYPE-C-DET.dwg



17 C-8 F.D.O.T. TYPE "D" INLET DETAIL

SCALE 1" = 5'

INLET-TYPE-D-DET.dwg



1. CONCRETE TO BE 3000 PSI WITH FIBER MESH.
2. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
3. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS PAVEMENT, CURB AND ANY FIXED STRUCTURE.

18 C-8 6"x8" RIBBON CURB

SCALE 1" = 1'

CURB-RIBBON-6x8-DET.dwg

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of THOMAS & HUTTON
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.thomasandhutton.com

SITE CONSTRUCTION DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

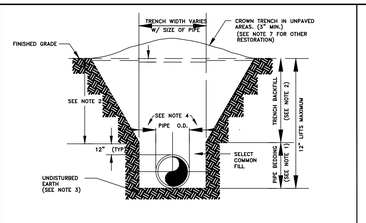
PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-8
SHEET 10 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED AGENT

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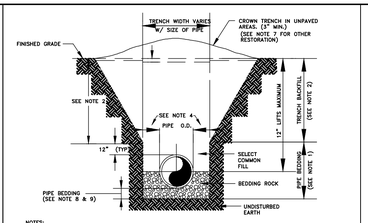


NOTES:

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 TAIBLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SW(SAND SILT)
   LAYING CONDITIONS: 3
6. FOR PIPE ENCASED IN POLYETHYLEME INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

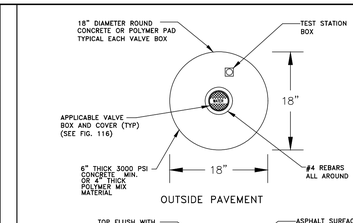
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (DI)

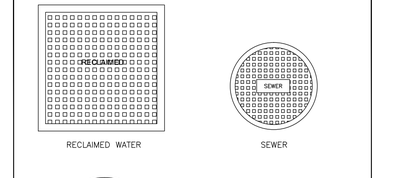
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



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

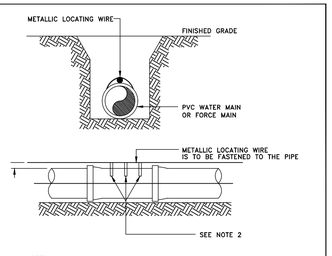
VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

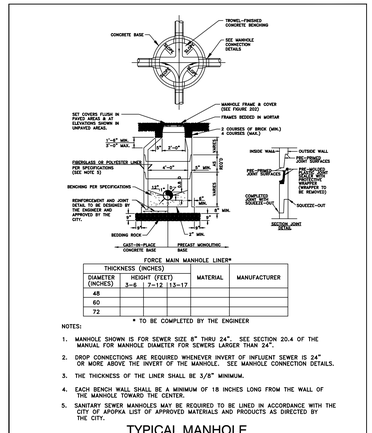


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER*

THICKNESS (INCHES)			
DIAMETER (INCHES)	HEIGHT (FEET) 5-8 | 7-12 | 13-17	MATERIAL	MANUFACTURER
48			
60			
72			

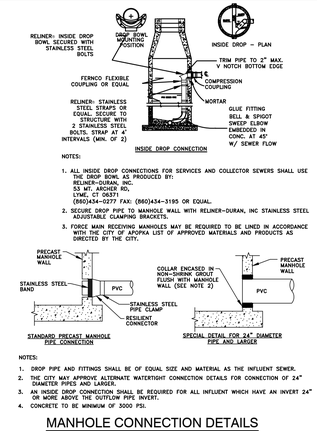
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200

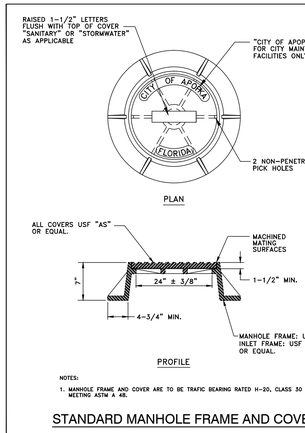


NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

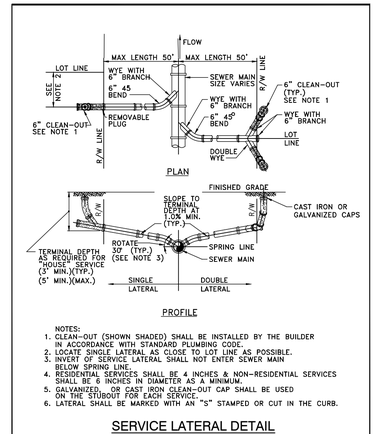


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

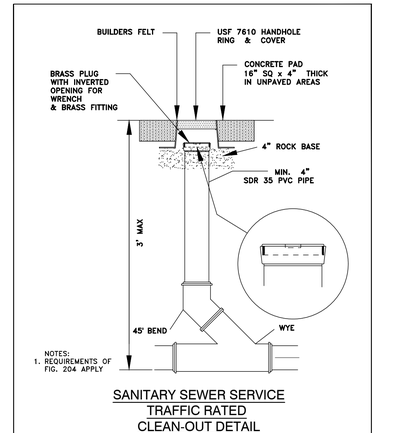


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



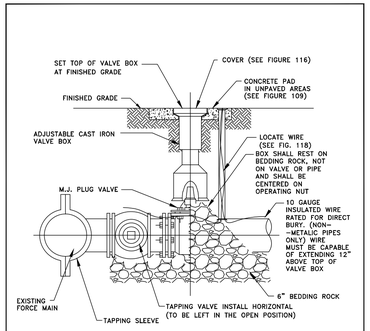
NOTES:

1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

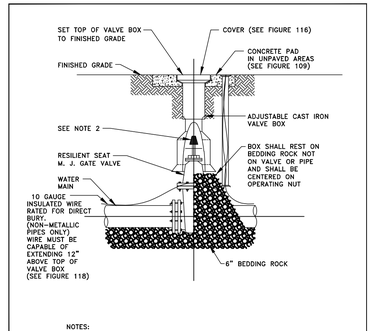
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

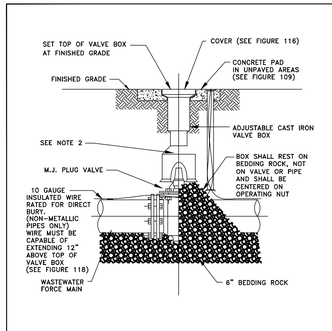


NOTES:

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.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

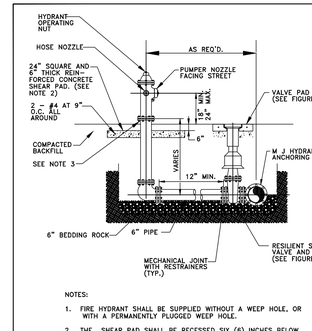


NOTES:

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

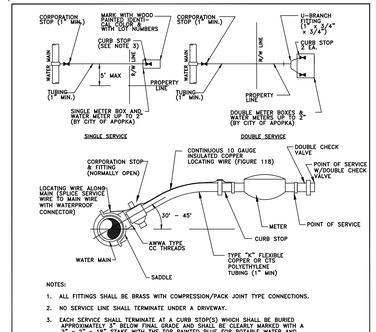


NOTES:

1. 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

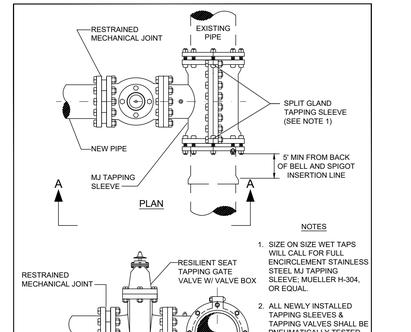


NOTES:

1. ALL 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 5" 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 2016	FIG. 405



NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of THOMAS & HUTTON

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.thomasandhutton.com

CITY OF APOPKA WATER AND SEWER DETAILS (1 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-9A
SHEET 11 OF 18

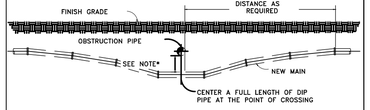
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595

SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED

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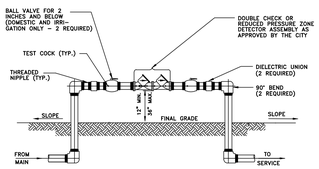
NOTES:

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



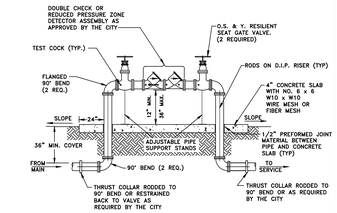
NOTES:

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

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

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

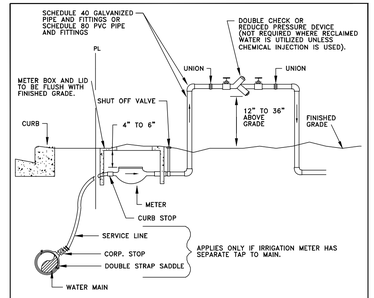


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE AND FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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



NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of
THOMAS & HUTTON

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.thomasandhutton.com

CITY OF APOPKA WATER AND SEWER DETAILS (2 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-9B
SHEET 12 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0005957
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ELECTRONICALLY SIGNED
Licensed to: 12/14/2022

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20-077_CityDetails.dwg

RILEY & Company, Inc. (H-20 LP)

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

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible inside wetwell.

PUMPS: (3 YR. WARRANTY)

Submersible non-clog pumps shall be HOMA, Model GRP59/3/C. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The pumps shall be capable of pumping materials normally found in domestic and commercial sewage which will pass through the pump and the Sch. 80 PVC discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.
A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minuimum of 10 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

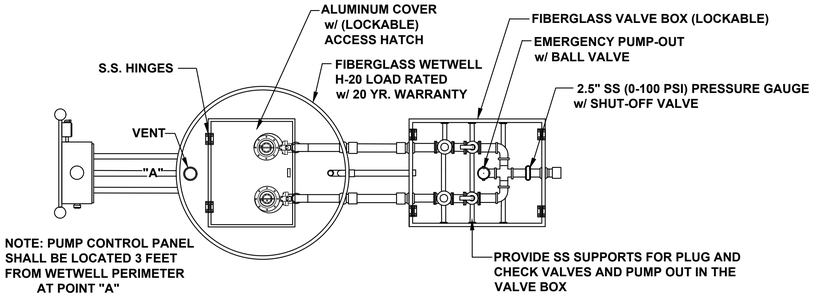
The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

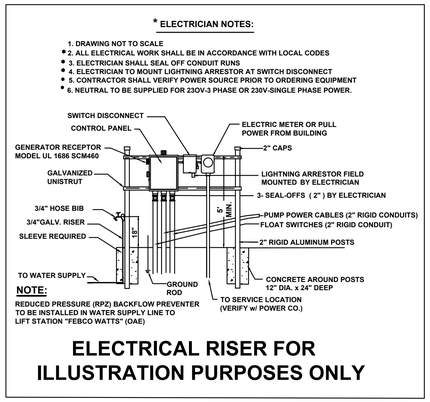
The following components shall be mounted to back panel:
2- ea. Motor Contactors
1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Lightning Arrestor
1- ea. Silence Relay Module
1- ea. Duplex Alternator w/ Pump Selector Switch
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

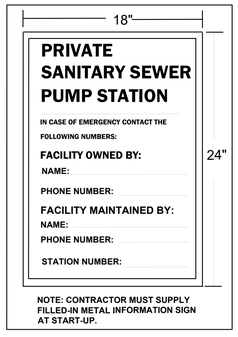
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

PROPOSED PUMP DATA		ELEVATIONS	
	CONDITION #1		
PRIMARY PUMP CAPACITY	80 GPM	TOP OF WETWELL	132.00
PRIMARY TDH	114' TDH	INLET INVERT	125.95
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	125.50
PUMP MODEL #	GRP59/3/C	2nd PUMP ON (LAG)	125.00
R.P.M.	3450	1st PUMP ON (LEAD)	124.50
HORSEPOWER	5.0	PUMPS OFF (OFF)	123.00
ELECTRICAL/ VOLTS / PHASE	230V/3	BOTTOM OF WETWELL	121.00
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"
IMPELLER TYPE	OPEN MULTI-VANE IMPELLER W/CUTTER	100 YEAR - FLOOD ELEV.	N/A





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY



LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED.

NOTES:

1. *Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)*
2. *System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.*
3. *Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel*
4. *A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.*
5. *INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.*

ELECTRICAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY THE SIGNING PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL ELECTRICAL ENGINEER.

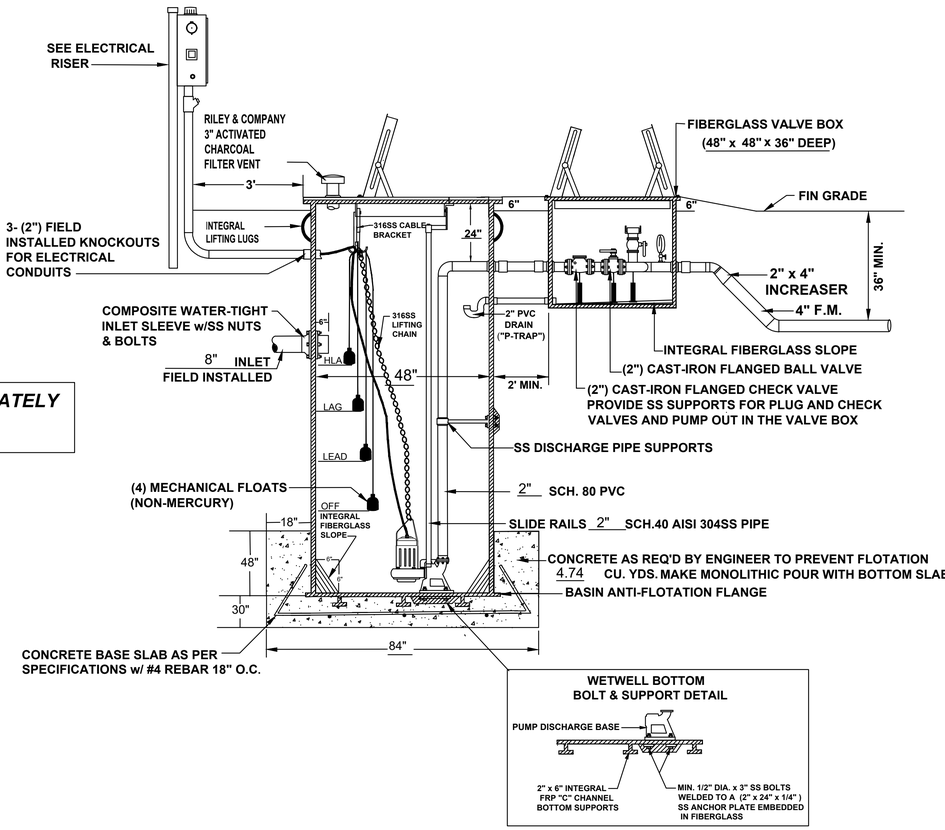
A SERVICE CONTRACT WILL BE REQUIRED WITH THE MANUFACTURER OF THE LIFT STATION EQUIPMENT OR AN APPROVED REPAIR - MAINTENANCE PROVIDER.

LIFT STATION MUST HAVE - EMERGENCY PUMPOUT - AUDIBLE AND VISUAL ALARM - EMERGENCY GENERATOR RECEPTACLE - EMERGENCY AUTO DIALER PROGRAMMED WITH THE RESPONSIBLE PARTY'S 24 HR. 7 DAY PHONE NUMBER.

ELECTRICAL CONNECTION SHALL BE PROVIDED FROM THE EMERGENCY GENERATOR TO THE PRIVATE LIFT STATION. ELECTRICAL ENGINEERING TO CONFIRM ALL ELECTRICAL REQUIREMENTS FOR THE LIFT STATION INCLUDING EMERGENCY GENERATOR AND AVAILABLE POWER.

TOP ELEVATION OF WET WELL SHALL BE AT LEAST 6" ABOVE THE SURROUNDING GRADE .

08/29/2022



DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
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07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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LIFT STATION DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

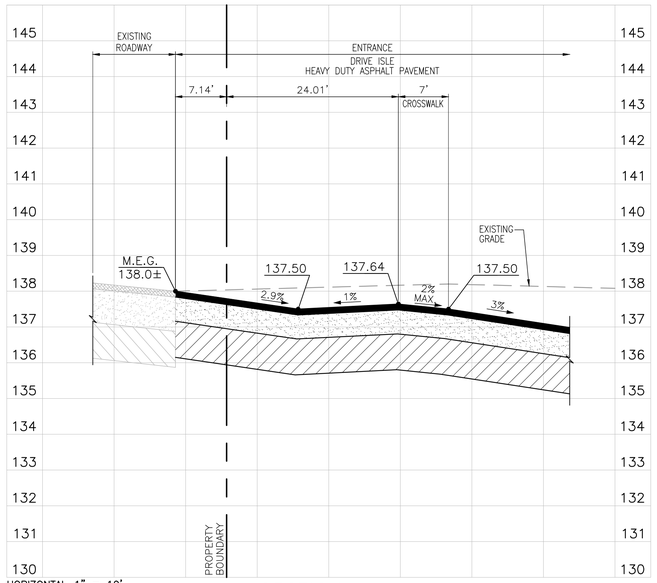
PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-10
SHEET 13 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAM J. SEBALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED TO PRACTICE

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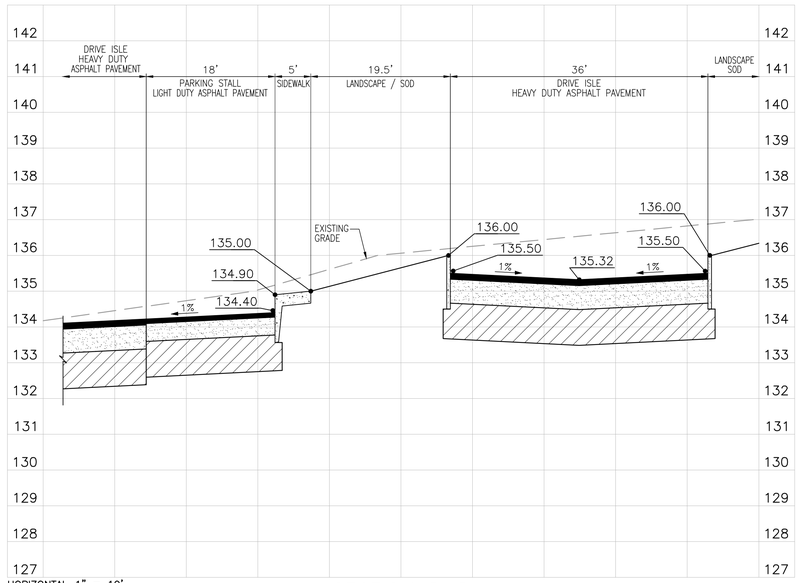
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20-077_LiftStation.dwg



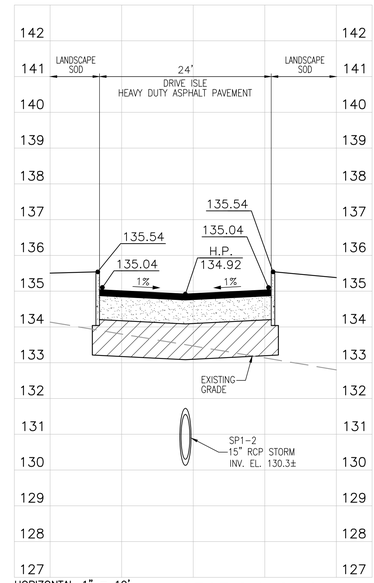
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VERTICAL 1" = 2'

SECTION A–A



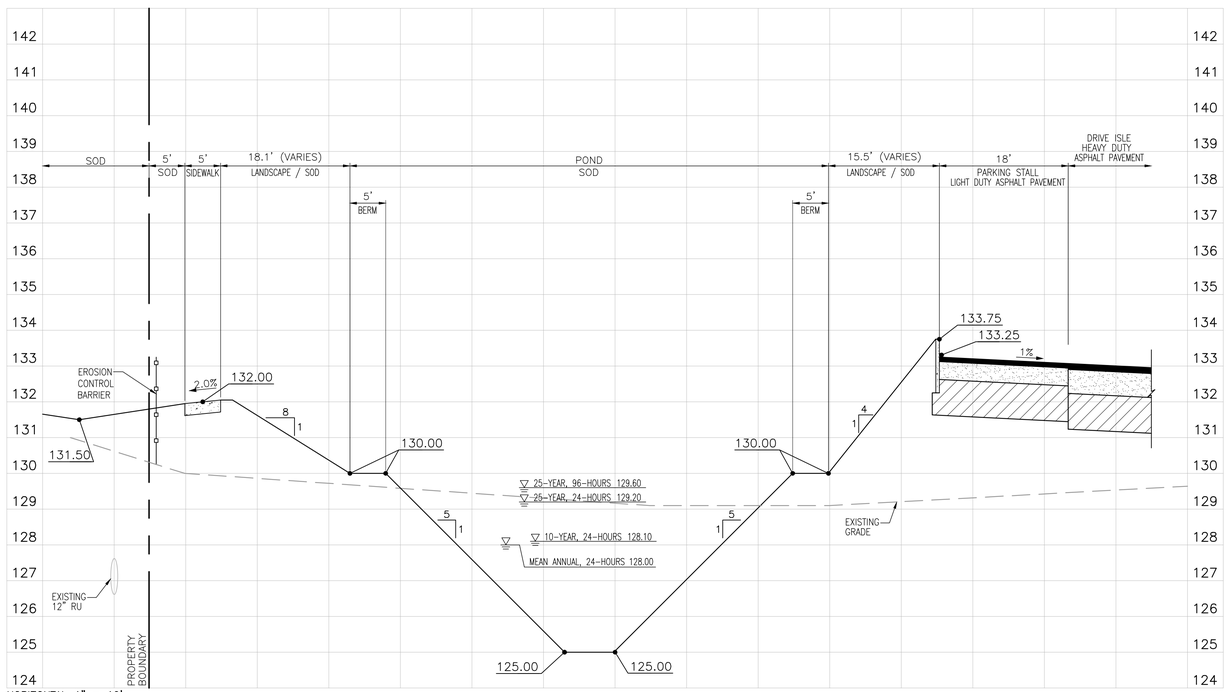
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VERTICAL 1" = 2'

SECTION B–B



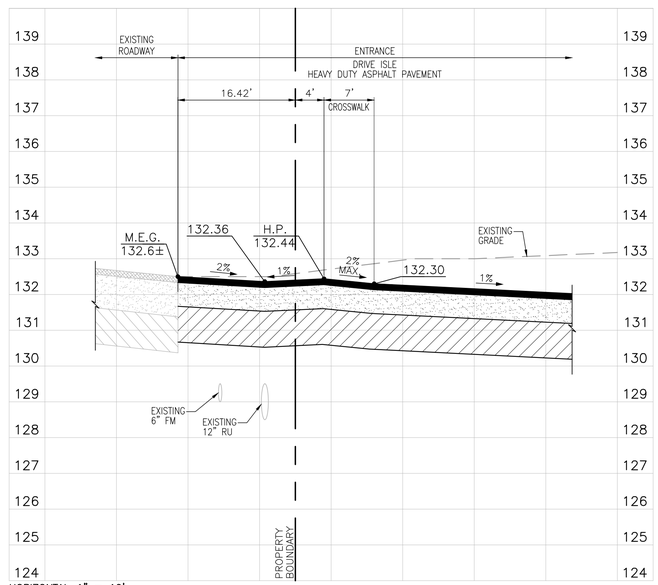
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION C–C



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION D–D



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION E–E

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

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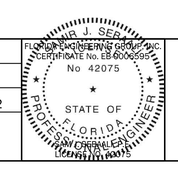
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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SITE CROSS SECTIONS (1 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

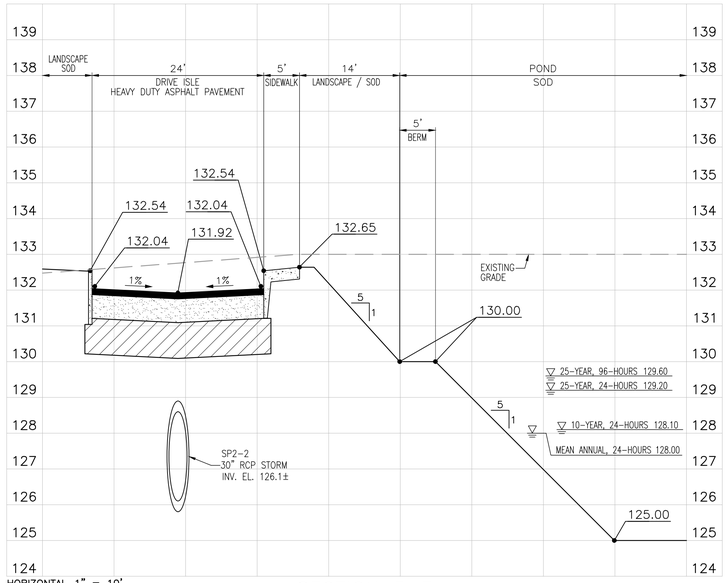
PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-11A
SHEET 14 OF 18



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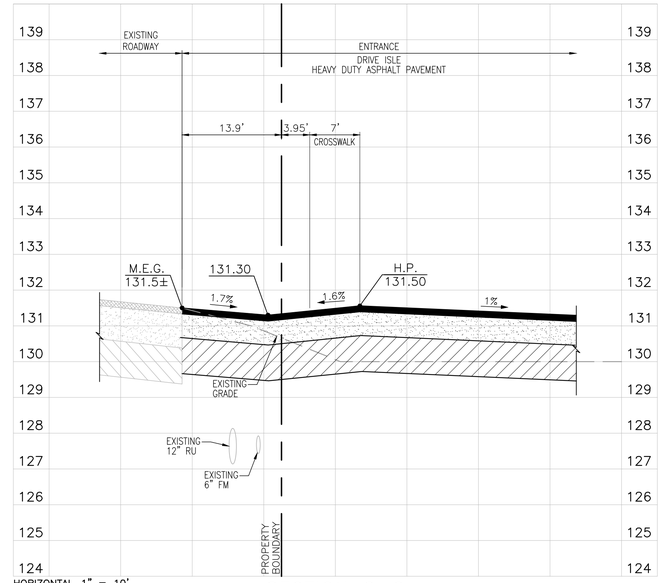
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20-077_CrossSections.dwg



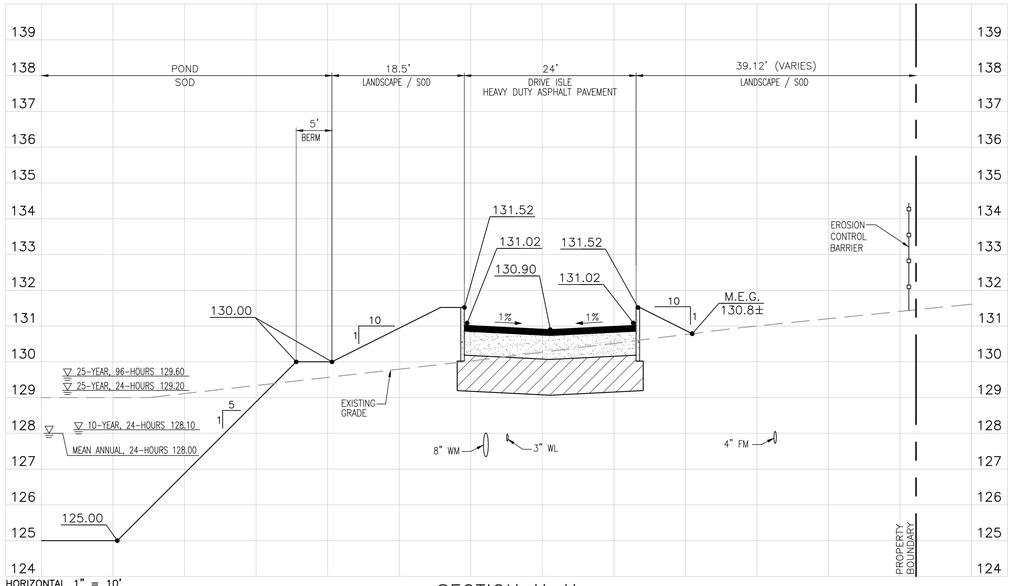
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION F-F



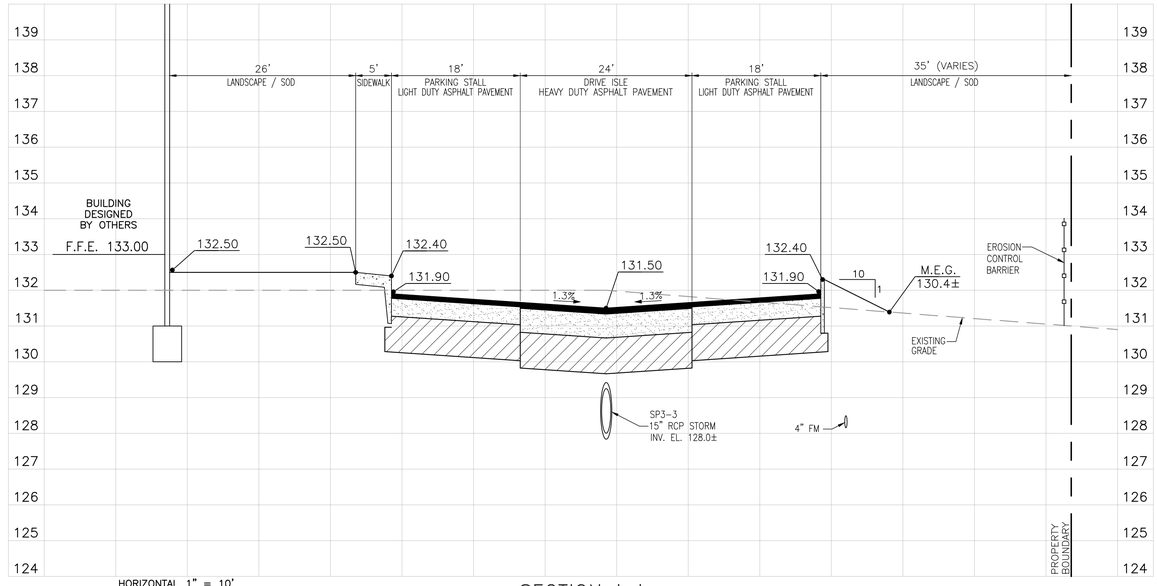
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION G-G



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION H-H



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION I-I

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

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Orlando, FL 32809
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Fax: 407-895-0325

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SITE CROSS SECTIONS (2 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

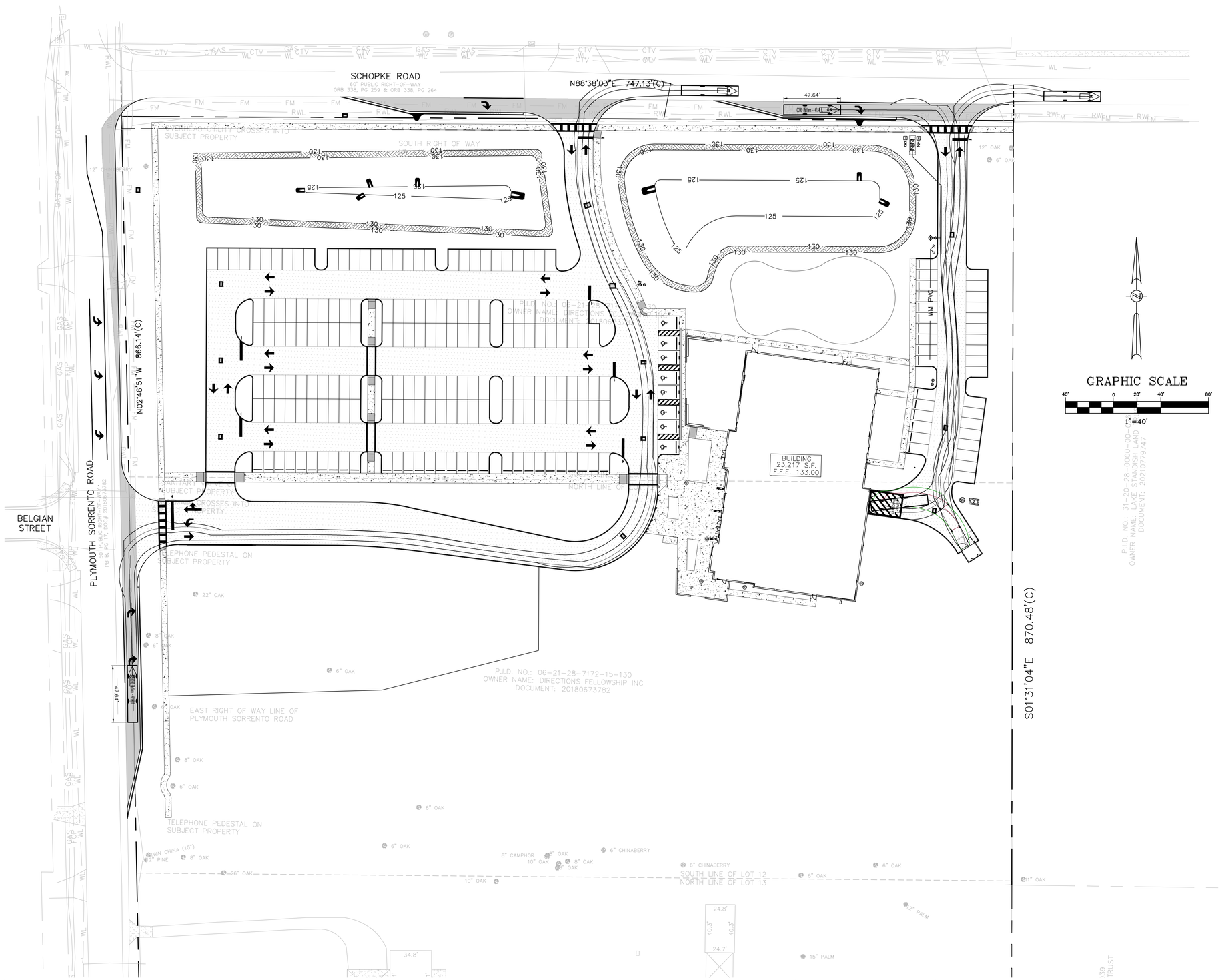
PROJECT NO. 20-077
SCALE NOTED
DATE DECEMBER 14, 2022
SHEET NO. C-11B
SHEET 15 OF 18

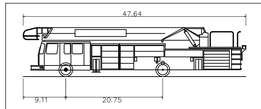
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0005951
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DIGITALLY SIGNED
12/14/2022

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20-077_CrossSections.dwg





OCFRD Platform – 47.64 ft.

Overall Length	47.640ft
Overall Width	8.330ft
Overall Body Height	10.489ft
Min Body Ground Clearance	0.920ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	44.20°

DATE	REVISIONS	BY	CHECKED
03/13/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/08/2023	2 PER CITY COMMENTS DATED 04/11/2023	JT	SJS
07/03/2023	3 PER CITY COMMENTS DATED 06/05/2023	JT	SJS

CONSTRUCTION PLANS
NORTHWEST CHURCH
APOPKA, FLORIDA

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Fax: 407-895-0325

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SITE FIRE TRUCK AUTO TURN PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-077
SCALE 1"=40'
DATE DECEMBER 14, 2022
SHEET NO. C-12
SHEET 16 OF 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAM J. SEBALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42075

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20-077_Autoturn.dwg