APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA
May 6, 2026 9:00 AM
Apopka City Hall Commission Chambers

PLAT

1. **PL-26-1 - Chandler Row Plat - Plat (PL), 1st Submittal**
   Owner(s): MRP HNHB LLC
   Applicant(s): Kimley-Horn - Brian Ashby
   Location: 4648 Chandler Road
   Proposed Use: Residential Development for 240 Lots
   Project Manager: Bobby Howell, AICP

SPECIAL EXCEPTION

1. **SPX-26-5 - 107 North Central Avenue - Special Exception (SPX), 1st Submittal**
   Owner(s): Johnny Navarro, Maria Serna
   Applicant(s): Johnny Navarro
   Location: 107 North Central Avenue
   Proposed Use: Turning preexisting detached garage into ADU
   Project Manager: Amer Hamza

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-26-6 - 1250 Ocoee Apopka Rd - Construction Site Plan (CSP), 2nd Submittal**
   Owner(s): Resende Correa Holdings LLC
   Applicant(s): Mint Homes USA LLC - Jeffrey Sanon
   Location: 1250 Ocoee Apopka Rd
   Proposed Use: Construction of three single-story commercial retail buildings
   Project Manager: Jun Sohn, Ph.D

2. **CSP-25-25 - Go Ministry - Construction Site Plan (CSP), 3rd Submittal**
   Owner(s): Sala Evangelica De La Sana Doctrina Orlando Inc
   Applicant(s): Burkett Engineering
   Location: Rock Springs Road - PID:34-20-28-7440-02-000
   Proposed Use: Develop an approximate 11,000 SF Church
   Project Manager: Jun Sohn, Ph.D

SUBDIVISION PLAN

1. **CSP-26-5 - Everly-Ondich Road Subdivision - Construction Site Plan (CSP), 2nd Submittal**
   Owner(s): Larry M. Everly Sr Family Trust, Corrinne F. Everly Family Trust

Applicant(s): 1828 Engineering LLC - Luke Classon
Location: 3100 Ondich Road
Proposed Use: Proposed Development Comprised of 67 Fifty-Five Foot Wide Detached Single Family Lots
Project Manager: Amer Hamza

DISCUSSION

ADJOURNMENT

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

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

CHANDLER ROW

LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 18, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 663.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°19'12" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 665.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°03'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 330.53 FEET; THENCE RUN SOUTH 01°19'12" WEST, 132.21 FEET; THENCE RUN NORTH 88°03'39" WEST, 330.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 01°19'12" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 408.12 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°04'49" WEST, 1073.47 FEET; THENCE RUN NORTH 00°48'23" EAST, 207.99 FEET; THENCE RUN SOUTH 88°04'49" WEST, 392.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 00°48'23" EAST, 207.99 FEET; THENCE RUN SOUTH 88°04'49" WEST, 392.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 00°48'23" EAST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 331.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 88°03'39" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 246.19 FEET; THENCE RUN NORTH 00°58'06" EAST, 644.32 FEET; THENCE RUN NORTH 88°08'52" EAST, 423.93 FEET; THENCE RUN NORTH 01°09'30" EAST, 653.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST KELLY PARK ROAD, AS RECORDED IN DEED BOOK 398, PAGE 178 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 87°58'52" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 85.13 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°09'30" WEST, 634.16 FEET; THENCE RUN NORTH 87°56'46" EAST, 719.50 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 35.017ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 87°58'52" EAST.

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

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

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(5)TRACT ROW-DED (RIGHT-OF-WAY DEDICATION), SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.

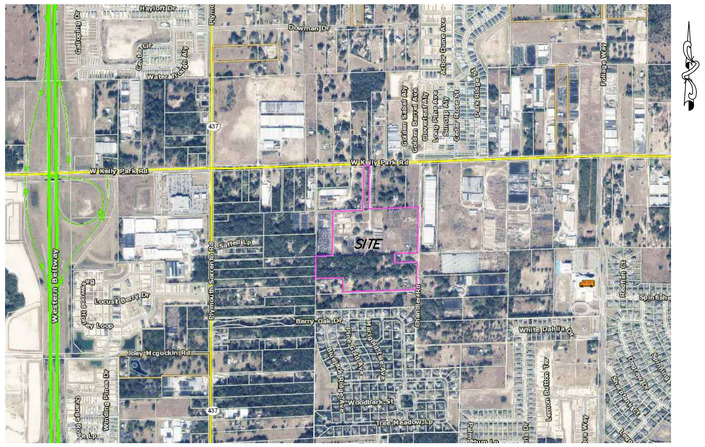
(6)ALL TRACTS EXCEPT TRACT ROW-DED, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC.

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
D.B.....DEED BOOK
PG.....PAGE
C.C.R.....CERTIFIED CORNER RECORDS
N.R.....NON-RADIAL
P.I.....POINT OF INTERSECTION
P.C.....POINT OF CURVATURE
P.T.....POINT OF TANGENCY

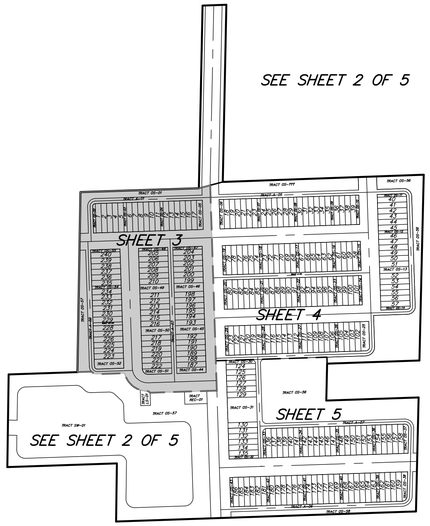
NOTICE:
"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

PEC | SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION NUMBER LB 966
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967


SITE
W Kelly Park Rd
W Keene Rd
Keene Rd
Rock Springs Rd
Wekiva Springs Rd
Boggy Creek Rd
Boggy Marsh Rd
Bradford Rd
Bradford Dr
Bradford Ct
Bradford Cir
Bradford Oaks Dr
Bradford Creek Dr
Bradford Run Dr
Bradford Run Ct
Bradford Run Cir
Bradford Lake Dr
Bradford Lake Ct
Bradford Lake Cir
Bradford Pointe Dr
Bradford Pointe Ct
Bradford Pointe Cir
Bradford Park Dr
Bradford Park Ct
Bradford Park Cir
Bradford Glen Dr
Bradford Glen Ct
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Bradford Willow Dr
Bradford Willow Ct
Bradford Willow Cir
Bradford Wilderness Dr
Bradford Wilderness Ct
Bradford Wilderness Cir
Bradford Wildflower Dr
Bradford Wildflower Ct
Bradford Wildflower Cir
Bradford Wildwood Dr
Bradford Wildwood Ct
Bradford Wildwood

CHANDLER ROW

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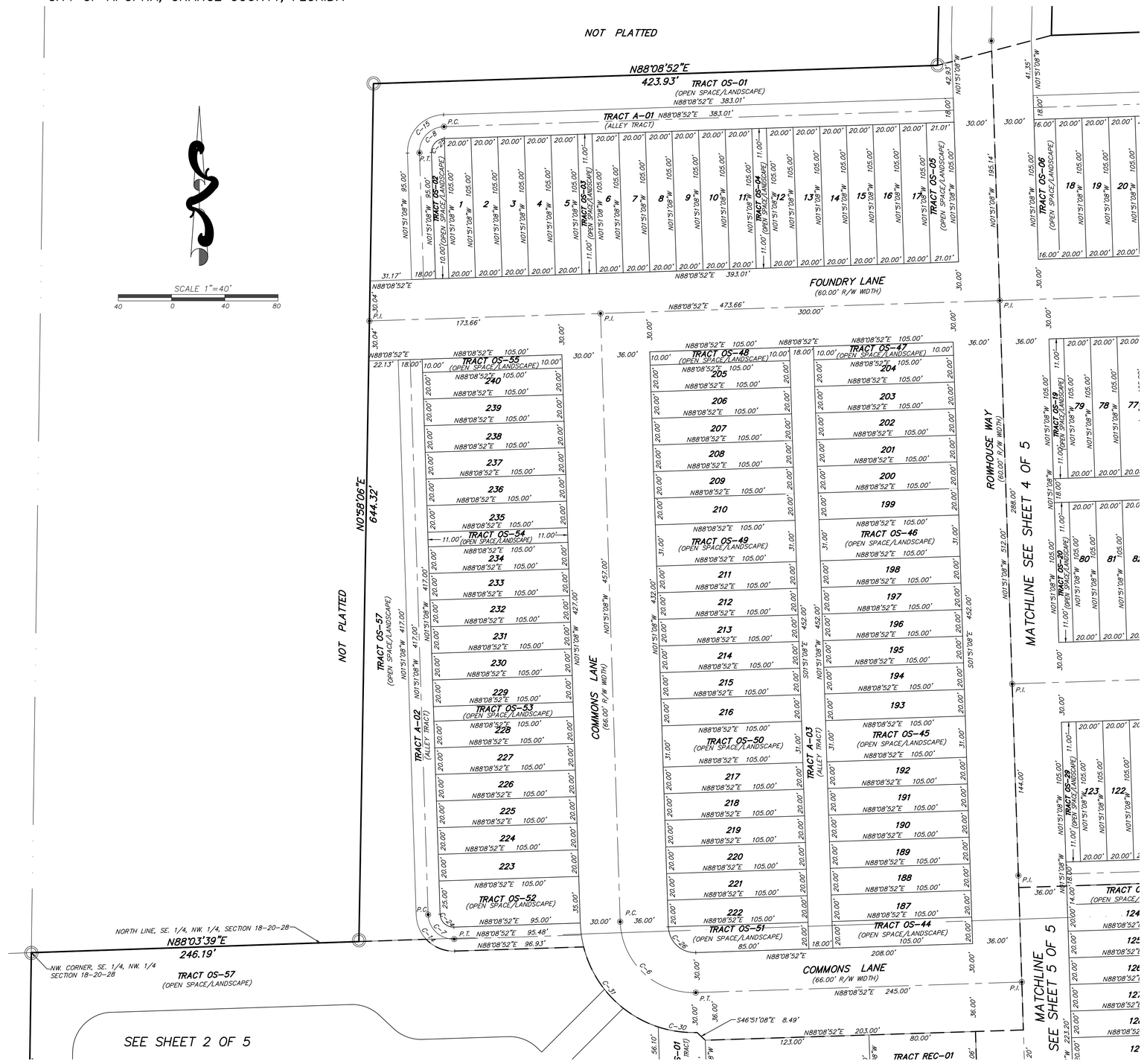
KEY SHEET
NOT TO SCALE

SCALE 1"=40'
40 0 40 80

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C–1	19.00'	90°00'00"	29.85'	26.87'	N46°51'08"W
C–2	19.00'	90°00'00"	29.85'	26.87'	N43°08'52"E
C–3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C–4	23.00'	93°10'19"	37.40'	33.41'	N45°15'58"W
C–5	28.00'	86°49'41"	42.43'	38.49'	N44°44'02"E
C–6	55.00'	90°00'00"	86.39'	77.78'	S46°51'08"E
C–8	19.00'	90°00'00"	29.85'	26.87'	S43°08'52"W
C–14	28.00'	90°00'00"	43.98'	39.60'	S46°51'08"E
C–15	28.00'	90°00'00"	43.98'	39.60'	S43°08'52"W
C–24	10.00'	90°00'00"	15.71'	14.14'	S46°51'08"E
C–25	10.00'	90°00'00"	15.71'	14.14'	S43°08'52"W
C–26	20.00'	90°00'00"	31.42'	28.28'	S46°51'08"E
C–30	85.00'	19°56'55"	29.59'	29.45'	S81°52'40"E
C–31	85.00'	70°03'05"	103.92'	97.57'	S36°52'40"E

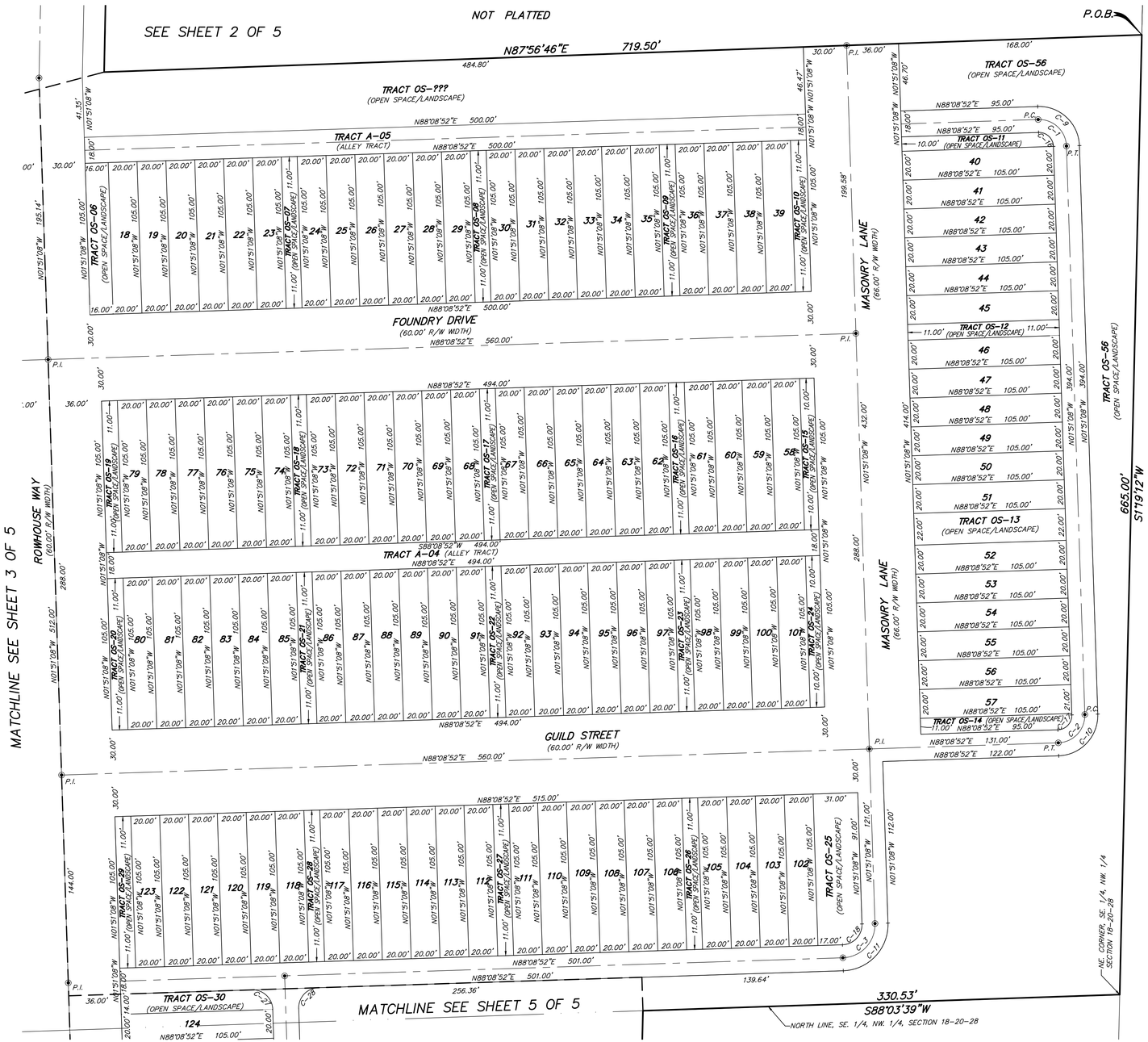
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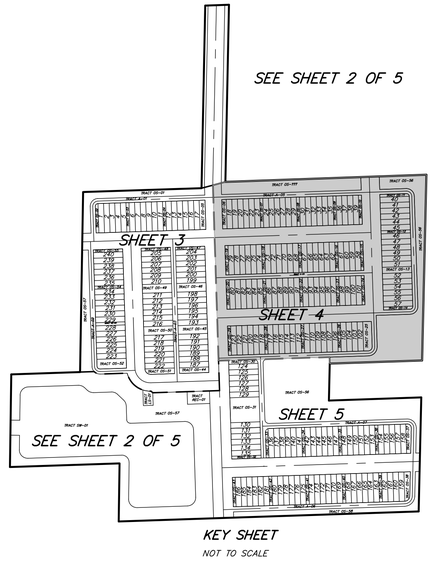


CHANDLER ROW

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CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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C-1	19.00'	90°00'00"	29.85'	26.87'	N46°51'08"W
C-2	19.00'	90°00'00"	29.85'	26.87'	N43°08'52"E
C-3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C-10	28.00'	90°00'00"	43.98'	39.60'	N43°08'52"E
C-11	32.00'	90°00'00"	50.27'	45.25'	N43°08'52"E
C-16	10.00'	90°00'00"	15.71'	14.14'	N46°51'08"W
C-17	10.00'	90°00'00"	15.71'	14.14'	N43°08'52"E
C-18	14.00'	90°00'00"	21.99'	19.80'	N43°08'52"E



KEY SHEET
NOT TO SCALE

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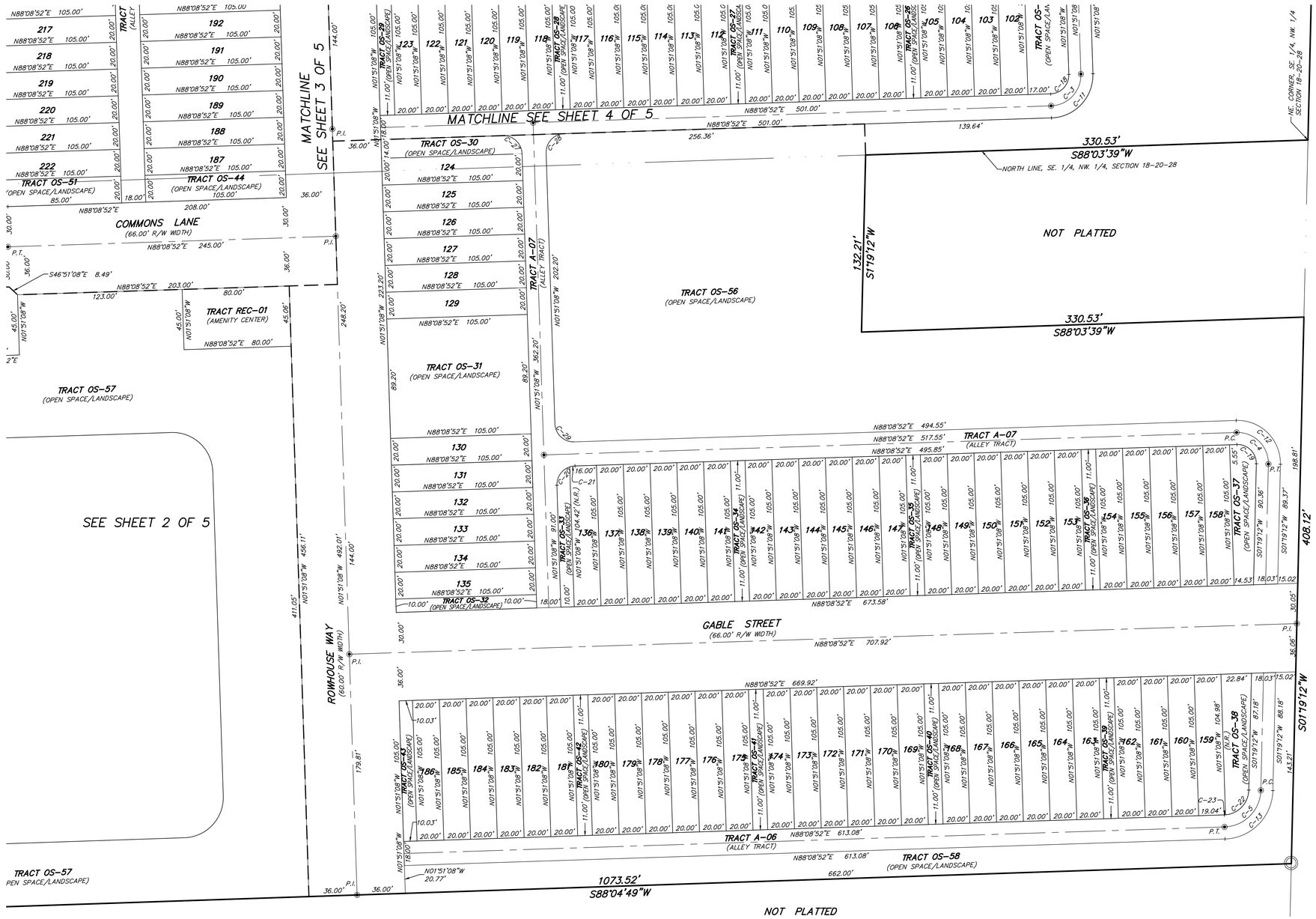
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Q:\25-102 Land Sea Homes Chandler Oaks\25-102 PLAT.dwg Mar 25, 2026 - 3:34pm

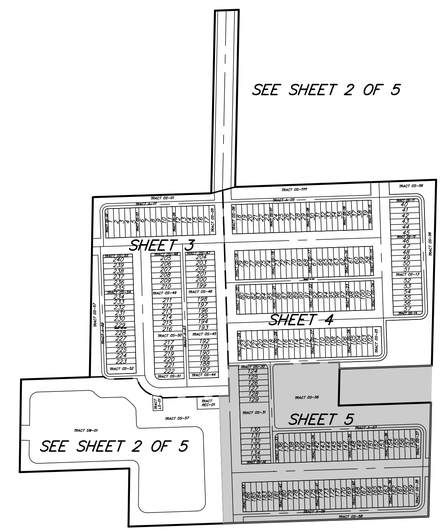
PLAT BOOK PAGE

CHANDLER ROW

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CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
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C-3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C-4	23.00'	93°10'19"	37.40'	33.41'	N45°15'58"W
C-5	28.00'	86°49'41"	42.43'	38.49'	N44°44'02"E
C-11	32.00'	90°00'00"	50.27'	45.25'	N43°08'52"E
C-12	32.00'	93°10'19"	52.04'	46.49'	N45°15'58"W
C-13	37.00'	86°49'41"	56.07'	50.86'	N44°44'02"E
C-19	14.00'	93°10'19"	22.77'	20.34'	N45°15'58"W
C-20	14.00'	73°23'54"	17.93'	16.73'	S34°50'50"W
C-21	14.00'	16°36'06"	4.06'	4.04'	S79°50'50"W
C-22	19.00'	83°56'08"	27.83'	25.41'	N43°17'16"E
C-23	19.00'	2°53'32"	0.96'	0.96'	N86°42'06"E
C-27	14.00'	90°00'00"	21.99'	19.80'	N46°51'08"W
C-28	14.00'	90°00'00"	21.99'	19.80'	S43°08'52"W
C-29	14.00'	90°00'00"	21.99'	19.80'	S46°51'08"E

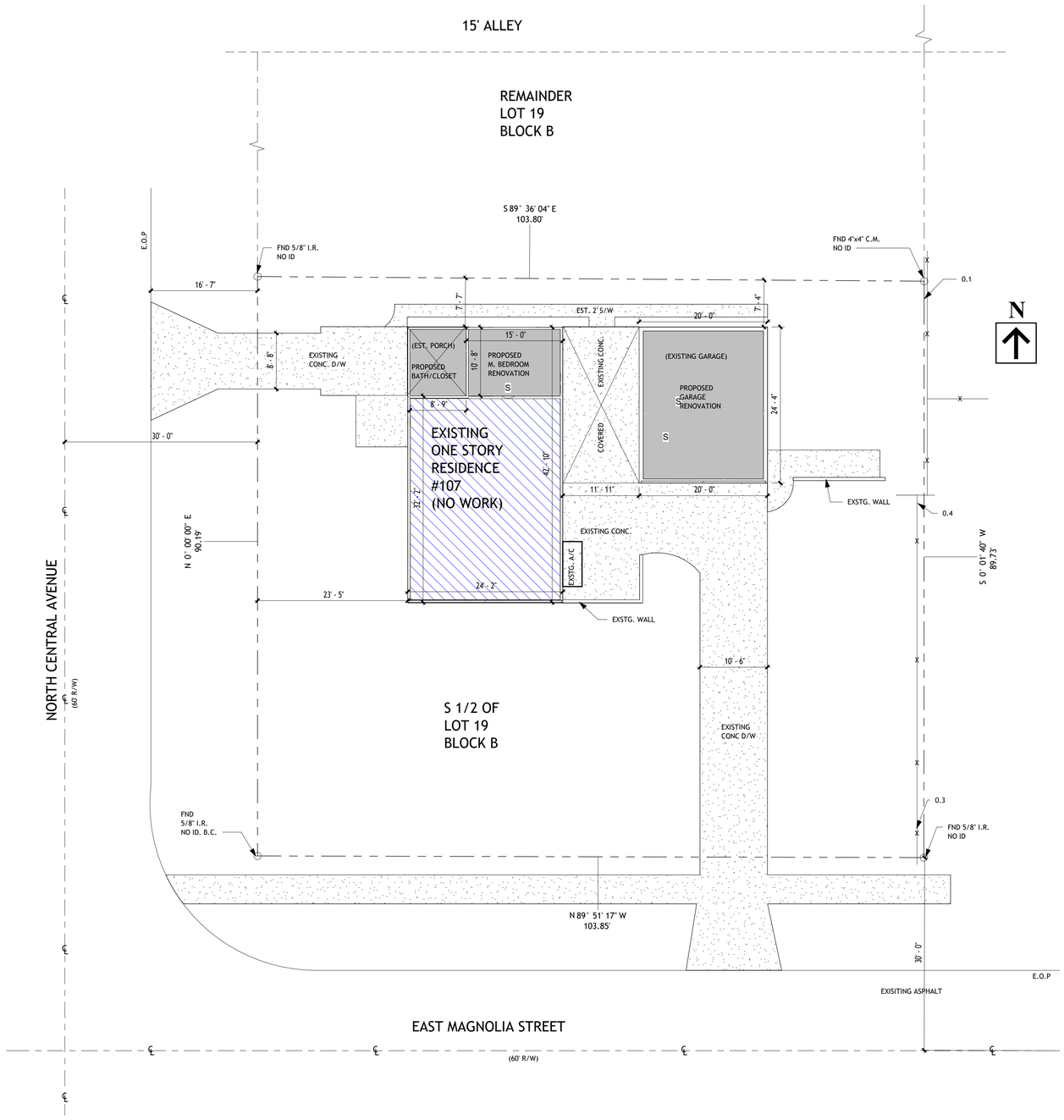


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G:\25-102 Land Sea Homes Chandler Oaks\25-102 PLAT.dwg Mar 25, 2026 - 3:34pm



THE WIND DESIGN DATA ON THIS PLAN APPLIES ONLY TO THE NEW EXTERIOR DOOR UNIT BEING INSTALLED. NO OTHER PORTION OF THE STRUCTURE IS INCLUDED IN THIS CERTIFICATION. THE COMPONENTS AND CLADDING PRESSURES USED FOR THESE OPENINGS ARE TAKEN FROM ASCE 7-22 CHAPTER 30.
BASED ON THE APPLICABLE WALL ZONES FOR THIS INSTALLATION (SONES 4 AND 5), THE DESIGN USES THE MOST CRITICAL PRESSURE BETWEEN THEM.
DESIGN PRESSURES FOR EXTERIOR OPENINGS
-WALL ZONE 4: +24.5 PSF, -27.3 PSF
-WALL ZONE 5: +24.5 PSF, -27.8 PSF
GOVERNING PRESSURES USED:
*+24.5 PSF
*-27.8 PSF
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S TESTED AND APPROVED INSTALLATION REQUIRMENTS.
-BASIC WIND SPEED: 145 MPH/NOMINAL WIND SPEED: 108
-BUILDING RISK CATEGORY- 2/ (FULLY ENCLOSED)
-WIND EXPOSURE CATEGORY- B

GENERAL REQUIREMENTS

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXTANT ORDINANCES, STATE AND LOCAL BUILDING CODES, OSHA REGULATIONS, AND CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS, INCLUDING: THE 2023 FLORIDA BUILDING CODE, 8TH EDITION; THE CURRENT NATIONAL ELECTRIC CODE; "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE" (ACI 318-05); "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS" (ACI 301-05, "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530-05);

NOTICE TO BUILDER AND OWNER
IT IS THE INTENT OF THE DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR A LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IF THE OWNER INTENDS TO BUILD THIS PROJECT WITHOUT AID OF A LICENSED PROFESSIONAL CONTRACTOR, IT IS ASSUMED THAT THE OWNER HAS THE SAME ABILITIES AND KNOWLEDGE AS A FULLY LICENSED AND EXPERIENCED PROFESSIONAL BUILDER.

DIMENSIONING CONVENTIONS
WRITTEN DIMENSIONS SHALL AT ALL TIMES TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND NO WORKMAN SHALL RELY UPON THE SCALE OF ANY PORTION OF THE DRAWINGS IN THE DETERMINING DIMENSIONS ON THE JOB SITE.
UNLESS OTHERWISE NOTED ONT HE DRAWINGS, ALL DIMENSIONS OF WALL ARE TO THE FACE OF THE CMU IN EXTERIOR WALLS, OR TO ONE SIDE OF THE WOOD STUDS IN INTERIOR PARTITIONS.
UNLESS OTHERWISE NOTED ONT HE DRAWINGS, ELEVATIONS OF FLOOR AND CEILING HEIGHTS ARE TO FINISHED CONCRETE OF THE PRIMARY HABITABLE FLOOR AREA.
ALL STRUCTURAL CONDITIONS NOTED AS "EXISTING" OR OF EXISTING STRUCTURES ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AR THE TIME OF PREPARATION OF THESE DOCUMENTS. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY ANOMALIES THAT MAY AFFECT THE WORK. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

FLASHING NOTES

1405.4 FLASHING,
FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. WHEN SELFADHERED MEMBRANES ARE USED AS FLASHING IN WALL ASSEMBLIES, THOSE SELFADHERED FLASHINGS SHALL COMPLY WITH AAMA-711. WHEN FLUID APPLIED MEMBRANES ARE USED AS FLASHING FOR EXTERIOR WALL OPENINGS, THOSE FLUID APPLIED MEMBRANE FLASHINGS SHALL COMPLY WITH AAMA 714. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:
1.EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
1.1.THE FENESTRATION MANUFACTURER 'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING OR WATERRESISTIVE BARRIER MANUFACTURER 'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
1.2.IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
1.3.IN ACCORDANCE WITH OTHER APPROVED METHODS.
1.4.IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300, FMA/AAMA/WDMA 400, OR FMA/AAMA/WDMA 2710.
2.AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3.UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4.CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5.WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6.AT WALL AND ROOF INTERSECTIONS.
7.AT BUILT-IN GUTTERS.

DISCLAIMER
THESE DRAWINGS ARE PROVIDED TO ASSIST WITH PERMIT APPLICATION; HOWEVER, PERMIT APPROVAL IS SUBJECT TO REVIEW BY THE AUTHORITY HAVING JURISDICTION (AHJ). BLUEPRINTS FOR LESS, LLC MAKES NO GUARANTEE OF PERMIT APPROVAL. REVISIONS REQUIRED BY PLAN REVIEW SHALL BE CONSIDERED ADDITIONAL SERVICES. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 8TH EDITION (2023).

SANTOS CONSTRUCTION & DESIGN
Santos Construction & Design

STAMP:

Ed Shinskie
4707 Wild Turkey Rd
Mims, FL 32754
PE 47515
(321) 863-3223

EDWARD F SHINSKIE JR LICENSE No. 47515 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F SHINSKIE JR ON FLORIDA DATE ADJUSTED ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Digitally signed by Edward F Shinskie
Date: 2026.02.13 12:48:49 -05'00'

No.	Description	Date

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

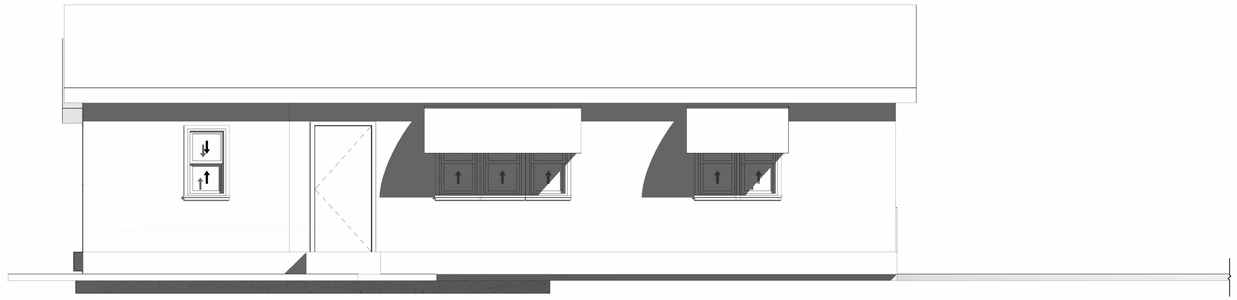
SITE PLAN

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD

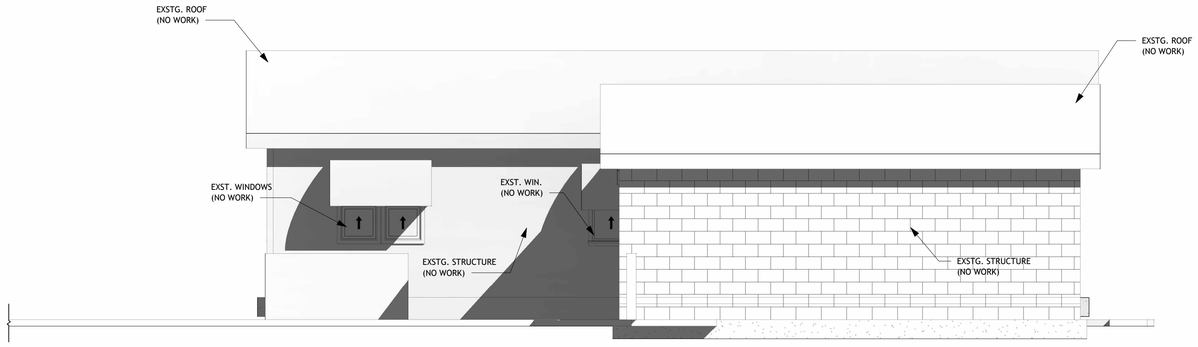
C102

Scale 1" = 10'-0"

2/12/2026 9:02:06 PM



2 FRONT ELEVATION
1/4" = 1'-0"



1 East Architectural Building Elevation
1/4" = 1'-0"

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No.	Description	Date

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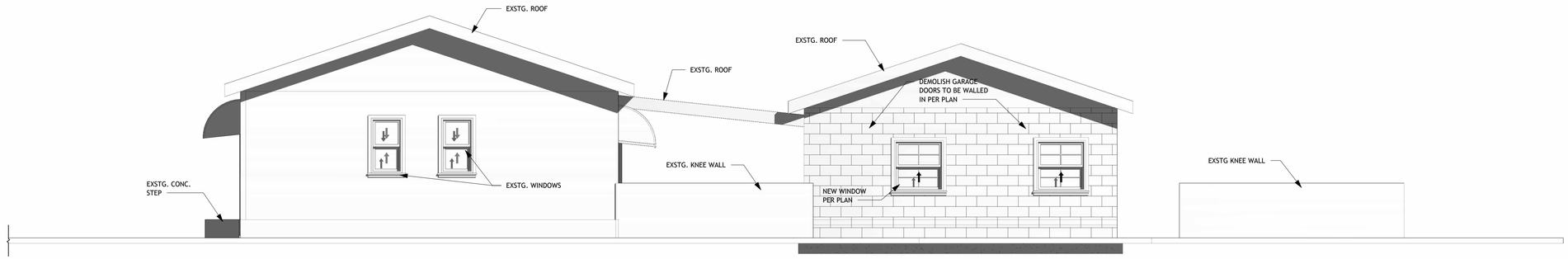
ELEVATIONS

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD

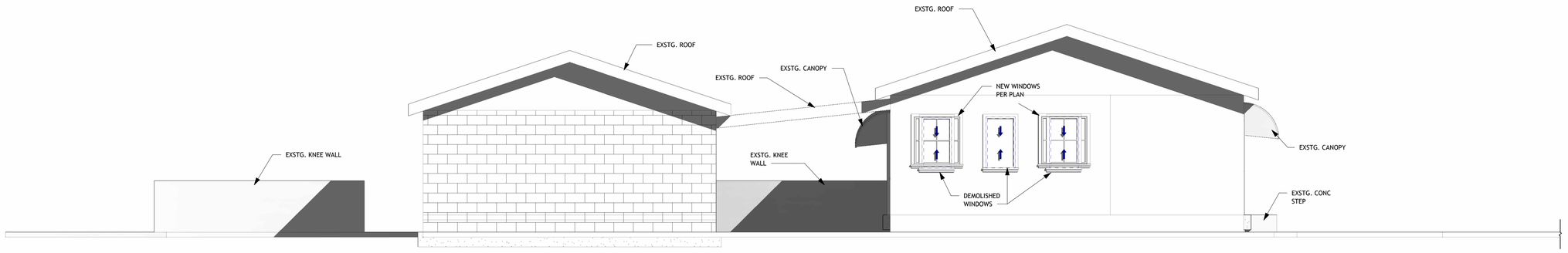
E101.5

Scale 1/4" = 1'-0"

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2 RIGHT ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"

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No.	Description	Date

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

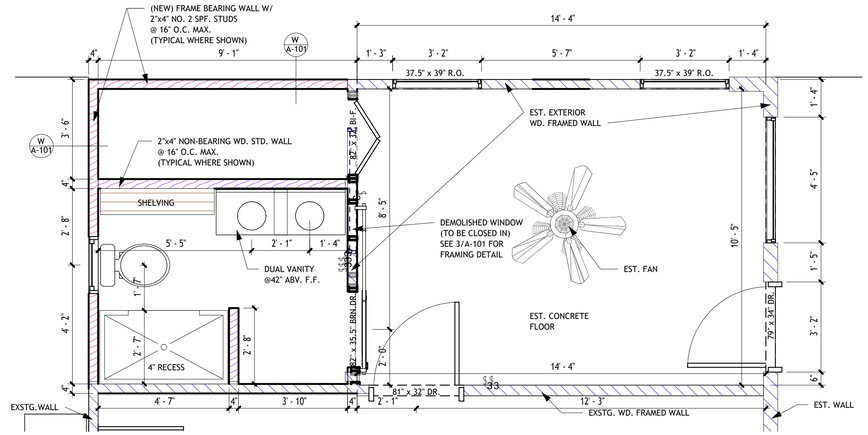
ELEVATIONS

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD

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Scale 1/4" = 1'-0"

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2 M. BEDROOM-CALL OUT 1
3/8" = 1'-0"

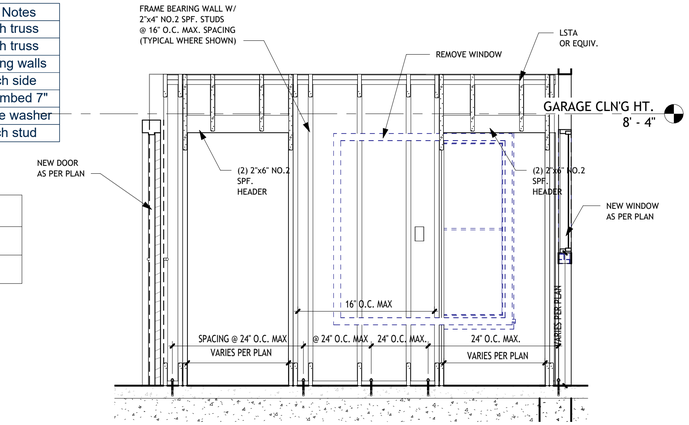
CONNECTOR SCHEDULE (TABLE)				
Location	Connector Type	Size / Model	Fasteners	Spacing / Notes
Truss to CMU	Hurricane Tie	H2.5A	(8) 8d	Each truss
Truss to Wood Plate	Hurricane Tie	H1	(8) 8d	Each truss
Stud to Plate	Strap	LSTA12	(10) 10d	Bearing walls
Header to King Stud	Strap	HRS416	(8) 10d	Each side
Ledger to CMU	Anchor Bolt	½" Ø	@ 32" o.c.	Min embed 7"
Sill Plate to Slab	Anchor Bolt	½" Ø	@ 6'-0" o.c.	W/ plate washer
Gable End Studs	Strap	LSTA24	(18) 10d	Each stud

	EXISTING 2"x4" EXTERIOR BEARING WALL
	NEW 2"x4" EXTERIOR BEARING WALL
	NEW 2"x4" INTERIOR NON-BEARING WALL

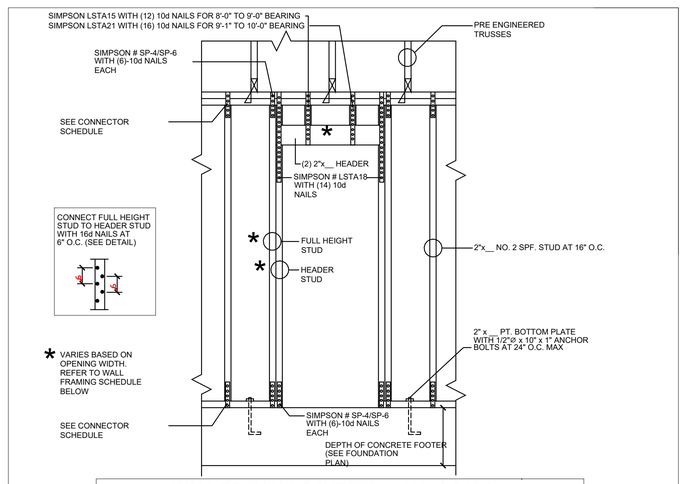
WALL LEGEND
1/2" = 1'-0"

REMODEL-FLOOR PLAN NOTES

1.EXISTING WALLS, DOORS, AND FIXTURES SHOWN TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
2.REMOVE ONLY THOSE ELEMENTS SHOWN DASHED OR NOTED "TO BE REMOVED."
3.PATCH, REPAIR, AND REFINISH ALL DISTURBED SURFACES TO MATCH EXISTING.
4.WHERE EXISTING FRAMING IS MODIFIED, VERIFY LOAD PATHS AND PROVIDE TEMPORARY SUPPORT AS REQUIRED.
5.EXISTING STRUCTURAL ELEMENTS SHALL NOT BE CUT, NOTCHED, OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE DESIGNER OR ENGINEER OF RECORD.



3 DEMO. WIN./BEARING WALL FRAMING
1/2" = 1'-0"

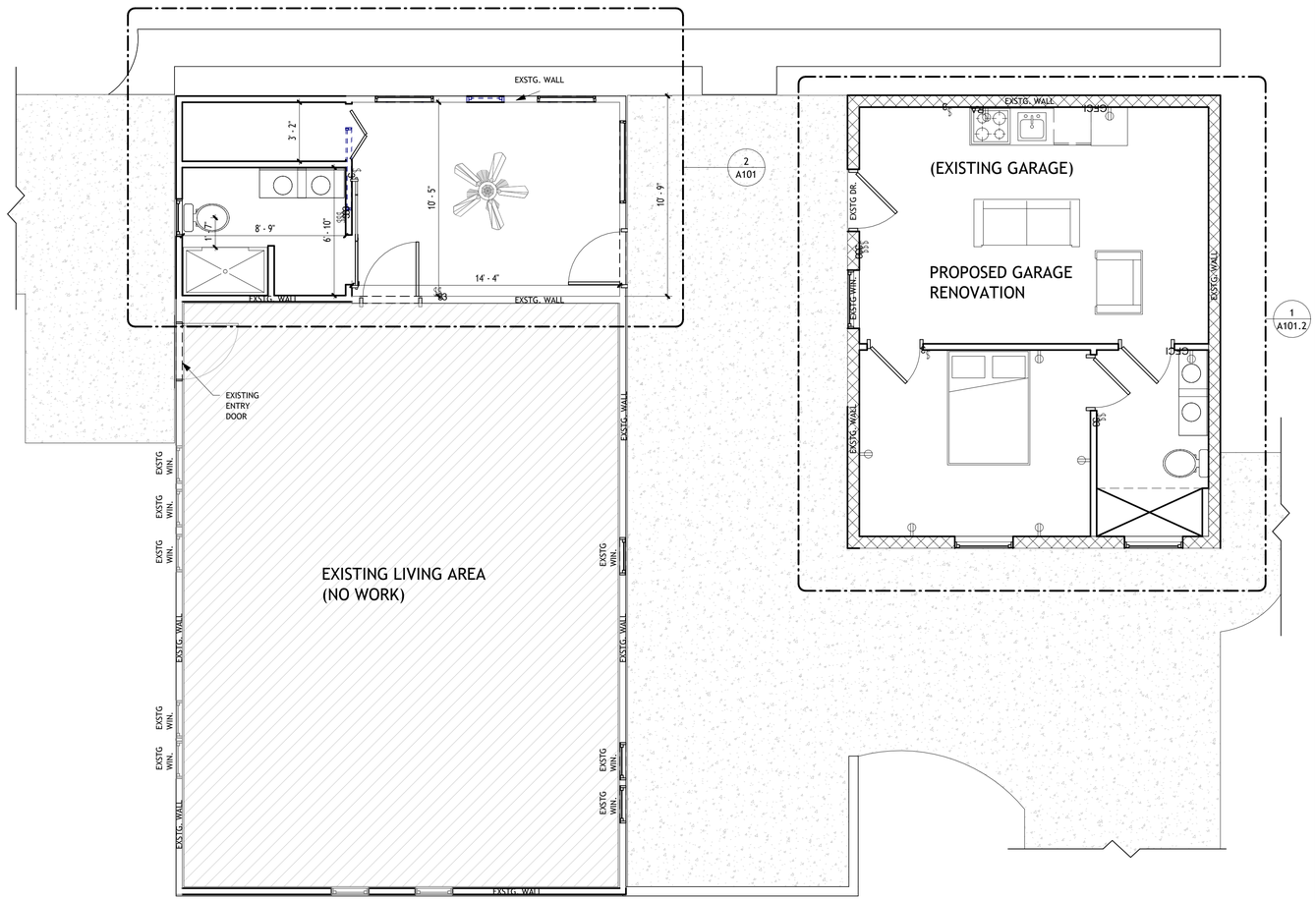


WALL FRAMING SCHEDULE - NO. 2 S.Y.P.				
*	ROUGH OPENING	MINIMUM HEADER BEAM	NUMBER OF HEADER STUDS	NUMBER OF FULL HEIGHT STUDS
W-1	0'-0" TO 5'-5"	(2) 2" x 6"	1	1
W-2	5'-6" TO 6'-10"	(2) 2" x 8"	1	2
W-3	6'-11" TO 8'-5"	(2) 2" x 10"	1	3
W-4	8'-6" TO 9'-9"	(2) 2" x 12"	2	3
W-5	9'-10" TO 12'-2"	(3) 2" x 12"	2	3

W BEARING WALL DOOR FRAMING DETAIL
(UNLESS NOTED OTHERWISE ON PLAN) NTS

GENERAL NOTES
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS



1 First Floor Architectural Plan
1/4" = 1'-0"

SCD SANTOS CONSTRUCTION & DESIGN

Santos Construction & Design

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Mims, FL 32754
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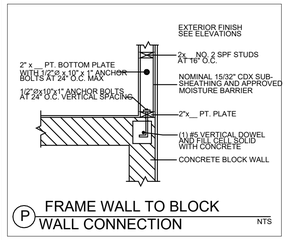
JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

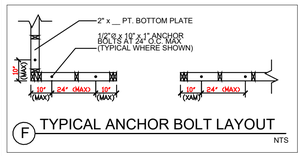
BEDROOM FLOOR PLAN

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD
	A101
Scale	As indicated

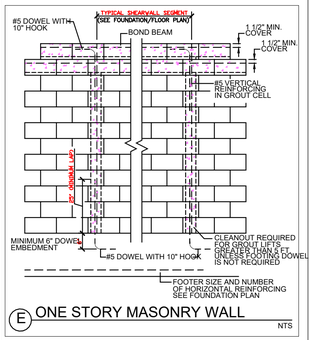
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P FRAME WALL TO BLOCK WALL CONNECTION NTS



F TYPICAL ANCHOR BOLT LAYOUT NTS



E ONE STORY MASONRY WALL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE-7-22, TMS 402/602-22. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY ".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR TYPE II CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS"
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURRING FORCES ORDINARILY ENCOUNTERED DURING THE CONSTRUCTION PROCESS. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY OTHER MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "2018 AND SUPPLEMENT "U.S. PRODUCT STANDARD PS 1" OR APA PRP-108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHER YELLOW PINE NO. 2 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUF. SPECS., SUBSTITUTIONS REQUIRE ENGINEERS APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING" AND 2023 FLORIDA BUILDING CODE 8TH EDITION.
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. EXTERIOR WOOD FRAME WALL SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
7. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2x4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
8. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHER YELLOW PINE #2 19% MAX. M/C/ IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS. WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
9. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
10. WATER-RESISTIVE BARRIER

EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING;
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER:
OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP: OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST NE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EATH OR 2 INCHES ABOVE PAVED AREA AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING

GENERAL NOTES: CONCRETE

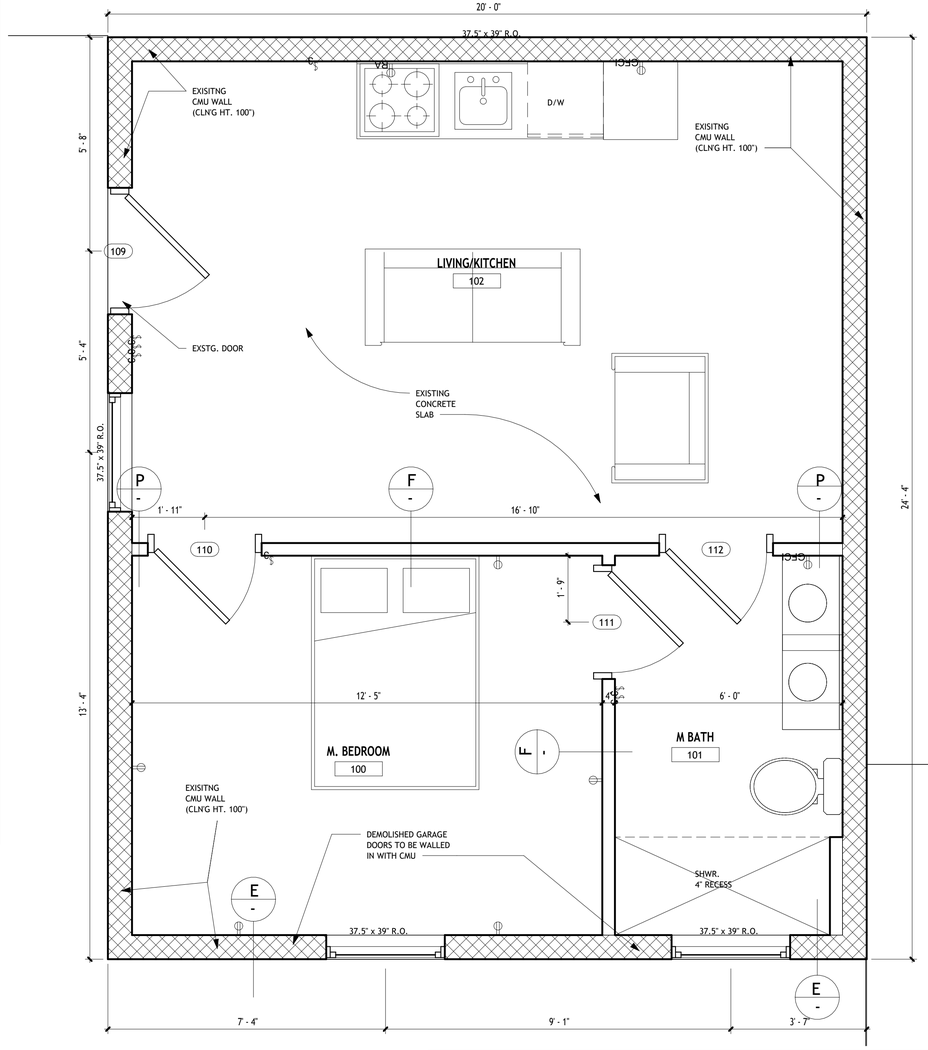
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATING THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18/318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE.
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN
7.CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. U.N.O PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES.

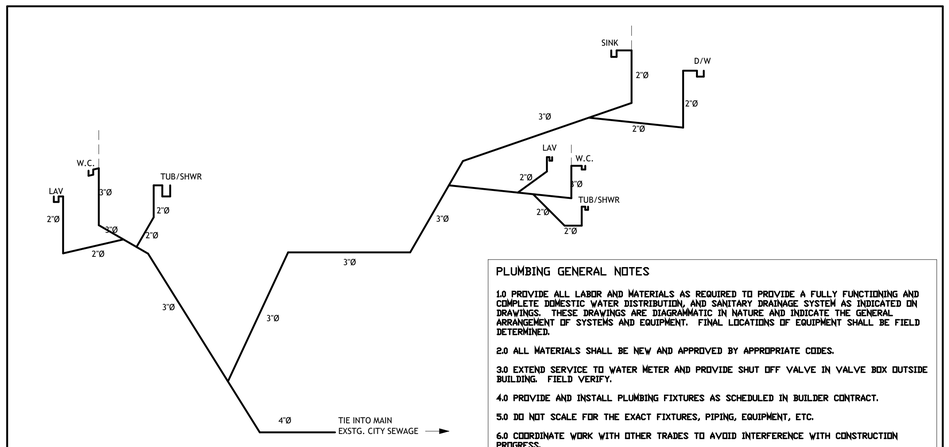
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3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE- DO NOT SCALE DRAWINGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITIONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONRY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER x 10" LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J BOLTS AT FOUNDATION.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 2023 FLORIDA BUILDING CODE 8TH EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN MINIMUM, SAFE BEARING CAPACITY STATED ABOVE.



1 GARAGE-CALL OUT 1
1/2" = 1'-0"

Door Schedule

Mark	Door Size Width	Door Size Height
101	2' - 10"	6' - 8"
102	3' - 0"	6' - 8"
105	2' - 8"	6' - 8"
107	3' - 0"	6' - 8"
108	3' - 0"	6' - 8"
109	3' - 0"	6' - 8"
110	2' - 8"	6' - 8"
111	2' - 8"	6' - 8"
112	2' - 8"	6' - 8"



PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC, COPPER, OR PEX.

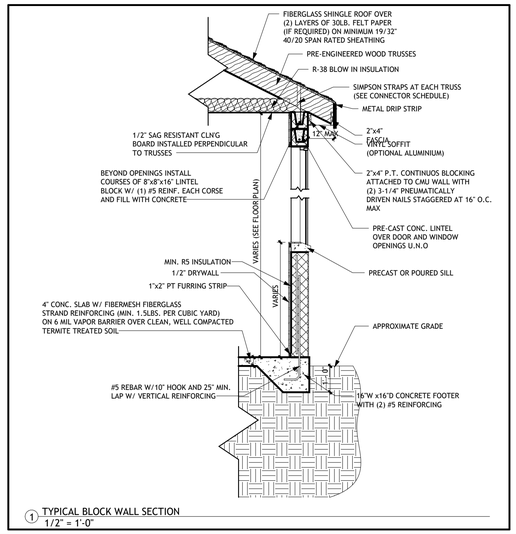
8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.

PLUMBING RISER DIAGRAM

NOT TO SCALE



1 TYPICAL BLOCK WALL SECTION
1/2" = 1'-0"

SANTOS CONSTRUCTION & DESIGN

Santos Construction & Design

STAMP:

Ed Shinskie
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(321) 863-3223

No.	Description	Date

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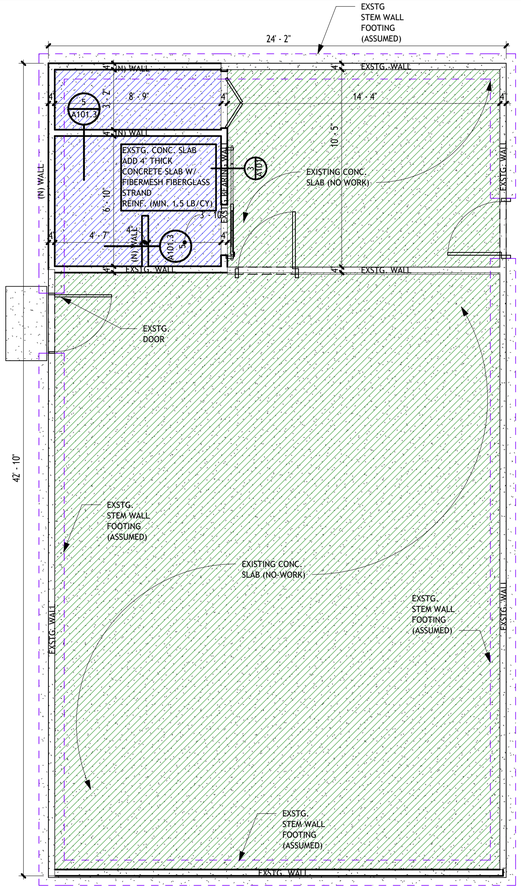
PROPOSED GARAGE RENO.

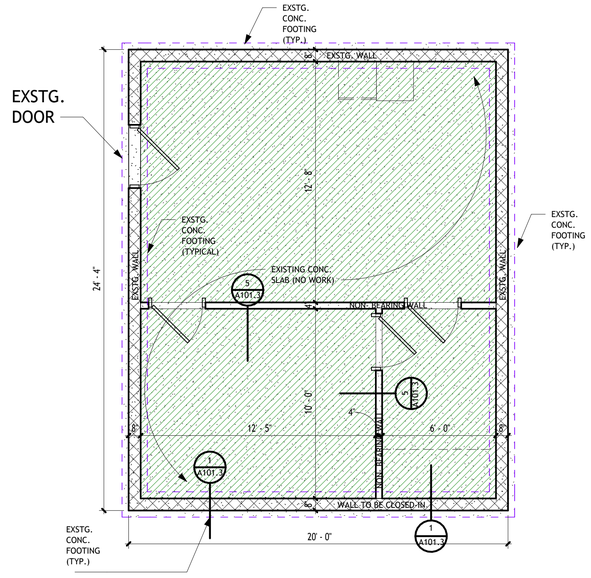
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Date	1/21/26
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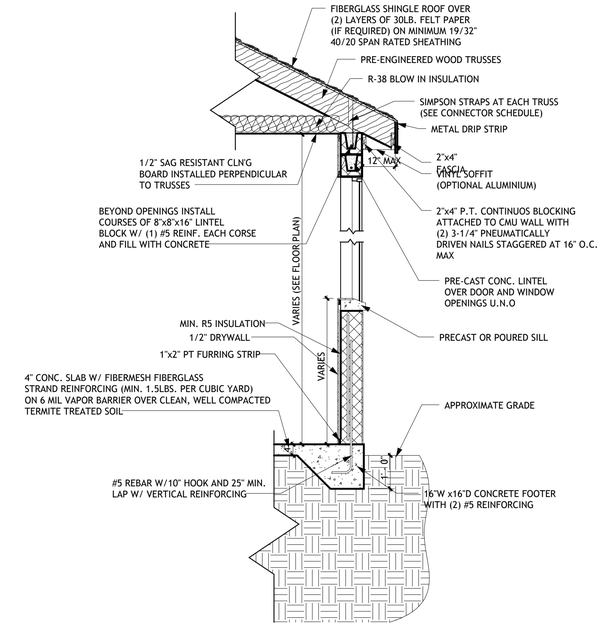
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1 STRUCTURAL PLAN
1/4" = 1'-0"

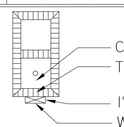


1 TYPICAL BLOCK WALL SECTION
1/2" = 1'-0"

WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S	WOOD SCREWS
ROUGH OP'NG.	BUCK TO HEAD AND JAMB			WINDOW. TO BUCK.
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.	# 8 @ 12" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.	# 8 @ 8" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.	# 8 @ 6" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN FASTENERS
NOTES:
MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.
LARGER MAS. OR WOOD SCREWS MAY BE SUBSTITUTED



NOTICE: FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS

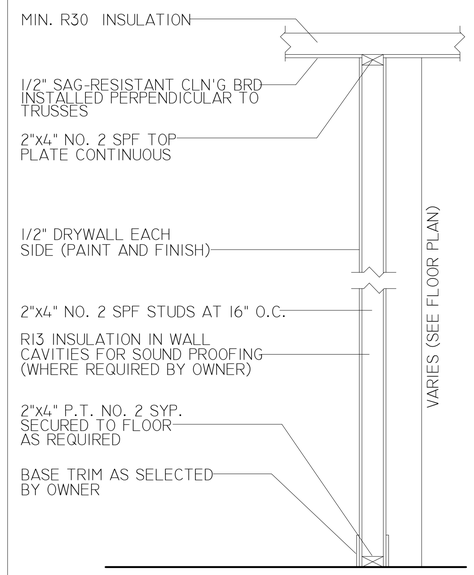
NOTE:
COORDINATE ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS WITH MANUFACTURER'S SPECS.

CABINETRY NOTE:

CABINET LAYOUT SHOWN AT KITCHEN, BATHROOMS, AND ANY OTHER LOCATIONS ARE DIAGRAMMATIC ONLY. COORDINATE FINAL CABINET DESIGN W/OWNER/BUILDER PRIOR TO ANY FABRICATION/INSTALLATION

NOTE:
COORDINATE ALL FINAL BEARING HEIGHTS WITH FINAL TRUSS LAYOUT PRIOR TO CONSTRUCTION

5 NON-BEARING INTERIOR WALL SECTION



INTERIOR WALL SECTION
NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

STRUCTURAL GENERAL NOTES

1.ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 8TH EDITION (2023), ASCE 7, AND ALL APPLICABLE LOCAL AMENDMENTS.
2.CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
3.STRUCTURAL FLOOR FRAMING DRAWINGS ARE SCHEMATIC AND INTENDED FOR GENERAL LAYOUT AND COORDINATION ONLY. DO NOT SCALE DRAWINGS.
4.ALL FRAMING MEMBERS SHALL BE NO. 2 GRADE OR BETTER UNLESS NOTED OTHERWISE. ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
5.PROVIDE FLOOR JOISTS, BEAMS, AND GIRDERS AT THE SIZES, SPACING, AND SPANS INDICATED ON THE PLANS. ANY SUBSTITUTIONS REQUIRE APPROVAL BY THE DESIGNER OR ENGINEER OF RECORD.
6.ALL JOISTS SHALL BEAR A MINIMUM OF 1-1/2 INCHES ON WOOD OR STEEL SUPPORTS AND 3 INCHES ON MASONRY OR CONCRETE SUPPORTS UNLESS NOTED OTHERWISE.
7.PROVIDE SOLID BLOCKING, RIM BOARDS, OR SQUASH BLOCKS AT ALL BEARING POINTS, LOAD TRANSFERS, AND WHERE REQUIRED BY CODE OR ENGINEERED DESIGN.
8.ALL NOTCHING AND BORING OF FRAMING MEMBERS SHALL COMPLY WITH CODE LIMITS. NO CUTTING OR DRILLING OF BEAMS, GIRDERS, OR ENGINEERED MEMBERS WITHOUT WRITTEN APPROVAL.
9.INSTALL ALL METAL CONNECTORS, HANGERS, STRAPS, AND ANCHORS PER THE APPROVED CONNECTOR SCHEDULE AND MANUFACTURER'S PUBLISHED INSTRUCTIONS.
10.PROVIDE A CONTINUOUS LOAD PATH FROM FLOOR FRAMING TO FOUNDATION USING APPROVED CONNECTORS PER FBC AND ASCE 7.
11.ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED AND ANCHORED WITH 5/8" ANCHOR BOLTS AT 6'-0" O.C. MAX UNLESS NOTED OTHERWISE.
12.PROVIDE APPROVED TERMITE PROTECTION WHERE REQUIRED BY CODE.
13.SUBFLOORING SHALL BE MINIMUM 3/4" T&G PLYWOOD OR OSB, GLUED AND NAILED PER CODE AND MANUFACTURER REQUIREMENTS.
14.FASTEN SUBFLOOR WITH ADHESIVE AND RING-SHANK NAILS OR SCREWS AT 6" O.C. EDGES / 12" O.C. FIELD UNLESS NOTED OTHERWISE.
15.PROVIDE FLOOR SHEATHING BLOCKING AT ALL PANEL EDGES WHERE REQUIRED.
16.PROVIDE SOUND INSULATION IN FLOOR CAVITIES WHERE NOTED OR REQUIRED BY CODE.
17.PROTECT ALL FRAMING FROM WEATHER EXPOSURE PRIOR TO ENCLOSURE. REPLACE ANY FRAMING THAT BECOMES EXCESSIVELY WET OR DAMAGED.
18.PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
19.COORDINATE ALL FLOOR FRAMING WITH MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS TO AVOID CONFLICTS.
20.FIELD-VERIFY ALL BEAM POCKETS, HANGER LOCATIONS, AND BEARING CONDITIONS PRIOR TO INSTALLATION.
21.ALL PENETRATIONS THROUGH FIRE-RATED FLOOR ASSEMBLIES SHALL BE FIRE-STOPPED WITH APPROVED MATERIALS.
22.PROVIDE LATERAL RESTRAINT AND BRACING OF FLOOR FRAMING AS REQUIRED BY CODE OR ENGINEERED DESIGN.
23.VERIFY THAT ALL LOADS FROM WALLS, COLUMNS, AND HEAVY EQUIPMENT ARE PROPERLY TRANSFERRED TO SUPPORTING MEMBERS BELOW.
24.CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY UNFORESEEN SITE CONDITIONS PRIOR TO PROCEEDING WITH FRAMING WORK.

SANTOS CONSTRUCTION & DESIGN

Santos Construction & Design

STAMP:

Ed Shinskie
4707 Wild Turkey Rd
Mims, FL 32754
PE 47515
(321) 863-3223

No.	Description	Date

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

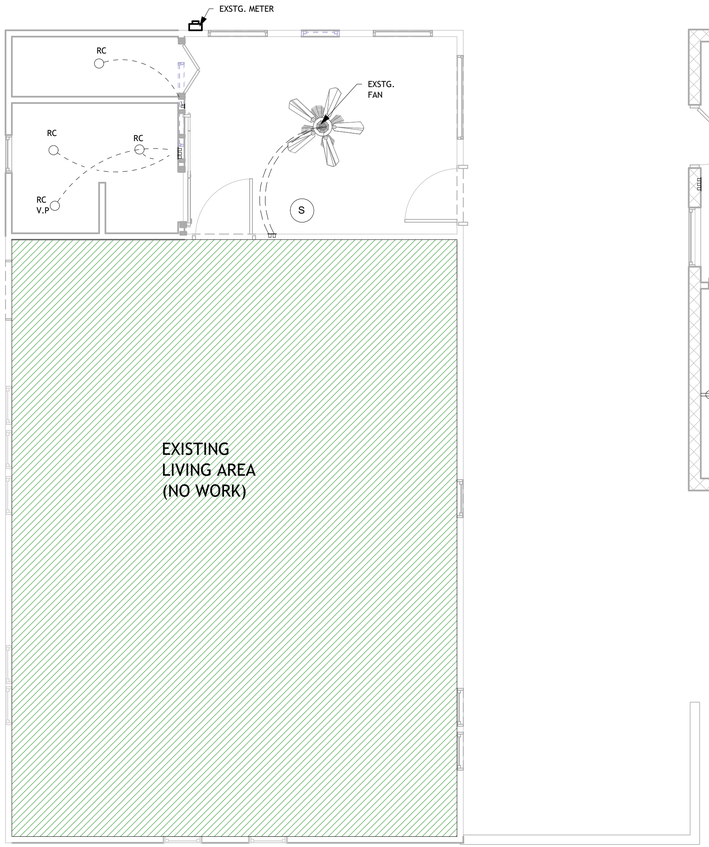
STRUCTURAL PLAN

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD

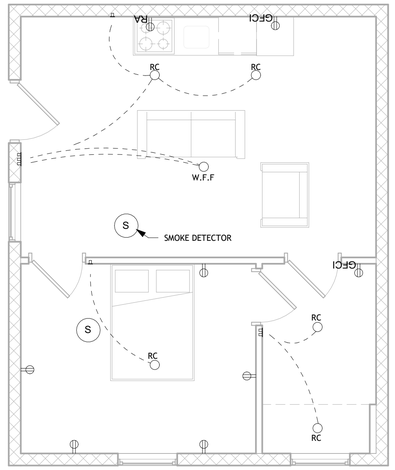
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1 ELECTRICAL PLAN
1/4" = 1'-0"



ELECTRICAL GENERAL NOTES

1.ALL ELECTRICAL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (8TH EDITION – 2023), THE NATIONAL ELECTRICAL CODE (NEC 2023), AND ALL APPLICABLE LOCAL AMENDMENTS.
2.CONTRACTOR SHALL OBTAIN ALL REQUIRED ELECTRICAL PERMITS AND COORDINATE ALL INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3.VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
4.ALL NEW ELECTRICAL DEVICES, WIRING, AND EQUIPMENT SHALL BE UL-LISTED AND INSTALLED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
5.PROVIDE AFCI PROTECTION FOR ALL REQUIRED CIRCUITS SERVING HABITABLE ROOMS PER NEC.
6.PROVIDE GFCI PROTECTION FOR ALL REQUIRED CIRCUITS SERVING BATHROOMS, KITCHENS, LAUNDRY AREAS, GARAGES, EXTERIOR OUTLETS, AND WET LOCATIONS PER NEC.
7.PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL REQUIRED LOCATIONS PER NEC.
8.ALL NEW RECEPTACLES IN HABITABLE ROOMS SHALL BE COMBINATION-TYPE AFCI PROTECTED UNLESS OTHERWISE PERMITTED BY CODE.
9.COORDINATE ALL ELECTRICAL WORK WITH MECHANICAL, PLUMBING, AND FRAMING SYSTEMS TO AVOID CONFLICTS.
10.MAINTAIN REQUIRED WORKING CLEARANCES IN FRONT OF ELECTRICAL PANELS AND EQUIPMENT PER NEC.
11.LABEL ALL NEW CIRCUITS AT THE PANEL DIRECTORY INDICATING AREA SERVED AND LOAD DESCRIPTION.
12.PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS AS REQUIRED BY FBC RESIDENTIAL AND NEC FOR REMODELED AREAS.
13.EXISTING ELECTRICAL SYSTEMS AFFECTED BY THE REMODEL SHALL BE BROUGHT UP TO CURRENT CODE WHERE REQUIRED BY THE AHJ.
14.ALL ABANDONED WIRING AND DEVICES SHALL BE REMOVED OR PROPERLY CAPPED IN APPROVED JUNCTION BOXES.
15.PROVIDE BONDING AND GROUNDING FOR ALL NEW CIRCUITS AND EQUIPMENT PER NEC REQUIREMENTS.
16.ALL EXTERIOR OUTLETS SHALL BE WEATHER-RESISTANT (WR) TYPE WITH IN-USE COVERS.
17.ALL WIRING INSTALLED IN WALLS, FLOORS, OR CEILINGS SHALL BE PROTECTED FROM PHYSICAL DAMAGE AND PROPERLY SUPPORTED PER NEC.
18.RECESSED LIGHTING INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED AND AIRTIGHT.
19.PROVIDE SURGE PROTECTION FOR THE SERVICE EQUIPMENT WHERE REQUIRED BY CURRENT NEC.
20.CONTRACTOR SHALL VERIFY SERVICE CAPACITY AND PANEL LOAD CALCULATIONS PRIOR TO ADDING NEW CIRCUITS OR EQUIPMENT.

SANTOS CONSTRUCTION & DESIGN

Santos Construction & Design

STAMP:

Ed Shinskie
4707 Wild Turkey Rd
Mims, FL 32754
PE 47515
(321) 863-3223

No.	Description	Date

JOHNNY NAVARRO JR

107 NORTH CENTRAL AVENUE APOPKA, FL

ELECTRICAL

Project number	001
Date	1/21/26
Drawn by	KS
Checked by	SCD

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Scale 1/4" = 1'-0"

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1250 OCOEE APOPKA ROAD
APOPKA

THIS SITE CONTAINS:

COMMERCIAL UNITS = 2
TOTAL PROJECT ACRES = 1.01 ACRES (44241.17 SqFt)
TOTAL ON-SITE PROPOSED IMPERVIOUS AREA = 11060 SF
PARCEL ID : 16-21-28-0000-00-224
FUTURE Comm Land
ZONING: Comm Vacant Land

PROJECT BOUNDARY



VINCINITY MAP

NO SCALE

PROPOSED DEVELOPMENT CONSISTS OF TWO COMMERCIAL FLEX BUILDINGS TOTALING APPROXIMATELY 11,060 SQUARE FEET DESIGNED FOR SHOWROOM, OFFICE, AND ACCESSORY WAREHOUSE/STORAGE USE.

UTILITY COMPANIES

WATER/SEWER	CITY OF APOPKA UTILITIES	(407) 703-1727
ELECTRIC	DUKE ENERGY	800-700-8744
CABLE/PHONE/INTERNET	TO BE DETERMINED	

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

STATE PLANE COORDINATES

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM

VERTICAL DATUM SHOWN HEROEN IS BASED ON THE FLORIDA F.D.O.T. GPS NETWORK WITH A PUBLISHED ELEVATION DATUM OF THE NORTH AMERICAN VERTICAL DATUM DATED 1988.

OWNER/DEVELOPER

IVAN FRANK CORREA

CIVIL ENGINEER

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF APOPKA LAND DEVELOPMENT REGULATIONS AND THE APOPKA UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0454D, EFFECTIVE DATE OF AUGUST 8th, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH APOPKA REQUIREMENTS.
6. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON
LICENSED
No. 70946
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:06:09 -04'00'

Revisions

Description	Date

DATE:	
DRAWN BY:	1" = 40'
SCALE:	AS INDICATED

Sheet Title:
COVER SHEET

1.0

Project No:

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA , FLORIDA BUILDING AND ACCESSIBILITY CODES, CITY OF APOPKA LAND DEVELOPMENT REGULATIONS AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH CITY OF APOPKA SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA ENGINEERING DIVISION AND ESCALA FL AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A CITY OF APOPKA R/W PERMIT PRIOR TO COMMENCING WORK WITHIN CITY OF APOPKA R/W's.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 82-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF APOPKA PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 24' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY CITY OF APOPKA AND ESCALA FL PRIOR TO CONSTRUCTION.
7. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGARDED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
8. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
11. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
12. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
17. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF APOPKA MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.4% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
9. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
    A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
13. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
    1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
14. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
    A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
    B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A CITY OF APOPKA REPRESENTATIVE.
    C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
    D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

SANITARY SEWER SERVICES SHALL BE INSTALLED 18 FEET FROM BACK OF CURB OF BUILDING .

15. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF APOPKA PRIOR TO CONSTRUCTION.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE CITY OF APOPKA MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UTILITIES.
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
    2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' 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 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
    2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, 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 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' 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.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' 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 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
    2.5. EXCEPTIONS / MITIGATION:
    ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK DRINKING WATER SERVICES WITH 4" x 4" x 8' PT POST PAINTED BLUE ON END.
11. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA UTILITIES PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWA C651-92 AND CITY OF APOPKA UTILITIES STANDARDS AND SPECIFICATIONS MANUAL FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 450-A WHICH INCLUDES A FULL FLUSH.
13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 8" AND SHALL INCLUDE AN AUXILIARY VALVE. PER SEC.7.5.2. OF THE CITY OF SEMINOLE LAND DEVELOPMENT REGULATIONS.
15. IN AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHAL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX 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.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C, USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL 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 WILL 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 PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3
27. WATER SERVICES SHALL BE INSTALLED 15' FROM BACK OF CURB, UNLESS SHOWN ON THE PLANS.

FIRE DEPARTMENT NOTES

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 8th EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER CITY OF APOPKA CRITERIA:
   FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FIVE-HUNDRED (500) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL HAVE TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR, A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

REUSE NOTES

1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UTILITIES. SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 8' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UND



IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

Si

JEFFREY M SANON
LICENSE
No. 70946
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:06:38 -04'00'

Revisions

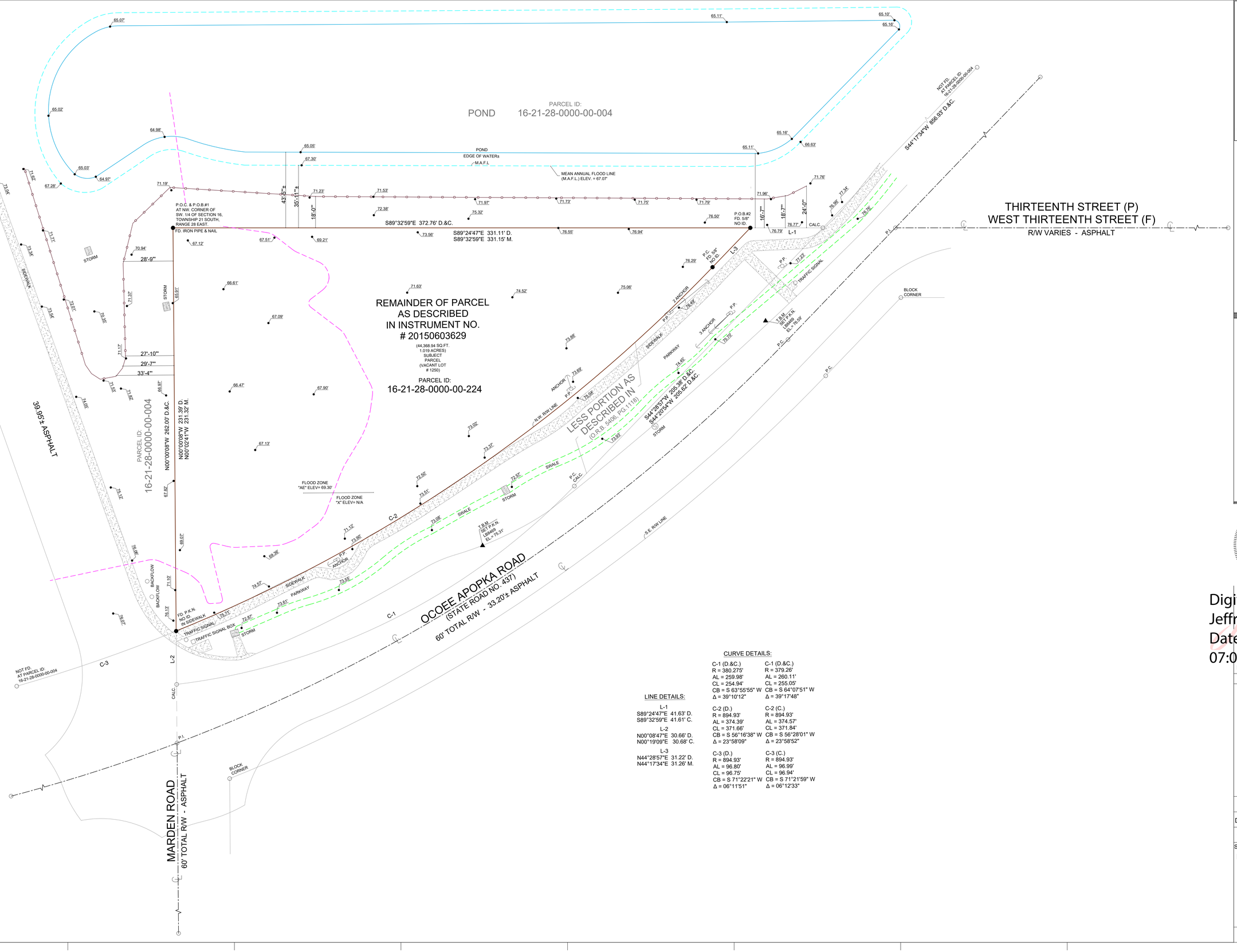
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AERIAL PHOTOGRAPH

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Project No:



IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSED No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

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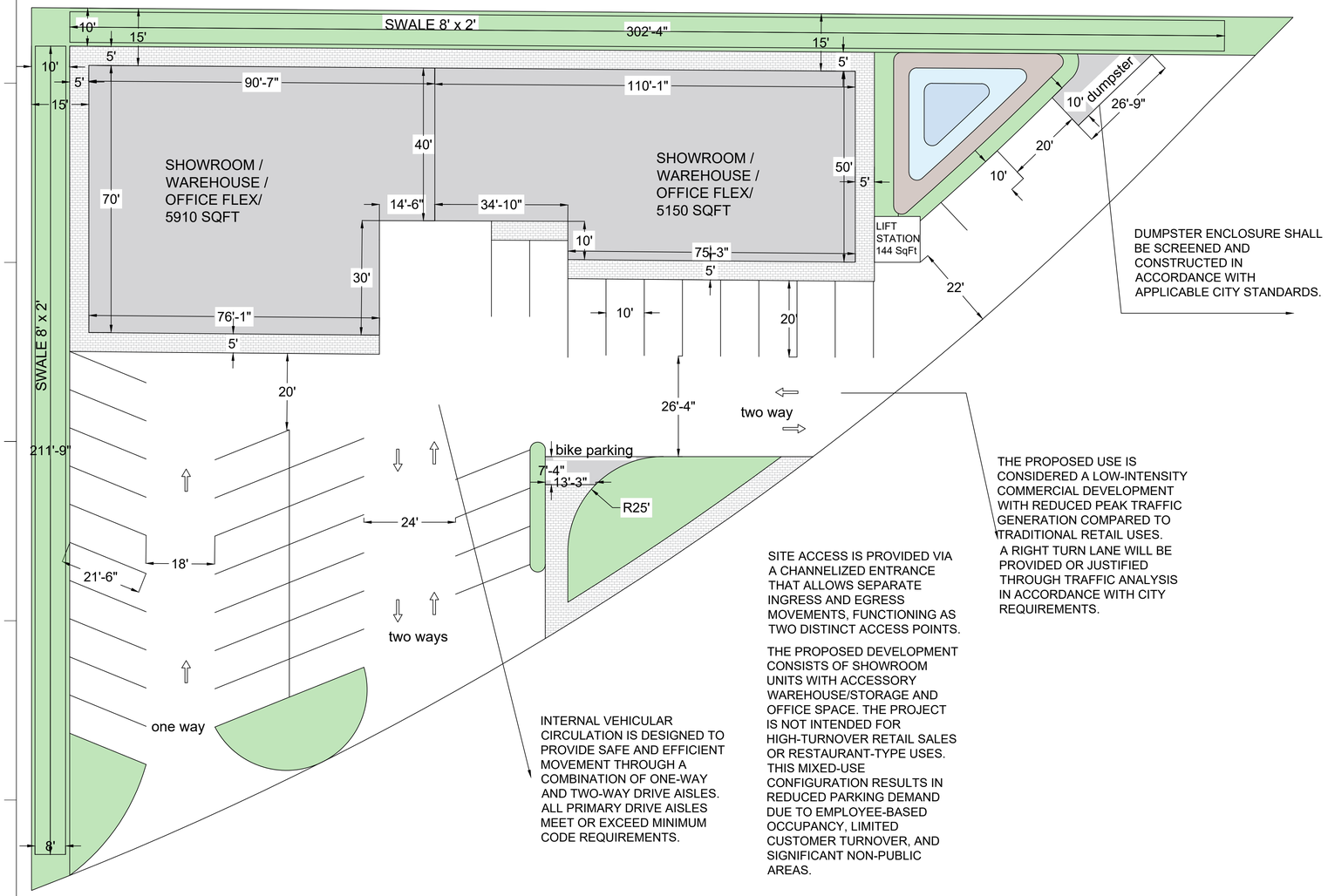
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EXISTING SITE PLAN

4.0

Project No:



THE PROPOSED USE IS CONSIDERED A LOW-INTENSITY COMMERCIAL DEVELOPMENT WITH REDUCED PEAK TRAFFIC GENERATION COMPARED TO TRADITIONAL RETAIL USES. A RIGHT TURN LANE WILL BE PROVIDED OR JUSTIFIED THROUGH TRAFFIC ANALYSIS IN ACCORDANCE WITH CITY REQUIREMENTS.

SITE ACCESS IS PROVIDED VIA A CHANNELIZED ENTRANCE THAT ALLOWS SEPARATE INGRESS AND EGRESS MOVEMENTS, FUNCTIONING AS TWO DISTINCT ACCESS POINTS.

THE PROPOSED DEVELOPMENT CONSISTS OF SHOWROOM UNITS WITH ACCESSORY WAREHOUSE/STORAGE AND OFFICE SPACE. THE PROJECT IS NOT INTENDED FOR HIGH-TURNOVER RETAIL SALES OR RESTAURANT-TYPE USES. THIS MIXED-USE CONFIGURATION RESULTS IN REDUCED PARKING DEMAND DUE TO EMPLOYEE-BASED OCCUPANCY, LIMITED CUSTOMER TURNOVER, AND SIGNIFICANT NON-PUBLIC AREAS.

INTERNAL VEHICULAR CIRCULATION IS DESIGNED TO PROVIDE SAFE AND EFFICIENT MOVEMENT THROUGH A COMBINATION OF ONE-WAY AND TWO-WAY DRIVE AISLES. ALL PRIMARY DRIVE AISLES MEET OR EXCEED MINIMUM CODE REQUIREMENTS.

NOTES:

1. PRIVATE ROAD STATUS WITH 25' RIGHT-OF-WAY WIDTH TOGETHER WITH 18'-6" UTILITY, ACCESS AND DRAINAGE EASEMENT.
2. STREET RIGHTS-OF-WAY IS COMMON AREA.
3. REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE AND UTILITIES, MAINTENANCE, INGRESS, EGRESS, REGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE APPOPKA LAND DEVELOPMENT CODE AND THE CITY OF APOPKA LAND DEVELOPMENT REGULATIONS.
7. OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
8. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED ON THIS SHEET.
10. DESIGNED FOLLOWING THE 7TH EDITION 2020 FLORIDA BUILDING CODE REQUIREMENTS.
11. SEE SHEET 16.0 FOR MAILBOX ISLAND DETAILS.

SITE DATA

PARCEL ID:
16-21-28-0000-00-224

PROJECT AREA:
1.02 ACRE
44,241 SqFt

BUILDING HEIGHT:
25 FEET (1 FLOOR)

BUILDINGS:
PROPOSED SHOWROOM / WAREHOUSE / OFFICE FLEXSPACE: 02
AREA BUILDING : 11060.00 SqFt.

LAND USE AND ZONING:
1000 - COMM LAND

PARKING SPACES:
TOTAL PARKING LOTS = 37

UTILITIES:
ELETRIC BY: DUKE ENERGY
POTABLE WATER BY: CITY OF APPOPKA
IRRIGATION BY: CITY OF APPOPKA UTILITIES
FIRE BY: CITY OF APPOPKA UTILITIES
SANITARY SEWER BY: CITY OF APPOPKA UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: TO BE DETERMINED

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WATER BODY
- GREEN AREA (GRASS)

AREA SCHEDULE

AREA	SQ. FT.	%
LOT AREA	44241.00	100.00
BUILDING	11060.00	25.00
ROAD	20655.00	46.69
GREEN AREA	8185.00	18.50
SIDEWALK	4341.00	9.81

IVOR DEVELOPMENT

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Revisions

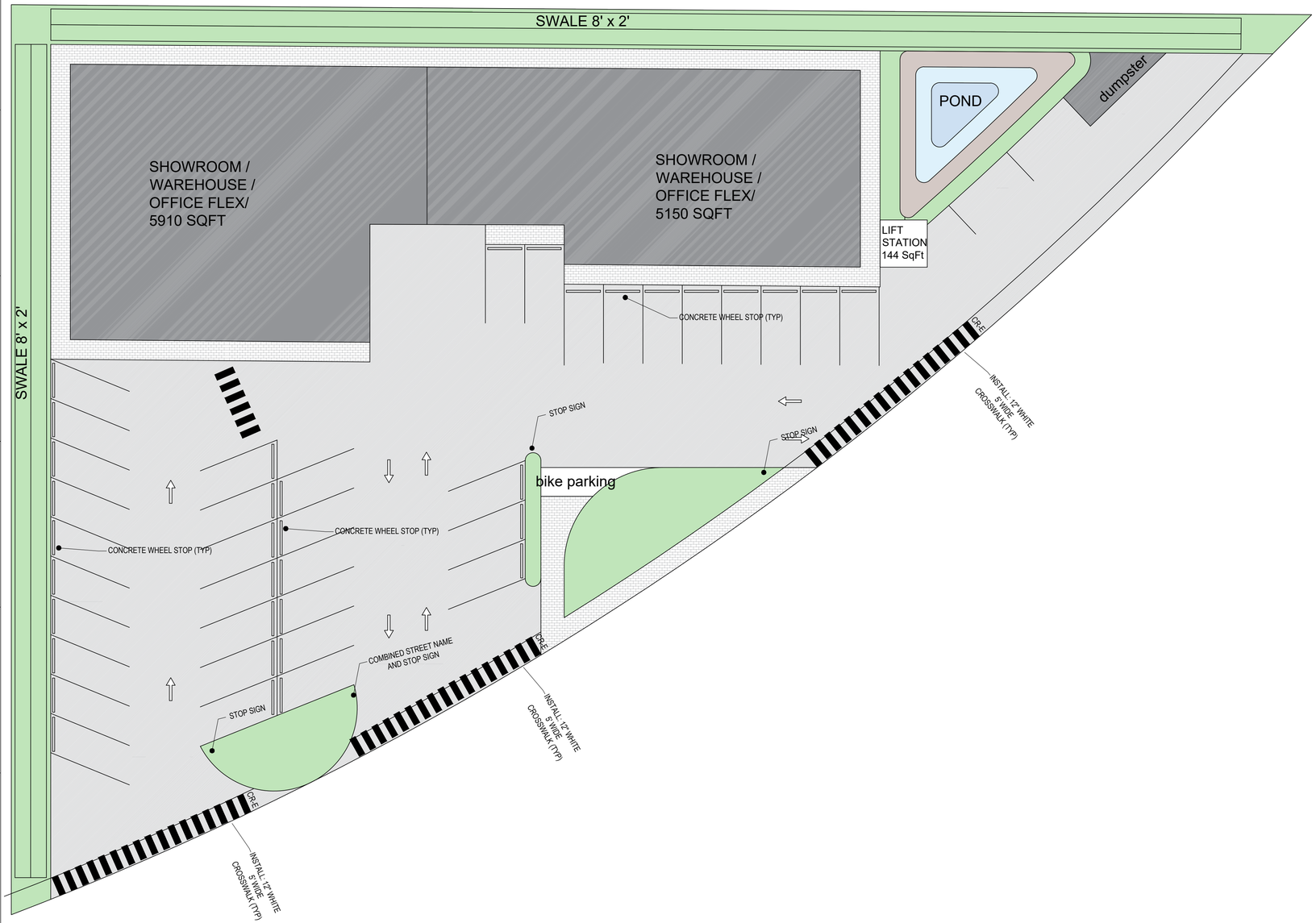
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PROPOSED MASTER PLAN

5.0

Project No:



TRAFFIC NOTES:

1. STOP SIGN FACES SHALL BE 3M DIAMOND GRADE. THE STREET SIGNS SHALL BE (4) BLADES NINE INCHES (9) WIDE.
2. ALL TRAFFIC SIGNS AND MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD LATEST EDITION.
3. ALL STRIPING REMOVAL TECHNIQUES SHALL ADHERE TO THE STANDARDS SET FORTH BY POLK COUNTY ENGINEERING AND TRAFFIC DIVISIONS. REPLACEMENT OF DAMAGED PAVEMENT WILL BE AT THE CONTRACTOR'S EXPENSE AND MUST BE ACCEPTABLE TO POLK COUNTY.
4. ALL PAVEMENT STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 711 AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 706.
5. ALL STRIPING AND PAVEMENT MESSAGES TO BE THERMOPLASTIC.
6. TEMPORARY SIGNS ARE TO BE REMOVED ONCE ROUNDABOUT AND ADJACENT STREETS AND DRIVEWAYS PERMITTED SEPARATELY ARE CONSTRUCTED.
7. DESIGNED FOLLOWING THE 7TH EDITION 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES REQUIREMENTS.
9. SEE SHEETS 8.1 AND 8.2 FOR DETAILS.

STOP R1-1

W11-2

SPEED LIMIT 20 R2-1

W16-7LP

"W1-2aL" OR "W1-2aR", 30" x 30" WITH POSTED SPEED ON DECO. POST PER FOLLOWING CRITERIA:

C/L RADIUS	DESIGN	POSTED
> 150'	30	20
< 150' - 100'	20	15
< 100' - 60'	15.00	15
< 60'	10	10

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:07:28 -04'00'

Revisions

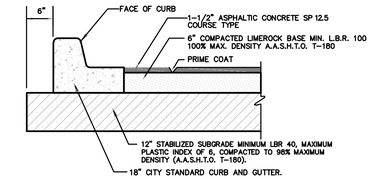
Description	Date

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SCALE:	1" = 40'

Sheet Title:
SIGNAGE AND STRIPING PLAN

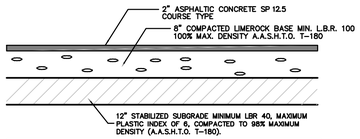
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Project No:



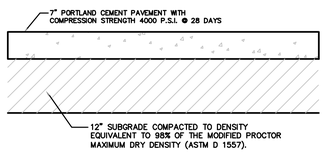
NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
5. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTION
N.T.S.

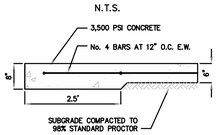


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1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED
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5. CONTRACTOR TO VERIFY PAVEMENT SECTION WITH GEOTECHNICAL REPORT.

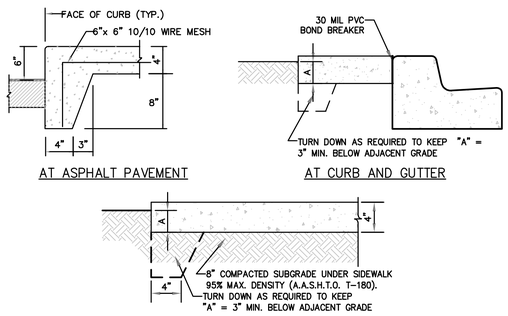
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.

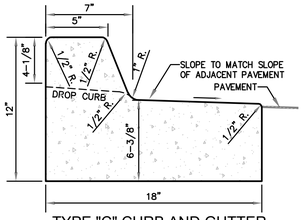


DUMPSTER PAD APRON PAVEMENT SECTION
N.T.S.



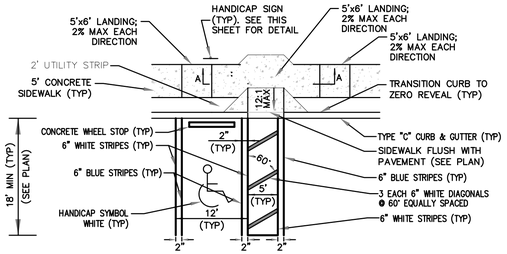
NOTES:
1. CONSTRUCT STRAIGHT JOINTS WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. TRAVERSE JOINTS SHALL BE AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED ON PLANS.
2. PROVIDE EXPANSION JOINTS AT 100' INTERVAL MAXIMUM SPACING ON CENTER.
3. PROVIDE EXPANSION JOINTS FILLER FOR JOINTS ABUTTING CURBS, CATCH BASINS, MANHOLES, INLETS STRUCTURES, WALKS AND OTHER FIXED OBJECTS UNLESS OTHERWISE INDICATED ON PLANS.
4. EXTEND JOINTS FILLER FULL WIDTH AND DEPTH OF JOINT, AND 1/2" BELOW FINISHED SURFACE. PLACE SEALANT OVER JOINT FILLER PER MANUFACTURERS RECOMMENDATIONS.
5. USE PREMOLDED ASPHALT-IMPREGNATED FIBERBOARD, 1/2" THICK CONFORMING TO ASTM D1751. CONTRACTION JOINT SHALL BE SAW CUT (1/4" WIDE BY 1" DEEP).
6. FINISHED SURFACE FOR CONCRETE SIDEWALK SHALL BE GRAY CONCRETE WITH LIGHT BROOM FINISH PERPENDICULAR TO LINE OF TRAFFIC (UNLESS OTHERWISE INDICATED ON PLANS).
7. PROVIDE CRACK CONTROL JOINTS @ (SAME AS WIDTH) O.C.
8. PROVIDE 16" STRIP SOD ADJACENT TO ALL EDGES OF SIDEWALK, CURB AND PAVEMENT AREAS.
9. CONCRETE COMPRESSION STRENGTH 3000 P.S.I. @ 28 DAYS UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
10. SIDEWALK TO BE CONSTRUCTED WITH SLOPES COMPLYING TO WITH LATEST ADA CODE AND FDOT INDEX 522-001. SIDEWALK MAX. VERTICAL SLOPE OF 5.0% AND MAX CROSS SLOPE OF 2.0%.

CONCRETE WALK
N.T.S.



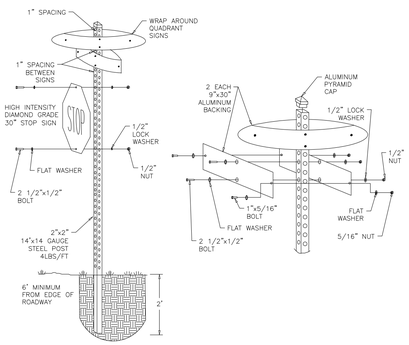
TYPE "C" CURB AND GUTTER TO BE USED AT ALL MEDIANS
N.T.S.

CURB AND CURB & GUTTER NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

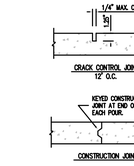


NOTE:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE CHAPTER 9B-7 AND AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. CONTRACTOR SHALL INSTALL A DETECTABLE WARNING SURFACE (IF REQUIRED) IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND FLORIDA BUILDING CODE SECTION 11.
3. REFER TO PAVING AND DRAINAGE PLAN FOR SIDEWALK TRANSITION AND DIMENSIONS.

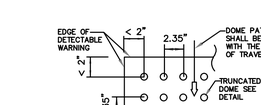
HANDICAP RAMP DETAILS
N T S



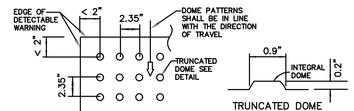
COMBINED STREET NAME AND STOP SIGN INSTALLATION
N.T.S.



CONCRETE JOINT DETAIL
N.T.S.

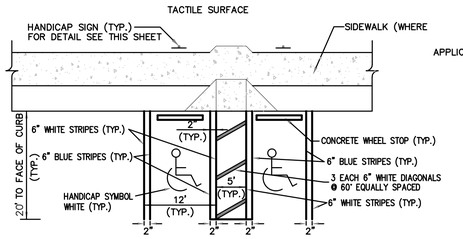


CURB TRANSITION DETAIL
N.T.S.



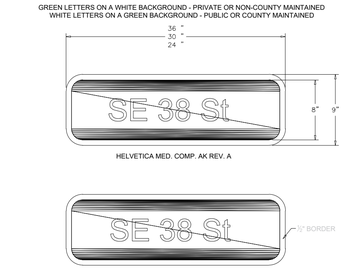
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB

CURB RAMP DETECTABLE WARNING
'N' T'S

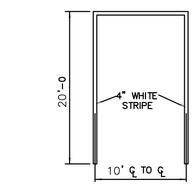


NOTE:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FDOT STANDARD INDEX 522-002 FOR DETECTABLE WARNING PLACEMENT.
3. ALL PAINT AND STRIPING SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.

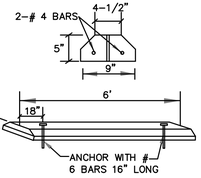
UNIVERSAL HANDICAP PARKING DETAIL
N.T.S.



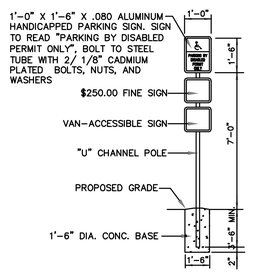
STREET NAME SIGN
N.T.S.



PARKING SPACE STRIPING DETAIL
N.T.S.

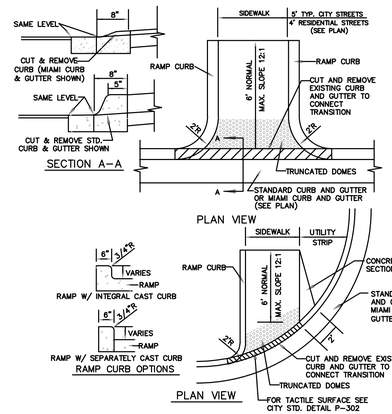


PREFABRICATED WHEEL STOP
N.T.S.



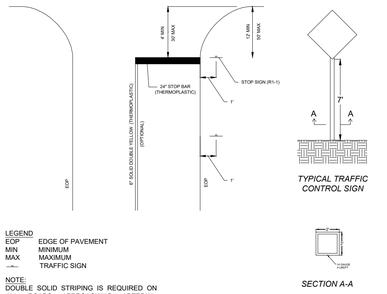
NOTE:
HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL AND FEDERAL CODES AND REGULATIONS.

HANDICAP PARKING SIGN DETAIL
N.T.S.



NOTES:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FDOT STANDARD INDEX 522-002 FOR FURTHER INFORMATION.

STANDARD HANDICAP RAMP DETAILS
N.T.S.



NOTE:
DOUBLE SOLID STRIPING IS REQUIRED ON ALL ROADS APPROACHING ARTERIAL, COLLECTOR AND MAJOR LOCAL ROADS.

INTERSECTION SIGN AND STRIPING DETAIL
N.T.S.

GENERAL NOTES:
1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION FDOT SECTION 522.
2. PROVIDE TRUNCATED DOMES AT ALL VEHICULAR PEDESTRIAN CROSSING POINTS. ALL RAMP LANDINGS SHALL HAVE DETECTABLE WARNINGS PER FBC 406.8 AND FDOT REGULATION 49 CFR 37.21.
3. FOR TURNOUTS SEE FDOT SECTION 515.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN ½".
5. WHEN ROADWAYS OR DRIVEWAYS ARE NEWLY CONSTRUCTED, RECONSTRUCTED OR ALTERED, CONSTRUCT THE CROSS SLOPES FOR CROSSWALKS AND DISCONTINUOUS SIDEWALKS AS FOLLOWS:
   A. A. CROSS SLOPE = 0.02 FOR ROADWAYS OR DRIVEWAY CONTROLLED BY "STOP" SIGN OR "YIELD" SIGN.
   B. B. CROSS SLOPE = 0.05 FOR ROADWAYS OR DRIVEWAYS CONTROLLED BY TRAFFIC SIGNAL.
6. FOR MORE DETAILS, SEE FDOT INDEX 11860, SHEETS 3, 4 AND 5.
7. HANDICAPPED PARKING SPACE SIGN REQUIREMENTS PER FDOT INDEX 700-102 (SHEET 4) AND FDOT INDEX 711-001 (SHEET 11).

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCOEE APOPKA ROAD
APOPKA, FL 32703

SI

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:07:51 -04'00'

Revisions

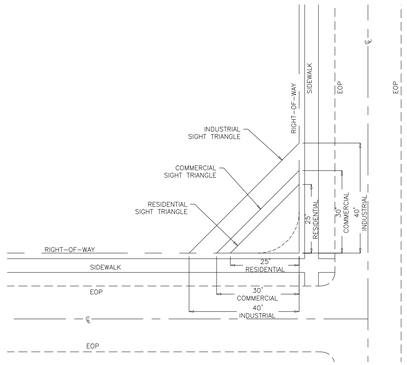
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DATE:	
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Sheet Title:
ROAD AND PAVEMENT DETAILS

6.1

Project No:

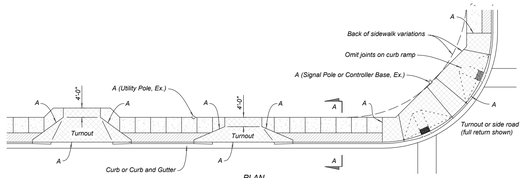


LEGEND
EOP - EDGE OF PAVEMENT
℄ - CENTERLINE OF ROADWAY

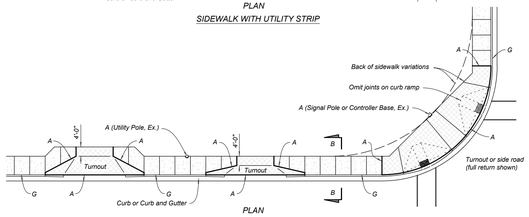
NOTE:
NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE SHOWN.

SIGHT TRIANGLE

N.T.S.



PLAN
SIDEWALK WITH UTILITY STRIP



PLAN
SIDEWALK WITHOUT UTILITY STRIP



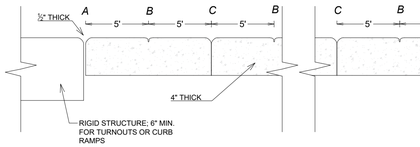
SECTION A-A

SECTION B-B

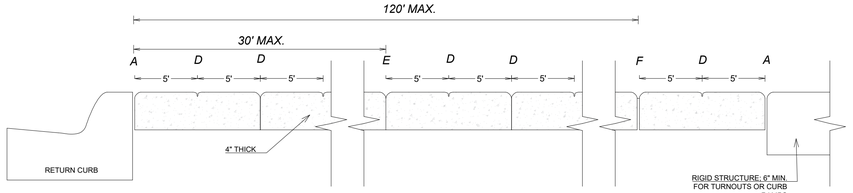
LEGEND:
- *4" Thick Sidewalk*
- *6" Thick Sidewalk*
- *Utility Strip*

CONCRETE SIDEWALK ON CURBED ROADWAYS

N.T.S.



OPEN JOINTS



SAWED JOINTS

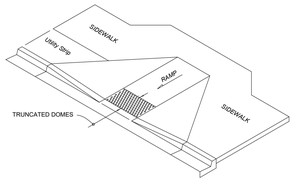
LEGEND:
A - ½" Expansion Joints (preformed joint filler)
B - ⅛" Dummy Joints, tooled
C - ⅛" Formed Open Joints
D - ¾₁₆" Saw Cut Joints, 1 ½" deep (within 96 hours) max. 5' centers
E - ¾₁₆" Saw Cut Joints, 1 ¾" deep (within 12 hours) max. 30' centers joint(s) required when length exceeds 30'
F - ½" Expansion Joint when run of sidewalk exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the engineer.
G - Cold joint with bond breaker, tooled

SIDEWALK SECTION

N.T.S.

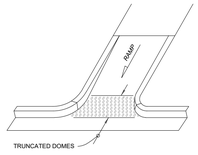
GENERAL NOTES:
1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH SPECIFICATION FDOT SECTION 522.
2. PROVIDE TRUNCATED DOMES AT ALL VEHICULAR PEDESTRIAN CROSSING POINTS. ALL RAMP LANDINGS SHALL HAVE DETECTABLE WARNINGS PER FBC 406.8 AND FDOT REGULATION 49 CFR 37.21.
3. FOR TURNOUTS SEE FDOT SECTION 515.
4. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN ½".
5. WHEN ROADWAYS OR DRIVEWAYS ARE NEWLY CONSTRUCTED, RECONSTRUCTED OR ALTERED, CONSTRUCT THE CROSS SLOPES FOR CROSSWALKS AND DISCONTINUOUS SIDEWALKS AS FOLLOWS:
   A. A. CROSS SLOPE = 0.02 FOR ROADWAYS OR DRIVEWAY CONTROLLED BY "STOP" SIGN OR "YIELD" SIGN.
   B. B. CROSS SLOPE = 0.05 FOR ROADWAYS OR DRIVEWAYS CONTROLLED BY TRAFFIC SIGNAL.
6. FOR MORE DETAILS, SEE FDOT INDEX 11860, SHEETS 3, 4 AND 5.
7. HANDICAPPED PARKING SPACE SIGN REQUIREMENTS PER FDOT INDEX 700-102 (SHEET 4) AND FDOT INDEX 711-001 (SHEET 11).

CR-B MOD

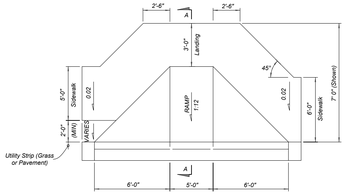


ISOMETRIC VIEW

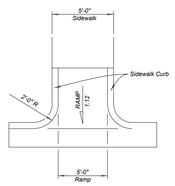
CR-E



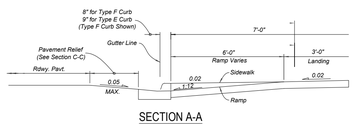
ISOMETRIC VIEW



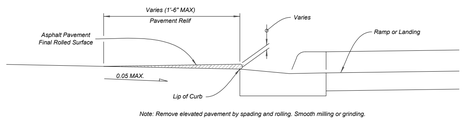
PLAN VIEW



PLAN VIEW



SECTION A-A



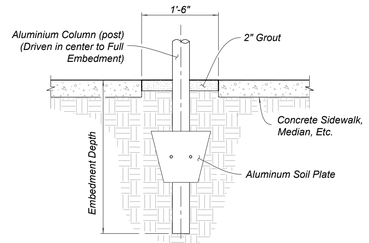
Note: Remove elevated pavement by spading and rolling. Smooth milling or grinding.

SECTION C-C

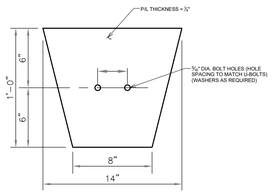
NOTES:
1. CROSSWALKS 5 FEET WIDE;
2. SIDEWALKS WITHOUT UTILITY STRIP MUST BE 8 FEET WIDE, PER FDOT INDEX 522-001, SHEET 1.
3. FOR ADDITIONAL INFORMATION ON SIDEWALK CURB CONSTRUCTION, SEE SIDEWALK CURB OPTIONS DETAILS, FDOT INDEX 522-002, SHEET 3.

CURB RAMPS DETAIL

N.T.S.



DRIVEN POST DETAIL

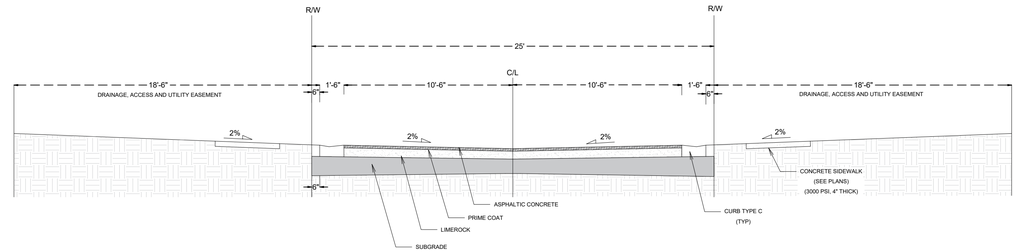


NOTES:
1. ALIGN SOIL PLATE BOTTOM AT ½ OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2" x 1'-0" MAY BE USED AS AN ALTERNATIVE.

ALUMINUM SOIL PLATE DETAIL

SIGN EMBEDMENT

N.T.S.



NOTES:
1. ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE.

25' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S.

IVOR DEVELOPMENT

OWNER/ADDRESS
IVAN FRANK CORREA
1250 OCCEE APOPKA ROAD
APOPKA, FL 32703

JEFFREY M SANON LICENSE No. 70946 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Revisions

Description	Date

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DRAWN BY:	
SCALE:	AS INDICATED

Sheet Title:
ROAD AND PAVEMENT DETAILS

6.2

Project No:

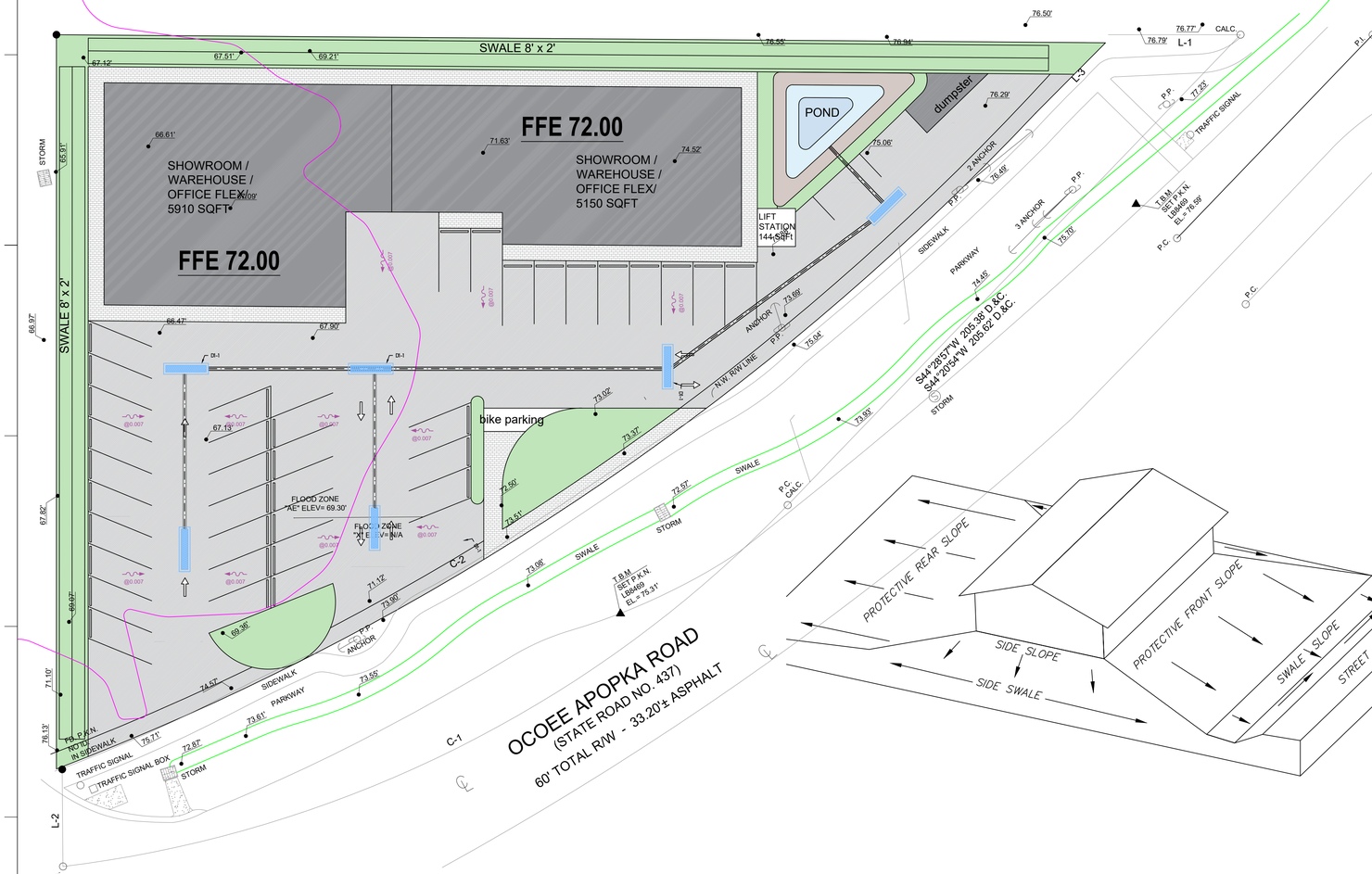
GENERAL:
1. 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
2. 4:1 MAXIMUM SIDE YARD SLOPE (PAD TO LOT LINE), 5:1 MAX REAR YARD SLOPE.
3. 6" (0.5') DIFFERENCE FROM PAD TO FINISHED FLOOR.

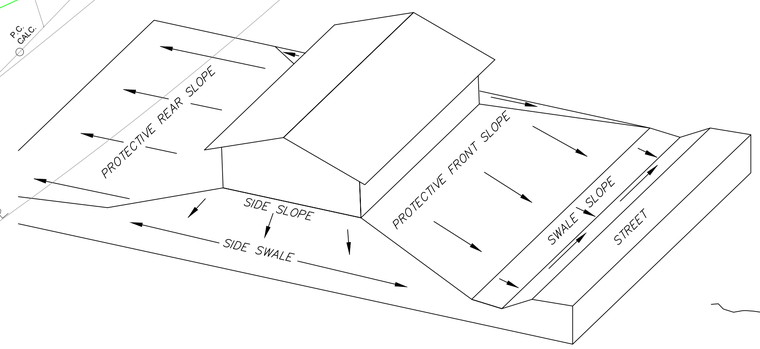
DRIVEWAYS:
1. RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 10% (BASED ON 22' DRIVEWAY).
2. SEE LOT GRADING PLANS FOR RESTRICTED DRIVEWAYS.
IF DRIVEWAYS ARE STEEPER THAN 10%, THE PADS MUST BE SHIFTED TOWARD THE REAR LOT LINE, OF ADDITIONAL STEPS IN THE GARAGE WILL BE REQUIRED.

LEGEND

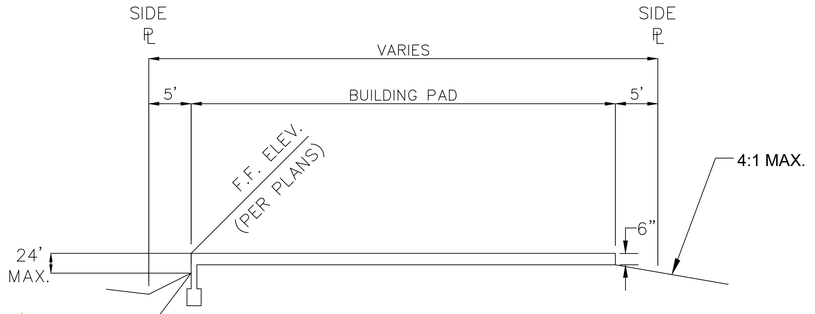
PROPOSED FLOW DIRECTION

64.19 EDGE OF PAVEMENT ELEVATION

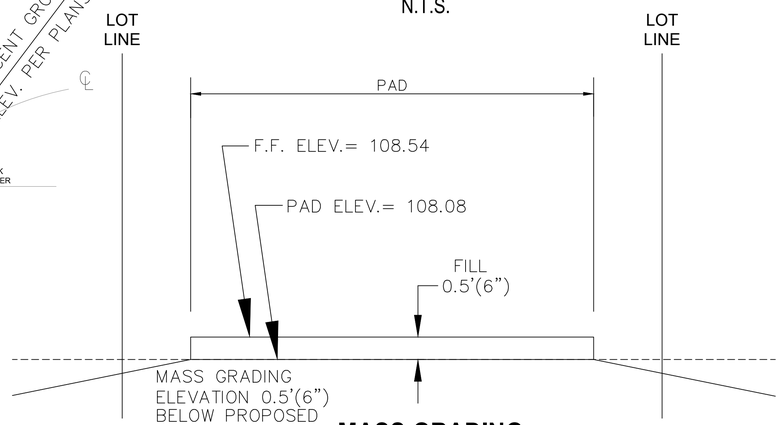




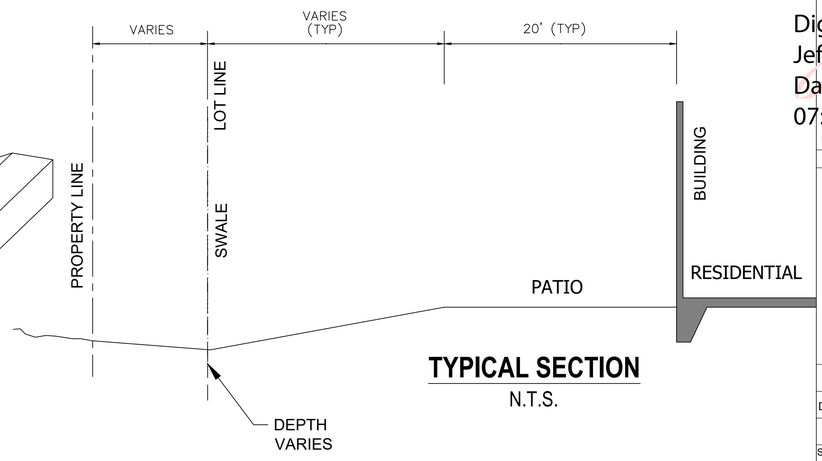
TYPICAL TYPE B LOT GRADING
GRADE BREAK NEAR CENTER OF BUILDING PAD



MONOLITHIC SLAB/TURN DOWN DETAIL
N.T.S.



MASS GRADING
N.T.S.



TYPICAL SECTION
N.T.S.

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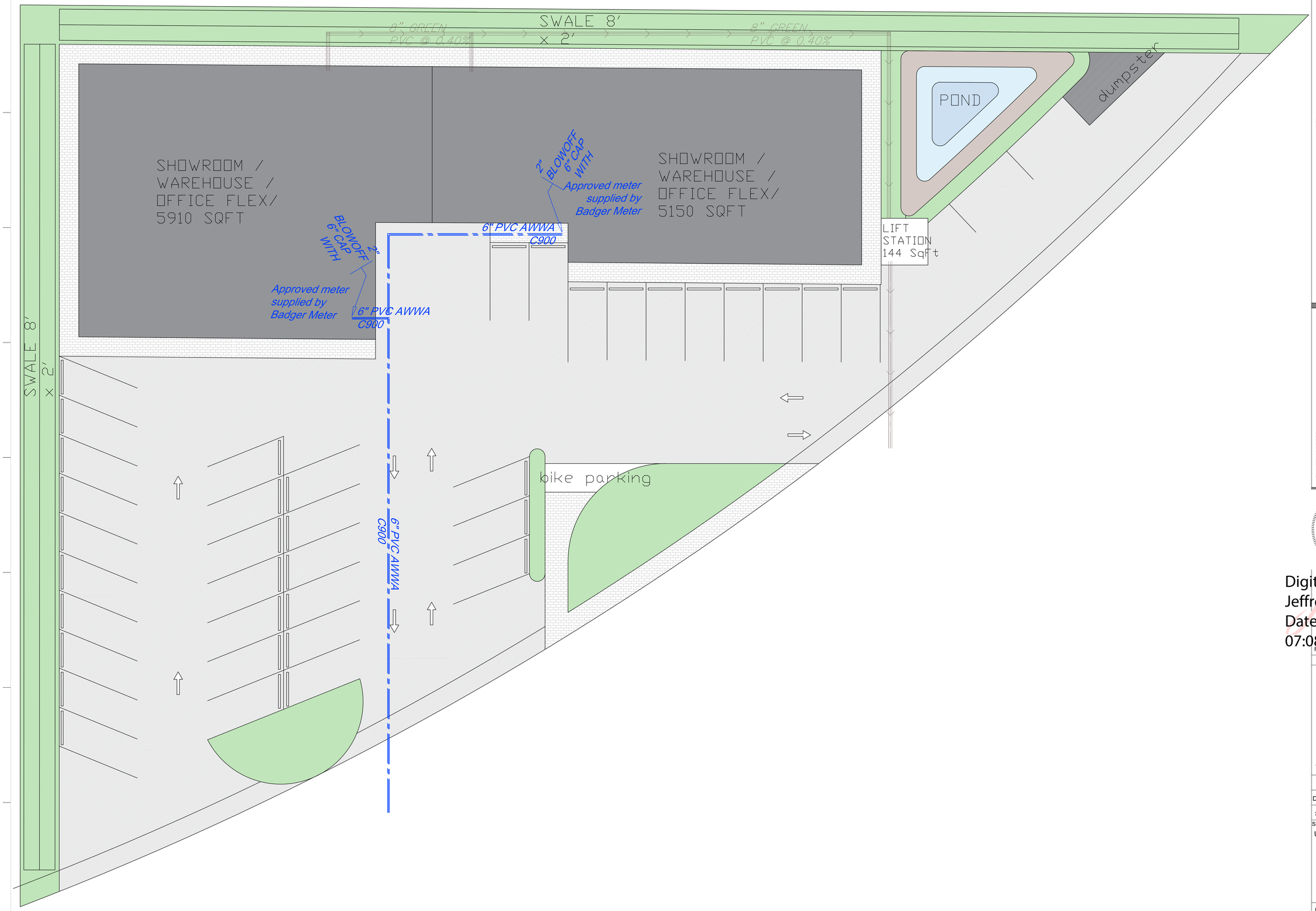
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Sheet Title: LOT GRADING PLAN

7.0

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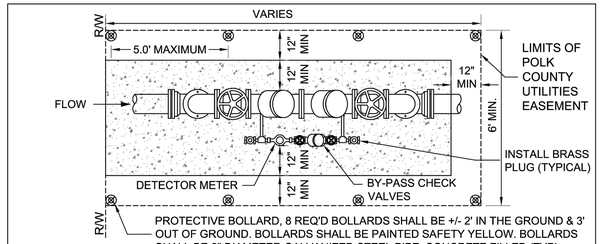
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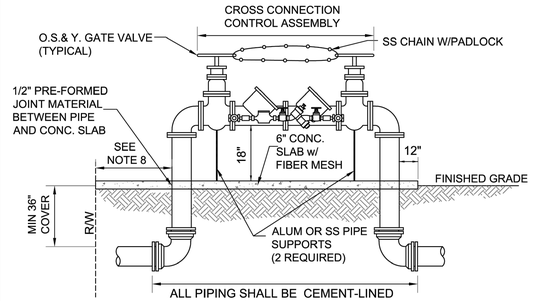
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Sheet Title:
UTILITY PLAN

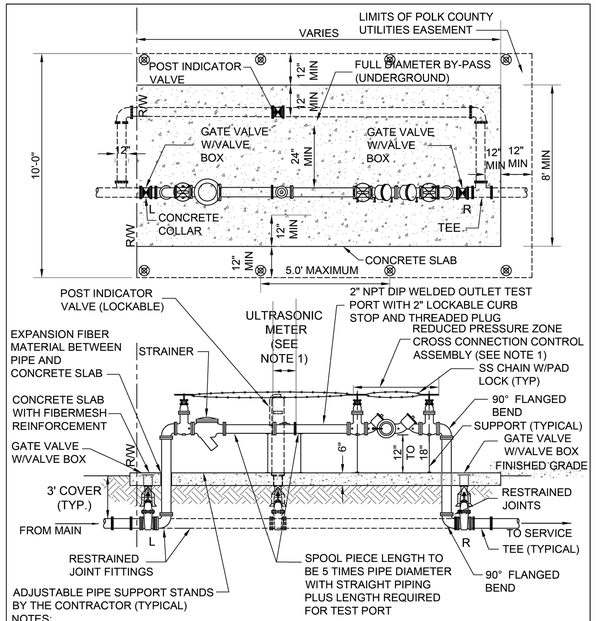
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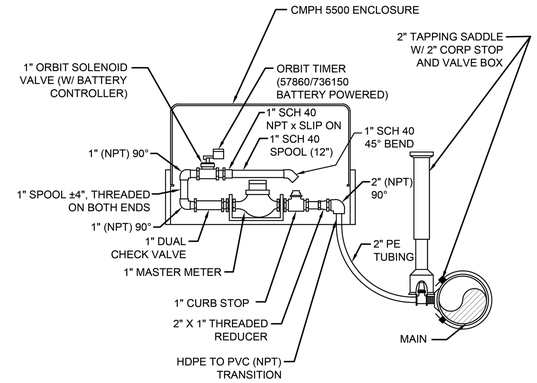




NOTES:
1. RESTRAINED JOINT FITTINGS SHALL BE REQUIRED FOR UNDERGROUND USE.
2. FLANGED FITTINGS SHALL BE REQUIRED.
3. PAINT THE ABOVE GROUND ASSEMBLY, INCLUDING ENTIRE LENGTH OF TIE RODS, AFTER MANUFACTURER'S RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS. PAINT COLOR SHALL BE "INTERNATIONAL ORANGE"
4. PROVIDE PROTECTIVE CONCRETE FILLED 6" PIPE BOLLARDS.
5. AN APPROVED DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE SELECTED IN ACCORDANCE WITH PCU'S "APPROVED CROSS CONNECTION CONTROL ASSEMBLY LIST".
6. SPECIAL FIRE PROTECTION SYSTEMS USING INTERNAL PUMPS, TANKS, ETC. SHALL BE REQUIRED TO USE AN APPROVED REDUCED PRESSURE DETECTOR ASSEMBLY.
7. ALL PIPE, FITTINGS AND APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
8. ASSEMBLY SHALL BE A MINIMUM 10' FROM EDGE OF PAVEMENT OR BUILDING, AND 4' FROM SIDEWALK OR HEDGE.
9. FULL FACED NEOPRENE GASKETS SHALL BE USED ON ALL FLANGED FITTINGS.

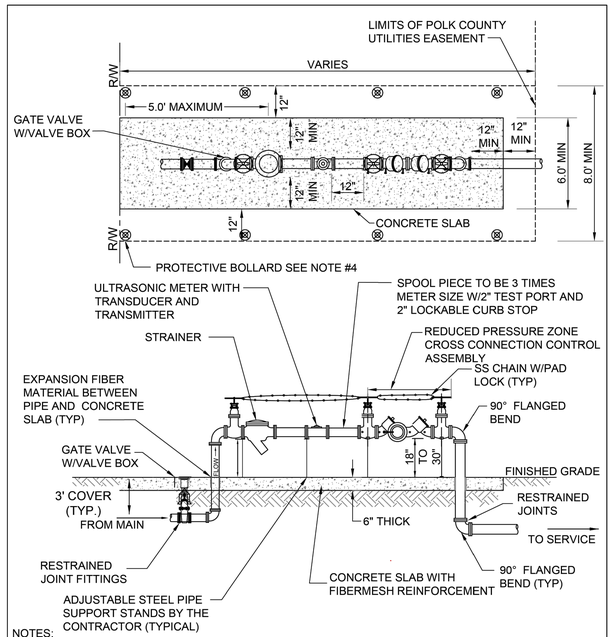


NOTES:
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE MASTER METER INCLUDING THE METER, CROSS CONNECTION CONTROL ASSEMBLY, ALL PIPE FITTINGS, STAINLESS STEEL (CHAINS) AND APPURTENANCES.
2. ALL THE ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. PAINT THE ABOVE GROUND ASSEMBLY, INCLUDING ENTIRE LENGTH OF TIE RODS, AFTER MANUFACTURER'S RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS. PAINT COLOR SHALL BE BLUE (RGB: 0, 204, 255).
4. PROTECTIVE BOLLARD, 8 REQ'D BOLLARDS SHALL BE +/- 2' IN THE GROUND & 3' OUT OF GROUND. BOLLARDS SHALL BE PAINTED SAFETY YELLOW. BOLLARDS SHALL BE 6" DIAMETER GALVANIZED STEEL PIPE, CONCRETE FILLED (TYP).
5. ABOVE GROUND VALVES SHALL BE O.S. & Y TYPE.

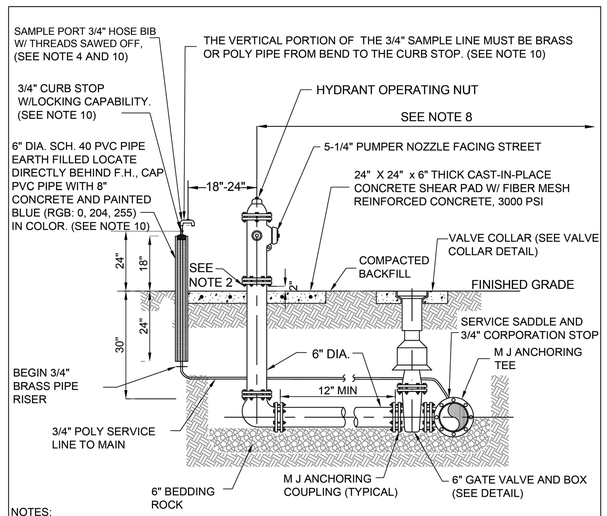


NOTES:

1. ENCLOSURE AND BASE SHALL BE CMPH 5500 DIMENSIONS: 31.51"L X 18.86"W X 29.83"H
2. NO AUTOMATIC BLOW OFF VALVE WILL BE INSTALLED ON RECLAIMED WATER SYSTEMS.



NOTES:
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL POTABLE WATER IRRIGATION MASTER CONTROL ASSEMBLY, ALL PIPE FITTINGS, STAINLESS STEEL (CHAINS) AND APPURTENANCES.
2. ALL THE ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. PAINTING SHALL BE IN ACCORDANCE WITH FDOH REQUIREMENTS AND THE UTILITIES STANDARDS AND SPECIFICATIONS MANUAL.
4. PROTECTIVE BOLLARD, 8 REQ'D BOLLARDS SHALL BE +/- 2' IN THE GROUND & 3' OUT OF GROUND. BOLLARDS SHALL BE PAINTED SAFETY YELLOW. BOLLARDS SHALL BE 6" DIAMETER GALVANIZED STEEL PIPE, CONCRETE FILLED (TYP).
5. ABOVE GROUND VALVES SHALL BE O.S. & Y TYPE.
6. METER SHALL BE CAPABLE OF ACCURATELY MEASURING THE ENTIRE RANGE OF EXPECTED FLOWS AND THE TYPE AND MANUFACTURE SHALL BE APPROVED BY PCU.



NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE (DRY BARREL TYPE) UNLESS OTHERWISE APPROVED BY PCU.
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE 2".
3. RESTRAINED JOINTS OR ALL-THREAD ROD REQUIRED TO SECURE PIPE, RISER AND VALVE IN THE FIRE HYDRANT ASSEMBLY TO THE MAIN.
4. TOP OF SAMPLE PORT TO BE LOWER THAN FLANGE ON FIRE HYDRANT BONNET.
5. HYDRANT SHALL BE PAINTED 1 COAT THEMEC 69-HIBUILD EPOXOLINE II (4-6DFT) AND ONE COAT 73-COLOR ENDURA SHIELD (3-5DFT); COLOR INTERNATIONAL ORANGE
6. VALVE COLLAR AND HYDRANT SHEAR PAD MAY BE INCORPORATED INTO ONE 6" THICK PAD.
7. THRUST BLOCKS MAY ONLY BE USED WHEN CONNECTION IS TO AN EXISTING WATER MAIN AND IT IS NOT KNOWN IF THERE ARE RESTRAINED JOINTS BOTH WAYS FROM THE CONNECTION.
8. HYDRANT SHALL BE MIN OF 2' FROM EDGE OF SIDEWALK, 5' MIN FROM BACK OF MIAMI CURB AND 10' MIN FROM EDGE OF DRIVEWAY OR TURNOUT.
9. A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED 6 INCHES TO THE SIDE OF THE LANE STRIPE WHICH IS CLOSEST TO THE HYDRANT AND IN LINE WITH THE LARGEST PORT.
10. A PRE-MANUFACTURED ONE PIECE SAMPLE STATION MAY BE SUBSTITUTED FOR THE FIELD CONSTRUCTED SAMPLING STATION IN ACCORDANCE WITH THE APPROVED MATERIAL CHECKLIST.

IVOR DEVELOPMENT

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S
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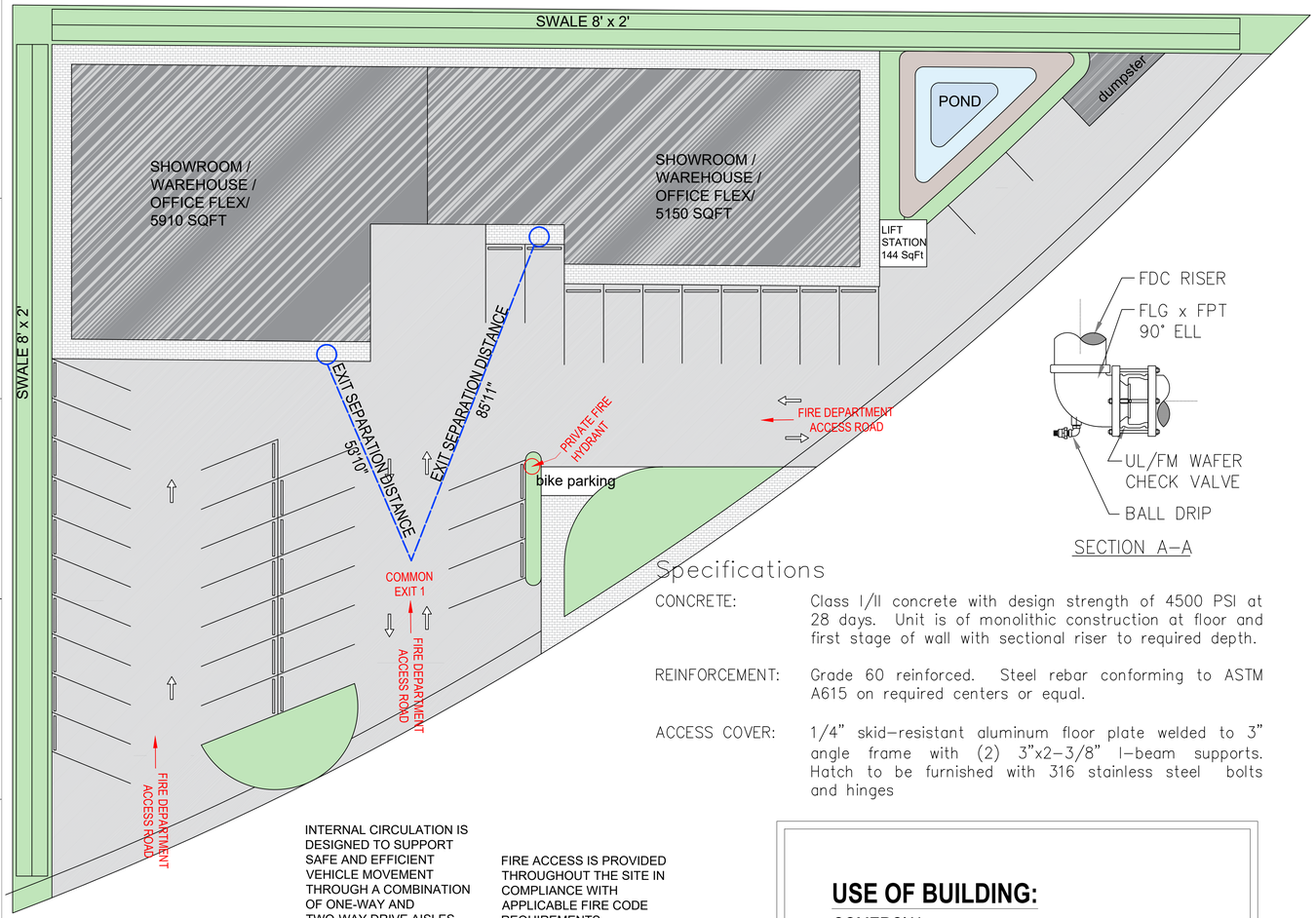
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Sheet Title:
UTILITY DETAILS

8.1

Project No:



SECTION A–A

Specifications

CONCRETE: Class I/II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

ACCESS COVER: 1/4" skid–resistant aluminum floor plate welded to 3" angle frame with (2) 3"x2–3/8" I–beam supports. Hatch to be furnished with 316 stainless steel bolts and hinges

INTERNAL CIRCULATION IS DESIGNED TO SUPPORT SAFE AND EFFICIENT VEHICLE MOVEMENT THROUGH A COMBINATION OF ONE-WAY AND TWO-WAY DRIVE AISLES.

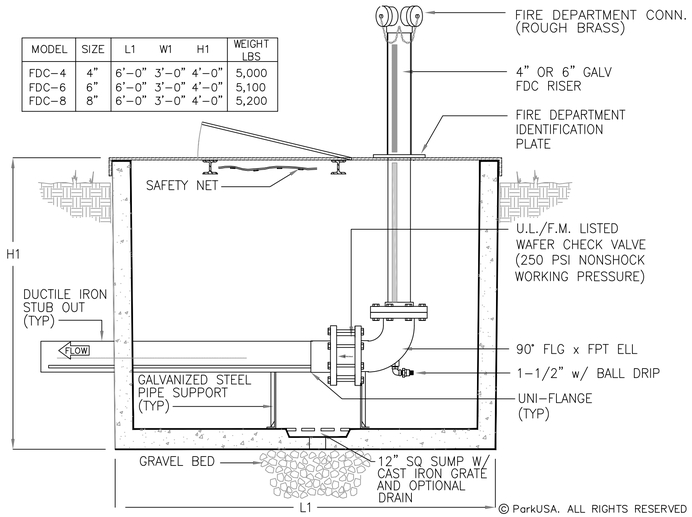
FIRE ACCESS IS PROVIDED THROUGHOUT THE SITE IN COMPLIANCE WITH APPLICABLE FIRE CODE REQUIREMENTS.

USE OF BUILDING:
COMERCIAL

TYPE OF CONSTRUCTION:
V-A (PROTECTED WOOD FRAME)

SEPARATION DISTANCES:
85'11" (Exit 1 to Common Exit 1)
53'-10" (Exit 2 to Common Exit 1)

MODEL	SIZE	L1	W1	H1	WEIGHT LBS
FDC–4	4"	6'–0"	3'–0"	4'–0"	5,000
FDC–6	6"	6'–0"	3'–0"	4'–0"	5,100
FDC–8	8"	6'–0"	3'–0"	4'–0"	5,200

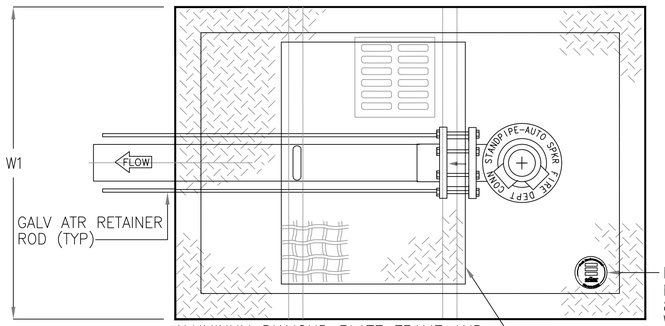


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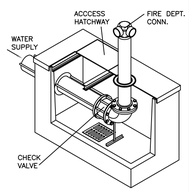
ELEVATION

TYPICAL 2 - FIRE DEPARTMENT CONNECTION

N.T.S



PLAN VIEW



LEGEND

TRAVEL DISTANCE TO AN EXIT

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IVAN FRANK CORREA
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APOPKA, FL 32703

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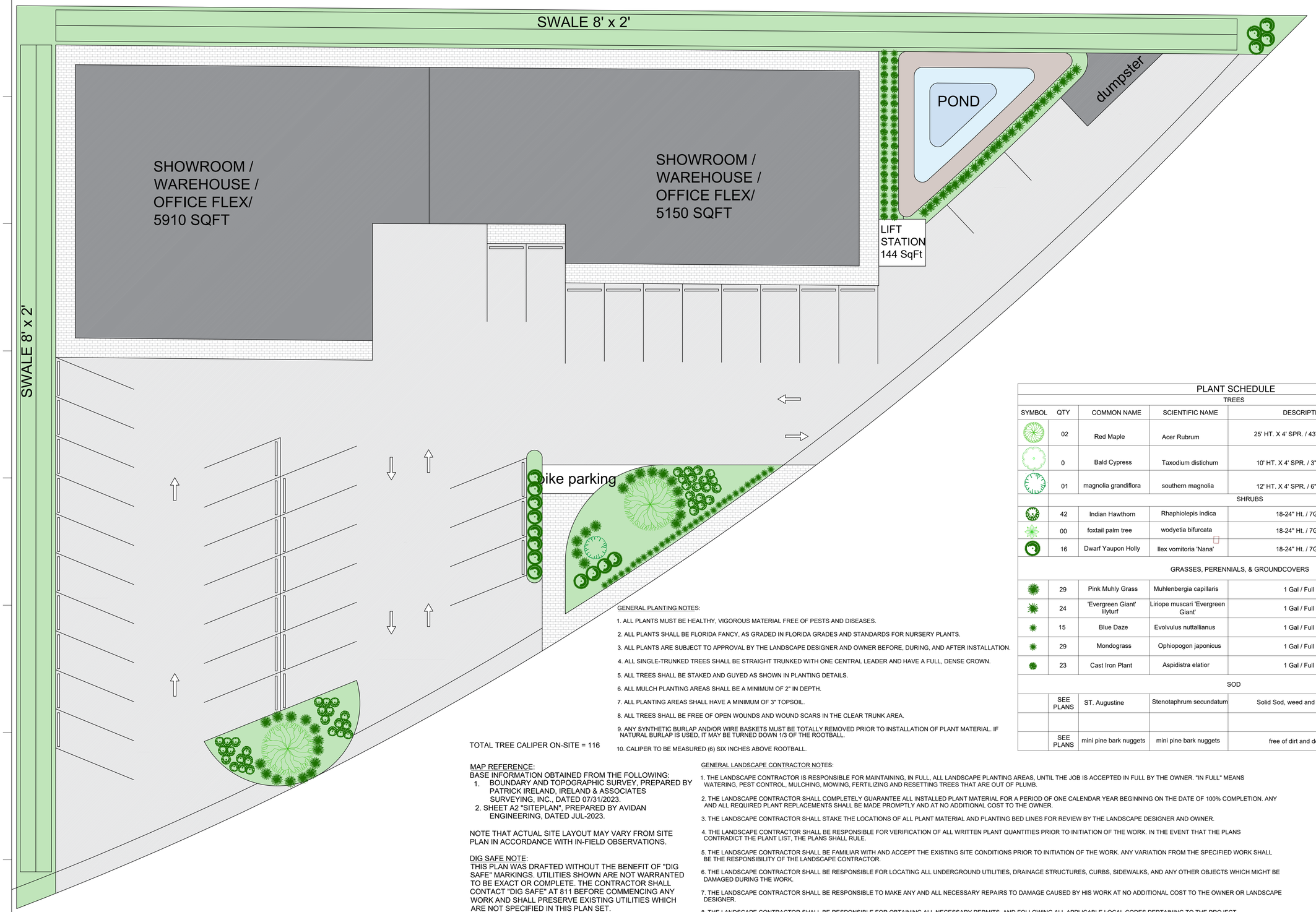
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LIFE SAFETY PLAN

9.0

Project No:



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

TOTAL TREE CALIPER ON-SITE = 116

MAP REFERENCE:
BASE INFORMATION OBTAINED FROM THE FOLLOWING:
1. BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY PATRICK IRELAND, IRELAND & ASSOCIATES SURVEYING, INC., DATED 07/31/2023.
2. SHEET A2 "SITEPLAN", PREPARED BY AVIDAN ENGINEERING, DATED JUL-2023.

NOTE THAT ACTUAL SITE LAYOUT MAY VARY FROM SITE PLAN IN ACCORDANCE WITH IN-FIELD OBSERVATIONS.

DIG SAFE NOTE:
THIS PLAN WAS DRAFTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT SPECIFIED IN THIS PLAN SET.

GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE DESIGNER AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	DESCRIPTION	NOTES
TREES					
	02	Red Maple	Acer Rubrum	25' HT. X 4' SPR. / 43" CALIPER	B&B
	0	Bald Cypress	Taxodium distichum	10' HT. X 4' SPR. / 3" CALIPER	B&B
	01	magnolia grandiflora	southern magnolia	12' HT. X 4' SPR. / 6" CALIPER	B&B
SHRUBS					
	42	Indian Hawthorn	Rhaphiolepis indica	18-24" Ht. / 7Gal	Container
	00	foxtail palm tree	wodyetia bifurcata	18-24" Ht. / 7Gal	Container
	16	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	18-24" Ht. / 7Gal	Container
GRASSES, PERENNIALS, & GROUNDCOVERS					
	29	Pink Muhly Grass	Muhlenbergia capillaris	1 Gal / Full	Container
	24	'Evergreen Giant' lilyturf	Liriope muscari 'Evergreen Giant'	1 Gal / Full	Container
	15	Blue Daze	Evolvulus nuttallianus	1 Gal / Full	Container
	29	Mondograss	Ophiopogon japonicus	1 Gal / Full	Container
	23	Cast Iron Plant	Aspidistra elatior	1 Gal / Full	Container
SOD					
	SEE PLANS	ST. Augustine	Stenotaphrum secundatum	Solid Sod, weed and debris free	field verify qty.
	SEE PLANS	mini pine bark nuggets	mini pine bark nuggets	free of dirt and debris	field verify qty.

GENERAL LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE DESIGNER AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE DESIGNER.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT

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Cel: 689 280-5703
Mail: rodolfo@ivordevelop.com

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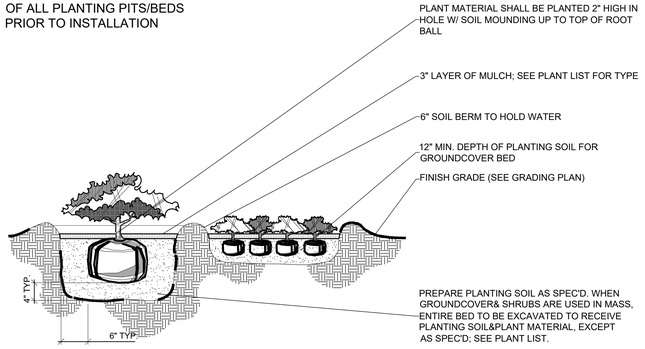
Sheet Title:
LANDSCAPE PLAN

10.0

Project No:

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NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS/BEDS
PRIOR TO INSTALLATION



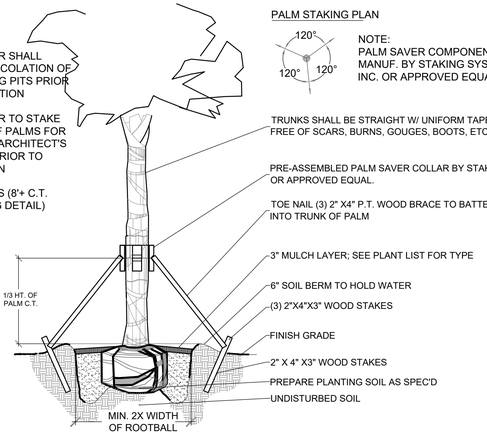
1 Shrub & Groundcover Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

STAKE PALMS (8'+ C.T. PER STAKING DETAIL)



PALM STAKING PLAN

NOTE:
PALM SAVER COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

2 Sabal Palm Planting

Scale: N.T.S.

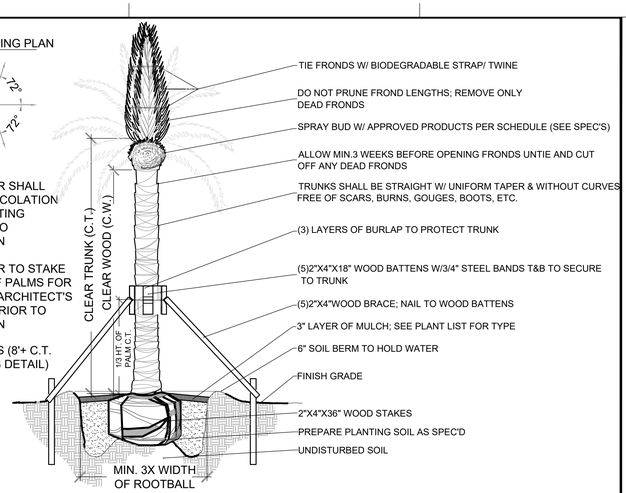
PALM STAKING PLAN



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

STAKE PALMS (8'+ C.T. PER STAKING DETAIL)



3 Phoenix Palm Planting

Scale: N.T.S.

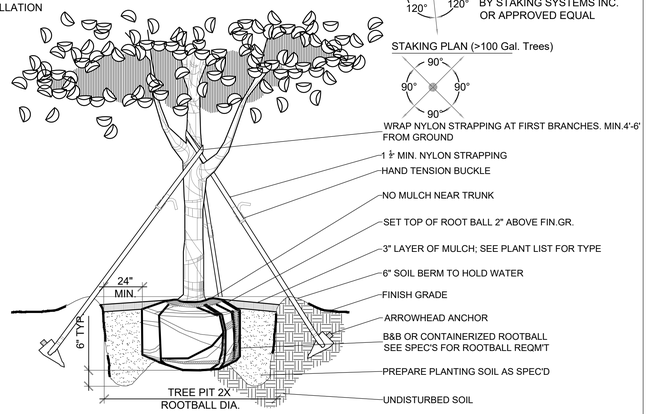
NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN (65-100 Gal. Trees)



NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL

STAKING PLAN (>100 Gal. Trees)



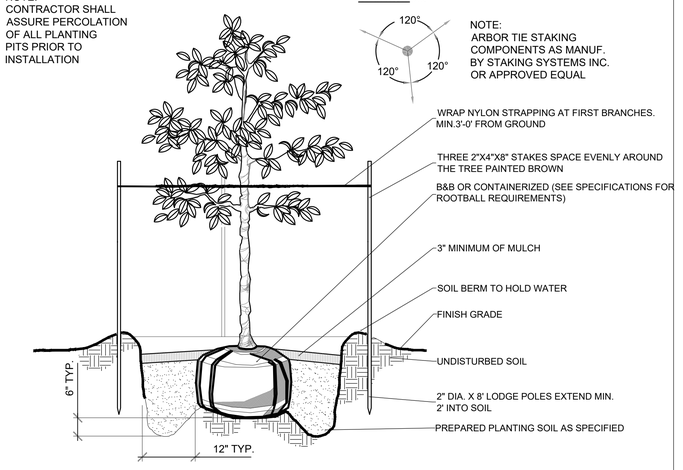
4 Tree Planting (65-100 Gal.)

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN

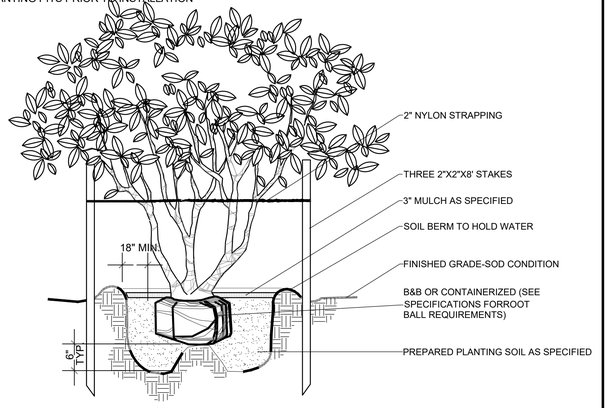
NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL



5 Tree Planting (15-45 Gal.)

Scale: N.T.S.

NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



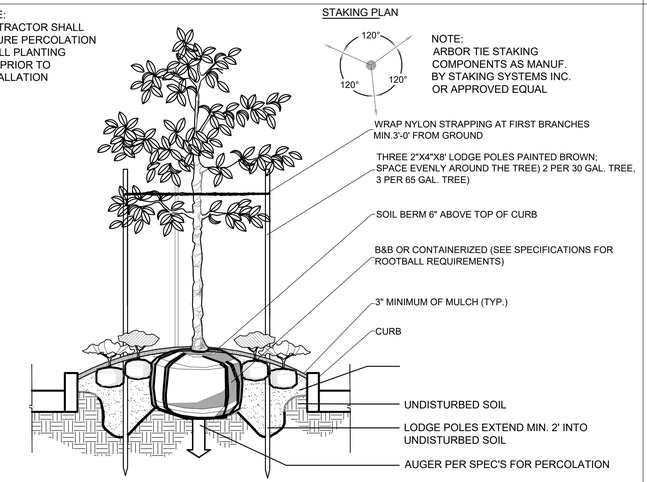
6 Multi-Trunk Tree Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

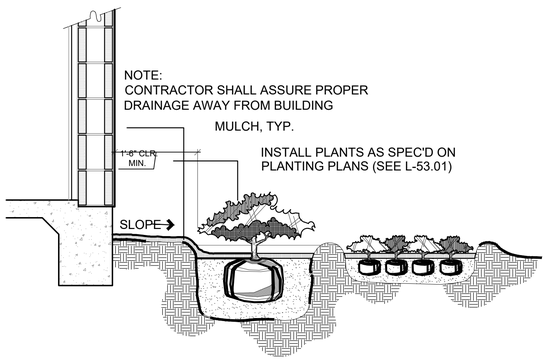
STAKING PLAN (65-100 Gal. Trees)

NOTE:
ARBOR TIE STAKING COMPONENTS AS MANUF. BY STAKING SYSTEMS INC. OR APPROVED EQUAL



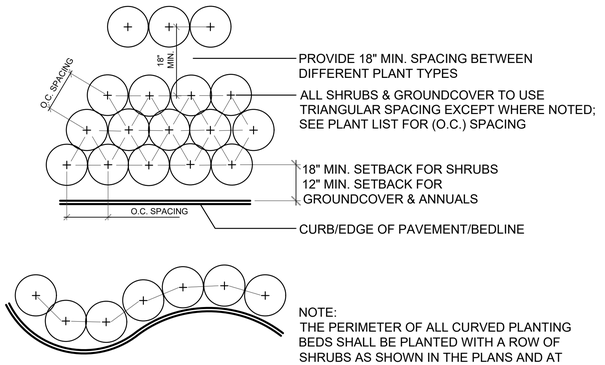
7 Curbed Island Plantings

Scale: N.T.S.



8 Foundation Planting

Scale: N.T.S.



NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL

9 Shrub and Groundcover Spacing

Scale: N.T.S.

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JEFFREY M SANON
LICENSE
No. 70946
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:09:47 -04'00'

Revisions

Description	Date

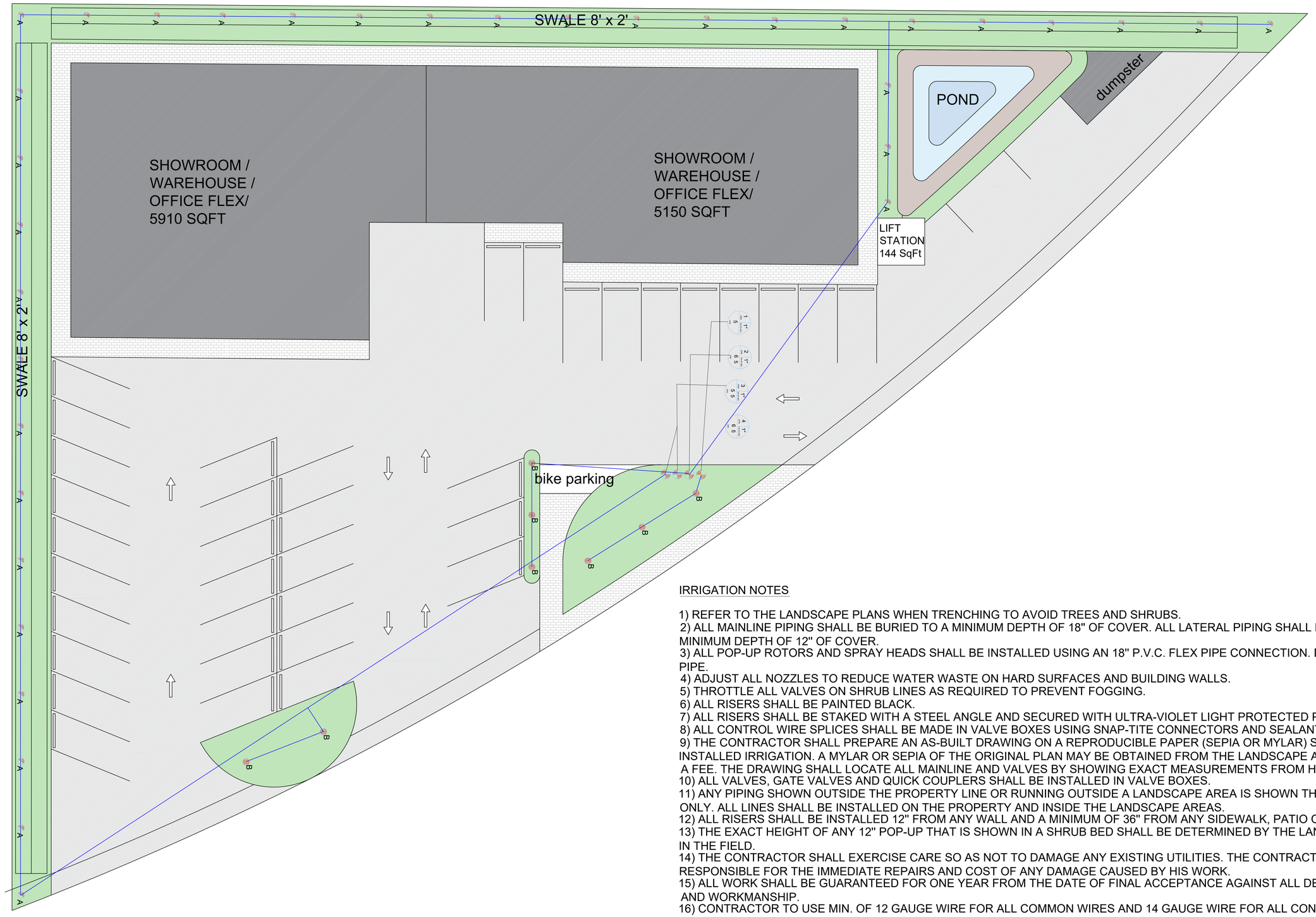
DATE:	
DRAWN BY:	
SCALE:	1" = 40'

Sheet Title:
LANDSCAPE DETAILS

10.1

Project No:

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ESCALA FL, ANY USE OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT BY ESCALA FL, IS PROHIBITED BY LAW.



IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
6) ALL RISERS SHALL BE PAINTED BLACK.
7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

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OWNERADDRESS

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JEFFREY M SANON
LICENSED
No. 70946
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by
Jeffrey M Sanon
Date: 2026.04.06
07:10:10 -04'00'

Revisions

Description	Date

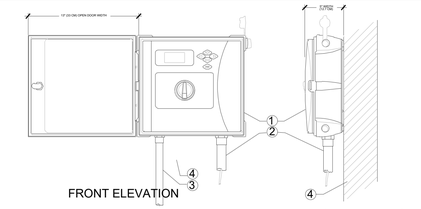
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DRAWN BY:	
SCALE:	1" = 40'

Sheet Title:
IRRIGATION PLAN

11.0

Project No:

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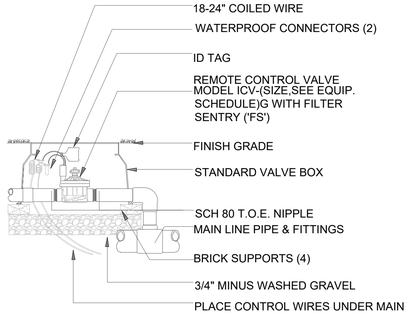
LEGEND:

1. IRRIGATION CONTROLLER (12C-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

2 ICC2 WALL MOUNT CONTROLLER

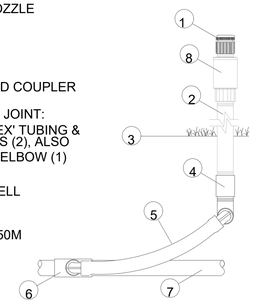
6" = 1'-0"



3 ICV-151 OR 201 GLOBE VALVE

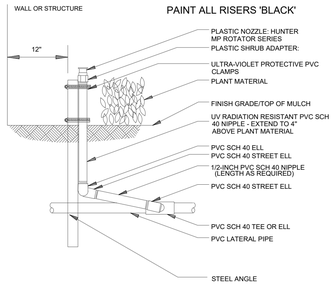
6" = 1'-0"

1. PCN BUBBLER NOZZLE
2. SCH 80 NIPPLE
3. FINISH GRADE
4. SCH 40 THREADED COUPLER
5. PRO FLEX SWING JOINT: HUNTER 'PRO-FLEX' TUBING & HSBE-050 ELBOWS (2), ALSO MARLEX STREET ELBOW (1)
6. LATERAL TEE OR ELL
7. LATERAL PIPE
8. MODEL HCV-50F-50M CHECK VALVE



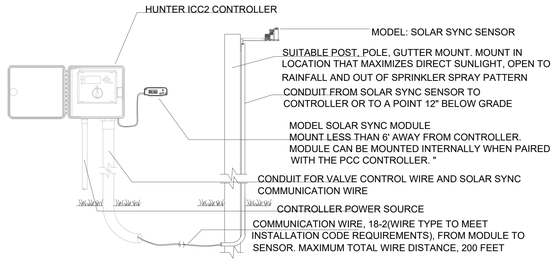
4 PCN BUBBLER

6" = 1'-0"



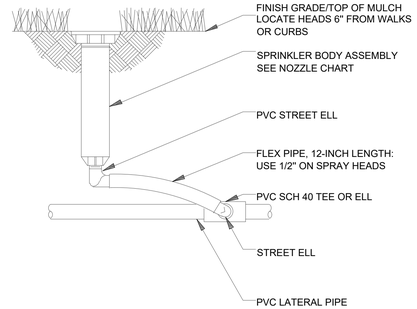
6 SHRUB RISER DETAIL

6" = 1'-0"



7 HUNTER SOLAR SYNC SYSTEM

6" = 1'-0"



5 HEAD DETAIL

6" = 1'-0"

SYMBOL	DESCRIPTION	QTY
	0.50 GPM BUBBLER (2 PER TREE)	4
	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	10
	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZLES	2
	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	18
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	4
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH 0 ACCU-SET PRESSURE REGULATOR	0
C	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPORATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
	1" POTABLE IRRIGATION METER TO PROVIDE 30GPM AT 40 PSI	1
	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
	LATERAL LINE SIZE PER PLAN	SEE PLAN
	1-1/2" CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

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No. 70946
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jeffrey M Sanon
Date: 2026.04.06 07:10:30 -04'00'

Revisions

Description	Date

DATE:	
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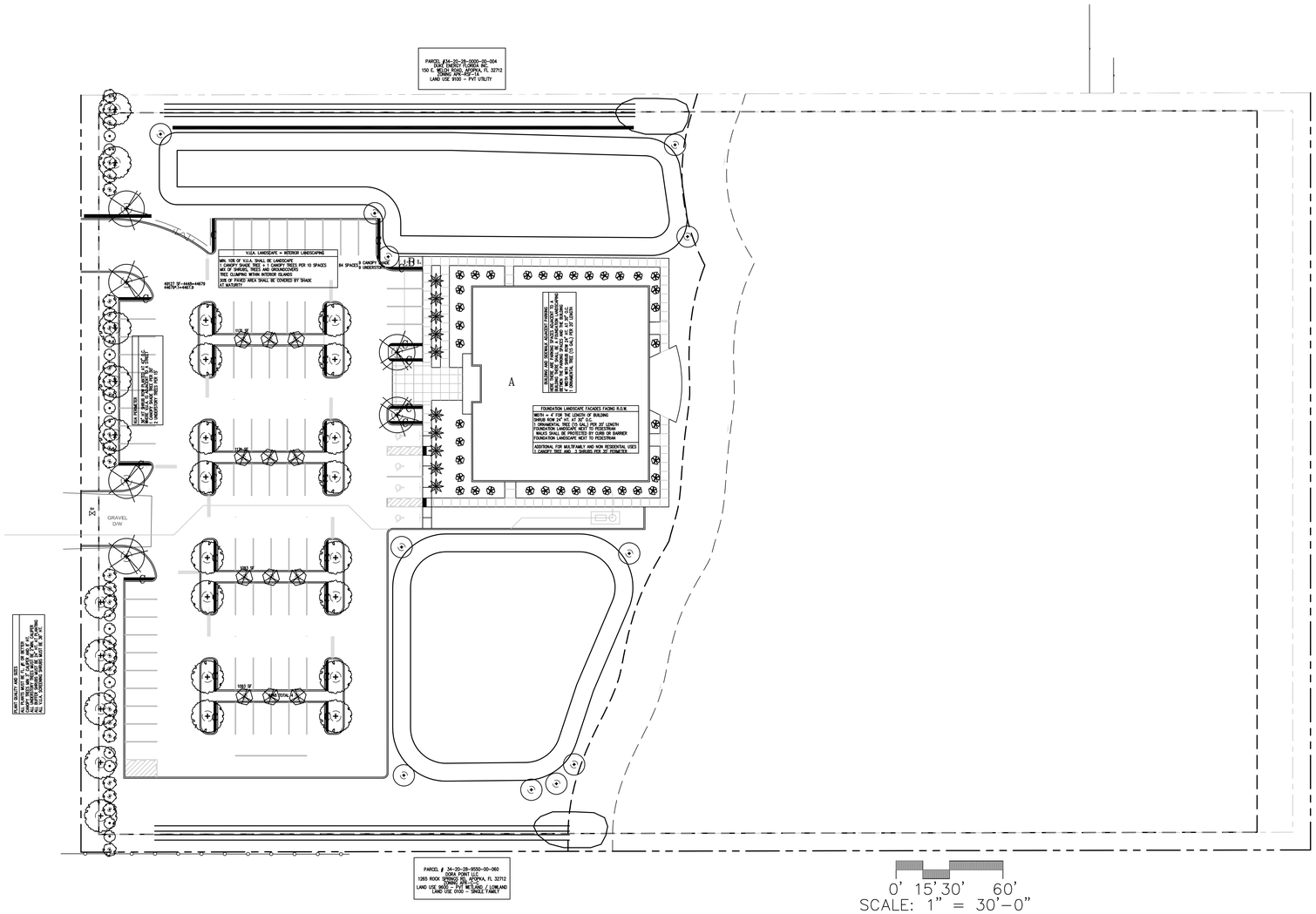
Sheet Title:
IRRIGATION DETAILS

11.1

Project No:

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KEY:
A PROPOSED BUILDING
B BIKE RACK
C WAFFLE PAVER



0' 15'30' 60'
SCALE: 1" = 30'-0"

1 L-1 SITE PLAN
SCALE : 1" = 30' - 0" NORTH

Project Name
GO MINISTRY CHURCH
Rock Springs Road, Apopka, Orange County, Florida
Drawing Title
LANDSCAPE SITE PLAN

No.	REVISIONS	Date

L.a.L.a. LANDART LANDSCAPE ARCHITECTURE
754 ELLWOOD AVENUE
ORLANDO FLORIDA, 32804
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PROJECTS@LANDARTLA.COM
WWW.LANDARTLA.COM

REGISTERED LANDSCAPE ARCHITECT RANDALL S. BAKER LA 0001780 STATE OF FLORIDA

PROFESSIONAL REGISTRATION

Digitally signed by Randall S. Baker
DN: c=US, st=Florida, l=Orlando, serialNumber=AATL20250819412257, o=LAND ART LANDSCAPE ARCHITECTUR, cn=Randall S. Baker, email=Randall@LandArtLA.com
Date: 2025.11.04 13:03:29 -05'00'
Adobe Acrobat Version: 2025.001.20756

RSB
25017.00
DATE: 11/03/25
Drawing No.
L-1

ISSUED FOR REVIEW

CONSTRUCTION SITE PLAN
FOR
EVERLY-ONDICH ROAD SUBDIVISION
CITY OF APOPKA, FLORIDA
PARCEL PID# 12-20-27-0000-00-051

LEGAL DESCRIPTION PER ALLEN AND COMPANY DATED: OCTOBER 14TH, 2025.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE WEST 1,343.5 FEET; THENCE SOUTH 430.5 FEET; THENCE SOUTHEASTERLY 1,354.5 FEET TO A POINT 551.5 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING, LESS ALL THAT PART THEREOF, LYING IN THE NORTHEAST 1/4 OF THE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST; AND BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, A DISTANCE OF 12 FEET; THENCE RUN SOUTHEASTERLY, A DISTANCE OF 359 FEET TO A POINT DUE EAST OF THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE WEST A DISTANCE OF 18 FEET TO THE EAST BOUNDARY LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH, A DISTANCE OF 359 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATE THEREON.

LESS AND EXCEPT THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN FINAL JUDGMENT RECORDED IN INSTRUMENT NO. 20180071823, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA;(A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89 DEGREES 37'11" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1341.45 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 21'33" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ONDICH ROAD AND A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12, SAID POINT ALSO BEING ON THE EAST BOUNDARY OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5576, PAGE 4295 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 21'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 732.21 FEET; THENCE DEPARTING SAID WEST LINE NORTH 39 DEGREES 34'28" EAST, A DISTANCE OF 218.87 FEET POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,294.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 49'01" AND A CHORD BEARING OF NORTH 25 DEGREES 29'58" EAST TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE SOUTH 89 DEGREES 21'11" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 405.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

PROJECT TEAM:

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LANDSCAPE DESIGNS, LLC.
LANDSCAPE ARCHITECT: CARL J. KELLY JR., PLA
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OVIEDO, FLORIDA 32765
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EMAIL: CARKELLYDLLC@GMAIL.COM

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748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT: DA HUO P.E.
PHONE: (407) 703-1732

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

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
700 CARILLON PARKWAY SUITE 6
ST PETERSBURG, FL 33716
CONTACT: GARY BLEVINS
PHONE: (813) 302-0800

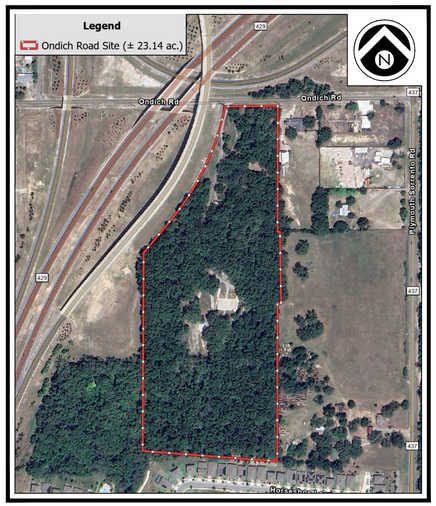
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1325 BLAIRSTONE RD RM 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 815-3144

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

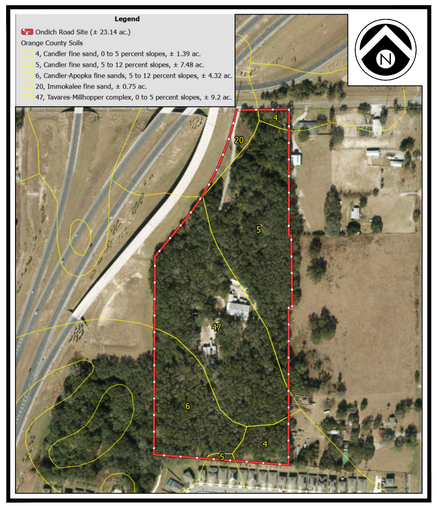
POWER:
DUKE ENERGY
3300 EXCHANGE PL
LAKE MARY, FL 32746
CONTACT: CUSTOMER SERVICE CENTER
PHONE: (407) 629-1010



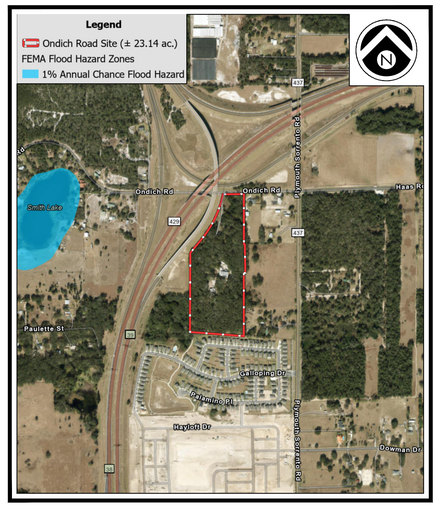
VICINITY MAP
SCALE: 1" = 1 MILE



AERIAL MAP
SCALE: 1" = 300'



SOILS MAP
SCALE: 1" = 300'



FEMA FLOOD MAP
SCALE: 1" = 750'

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	CSP	02-10-2026		
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			

REV.	DATE	DESCRIPTION
1	03/09/2026	CITY OF APOPKA COMMENTS (PERMIT NO. CSP-26-5) DATED 03/09/2026

LUKE CLASSON LICENSE No.77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
Luke M Classon
4/7/26

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\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\COVER SHEET.dwg Plotted:4/7/2026 By:bkillela

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- ORANGE COUNTY, 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 STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12-20-27 AS BEING NORTH 89°21'11" EAST.

2. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.94 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THIS 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 SURVERYOR'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.

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

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

GENERAL NOTES
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: N.T.S.
PROJECT: INB-001
SHEET: C1.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

This item has been digitally signed and sealed by Luke A. Classson, 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\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified:3/10/2026 By:kbillela Plotted By:tj moore

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

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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1	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

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

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA
CONSTRUCTION SITE PLAN
ABBREVIATIONS & SYMBOLS

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	1/26/2026

SCALE	PROJECT	SHEET
N.T.S.	INB-001	C1.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\ABBREVIATIONS & SYMBOLS.dwg Modified:3/10/2026 By:bkillela Plotted By:tj moore



LEGEND OF SYMBOLS AND ABBREVIATIONS:

AC	AIR CONDITIONER
◉	SET 1/2" IRON ROD OR NAIL & DISK LB#8627
	IRRIGATION VALVE
	WELL
	CURB INLET/GRATE
	CLEANOUT
	FIRE HYDRANT
	TELECOMMUNICATION RISER
	ELECTRICAL RISER
	WOODEN POWER POLE
	WOODEN LIGHT POLE
	POWER POLE
	GUY WIRE
	GATE
PB	PLAT BOOK
PG(S)	PAGE(S)
ORB	OFFICIAL RECORDS BOOK
LB	LICENSED BUSINESS
ASPH	ASPHALT
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
℄	CENTER LINE
R/W	RIGHT OF WAY
(D)	DESCRIBED
(M)	MEASURED
(P)	PLATTED
CCR	CERTIFIED CORNER RECORD
SEC	SECTION
ID	IDENTIFICATION
FPC	FLORIDA POWER CORPORATION
PC	POINT OF CURVATURE
NT	NON-TANGENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
CLF	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
INV	INVERT
MES	MITERED END SECTION
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
EL	ELEVATION
	FOUND CONCRETE MONUMENT AS NOTED
FO	FIBER OPTIC VAULT
EB	ELECTRICAL BOX
	ELECTRICAL MARKER
	MAILBOX
	SINGLE STAND SIGN
WM	WATER METER
	WATER VALVE
	FOUND IRON ROD OR PIPE AS NOTED
25	CONTOUR
x24.1	SPOT ELEVATION
14532 Ø14.5'	TREE REFERENCE NUMBER
OHW	OVERHEAD WIRE LINE
TB	TOP OF BANK
TS	TOE OF SLOPE
R/W	RIGHT OF WAY LINE
	EDGE OF PAVEMENT
x	FENCE LINE AS NOTED
UE(QL-B)	BURIED ELECTRICAL LINE
UW(QL-B)	BURIED WATER LINE
RW(QL-B)	BURIED RECLAIM WATER LINE
	CONCRETE

N

W E

S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN AND COMPANY, LLC
BRICE HELLSTROM, PSM #7296
DATE OF FIELD SURVEY: 10/14/2025

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12-20-27 AS BEING NORTH 89°21'11" EAST.
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH TITLE COMMITMENT NUMBER 110862611.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110862611, EFFECTIVE DATE AUGUST 10, 2025 AT 8:00 AM.
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. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNLESS NOTED OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
11. UNLESS OTHERWISE NOTED, UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES.
12. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
13. 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.
14. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THIS 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.
15. THE ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
16. 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.
17. THE TREES SHOWN HEREON ARE IN ACCORDANCE WITH CITY OF APOPKA CODE OF ORDINANCES, INCLUDING ALL TREES WITH A TRUNK DIAMETER OF 4 INCHES OR GREATER.
18. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.94, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
19. SUBJECT PROPERTY CONTAINS 23.100 ACRES, MORE OR LESS.

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REV.	DATE	DESCRIPTION	BY
3	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS - OVERALL
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE 1" = 100'
PROJECT INB-001
SHEET C1.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

The seal appearing on this document was authorized by Luke Classon, PE on the date adjacent to the seal.
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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:3/10/2026 By:bkillela Plotted By:tj moore

SOUTH RIGHT-OF-WAY LINE OF ONDICH ROAD

N89°21'11"E 2687.88'

S00°10'29"W 30.00' (M)
S00°21'33"W 30.00' (D)

EAST BOUNDARY LINE OF LAND PER ORB. 5576, PG. 4295

POINT OF BEGINNING (LESS & EXCEPT) NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27.

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

S89°21'11"W 408.33' (M)
405.82' (D)

30' RIGHT OF WAY AGREEMENT PER ORB 104, PG 581 ITEM #10

10.00' FPC TREE TRIMMING / REMOVAL EASEMENT PER ORB 3610, PG 2674 ITEM #11

SET 1/2" IRON ROD AND CAP STAMPED LB8627

BENCHMARK ELEV.=155.10'

CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

LESS AND EXCEPT: THE PROPERTY TAKEN BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AS DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 242 RECORDED AS INSTRUMENT #20150321646, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

FOUND 5/8" IRON ROD AND CAP STAMPED FDOT LB 6429

60.00' RIGHT-OF-WAY PER ORB 104, PG 581

IRON ROD AND CAP STAMPED ASM LB 6893

(QTY 8 MAILBOXES)

EDGE OF PAVEMENT

EXISTING SOUTH R/W LINE

ROCK COLUMN

4' ALUMINUM RAIL FENCE

FENCE CORNER 1.8' S, 1.6' W

FENCE CORNER 1.6' S, 1.4' W

FENCE CORNER 0.4' S, 0.7' W

FENCE CORNER 0.3' N, 0.5' W

SET 1/2" IRON ROD AND CAP STAMPED LB 8627

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893 0.37' N, 0.02' W

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893 0.54' W

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893

FOUND 1/2" IRON ROD AND CAP STAMPED LB 4596

S00°04'45"W 633.03' (D)

S00°10'29"W 762.13'(M)
S00°21'33"W 732.21' (D)

N89°34'28"E 1322.56' (D)

STEVEN F. AND LILLIAN ETTINGER NOT PLATTED

WANDA SUE MACLARTY NOT PLATTED

NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27

POINT OF BEGINNING NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27 FOUND 1/2" IRON ROD AND CAP STAMPED LB 4596

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

MATCHLINE

CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN AND COMPANY, LLC
BRICE HELLSTROM, PSM #7296
DATE OF FIELD SURVEY: 10/14/2025

Call 48 hours before you dig
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1-800-432-4770
Sunshine State One Call of Florida, Inc.

NO.	DATE	DESCRIPTION	BY
1	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

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

EXISTING CONDITIONS - NORTH
CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/10/2026

SCALE	PROJECT	SHEET
1" = 50'	INB-001	C1.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:3/10/2026 By:bkillela Plotted By:tj moore

MATCHLINE

CENTRAL FLORIDA
HIGHWAY AUTHORITY
NOT PLATTED

TRACT OS-8
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT RT-1
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT A-2
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

WANDA SUE M
NOT PLAT

DAVID
NOT

SOUTHEA

WES

FOUND 4"X4"
CONCRETE MONUMENT PRM
STAMPED VHB LB 7153
1.0' S, 1.5' W

FOUND 1/2"
IRON ROD AND CAP
STAMPED ASM LB 6893

FENCE CORNER
0.3' N, 0.5' W

FOUND 1/2"
IRON ROD AND CAP
STAMPED LB 2108

FOUND 1/2" IRON ROD AND
STAMPED LB 8627
FOUND 5/8"
IRON ROD AND CAP
STAMPED VHB LB 7153
0.07' S, 0.89' E

502
0.000
SET CORNER

S89°36'15"W (P)

WILLIAM YUEN

CHUNQI HAN/
LI ZHANG

ALEJANDRO
ORTIZ/
NICOLE
BRACERO

NOEL
McGOWAN

ZHENG
WEI/JON
XU

VIKASH P.
PARMAR/
SHEENA D.
PARMAR

PEDRO A.
ALMODOVAR/
LYDIA
LOYOLA

XIAOJIAN
WU/
KE LIU

KAYLUN M.
BRYANT/
ALYSSA M.
CASIMIRO
BRYANT

ZHENGXIANG
S. ZHANG

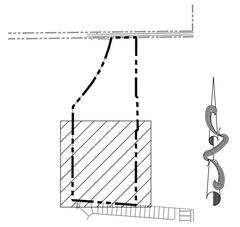
MADISON J.
SEMRAU/
BRAEDHAN
R.
MADDEN

BRIDLE PATH
PB 103, PG(S) 108-114

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

ALLEN AND COMPANY, LLC
BRICE HELLSTROM, PSM #7296
DATE OF FIELD SURVEY: 10/14/2025

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Sunshine State One Call of Florida, Inc.

REV.	DATE	BY
1	03/09/2026	LMC

CITY OF APOPKA COMMENTS - DATED 03/09/2026

DESCRIPTION

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS - SOUTH
CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

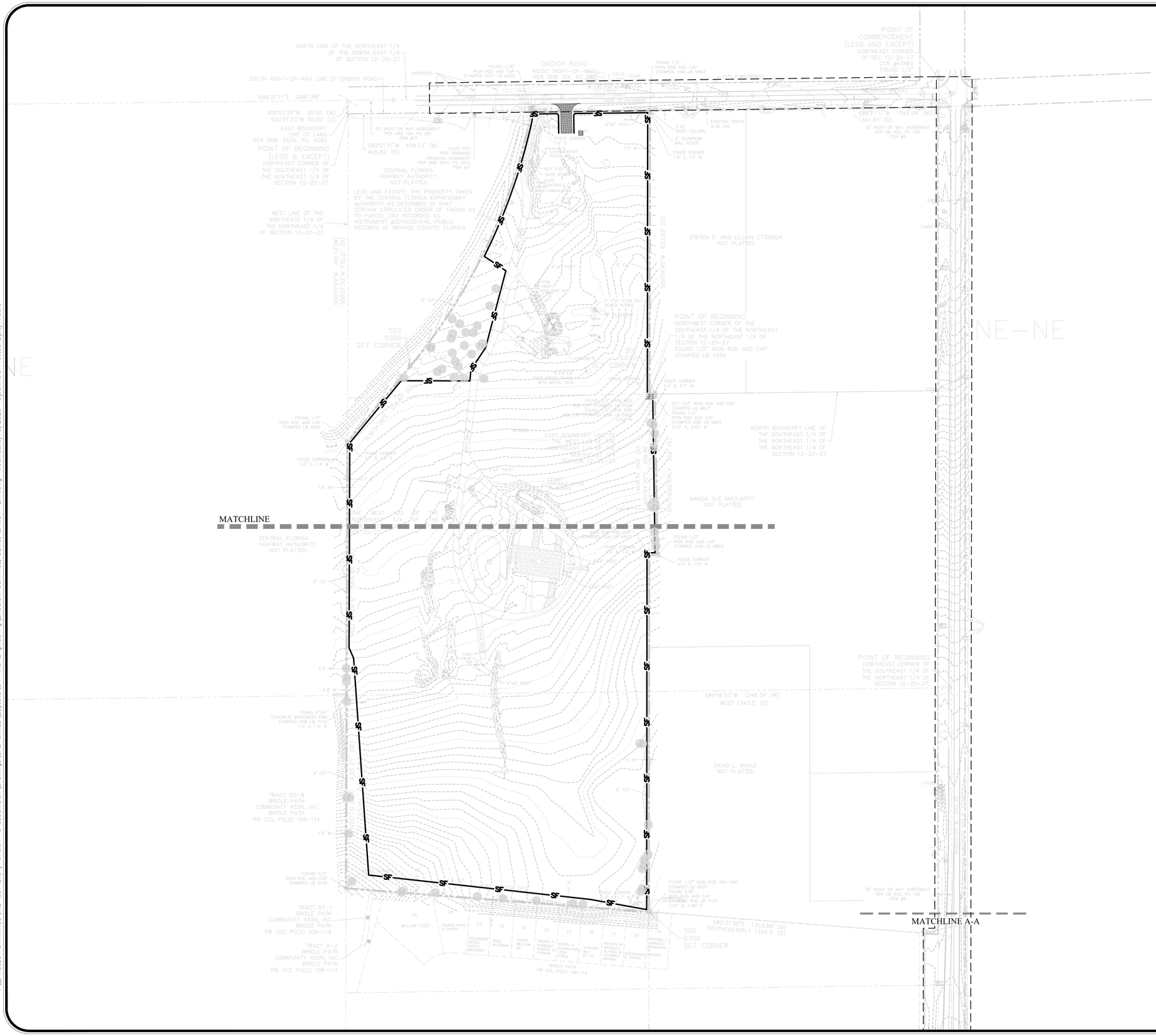
DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/10/2026

SCALE	PROJECT	SHEET
1" = 50'	INB-001	C1.4

LUKE CLASSON
LICENSE
No 77066
STATE OF
4/7/26
FLORIDA
PROFESSIONAL ENGINEER

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N

W E

S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

2. EXPOSED AREA LIMITATION:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.

3. INLET PROTECTION:
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

4. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.

5. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.

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

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

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

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

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

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

12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.1-C2.3 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.W.M.D EROSION PROTECTION STANDARDS.

13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD AND FDEP PROCEDURES.

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

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

FDEP NPDES PERMIT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOI FDEP PERMIT.
2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.

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Sunshine State One Call of Florida, Inc.

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

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

EROSION CONTROL, DEMO, & MOT PLAN - OVERALL

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/10/2026

SCALE	PROJECT	SHEET
1" = 100'	INB-001	C2.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL, DEMO, & MOT PLAN.dwg Modified: 3/10/2026 By: bkillela Plotted By: tj moore

SOUTH RIGHT-OF-WAY LINE OF ONDICH ROAD

N89°21'11"E 2687.88'

S00°10'29"W 30.00' (M)
S00°21'33"W 30.00' (D)

EAST BOUNDARY LINE OF LAND PER ORB. 5576, PG. 4295
POINT OF BEGINNING (LESS & EXCEPT) NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27.

S89°21'11"W 408.33' (M)
405.82' (D)

30' RIGHT OF WAY AGREEMENT PER ORB 104, PG 581 ITEM #10

10.00' FPC TREE TRIMMING /REMOVAL EASEMENT PER ORB 3610, PG 2012 ITEM #11

CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

LESS AND EXCEPT: THE PROPERTY TAKEN BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AS DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 242 RECORDED AS INSTRUMENT #20150321646, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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

S00°10'29"W 762.13'(M)
S00°21'33"W 732.21' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED FDOT LB 6429

OVERPASS

60.00' RIGHT-OF-WAY PER ORB 104, PG 581

IRON ROD AND CAP STAMPED ASM LB 6893

CITY & MAILBOXES

EDGE OF PAVEMENT

DEMO ±110 LF OF CHAIN LINK FENCE ALONG ENTRANCE

DEMO MAIL BOX

DEMO POST

DEMO POST

PLEASE REFER TO THE ORANGE COUNTY R.O.W. PLAN FOR ALL EROSION CONTROL, DEMO, & M.O.T. WITHIN THE TRAVEL WAY

BEGIN 4,692 LF OF SILT FENCE (1 C2.3)

DEMO CONCRETE DRIVE

10'X10' CONCRETE WASH OUT (3 C2.3)

DEMO LIGHT SWITCH POST, KEY PAD, GATE MOTOR, GATE CONTROLS, WOOD CAMERA POLE, YARD LIGHT, AND ALL EXISTING ENTRY FEATURES

CONSTRUCTION ENTRANCE (2 C2.3)

END 4,692 LF OF SILT FENCE (1 C2.3)

DEMO CHAIN LINK FENCE

ROCK COLUMN

4" ALUMINUM RAIL FENCE

FENCE CORNER 1.8' S, 1.6' W

KEY PAD

GATE MOTOR

GATE CONTROLS

SILT FENCE SHOWN OFF-SET FROM PROPERTY BOUNDARDY FOR VIEWING PURPOSES ONLY. CONTRACTOR TO INSTALL SILT FENCE 6" FROM PROPERTY LINE

STEVEN F. AND LILLIAN ETTINGER NOT PLATTED

S00°04'45"W 633.03' (D)

DEMO ASPHALT DRIVE

DEMO POST

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO 4" PVC STUB OUT SEWER INTAKE

DEMO 4" CLEANOUT

DEMO POST

DEMO WOOD FENCE

CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO EXISTING LIGHT POLE

DEMO CONCRETE PAD

DEMO CONCRETE

EXISTING TREES TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE PLANS.

DEMO SHED/WOOD FRAME WITH METAL SKIN

POINT OF BEGINNING NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27 FOUND 1/2" IRON ROD AND CAP STAMPED LB 4596

FENCE CORNER 0.4' S, 0.7' W

SET 1/2" IRON ROD AND CAP STAMPED LB 8627

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893 0.37' N, 0.02' W

FOUND 2" IRON PIPE AND CAP STAMPED ASM LB 6893 0.54' W

NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27

EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27

OFFSITE CHAIN LINK FENCE WITHIN SR 429 RIGHT-OF-WAY TO REMAIN

FOUND 1/2" IRON ROD AND CAP STAMPED LB 4596

N89°34'26"E 1322.76'

FENCE CORNER 1.6' S, 1.4' W

1.6' W

DEMO POST

DEMO PORTABLE OFFICE ON BLOCKS

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO ALL TANK

DEMO ASPHALT DRIVE

MATCHLINE

EXISTING TREES TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE PLANS.

DEMO CONCRETE

WANDA SUE MACLARTY NOT PLATTED

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893

FENCE CORNER 0.3' N, 0.5' W

CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO EXISTING LIGHT POLE

DEMO CONCRETE PAD

DEMO CONCRETE

DEMO POST

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EROSION CONTROL, DEMO, & MOT PLAN - NORTH

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C2.1

LUKE CLASSON — LICENSE — No 77066 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 47726

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MATCHLINE

DEMO POST

DEMO PORTABLE OFFICE ON BLOCKS

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

DEMO ALL TANK

DEMO ASPHALT DRIVE

DEMO CONCRETE

EXISTING TREES TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE PLANS.

DEMO CONCRETE PAD

CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO EXISTING LIGHT POLE

DEMO CONCRETE

DEMO POST

DEMO CONCRETE

OFFSITE CHAIN LINK FENCE WITHIN SR 429 RIGHT-OF-WAY TO REMAIN

DEMO POST

CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO EXISTING LIGHT POLE

EXISTING TREES TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE PLANS.

SILT FENCE SHOWN OFF-SET FROM PROPERTY BOUNDARDY FOR VIEWING PURPOSES ONLY. CONTRACTOR TO INSTALL SILT FENCE 6" FROM PROPERTY LINE

EXISTING TREES TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE PLANS.

CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

WANDA SUE MACLARTY NOT PLATTED

FOUND 1/2" IRON ROD AND CAP STAMPED ASM LB 6893

FENCE CORNER 0.3' N, 0.5' W

FOUND 4"X4" CONCRETE MONUMENT PRM STAMPED VHB LB 7153 1.0' S, 1.5' W

TRACT OS-8 BRIDLE PATH COMMUNITY ASSN, INC BRIDLE PATH PB 103, PG(S) 108-114

DAVID L. BAKLE NOT PLATTED

FOUND 1/2" IRON ROD AND CAP STAMPED LB 2108

FOUND 1/2" IRON ROD AND CAP STAMPED LB 8627 FOUND 5/8" IRON ROD AND CAP TOP STAMPED VHB LB 7153 0.07' S, 0.89' E

TRACT RT-1 BRIDLE PATH COMMUNITY ASSN, INC BRIDLE PATH PB 103, PG(S) 108-114

TRACT A-2 BRIDLE PATH COMMUNITY ASSN, INC BRIDLE PATH PB 103, PG(S) 108-114

WILLIAM YUEN

CHUNQI HAN/ LI ZHANG

ALEJANDRO ORTIZ/ NICOLE BRAGERO

NOEL McGOWAN

ZHENG WEI/JON XU

VIKASH P. PARMAR/ SHEENA P. PARMAR

PEDRO A. ALMODOVAR/ LYDIA LOYOLA

XIAOJIAN WU/ KE LIU

KAYLUN M. BRYANT/ ALYSSA M. CASIMIRO BRYANT

ZHENGXIANG S. ZHANG

MADISON J. SEMRAU/ BRAEDHAN R. MADDEN

S89°16'53"W 1348.39' (M)

WEST 1343.5' (D)

S85°31'39"E 1353.69' (M)

SOUTHEASTERLY 1354.

502 0.000 SET CORNER

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

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

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EROSION CONTROL, DEMO, & MOT PLAN - SOUTH

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

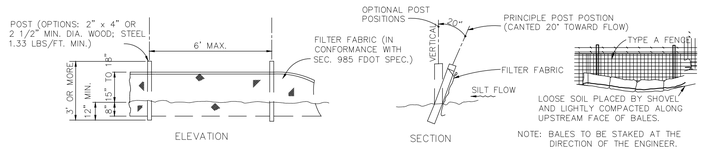
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE 1" = 50'
PROJECT INB-001
SHEET C2.2

LUKE CLASSON LICENSE No 77066 STATE OF 4/7/26 FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luke C. Classson, PE on the date adjacent to the seal.
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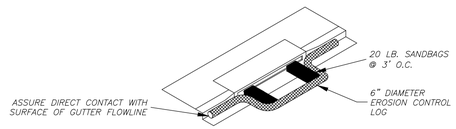
P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL, DEMO, & MOT PLAN.dwg Modified: 3/10/2026 By:bkillela Plotted By:tj moore



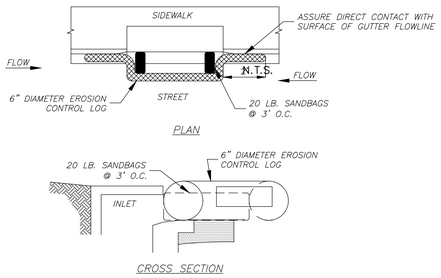
NOTE

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

1 TYPE III SILT FENCE DETAIL



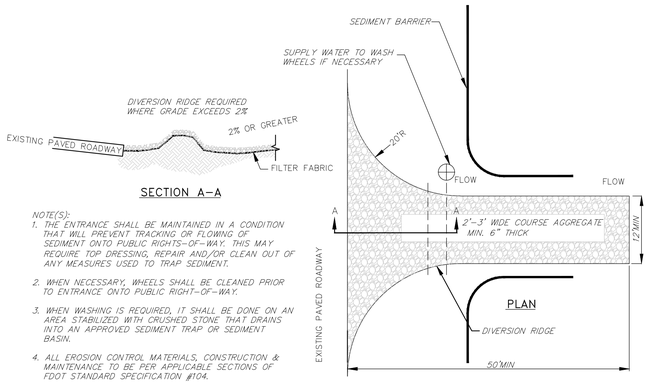
ISOMETRIC



NOTES:

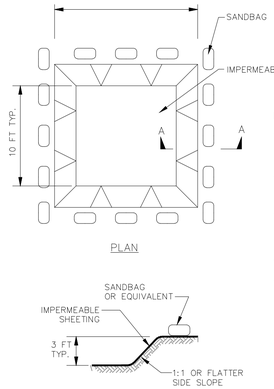
1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

4 EROSION CONTROL LOG 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.

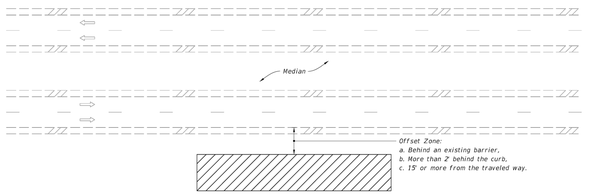


EXCAVATED WASHOUT STRUCTURE

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
N.T.S.



MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:
- Work Area
- Lane Identification and Direction of Traffic

8/21/2021 12:14:02 PM

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

5 M.O.T. DETAIL – WORK OUTSIDE SHOULDER
N.T.S.

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

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

EROSION CONTROL, DEMO, & MOT PLAN – DETAILS

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: N.T.S.
PROJECT: INB-001
SHEET: C2.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
Luke Classon, PE
Digitally signed by Luke M. Classon, PE
Date: 2026.03.09 15:47:26 -04'00'

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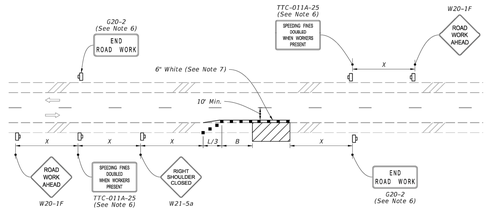
P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL, DEMO, & MOT PLAN.dwg Modified: 3/10/2026 By:bkillela Plotted By:tj moore

NOTE:

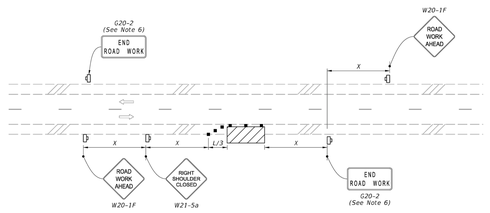
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

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



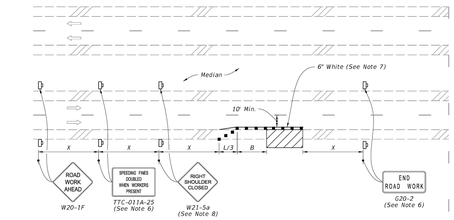
TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



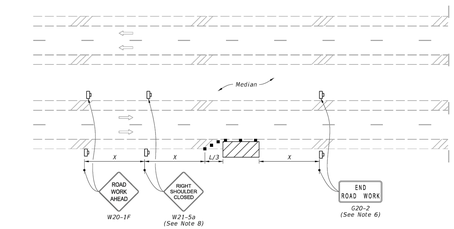
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

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

6 M.O.T. DETAIL – WORK ON SHOULDER
N.T.S.



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



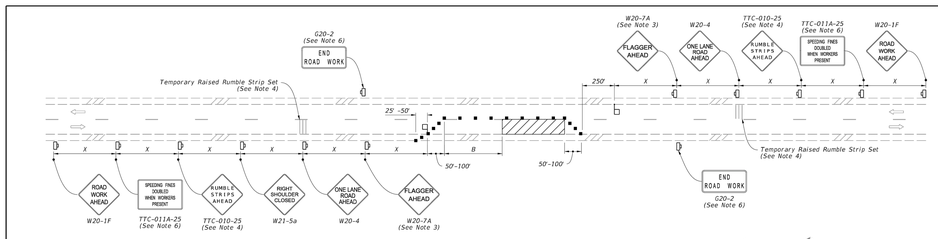
MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

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

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

7 M.O.T. DETAIL – WORK WITHIN TRAVEL WAY
N.T.S.



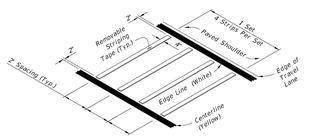
NOTES:

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 vehicles
   c. Pilot vehicles
   d. Traffic signals

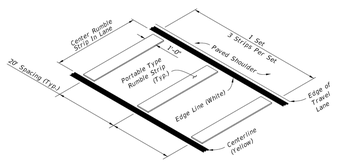
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted 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



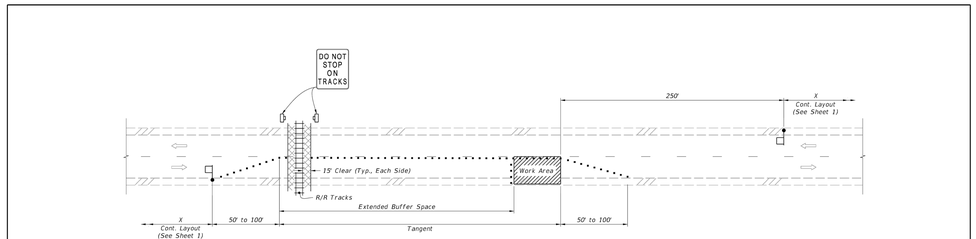
OPTION - 1
REMOVABLE STRIPING TYPE



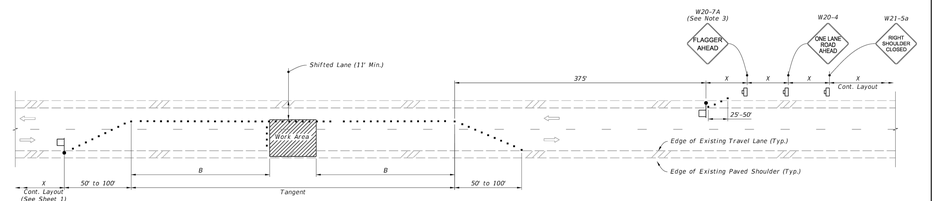
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION 11/01/25	REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 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 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2

ALL WORK WITHIN ONDICH ROAD OR PLYMOUTH SORRENTO ROAD TO BE PERMITTED THROUGH ORANGE COUNTY. REFER TO ORANGE COUNTY R.O.W. IMPROVEMENT PLANS

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NO. 39060

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

CONSTRUCTION SITE PLAN
EROSION CONTROL, DEMO, & MOT PLAN – DETAILS
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

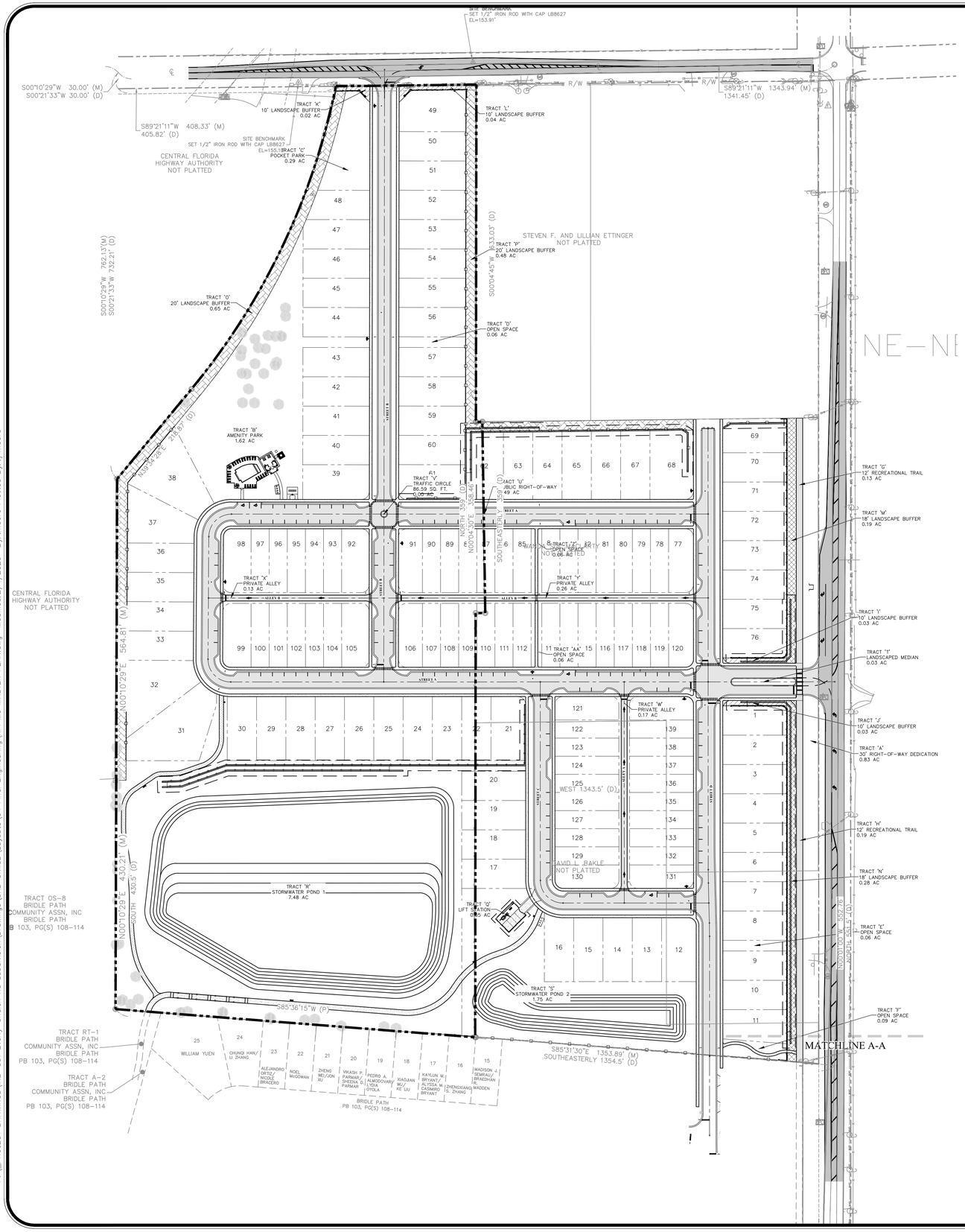
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: N.T.S.
PROJECT: INB-001
SHEET: C2.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 47726

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL, DEMO, & MOT PLAN.dwg Modified: 3/10/2026 By:bkillela Plotted By:tj moore



NOTE: MASTER PLAN APPROVED BY CITY OF APOPKA ON JUNE 15, 2022, AND IS SHOWN FOR REFERENCE PURPOSES ONLY

OVERALL SITE DATA:

OCPA - PARCEL ID #:	**12-20-27-0000-00-035 12-20-27-0000-00-051 12-20-27-0000-00-072 12-20-27-0000-00-073**
TOTAL PROPERTY AREA:	**40.50 Ac.**
DEDICATED COUNTY RIGHT-OF-WAY AREA	**0.83 Ac.**
TOTAL DEVELOPABLE AREA	**39.67 Ac.**
FEMA FLOOD INSURANCR RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050F DATED SEPT. 25, 2009	**X**
EXISTING FUTURE LAND USE (FLU):	**FLU-IP (CITY) R (COUNTY)**
PROPOSED FUTURE LAND USE (FLU):	**MU**
ADJACENT FUTURE LANE USE (FLU):	
NORTH	**FLU-IP (CITY), R (COUNTY)**
SOUTH	**MU**
EAST	**R**
WEST	**R**
EXISTING ZONING:	**T (CITY) A-1 (COUNTY)**
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	**NEIGHBORHOOD OVERLAY DISTRICT**
PROPOSED ZONING:	**KPI-MU**
ADJACENT ZONING:	
NORTH	**T (CITY), A-1 (COUNTY)**
SOUTH	**MU-N**
EAST	**A-1**
WEST	**A-1**
PROPOSED MINIMUM LOT REQUIREMENTS	

	34' REAR-LOADED	55' FRONT LOADED
MINIMUM LOT AREA	**4,080 SF**	**6,600 SF**
MINIMUM LOT WIDTH	**34 ft.**	**55 ft.**
MINIMUM LOT DEPTH	**120 ft.**	**120 ft.**
MAXIMUM BUILDING HEIGHT	**35 ft. (2-story)**	**35 ft. (2-story)**
SETBACKS		
FRONT PORCH	**10 ft. min.**	**10 ft. min**
FRONT/STREET SIDE	**15 ft. min/30 ft. max.**	**15 ft. min/30 ft. max.**
REAR	**5 ft. min.**	**20 ft. min**
SIDE	**5 ft. min.**	**5 ft. min.**
FRONT GARAGE	**N/A**	**20 ft. min.**
REAR GARAGE	**18 ft. min.**	**N/A**

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- BUILDING SETBACKS
- 20' LANDSCAPE BUFFER
- 18' LANDSCAPE BUFFER
- 10' LANDSCAPE BUFFER

PARCEL DATA

PARCEL	TOTAL PARCEL AREA		OWNER
12-20-27-0000-00-035	2.06 AC	89,787 SF	Wanda S. Maclarty, David & Dennis Bakle
12-20-27-0000-00-051	23.13 AC	1,007,702 SF	Larry & Corinne Everly Family Trusts
12-20-27-0000-00-072	5.22 AC	227,315 SF	David & Charlotte Bakle
12-20-27-0000-00-073	10.09 AC	439,420 SF	Wanda S. Maclarty
TOTAL	40.50 AC	1,764,223 SF	PULTE HOME COMPANY, LLC

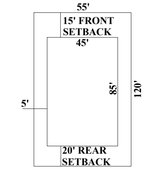
OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	7.93 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	1.90 AC	4.80%
OPEN SPACE	0.20 AC	0.51%
LANDSCAPE BUFFER	1.71 AC	4.31%
RECREATIONAL TRAIL	0.31 AC	0.79%
STORMWATER POND (75% MAX)	6.90 AC	17.41%
TOTAL	11.03 AC	27.82%

TRACT DATA

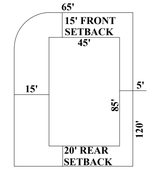
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' ROW DEDICATION	0.83 AC	36,310 SF	COUNTY
TRACT 'B'	AMENITY PARK	1.57 AC	68,197 SF	H.O.A.
TRACT 'C'	POCKET PARK	0.34 AC	14,663 SF	H.O.A.
TRACT 'D'	OPEN SPACE	0.06 AC	2,500 SF	H.O.A.
TRACT 'E'	OPEN SPACE	0.06 AC	2,401 SF	H.O.A.
TRACT 'F'	OPEN SPACE	0.09 AC	3,909 SF	H.O.A.
TRACT 'G'	12' RECREATIONAL TRAIL	0.13 AC	5,518 SF	CITY
TRACT 'H'	12' RECREATIONAL TRAIL	0.19 AC	8,144 SF	CITY
TRACT 'I'	10' LANDSCAPE BUFFER	0.03 AC	1,154 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.03 AC	1,154 SF	H.O.A.
TRACT 'K'	10' LANDSCAPE BUFFER	0.02 AC	657 SF	H.O.A.
TRACT 'L'	10' LANDSCAPE BUFFER	0.03 AC	1,484 SF	H.O.A.
TRACT 'M'	18' LANDSCAPE BUFFER	0.19 AC	8,273 SF	H.O.A.
TRACT 'N'	18' LANDSCAPE BUFFER	0.28 AC	12,195 SF	H.O.A.
TRACT 'O'	20' LANDSCAPE BUFFER	0.65 AC	28,403 SF	H.O.A.
TRACT 'P'	20' LANDSCAPE BUFFER	0.49 AC	21,221 SF	H.O.A.
TRACT 'Q'	LIFT STATION	0.04 AC	1,797 SF	CITY
TRACT 'R'	STORMWATER POND 1	7.44 AC	324,228 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	1.76 AC	76,800 SF	H.O.A.
TRACT 'T'	LANDSCAPED MEDIAN	0.02 AC	1,072 SF	H.O.A.
TRACT 'U'	PUBLIC RIGHT-OF-WAY	6.50 AC	283,038 SF	CITY
TRACT 'V'	TRAFFIC CIRCLE	0.00 AC	87 SF	H.O.A.
TRACT 'W'	PRIVATE ALLEY	0.17 AC	7,393 SF	H.O.A.
TRACT 'X'	PRIVATE ALLEY	0.13 AC	5,678 SF	H.O.A.
TRACT 'Y'	PRIVATE ALLEY	0.26 AC	11,264 SF	H.O.A.

TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



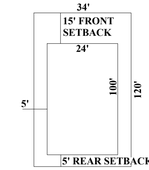
6,600 SF (0.15 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



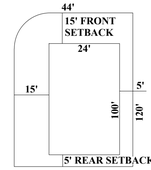
7,752 SF (0.18 AC.)

TYPICAL 34' LOT SIZE/PROPOSED BUILDING PAD



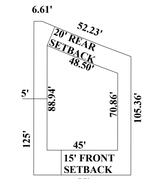
4,080 SF (0.09 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



5,254 SF (0.12 AC.)

LOT 48 SIZE/PROPOSED BUILDING PAD



6,391 SF (0.15 AC.)

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DEVELOPMENT PROGRAM

34' REAR-LOADED LOTS	64 LOTS
55' FRONT-LOADED LOTS	76 LOTS

PROPOSED AMENITIES:
10' RECREATIONAL POND TRAIL
12' MULTIPURPOSE TRAIL
PASSIVE PARK
POOL AND CABANA

NO.	DESCRIPTION	DATE	BY

KPI-MU MASTER PLAN

PLYMOUTH SORRENTO NORTH
CITY OF APOPKA, FLORIDA

SCALE: 1" = 100'
PROJECT: INB-001
SHEET: C3.0
DATE: 4/7/2026

NOT FOR CONSTRUCTION
4/7/26

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\KPI MU MASTER PLAN.dwg Modified:2/4/2026 By:tmoore Plotted By:tj moore

PLYMOUTH SORRENTO NORTH MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards[1]

1. LOT CRITERIA:

Description	Single-Family Detached 34' Lots (Rear-Loaded)	Single-Family Detached 55' Lot (Front-Loaded)
Front Porch [2]	10' min.	10' min.
Front/Street Side Setback	Minimum: 15' Maximum: 30'	Minimum: 15' Maximum: 30'
Rear Setback[3]	5' min.	20' min.
Side Setback	5' min.	5' min.
Garage Front Setback	-	20' min.
Garage Rear Setback [4]	18' min.	-
Min. Average Lot Area	4,080 SF	6,600 SF [5]
Min. Lot Width	34'	55'
Min. Lot Depth	120'	120' [5]
Max. Lot Coverage	75%	75%
Max. Building Height	35'/2 Stories	35'/2 Stories
Min. Living Area	1,300 SF	1,500 SF

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.
(4) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).
(5) Lot 48 has a lot area of 6,391 SF and a minimum depth of 105'. Refer to the lot detail on the Master Plan sheet.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or 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 front-loaded lots shall have minimum two (2) car garages.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Plymouth Sorrento North shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side yard area. Units & 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.
8. Storage sheds or similar storage facilities shall not be allowed.
9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering 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 5/12. 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 and 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 in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
    b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
    c) Garage frontage shall be limited to 50%. Frontage is determined by garage door width.
    d) Front porches and porticos may be at grade level.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) 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.
    g) 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.
    h) 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.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Fencing is prohibited in front yards.
    b) 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.
    c) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    d) Fencing at street corner lot side yards shall be setback a minimum of ten (10) feet from the street side property line.

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 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. 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.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. 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.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. Five-foot (5') wide sidewalks are to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
15. A ten-foot (10') multipurpose trail is to be constructed along as shown on the Master Plan
16. A twelve-foot (12') recreational trail is to be constructed within Tracts 'G' and 'H', both of which are to be dedicated to and maintained by the City of Apopka
17. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
18. Power service within the development shall be underground. No overhead service will be allowed.
19. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

D. Recreation and Open Space

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
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.

E. Buffers and Landscaping

1. A minimum ten-foot (10') buffer for landscaping will be provided on both sides of the main entrance to the subdivision off Plymouth Sorrento Road. These tracts shall be dedicated to and maintained by the H.O.A.
2. A buffer with a minimum width of ten (10) feet shall be provided along the northern property boundary abutting Ondich Road. This tract shall be dedicated to and maintained by the H.O.A.
3. A buffer with a minimum width of eighteen (18) feet shall be provided behind Lots 1-11 and Lots 69-74 to provide separation between the lots and the proposed twelve foot (12') recreational trail. This tract shall be dedicated to and maintained by the H.O.A.
4. A buffer with a minimum width of twenty (20) feet shall be provided along the western property boundary abutting State Road 429. This tract shall be dedicated to and maintained by the H.O.A.
5. A buffer with a minimum width of twenty (20) feet shall be provided behind Lots 49-59 and Lots 62-68 to provide separation between the subdivision and the neighboring Agricultural zoned parcels. This tract shall be dedicated to and maintained by the H.O.A.
6. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Based Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan.
7. Entrance feature and community sign details will be provided with the Construction Site Plan.
8. Final landscape plans for the buffer areas along the proposed main entrance at Plymouth Sorrento Road shall be provided with the Construction Site Plan.
9. Tree Planting Conditions. Minimum of two (2) 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. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
10. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate 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. Plymouth Sorrento North Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Plymouth Sorrento North.

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-00050-F, dated September 25, 2009, 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 the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

I. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

J. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

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

L. Miscellaneous

1. 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.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

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Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY

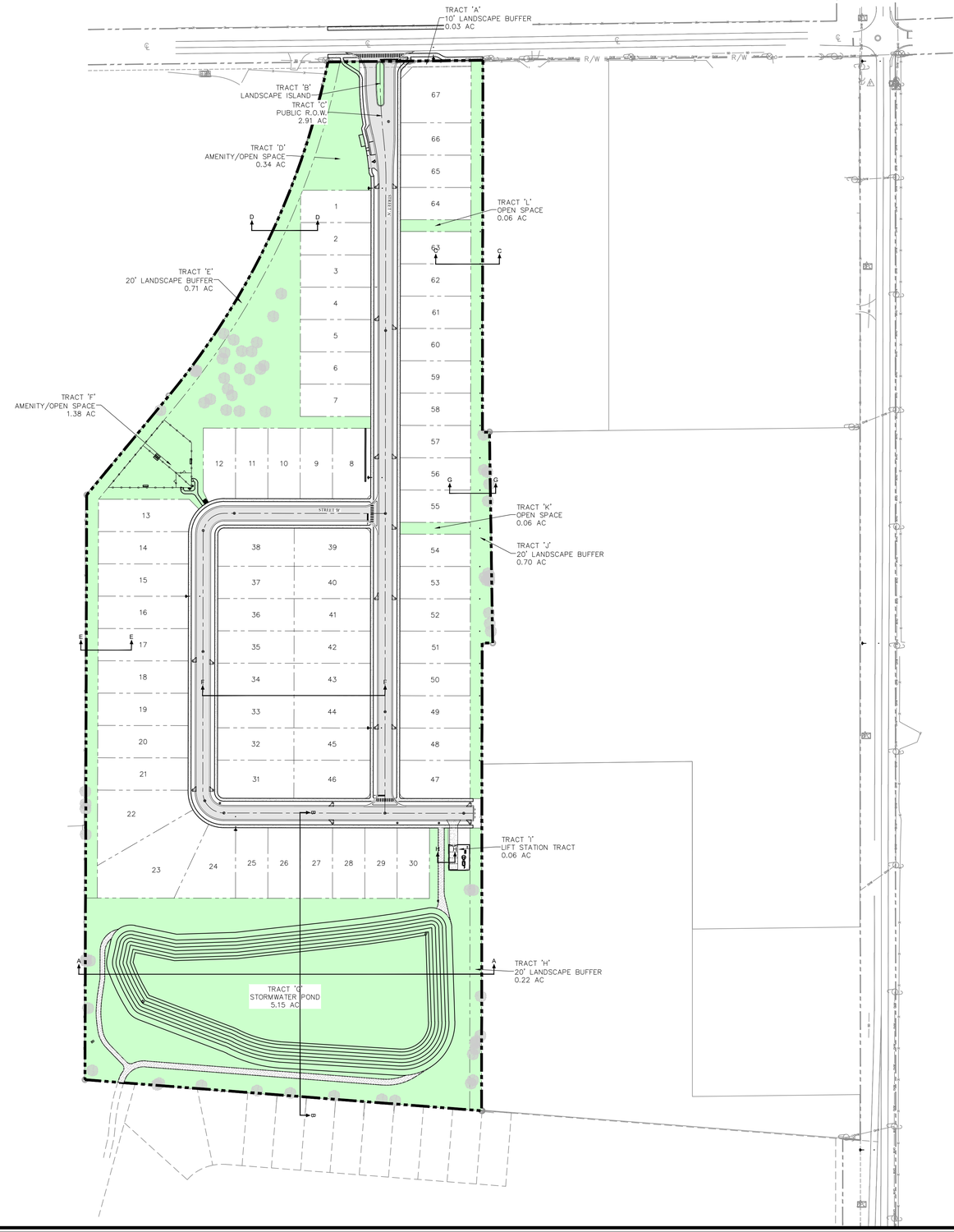
KPI-MU MASTER PLAN
DEVELOPMENT STANDARDS

PLYMOUTH SORRENTO NORTH
CITY OF APOPKA, FLORIDA

DATE: 4/7/2026
SCALE: N.T.S.
PROJECT: INB-001
SHEET: C3.1

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\KPI MU MASTER PLAN.dwg Modified:2/4/2026 By:tmoore Plotted By:tj moore



N

W E

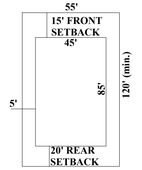
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GRAPHIC SCALE

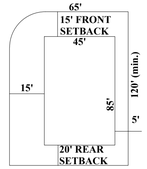
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



CORNER LOT SIZE/ BUILDING PAD FOR LOTS



OVERALL SITE DATA:

OCPA - PARCEL ID #:	**12-20-27-0000-00-051**
PROPERTY ADDRESS:	**3100 ONDICH RD APOPKA, FL, 32712**
TOTAL PROPERTY AREA:	**23.10 AC**
TOTAL DEVELOPABLE AREA:	**23.10 AC**
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	**X**
EXISTING FUTURE LAND USE:	**MU**
EXISTING ZONING:	**KPI-MU**
PROPOSED UNITS:	
55' LOTS	**67 LOTS**
TOTAL LOTS	**67 LOTS**
ALLOWABLE DENSITY:	**5.00 DU/AC**
PROPOSED NET DENSITY	**2.90 DU/AC**
PROPOSED MINIMUM LOT REQUIREMENTS:	
MINIMUM LOT AREA	**6,600 SF**
MINIMUM LOT WIDTH	**55 ft.**
MINIMUM LOT DEPTH	**120 ft.**
MAXIMUM BUILDING HEIGHT	**35 ft. (2-story)**
SETBACKS:	
FRONT/STREET SIDE	**15 ft. min./30 ft. max.**
REAR	**20 ft.**
SIDE	**5 ft. min.**
FRONT GARAGE	**20 ft. min.**
TOTAL:	**137 PARKING SPACES**

NOTES:

1. **ALL PROPOSED LOTS WILL MEET THE MINIMUM LOT WIDTH REQUIREMENTS AS STATED IN THE RECORDED MASTER PLAN FOR THE RESIDENTIAL SUBDIVISION**
2. **PROPOSED STREET GEOMETRY SHALL MEET THE COMPLETE STREETS REQUIREMENTS, TYPE E STREET, PER SECTION P, #3 TABLE 12 OF THE KPI FBC.**

PROPOSED GREEN BUILDING STANDARDS

PASSIVE SOLAR	
- ORIENT 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	**1.50 pt.**
VEGETATION	
- PRESERVE 5+ LARGE, NON-EXOTIC TREES ON SITE	**1.00 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.**
TOTAL:	**4.00 pt.**

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	10' LANDSCAPE BUFFER	0.03 AC	1,397 SF	H.O.A
TRACT 'B'	LANDSCAPE ISLAND	0.02 AC	842 SF	H.O.A
TRACT 'C'	PUBLIC RIGHT-OF-WAY	2.91 AC	126,723 SF	CITY
TRACT 'D'	AMENITY/OPEN SPACE	0.34 AC	15,004 SF	H.O.A
TRACT 'E'	20' LANDSCAPE BUFFER	0.71 AC	30,809 SF	H.O.A
TRACT 'F'	AMENITY/OPEN SPACE	1.38 AC	60,164 SF	H.O.A
TRACT 'G'	STORMWATER POND	5.15 AC	224,463 SF	H.O.A
TRACT 'H'	20' LANDSCAPE BUFFER	0.22 AC	9,663 SF	H.O.A
TRACT 'I'	LIFT STATION	0.06 AC	2,683 SF	CITY
TRACT 'J'	20' LANDSCAPE BUFFER	0.70 AC	30,512 SF	H.O.A
TRACT 'K'	OPEN SPACE	0.06 AC	2,400 SF	H.O.A
TRACT 'L'	OPEN SPACE	0.06 AC	2,400 SF	H.O.A

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	4.62 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	1.73 AC	7.47%
OPEN SPACE	0.11 AC	0.48%
LANDSCAPE BUFFER	1.68 AC	7.28%
STORMWATER POND (75% MAX)	3.86 AC	16.73%
TOTAL	7.38 AC	31.95%

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

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

GEOMETRY PLAN – OVERALL
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/3/2026
SCALE: 1" = 100'
PROJECT: INB–001
SHEET: C3.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 47726

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

P:_PROJECT DRAWINGS\INB–001 Everly–Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GEOMETRY PLAN.dwg Modified:4/7/2026 By:tmoore Plotted By:tj moore

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GEOMETRY PLAN.dwg Modified:4/7/2026 By:tmoore Plotted By:tj moore

TRACT 'A'
10' LANDSCAPE BUFFER
0.03 AC

PROPOSED OFFSITE ROADWAY IMPROVEMENTS TO ONDICH ROAD SHALL BE PERMITTED THROUGH ORANGE COUNTY

R/W

R35'

C=115.47' R=1000.00'
CB=S1°04'45"W

S89°21'11"W
20.44'

S0°04'45"W
37.50'

TRACT 'B'
LANDSCAPE ISLAND
0.02 AC

6A CB.0 TYPE 'A' CURB

TRACT 'C'
PUBLIC R.O.W.
2.91 AC

S20°57'14"W
6.99'

10 CB.0 TYPE 'D' CURB

CENTRAL FLORIDA
HIGHWAY AUTHORITY
NOT PLATTED

TRACT 'D'
AMENITY/OPEN SPACE
0.34 AC

PROPOSED MAILBOX KIOSK PAD

11 CB.0 DROP CURB CURB

S0°04'45"W
6.53'

3" CURB TRANSITION

S89°55'15"E
116.33'

5 CB.0 TYPE 'F' CURB (TYP)

STREET 'A'

D

TRACT 'E'
20' LANDSCAPE BUFFER
0.71 AC

10' UTILITY EASEMENT (TYP)

EXISTING TREES TO REMAIN (TYP.)
PLEASE REFER TO LANDSCAPE PLANS.

5' DRAINAGE EASEMENT (TYP)

503
0.000
SET CORNER

TRACT 'F'
AMENITY/OPEN SPACE
1.38 AC

5' DRAINAGE EASEMENT (TYP)

PROPOSED RETAINING WALL

PROPOSED BICYCLE PARKING (5 SPACES)

3 CB.0 RAMP WITH DETECTABLE WARNING (TYP.)

MATCHLINE CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

E

N89°21'11"E
120.01'

N44°42'58"E
28.46'

PLEASE REFER TO DETAIL ON THIS SHEET FOR ENTRANCE ACCESS TO LOT 67

DETECTABLE WARNING

3 CB.0

TRACT 'L'
OPEN SPACE
0.06 AC

STEVEN F. AND LILLIAN ETTIN
NOT PLATTED

C

REFER TO SHEET C3.6 FOR ALL CROSS SECTIONS

G

VALLEY CURB

9 CB.0

TRACT 'K'
OPEN SPACE
0.06 AC

TRACT 'J'
20' LANDSCAPE BUFFER
0.70 AC

WANDA SUE MACLARTY
NOT PLATTED

501
0.000
SET CORNER

5' SIDEWALK (TYP.)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

ENTRANCE DETAIL FOR LOT 67
SCALE: 1" = 60'

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Sunshine State One Call of Florida, Inc.

NO.	DATE	DESCRIPTION	BY
1	03/09/2026	CITY OF APOPKA COMMENTS – DATED 03/09/2026	LMC

1828 ENGINEERING
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 539-2238

GEOMETRY PLAN – NORTH
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/3/2026

SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C3.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

MATCHLINE CENTRAL FLORIDA HOMA AND THOMA NOT PLATTED

WANDA SUE M/ NOT PLAT

DAVID NOT

TRACT OS-8
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT RT-1
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT A-2
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

BRIDLE PATH
PB 103, PG(S) 108-114

10' UTILITY EASEMENT (TYP)
5' DRAINAGE EASEMENT (TYP)
6 / CB.0 TYPE 'F' CURB (TYP.)
5' SIDEWALK (TYP) 5 / CB.0
VALLEY CURB 9 / CB.0
1' RIBBON CURB AT END OF ROADWAY 8 / CB.0
CURB TRANSITION TO RIBBON CURB
TRACT 'J' 20' LANDSCAPE BUFFER 0.70 AC
TRACT 'I' LIFT STATION TRACT 0.06 AC
TRACT 'H' 20' LANDSCAPE BUFFER 0.22 AC
TRACT 'G' STORMWATER POND 5.15 AC
REFER TO SHEET C3.6 FOR ALL CROSS SECTIONS
8' CRUSHED SHELL TRAIL
10' MULTI-PURPOSE TRAIL
CONNECTION TO BRIDLE PATH'S 10' RECREATIONAL TRAIL
EXISTING TREES TO REMAIN (TYP.)
502 0.000 SET CORNER

WILLIAM YUEN
CHUNQI HAN/ LI ZHANG
ALEJANDRO ORTIZ/ NICOLE BRACERO
NOEL McGOWAN
ZHENG WEI/JON XU
VIKASH P. PARMAR/ SHEENA D. PARMAR
PEDRO A. ALMODOVAR/ LYDIA OYOLA
XIAOJIAN WU/ KE LIU
KAYLUN M. BRYANT/ ALYSSA M. CASIMIRO BRYANT
ZHENGXIANG S. ZHANG
MADISON J. SEMRAU/ BRAEDHAN R. MADDEN

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

KEY MAP

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

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MAITLAND, FLORIDA 32751
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GEOMETRY PLAN - SOUTH
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/3/2026
SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C3.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GEOMETRY PLAN.dwg Modified:4/7/2026 By:tmoore Plotted By:tj moore

Curve Table				
Curve #	Arc Length	Chord Length	Chord Direction	Radius
C1	17.28	15.56'	N44°55'15"W	11.00'
C2	17.28	15.56'	S45°04'45"W	11.00'
C3	17.28	15.56'	S44°55'15"E	11.00'
C4	17.28	15.56'	S44°55'15"E	11.00'
C5	17.28	15.56'	N45°04'45"E	11.00'
C8	69.85	69.76'	S4°56'56"E	398.00'
C9	14.11	14.11'	N12°34'16"W	416.50'
C10	63.12	63.05'	S8°49'36"E	383.50'
C11	18.36	18.36'	S1°16'35"E	388.00'
C12	17.28	15.56'	S45°04'45"W	11.00'
C13	27.91	27.67'	S76°58'19"W	61.00'
C14	20.00	19.91'	S54°28'19"W	61.00'
C15	43.26	42.36'	S24°45'47"W	61.00'
C16	4.65	4.65'	S2°15'47"W	61.00'
C17	32.25	31.88'	S15°04'04"E	61.00'
C18	36.87	36.31'	S47°31'45"E	61.00'
C19	26.70	26.49'	S77°22'56"E	61.00'
C20	227.62	227.34'	S16°11'35"W	1314.00'
C21	10.12	10.12'	S21°22'35"W	1314.00'
C22	412.13	410.44'	S30°34'56"W	1314.00'

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.15 AC	6,583 SF	3,812 SF	55.00 LF	PRIVATE
2	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
3	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
4	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
5	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
6	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
7	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
8	0.18 AC	7,774 SF	3,825 SF	71.28 LF	PRIVATE
9	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
10	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
11	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
12	0.15 AC	6,629 SF	3,887 SF	46.91 LF	PRIVATE
13	0.20 AC	8,827 SF	5,690 SF	43.26 LF	PRIVATE
14	0.19 AC	8,434 SF	5,325 SF	55.00 LF	PRIVATE
15	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
16	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
17	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
18	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
19	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
20	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
21	0.19 AC	8,469 SF	5,354 SF	55.00 LF	PRIVATE
22	0.30 AC	12,943 SF	8,571 SF	34.90 LF	PRIVATE
23	0.38 AC	16,639 SF	11,217 SF	36.87 LF	PRIVATE
24	0.21 AC	9,246 SF	5,569 SF	46.65 LF	PRIVATE
25	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
26	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
27	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
28	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
29	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
30	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
31	0.19 AC	8,424 SF	4,275 SF	71.28 LF	PRIVATE
32	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
33	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
34	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
35	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
36	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
37	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
38	0.19 AC	8,424 SF	4,275 SF	71.28 LF	PRIVATE
39	0.19 AC	8,424 SF	4,275 SF	71.28 LF	PRIVATE
40	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
41	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
42	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
43	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
44	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
45	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
46	0.19 AC	8,424 SF	4,275 SF	71.28 LF	PRIVATE
47	0.18 AC	7,774 SF	3,825 SF	71.28 LF	PRIVATE
48	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
49	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
50	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
51	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
52	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
53	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
54	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
55	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
56	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
57	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
58	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
59	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
60	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
61	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
62	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
63	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
64	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
65	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
66	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
67	0.26 AC	11,257 SF	6,348 SF	74.72 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

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

CURVE, LINE, AND LOT DATA TABLES
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

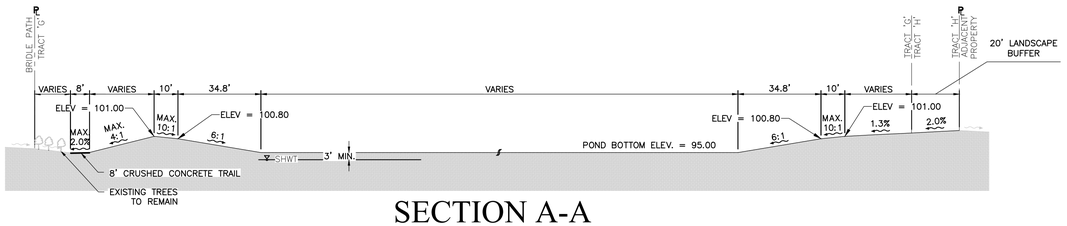
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 1/8/2026

SCALE: N.T.S.
PROJECT: INB-001
SHEET: C3.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

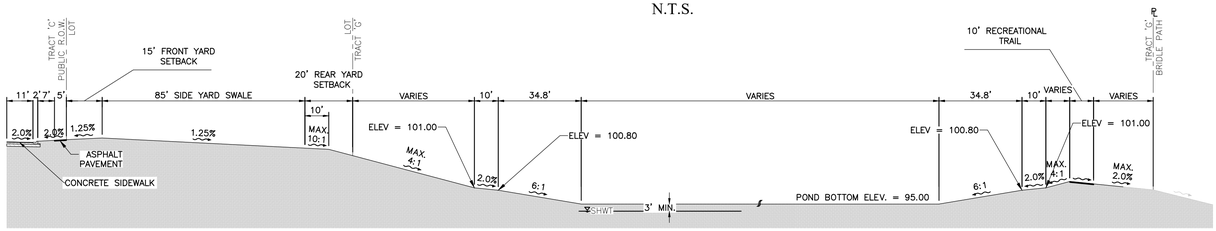
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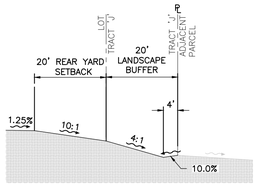
SECTION A-A

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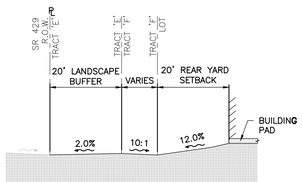
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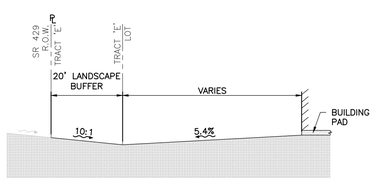
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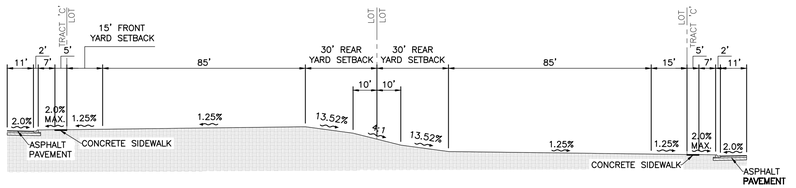
SECTION D-D

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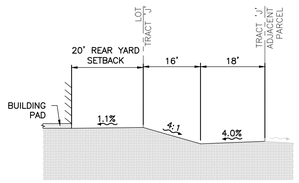
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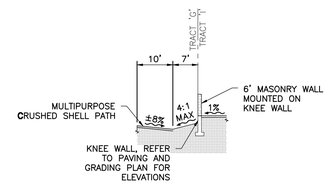
SECTION F-F

N.T.S.



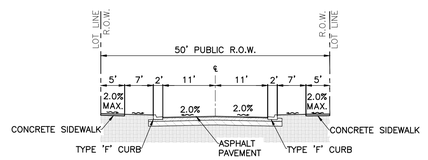
SECTION G-G

N.T.S.



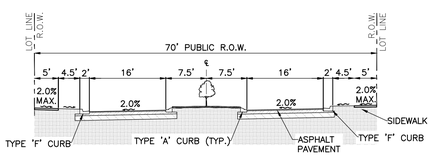
SECTION H-H

N.T.S.



50' R.O.W. TYPICAL SECTION

N.T.S.



MAIN ENTRANCE

N.T.S.

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ENGINEERING REGISTRY
NO. 39060

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

CROSS SECTIONS

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 2/4/2026

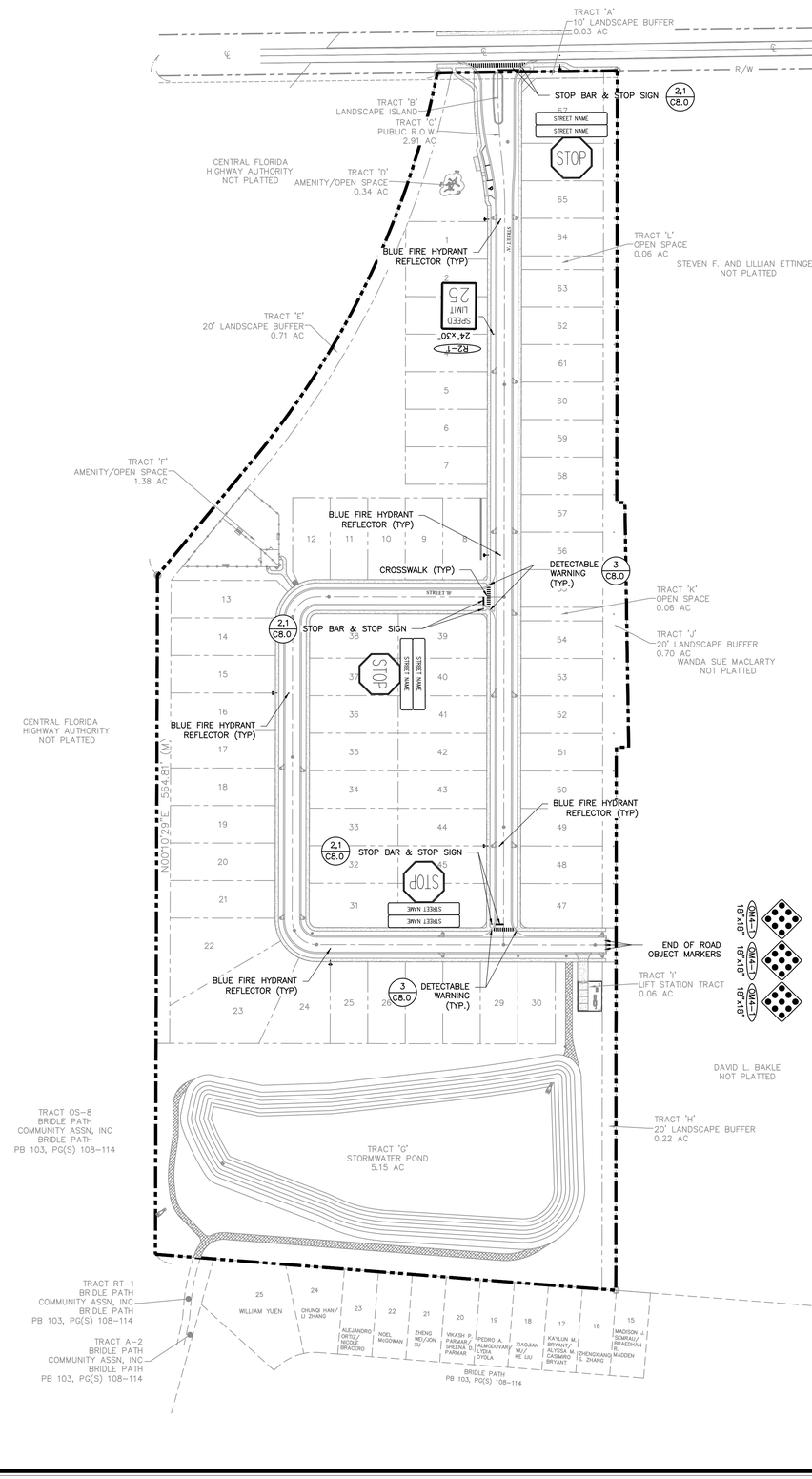
SCALE: N.T.S.
PROJECT: INB-001
SHEET: C3.6

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
4/7/26
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\STRIPING & SIGNAGE PLAN.dwg Modified:3/10/2026 By:cbilleia Plotted By:tj moore





GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

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BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

STRIPING & SIGNAGE PLAN
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

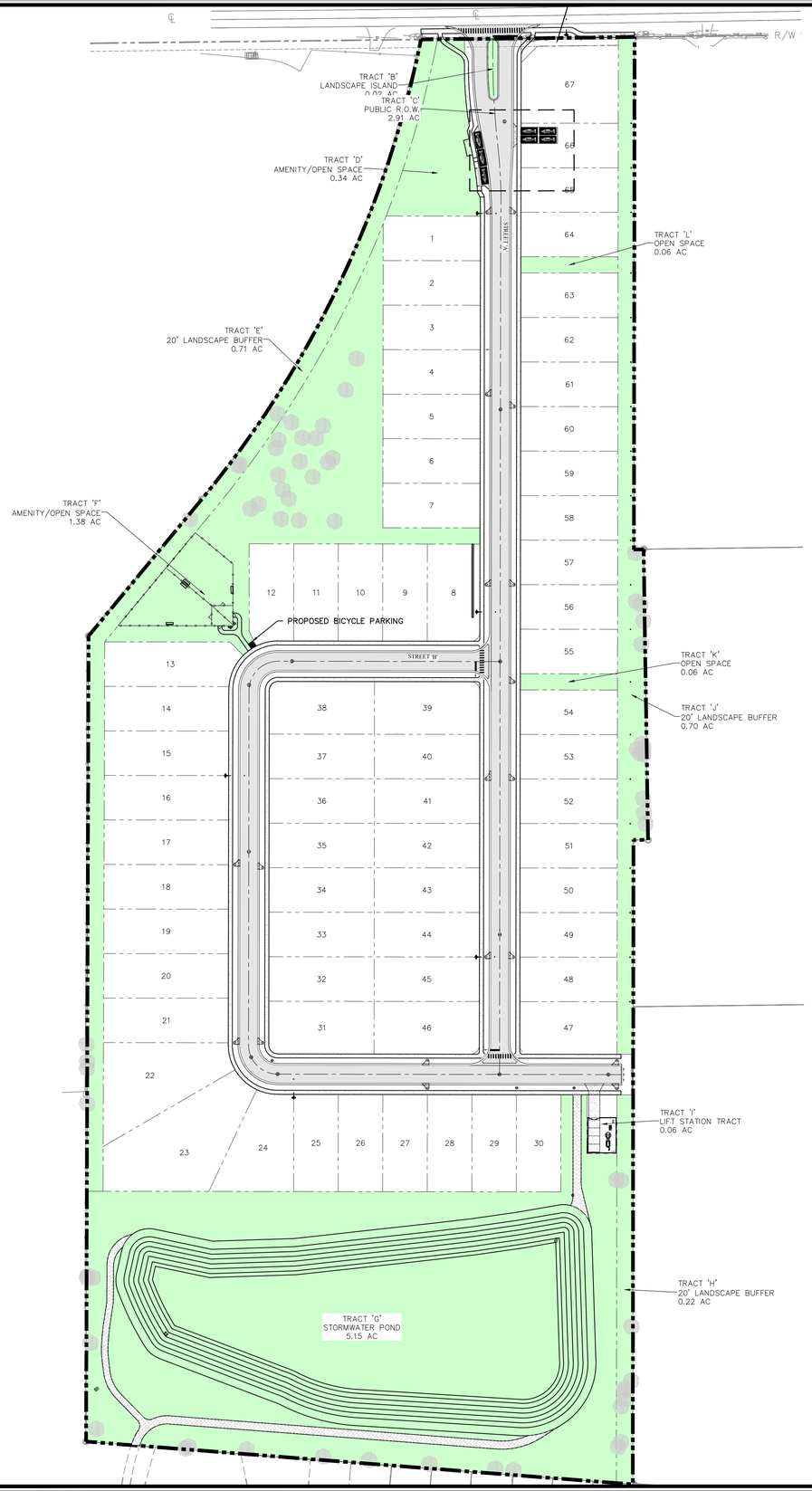
DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/10/2026

SCALE	PROJECT	SHEET
1" = 100'	INB-001	C3.7

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LUKE CLASSON
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4/7/26

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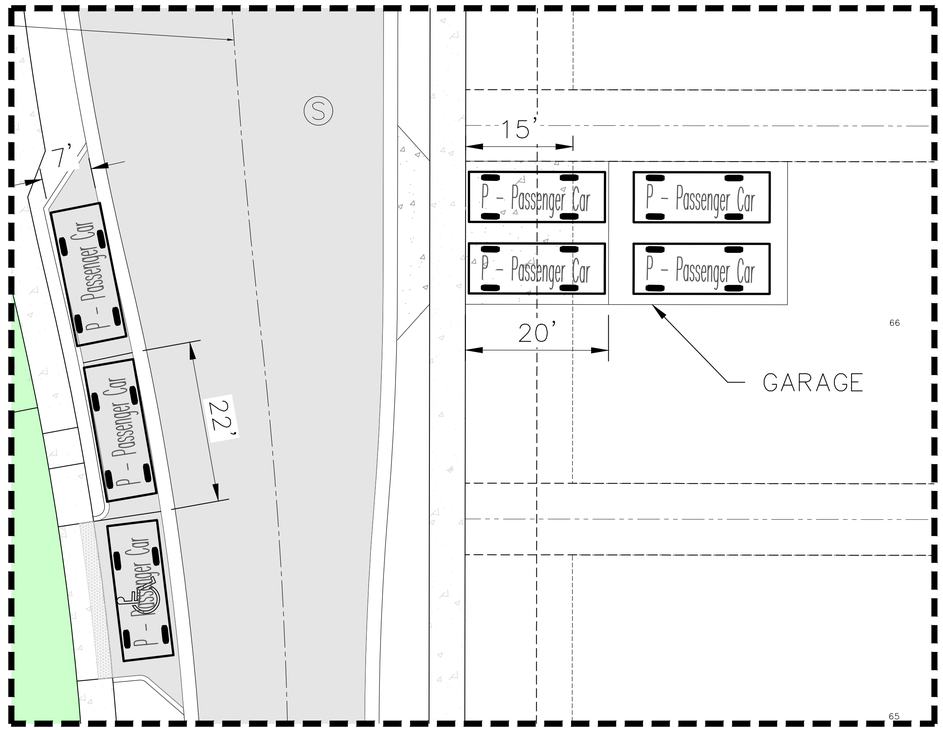
W E

S

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.



TYPICAL PARKING DETAIL

SCALE: 1" = 10'

PARKING SITE DATA:

PARKING SPACES REQUIRED:
2 SPACES PER DWELLING UNIT (2 * 67 DU)*: 134 PARKING SPACES
*PER KPI FBC SECTION L TABLE 9, OFF-STREET PARKING REQUIRMENTS

PARKING SPACES PROPOSED:
55' LOTS (2 CAR GARAGE/2 CAR DRWY) (4 * 67 DU): 268 PARKING SPACES
PARALLEL PARKING SPACES: 2 PARKING SPACES
ADA SPACE: 1 PARKING SPACE
TOTAL: 271 PARKING SPACES

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

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PARKING PLAN

CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/1/2026

SCALE: 1" = 80'
PROJECT: INB-001
SHEET: C3.8

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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. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
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–F–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:

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

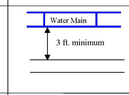
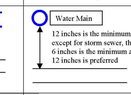
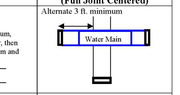
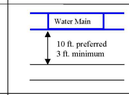
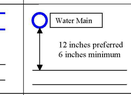
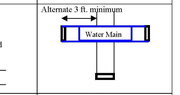
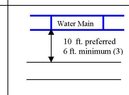
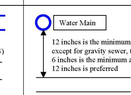
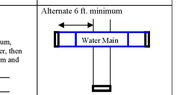
WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

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)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
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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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558–2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY NOTES
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

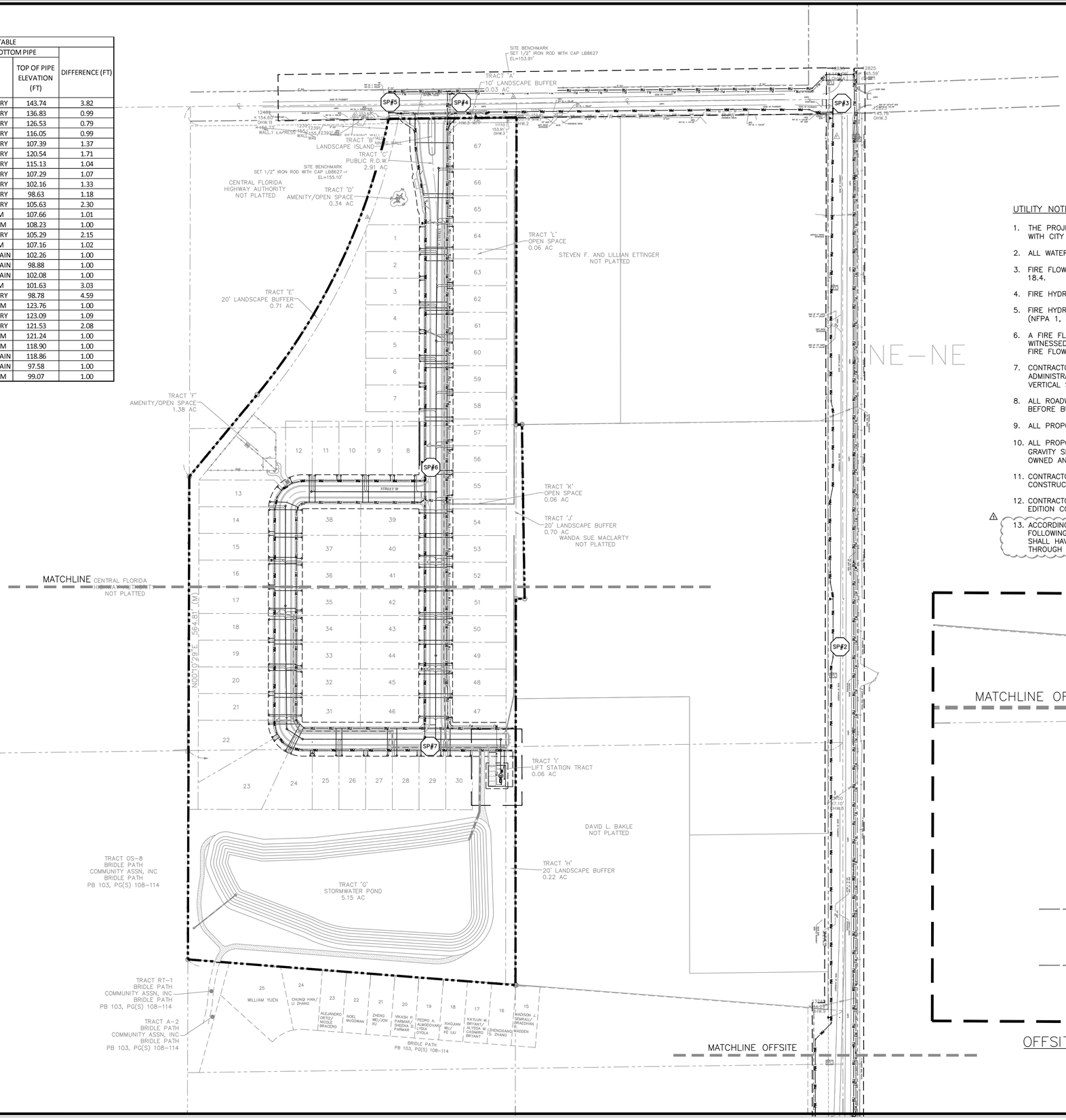
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 10/27/2025
SCALE: N.T.S.
PROJECT: INB–001
SHEET: C4.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 47726

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

P:_PROJECT DRAWINGS\INB–001 Everly–Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY NOTES.dwg Modified:1/21/2026 By:kgomez Plotted By:tj moore

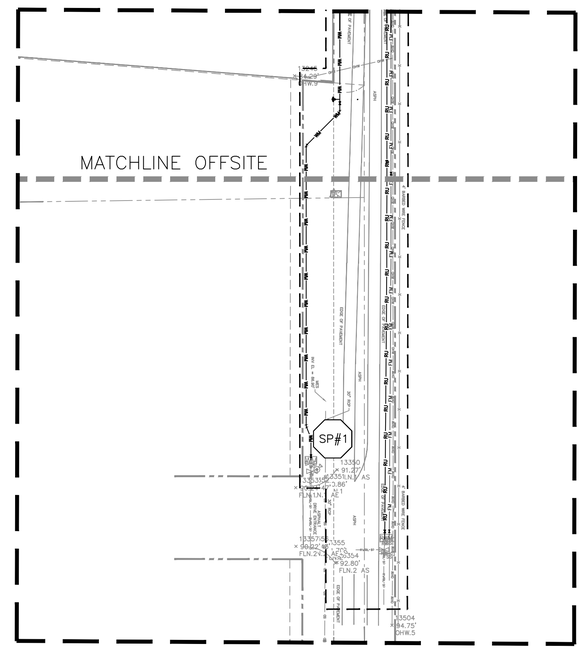
UTILITY CROSSING TABLE						
NUMBER	SHEET NUMBER	TOP PIPE		BOTTOM PIPE		DIFFERENCE (FT)
		TYPE	BOTTOM OF PIPE ELEVATION (FT)	TYPE	TOP OF PIPE ELEVATION (FT)	
1	C4.2	STORM	147.56	SANITARY	143.74	3.82
2	C4.2	STORM	137.81	SANITARY	136.83	0.99
3	C4.2	STORM	127.32	SANITARY	126.53	0.79
4	C4.2	STORM	117.04	SANITARY	116.05	0.99
5	C4.3	STORM	108.76	SANITARY	107.39	1.37
6	C4.3	STORM	122.25	SANITARY	120.54	1.71
7	C4.3	STORM	116.17	SANITARY	115.13	1.04
8	C4.3	STORM	108.37	SANITARY	107.29	1.07
9	C4.3	STORM	103.49	SANITARY	102.16	1.33
10	C4.3	STORM	99.81	SANITARY	98.63	1.18
11	C4.3	WATER	107.92	SANITARY	105.63	2.30
12	C4.3	WATER	108.67	STORM	107.66	1.01
13	C4.3	WATER	109.23	RECLAIM	108.23	1.00
14	C4.3	RECLAIM	107.44	SANITARY	105.29	2.15
15	C4.3	RECLAIM	108.18	STORM	107.16	1.02
16	C4.3	RECLAIM	103.26	FORCEMAIN	102.26	1.00
17	C4.3	STORM	99.88	FORCEMAIN	98.88	1.00
18	C4.3	WATER	103.08	FORCEMAIN	102.08	1.00
19	C4.3	WATER	104.66	STORM	101.63	3.03
20	C4.3	WATER	103.37	SANITARY	98.78	4.59
21	C4.2	WATER	124.76	RECLAIM	123.76	1.00
22	C4.2	WATER	124.18	SANITARY	123.09	1.09
23	C4.2	RECLAIM	123.61	SANITARY	121.53	2.08
24	C4.2	STORM	122.24	RECLAIM	121.24	1.00
25	C4.2	STORM	119.90	RECLAIM	118.90	1.00
26	C4.2	STORM	119.86	FORCEMAIN	118.86	1.00
27	C4.2	SANITARY	98.58	FORCEMAIN	97.58	1.00
28	C4.2	STORM	100.07	RECLAIM	99.07	1.00





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. ALL PROPOSED UTILITIES MAINS SHALL HAVE A MINIMUM OF 36" OF COVER.
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. ⚠ ACCORDING TO LDC SECTION 5.2.5.D.5.C.1., SINGLE-FAMILY DETACHED DWELLINGS HAVE THE FOLLOWING NEW IRRIGATION SYSTEMS REQUIREMENTS AS FEATURES: EACH DWELLING UNIT SHALL HAVE A MINIMUM OF TWO HOSE BIBS. ALL COMMON AREAS SHALL BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEM.



OFFSITE CONNECTION DETAIL
SCALE: 1" = 70'

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Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
⚠	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

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

UTILITY PLAN - OVERALL
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	4/2/2026

SCALE	PROJECT	SHEET
1" = 100'	INB-001	C4.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified:4/2/2026 By:tmoore Plotted By:tj moore

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified: 4/2/2026 By:tmoore Plotted By:tj moore

(1) 2" BLOW-OFF
(1) 12" GATE VALVE

3,400 LF OF OFFSITE 4" PVC FORCE MAIN

3,409 LF OF OFFSITE 6" PVC RECLAIMED WATER MAIN

FTD LANDSCAPE BUFFER
0.03 AC

928 LF OF OFF-SITE 8" PVC WATER MAIN

SP#5

SP#4

EDGE OF PAVEMENT

ASPH

MES
INV EL = 153.58'

MES
INV EL = 153.33'

MES
INV EL = 151.40'

MES
INV EL = 150.97'

6" CLF

15" RCP

15" CMP

DRIVE

DRIVE

DIRT DRIVE ENTRANCE

GATE

CONCRETE DRIVE

12489
154.60'
OHW

12358
166.73'
WALL RNG

OVERPASS

RETAINING WALL

12390
WALL 1 155.92'

12391
SS/RETAINING WALL 1
WALL 1 E/23925 RETAINING WALL
156.03'
WALL 1 AE EXPRESS RETAINING WALL

11110
153.91'
OHW.3

TRACT 'B'
LANDSCAPE ISLAND
0.02 AC

TRACT 'C'
PUBLIC R.O.W.
2.91 AC

SITE BENCHMARK
SET 1/2" IRON ROD WITH CAP LB8627
EL=155.10'

CENTRAL FLORIDA
HIGHWAY AUTHORITY
NOT PLATTED

TRACT 'D'
AMENITY/OPEN SPACE
0.34 AC

2,638 LF OF ON-SITE 8" PVC WATER MAIN

HYDRANT #1

CROSSING #1

SMH-1
48" MANHOLE
RIM = 154.07
INV S = 146.37
INV E = 146.47

10' UTILITY EASEMENT (TYP.)

V. LERRIS

356 LF 8" PVC @ 2.97%

1,476 LF OF ON-SITE 4" PVC FORCE MAIN

2,458 LF OF ON-SITE 6" PVC RECLAIMED WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP.)

SINGLE RECLAIMED WATER SERVICE (TYP.)

TRACT 'E'
20' LANDSCAPE BUFFER
0.71 AC

CROSSING #2

SINGLE SANITARY LATERAL (TYP)

SMH-2
48" MANHOLE
RIM = 143.08
INV N = 135.80
INV S = 135.70

312 LF 8" PVC @ 4.56%

CROSSING #3

TRACT 'L'
OPEN SPACE
0.06 AC

STEVEN F. AND LILLIAN ETTINGER
NOT PLATTED

TRACT 'F'
AMENITY/OPEN SPACE
1.38 AC

AIR RELEASE VALVE

HYDRANT #2

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

SMH-3
48" DROP MANHOLE
RIM = 129.10
INV N = 121.50
INV S = 121.40
INV W = 121.90

SP#6

CROSSING #22

STREET 'B'

22.5° BEND (TYP.)

257 LF 8" PVC @ 1.52%

CROSSING #21

CROSSING #24

(1) 6"X6" TEE
(2) 6" GATE VALVE

SMH-5
48" MANHOLE
RIM = 132.50
INV E = 125.79
INV N = 125.89

6" GATE VALVE

8" GATE VALVE

CROSSING #26

CROSSING #25

CROSSING #23

SMH-6
48" MANHOLE
RIM = 132.90
INV S = 128.12
INV W = 128.22

TRACT 'K'
OPEN SPACE
0.06 AC

TRACT 'J'
20' LANDSCAPE BUFFER
0.70 AC

WANDA SUE MACLARTY
NOT PLATTED

HYDRANT #3

206 LF 8" PVC @ 2.84%

CROSSING #4

338 LF 8" PVC @ 4.17%

SMH-7
48" MANHOLE
RIM = 128.27
INV N = 122.27
INV S = 120.27

CROSSING #6

SINGLE SANITARY LATERAL (TYP)

MATCHLINE CENTRAL FLORIDA HIGHWAY AUTHORITY NOT PLATTED

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

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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 - NORTH

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/2/2026

SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C4.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
47726
4/2/2026

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MATCHLINE CENTRAL FLORIDA POWER AUTHORITY NOT PLATTED

SMH-5
48" MANHOLE
RIM = 132.50
INV E = 125.79
INV N = 125.89

SMH-6
48" MANHOLE
RIM = 132.90
INV S = 128.12
INV W = 128.22

SMH-7
48" MANHOLE
RIM = 128.27
INV N = 122.27
INV S = 120.27

SMH-8
48" MANHOLE
RIM = 121.22
INV N = 114.00
INV SE = 113.90

SMH-9
48" MANHOLE
RIM = 120.09
INV NW = 113.09
INV E = 112.00

SMH-4
48" MANHOLE
RIM = 115.03
INV N = 107.31
INV S = 107.21

SMH-10
48" DROP MANHOLE
RIM = 112.15
INV N = 104.00
INV E = 102.00
INV W = 104.00

SMH-11
48" MANHOLE
RIM = 106.26
INV W = 98.57
INV S = 98.00

LIFT STATION
6' WET WELL
RIM = 108.69
INV N = 97.70

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

206 LF 8" PVC @ 2.84%
254 LF 8" PVC @ 2.47%
338 LF 8" PVC @ 4.17%
173 LF 8" PVC @ 1.86%
275 LF 8" PVC @ 2.92%
135 LF 8" PVC @ 2.56%
39 LF 8" PVC @ 2.09%
75 LF 8" PVC @ 0.40%

1,476 LF OF ONSITE 4" PVC FORCE MAIN
2,464 LF OF ONSITE 6" PVC RECLAIMED WATER MAIN
1,304 LF OF 8" PVC WATER MAIN

HYDRANT #3
HYDRANT #4
HYDRANT #5

SINGLE SANITARY LATERAL (TYP)
SINGLE POTABLE WATER SERVICE (TYP)

45° BEND (TYP.)
22.5° BEND (TYP.)

(1) 8"X8" TEE
(2) 8" GATE VALVE
(1) 6"X6" TEE
(2) 6" GATE VALVE
(1) 6" GATE VALVE
(1) 2" BLOWOFF
(1) 8" GATE VALVE
(1) 2" BLOWOFF

6" GATE VALVE
8" GATE VALVE

CROSSING #1
CROSSING #2
CROSSING #3
CROSSING #4
CROSSING #5
CROSSING #6
CROSSING #7
CROSSING #8
CROSSING #9
CROSSING #10
CROSSING #11
CROSSING #12
CROSSING #13
CROSSING #14
CROSSING #15
CROSSING #16
CROSSING #17
CROSSING #18
CROSSING #19
CROSSING #20
CROSSING #21
CROSSING #23
CROSSING #25
CROSSING #26
CROSSING #27
CROSSING #28

SP#7

TRACT 'J'
20' LANDSCAPE BUFFER
0.70 AC

TRACT 'H'
20' LANDSCAPE BUFFER
0.22 AC

TRACT 'G'
STORMWATER POND
5.15 AC

LIFT STATION TRACT
0.06 AC

WANDA SUE M/
NOT PLAT

DAVID
NOT

TRACT OS-8
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT RT-1
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT A-2
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

WILLIAM YUEN
CHUNQI HAN/ LI ZHANG
ALEJANDRO ORTIZ/ NICOLE BRACERO
NOEL McGOWAN
ZHENG WEI/JON XU
VIKASH P. PARMAR/ SHEENA D. PARMAR
PEDRO A. ALMODOVAR/ LYDIA OYOLA
XIAOJIAN WU/ KE LIU
KAYLUN M. BRYANT/ ALYSSA M. CASIMIRO BRYANT
ZHENGXIANG S. ZHANG
MADISON J. SEMRAU/ BRAEDHAN R. MADDEN
BRIDLE PATH
PB 103 PG(S) 108-

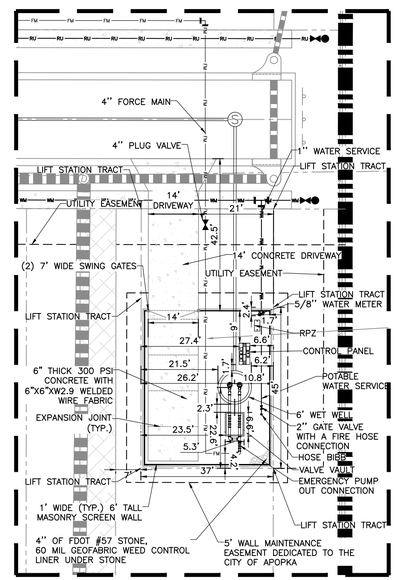
(M) 00°10'29" E 2645.9' (M)

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified:4/2/2026 By:tmoore Plotted By:tj moore

N
W E
S

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

KEY MAP



LIFT STATION DETAIL
SCALE: 1" = 20'

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

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

UTILITY PLAN - SOUTH
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/2/2026

SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C4.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 4/7/26 PROFESSIONAL ENGINEER

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NOTE:
OFFSITE IMPROVEMENTS AND UTILITIES SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ORANGE COUNTY R.O.W. UTILIZATION PLANS. ALL PROPOSED UTILITY MAINS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.

KEY MAP

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

ONDICH ROAD
60.00' RIGHT-OF-WAY
PER ORB 104, PG 581

ONDICH ROAD

SITE BENCHMARK
SET 1/2" IRON ROD WITH CAP LB8627
EL=153.91'

TRACT 'A'
"O" LANDSCAPE BUFFER
.03 AC

(1) 2" BLOWOFF VALVE
(1) 6" GATE VALVE
AIR RELEASE VALVE
(1) 6" TEE
(1) 4" TEE
(1) 4" PLUG VALVE
(1) 4" CAP
(1) 4" PLUG VALVE
AIR RELEASE VALVE
LIMITS OF DIRECTIONAL DRILL FOR ONDICH ROAD
BLUE HYDRANT
ASPH REFLECTOR (TYP.)
AIR RELEASE VALVE
(1) 2" BLOWOFF VALVE
(1) 8" GATE VALVE
(1) 8" TEE
(1) 8" GATE VALVE
FIRE HYDRANT
8" GATE VALVE
6" GATE VALVE
4" PLUG VALVE

PROPOSED 6" RECLAIMED WATER MAIN
PROPOSED 4" FORCE MAIN
PROPOSED 8" POTABLE WATER MAIN
LIMITS OF OPEN CUT AND REPAIR OF EXISTING ASPHALT DRIVEWAY
LIMITS OF OPEN CUT AND REPAIR OF EXISTING CONCRETE DRIVEWAY

POINT OF COMMENCEMENT (LESS AND EXCEPT)
NORTHEAST CORNER OF SEC 12-20-27
OCR #47860
FOUND 1/2" IRON ROD

S89°21'55"W 1343.94' (M)
1341.45' (D)

TRACT 'B'
LANDSCAPE ISLAND
0.02 AC

TRACT 'C'
PUBLIC R.O.W.
2.91 AC

SITE BENCHMARK
SET 1/2" IRON ROD WITH CAP LB8627
EL=155.10'

TRACT 'D'
AMENITY/OPEN SPACE
0.34 AC

TRACT 'E'
20' LANDSCAPE BUFFER
0.71 AC

STREET 'A'

TRACT 'L'
OPEN SPACE
0.06 AC

S00°04'45"W 633.03'

STEVEN F. AND LILLIAN ETTINGER
NOT PLATTED

MATCHLINE A-A

PLYMOUTH SORRENTO ROAD

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Sunshine State One Call of Florida, Inc.

REV.	DATE	DESCRIPTION	BY
3	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 658-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

UTILITY PLAN - OFFSITE - ONDICH ROAD
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

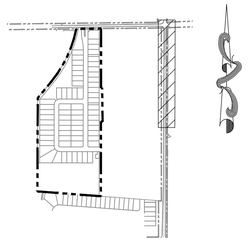
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026
SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C4.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN - OFFSITE.dwg Modified:3/10/2026 By:kbillela Plotted By:tj moore

NOTE:
OFFSITE IMPROVEMENTS AND UTILITIES SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ORANGE COUNTY R.O.W. UTILIZATION PLANS. ALL PROPOSED UTILITY MAINS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.

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


KEY MAP

PLYMOUTH SORRENTO ROAD

MATCHLINE B-B

(1) 2" BLOWOFF VALVE
(1) 4" PLUG VALVE
(1) 4" TEE
(2) 4" PLUG VALVE
(1) 6" TEE
(2) 6" GATE VALVE
(1) 2" BLOWOFF VALVE
(1) 8" GATE VALVE
LIMITS OF DIRECTIONAL DRILLS FOR ONDICH ROAD AND PLYMOUTH SORRENTO ROAD
PROPOSED 4" FORCE MAIN
PROPOSED 6" RECLAIMED WATER MAIN
BLUE HYDRANT REFLECTOR (TYP.)
FIRE HYDRANT
(1) 2" BLOWOFF VALVE
(1) 8" GATE VALVE
(2) 12" GATE VALVE
(1) 8"X12" TEE
PROPOSED 12" POTABLE WATER MAIN
CONTRACTOR TO FIELD LOCATE AVOID EXISTING FIBER OPTIC CABLE/EXISTING TELECOM UTILITY LINES (TYP.)
LIMITS OF OPEN CUT AND REPAIR OF EXISTING ASPHALT DRIVEWAY
LIMITS OF OPEN CUT AND REPAIR OF EXISTING DIRT DRIVEWAY
EXISTING DRY UTILITIES TO REMAIN (TYP)
SANDHILL PRESERVE TO THE RIGHT SIGN
4' HOGWIRE FENCE
6" GATE VALVE
4" PLUG VALVE
HILL BLOCKS VIEW 40 MPH SIGN
BLUE HYDRANT REFLECTOR (TYP.)
12" GATE VALVE
FIRE HYDRANT

MATCHLINE A-A

PLYMOUTH SORRENTO ROAD

MATCHLINE B-B

KEY MAP

GATE
4' BARBED WIRE FENCE
PROPOSED 4" FORCE MAIN
PROPOSED 6" RECLAIMED WATER MAIN
PROPOSED 4" FORCE MAIN
ASPHALT DRIVE ENTRANCE
PROPOSED 6" RECLAIMED WATER MAIN
CONTRACTOR TO FIELD LOCATE AVOID EXISTING FIBER OPTIC CABLE/EXISTING TELECOM UTILITY LINES (TYP.)
POINT OF BEGINNING OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12-20-27
PROPOSED 12" POTABLE WATER MAIN
N00°01'00"W 552.76'
CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO ENSURE NO DAMAGE IS MADE TO EXISTING UTILITY LINES. IF ANY DAMAGE OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER IMMEDIATELY. (TYP.)
LIMITS OF OPEN CUT AND REPAIR OF EXISTING ASPHALT DRIVEWAY
6" GATE VALVE
4" PLUG VALVE
BLUE HYDRANT REFLECTOR (TYP.)
12" GATE VALVE
FIRE HYDRANT
PROPOSED CONNECTION POINT TO BRIDLE PATH FORCE MAIN
PROPOSED CONNECTION POINT TO BRIDLE PATH RECLAIMED WATER MAIN
EXISTING 6" FORCE MAIN
EXISTING 6" RECLAIMED WATER MAIN
EXISTING 12" WATER MAIN
PROPOSED CONNECTION POINT TO BRIDLE PATH POTABLE WATER MAIN
12" GATE VALVE

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

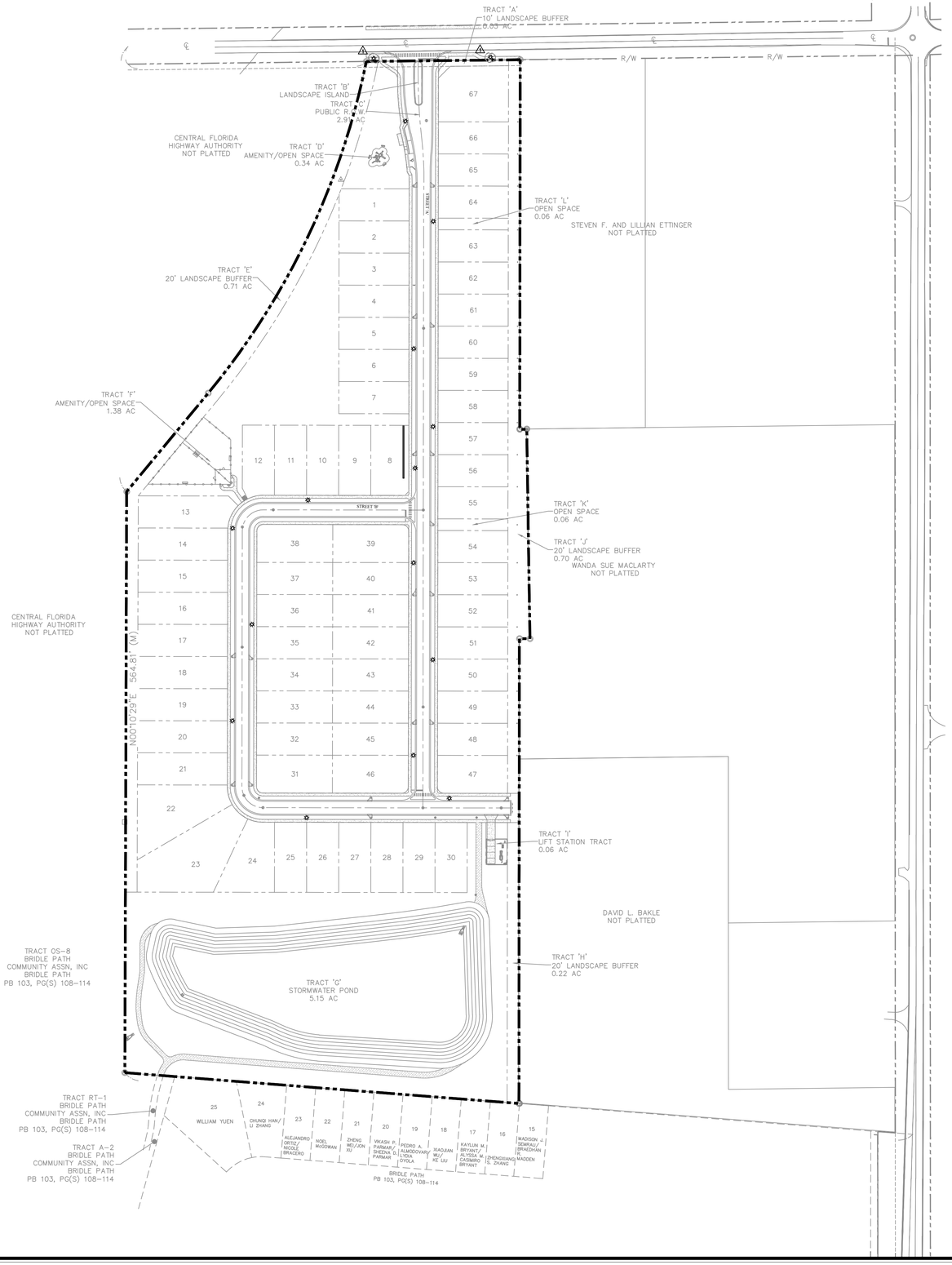
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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERS REGISTRY NO. 39060

UTILITY PLAN – OFFSITE –
PLYMOUTH SORRENTO ROAD
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026
SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C4.5

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/7/26

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN – OFFSITE.dwg Modified:3/10/2026 By:kbillela Plotted By:tj moore



N

W E

S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 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.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

LXF / LXT Lexington

Decorative Post Top Luminaire

Product Features

Product Certifications

Quick Facts

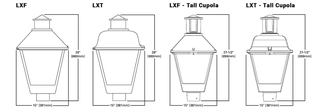
- Replaces up to 400W equivalent HID
- Asymmetric & Symmetric distributions
- 0-10V dimming driver standard
- UL 1449/MOV surge protection available

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

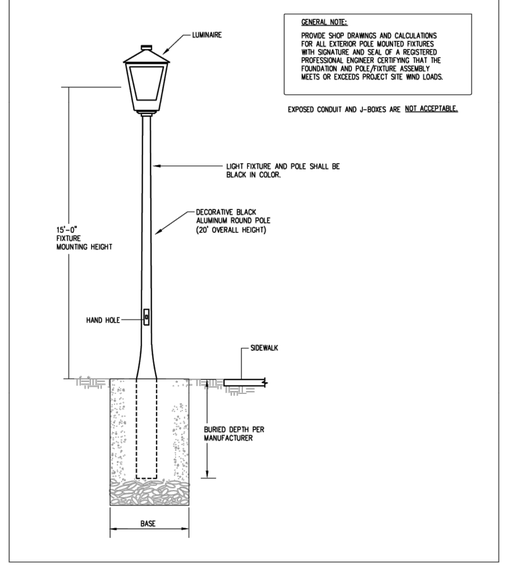
Dimensional Details

LXF LXT LXF - Tall Cupola LXT - Tall Cupola



COOPER Lighting Solutions

PSS060SSEN page 1
July 10, 2018 2:07 PM



LIGHT AND POLE DETAIL

Call 48 hours before you dig

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

Sunshine State One Call of Florida, Inc.

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CONSTRUCTION SITE PLAN

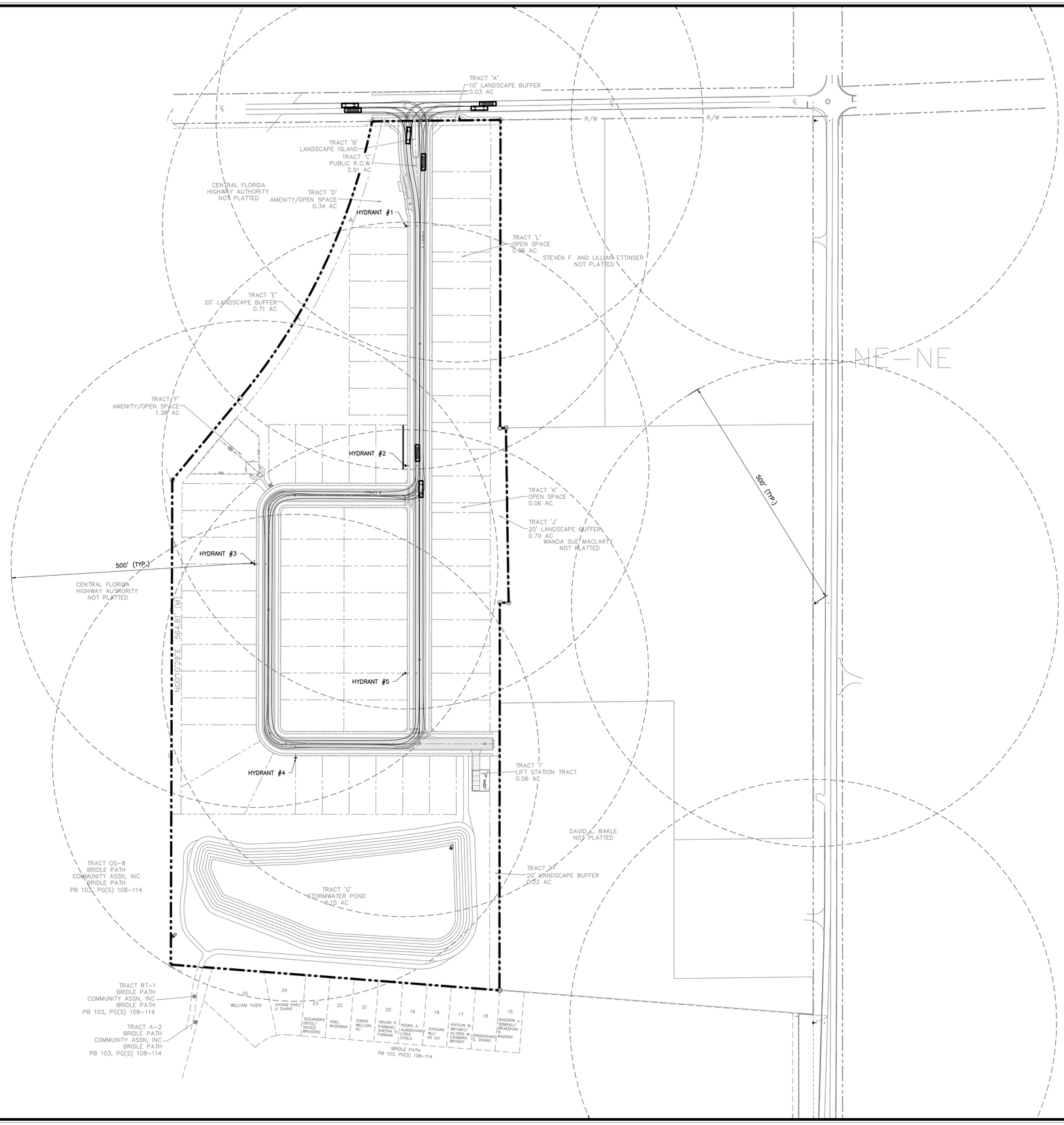
LIGHTING PLAN

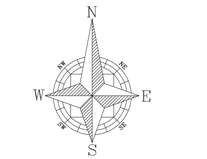
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/7/2026

SCALE 1" = 100'
PROJECT INB-001
SHEET C4.4

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\LIGHTING PLAN.dwg Modified: 4/7/2026 By: tmoore Plotted By: tj moore





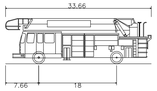
GRAPHIC SCALE

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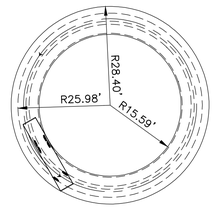
(IN FEET)
1 inch = 100 ft.

LEGEND

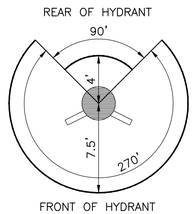
FIRE HYDRANT 500' RADIUS



ROSENBAUER COMMANDER 4000	
Overall Length	33.660ft
Overall Width	8.160ft
Overall Body Height	9.830ft
Min Body Ground Clearance	0.990ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

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.

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

FIRE TRUCK ROUTE PLAN
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

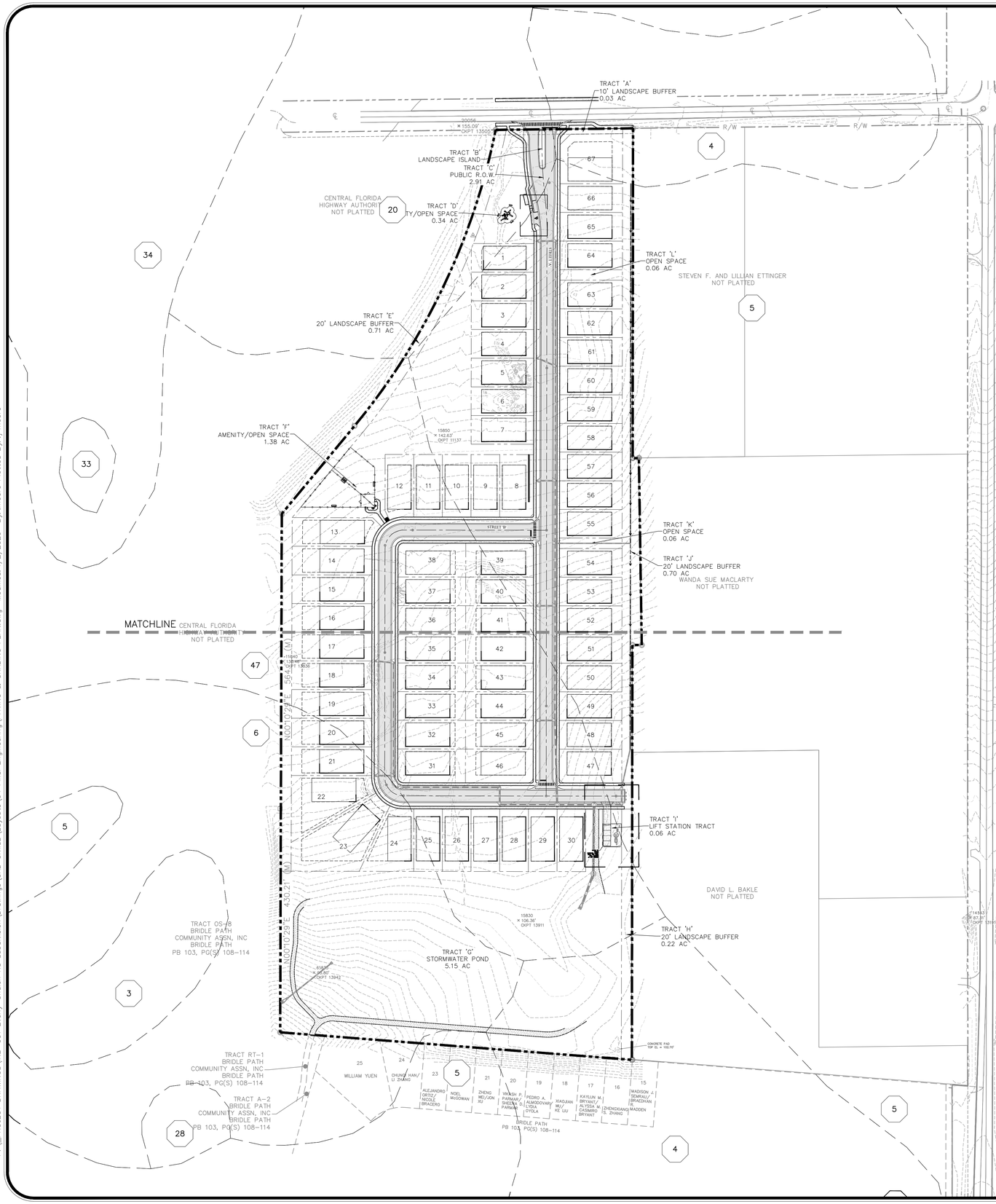
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

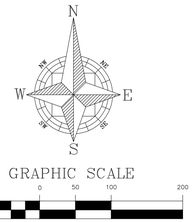
SCALE 1" = 100'
PROJECT INB-001
SHEET C4.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

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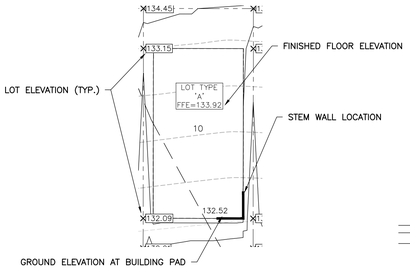
P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\FIRE TRUCK ROUTE PLAN.dwg Modified: 3/10/2026 By:bkilela Plotted By:tj moore



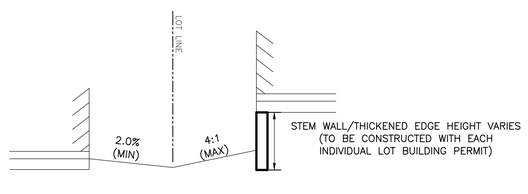


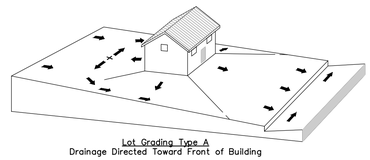
SOILS LEGEND:

- SOILS LINE
- (4) CANDLER FINE SAND, 0-5% SLOPES (HYD: A)
- (5) CANDLER FINE SAND, 5-12% SLOPES (HYD: A)
- (6) CANDLER-APOPKA FINE SANDS, 5-12% SLOPES (HYD: A)
- (20) IMMOKALEE FINE SANE (HYD: B/D)
- (47) TAVARES-MILLHOPPER FINE SANDS 0-5% SLOPES (HYD: A

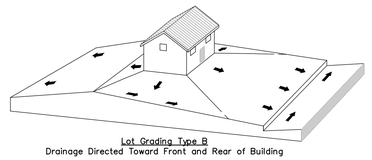


TYPICAL LOT WITH STEM WALL
N.T.S.

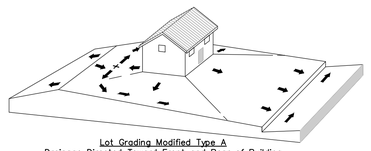




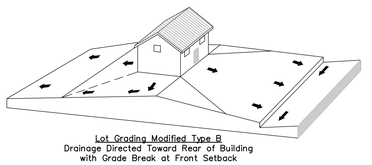
Lot Grading Type A
Drainage Directed Toward Front of Building



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

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 FLOOR SHALL BE EIGHT INCHES (8") ABOVE PAD ELEVATION FOR DETACHED SINGLE-FAMILY HOMES.
4. PROPOSED FINISHED FLOOR WITH STEM WALL OR THICKENED EDGE MUST HAVE THE DRIVEWAY BE LOCATED ON THE HIGH SIDE OF LOT.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
6. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD. POND BOTTOM TO BE SEEDED AND MULCHED.

RETAINING WALL NOTES:

1. A 42" DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AT GREATER THAN 30".
2. REFER TO RETAINING WALL STRUCTURAL DESIGN PLANS AND CALCULATIONS BEING SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
3. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL RETAINING WALLS.

TURN DOWN FOOTER (THICKENED EDGE OR STEMWALL) NOTES:

1. ALL TURN DOWN FOOTER ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION.
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO TURN DOWN FOOTER IS PRESENT SHALL BE THE FINISH FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL TURN DOWN FOOTER SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE TURN DOWN FOOTER SHALL NOT EXCEED 25.0%.

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

PAVING & GRADING PLAN – OVERALL
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/2/2026
SCALE: 1" = 100'
PROJECT: INB-001
SHEET: C5.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PAVING & GRADING PLAN.dwg Modified: 4/2/2026 By:tmoore Plotted By:tj moore

P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PAVING & GRADING PLAN.dwg Modified: 4/2/2026 By:tmoore Plotted By:tj moore

TRACT 'A'
10' LANDSCAPE BUFFER
0.03 AC

PROPOSED OFFSITE ROADWAY IMPROVEMENTS TO ONDICH ROAD SHALL BE PERMITED THROUGH ORANGE COUNTY.

TRACT 'B'
LANDSCAPE ISLAND
0.02 AC

TRACT 'C'
PUBLIC R.O.W.
2.91 AC

TRACT 'D'
AMENITY/OPEN SPACE
0.34 AC

TRACT 'E'
20' LANDSCAPE BUFFER
0.71 AC

TRACT 'F'
AMENITY/OPEN SPACE
1.38 AC

TRACT 'L'
OPEN SPACE
0.06 AC

TRACT 'K'
OPEN SPACE
0.06 AC

TRACT 'J'
20' LANDSCAPE BUFFER
0.70 AC

THICKENED EDGE OR STEMWALL

STREET 'A'

STREET 'B'

CENTRAL FLORIDA
HIGHWAY AUTHORITY
NOT PLATTED

STEVEN F. AND LILLIAN ETTINGER
NOT PLATTED

WANDA SUE MACLARTY
NOT PLATTED

MATCHLINE CENTRAL FLORIDA
HIGHWAY AUTHORITY
NOT PLATTED

34 20 4 47 5 33 47

LOT TYPE 'A' FFE=135.30 (12) | LOT TYPE 'A' FFE=134.77 (11) | LOT TYPE 'A' FFE=133.92 (10) | LOT TYPE 'A' FFE=133.10 (9) | LOT TYPE 'A' FFE=132.32 (8)

LOT TYPE 'A' FFE=135.56 (13) | LOT TYPE 'A' FFE=135.25 (14) | LOT TYPE 'A' FFE=134.64 (15) | LOT TYPE 'A' FFE=133.24 (16) | LOT TYPE 'B' MOD FFE=131.72 (17)

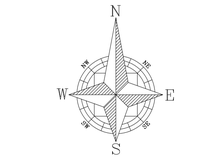
LOT TYPE 'B' MOD FFE=155.34 (1) | LOT TYPE 'B' MOD FFE=153.64 (2) | LOT TYPE 'B' MOD FFE=151.23 (3) | LOT TYPE 'B' MOD FFE=148.76 (4) | LOT TYPE 'B' MOD FFE=146.29 (5) | LOT TYPE 'B' MOD FFE=143.82 (6) | LOT TYPE 'B' MOD FFE=141.35 (7)

LOT TYPE 'B' MOD FFE=156.42 (67) | LOT TYPE 'B' MOD FFE=156.42 (66) | LOT TYPE 'B' MOD FFE=156.28 (65) | LOT TYPE 'B' MOD FFE=154.43 (64) | LOT TYPE 'B' MOD FFE=151.96 (63) | LOT TYPE 'B' MOD FFE=149.50 (62) | LOT TYPE 'B' MOD FFE=147.03 (61) | LOT TYPE 'B' MOD FFE=144.56 (60)

LOT TYPE 'B' MOD FFE=138.21 (57) | LOT TYPE 'B' MOD FFE=135.74 (56) | LOT TYPE 'B' MOD FFE=133.27 (55) | LOT TYPE 'B' MOD FFE=129.90 (54) | LOT TYPE 'B' MOD FFE=127.43 (53) | LOT TYPE 'B' MOD FFE=124.96 (52) | LOT TYPE 'B' MOD FFE=122.49 (42) | LOT TYPE 'B' MOD FFE=121.43 (51)

LOT TYPE 'B' MOD FFE=140.68 (58) | LOT TYPE 'B' MOD FFE=143.15 (59)

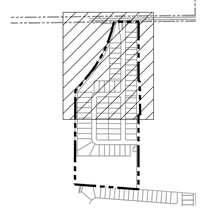
LOT TYPE 'A' FFE=132.57 (38) | LOT TYPE 'A' FFE=129.86 (39) | LOT TYPE 'A' FFE=127.43 (40) | LOT TYPE 'A' FFE=124.96 (41) | LOT TYPE 'B' MOD FFE=134.57 (37) | LOT TYPE 'B' MOD FFE=131.14 (36) | LOT TYPE 'B' MOD FFE=131.62 (35)



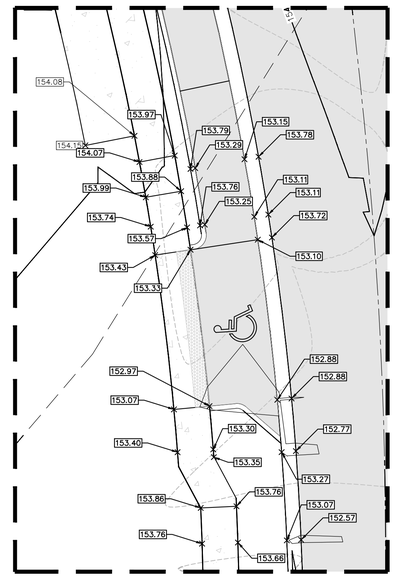
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP



ADA PARKING AND RAMP DETAIL

SCALE: 1" = 10'

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

PAVING & GRADING PLAN - NORTH

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/2/2026

SCALE: 1" = 50'
PROJECT: INB-001
SHEET: C5.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

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MATCHLINE CENTRAL FLORIDA
NOT PLATTED

WANDA SUE M
NOT PLAT

DAVID
NOT

TRACT 'J'
20' LANDSCAPE BUFFER
0.70 AC

TRACT 'I'
LIFT STATION TRACT
0.06 AC

TRACT 'H'
20' LANDSCAPE BUFFER
0.22 AC

TRACT 'G'
STORMWATER POND
5.15 AC

POND BOTTOM = 95.00

TRACT OS-8
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT RT-1
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT A-2
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

BRIDLE PATH
PB 103, PG(S) 108-114

WILLIAM YUEN
CHUNQI HAN / LI ZHANG
ALEJANDRO ORTIZ / NICOLE BRACERO
NOEL McGOWAN
ZHENG WEI / JON XU
VIKASH P. PARMAR / SHEENA D. PARMAR
PEDRO A. ALMODOVAR / LYDIA OYOLA
XIAOJIAN WU / KE LIU
KAYLUN M. BRYANT / ALYSSA M. CASIMIRO BRYANT
ZHENGXIANG S. ZHANG
MADISON J. SEMRAU / BRAEDHAN R. MADDEN

CONCRETE PAD
TOP EL = 102.70'

REFER TO CROSS SECTIONS, SHEET C3.6, FOR KNEE WALL SECTION AT LIFT STATION

LIFT STATION GRADING DETAIL
SCALE: 1" = 20'

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

KEY MAP

REV.	DATE	DESCRIPTION	BY
3	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

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

PAVING & GRADING PLAN - SOUTH
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 4/2/2026

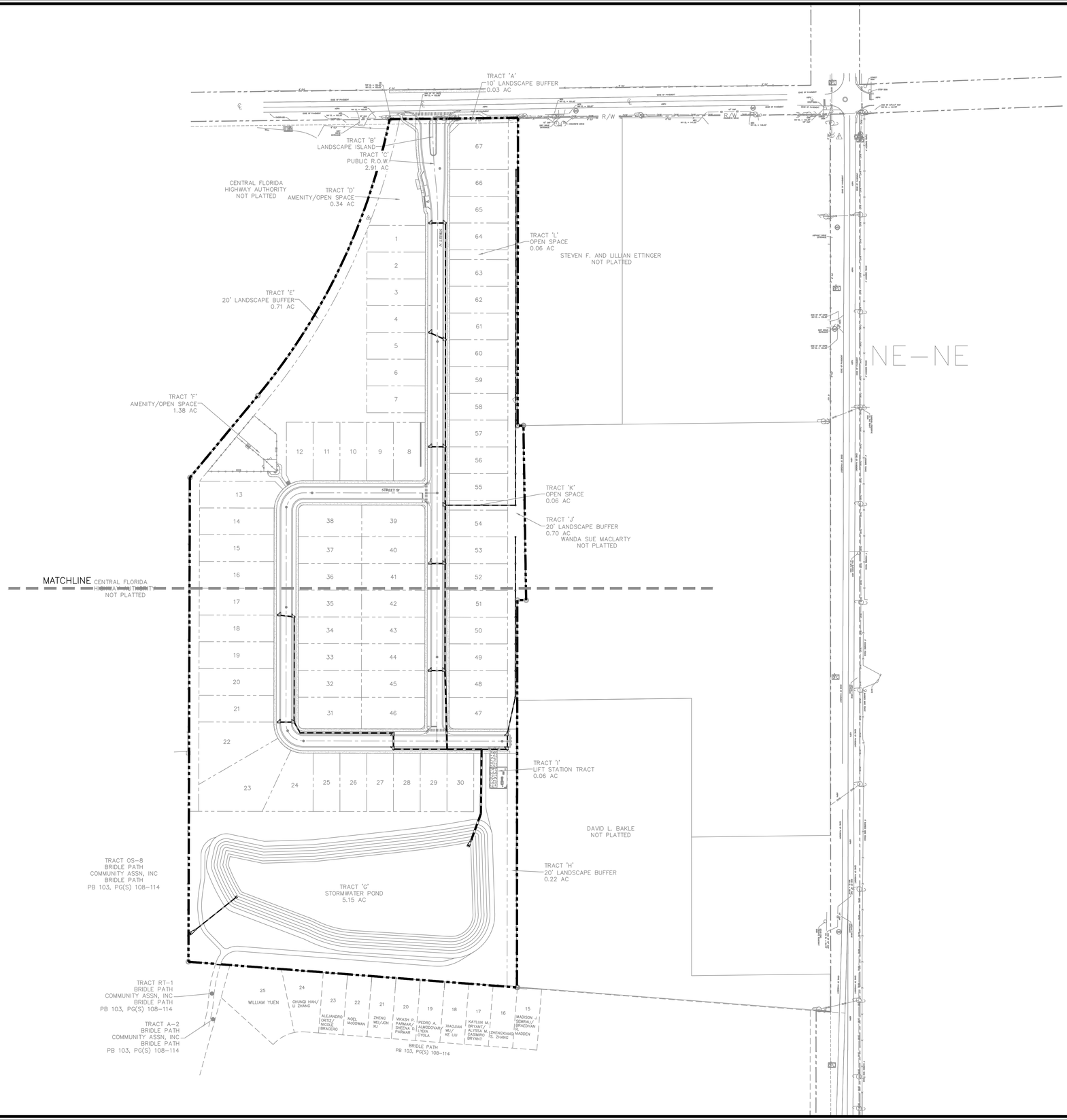
SCALE 1" = 50'
PROJECT INB-001
SHEET C5.2

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DRAINAGE 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".
2. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
3. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2025–2026 STANDARD INDEX 430–001.
4. ALL DRAINAGE STRUCTURE INVERTS ARE TO BE POURED PER FDOT 2025–2026 STANDARD INDEX 425–020.
5. ALL INLET GRATES ARE REQUIRED TO BE CHAINED.
6. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD.
7. GEOTECHNICAL ENGINEER IS REQUIRED TO BE PRESENT TO INSPECT ALL EARTHWORK PROCEDURES IN ORDER TO PROVIDE PROPER DOCUMENTATION OF THE EARTHWORK ACTIVITIES.
8. MITERED END SECTIONS ARE TO BE INSTALLED AND CONSTRUCTED PER ALL APPLICABLE DETAILS LOCATED WITHIN THESE SITE CONSTRUCTION PLANS.
9. ALL DETENTION AND RETENTION PONDS SHALL BE DESIGNED AS DRY BOTTOM PONDS.
10. ALL YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO DETAIL 4 ON SHEET C9.0).

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

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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 – OVERALL
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/31/2026

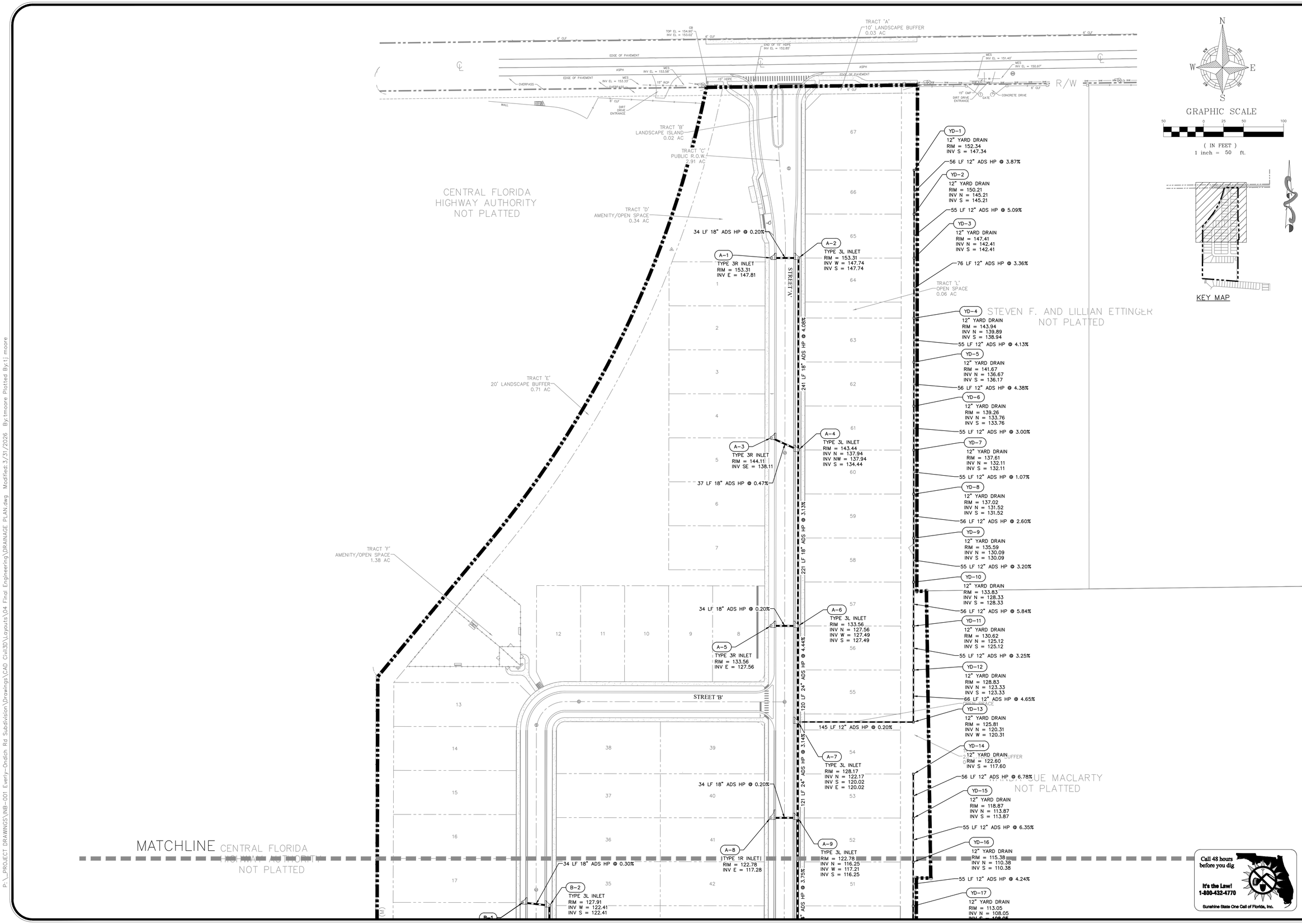
SCALE	PROJECT	SHEET
1" = 100'	INB-001	C6.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE PLAN.dwg Modified:3/31/2026 By:tmoore Plotted By:tj moore

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

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

DRAINAGE PLAN – NORTH

CONSTRUCTION SITE PLAN

EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/31/2026

SCALE	PROJECT	SHEET
1" = 50'	INB-001	C6.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/7/26

MATCHLINE CENTRAL FLORIDA FOOTHILLS NORTH NOT PLATTED

MATCHLINE CENTRAL FLORIDA FOOTHILLS NORTH NOT PLATTED

DAVID NOT

TRACT OS-8
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT RT-1
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT A-2
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT OS-7
BRIDLE PATH
COMMUNITY ASSN, INC
BRIDLE PATH
PB 103, PG(S) 108-114

TRACT 'G'
STORMWATER POND
5.15 AC

TRACT 'H'
20' LANDSCAPE BUFFER
0.22 AC

N 00°10'29" E 3845.49' (M)

145 LF 12" ADS HP @ 0.20%

121 LF 24" ADS HP @ 3.14%

220 LF 24" ADS HP @ 3.75%

217 LF 18" ADS HP @ 2.77%

192 LF 24" ADS HP @ 3.10%

162 LF 30" ADS HP @ 2.62%

133 LF 36" ADS HP @ 1.80%

57 LF 36" ADS HP @ 1.82%

111 LF 24" ADS HP @ 4.76%

71 LF 30" ADS HP @ 4.14%

107 LF 18" ADS HP @ 9.36%

76 LF 12" ADS HP @ 1.56%

56 LF 12" ADS HP @ 0.58%

56 LF 12" ADS HP @ 6.02%

56 LF 12" ADS HP @ 5.64%

56 LF 12" ADS HP @ 6.78%

55 LF 12" ADS HP @ 6.35%

55 LF 12" ADS HP @ 4.24%

54 LF 24" ADS HP @ 0.20%

34 LF 18" ADS HP @ 0.30%

34 LF 18" ADS HP @ 0.20%

34 LF 18" ADS HP @ 0.20%

34 LF 18" ADS HP @ 0.20%

34 LF 24" ADS HP @ 0.20%

34 LF 18" ADS HP @ 0.20%

26 LF 18" ADS HP @ 5.28%

B-1
TYPE 3R INLET
RIM = 128.01
INV E = 122.51

B-2
TYPE 3L INLET
RIM = 127.91
INV W = 122.41
INV S = 122.41

B-3
TYPE 3R INLET
RIM = 121.92
INV E = 116.42

B-4
TYPE 3L INLET
RIM = 121.92
INV W = 116.35
INV N = 116.42
INV SE = 115.92

B-5
60" DIA MANHOLE
RIM = 120.59
INV NW = 114.59
INV E = 114.59

B-6
TYPE 3L INLET
RIM = 115.15
INV S = 108.65
INV W = 108.65

B-7
TYPE 3R INLET
RIM = 115.15
INV E = 108.58
INV N = 108.58

B-8
72" DIA MANHOLE
RIM = 111.52
INV N = 103.34
INV E = 103.34
INV W = 103.34

B-9
72" DIA MANHOLE
RIM = 108.41
INV W = 100.41
INV E = 99.98
INV S = 98.41

B-10
TYPE 3R INLET
RIM = 105.95
INV W = 100.08
INV N = 100.08

B-11
TYPE 3L INLET
RIM = 105.95
INV S = 100.15
INV N = 100.15

B-12
96" DIA MANHOLE
RIM = 102.36
INV N = 96.03
INV S = 96.03

A-7
TYPE 3L INLET
RIM = 128.17
INV N = 122.17
INV S = 120.02
INV E = 120.02

A-8
TYPE 1R INLET
RIM = 122.78
INV E = 117.28

A-9
TYPE 3L INLET
RIM = 122.78
INV N = 116.25
INV W = 117.21
INV S = 116.25

A-10
TYPE 3R INLET
RIM = 114.58
INV E = 109.00

A-11
TYPE 3L INLET
RIM = 114.58
INV N = 108.00
INV W = 108.93
INV S = 107.58

DS-1
TYPE C INLET
RIM = 98.39
INV SW = 95.00

MES-1
48" MES
INV N = 95.00

MES-2
18" MES
INV NE = 85.00

YD-13
12" YARD DRAIN
RIM = 125.81
INV N = 120.31
INV W = 120.31

YD-14
12" YARD DRAIN
RIM = 122.60
INV S = 117.60

YD-15
12" YARD DRAIN
RIM = 118.87
INV N = 113.87
INV S = 113.87

YD-16
12" YARD DRAIN
RIM = 115.38
INV N = 110.38
INV S = 110.38

YD-17
12" YARD DRAIN
RIM = 113.05
INV N = 108.05
INV S = 108.05

YD-18
12" YARD DRAIN
RIM = 109.74
INV N = 104.74
INV S = 104.74

YD-19
12" YARD DRAIN
RIM = 106.64
INV N = 101.64
INV S = 101.64

YD-20
12" YARD DRAIN
RIM = 105.32
INV N = 101.32
INV S = 101.32

5 C9.0 ENERGY DISPATOR

5 C9.0 ENERGY DISPATOR

25 WILLIAM YUEN

24 CHUNQI HAN/ LI ZHANG

23 ALEJANDRO ORTIZ/ NICOLE BRACERO

22 NOEL McGOWAN

21 ZHENG WEI/JON XU

20 VIKASH P. PARMAR/ SHEENA D. PARMAR

19 PEDRO A. ALMODOVAR/ LYDIA OYOLA

18 XIAOJIAN WU/ KE LIU

17 KAYLUN M. BRYANT/ ALYSSA M. CASIMIRO BRYANT

16 ZHENGXIANG S. ZHANG

15 MADISON J. SEMRAU/ BRAEDHAN R. MADDEN

BRIDLE PATH
PB 103, PG(S) 108-114

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

1828 ENGINEERING

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAINAGE PLAN - SOUTH

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

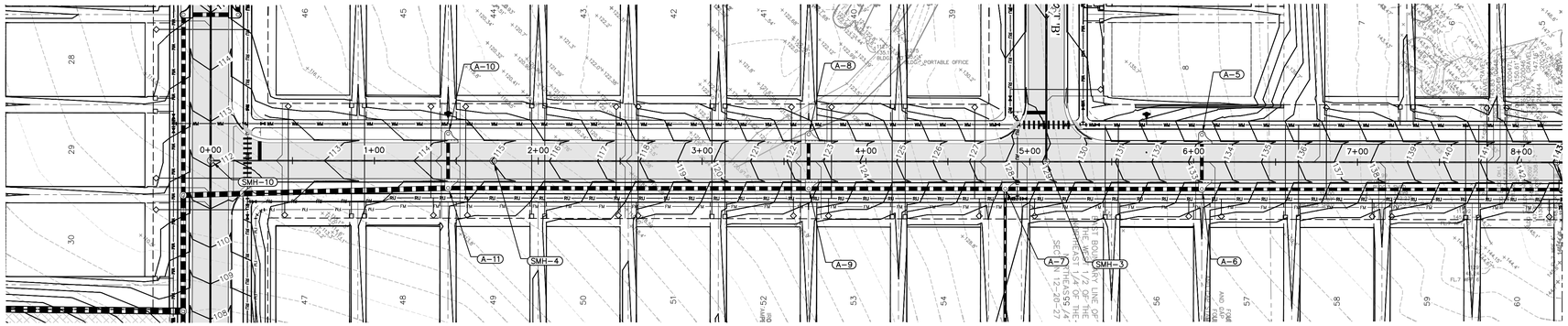
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/31/2026

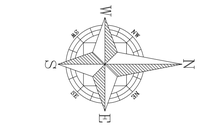
SCALE 1" = 50'
PROJECT INB-001
SHEET C6.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

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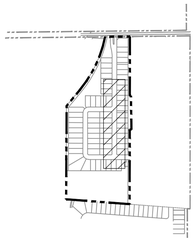




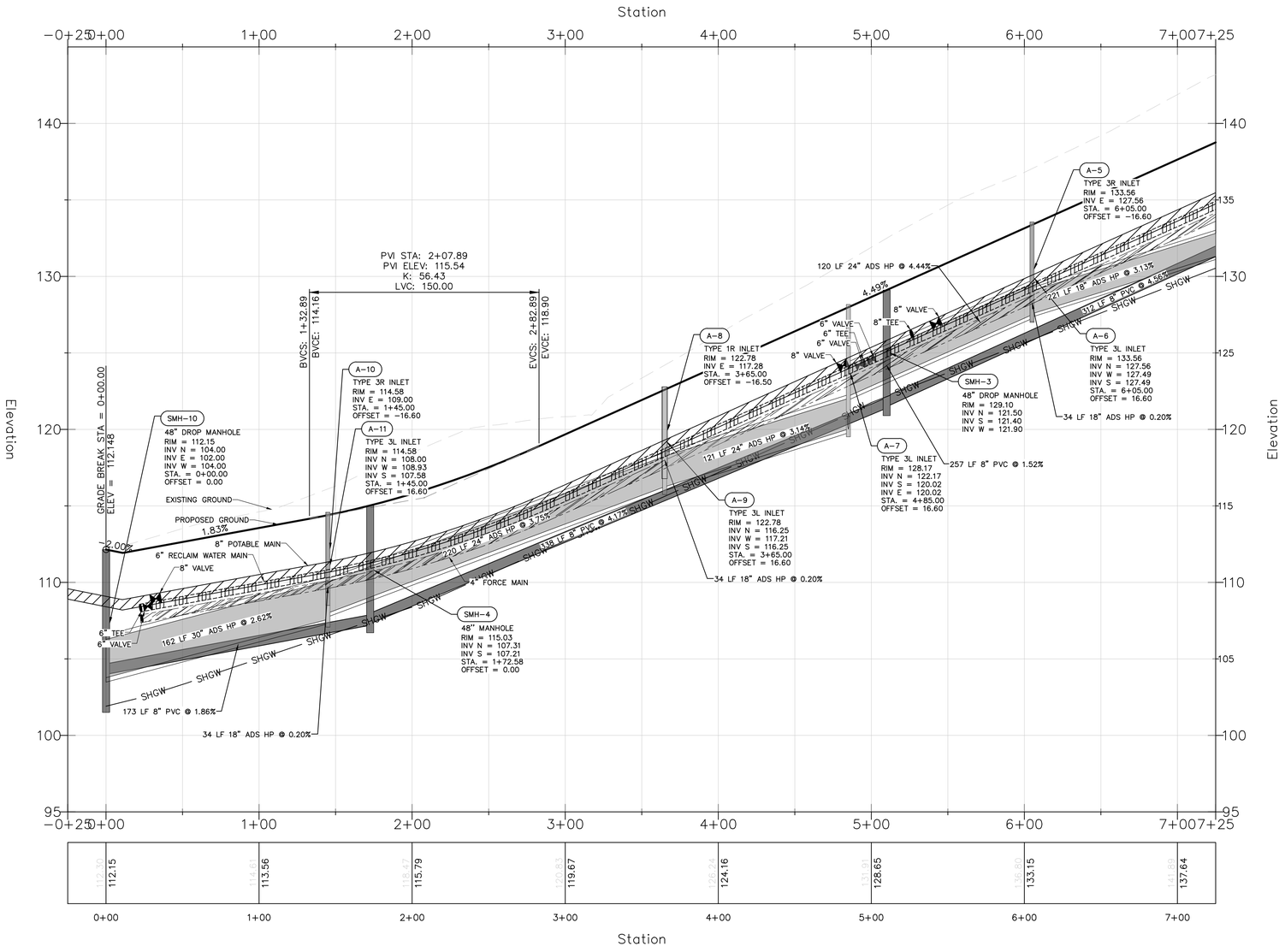
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS – DATED 03/09/2026	03/09/2026	LMC

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

PLAN & PROFILE (STREET A) – STA 0+00 TO 7+00
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

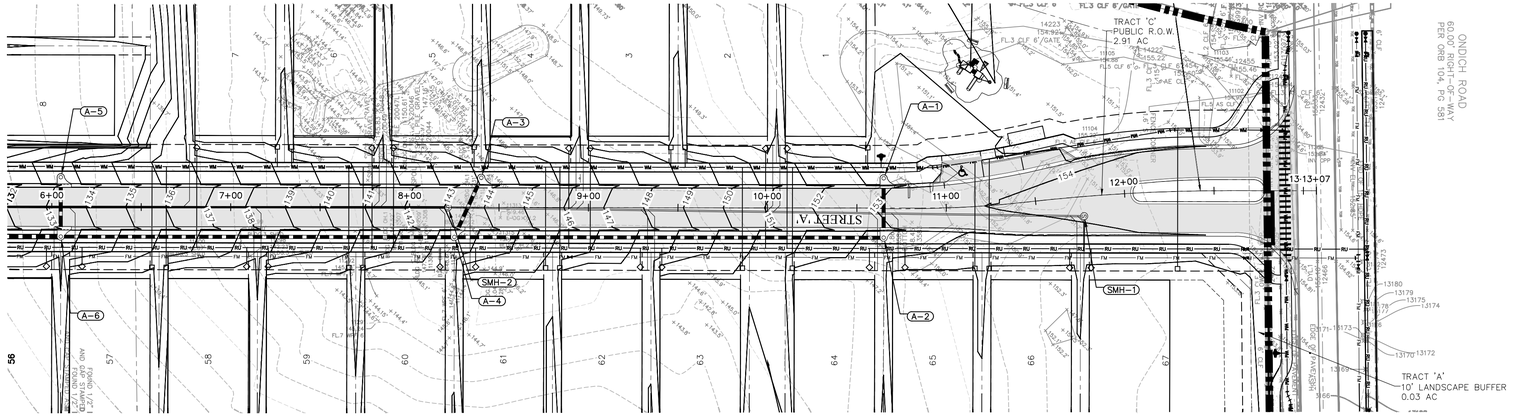
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C7.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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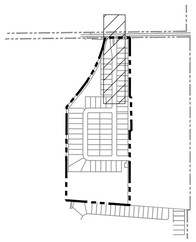




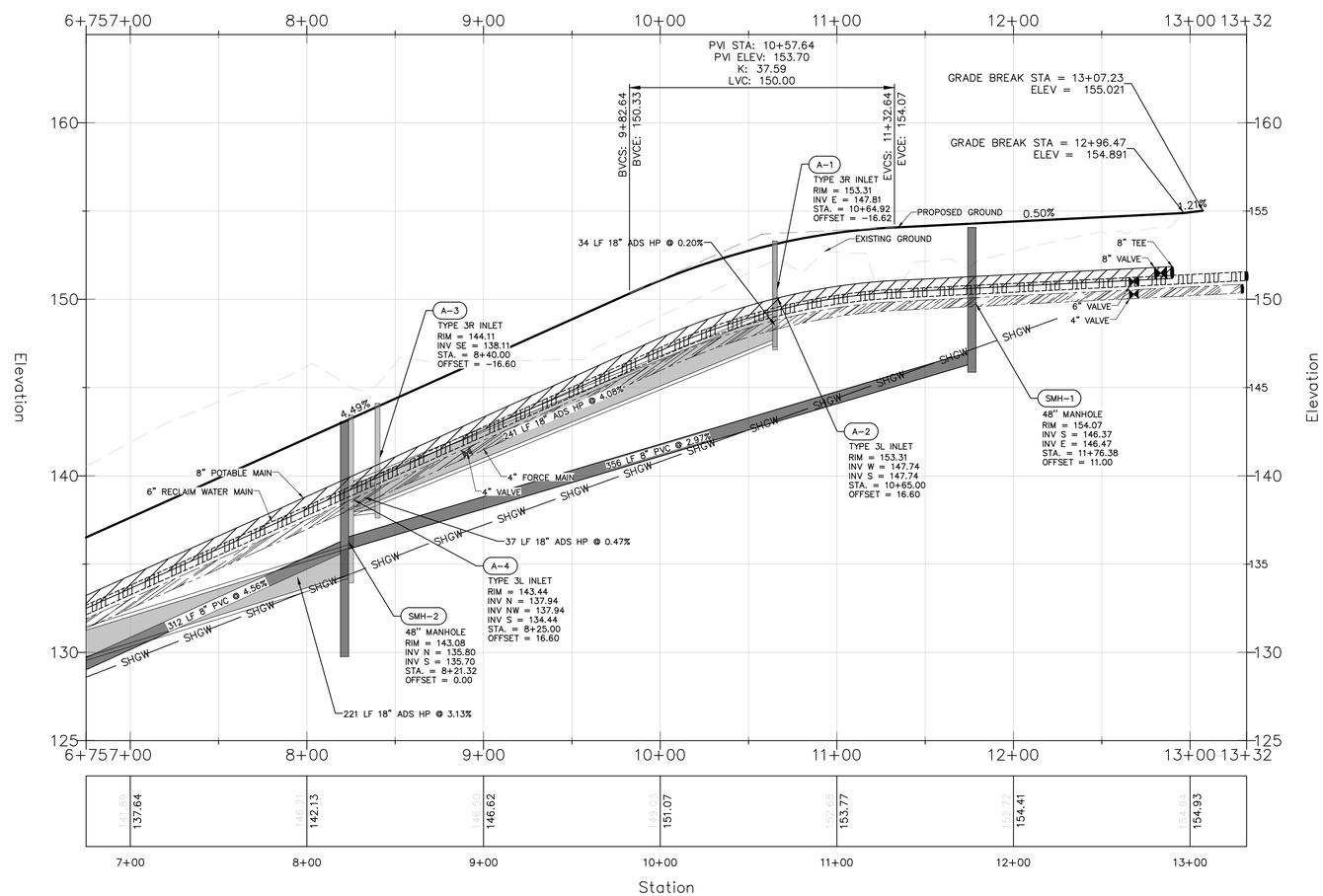
GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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

1828 ENGINEERING

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

PLAN & PROFILE (STREET A) – STA 7+00 TO 13+07
(CONSTRUCTION SITE PLAN)

EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

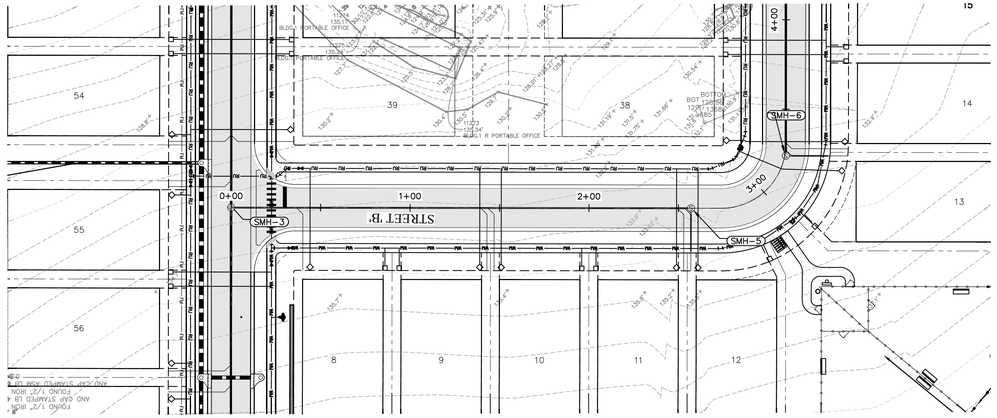
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

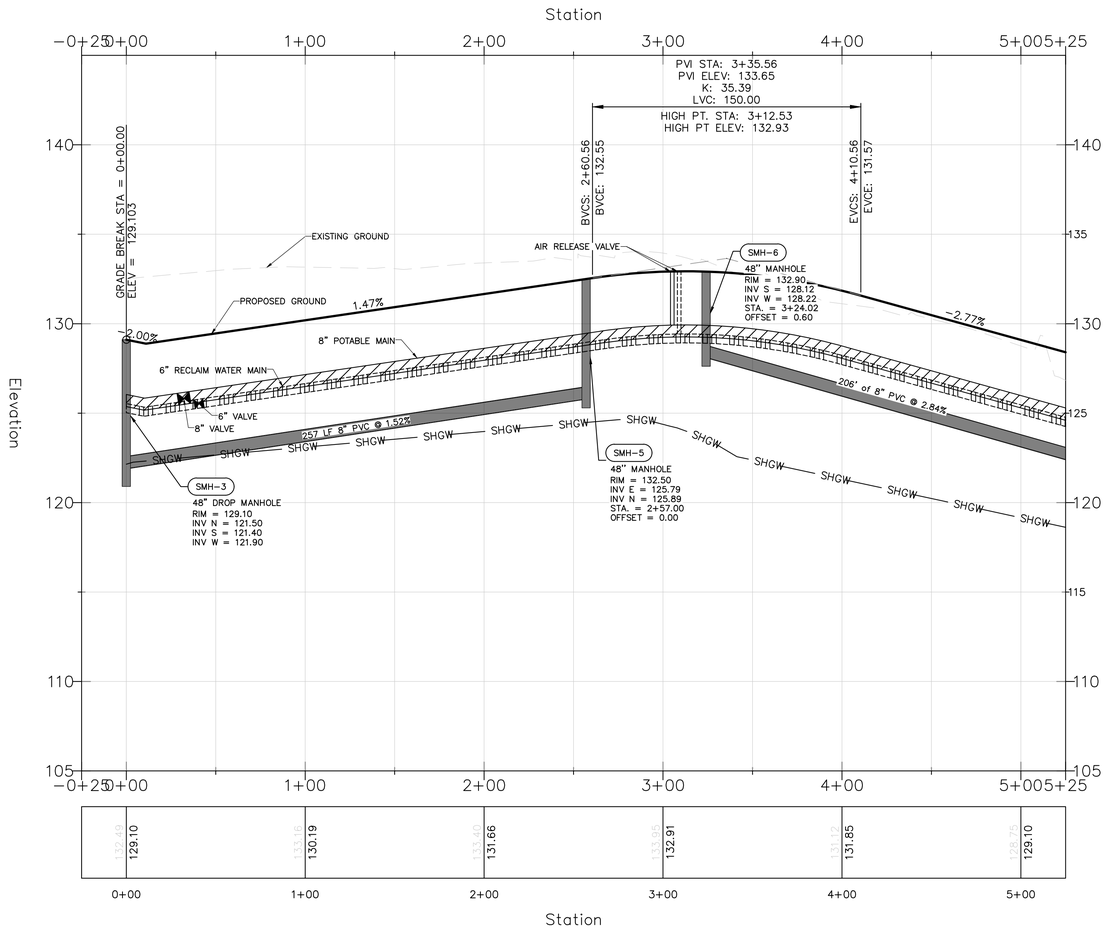
SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C7.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

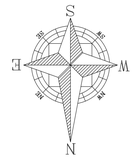
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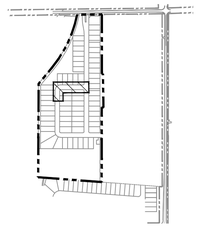
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

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Sunshine State One Call of Florida, Inc.

REV.	DATE	BY
1	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

DESCRIPTION

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

PLAN & PROFILE (STREET B) - STA 1+00 TO 5+00
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

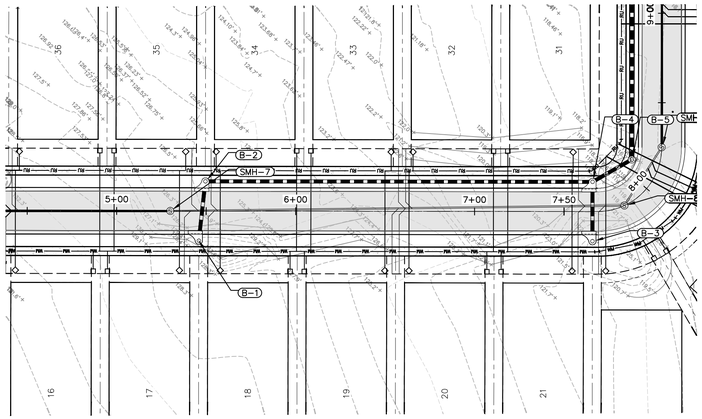
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

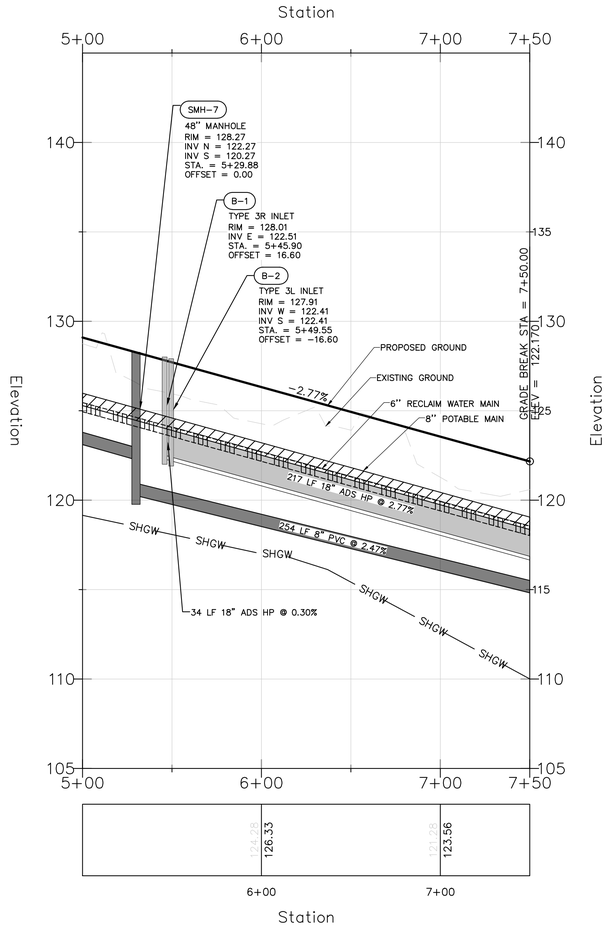
SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C7.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

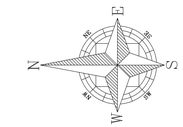
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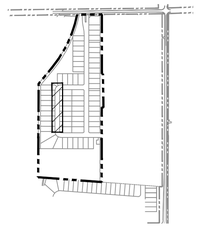
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

NO.	DATE	DESCRIPTION	BY
1	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PLAN & PROFILE (STREET B) - STA 5+00 TO 7+50

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

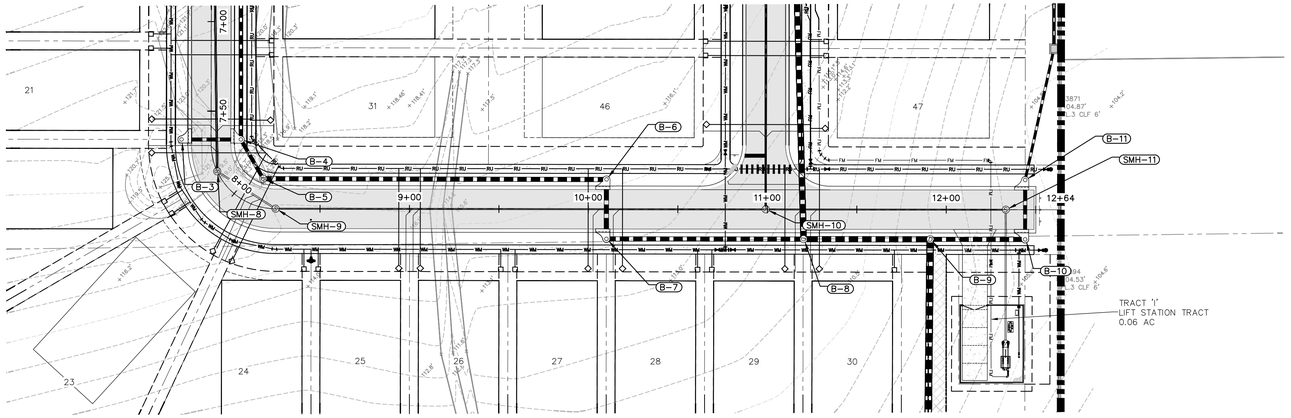
SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C7.3

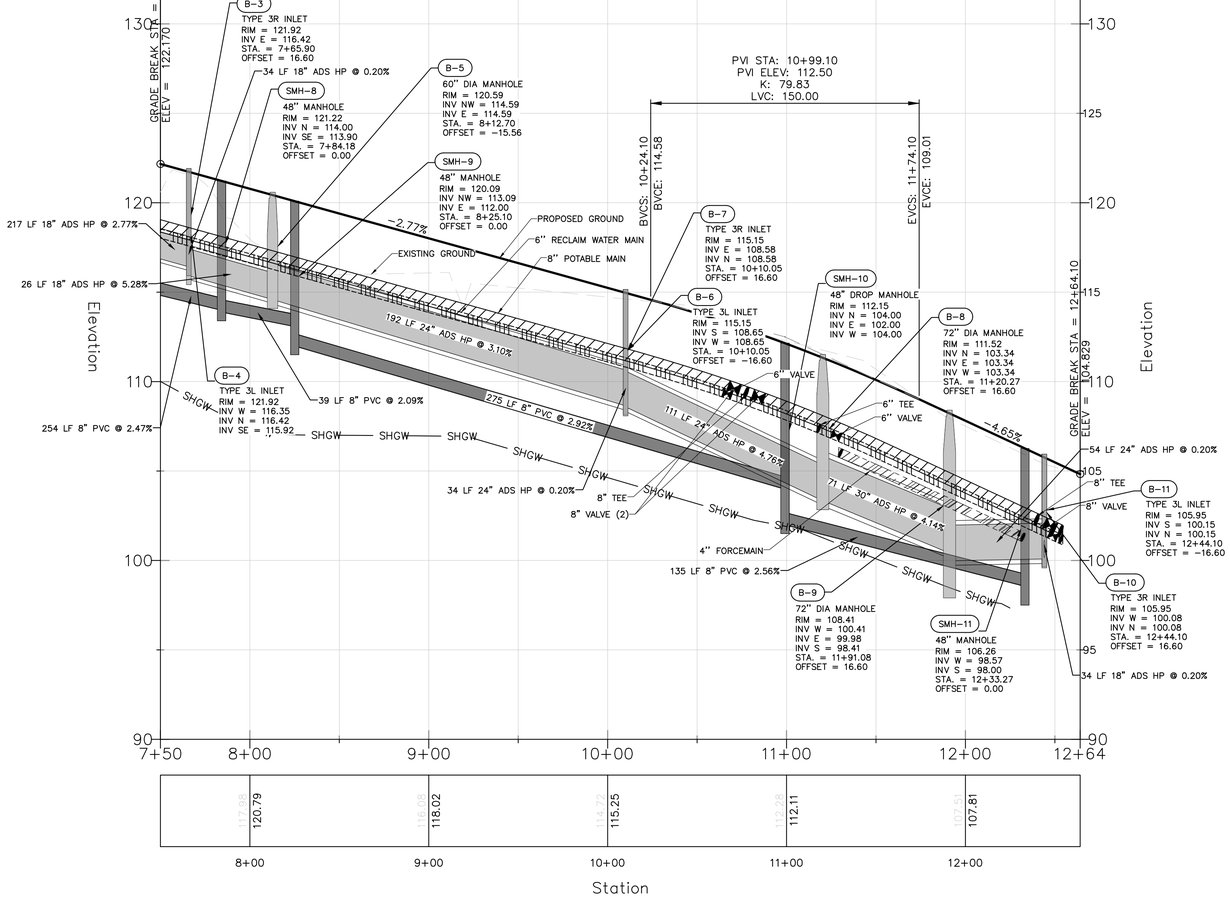
LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

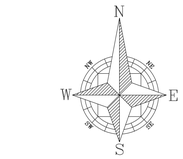
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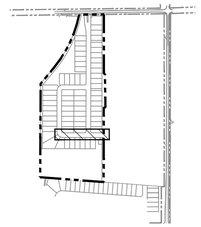




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

Call 48 hours before you dig
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BY	DESCRIPTION	DATE	REV.
LMC	CITY OF APOPKA COMMENTS - DATED 03/09/2026	03/09/2026	1

1828 ENGINEERING

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

PLAN & PROFILE (STREET B) - STA 7+50 TO 12+64

CONSTRUCTION SITE PLAN

EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

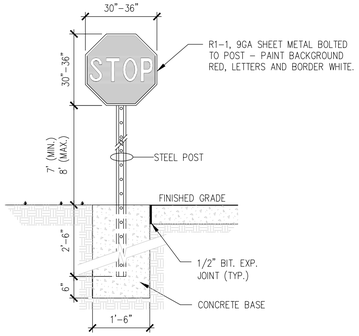
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: 1" = 40'
PROJECT: INB-001
SHEET: C7.4

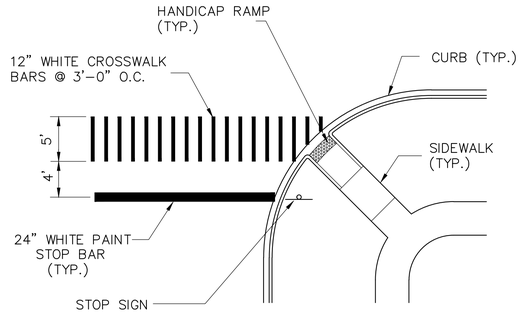
LUKE CLASSON LICENSE PROFESSIONAL ENGINEER
No 77066
STATE OF FLORIDA
4/7/26

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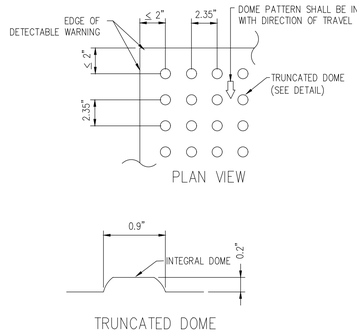
P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE (STREET B).dwg Modified:3/10/2026 By:bkillela Plotted By:tj moore



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.

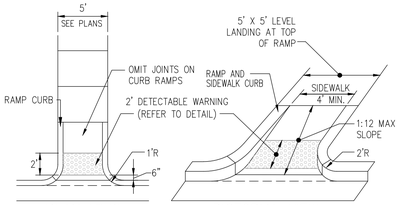
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING 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'.

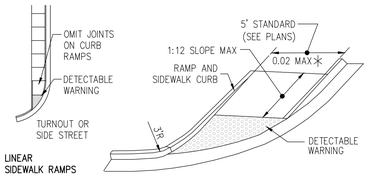
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER 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.

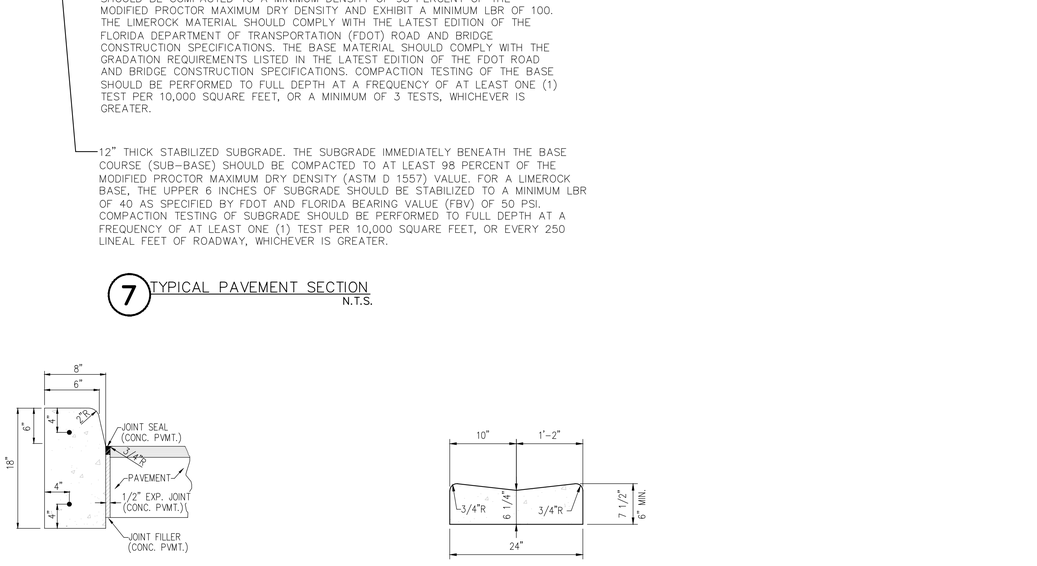
PLAN SYMBOL

NOTES

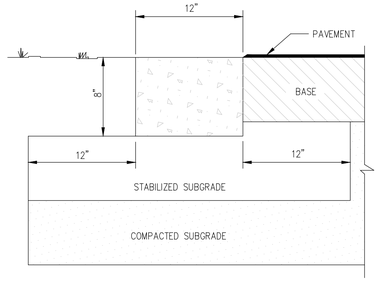
1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

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.

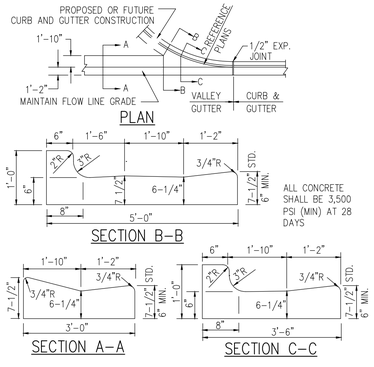
6A TYPE 'A' CURB
(3,500 PSI (MIN.)) N.T.S.



7 TYPICAL PAVEMENT SECTION
N.T.S.



8 RIBBON CURB
3500 PSI (MIN.) N.T.S.



9 VALLEY GUTTER N.T.S.
(REFER TO F.D.O.T. INDEX 300)

NOTES:

1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

10 TYPE 'D' CURB
(3,500 PSI (MIN)) N.T.S.

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.

11 2' DROP CURB N.T.S.
(REFER TO F.D.O.T. INDEX 300)

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

CIVIL DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

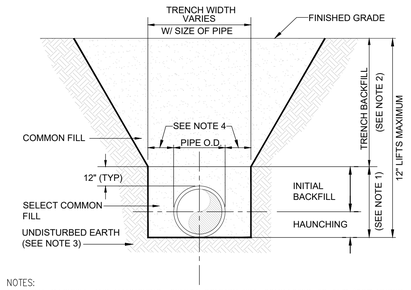
DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/30/2026

SCALE: N.T.S.
PROJECT: INB-001
SHEET: C8.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

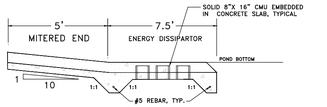
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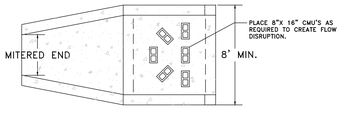


NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) 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.



PROFILE VIEW



PLAN VIEW

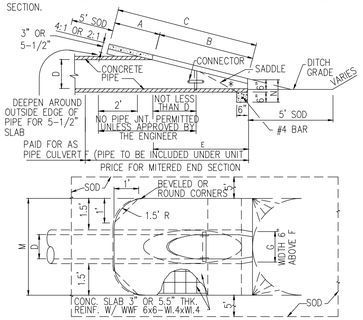
5 ENERGY DISSIPATOR DETAIL
N.T.S.

SUBGRADE SHALL BE COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (SEE NOTE 3)

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.

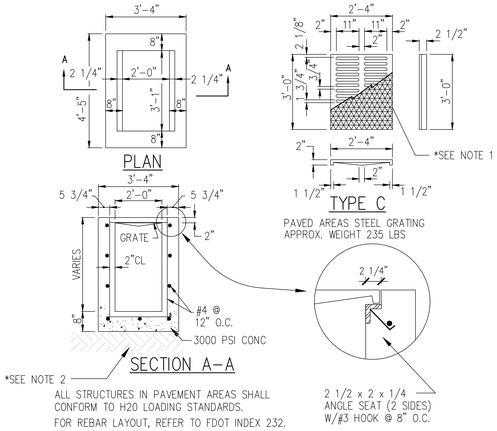
STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.



	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"	1.97'	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'

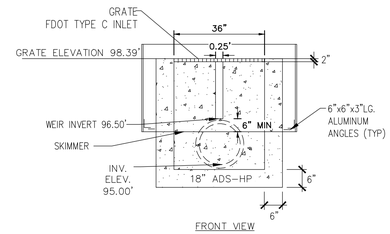
3 MITERED END SECTION (RCP)
FDOT STD. INDEX 430-021 N.T.S.

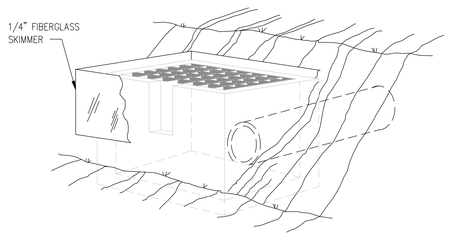
* SLOPE- 4:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

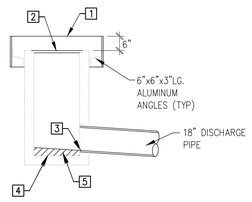


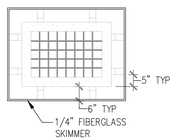
*NOTES:
1. FOR ALL USES, USE STEEL GRATE.
2. SUBGRADE SHALL BE COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6 TYPE "C" INLET
N.T.S.







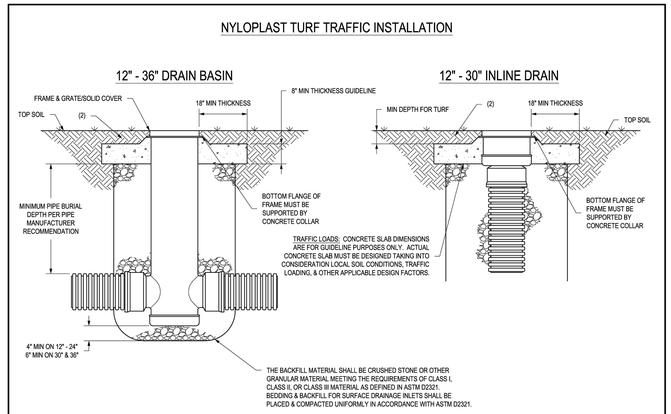


1 FIBERGLASS SKIMMER TOP= 98.89
2 STEEL GRATE TF= 98.39
3 INV = 95.00
4 BOTTOM = 95.00
5 GROUT @ 1.0% TO DISCHARGE PIPE

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION

8 CONTROL STRUCTURE DS-1
N.T.S.

NYLOPLAST TURF TRAFFIC INSTALLATION



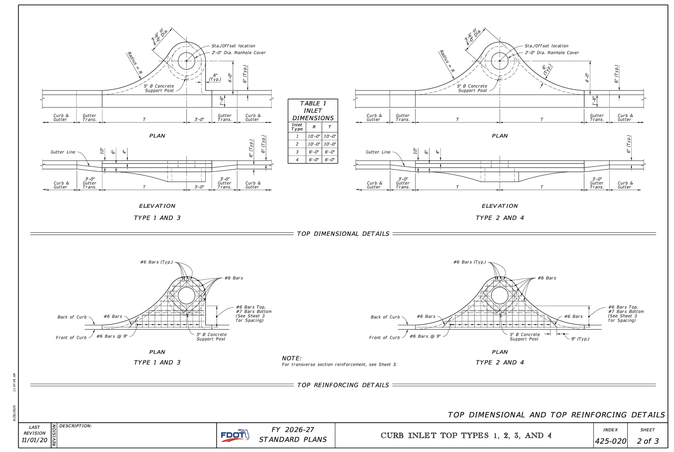
1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.

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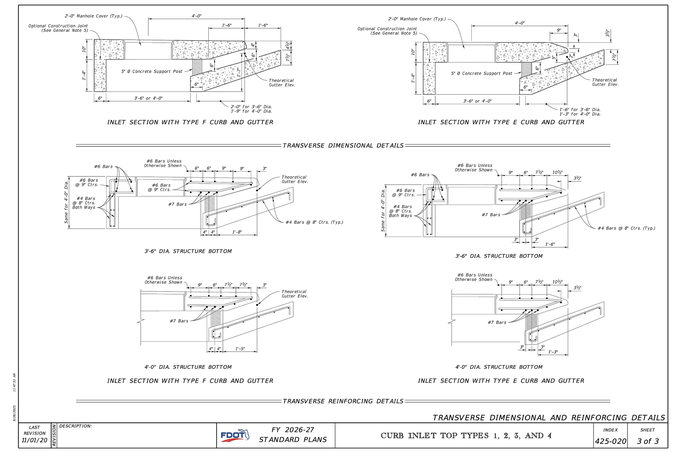
DRAWN BY	EBC
DATE	01-05-09
REVISED BY	NMH
DATE	06-12-18
MATERIAL	
PROJECT NO./NAME	
TITLE	DRAIN BASIN & INLINE DRAIN TURF TRAFFIC INSTALLATION
DWG SIZE	A
SCALE	1:25
SHEET	1 OF 1
DWG NO.	7901-110-340
REV	G

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4 CONCRETE COLLAR
N.T.S.



LAST REVISION	DESCRIPTION:			
11/01/20		FDOT FY 2026-27 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020 / SHEET 2 of 3



LAST REVISION	DESCRIPTION:			
11/01/20		FDOT FY 2026-27 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020 / SHEET 3 of 3

7 TYPE 1, 2, 3, AND 4 INLETS
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REV.	DATE	DESCRIPTION	BY
1	03/09/2026	CITY OF APOPKA COMMENTS - DATED 03/09/2026	LMC

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/31/2026

SCALE	PROJECT	SHEET
N.T.S.	INB-001	C9.0

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/7/26

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PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6"ABOVE 12"BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6"ABOVE 12"BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

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

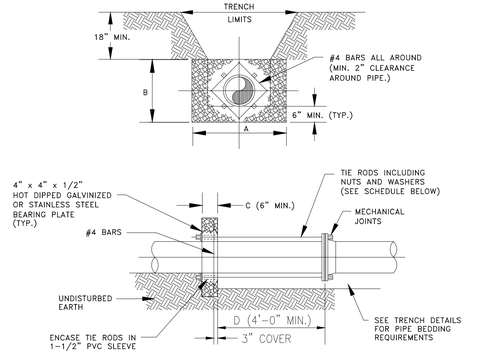
NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 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:

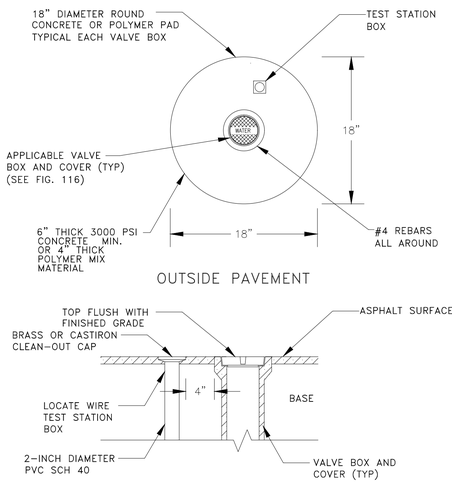
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL 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 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

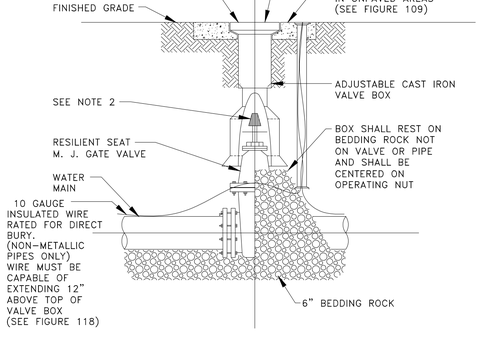
CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

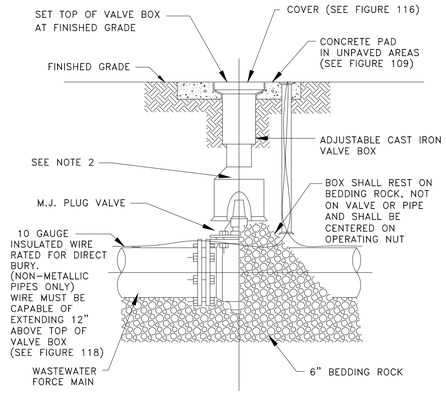


NOTES:

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

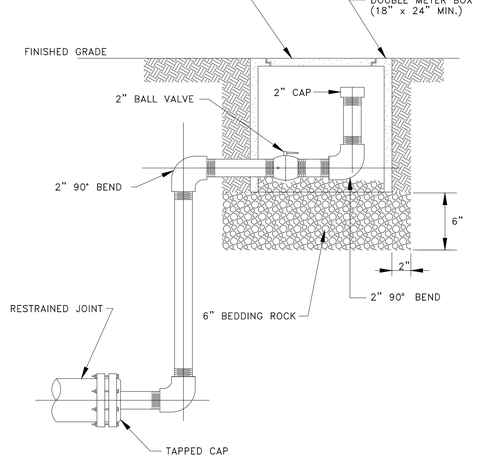


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

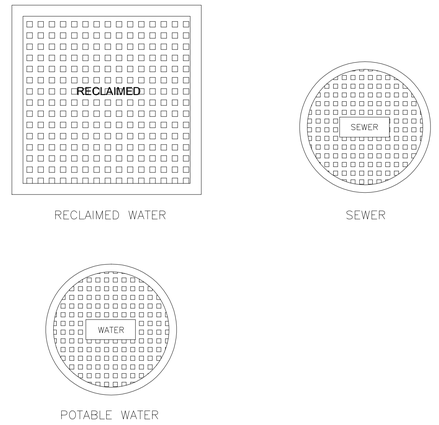


NOTES:

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

BLOWOFF VALVE DETAIL

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



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

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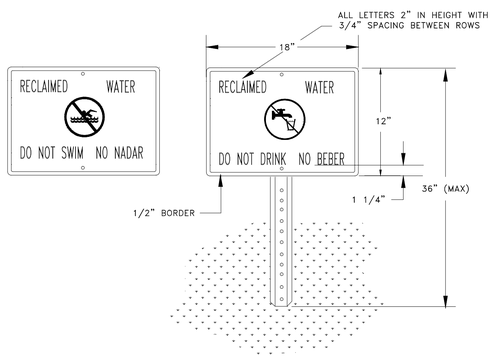
UTILITY DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ | DESIGNED: T. MOORE | CHECKED: L. CLASSON | DATE: 3/10/2026
SCALE: N.T.S. | PROJECT: INB-001 | SHEET: C10.0

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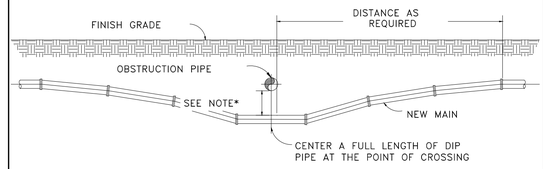


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



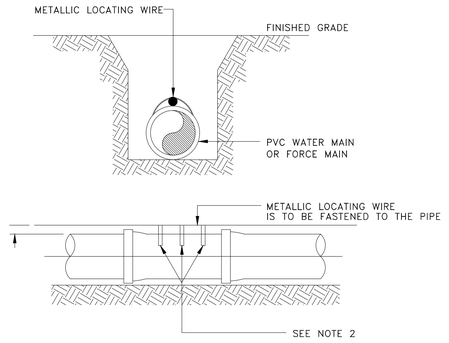
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

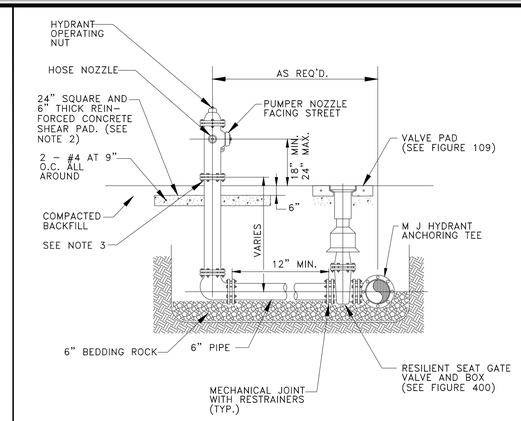


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

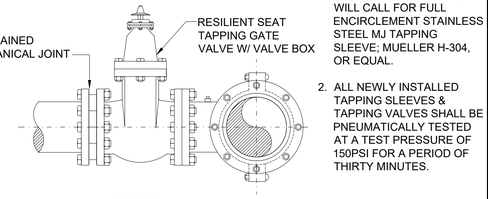


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

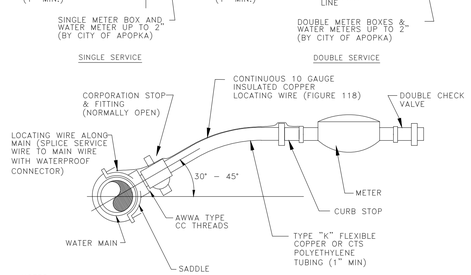


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

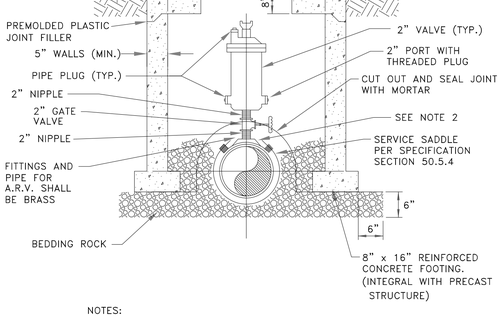


NOTES:

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

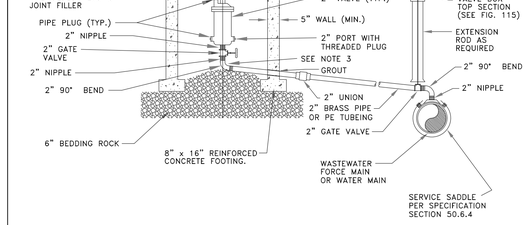


NOTES:

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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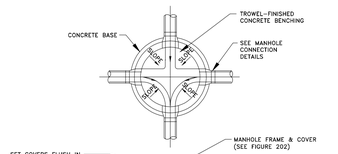
UTILITY DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026
SCALE: N.T.S.
PROJECT: INB-001
SHEET: C10.1

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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					

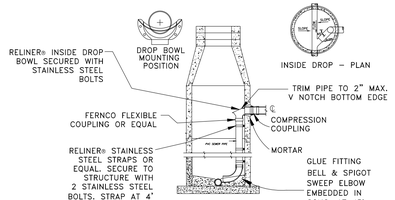
* TO BE COMPLETED BY THE ENGINEER

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.

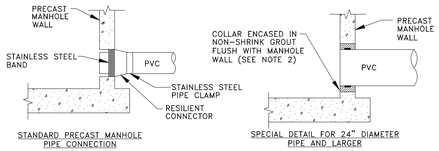
TYPICAL MANHOLE

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.

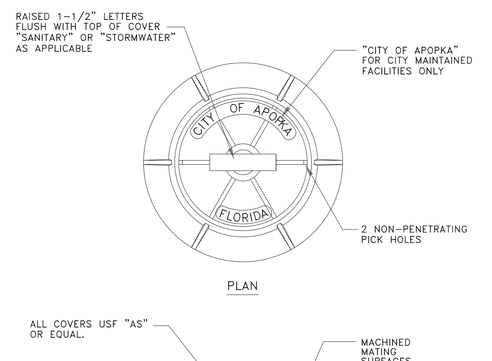


NOTES:

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

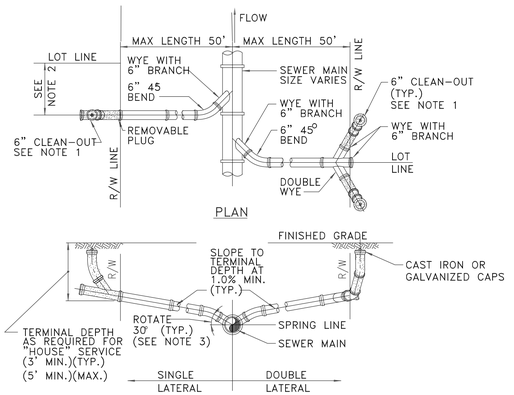


NOTES:

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

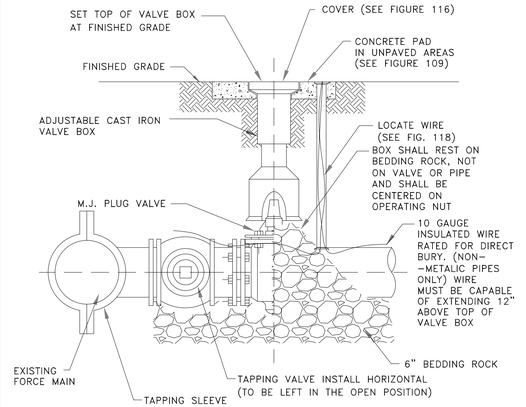


NOTES:

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

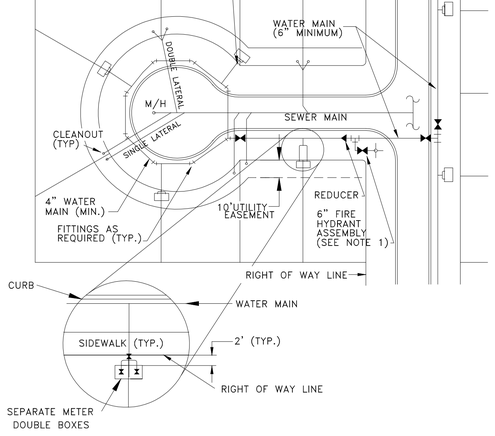
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

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 items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
    State Geodetic Advisor, NOAA
    3900 Commonwealth Blvd. - MS105
    Tallahassee, FL Phone (850) 245-2606
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.

GENERAL NOTES

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. GN



NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 538-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

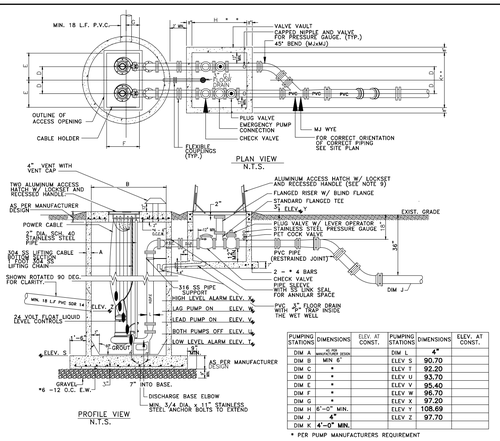
UTILITY DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026
SCALE: N.T.S.
PROJECT: 1NB-001
SHEET: C10.2

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Sunshine State One Call of Florida, Inc.

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
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This item has been digitally signed and sealed by Luke N. Classon, PE on the date adjacent to the seal.
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P:_PROJECT DRAWINGS\1NB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified: 3/10/2026 By:tj moore



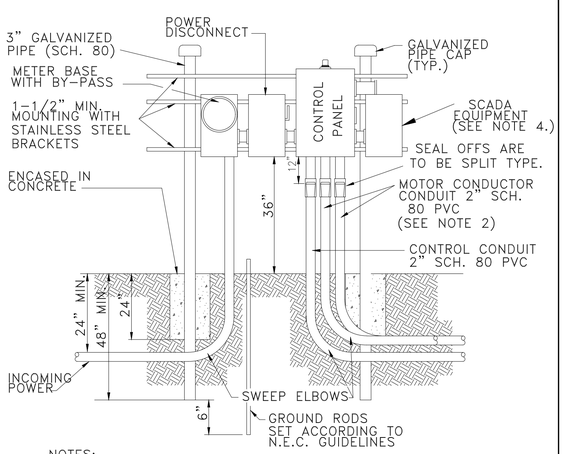
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	SLOPE AWAY FROM BERM		DIM L	4"	
DIM B	MIN 6"		ELEV S	90.70	
DIM C	*		ELEV T	92.20	
DIM D	*		ELEV U	93.70	
DIM E	*		ELEV V	95.40	
DIM F	*		ELEV W	96.70	
DIM G	*		ELEV X	97.20	
DIM H	6'-0" MIN.		ELEV Y	108.69	
DIM J	4"		ELEV Z	97.70	
DIM K	4'-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 (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE 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: FLYGT ; MODEL: NP3171 SH "A" ; DIA: 275 ; 195 mm ; SPEED: 3520 rpm ; DISCHARGE SIZE: 4.00 IN.;
VOLTAGE: 460 ; HZ.: 60 ; PHASE: 3 ; H.P.: 35 ; MIN. SOLID SIZE: 1.4 IN.
12. OPERATING CONDITIONS SHALL BE: 110.5 GPM AT 237 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

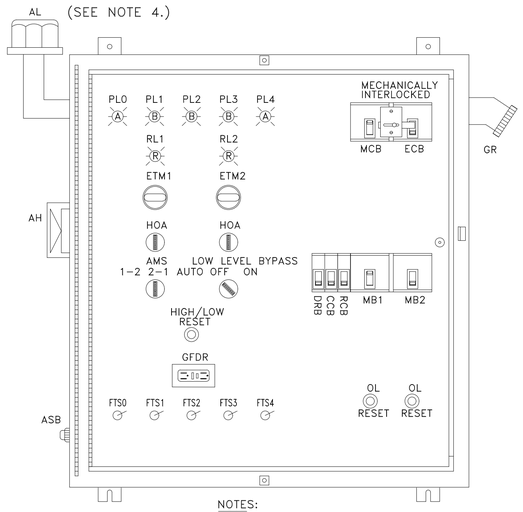
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



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

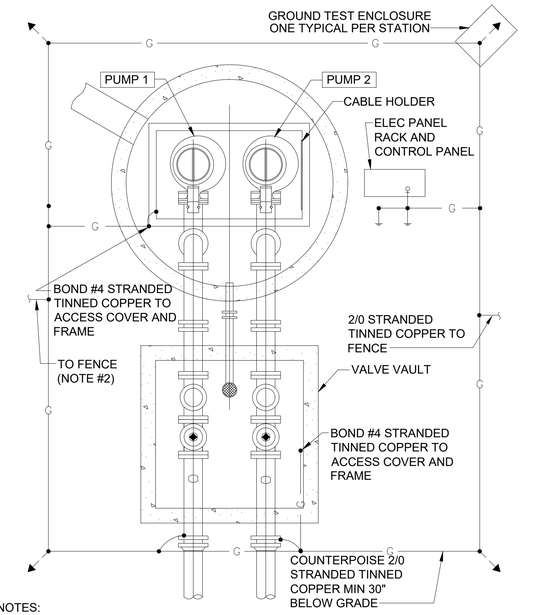
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302



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

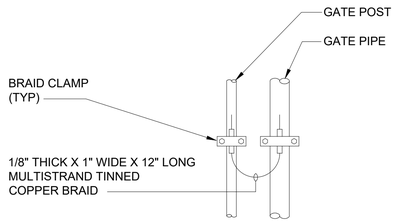
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303

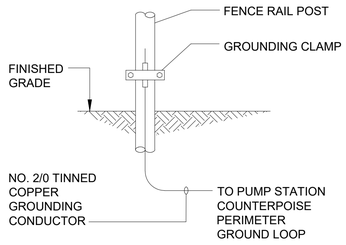


NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

PUMP STATION GROUNDING (TYPICAL)

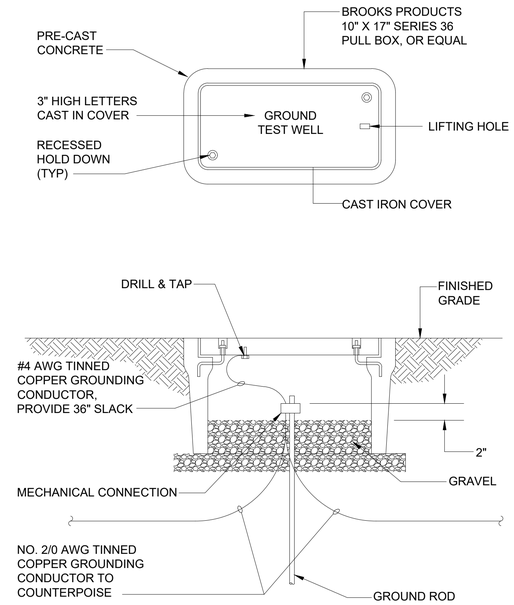
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307





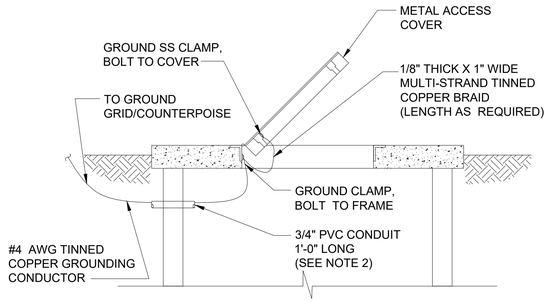
FENCE POST GROUNDING (TYPICAL)

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.

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

LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
EVERLY-ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

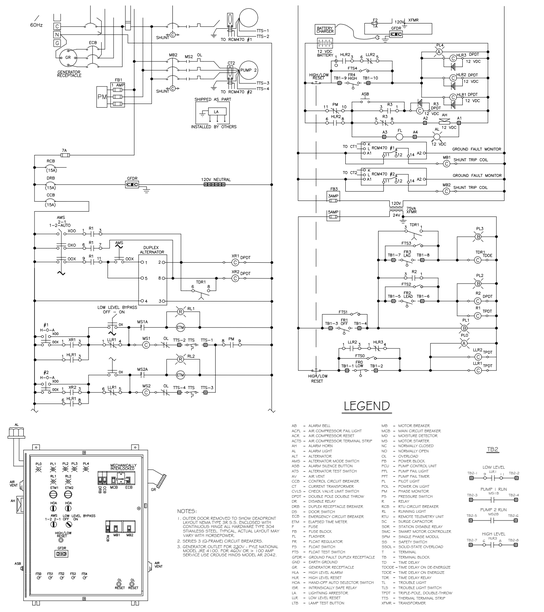
DRAWN:	DESIGNED:	CHECKED:	DATE:
K. GOMEZ	T. MOORE	L. CLASSON	3/10/2026

SCALE	PROJECT	SHEET
N.T.S.	INB-001	C11.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/7/26

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
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P:_PROJECT DRAWINGS\INB-001 Everly-Ondich Rd Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\LIFT STATION DETAILS.dwg Modified:3/10/2026 By:bkillela Plotted By:tj moore



LEGEND

AB – ALARM BELL
ACFL – AIR COMPRESSOR FAIL LIGHT
ACR – AIR COMPRESSOR RESET
ACTS – AIR COMPRESSOR TERMINAL STRIP
AH – ALARM HORN
AL – ALARM LIGHT
ALT – ALTERNATOR
AMS – ALTERNATOR MODE SWITCH
ASB – ALARM SILENCE BUTTON
ATS – ALTERNATOR TEST SWITCH
AV – AIR VENT
CCB – CONTROL CIRCUIT BREAKER
CT – CURRENT TRANSFORMER
CVLS – CHECK VALVE LIMIT SWITCH
DPDT – DOUBLE POLE, DOUBLE THROW
DR – DISABLE RELAY
DRB – DUPLEX RECEPTACLE BREAKER
DS – DOOR SWITCH
ECB – EMERGENCY CIRCUIT BREAKER
ETM – ELAPSED TIME METER
F – FUSE
FB – FUSE BLOCK
FL – FLASHER
FR – FLOAT REGULATOR
FS – FLOW SWITCH
FTS – FLOAT TEST SWITCH
GFDR – GROUND FAULT DUPLEX RECEPTACLE
GND – EARTH GROUND
GR – GENERATOR RECEPTACLE
HLA – HIGH LEVEL ALARM
HLR – HIGH LEVEL RESET
HOA – HAND-OFF-AUTO SELECTOR SWITCH
ISR – INTRINSICALLY SAFE RELAY
LA – LIGHTNING ARRESTOR
LLR – LOW LEVEL RESET
LTB – LAMP TEST BUTTON
MB – MOTOR BREAKER
MCB – MAIN CIRCUIT BREAKER
MD – MOISTURE DETECTOR
MS – MOTOR STARTER
NC – NORMALLY CLOSED
NO – NORMALLY OPEN
OL – OVERLOAD
PB – POWER BLOCK
PCU – PUMP CONTROL UNIT
PFL – PUMP FAIL LIGHT
PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
SMC – SMART MOTOR CONTROLLER
SPM – SINGLE PHASE MODULE
SS – SAFETY SWITCH
SSOL – 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
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

COMPONENT LEGEND

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AND ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

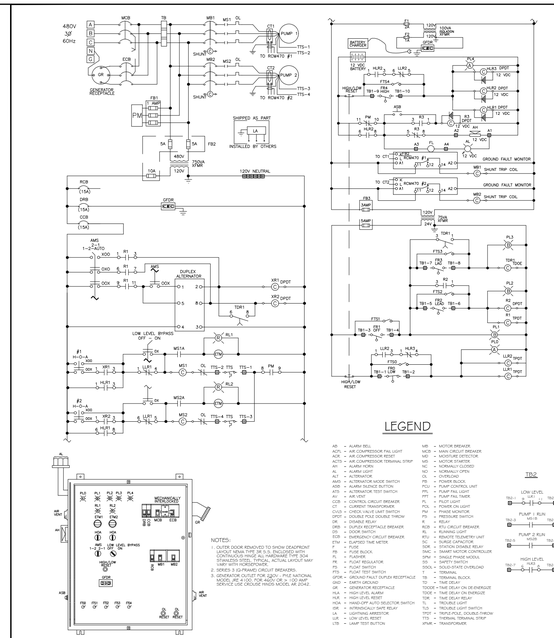
NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
(230V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 305 A



LEGEND

DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
(480V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 305 C

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 306

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

LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
EVERLY–ONDICH RD SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: K. GOMEZ
DESIGNED: T. MOORE
CHECKED: L. CLASSON
DATE: 3/10/2026

SCALE: N.T.S.
PROJECT: INB–001
SHEET: C11.1

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
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