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

PUBLIC COMMENT PERIOD

SPECIAL EVENTS

1. **E-26-4 - Saint Paul Apopka Faith and Fitness 5K - 1012 South Park Avenue - August 22nd 2026, 8:00am-2:00pm**
   Owner(s): Saint Paul AME Church
   Applicant(s): Josie Hill
   Location: Start/Finish at 1012 South Park Avenue (Map attached)
   Proposed Use: Organized Run/Walk
   Project Manager: Carolyn Ray

2. **E-26-9 - Workers Solidarity Cup - Edwards Field, E 1st Street - October 10th 2026, 9:00am-2:00pm**
   Owner(s): Central Florida Jobs with Justice
   Applicant(s): Anallely Becerra
   Location: Edwards Field - E 1st Street
   Proposed Use: Soccer Tournament Fundraiser
   Project Manager: Carolyn Ray

3. **E-26-14 - Community Sports Day - Alonzo Williams Park, 225 M A Board Street - July 18th 2026, 10:00am-1:00pm**
   Owner(s): Re-Imagine Communities
   Applicant(s): Shaunte Jemison
   Location: Alonzo Williams Park - 225 M A Board Street
   Proposed Use: Community Sports Day
   Project Manager: Carolyn Ray

PLAT

1. **PL-25-8 - Eden Crest Phase 2 - Plat Application (PL), (4th Submittal)**
   Owner(s): Apopka Project I LLC
   Applicant(s): Appian Engineering LLC - Ovidio Sanchez
   Location: 2022 Johns Road, 2150 Johns Road, Johns Road, 2158 Johns Road, 2156 Johns Road, 2166 Johns Road, 2182 Johns Road, 875 South Binion Road, 885 South Binion Road and 701 South Binion Road
   Proposed Use: 115 Lot Subdivison
   Project Manager: Amer Hamza

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **PD-26-1 - Kelly Park South KPI Master Plan Amendment - Master Plan Development (PD), (1st Submittal)**
   Owner(s): KP South Land Investments LLC
   Applicant(s): Galvin Harris Company - Mike Galvin
   Location: 4033 West Kelly Park Road
   Proposed Use: Rezoning parcels from Agriculture (A) to MU-KPI.
   Project Manager: Bobby Howell, AICP

CONSTRUCTION SITE PLAN

1. **CSP-26-12 - Autozone Store No FL10995 - Construction Site Plan (CSP), (2nd Submittal)**
   Owner(s): Sabal Hospitality Group LLC
   Applicant(s): CPH - Matthew D'Angelo
   Location: 1788 Rock Springs Road
   Proposed Use: Construction of a new 6,815 SF AutoZone
   Project Manager: Jun Sohn, Ph.D

2. **CSP-26-27 - Youthers Outparcel - Construction Site Plan (CSP), (1st Submittal)**
   Owner(s): Dafflyn Property 2 LLC
   Applicant(s): Kimley-Horn and Associates Inc
   Location: 2050 Plymouth Sorrento Road
   Proposed Use: Developing a 7,400 SF Commercial Building
   Project Manager: Jun Sohn, Ph.D

SUBDIVISION PLAN

1. **CSP-26-14 - Oakmoor(fka Ondich South) - Construction Site Plan (CSP), (3rd Submittal)**
   Owner(s): HMF LLC, Pm S-1 REO LLC,
   Applicant(s): 1828 Engineering LLC - Luke Classon
   Location: Oak Lane, 3658 Ondich Road, 3845 Ondich Road, 4255 Ondich Road, 4267 Ondich Road
   Proposed use: Proposed Development with 196 Single Family Lots
   Project Manager: Jean Sanchez

2. **CSP-26-21 - Chandler Row CSP Amendment - Construction Site Plan (CSP), (2nd Submission)**
   Owner(s): MRP HNHB LLC
   Applicant(s): Kimley-Horn and Associates Inc - Brian Ashby
   Location: 4648 Chandler Road
   Proposed Use: 240 Unit Attached Single Family (Townhomes)
   Project Manager: Bobby Howell, AICP

ITEMS FOR DISCUSSION

ADJOURNMENT

Record No: E-26-4

Apopka Special Event Permit

Status: Active

Submitted On: 5/6/2026

Primary Location

No location

Owner

No owner information

Applicant

Josie Hill

[redacted]

Special Event Permit Application

Visit City of Apopka Events Page to learn more about what is happening in the City.

Name of the Event*

Saint Paul Apopka Faith and Fitness 5k

Event Date*

08/22/2026

Type of Event*

Organized Run/Walk

Facility or Location*

Other

Additional event details*

5k walk for church anniversary

Event Applicant

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 days prior to the event. Incomplete applications will not be reviewed.

Organization Name*

Saint Paul AME Church

Organization Address*

1012 South Park Ave, Apopka, FL 32703

Contact Person's Email*

[redacted]

Is your organization a Non-Profit (501 c3) or Tax Exempt Organization?*

Yes

Dates & Times

Event Start Date*

08/22/2026

Event End Date*

08/22/2026

Is your event multiple days?*

No

Event Time (Start & End Time)*

8am

Load in date

—

Load in Time

Load out Date

—

Load out time*

2pm

Expected Attendance*

150

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food food trucks?*

No

Will you be bringing in portable toilets?

–

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

Will your event include tents?

Yes

Please indicate the size of tents (10x20 or large require additional permits)

10x10 for mile markers 1 and 2 and a larger tent that will be on the church property for registration and when the race concludes.

Will you be serving alcohol at your event?*

No

Does your event require a road closure?*

Yes

Time of road Closure

7:00am-11am

Will you be hiring private security?*

No

Location Details - If on private property

Property Type*

Public

Address of other locations*

1012 South Park Ave, Apopka, FL 32703

Acknowledgements

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT Renter/Applicant/Event Organizer/Organization agrees to waive, release and agrees to indemnify and hold harmless the City of Apopka its officers, agents, employees or any other person for any claim, demand, liability, costs, suits, charges or compensation for loss or injury of any kind arising out of a loss or bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of, or arising from, the negligence of the City of Apopka, its employees or agents, or any other person, including attorneys' fees, by reason of the liability imposed by law upon the City of Apopka except in case of the City of Apopka's sole negligence, for damage because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of its employees or agents or any other person. It is further understood and agreed that Renter/Applicant/Event Organizer/Organization shall, at the option of the City of Apopka, defend the City of Apopka with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder. This Waiver, Release and Hold Harmless/Indemnification Agreement is in consideration of the City of Apopka permitting the Renter/Applicant/Event Organizer/Organization to utilize property and/or facilities owned by the City of Apopka. Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes. This agreement shall be governed by the laws of the State of Florida,

and venue shall lie exclusively in Orange County, Florida.*

☑

Insurance Requirements for Events

The acknowledges below indicates receipt of the Policy and Procedures for events that has been attached at the end of this document. *

☑

Applicant covenants and agrees that it will indemnify and hold harmless the City and all of the City's officer's, agents, and employees from claim, loss, damage, costs, charge or expense arising out of any act, action, neglect or omission by applicant during the performance of the event, whether direct, or indirect, and whether to any person or property to which the City of said parties may be subject.*

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Curfew Policy Acknowledgment: I understand and agree that events must end by 8:00 PM (Sun–Thu) and 10:00 PM (Fri–Sat), and that exceeding curfew may result in deposit forfeiture and/or fees ($500 for 5–30 minutes over, $500+ for 30+ minutes over).*

☑

Applicant Signature*

Josephine Hill
May 6, 2026

Date*

05/06/2026

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and all requested extensions to the insurance certificate, shall be sent to: City of Apopka 120 East Main Street Apopka, Florida 32703 Renter/Applicant/Event Organizer/Organization is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by Renter/Applicant/Event Organizer/Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Renter/Applicant/Event Organizer/Organization agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Renter/Applicant/ Event Organizer/Organization, as required herein. Renter/Applicant/Event Organizer/Organization shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, event security firm(s), concert technical and/or production firm(s), and entertainers, maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Renter/Applicant/Event Organizer/Organization shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Renter/Applicant/Event Organizer/Organization by a subcontractor. Upon written request, the Renter/Applicant/ Event Organizer/Organization shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors. The Renter/Applicant/Event Organizer/Organization shall remain fully liable and responsible for the performance and compliance of all contracted work, regardless of whether the work was performed in full or in part by a subcontractor. The subcontracting of any part of this Agreement shall not relieve the Renter/Applicant/Event Organizer/Organization from any liability or

obligation under the Agreement, and the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization's subcontractors shall be deemed to be the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization.



Record No: E-26-9

Apopka Special Event Permit

Status: Active

Submitted On: 6/8/2026

Primary Location

No location

Owner

No owner information

Applicant

Anallely Becerra

[redacted]

Special Event Permit Application

Visit City of Apopka Events Page to learn more about what is happening in the City.

Name of the Event*

Workers Solidarity Cup

Event Date*

10/10/2026

Type of Event*

Other

If Other, please indicate event category*

Soccer tournament fundraiser

Facility or Location*

Edwards Field

Additional event details*

We are a Central Florida non-profit org that is hosting our annual soccer tournament fundraiser.

Event Applicant

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 days prior to the event. Incomplete applications will not be reviewed.

Organization Name*

Central Florida Jobs With Justice

Organization Address*

[redacted]

Contact Person's Email*

[redacted]

Is your organization a Non-Profit (501 c3) or Tax Exempt Organization?*

Yes

Dates & Times

Event Start Date*

10/10/2026

Event End Date*

10/10/2026

Is your event multiple days?*

No

Event Time (Start & End Time)*

9am - 2pm

Load in date

10/10/2026

Load in Time

7am

Load out Date

10/10/2026

Load out time*

3pm

Expected Attendance*

100

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food food trucks?*

No

Will you be bringing in portable toilets?

–

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

Will your event include tents?

Yes

Please indicate the size of tents (10x20 or large require additional permits)

10x10

Will you be serving alcohol at your event?*

No

Does your event require a road closure?*

No

Will you be hiring private security?*

No

Acknowledgements

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☑

Applicant Signature*

Anallely Becerra Barajas
Jun 3, 2026

Date*

06/03/2026

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☑

Record No: E-26-14

Apopka Special Event Permit

Status: Active

Submitted On: 6/26/2026

Primary Location

No location

Owner

No owner information

Applicant

Shaunte Jemison

[redacted]

Special Event Permit Application

Visit City of Apopka Events Page to learn more about what is happening in the City.

Name of the Event*

Community Sports Day

Event Date*

07/18/2026

Type of Event*

Other

If Other, please indicate event category*

Community Sports Day

Facility or Location*

Alonzo Williams Park

Additional event details*

Community Sports Day

Event Applicant

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Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 days prior to the event. Incomplete applications will not be reviewed.

Organization Name*

Re-imagine communities

Organization Address*

[redacted]

Contact Person's Email*

[redacted]

Is your organization a Non-Profit (501 c3) or Tax Exempt Organization?*

Yes

Dates & Times

Event Start Date*

07/18/2026

Event End Date*

07/18/2025

Is your event multiple days?*

No

Event Time (Start & End Time)*

10:00 AM-1:00 PM

Load in date

07/18/2026

Load in Time

8:30 AM

Load out Date

07/18/2026

Load out time*

2:00 PM

Expected Attendance*

100

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food food trucks?*

Yes

Will you be bringing in portable toilets?

–

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

no cleaning crew

Will your event include tents?

Yes

Please indicate the size of tents (10x20 or large require additional permits)

10x10

Will you be serving alcohol at your event?*

No

Does your event require a road closure?*

No

Will you be hiring private security?*

No

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shaunte jemison

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☑

Applicant Signature*

Shaunte Jemison
Jun 26, 2026

Date*

06/26/2026

SPECIAL EVENT INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS Before activity setup or any other site activity begins, the Renter/Applicant/Event Organizer/Organization must provide a Certificate of Insurance (including all required endorsements) to the City's Risk Management Division. All insurance policies must remain in effect from load-in through completion of load-out. The required limits may be satisfied through a combination of primary and excess/umbrella liability policies. Commercial General Liability Minimum limits: $1,000,000 Each Occurrence $2,000,000 General Aggregate Coverage must include: Premises and Operations Products and Completed Operations Contractual Liability Personal and Advertising Injury Damage to Rented Premises Sexual Abuse and Molestation Liability (if applicable) Spectator Liability (if applicable) Assault and Battery (if applicable) If alcohol is served: Liquor Liability $1,000,000 per occurrence Host Liquor acceptable only if alcohol is served free of charge Automobile Liability Applies to owned, hired, and non-owned autos. $300,000 Combined Single Limit (personal vehicles) $1,000,000 Combined Single Limit (commercial vehicles, food trucks, CMVs) Workers' Compensation Statutory compliance with: $1,000,000 Each Accident $1,000,000 Disease – Policy Limit $1,000,000 Disease – Each Employee Proof of exemption required if applicable. Additional Requirements All insurance policies shall: Name the City of Apopka as Additional Insured (except Workers' Compensation). Provide Waiver of Subrogation in favor of the City on all lines. Be Primary and Non-Contributory. Provide 30 days written notice of cancellation. Be issued by carriers rated A- VIII or better by A.M. Best. Include copies of all endorsement pages and form list schedules. Be subject to approval by the City. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. Nothing herein shall be construed to extend the City's liability beyond that provided in §768.28, Florida Statutes. The original insurance certificates,

and all requested extensions to the insurance certificate, shall be sent to: City of Apopka 120 East Main Street Apopka, Florida 32703 Renter/Applicant/Event Organizer/Organization is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by Renter/Applicant/Event Organizer/Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Renter/Applicant/Event Organizer/Organization agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Renter/Applicant/ Event Organizer/Organization, as required herein. Renter/Applicant/Event Organizer/Organization shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, event security firm(s), concert technical and/or production firm(s), and entertainers, maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Renter/Applicant/Event Organizer/Organization shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Renter/Applicant/Event Organizer/Organization by a subcontractor. Upon written request, the Renter/Applicant/ Event Organizer/Organization shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors. The Renter/Applicant/Event Organizer/Organization shall remain fully liable and responsible for the performance and compliance of all contracted work, regardless of whether the work was performed in full or in part by a subcontractor. The subcontracting of any part of this Agreement shall not relieve the Renter/Applicant/Event Organizer/Organization from any liability or

obligation under the Agreement, and the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization's subcontractors shall be deemed to be the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization.

☑

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

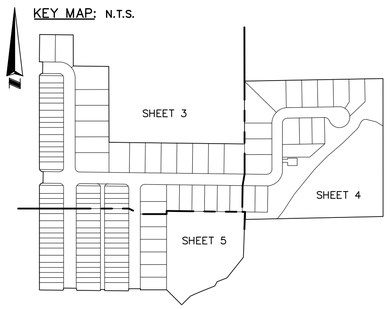
LEGAL DESCRIPTION:

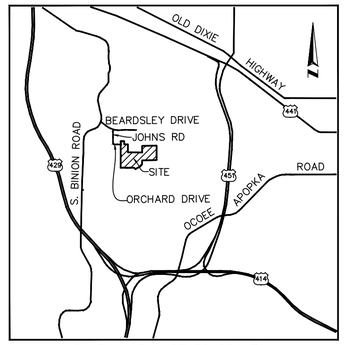
A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 48, EDEN CREST PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGES 141 THROUGH 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING ON THE SOUTHERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 50 THROUGH 52, OF SAID PUBLIC RECORDS: THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARING AND DISTANCES: SOUTH 89° 22' 06" EAST FOR A DISTANCE OF 159.62 FEET; THENCE RUN SOUTH 00° 07' 50" EAST FOR A DISTANCE OF 148.07 FEET; THENCE RUN SOUTH 89° 14' 20" EAST FOR A DISTANCE OF 168.78 FEET; THENCE RUN SOUTH 00° 07' 50" EAST A DISTANCE OF 360.68 FEET; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 645.04 FEET; THENCE RUN NORTH 00° 08' 12" WEST FOR A DISTANCE OF 299.05 FEET; THENCE RUN NORTH 88° 56' 54" EAST FOR A DISTANCE OF 659.16 FEET TO THE WESTERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 83 THROUGH 86 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 01' 51" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 656.33 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN SOUTH 88° 47' 33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 657.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 02° 03' 11" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 179.97 FEET TO NORTHEAST CORNER OF AFORESAID EDEN CREST PHASE 1; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG THE NORTHERLY LINE OF SAID EDEN CREST PHASE 1: SOUTH 38° 32' 43" WEST FOR A DISTANCE OF 125.55 FEET; THENCE RUN SOUTH 69° 01' 48" WEST FOR A DISTANCE OF 49.89 FEET; THENCE RUN SOUTH 29° 04' 54" WEST FOR A DISTANCE OF 23.44 FEET; THENCE RUN SOUTH 68° 06' 06" WEST FOR A DISTANCE OF 74.56 FEET; THENCE RUN SOUTH 66° 19' 13" WEST FOR A DISTANCE OF 49.92 FEET; THENCE RUN SOUTH 45° 24' 56" WEST FOR A DISTANCE OF 59.60 FEET; THENCE RUN NORTH 45° 00' 55" WEST FOR A DISTANCE OF 101.22 FEET; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 125.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 01° 59' 23" EAST, AND A CHORD DISTANCE OF 5.24 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 00' 04" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 59' 21" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 88° 37' 48" WEST FOR A DISTANCE OF 20.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 10° 00' 04" WEST, AND A CHORD DISTANCE OF 5.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 01' 25" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.51 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 14° 44' 05" WEST, AND A CHORD DISTANCE OF 10.17 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 26' 52" FOR A DISTANCE OF 10.28 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 05' 25" WEST FOR A DISTANCE OF 60.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 15° 15' 55" WEST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 27' 30" WEST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 09° 28' 13" WEST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID EDEN CREST PHASE 1 AND THE POINT OF TANGENCY; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY LINE: NORTH 00° 00' 39" WEST FOR A DISTANCE OF 488.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 20' 54" EAST, AND A CHORD DISTANCE OF 21.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 42' 57" FOR A DISTANCE OF 23.75 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 2.07 FEET; THENCE RUN NORTH 00° 42' 22" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 17' 38" WEST FOR A DISTANCE OF 3.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 44° 39' 08" WEST, AND A CHORD DISTANCE OF 21.08 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 16' 59" FOR A DISTANCE OF 23.37 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 00' 39" WEST FOR A DISTANCE OF 436.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 45° 18' 38" EAST, AND A CHORD DISTANCE OF 21.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 38' 33" FOR A DISTANCE OF 23.73 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 22' 06" WEST FOR A DISTANCE OF 15.81 FEET; THENCE RUN NORTH 00° 37' 54" EAST FOR A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 28.70 ACRES, MORE OR LESS.

KEY MAP: N.T.S.





VICINITY MAP (NOT TO SCALE)

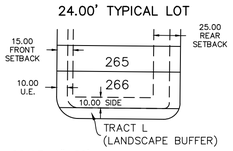
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 89°13'08" WEST (FOR ANGULAR DESIGNATION ONLY).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. TRACT E IS A STORMWATER TRACT AND SHALL BE OWNED AND MAINTAINED BY THE EDEN CREST HOMEOWNERS ASSOCIATION, INC, (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE COMMON AREA AND ALL NOTED UTILITY EASEMENTS IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
5. TRACTS N, O, P, S, AND T (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACT DD (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
7. TRACT GG (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
8. TRACT HH (CONSERVATION) AND UPLAND BUFFER SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENTS RIGHTS DEDICATED TO THE CITY OF APOPKA, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT HH IS ALLOWED UNLESS APPROVED BY THE CITY OF APOPKA AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES.
9. TRACT PP (PRIVATE ALLEY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
10. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACT A AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
11. THE WALL/MAINTENANCE EASEMENT (W.M.E.) SHOWN HEREON IS DEDICATED TO AND MAINTAINED BY THE CITY OF APOPKA.
12. SEPARATE MORTGAGEE CONSENT AND JOINDERS TO THE PLAT HAVE BEEN EXECUTED BY THE PARTIES THAT, AT TIME OF RECORDING, ARE THE MORTGAGEES OF THE LANDS SHOWN HEREON AND MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SYMBOL AND ABBREVIATION LEGEND:

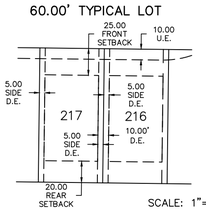
℄	CENTER LINE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
R.P.	RADIAL POINT
P.T.	POINT OF TANGENCY
N.T.	NON-TANGENT
(OA)	OVERALL LENGTH
N.R.	NON-RADIAL
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PG(S).	PAGE(S)
N.T.S.	NOT TO SCALE
TYP.	TYPICAL
W.M.E.	WALL MAINTENANCE EASEMENT
CCR	CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
■	SET 4"x4" CONCRETE MONUMENT LB #8627 PERMANENT REFERENCE MONUMENT (PRM) OR WITNESS LB #8627 (PRM) AS NOTED
⊡	RECOVERED 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM) OR AS NOTED
◉	SET NAIL & DISK LB #8627 PERMANENT CONTROL POINT (PCP)
o	FOUND RAILROAD SPIKE, NO ID

24.00' TYPICAL LOT



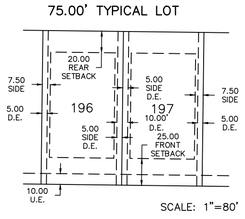
SCALE: 1"=80'

60.00' TYPICAL LOT



SCALE: 1"=80'

75.00' TYPICAL LOT



SCALE: 1"=80'

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

SHEET INDEX

SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3-5 OF 5 – TRACT AND LOT GEOMETRY

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

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

Signed:_____ Date_____

Printed Name: Edwin Munoz, Jr., P.S.M.
Registration Number 7288

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON _____ COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION: THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATURES: AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BY: _____ DATE: _____

JAMES L. RICKMAN
P.S.M. #5633
ALLEN & COMPANY
LICENSED BUSINESS #8627
340 E CROWN POINT ROAD, WINTER GARDEN, FLORIDA 34787

PLAT BOOK ___ OF ___

EDEN CREST PHASE 2
DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, APOPKA PROJECT 1, LLC, AN DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT GG (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO CITY OF APOPKA WITHOUT ANY RESTRICTION WHATSOEVER. CITY OWNERSHIP OF THIS TRACT AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF APOPKA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE CITY AND NO FURTHER INSTRUMENTS SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE CITY AS AFOREMENTIONED.

TRACT A (RIGHT-OF-WAY) IS HEREBY DEDICATED IN FEE SIMPLE TO THE PERPETUAL USE OF THE PUBLIC, WITHOUT ANY RESTRICTIONS WHATSOEVER.

IN WITNESS WHEREOF, APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____2026.

APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____

PRINTED NAME: AARON R. MATSON
TITLE: MANAGER

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

STATE OF _____,
COUNTY OF _____ COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2026, BY AARON R. MATSON, AS MANAGER OF LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS SOLE MANAGER OF APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Vladimir "Vlad" Simonovski Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

_____
Radley Williams, City Manager

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS

ON _____ AS DOCUMENT NO. _____
COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____

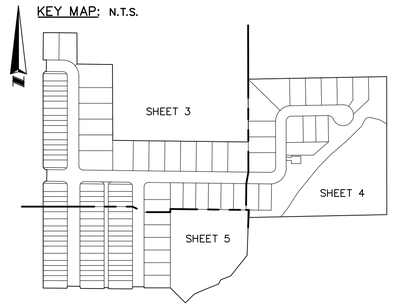
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=80'
0 80' 160'

KEY MAP: N.T.S.



POINT OF BEGINNING:
NE CORNER, LOT 48

S 89°22'06" E 159.62'

SOUTHERLY LINE MAUDEHELEN SUBDIVISION PHASE 2

N 00°37'54" E 130.00

S 00°07'50" E 148.07

S 89°14'20" E 168.78'

MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

ORCHARD DRIVE
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

TRACT U
(LANDSCAPE BUFFER)

TRACT 16
OPEN SPACE

TRACT T
(LANDSCAPE BUFFER)

TRACT A

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50-52

SOUTHERLY LINE MAUDEHELEN SUBDIVISION PHASE 2

N 88°56'54" E 659.16'

N 00°08'12" W 299.05'

S 00°07'50" E 360.68'

S 89°17'38" E 645.04'

WILLET AVENUE

TRACT 17
OPEN SPACE

HIDDEN HARMONY LANE
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY

TRACT DD
(OPEN SPACE)

TRACT 12
(STORMWATER)

MAUDEHELEN SUBDIVISION PHASE 1
PLAT BOOK 64, PAGES 83-86

SET WITNESS
(PRM)

S 00°01'51" E 656.33'

TRACT GG
(LIFT STATION)

TRACT HH
(CONSERVATION)

TRACT 13
(CONSERVATION AREA)

WESTERLY LINE
MAUDEHELEN
SUBDIVISION PHASE 1

TRACT DD
(OPEN SPACE)

EASTERLY LINE OF
EDEN CREST PHASE 1

N 00°00'39" W 436.83' (TRACT QQ)

MAJESTIC OVERLOOK ALLEY

HIDDEN HARMONY LANE
55.00' WIDE
RIGHT-OF-WAY

TRACT Q
(LANDSCAPE BUFFER)

TRACT R
(LANDSCAPE 169
BUFFER)

TRACT S
(LANDSCAPE BUFFER)

TRACT N
(LANDSCAPE BUFFER)

HIDDEN HARMONY LANE

TRACT A

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TRACT P
(LANDSCAPE BUFFER)

TRACT O
(LANDSCAPE BUFFER)

20.00' PRIVATE RIGHT-OF-WAY

SERENITY HILLS ALLEY

TRACT PP

MYSTIC GARDENS DRIVE

55.00' WIDE PUBLIC
RIGHT-OF-WAY

N 00°00'39" W 488.39'

N 00°00'39" W 374.99'

SOUTH 1/4 CORNER
OF SECTION 7-21-28
FOUND RAILROAD
SPIKE NO ID.
CCR# 114798

N 89°13'08" W 2643.57'

S. LINE OF SECTION 7-21-28
N. LINE OF SECTION 18-21-28
(BASIS OF BEARING)

SET WITNESS
(PRM)

S 88°47'33" W 657.98'

S88°47'33"W 2631.92'

SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4 OF SECTION 8-21-28

MONUMENT
NOT SET
FALLS IN
WATER

1973.94'

SOUTH 1/4 CORNER OF
SECTION 8-21-28
FOUND 1-1/8" IRON PIPE
IN CONCRETE
NO IDENTIFICATION
CCR#82041

NE CORNER OF SECTION 18-21-28
SE CORNER OF SECTION 7-21-28

S 02°03'11" W 179.97'

EAST LINE OF THE
NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 18-21-28

NORTHEAST
CORNER OF
EDEN CREST
PHASE 1

TRACT E
(STORMWATER)

UNPLATTED

UNPLATTED

TRACT D
(STORMWATER)

TRACT II
(CONSERVATION)

NORTHERLY LINE
OF EDEN CREST
PHASE 1

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

MYSTIC GARDENS DRIVE
55.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT EE

EDEN CREST PHASE 1
P.B. 117, PGS. 141-148

TRACT K
(LANDSCAPE BUFFER)

TRACT L
(LANDSCAPE BUFFER)

TRACT M
(LANDSCAPE BUFFER)

L14 N.R.
L13 N.R.
L12 N.R.
L11 N.R.
L10 N.R.
L8 N.R.

RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°24'56"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C8	15.00'	N45°20'54"E	21.35'	090°42'57"	23.75'
C9	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C10	15.00'	N45°18'38"E	21.33'	090°38'33"	23.73'

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SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 5 – BOUNDARY GEOMETRY
SHEET 3-5 OF 5 – TRACT AND LOT GEOMETRY

PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
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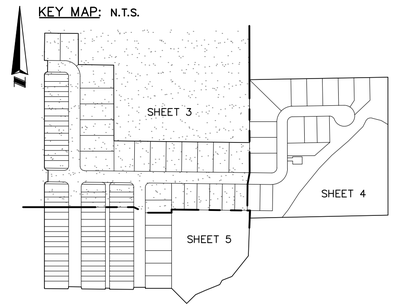
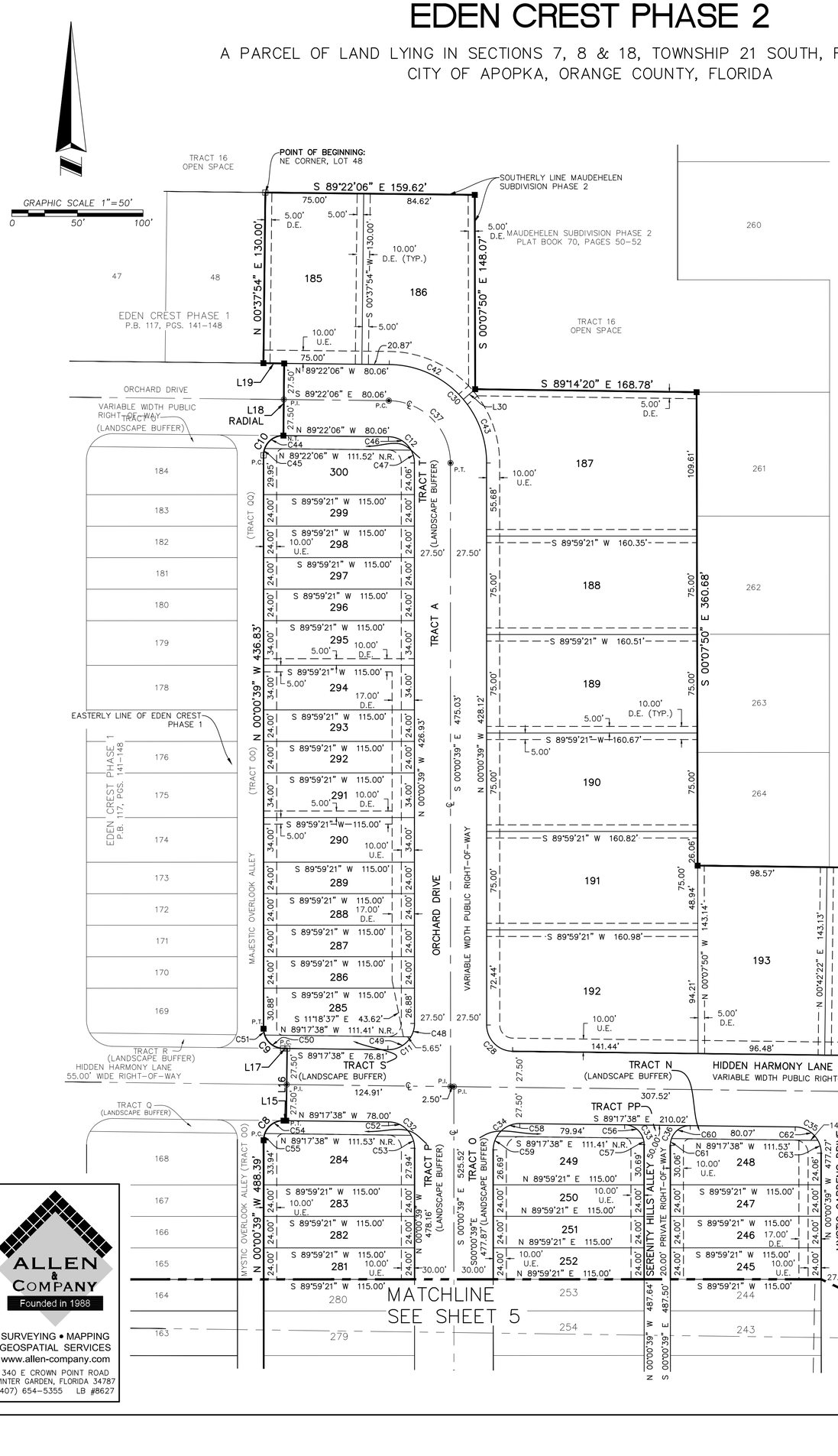
SHEET 3–5 OF 5 – TRACT AND LOT GEOMETRY

KEY MAP: N.T.S.





CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C10	15.00'	N45°18'38"E	21.33'	090°38'33"	23.73'
C11	20.00'	N45°20'52"E	28.46'	090°43'01"	31.67'
C12	20.00'	N44°41'22"W	28.13'	089°21'27"	31.19'
C15	20.00'	N45°20'52"E	28.46'	090°43'01"	31.67'
C28	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C30	75.00'	N44°41'22"W	105.47'	089°21'27"	116.97'
C32	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C33	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C34	20.00'	S45°20'52"W	28.46'	090°43'01"	31.67'
C35	20.00'	N44°39'08"W	28.11'	089°16'59"	31.17'
C36	15.00'	S45°20'52"W	21.35'	090°43'01"	23.75'
C37	47.50'	S44°41'22"E	66.80'	089°21'27"	74.08'
C42	75.00'	N64°49'15"W	62.32'	049°05'41"	64.26'
C43	75.00'	N20°08'32"W	51.63'	040°15'46"	52.70'
C44	15.00'	S55°22'02"W	17.32'	070°31'44"	18.46'
C45	15.00'	S10°02'46"W	5.24'	020°06'49"	5.27'
C46	20.00'	N59°22'06"W	20.00'	060°00'00"	20.94'
C47	20.00'	N14°41'22"W	10.14'	029°21'27"	10.25'
C48	20.00'	N15°20'52"E	10.59'	030°43'01"	10.72'
C49	20.00'	N60°42'22"E	20.00'	060°00'00"	20.94'
C50	15.00'	S54°01'46"E	17.32'	070°31'44"	18.46'
C51	15.00'	S09°23'16"E	4.89'	018°45'15"	4.91'
C52	20.00'	N59°17'38"W	20.00'	060°00'00"	20.94'
C53	20.00'	N14°39'08"W	10.11'	029°16'59"	10.22'
C54	15.00'	S55°26'30"W	17.32'	070°31'44"	18.46'
C55	15.00'	S10°05'00"W	5.26'	020°11'17"	5.29'
C56	15.00'	N54°01'46"W	17.32'	070°31'44"	18.46'
C57	15.00'	N09°23'16"W	4.89'	018°45'15"	4.91'
C58	20.00'	S60°42'22"W	20.00'	060°00'00"	20.94'
C59	20.00'	S15°20'52"W	10.59'	030°43'01"	10.72'
C60	15.00'	S55°26'30"W	17.32'	070°31'44"	18.46'
C61	15.00'	S10°05'00"W	5.26'	020°11'17"	5.29'
C62	20.00'	N59°17'38"W	20.00'	060°00'00"	20.94'
C63	20.00'	N14°39'08"W	10.11'	029°16'59"	10.22'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S89°17'38"E	2.07'
L16	N00°42'22"E	55.00'
L17	N89°17'38"W	3.13'
L18	N00°37'54"E	55.00'
L19	N89°22'06"W	15.81'
L30	S49°43'35"W	11.96'
L40	N02°03'11"E	35.90'

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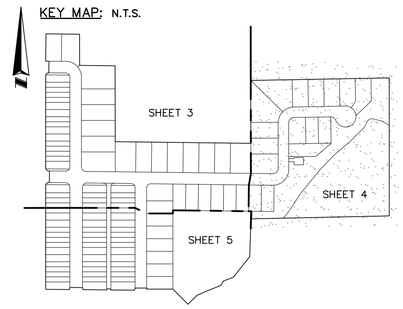
PLAT BOOK ___ OF ___

EDEN CREST PHASE 2

A PARCEL OF LAND LYING IN SECTIONS 7, 8 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=50'
0 50' 100'

KEY MAP: N.T.S.



MAUDEHELEN SUBDIVISION PHASE 2
PLAT BOOK 70, PAGES 50–52

SOUTHERLY LINE MAUDEHELEN SUBDIVISION PHASE 2

N 88°56'54" E 659.16'

MATCHLINE SEE SHEET 3

N 00°08'12" W 299.05'

S 45°35'39" E 212.63'

HIDDEN HARMONY LANE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

S 88°56'54" W 246.55'

S 88°56'54" W 200.77'

N 88°56'54" E 175.40'

S 46°29'22" W 100.85' N.R.

TRACT DD
(OPEN SPACE)

TRACT 12
(STORMWATER)

SET WITNESS (PRM)

TRACT A

TRACT GG
(LIFT STATION)

TRACT HH
(CONSERVATION)

TRACT DD
(OPEN SPACE)

TRACT 13
(CONSERVATION AREA)

25.00' WETLAND BUFFER

N 48°41'55" E 96.05'

S 00°01'51" E 656.33'

WESTERLY LINE MAUDEHELEN SUBDIVISION PHASE 1

MAUDEHELEN SUBDIVISION PHASE 1
PLAT BOOK 64, PAGES 83–86

S 89°17'38"W 645.04'

N 89°17'38" W 891.14'

S 89°17'38" E 1063.00' (OA)

628.07'

S 89°17'38" E 580.00'

S 89°17'38" E 372.98'

S 89°17'38" E 107.02'

154.59' D.E.

S 88°47'33" W 657.98'

503.39'

1973.94'
S 88°47'33" W 2631.92'

MONUMENT NOT SET
FALLS IN WATER

SET WITNESS (PRM)

NE CORNER OF SECTION 18–21–28
SE CORNER OF SECTION 7–21–28

SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8–21–28

UNPLATTED

MATCHLINE SEE SHEET 5

S00°03'11"W 179.97'

SOUTH 1/4 CORNER OF SECTION 8–21–28
FOUND 1–1/8" IRON PIPE IN CONCRETE
NO IDENTIFICATION
CCR#82041

LINE TABLE		
LINE	BEARING	LENGTH
L20	N38°17'59"E	45.90'
L21	N33°06'53"E	96.29'
L22	N39°09'50"E	151.38'
L23	N44°02'22"E	84.98'
L24	N49°20'04"E	104.40'
L25	N45°19'23"E	96.90'
L26	N27°04'07"E	31.30'
L28	S75°54'48"E	45.55'
L29	S59°00'28"E	37.86'
L31	N89°51'48"E	25.00'
L32	N00°08'12"W	5.00'
L33	N89°51'48"E	45.00'
L34	S00°08'12"E	35.00'
L35	S89°51'48"W	45.00'
L36	N00°08'12"W	15.00'
L37	S89°51'48"W	25.00'
L38	S33°04'14"W	37.81'
L40	N02°03'11"E	35.90'
L41	S45°00'00"E	13.47'
L42	S80°03'28"E	5.31'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S09°56'32"W	67.14'
L44	S16°34'07"W	154.88'
L45	N89°17'38"W	134.48'
L50	S89°17'38"E	1.91'
L51	N16°34'07"E	135.32'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C13	75.00'	N45°17'05"E	106.84'	090°50'35"	118.91'
C14	75.00'	N26°44'33"E	67.82'	053°45'31"	70.37'
C19	25.00'	N44°24'21"E	35.07'	089°05'07"	38.87'
C21	25.00'	S55°47'17"E	28.87'	070°31'38"	30.77'
C22	50.00'	N34°27'52"E	81.90'	250°01'21"	218.19'
C24	75.00'	S44°24'21"W	105.22'	089°05'07"	116.61'
C26	25.00'	S45°17'05"W	35.61'	090°50'35"	39.64'
C38	50.00'	N68°01'33"W	39.11'	046°03'06"	40.19'
C39	50.00'	S44°24'21"W	70.14'	089°05'07"	77.74'
C40	50.00'	S45°17'05"W	71.23'	090°50'35"	79.28'
C41	25.00'	N65°34'39"E	31.13'	077°01'06"	33.61'
C64	75.00'	N69°44'46"E	41.66'	032°14'55"	42.21'
C65	75.00'	N88°17'18"E	6.33'	004°50'08"	6.33'
C66	75.00'	S00°39'08"W	2.07'	001°34'41"	2.07'
C67	75.00'	S22°55'25"W	54.93'	042°57'52"	56.24'
C68	75.00'	S64°54'33"W	52.54'	041°00'24"	53.68'
C69	75.00'	S87°10'49"W	4.63'	003°32'10"	4.63'
C70	50.00'	N77°03'22"E	99.13'	164°50'20"	143.85'
C71	50.00'	N31°08'47"W	43.50'	051°33'59"	45.00'
C72	50.00'	N73°44'17"W	28.92'	033°37'02"	29.34'

SHEET INDEX
SHEET 1 OF 5 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
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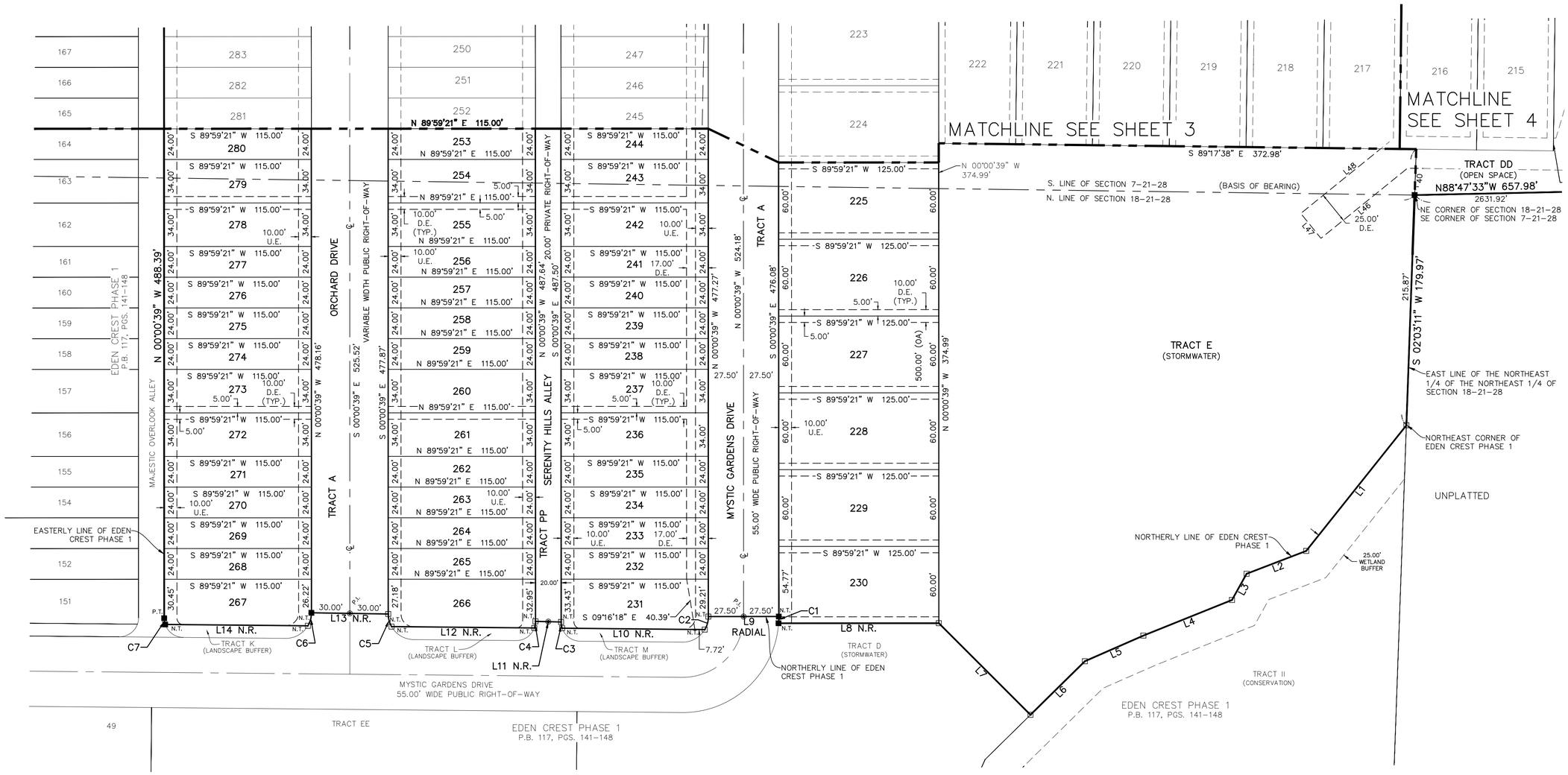
GRAPHIC SCALE 1"=50'
0 50' 100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°32'43"W	125.55'
L2	S69°01'48"W	49.89'
L3	S29°04'54"W	23.44'
L4	S68°06'06"W	74.56'
L5	S66°19'13"W	49.92'
L6	S45°24'56"W	59.60'
L7	N45°00'55"W	101.22'
L8	S89°59'21"W	125.18'
L9	S89°59'21"W	55.00'
L10	N89°27'30"W	111.42'
L11	N88°37'48"W	20.01'
L12	N89°27'30"W	111.51'
L13	N89°05'25"W	60.01'
L14	N89°27'30"W	111.42'
L40	N02°03'11"E	35.90'

LINE TABLE		
LINE	BEARING	LENGTH
L46	S50°59'57"W	87.01'
L47	N39°00'03"W	25.00'
L48	N50°59'57"E	89.18'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	75.00'	N01°59'23"E	5.24'	004°00'04"	5.24'
C2	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C3	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'
C4	15.00'	S10°00'04"W	5.22'	020°01'25"	5.24'
C5	20.00'	N14°44'05"W	10.17'	029°26'52"	10.28'
C6	20.00'	S15°15'55"W	10.54'	030°33'08"	10.66'
C7	15.00'	N09°28'13"W	4.93'	018°55'08"	4.95'

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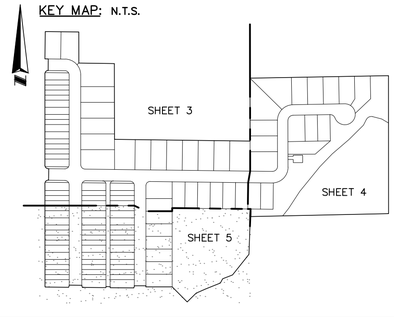
KEY MAP: N.T.S.



Amendment
To
Kelly Park Property - South Master Plan
Apopka, Florida

LEGAL DESCRIPTION:

A parcel of land in the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the South 1/4 corner of said Section 11; thence go N 00 degrees 12'53" W, along the west line of the Southeast 1/4 of said Section 11, a distance of 30.00 feet to the Northerly right of way line of Kelly Park Road (60' wide county maintained right of way); thence go N 89 degrees 16'55" E, along the said Northerly right of way line a distance of 560.00 feet to the Point of Beginning of the herein described parcel; thence go N 00 degrees 18'45" W, a distance of 780.35 feet; thence S 89 degrees 16'55" W, a distance of 558.67 feet to the West line of the Southeast 1/4 of said Section 11; thence N 00 degrees 12'53" W, along the West line of the Southeast 1/4 of said Section 11 a distance of 1365.45 feet; thence N 89 degrees 19'44" E, a distance of 1078.81 feet; thence S 00 degrees 18'45" E, a distance of 553.14 feet; thence S 89 degrees 16'55" W, a distance of 472.47 feet; thence S 00 degrees 18'45" E, a distance of 1591.77 feet to the aforesaid Northerly right of way line of Kelly Park Road; thence S 89 degrees 16'55" W, along said right of way line a distance of 50.00 feet to the Point of Beginning.

Together with

The West 406.27 feet of the following described property: Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, for a POINT OF BEGINNING, thence proceed North 2174.38 feet; thence West 1000 feet; thence South 2174.38 feet to section line, thence East 1000 feet to POINT OF BEGINNING. Said property being situate in Orange County, Florida. Subject to road right-of-way (Kelly Park Road), to Orange County, recorded in Deed Book 398, Page 158, Public Records of Orange County, Florida.

PARCEL 1:

Begin 330 feet West and 319.63 feet North of the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, thence run East at right angles 71.63 feet, thence North at right angles 10 feet, thence West at right angles 71.63 feet, thence South at right angles 10 feet to the Point of Beginning.

PARCEL 2:

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 North, Range 27 East, Orange County, Florida, less the South 30 feet for County Road and less the East 330 feet of the South 690 feet thereof.

PARCEL 3:

The East 330 feet of the South 690 feet of the East 1 /2 of the Southeast 1 /4 of the Southwest 1 /4 of Section 11, Township 20 South, Range 27 East, LESS the South 30 feet thereof for county road, in Orange County, Florida, and ALSO LESS: Begin 330 feet West and 319.63 feet North of the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, thence run East at right angles 71.63 feet, thence North at right angles 10 feet, thence West at right angles 71.63 feet, thence South at right angles 10 feet to the Point of Beginning.

PARCEL 4:

A parcel of land in the Southeast 1 /4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the South 1 /4 corner of said Section 11; thence go North 00° 12' 53" West, along the West line of the Southwest 1/4 of said Section 11 a distance of 30.00 feet to the Point of Beginning of the herein described parcel; thence continue North 00° 12' 35" West, a distance of 780.37 feet; thence go North 89° 16' 55" East, a distance of 558.67 feet; thence South 00° 18' 45" East, a distance of 780.35 feet to the Northerly right of way line of Kelly Park Road (60' wide county maintained right of way); thence go South 89° 16' 55" West, along said Northerly right of way line a distance of 560.00 feet to the Point of Beginning.

Parcel 1
Go to a point 589.09 feet West of the Southeast corner of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning. LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; LESS the North 993.38 feet AND LESS Road Right-of-Way on South.

Parcel 2:
Go to a point 589.09 feet West of the Southeast corner of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning. LESS the West 609.27 feet thereof; LESS the North 993.38 feet AND LESS Road Right-of-Way on South.

Also described as:

That portion of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the Southwest corner of Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence N 89°12'25" E along the South line of said Southeast 1/4, a distance of 1491.65 feet; thence departing said South line run N 00°27'50" W, 30.00 feet to the POINT OF BEGINNING, said point lying on the North Right of Way line of Kelly Park Road as described in Deed Book 398, Page 158 and described in Official Records Book 10606, Page 8543, Public Records of Orange County, Florida; thence departing said North Right of Way line run N 00°27'50" W, 1151.02 feet; thence N 89°12'25" E, 593.72 feet; thence S 00°27'50" E, 1151.02 feet to the aforesaid North Right of Way line of Kelly Park Road; thence S 89°12'25" W along said North Right of Way line, 593.72 feet to the POINT OF BEGINNING.

Containing 15.688 acres, more or less.

Parcel Id. No.:
11-20-27-0000-00-054
11-20-27-6135-00-013
11-20-27-6135-00-010
11-20-27-0000-00-012
11-20-27-6135-00-012
11-20-27-0000-00-040
11-20-27-0000-00-050
11-20-27-0000-00-057
11-20-27-0000-00-042

Owner
Kelly Park Land Investments, LLC
121 Snell Isle Blvd
St. Petersburg, FL 33704

Owner
Harriskp, LLC
121 Snell Isle Blvd
St. Petersburg, FL 33704

Consultants

Civil Engineer:
Pape-Dawson
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Pape-Dawson
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
Pape-Dawson
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

Utility Providers

Electric:
Duke Energy
452 E. Crown Point Rd.
Winter Garden FL 34787
407.629.1010

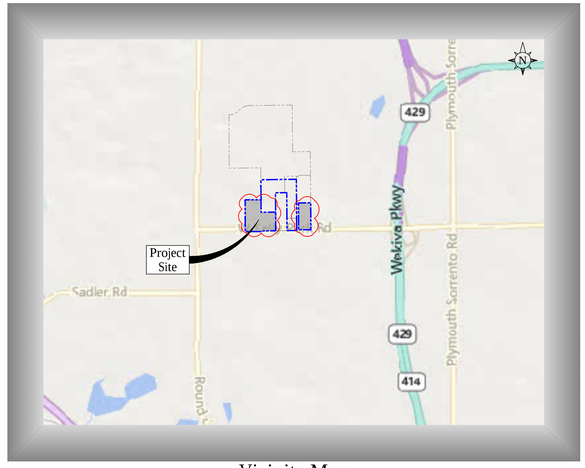
Telephone:
AT&T
1227 S. Division Ave
Orlando, FL 34805
407.351.7100

Water, Wastewater and Reclaimed:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Cable:
Spectrum Network
100 Gordon St.
Sanford, FL 3277
321.805.3081

Solid Waste, Fire and Police Protection:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Gas:
Lake Apopka Natural Gas
38 N. Park Avenue
Apopka, FL 32703
407.656.2734



Vicinity Map
Scale: 1" = 3,000'

Sheet Index

Sheet Id.		Sheet Title	Subm./Rev. 1	2	3	4	5	6	7
C1.00	- C1.10	Existing Conditions	■						
C2.00		Master Site Plan	■						
C3.00		Open Space Amenity Plan	■						
C4.00		KPI Character Districts	■						
C5.00		Development Standards	■						
C6.00		Typical Sections	■						
C7.00		Utility Plan	■						
C8.00		AutoTurn Plan	■						
C9.00		Block Length Plan	■						

Attachments

1		ALTA\NSPS Land Title Survey	■

	Date	Description
1	6/5/2026	Submit to City of Apopka

Planned Development/Land Use Plans for Crossroads Cornell Parcel

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

P&B Job No.: 21-027

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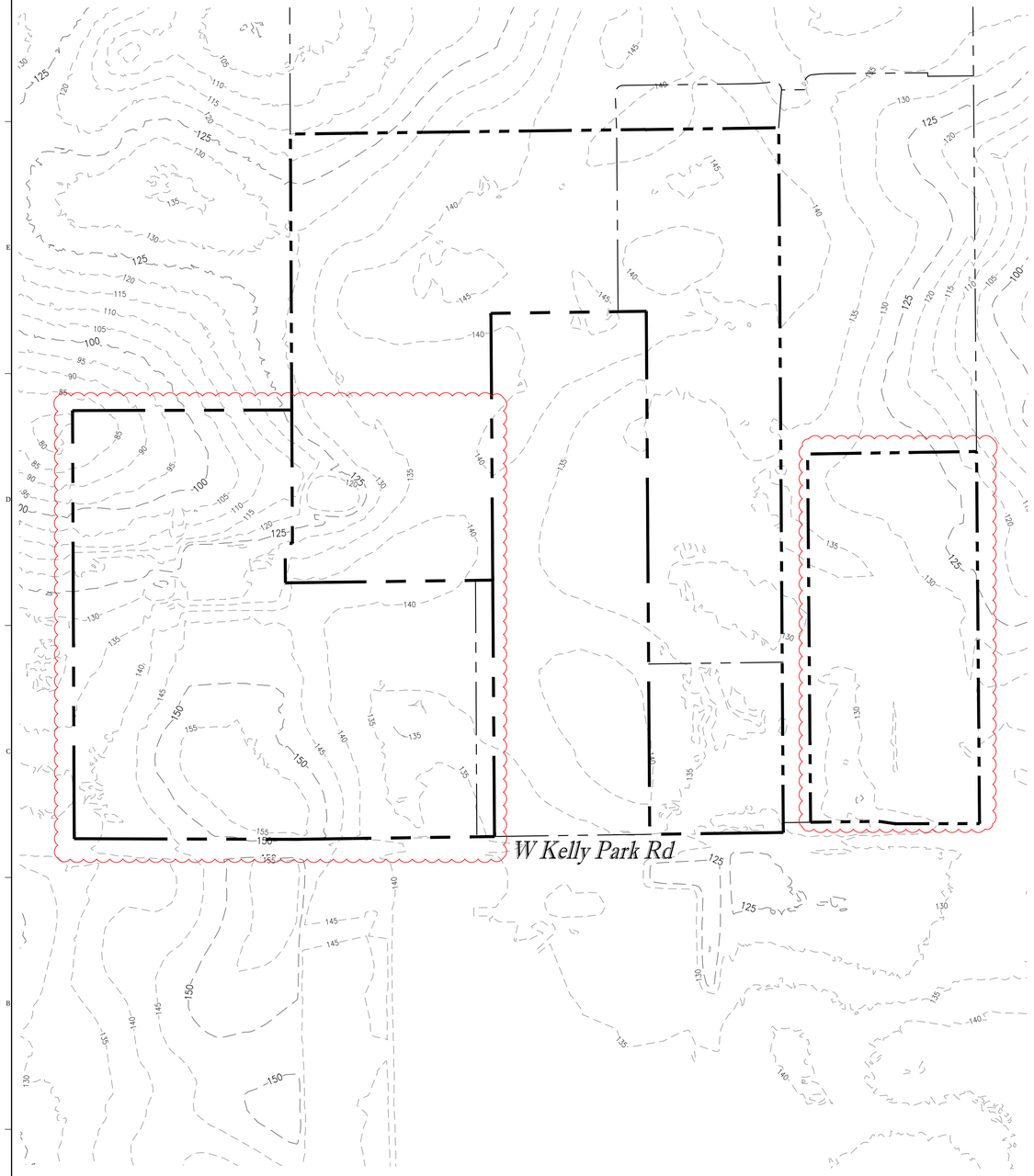

TOPOGRAPHY MAP (1"=200')

TOPOGRAPHY SOURCE: USGS Topo Quad

100' 0 200' 400'

SCALE IN FEET



FLUCCS Classification	
FLUCCS #	FLUCCS Name
2100	Cropland And Pastureland
2400	Nurseries And Vineyards
2500	Specialty Farms
4200	Upland Hardwood Forests
4400	Tree Plantations

Source: SFWMD 2011 – FLUCCS–DOT 1999

FLUCCS PLAN (1"=200')

100' 0 200' 400'

SCALE IN FEET

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	AS SHOWN

Project Name:

Amendment To
Kelly Park Property -
South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

Existing Conditions

Sheet No.:

C1.00

DATE: June 5, 2026

PAPE–DAWSON
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FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

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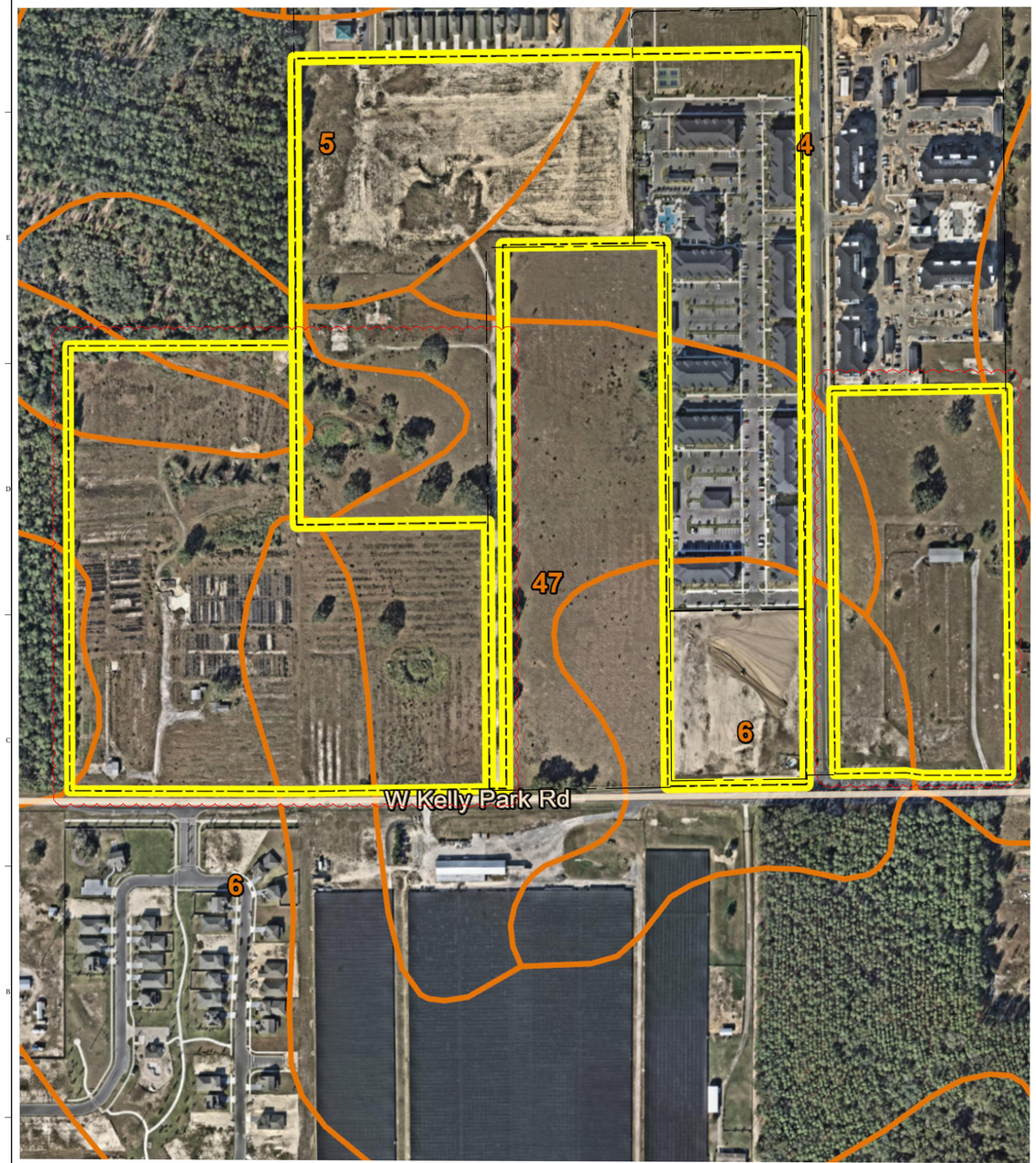


Soil Classification		
Soil #	Soil Name	Hydro. Group
4	Candler Fine Sand 0-5% Slopes	A
5	Candler Fine Sand 5-12% Slopes	A
6	Candler-Apopka Fine Sands 5-12% Slopes	A
47	Tavares-Millhopper Complex 0-5% Slopes	A

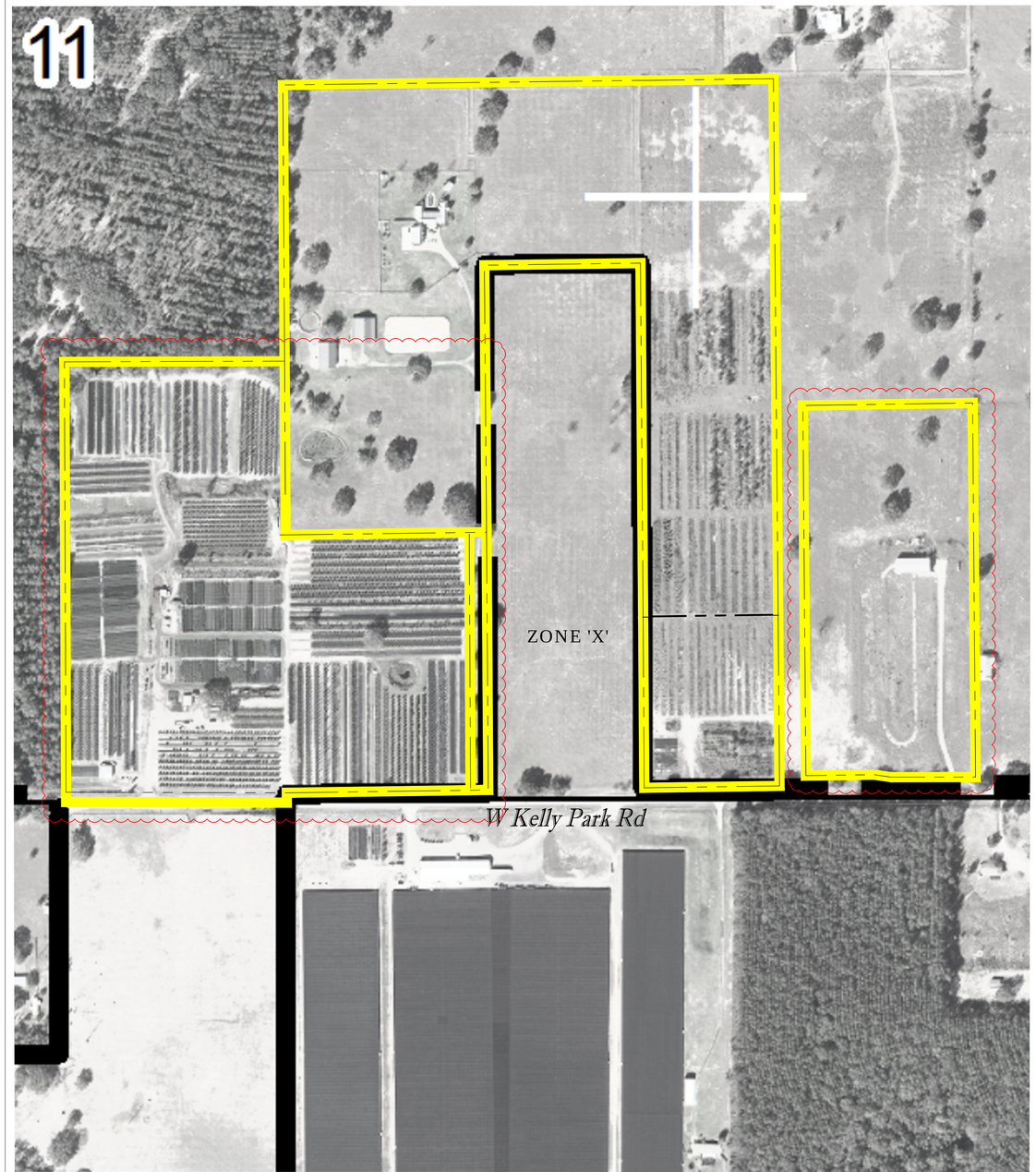
Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020.

AERIAL AND SOILS MAP (1"=200')

SOURCE: WEB SOIL SURVEY (USDA.GOV)

100' 0 200' 400'

SCALE IN FEET



FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050H dated 09/24/2021.

FLOODPLAIN MAP (1"=200')

SOURCE: FEMA 2009

100' 0 200' 400'

SCALE IN FEET

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	AS SHOWN

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

Existing Conditions

Sheet No.:

C1.10

DATE: June 5, 2026

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FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

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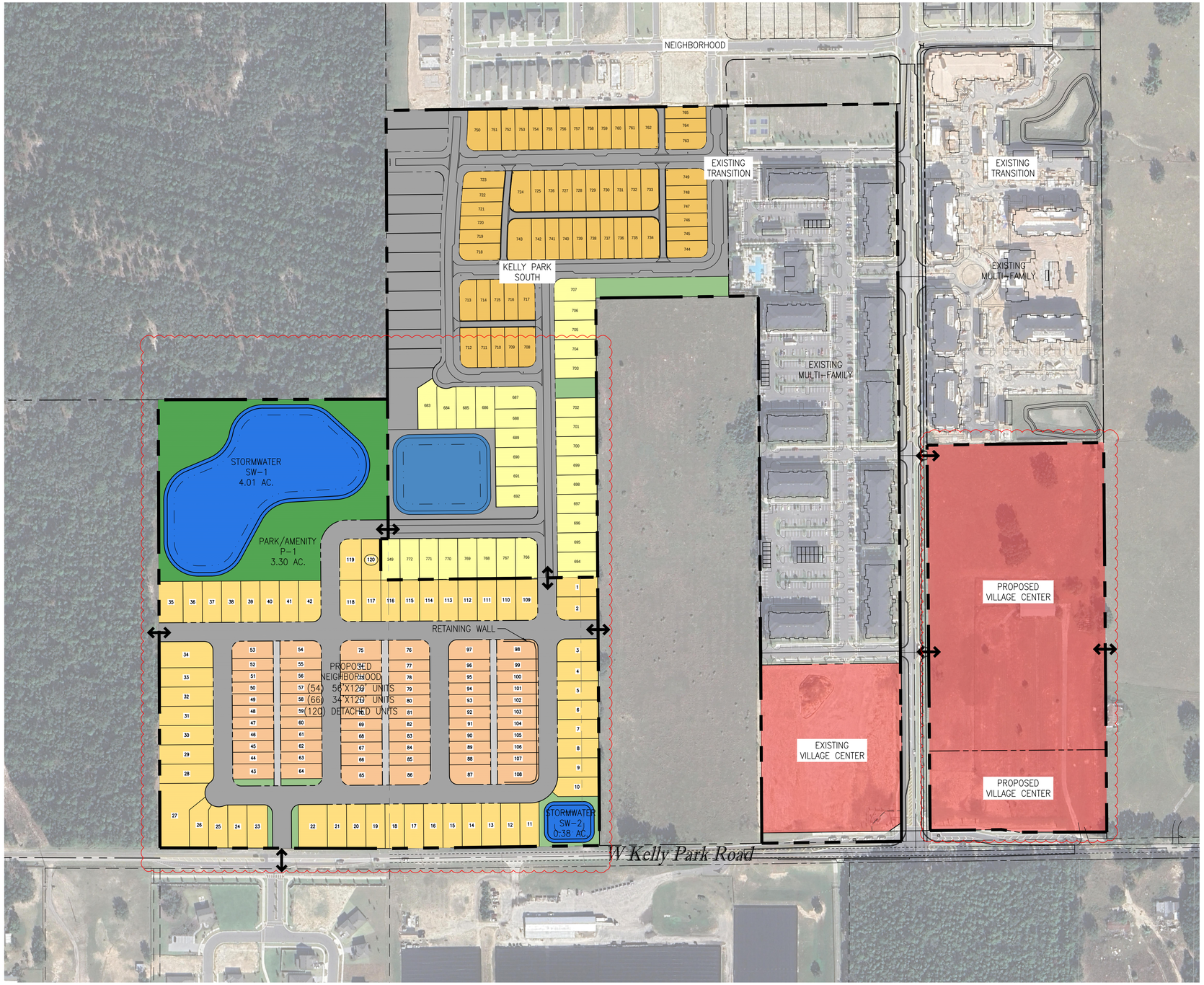

50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	56'x 110' MIN. LOT
	40'x 110' MIN. LOT
	56'x 120' MIN. LOT
	34'x 120' MIN. LOT
	PARK
	OPEN SPACE
	STORMWATER
	RIGHT OF WAY
	VILLAGE CENTER
↔	FULL ACCESS

Development Data

Gross Site Area	**90.56 Acres**
Kelly Park Character District- Neighborhood	31.35 Acres
Kelly Park Character District -Transition Net Developable Area	40.93 Acres
Kelly Park Character District -Village Center Net Developable Area	18.28 Acres

Proposed Development Program
Neighborhood District

56' x 120' Minimum	54 Units
34' x 120' Minimum	66 Units
Maximum Permitted Density	5 du/acre
Proposed Density	**3.8 du/acre**
Total Number of Dwelling Units	**120 Units**

Proposed Development Program
Transition District

56' x 110' Minimum	45 Units
40' x 110' Minimum	58 Units
Future Multi-Family	314 Units
Maximum Permitted Density	10 du/acre
***Proposed Density**	**10.19 du/acre**
Total Number of Dwelling Units	**417 Units**

Proposed Development Program
Village Center District

Multi-Family	300 Units
Commercial	80,000 Square Feet
Minimum Permitted FAR	0.15 Floor Area Rat
Maximum Proposed FAR	0.25 Floor Area Rat

Notes:
Multi-Family and Commercial development will comply with the requirements of the Kelly Park Interchange Form Based Code and amendment(s) to the Master Plan will be submitted for Future Commercial Development areas.

***Density Transfer Note:** Pursuant to City of Apopka Land Development Code Appendix A, Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, Section R.2, 8 dwelling units of residential development potential are transferred from the Neighborhood Character Zone to the Transition Character Zone. The Transition Character Zone contains 40.93 acres and proposes 417 dwelling units consisting of 103 single-family units and 314 multi-family units, resulting in a proposed density of 10.19 DU/ac. The Neighborhood Character Zone contains 31.25 acres and proposes 120 single-family dwelling units, resulting in a proposed density of 3.84 DU/ac. After the 8-DU transfer, the Neighborhood Character Zone retains 28.25 dwelling units of unused capacity, and the combined two-zone residential program of 537 dwelling units remains below the combined base code capacity of 565.55 dwelling units.

Key Map:

Consultant:

01 05/XX/26	Submit to City of Apopka
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=150'

Project Name:
Amendment To Kelly Park Property - South Master Plan

Submittal To:
City of Apopka, FL

Sheet Title:
Master Site Plan

Sheet No.:
C2.00

Seal:

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

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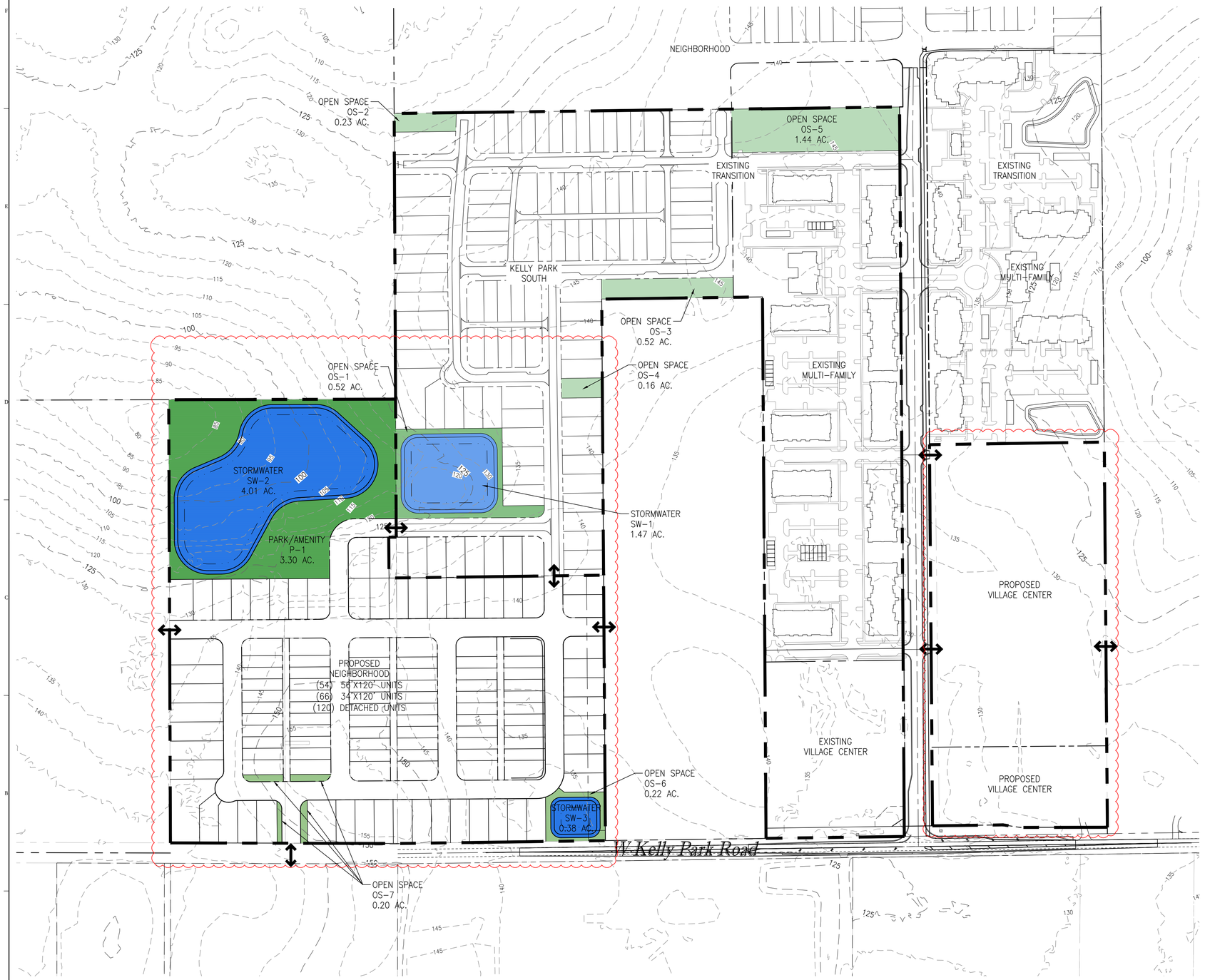

50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	PARK
	OPEN SPACE
	STORMWATER
⟷	FULL ACCESS

Open Space

Gross Site Area	**90.56 Acres**
Neighborhood District	**31.35 Acres**
Open Space Required (20%)	6.27 Acres
Open Space Provided	8.07 Acres
Transition District	**40.93 Acres**
Open Space Required (15%)	6.14 Acres
Open Space Provided	4.34 Acres
Open Space Provided w/ in MF Apartments	1.80 Acres
Village Center District	**18.28 Acres**
Open Space Required (10%)	1.83 Acres
Open Space Provided	1.83 Acres
Total Open Space Provided	**16.04 Acres**

Amenities Provided

Tract	Area (ac)	Character Zone	Amenity Program
OS-1	0.52	Transition	Passive Open Space & Landscape
OS-2	0.23	Transition	Open Space
OS-3	0.52	Transition	Sidewalk, Trail
OS-4	0.16	Transition	Tot Lot, Benches, Shade Structure, Picnic Table
OS-5	1.44	Transition	Open Space
OS-6	0.22	Neighborhood	Open Space
OS-7	0.20	Neighborhood	Passive Open Space & Landscape
P-1	3.30	Neighborhood	Park/Amenity
SW-1	1.47	Transition	Stormwater
SW-2	4.01	Neighborhood	Stormwater
SW-3	0.38	Neighborhood	Stormwater
Total	12.45		

Note: Park tracts may be reconfigured, provided the overall plan maintains the required Park space

Note: A Minimum 10% open space will be provided in the Village Center Area.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=150'

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

Open Space Amenity Plan

Sheet No.:

C3.00

Seal:

DATE: June 5, 2026

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2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

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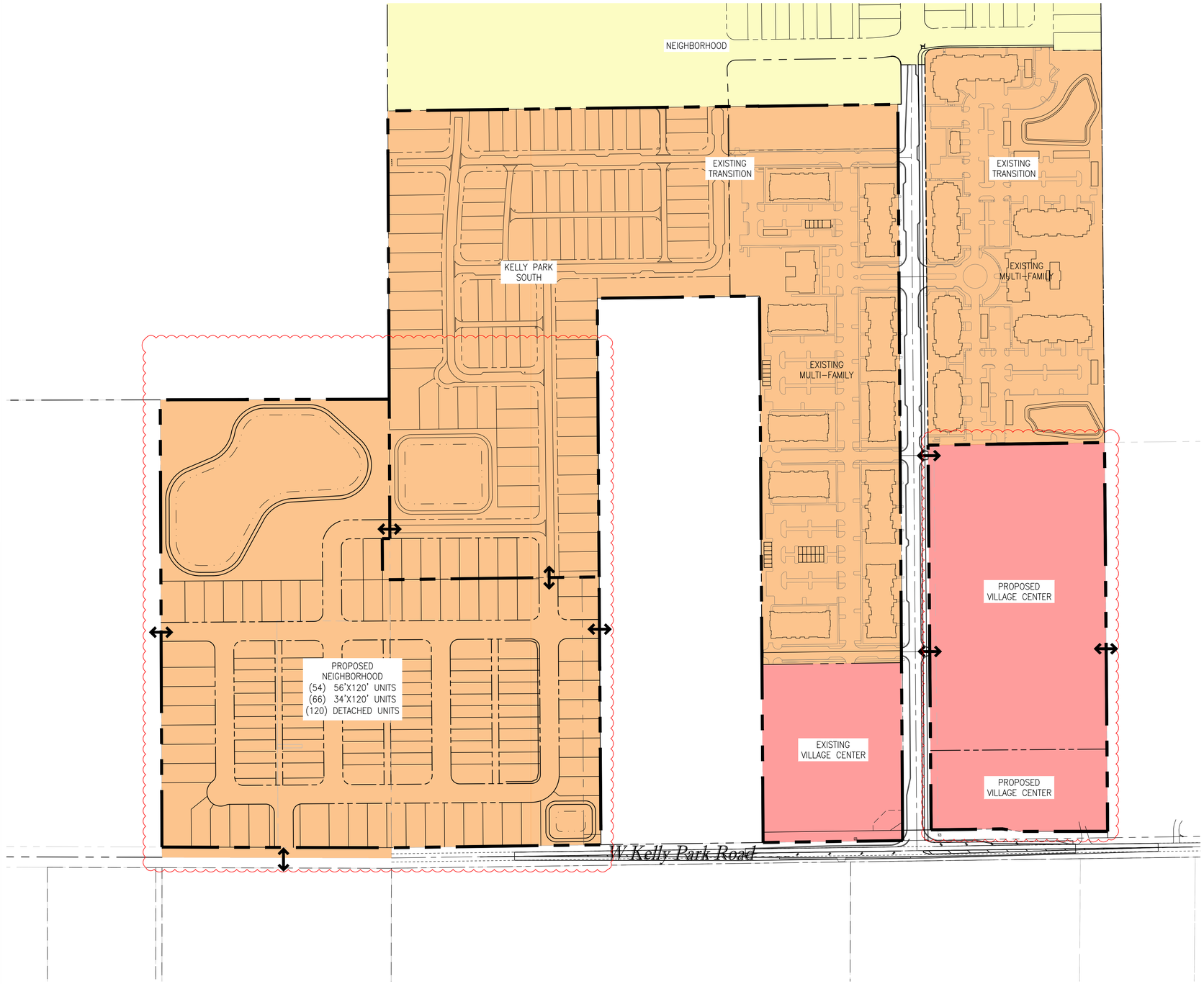

Key Map:

50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	TRANSITION
	VILLAGE CENTER
	NEIGHBORHOOD
↔	FULL ACCESS

KPI District Designation	
Jurisdiction	City of Apopka
Future Land Use	Mixed Use
Proposed Zoning	MU-KPI
Gross Site Area	90.56 Acres
Neighborhood District	31.35 Acres
Transition District	40.93 Acres
Village Center District	18.28 Acres

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=150'

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

KPI Character Districts

Sheet No.:

C4.00

Seal:

DATE: June 5, 2026

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2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 CALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\P01\25-093 - ILUP

KP South Site Data

Site Information

Parcel I.D. #	11-20-27-0000-00-054; 11-20-27-6135-00-013; 11-20-27-6735-00-010; 11-20-27-0000-00-012; 11-20-27-6135-00-012; 11-20-27-0000-00-040; 11-20-27-0000-00-050; 11-20-27-0000-00-057; 11-20-27-0000-00-042
Current Future Land Use:	MU (Mixed Use) and RS (Residential Suburban)
Proposed Future Land Use:	MU (Mixed Use)
Current Zoning:	MU-KPI and A (Agriculture)
Proposed Zoning:	MU-KPI, Kelly Park Interchange District Mixed Use
Existing & Proposed Character Districts:	Neighborhood, Transition and Village Center
Single-Family	223 Units (95 existing SF units + 128 proposed)
Multi-Family	614 Units (314 existing MF Units + 300 proposed)
Commercial	80,000 SF (50,000 SF Existing + 30,000 SF Proposed)

Land Summary (Acres)

Gross Land Area	90.56 +/- (45.93 Acres + 44.63 Acres)
Neighborhood District	31.35 Acres
Transition District	40.93 Acres
Village Center District	18.28 Acres (5.00 + 13.28 Acres)

Stormwater Management

The project will be served by on-site stormwater. The stormwater system will be designed to meet the requirements of the City of Apopka regulations and St. Johns River Water Management District regulations. The final location and size of stormwater management areas will be determined at Major Development Plan.

Project Phasing

The project will be phased.

Signage

Onsite signage will be in accordance with the Mixed Use Kelly Park Interchange Form Based Code.

Parking Requirements

Off-Street Parking will be provided in accordance with the Mixed Use Kelly Park Interchange Form Based Code.

Landscape and Buffers

1. Landscape Materials will be chosen from the UF IFAS Florida Friendly Plant Guide (Central Florida Region).

2. Buffers will be provided in accordance with the City of Apopka Land Development Code *Section 5.2.5- Landscaping and Buffers Standards* .

Recreation Requirements

The project will comply with the recreational facilities required in Sec. 4.2.3 C.1.e and Sec. 4.2.3 C.1.g of the Apopka Land Development Code.

Utilities

Potable Water	Apopka Utilities
Wastewater	Apopka Utilities
Reclaimed Water	Apopka Utilities
Electric Service	Duke Energy

School Capacity

Anticipated student generation for the proposed development program is provided in the Student Generation Table Below.

Green Building & Sustainability Standards

At the time of Construction Site Plan and Building Permit Review, the proposed non-residential development and associated buildings shall demonstrate compliance with City of Apopka LDC 5.11.4 - Green Building Standards

Per LDC Section 5.11.4.A.1B, residential development of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. At the time of Construction Site Plan and Building Permit Review, the proposed non-residential development and associated buildings shall demonstrate compliance with 5.11.4.A.1B and Table 5.11.4.B.

Modification Requests

1. Pursuant to the Mixed Use Kelly Park Interchange (MU-KPI) Form Based Code Section E.3.c, a modification is requested to permit a first-floor height of 8 feet in lieu of the required 12 feet in the Village Center and Transition Districts.

2. A Modification from the City of Apopka Land Development Code Appendix D – Development Design Guidelines Section 3.6 – Residential Landscaping to exempt lots less than 52' in width from the requirement to plant three (3) trees per lot. The tree planting requirement for lots less than 52' in width will be determined with approval of the landscape plan submitted with the Major Development Plan.

Transition Development Standards

Land Use Single-Family & Multi-Family	Character District Transition
Total Unit Count	417
Single Family Units	103
Multi-Family Units	314
Max Builidng Height	3 Stories
Minimum First Floor Height	8' (Modification Request)
Building Setbacks:	
Front/Side Street	Minimum: 10' and Maximum: 20'
Side	Minimum: 0' (15' min if adjacent to Neighborhood character zones) Maximum: See Building Frontage
Rear	Minimum w/o alley 20' and 5' w/alley
Minimum Density	5 du/acre
Maximum Density Permitted	10 du/acre
Proposed Units	417 (95 SF and 314 MF Existing + 8 New SF Units)
Proposed Density	10.1 du/acre (417 units/40.93 acres)
Block Length Maximum	500 Feet
Open Space	15%

Notes:

Garage frontage shall be limited for single family houses; garages shall not comprise more than fifty (50) percent of a building's front facade. Garage door width(s) may be used to measure the fifty (50) percent frontage requirement.

Residential lots 50 feet or less in width shall be rear-load with alley access and locate on-site parking and access in the rear of the lot. Residential lots between 50 feet and 55 feet shall not be permitted to avoid the rear-loaded alley requirement.

Open Space includes active and passive outdoor recreational areas. The Transition Character Zone permits green space, squares plazas, and playgrounds as open space.

Village Center Development Standards

Land Uses Multi-Family & Commercial	Character Zone Village Center
Multi-Family Unit Count:	300 Units
Commercial Square Footage	80,000 SF (50k existing plus 30k proposed)
Perimeter Property Boundary Building Setbacks	
Front/Side Street	Minimum: 10' and Maximum: 20'
Side	0' (15' min if adjacent to Transition or Neighborhood character zones)
Rear	10' Min (20' min if adjacent to Transition or Neighborhood character zones)
Minimum First Floor Height	8' (Modification Request)
Maximum Building Height	4 stories
Minimum Additional Floor Height	Additional Floors: 8' Min
Additional Setback	10' for each additional floor above three if adjacent to a Neighborhood or Transition Character Zone
Min Residential Density	7.5 du/acre
Maximum Residential Density	20 du/acre
Proposed Density	16.4 du/acre (300 units/18.28 acres)
Min Commercial FAR	0.15
Proposed Commercial FAR	0.10 to 0.25
	400 Feet
Open Space	10%
Building Frontage Requirements	In accordance with Table 7 Section J. Site Design Standards
Multi-Family Parking Required	3+ bedrooms: 2.5/unit 2 bedrooms: 2/unit 1 bedroom: 1.5/unit efficiency: 1.5/unit
Multi-Family Bicycle Parking	1 space per every 5 MF Units
Retail Commercial/ Restaurant Parking	3.5 per 1,000 sq. ft. of gross leasable area (GLA) / 4, plus 1 for each 3 seats of seating capacity (indoor and outdoor)
Commercial/Restaurant Bicycle Parking	5% of required number of parking spaces / 1 per 1,000 sq. ft. of gross floor area

Notes:
Building Height is measured in stories. Floor height is measured as the clear height from finished slab to finished ceiling.
Open Space: Open Space includes active and passive outdoor recreational areas. The Village Center Character Zone allows green space, squares and plazas.

Neighborhood Development Standards

Land Use Single Family	Character District Neighborhood
Single Family Units	120
Max Builidng Height	2 Stories Principal Structure/ 1 Story Accessory Structure
Building Setbacks:	
Front/Side Street	Min. 15' / Max 30'
Side	Min 5'
Rear	Min 5' w/alley / Min 20' w/ no alley
Minimum Density	1 du/acre
Maximum Density Permitted	5 du/acre
Proposed Density	3.8 du/acre (120/31.35)
Block Length Maximum	500 feet
Open Space	20%

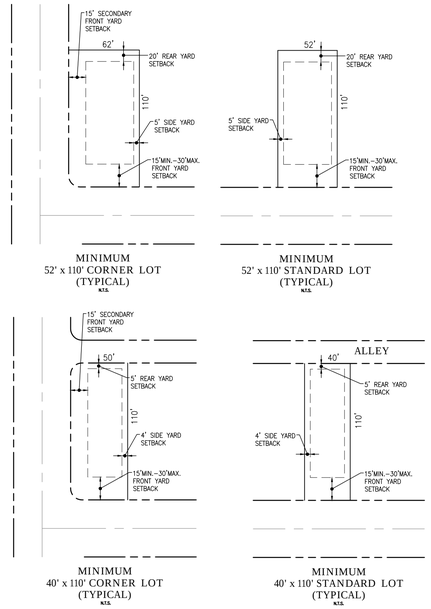
Student Generation Table

KPI District	Units	Type	Generation Rate			
			ES	MS	HS	Total
Neighborhood	120	Single-Family	0.178	0.094	0.133	48.6
Transition	103	Single-Family	0.178	0.094	0.133	42
Transition	314	Multi-Family	0.141	0.065	0.08	90
Village Center	300	Multi-Family	0.141	0.065	0.08	86
					Project Total	266

Density Transfer Note: Pursuant to City of Apopka Land Development Code Appendix A, Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, Section R.2, 8 dwelling units of residential development potential are transferred from the Neighborhood Character Zone to the Transition Character Zone. The Transition Character Zone contains 40.93 acres and proposes 417 dwelling units consisting of 103 single-family units and 314 multi-family units, resulting in a proposed density of 10.19 DU/ac. The Neighborhood Character Zone contains 31.25 acres and proposes 120 single-family dwelling units, resulting in a proposed density of 3.84 DU/ac. After the 8-DU transfer, the Neighborhood Character Zone retains 28.25 dwelling units of unused capacity, and the combined two-zone residential program of 537 dwelling units remains below the combined

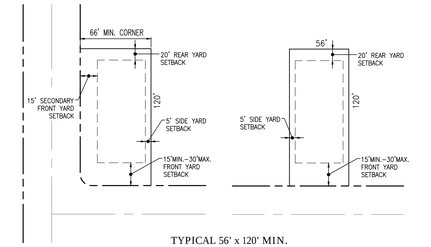
Character Zone / District	Acres	Proposed Single-Family DU	Proposed Multi-Family DU	Total Proposed DU	Proposed Density (DU/ac)	Base Code Max Density (DU/ac)	Base Code Capacity (DU)	TDR Allocation (DU)	TDR-Adjusted Capacity (DU)	Remaining Capacity After TDR (DU)
Transition	40.93	103	314	417	10.19	10	409.3	8	417.3	0.3
Neighborhood	31.25	120	0	120	3.84	5	156.25	-8	148.25	28.25
Combined Total	72.18	223	314	537	7.44	—	565.55	0	565.55	28.55

Code Reference: Apopka LDC Appendix A, Sec. H/Table 4; Sec. R.2

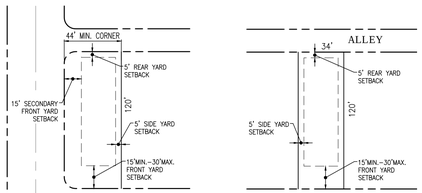


TYPICAL LOTS

N.T.S.



TYPICAL 56' x 120' MIN. LOT LAYOUT
N.T.S.



TYPICAL 34' x 120' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS

N.T.S.

Overall Density Table

Character Zone / District	Acres	Proposed Single-Family DU	Proposed Multi-Family DU	Total Proposed DU	Proposed Density (DU/ac)	Base Code Max Density (DU/ac)	Base Code Capacity (DU)	Remaining Capacity
Transition	40.93	103	314	417	10.19	10	409.3	-7.7
Neighborhood	31.25	120	0	120	3.84	5	156.25	36.25
Village Center	18.28	300	300	300	16.4	20	365.6	65.6
Combined Total	90.46	523	614	837	7.44	—	931.15	94.15

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	N/A

Project Name:
Amendment To Kelly Park Property - South Master Plan

Submittal To:
City of Apopka, FL

Sheet Title:
Development Standards

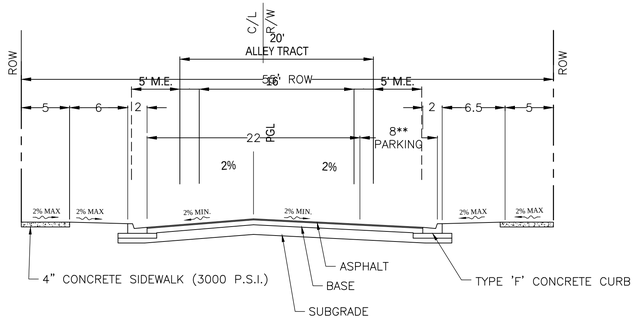
Sheet No.:
C5.00

DATE: June 5, 2026

PAPE–DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 GALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\P\25-093 - DEVS

NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL

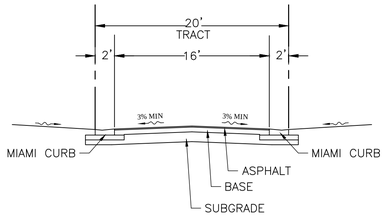


A TYPICAL SECTION (55' ROW)

N.T.S.

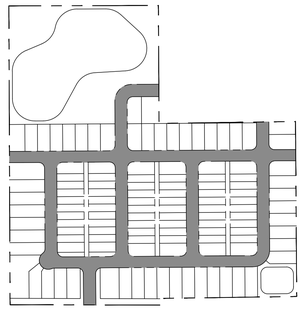
**NOTE THAT ONSTREET PARKING TO BE PROVIDE ON SEGMENTS WITH ALLEY LOADED PRODUCT AND WHERE SIGHT DISTANCE IS NOT OBSTRUCTED.

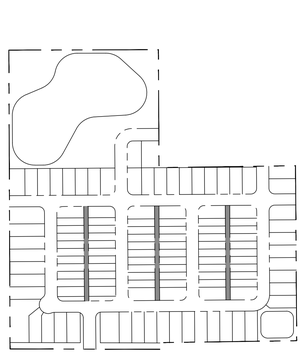
1. NO PUBLIC UTILITIES PROPOSED WITHIN ALLEY.
2. NO PARKING TO BE POSTED.
3. 5' MAINTENANCE EASEMENT SHALL BE DEDICATED TO THE CDD AND/OR HOA.
4. ALLEY TRACT SHALL BE PROPERTY OWNED AND MAINTAINED BY THE CDD AND/OR HOA.



B TYPICAL ALLEY SECTION WITHOUT UTILITIES

N.T.S.





Key Map:

Consultant:

01	05/XX/26	Submit to City of Apopka
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	As Shown

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

Typical Sections

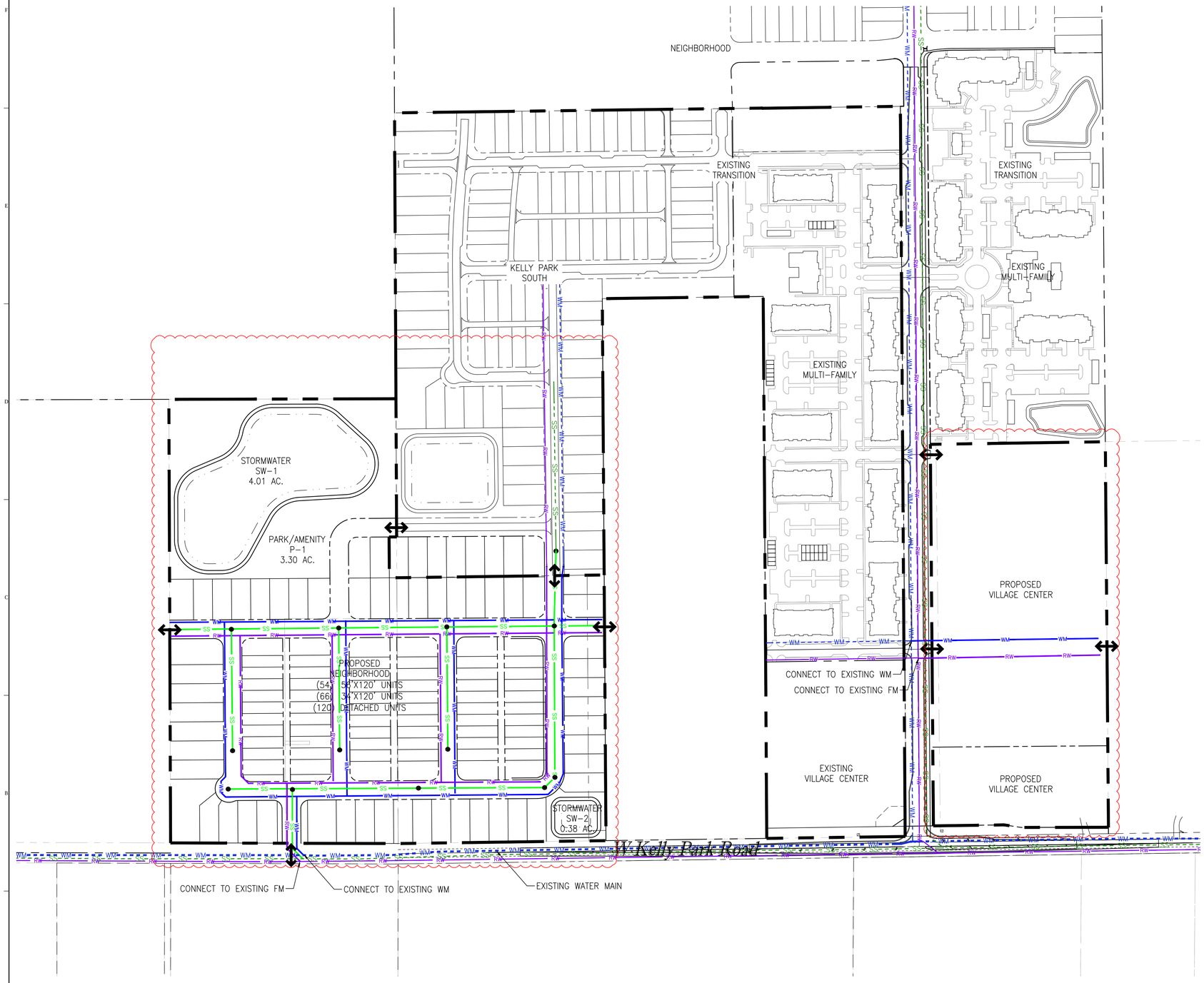
Sheet No.:

C6.00

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #30101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 GALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\PD\25-093-TS



50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	LOT LINES
WM	EXISTING POTABLE WATER
SS	EXISTING SANITARY SEWER
WM	PROPOSED POTABLE WATER
RW	PROPOSED RECLAIMED WATER
SS	PROPOSED SANITARY SEWER
	FULL ACCESS

NOTE:
UTILITY CONNECTION POINTS ARE SUBJECT TO COORDINATION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=150'

Project Name:
Amendment To Kelly Park Property - South Master Plan

Submittal To:
City of Apopka, FL

Sheet Title:
Utility Plan

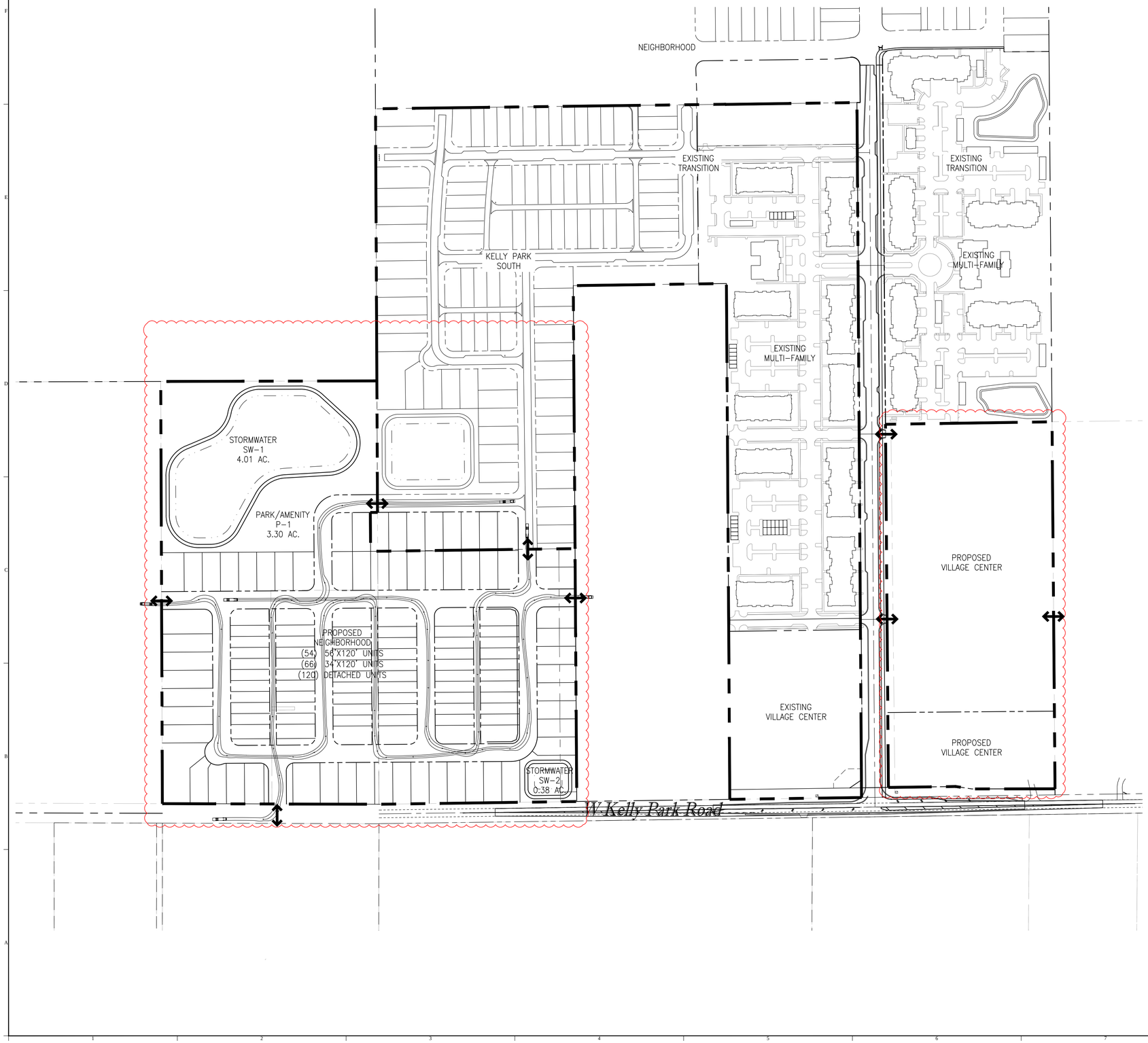
Sheet No.:
C7.00

Seal:

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #28101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 GALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\PD\25-093 - UP

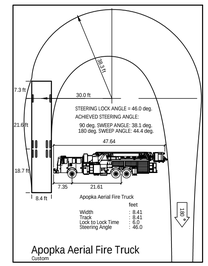


50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	LOT LINES
↔	FULL ACCESS



Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=150'

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

AutoTurn Plan

Sheet No.:

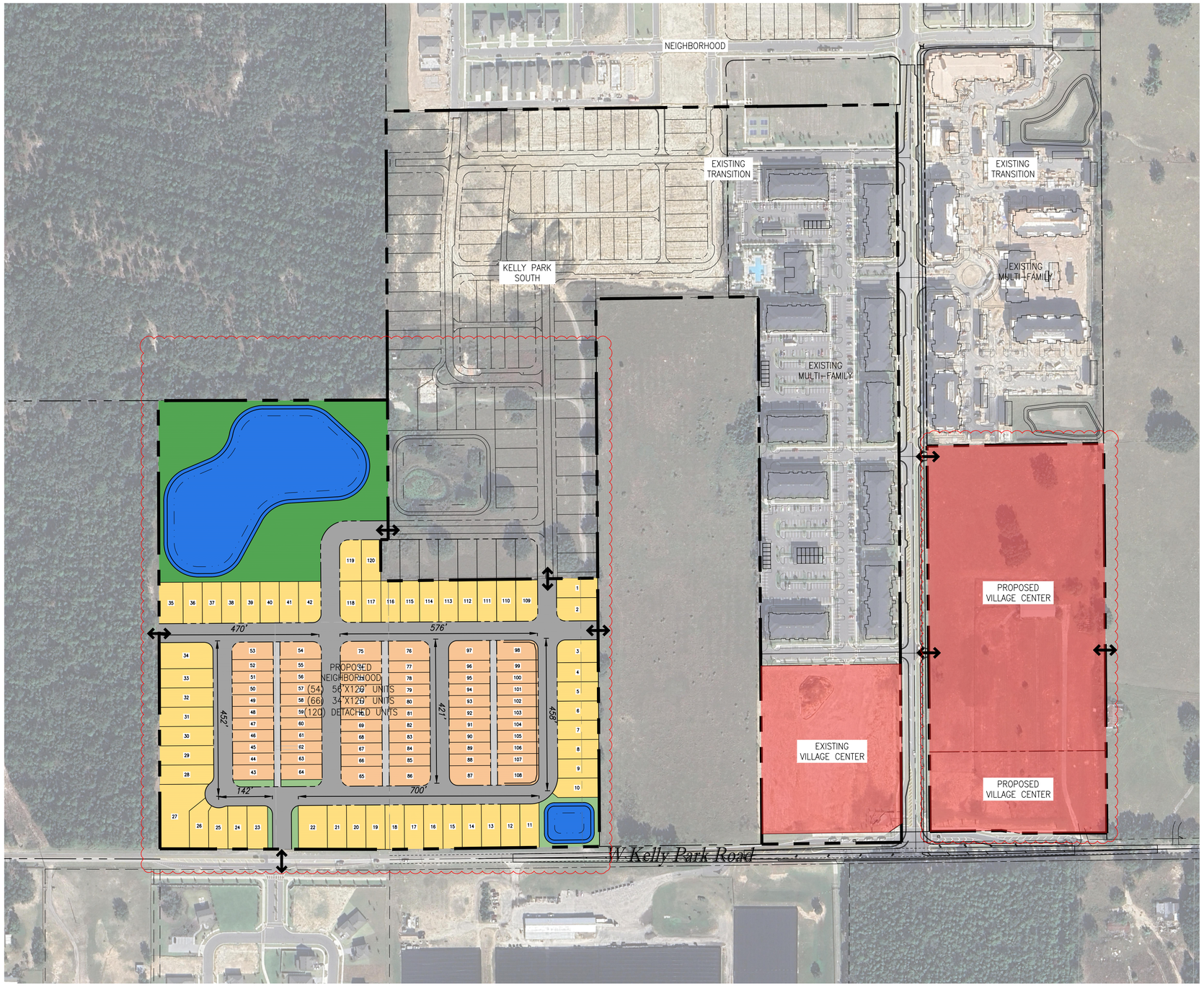
C8.00

Seal:

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #29101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 GALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\PD\25-093 - ATP



50' 0 100' 200'

SCALE IN FEET

Legend

Symbol	Description
	PROPERTY BOUNDARY
	ROW
	56'x 110' MIN. LOT
	40'x 110' MIN. LOT
	56'x 120' MIN. LOT
	34'x 120' MIN. LOT
	PARK
	OPEN SPACE
	STORMWATER
	RIGHT OF WAY
	VILLAGE CENTER
↔	FULL ACCESS

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
01	05/XX/26	Submit to City of Apopka

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	25-093
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	RH
APPROVED BY:	RH
SCALE IN FEET:	1"=100'

Project Name:

Amendment To Kelly Park Property - South Master Plan

Submittal To:

City of Apopka, FL

Sheet Title:

Block Length Plan

Sheet No.:

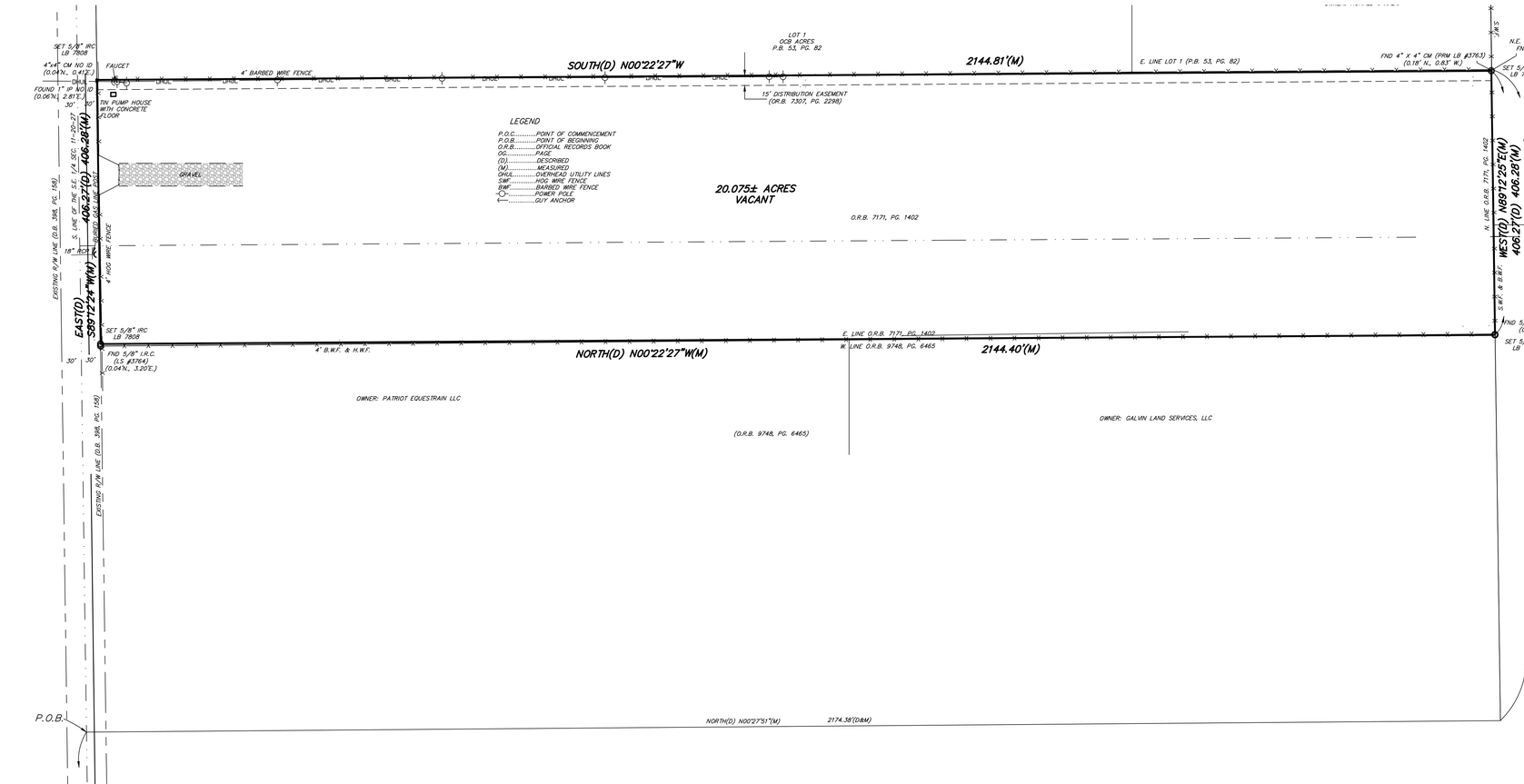
C9.00

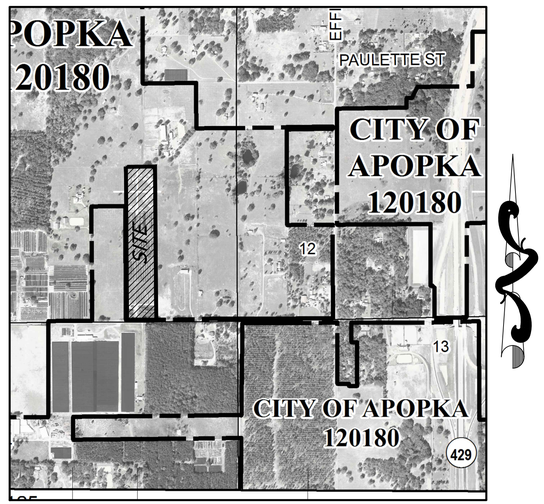
Seal:

DATE: June 5, 2026

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

Z:\2025\25-093 CALVIN-HARRIS - CROSSROADS CORNELL PARCEL\CAD\PRELIMINARY\PD\25-093 - BLP





FIRM MAP 12095C0050H
SCALE 1" = 1000'

LEGAL DESCRIPTION: (O.R.B. 7171, PG. 1402)

The West 406.27 feet of the following described property: Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, for a Point Of Beginning, thence proceed North 2174.38 feet; thence West 1000 feet; thence South 2174.38 feet to the section line, thence East 1000 feet to Point Of Beginning, said property being situate in Orange County, Florida. Subject to road right-of-way (Kelly Park Road), to Orange County, recorded in Deed Book 398, Page 158, Public Records of Orange County, Florida.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE S.E. 1/4 SEC. 11-20-27, BEING SOUTH 89°12'25" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

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

(6) THE LANDS SHOWN HEREON LIE IN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120180 0050 H, MAP REVISED: SEPTEMBER 24, 2021.

THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.

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

(7) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(8) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 5,000 FEET.

(9) 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 PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

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

(11) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

(12) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(13) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

(14) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

(15) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, ORDER NO. 9862050, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: 09/14/2021. INSTRUMENT 4 INCLUDED IN "SCHEDULE B, SECTION 2", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

4. DISTRIBUTION EASEMENT BY AND BETWEEN ALWAYS GROWING TREES, INC. A FLORIDA CORPORATION, GRANTOR, AND FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC. A FLORIDA CORPORATION, GRANTEE, RECORDED FEBRUARY 16, 2004, IN OFFICAL RECORDS BOOK 7307, PAGE 2298.
AFFECTS THE SUBJECT PROPERTY AND IS SHOWN

ALTA/NSPS CERTIFICATION: (2021)
TO: KELLY PARK LAND INVESTMENTS, LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),8,13,16 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 11-04-21.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 11-04-2021
DATE OF SIGNATURE: 11-12-2021

ALTA,NSPS LAND TITLE SURVEY

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 · Oviedo, Florida 32765 · 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044
TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

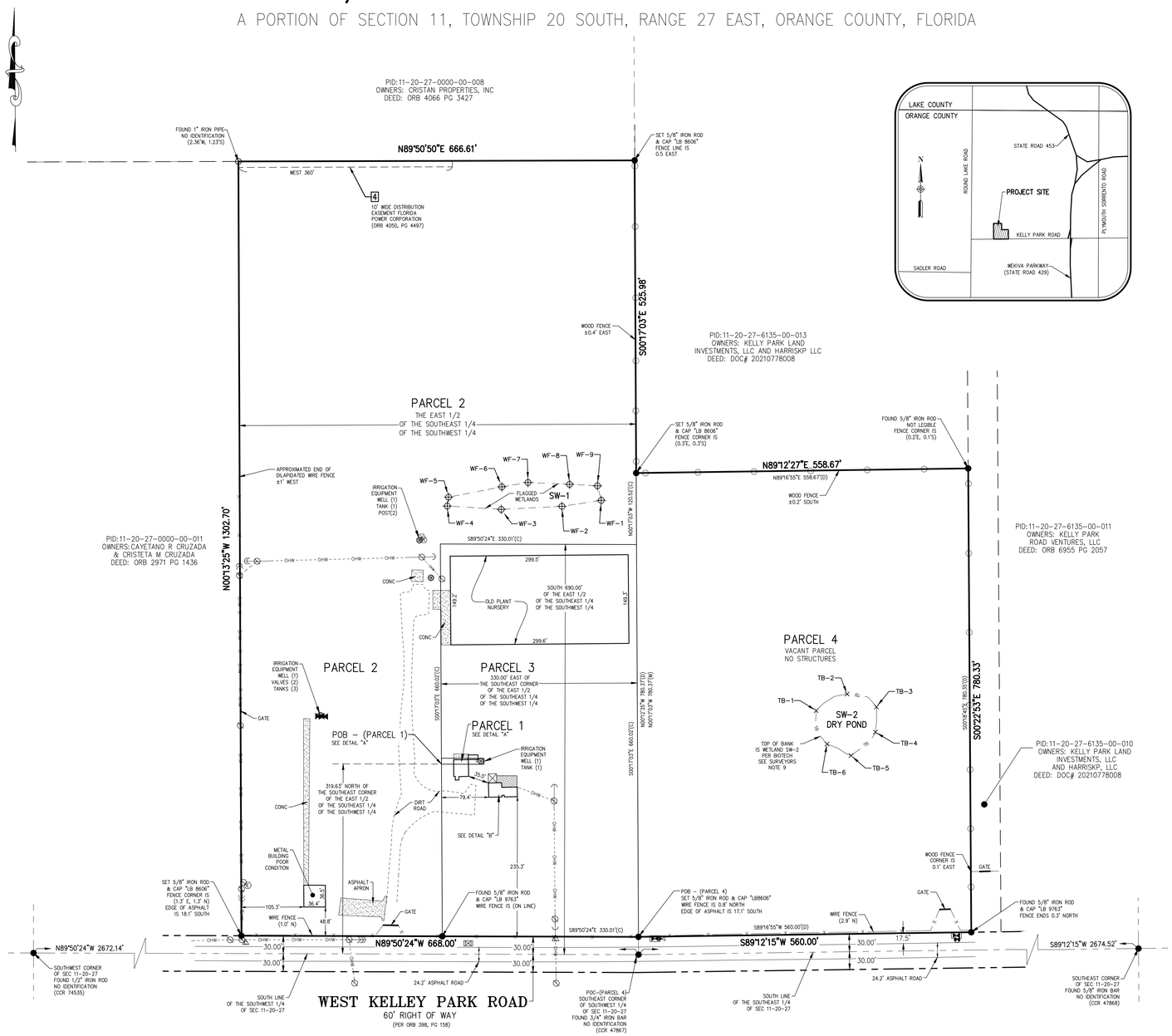
JOB NO.:	21-135
DATE:	11-11-21
DRAWN BY:	T.W.B
CHECKED BY:	D.A.W
F.B.	2394
PAGE(S)	62-67

G:\21-135 Kelly Park Land - Galvin Co Always Growing Trees ALTA\21-135.dwg Nov 12, 2021 - 2:19pm

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

50 0 100 200
SCALE IN FEET

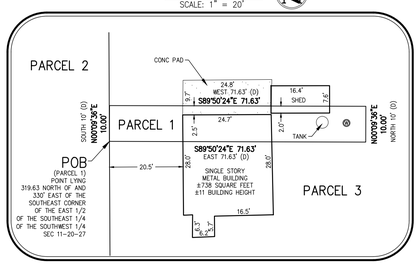


LEGEND:

	GAS VALVE	POB	POINT OF BEGINNING
	SEWER VALVE	POC	POINT OF COMMENCEMENT
	RECLAIMED WATER VALVE	PB	PLAT BOOK
	AIR RELEASE VALVE	ORB	OFFICIAL RECORDS BOOK
	CABLE RISER	PG(S)	PAGE(S)
	GUY ANCHOR	ALTA	AMERICAN LAND TITLE ASSOCIATION
	POWER POLE	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
	ELECTRIC METER	F.A.C.	FLORIDA ADMINISTRATIVE CODE
	WELL	FS	FLORIDA STATUTES
	WOOD POST	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
B-02 142.8	BORE HOLE WITH ELEVATION	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
		LB	LICENSED BUSINESS
WF-5	WETLAND FLAG LOCATION	PID	PARCEL IDENTIFICATION NUMBER
		(D)	DESCRIBED
		CONC	CONCRETE
TB-1	WETLAND TOP OF BANK LOCATION	R/W	RIGHT OF WAY
		COR	CERTIFIED CORNER RECORD

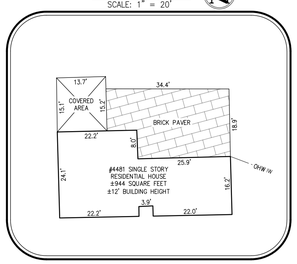
DETAIL "A"

SCALE: 1" = 20'



DETAIL "B"

SCALE: 1" = 20'



LEGAL DESCRIPTION:

PARCEL 1:

Begin 330 feet West and 319.63 feet North of the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, thence run East at right angles 71.63 feet, thence North at right angles 10 feet, thence West at right angles 71.63 feet, thence South at right angles 10 feet to the Point of Beginning.

PARCEL 2:

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 North, Range 27 East, Orange County, Florida, less the South 30 feet for County Road and less the East 330 feet of the South 690 feet thereof.

PARCEL 3:

The East 330 feet of the South 690 feet of the East 1 /2 of the Southeast 1 /4 of the Southwest 1 /4 of Section 11, Township 20 South, Range 27 East, LESS the South 30 feet thereof for county road, in Orange County, Florida, and ALSO LESS: Begin 330 feet West and 319.63 feet North of the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, thence run East at right angles 71.63 feet, thence North at right angles 10 feet, thence West at right angles 71.63 feet, thence South at right angles 10 feet to the Point of Beginning.

PARCEL 4:

A parcel of land in the Southeast 1 /4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the South 1 /4 corner of said Section 11; thence go North 00° 12' 53" West, along the West line of the Southwest 1/4 of said Section 11 a distance of 30.00 feet to the Point of Beginning of the herein described parcel; thence continue North 00° 12' 35" West, a distance of 780.37 feet; thence go North 89° 16' 55" East, a distance of 558.67 feet; thence South 00° 18' 45" East, a distance of 780.35 feet to the Northerly right of way line of Kelly Park Road (60' wide county maintained right of way); thence go South 89° 16' 55" West, along said Northerly right of way line a distance of 560.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING S89°12'15"W, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EAST ZONE. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. FIELD MEASUREMENTS WERE DERIVED FROM FLORIDA PERMANENT REFERENCE NETWORK (FPRN) USING OBSERVATION METHODS THAT MEET THE SPECIFICATIONS OF THE NATIONAL GEODETIC SURVEY (NGS) THIRD-ORDER, CLASS I STANDARDS, CORRESPONDING TO AN ACCURACY RATIO OF 1:10,000 OR BETTER.
3. VERTICAL INFORMATION SHOWN HEREON WAS ESTABLISHED FROM ORANGE COUNTY BRASS DISK STAMPED "L-708-027" NATIONAL GEODETIC SURVEY POINT IDENTIFICATION NUMBER AA6724 WITH A PUBLISHED ELEVATION OF 127.64 FEET NORTH AMERICAN VERTICAL DATUM 1988.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS, EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THIS SURVEY IS BASED ON TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 12473417, DATED 06/02/2025 AT 11:00 PM.
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. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.602(3).
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FUEL TANKS, FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12095C0050H FOR ORANGE COUNTY, COMMUNITY PANEL NUMBER 120180-0050-H, EFFECTIVE DATE OF SEPTEMBER 24, 2021. FLOOD ZONE LINES SHOWN HEREON ARE REFERENCED FROM THE DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (https://msc.fema.gov).
10. WETLAND DELINEATIONS WERE FLAGGED BY BIO-TECH CONSULTING, LLC JOB NUMBER 667-65 ON 6/13/2025.
11. SOIL BORING WERE CONDUCTED BY UES PROFESSIONAL SERVICES, LLC JOB NUMBER 2149718 ON 6/19/2025.
12. ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
13. NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR.
14. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO KELLY PARK ROAD, A PUBLIC ROADWAY.
15. SUBJECT PARCEL CONTAINS ±30.004 ACRES (±1,306,965 SQUARE FEET) MORE OR LESS.
16. NO PARKING SPACES ON SUBJECT PROPERTY.
17. THE INTERSECTION OF WEST KELLY PARK ROAD & ROUND LAKE ROAD IS ±1,900' FEET WEST OF SUBJECT PROPERTY.
18. NO EVIDENCE OF RECENT CONSTRUCTION WHEN CONDUCTING FIELDWORK.
19. NO PROPOSED CHANGES IN STREET RIGHTS OF WAY HAVE BEEN PROVIDED TO THE SURVEYOR.
20. THE PHYSICAL ADDRESS:
    PARCEL 1 – NO NUMBER WEST KELLY PARK ROAD, APOPKA, FL 32712
    PARCEL 2 – 4533 WEST KELLY PARK ROAD, APOPKA, FL 32712
    PARCEL 3 – 4481 WEST KELLY PARK ROAD, APOPKA, FL 32712
    PARCEL 4 – 4465 WEST KELLY PARK ROAD, APOPKA, FL 32712

TABLE "B" ITEMS:

4 Distribution Easement by and between Billie J. Griffin and Jennifer Griffin, husband and wife, Granter, and Florida Power Corporation, a Florida corporation, Grantee, recorded January 26, 1989, in Official Records Book 4050, Page 4497. (as to Parcel 2) – **(AS SHOWN)**

PARCEL IDENTIFICATION NUMBERS:

PARCEL 1: 11-20-27-0000-00-040
PARCEL 2: 11-20-27-0000-00-012
PARCEL 3: 11-20-27-0000-00-050
PARCEL 4: 11-20-27-6135-00-012

OWNERS:
KP SOUTH LAND INVESTMENTS LLC
HARRIS KP SOUTH LAND INVESTMENTS LLC

DEED:
DOC# 20250418560

WETLAND FLAGS		
Flagging	Northing	Easting
TB-1	1608577.0	469057.8
TB-2	1608604.9	469109.8
TB-3	1608583.3	469159.3
TB-4	1608540.8	469157.6
TB-5	1608501.4	469116.4
TB-6	1608520.8	469076.0
WF-1	1608930.7	468696.3
WF-2	1608920.7	468630.1
WF-3	1608915.6	468528.0
WF-4	1608921.2	468437.2
WF-5	1608936.1	468439.3
WF-6	1608953.5	468529.0
WF-7	1608960.8	468573.0
WF-8	1608957.7	468643.0
WF-9	1608955.2	468689.9

This survey is made for the benefit of:

KP South Land Investments, LLC
Harris KP South Land Investments, LLC
Galvin-Harris Land Services, LLC
Hal D. Cornell
Thompson P. Swartz
L. Jerome Hutching
Bacon, Bacon & Furlong, P.A.
Commonwealth Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b1), 7(c), 8, 9, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 06/19/2025.

Date of Plat or Map: 10/10/2025.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

Consultant:

NO.	DATE:	DESCRIPTIONS
1)	10-10-2025	UPDATED LEGAL DESCRIPTION

SUBMISSIONS/REVISIONS

JOB NO.:	25-093
FIELD DATE:	6/19/2025
DRAFT DATE:	6/20/2025
DRAWN BY:	WMS
CHECKED BY:	SEB
APPROVED BY:	N/A
SCALE IN FEET:	1" = 100'

Project Name:
Crossroads Cornell Parcel on West Kelly Park Road

Submittal To:
Galvin-Harris Land Services, LLC

Sheet Title:

Sheet No.:
SHEET 1 OF 1

POULOS & BENNETT
Poulos & Bennett, LLC
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Surveying Bus. No. LB 8606

S:\2025\25-093 GALVIN-HARRIS – CROSSROADS CORNELL PARCEL\CAD\BNDL_ ALTA\25-093 BOUNDARY SURVEY

Parcel 1

Go to a point 589.09 feet West of the Southeast corner of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning. LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; LESS the North 993.38 feet AND LESS Road Right-of-Way on South.

Parcel 2:

Go to a point 589.09 feet West of the Southeast corner of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning. LESS the West 609.27 feet thereof; LESS the North 993.38 feet AND LESS Road Right-of-Way on South.

Also described as:

That portion of the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the Southwest corner of Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence N 89°12'25" E along the South line of said Southeast 1/4, a distance of 1491.65 feet; thence departing said South line run N 00°27'50" W, 30.00 feet to the POINT OF BEGINNING, said point lying on the North Right of Way line of Kelly Park Road as described in Deed Book 398, Page 158 and described in Official Records Book 10606, Page 8543, Public Records of Orange County, Florida; thence departing said North Right of Way line run N 00°27'50" W, 1151.02 feet; thence N 89°12'25" E, 593.72 feet; thence S 00°27'50" E, 1151.02 feet to the aforesaid North Right of Way line of Kelly Park Road; thence S 89°12'25" W along said North Right of Way line, 593.72 feet to the POINT OF BEGINNING.

Containing 15.688 acres, more or less.

SCHEDULE B-11 EXCEPTIONS NOTES
COMMITMENT NO. 11994228, DATED 09/04/2024. REV 1 09/14/2024

ITEM 4. Memorandum of Understanding by and between the Orange County School Board and the City of Apopka, recorded in Official Records Book 10113, Page 359. (Parcels 1 and 2)

ITEM 7. Land Development Agreement by and among Ondich Holdings LLC, a Texas limited liability company, Equestrian LLC, a Delaware limited liability company and Galvin Land Services, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 20210432531, First Amendment to Land Development Agreement recorded in Official Records Instrument No. 20230280511 and Second Amendment to Land Development Agreement recorded in Official Records Instrument No. 20240240455. (AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON)

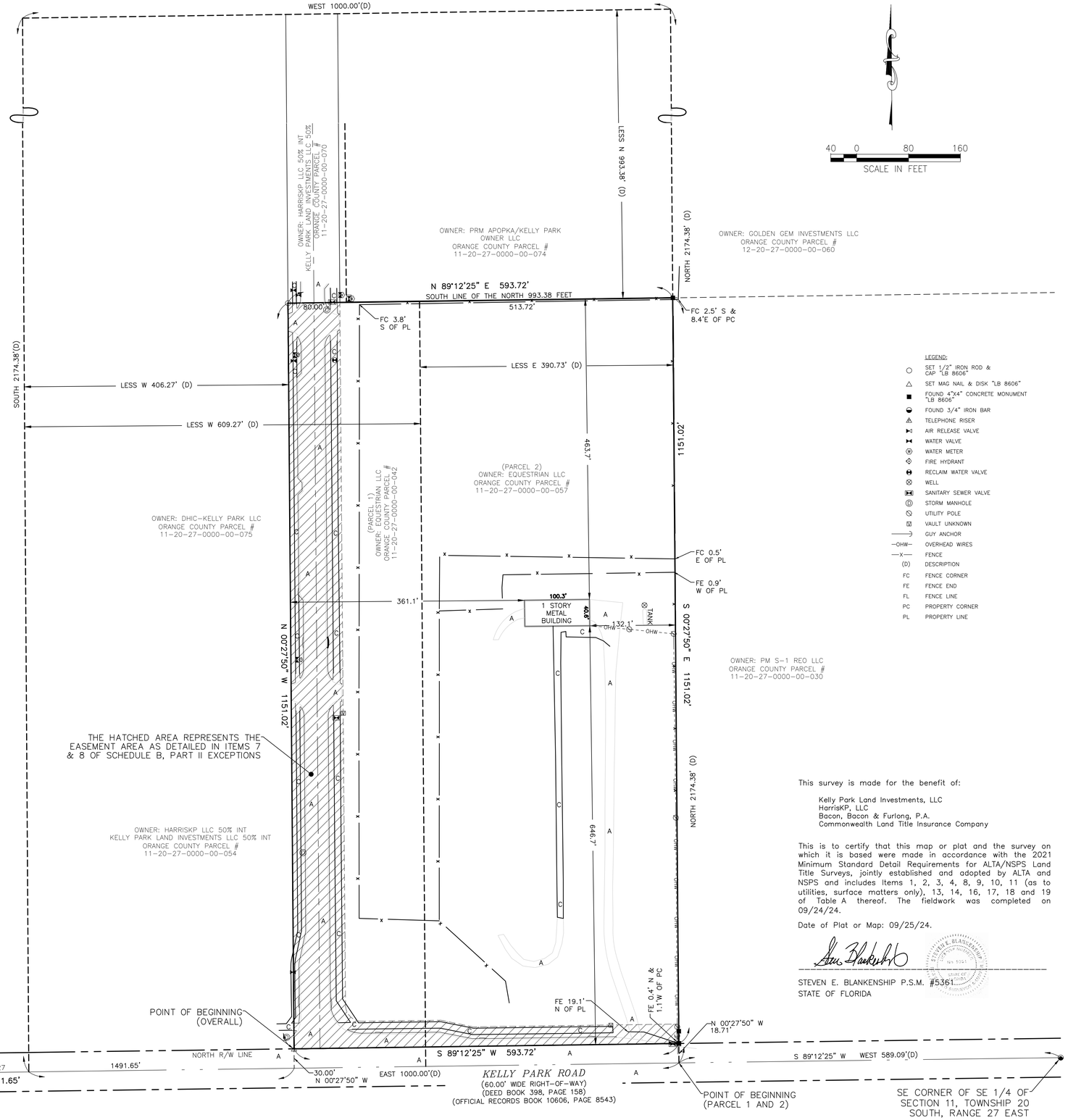
ITEM 8. Easement Agreement by and between Equestrian LLC, a Delaware limited liability company and Galvin Land Services, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 20210570307, as affected by Partial Assignment of Easement Agreement recorded in Official Records Instrument No. 20220582295, Amended Easement Agreement recorded in Official Records Instrument No. 20230281479 and Second Amendment to Easement Agreement recorded in Official Records Instrument No. 20240240456. (AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON)

ITEM 9. Development and Easement Agreement recorded in Official Records Instrument No. 20230415204 and First Amendment to Development and Easement Agreement recorded in Official Records Instrument No.20230703008. (THE PARCEL DESCRIBED IN Exhibit "E" LIES OUTSIDE THE SUBJECT PROPERTY)

ITEM 10. An 80 foot access easement along west boundary of Parcel 1 described _____ in recorded _____ , 2024 in Official Records Instrument No. 2024_____.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11-20-27, BEING N 89°12'25" E A GRID BEARING BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT). EAST ZONE.
2. THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= N:1431064.72, EASTING= E:762080.25)
3. *THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS, EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.*
4. THE SURVEY IS BASED ON TITLE COMMITMENT # 11994228, DATED 09/04/2024 AT 5:00 PM, REVISED 09/14/2024, BY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THERE MAY BE OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. *THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.*
6. *REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.602(3).*
7. *UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FUEL TANKS, FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.*
8. *THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY COMMUNITY PANEL NUMBER 12095C0050H, EFFECTIVE DATE OF 09/24/2021. FLOOD ZONE LINES SHOWN HEREON ARE REFERENCED FROM THE DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (https://msc.fema.gov).*
9. *ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.*
10. *THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO KELLY PARK RD, A PUBLIC STREET OR HIGHWAY.*
11. *THE SUBJECT PROPERTY CONTAINS 15.688 ACRES, MORE OR LESS.*



LEGEND:

- SET 1/2" IRON ROD & CAP "LB 8606"
- SET MAG NAIL & DISK "LB 8606"
- FOUND 4"X4" CONCRETE MONUMENT "LB 8606"
- FOUND 3/4" IRON BAR
- TELEPHONE RISER
- AIR RELEASE VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- RECLAIM WATER VALVE
- WELL
- SANITARY SEWER VALVE
- STORM MANHOLE
- UTILITY POLE
- VAULT UNKNOWN
- GUY ANCHOR
- —OHW— OVERHEAD WIRES
- —X— FENCE
- (D) DESCRIPTION
- FC FENCE CORNER
- FE FENCE END
- FL FENCE LINE
- PC PROPERTY CORNER
- PL PROPERTY LINE

This survey is made for the benefit of:

Kelly Park Land Investments, LLC
HarrisKP, LLC
Bacon, Bacon & Furlong, P.A.
Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 8, 9, 10, 11 (as to utilities, surface matters only), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 09/24/24.

Date of Plat or Map: 09/25/24.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

NO.	DATE:	DESCRIPTIONS:
1	9/30/24	REMOVED EASEMENT

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	
JOB NO.:	21-027F
DESIGNED BY:	
DRAWN BY:	SEB / BST
CHECKED BY:	SEB
APPROVED BY:	SEB
SCALE IN FEET:	1" = 80'

Project Name:

Equestrian / Kelly Park

Submittal To:

client

Sheet Title:

ALTA/NSPS LAND TITLE SURVEY

Sheet No.:

SHEET 1

POULOS & BENNETT

Poulos & Bennett, LLC
a Pape-Dawson company

2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Surveying Bus. No. LB 8606

S:\2021\21-027F CALVIN - KELLY PARK - EQUESTRIAN\CAD\BNDL_ ALTA\21-027F CALVIN KELLY-PARK EQUESTRIAN

© COPYRIGHT 2007

CONSTRUCTION SITE PLANS FOR

® COPYRIGHT 2013

VERTICAL DATUM: NAVD '88

NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

Matthew S D'Angelo

Digitally signed by Matthew S D'Angelo
DN: CN=Matthew S D'Angelo, dnQualifier=A01410C000001979EDF19720015A747, C=Unaffiliated, C=US
Date: 2026.06.03 13:38:33-04'00'

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

1788 ROCK SPRINGS RD, APOPKA, FL 32712
SECTION 33 - TOWNSHIP 20 NORTH - RANGE 28 EAST
PARCEL ID: 33-20-28-5115-01-000

CONSULTANTS

OWNER
AUTOZONE, INC.
123 S. FRONT STREET
MEMPHIS, TENNESSEE 38103
PHONE: (901) 495-8701
ATTN.: WADE DAVIS
EMAIL: WADE.DAVIS@AUTOZONE.COM

ENGINEER
CPH, INC.
5601 MARINER STREET
SUITE 105
TAMPA, FL 33609
PHONE: (813) 288-0233
ATTN.: MATTHEW S. D'ANGELO
EMAIL: MDANGELO@CPHCORP.COM

SURVEYOR
STANG PROFESSIONAL SERVICES
LAKE PLACID, FL 33852
PHONE: (218) 766-4358
ATTN: CAMERON STANG, PSM

ARCHITECT
AUTOZONE, INC.
123 S. FRONT STREET
MEMPHIS, TENNESSEE 38103
PHONE: (901) 495-8707
ATTN.: GEORGE CALLOW, AIA

GEOTECH
PACIFICA ENGINEERING SERVICES
601 N. CONGRESS AVE.
DELRAY BEACH, FLORIDA 33445
PHONE: (561) 419-8460

LANDSCAPE ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: DANITA BRYANT

UTILITY PROVIDERS

ELECTRIC
DUKE ENERGY
2955 E. SEMORAN BLVD
APOPKA, FLORIDA 32703
PHONE: (404) 928-6680

TELEPHONE
AT&T
3210 LAKE EMMA RD
LAKE MARY, FLORIDA 32746

WATER
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

SEWER
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

APPROVAL AGENCIES

CITY OF APOPKA
CITY OF APOPKA
120 E MAIN ST,
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NORTH WEST DISTRICT
2600 BLAIR STONE ROAD,
TALLAHASSEE, FLORIDA 32399-2400, U.S.
PHONE: (850) 717-9000

FIRE DEPARTMENT
APOPKA FIRE DEPARTMENT
175 E. 5TH ST
APOPKA, FLORIDA 32703
PHONE: (407) 703-1756

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND TRACT A OF THE PLAT OF LUX CAR WASH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

INDEX OF SHEETS

C0.1	COVER SHEET
C0.2	GENERAL NOTES SHEET
C0.3	GENERAL NOTES SHEET
D0.1	DEMOLITION PLAN
C1.1	STORMWATER POLLUTION PREVENTION PLAN
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	SITE DIMENSION PLAN
C2.2	PARKING PLAN
C3.1	GRADING AND STORM DRAINAGE PLAN
C4.1	COMPOSITE UTILITY PLAN
C5.1	AUTOZONE DETAILS SHEET
TTE0.1	TRUCK TURN EXHIBIT
TTE0.2	TRUCK TURN EXHIBIT
PH0.1	PHOTOMETRIC PLAN
T1.0	TREE RETENTION PLAN, DATA AND DETAIL
L1.0	LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES PLANT LIST, AND DETAILS
I1.0	IRRIGATION PLAN
I5.0	IRRIGATION NOTES AND DETAILS
I5.1	IRRIGATION NOTES AND DETAILS

FLOOD ZONE:

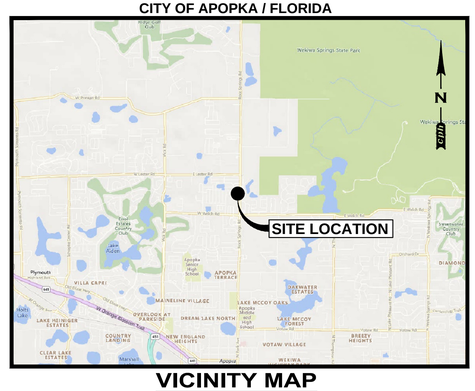
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12095C0110H, WHICH BEARS AN EFFECTIVE DATE OF 09/24/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

MAPS



LOCATION MAP
SCALE: 1" = 400'
CITY OF APOPKA / FLORIDA



VICINITY MAP
SCALE: 1" = 5,000'
CITY OF APOPKA / FLORIDA

NOTES

SUMMARY:

This project consists of the development of an AutoZone retail store located at 1788 Rock Springs Road in Apopka, Florida. The proposed development includes construction of a single-story commercial building with associated parking, access drives, loading area, utility infrastructure, and stormwater management facilities to support the site.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

COVER SHEET

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO, FL. P.E. No. 91885 6/3/26

1/15/2026

65W2

C0.1

J:\25014\PACivil\DWG_Current_Plan_Set\25014-04 - C0.1 - COVER.dwg, 6/3/2026 12:41:30 PM, Erek MacArthur, CPH FULLSIZE.ctb

© COPYRIGHT 2007

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPENCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT STANDARD PLANS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DESCREPENCIES IDENTFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK OR ANY PART THEREOF IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTRUBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.
20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH THE OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.
9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION TO ENSURE THAT AS-BUILT INFORMATION IS PROVIDED FOR.
2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
   N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.
4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.
5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-600 AND 102-602.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.
3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS, WATER MANAGEMENT DISTRICT AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.
6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SO

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
3. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
4. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
5. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
6. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
7. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
8. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
9. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.
10. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
11. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
12. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
13. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
14. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/148000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
15. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
16. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS AUTOZONE STORES LLC. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF APOPKA UTILITIES.
2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
6. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
7. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
8. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
9. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
10. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
11. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
12. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
13. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
14. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, OR AS NOTED ON PLANS.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:
    - A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
    - B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
    - C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:
    - A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
    - B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
    - C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH SPECIFICATIONS SECTION 985.
4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 430-001, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.
5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT STANDARD PLANS INDEX 706-001.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

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THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

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3	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

GENERAL NOTES SHEET

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MATHEW S. D'ANGELO
FL. P.E. No. 91885
6/3/26

1/15/2026

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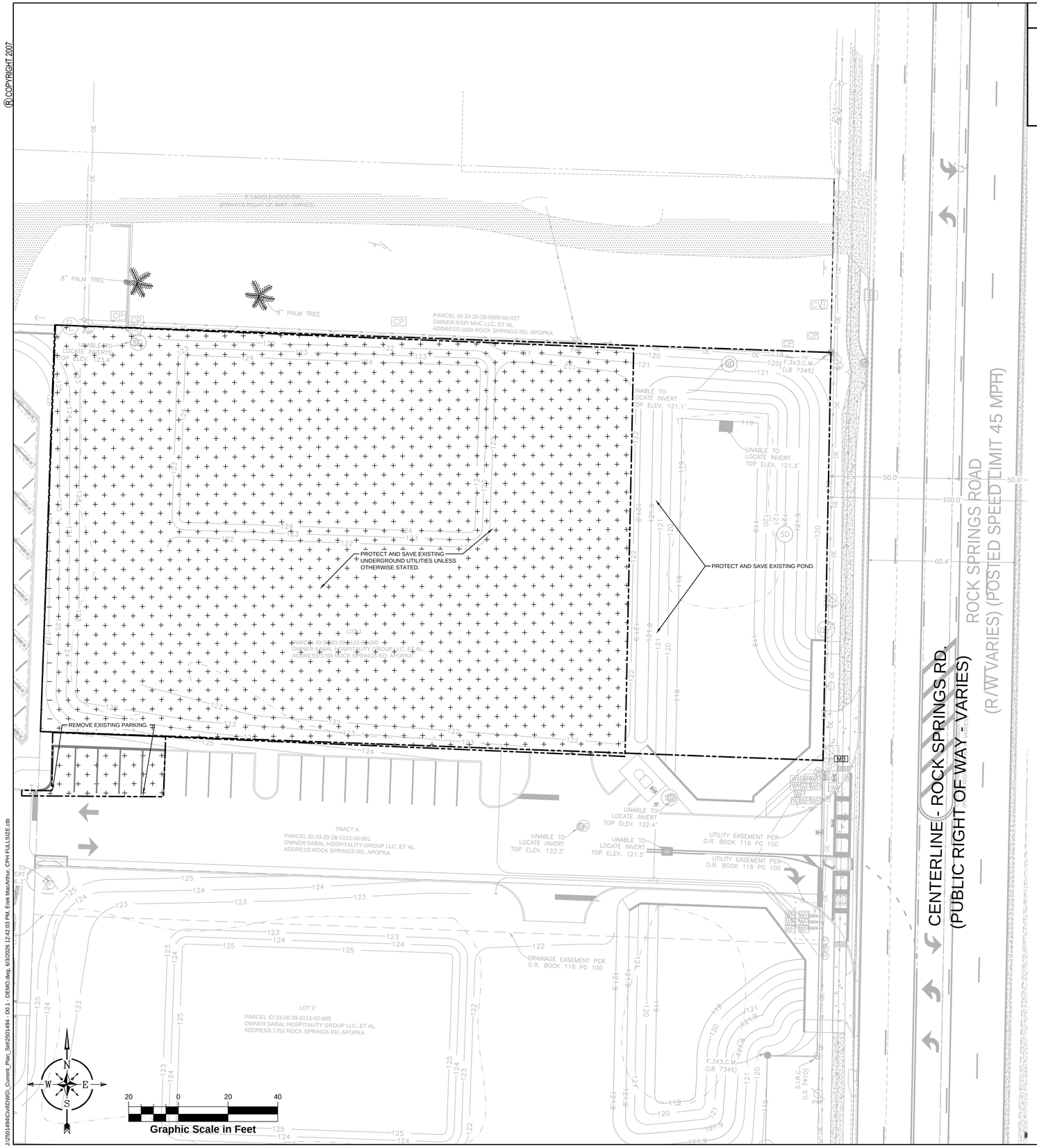

LEGEND:

PROPERTY LINE

EXISTING ON SITE LANDSCAPE / GROUND COVER TO BE REMOVED.

DEMOLITION NOTES:

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
2. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
4. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.
   A. DEMOLITION AND REMOVAL OF EXISTING BUILDING.
   B. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING AND CURBING TO LIMITS SHOWN.
   C. REMOVAL OF EXISTING ONSITE ABOVE-GROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL AND/OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
6. PRIOR TO REMOVAL OF ANY UNDERGROUND SEWAGE TANK AND COMPONENTS FROM SERVICE, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL AT AN APPROVED LOCATION AND IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS.
7. ALL ON SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
8. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETE ON THE PREMISES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
10. ELECTRICAL, TELEPHONE, CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
12. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.
13. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
14. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
15. PAVEMENT REMOVAL:
   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS. MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL, CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
18. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
19. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
20. THE CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK. ACTUAL REMOVAL AND/OR RELOCATION OF ALL EXISTING PLANTS IS TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND PRESERVING TREES AS INDICATED BY THE OWNER.
21. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING. ALL OTHER EXIST. UTILITIES INCLUDING : STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER & SEWER SHALL BE PRESERVED & PROTECTED.
22. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF THE ACTUAL BUILDING.
23. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS SHEET BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
24. CONTRACTOR WILL BE PROVIDED ASBESTOS SURVEY. CONTRACTOR SHALL OBTAIN FDEP PERMIT AS REQUIRED.
25. CONTRACTOR TO TAKE EXTRA PRECAUTIONS TO PROTECT UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE NORTH AND SOUTH SIDES OF THE BUILDING. LIMITS SHOWN ARE APPROXIMATED FROM THE ORIGINAL DESIGN PLAN AS-BUILTS.

Plans Prepared By:
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5601 Mariner Street, Suite 105 Tampa, FL 33609
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THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

DEMOLITION PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL.: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO
LICENSE
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PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO
FL. P.E. No. 91885
6/3/26

1/15/2026

65W2

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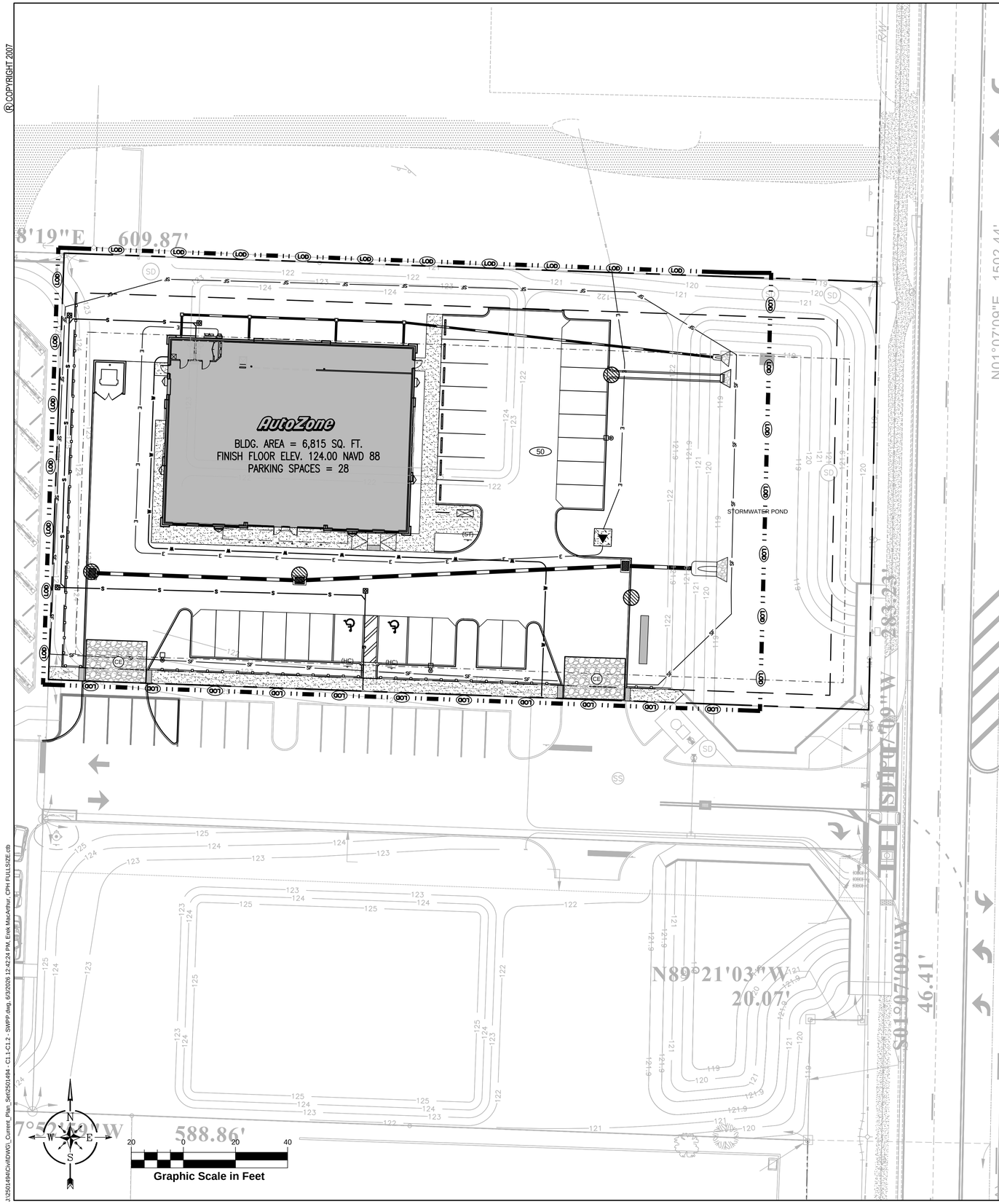

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Operator and/or Responsible Authority

Date

Project Name and location information:

ACREAGE SUMMARY

TOTAL SITE AREA	**1.18 A.C.**
TOTAL ON-SITE DISTURBED AREA	**1.01 A.C.**
TOTAL OFF-SITE DISTURBED AREA	**0.0 A.C.**
TOTAL DISTURBED AREA	**1.01 A.C.**

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- INLET PROTECTION
- CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- SOIL TYPE: URBAN LAND, 0 TO 2 PERCENT SLOPES
- FLOW ARROWS

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1		2		3	
4		5		6	

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

STORMWATER POLLUTION PREVENTION PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

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J:\2501494\Civil\DWG_Current_Plan_Set\2501494 - C1.1-C1.2 - SWPP.dwg, 6/3/2026 12:42:24 PM, Erek.MacArthur, CPH FULL SIZE.ctb

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STORMWATER POLLUTION PREVENTION NOTES

THESE PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN OBTAINING COVERAGE UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PERMIT REQUIREMENTS AND MODIFY THESE PLANS AS NEEDED TO BE IN COMPLIANCE WITH THE PERMIT REQUIREMENTS.

SITE DESCRIPTION

A. SITE LOCATION
THE SITE IS LOCATED AT
1788 ROCK SPRINGS RD.
APOPKA, FLORIDA 32712
SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
LATITUDE: 28°42'35.47"N LONGITUDE: 81°30'44.1"W

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:
THE EXISTING CONDITION OF THE SITE IS DEVELOPED. DURING CONSTRUCTION THE SITE WILL BE CLEARED AND GRUBBED. THIS PROJECT WILL HAVE NO MAJOR EFFECT ON ANY THE ABUTTING PROPERTIES.

WETLANDS/BUFFERS
NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROPOSED DEVELOPMENT AREA.

SWPPP INTENT
THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER , AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION
THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

SEQUENCE OF CONSTRUCTION

THE SEQUENCE OF CONSTRUCTION HAS BEEN DEVELOPED AS A GUIDE FOR THE CONTRACTOR. THE CONTRACTOR SHALL SEQUENCE THE CONSTRUCTION AS NEEDED BASED ON BEST MEANS AND METHODS IN ORDER TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS. THE INSTALLATION OR REMOVAL OF BMPS, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG. ALL TEMPORARY BMPS SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL PERIMITER CONTROLS. THE CONTRACTOR SHALL INSTALL THE REMAINING BMPS AS SHOWN AND AS REQUIRED TO MEET PERMIT REQUIREMENTS. SOME BMP INSTALLATIONS MAY NOT BE POSSIBLE AT THE BEGINNING OF THE PROJECT BUT MUST BE INSTALLED AS SOON AS POSSIBLE TO ENSURE COMPLIANCE.
5. INSTALL TEMPORARY STAGING AND STORAGE AREAS.
6. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES, IF REQUIRED.
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.), IF REQUIRED.
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF SITE IMPROVEMENTS.
10. PAVE SITE AND STABILIZE PER PLAN.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS ACHIEVED FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED), TEMPORARY BMPS HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION ON THE NOI APPLICATION.

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:
I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. THERE IS A NEW DISCHARGE POINT OUR OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL
IV. AN INSPECTION REVEALS THAT BMPS ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP
VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPS AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

TURBIDITY

A. TURBIDITY REDUCTION TO NO MORE THAN 29 NTUs ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.

B. CONTRACTOR TO FILE FOR A FDEP NOTICE OF INTENT (NOI) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION ENTRANCE												
TEMPORARY CONTROL MEASURES												
STORM FACILITIES												
ROUGH GRADE / SEDIMENT CONTROL												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
FINISH GRADING												
PERMANENT CONTROL MEASURES												

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIFS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND IT'S LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGEAND SHOWN ON THE SITE MAPS.
A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CORES CONTAINING SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

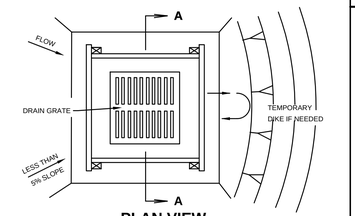
A. THE CONTRACTOR SHALL INSPECT BMPS (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, DOCUMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO ENSURE THAT BMPS ARE NOT CAUSING OR CONTRIBUTION TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFFSITE SEDIMENTATION; ENSURE THAT BMPS ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY AND EFFECTIVELY; ENSURE THAT BMPS ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY; ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION PROPERLY TO PREVENT OFFSITE TRACKING OF SEDIMENT; ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS; AND DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF BMPS. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

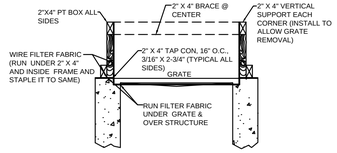
C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES

THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED APPROPRIATE BMP'S ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:
DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
FIRE HYDRANT FLUSHINGS.
WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
WATERS USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
SPRING WATER.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.



PLAN VIEW



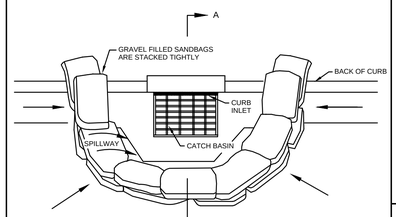
SECTION A - A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
3. FASTEN FRAMING TO STRUCTURE TO ALLOW GRATE REMOVAL.
4. LEAVE EXPOSED EDGE TO ALLOW FOR PAVING TO GRADE

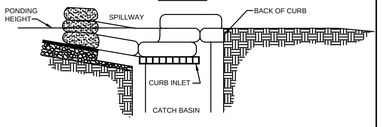
FILTER FABRIC INLET PROTECTION DETAIL

N.T.S.

NOTE:
AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.



PLAN VIEW



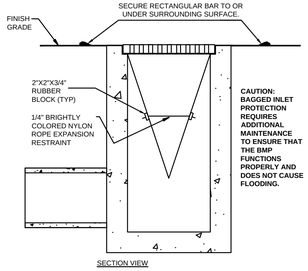
SECTION A-A

NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET PROTECTION DETAIL

N.T.S.

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY EQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY.



CAUTION: BAGGED INLET PROTECTION REQUIRES ADDITIONAL MAINTENANCE TO ENSURE THAT THE BMP FUNCTIONS PROPERLY AND DOES NOT CAUSE FLOODING.

SECTION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
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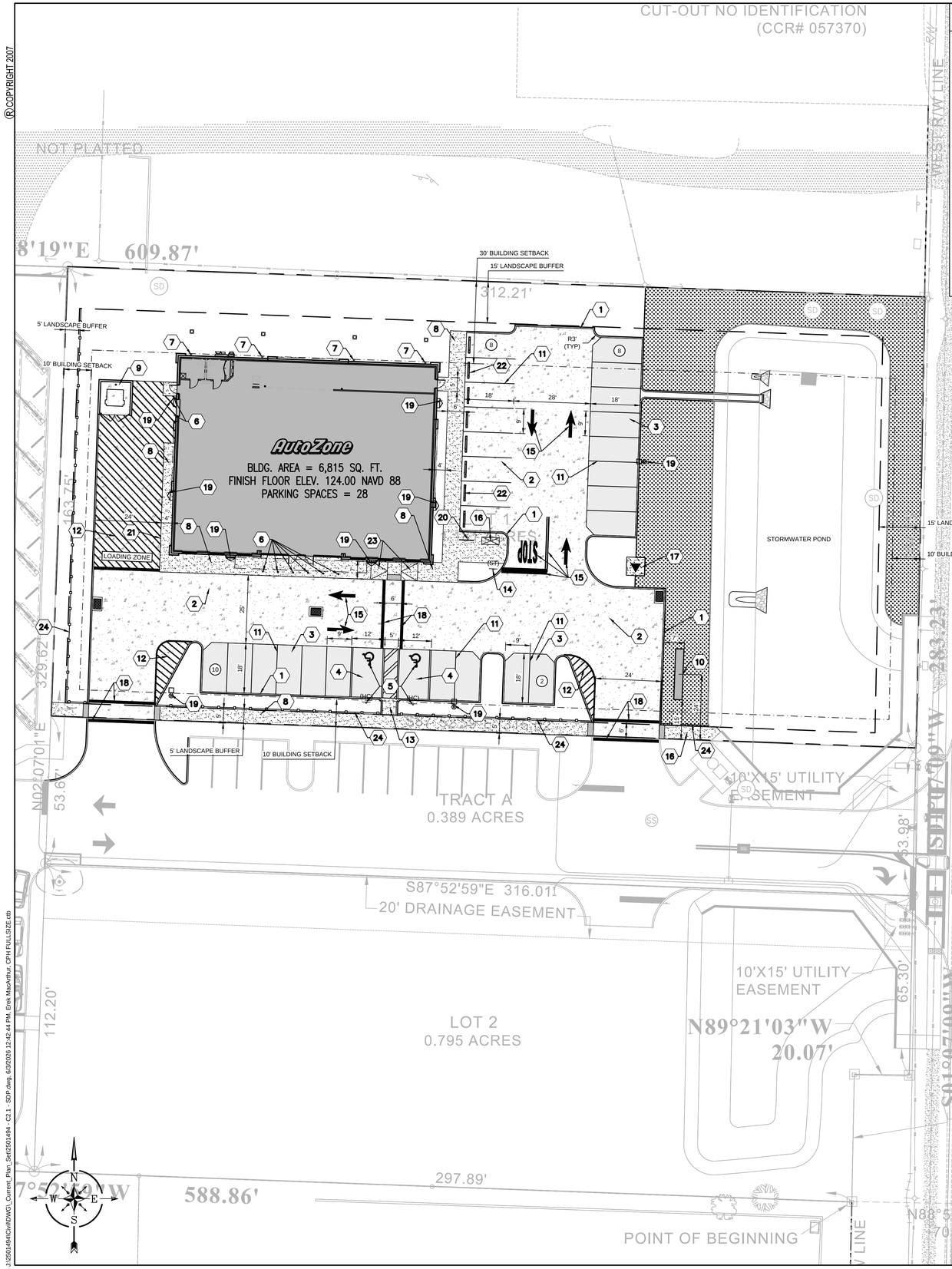

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- CONCRETE SIDEWALK
- CONCRETE. REF. GEOTECHNICAL REPORT
- STANDARD DUTY ASPHALT PAVEMENT. REF. GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- OPEN SPACE SET ASIDE
- (10) PARKING SPACE COUNT
- SIDEWALK CURB RAMP 1:12 SLOPE (MAX)
- (HC) HANDICAP (FTP-25) (12" X 18")
- (ST) STOP (R1-1) (36" X 36")
- (PE) PEDESTRIAN CROSSING (30" X 30")

KEY NOTES:

1. CONCRETE CURB – SEE DETAILS 1 & 2/C5.1
2. CONCRETE PAVING – SEE DETAIL 4/C5.1 EXPANSION AND CONTROL JOINTS – SEE DETAILS 20, 21, & 22/C5.1. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'–0" O.C. EACH WAY GC TO PROVIDE BID ALTERNATE FOR ALL CONCRETE PAVEMENT.
3. ASPHALT PAVING – SEE DETAIL 5/C5.1
4. HANDICAP PARKING (IN ACCORDANCE WITH FDOT STANDARD PLANS 711–001) – SEE DETAILS 6 & 7/C5.1
5. HANDICAP PARKING SYMBOL AND SIGNAGE (IN ACCORDANCE WITH FDOT STANDARD PLANS 711–001) – SEE DETAIL 7, 12/C5.1
6. PIPE GUARD – SEE DETAILS 15, 16, & 18/C5.1
7. BUILDING ROOF DRAIN DOWN SPOUTS, SEE GRADING PLAN FOR CONNECTION. SEE DETAIL 25/C5.1
8. CONCRETE SIDEWALK, 2% MAXIMUM CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPE – SEE DETAIL 19 & 20/C5.1 FOR SIDEWALKS AROUND BUILDING.
9. MASONRY WALL DUMPSTER LAYOUT (REF. STRUCTURAL PLANS) – SEE DETAILS 8, 9, 10 & 11/C5.1
10. MONUMENT SIGN – 5.0'X 8.0' . OVERALL HEIGHT WITH MASONRY BASE TO MATCH BUILDING HEIGHT.
11. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
12. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
13. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). REF. FDOT STANDARD PLANS #522–002
14. STOP SIGN (36" X 36") – SEE DETAIL 3/C5.1
15. PAVEMENT MARKINGS – SEE DETAIL 23 & 24/C5.1
16. BELSON BIKE LOCKER SINGLE D1, COLOR LIGHT GREY
17. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER
18. 12" SOLID WHITE (TYP) PER FDOT STANDARD PLANS #711–001
19. SITE LIGHTING – SEE DETAIL 13 /C5.1, SEE PHOTOMETRIC PLAN, SHEET PH0.1
20. PROPOSED BIKE RACK 4 SPACES, REF. DETAIL 26/C5.1
21. CURB 6"
22. CONCRETE WHEEL STOP, SEE DETAIL 17/C5.1
23. HANDICAP RAMP MAXIMUM SLOPE 1:12(8.33%) (PER ADA REQUIREMENTS) MAXIMUM SLOPE 1:50 (2.00%) REF DETAIL 27/C5.1
24. 4' – 50% OPAQUE FENCE, REF. LANDSCAPE PLANS FOR DETAIL.

PARKING DATA TABLE:

DESCRIPTION:	REQUIREMENT:	PROVIDED:
BUILDING AREA:	6,815 S.F.	—
PARKING RATIO	1/ 250 SF.	—
VEHICULAR PARKING	28 SPACES.	28 SPACES.
ACCESSIBLE PARKING	2 SPACES.	2 SPACES
BICYCLE PARKING	5 SPACES.	5 SPACES. (4 SHORT, 1 LONG)

SITE DATA INFORMATION:

SITE ADDRESS:
1788 ROCK SPRINGS RD,
APOPKA, FLORIDA 32819

SITE PARCEL NUMBER:
33-20-28-5115-01-000

SECTION - 33 / TOWNSHIP - 20 SOUTH / RANGE - 28 EAST

NUMBER OF STORIES: 1

TOTAL SQUARE FOOTAGE UNDER ROOF (CONDITIONED AND NON-CONDITIONED): 6,815 S.F.

SPRIKLER INTENTION FOR NEW STRUCTURE: UNSPRINKLERED

ON-SITE LAND INFORMATION:

CURRENT LAND USE: VACANT
PROPOSED LAND USE: AUTO PARTS STORE

AREA OF PROPOSED IMPROVEMENTS: 51,488 S.F. (1.18± ACRES)

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXIST. LAND USE	R.O.W.	R.O.W.	APK-C-C	R.O.W.
FUTURE LAND USE	R.O.W.	R.O.W.	APK-C-C	R.O.W.
EXIST. ZONING	R.O.W.	R.O.W.	APK-C-C	R.O.W.
PROPOSED ZONING	R.O.W.	R.O.W.	APK-C-C	R.O.W.

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

BLDG. SETBACKS:	NORTH	EAST	SOUTH	WEST
REQUIRED:	30.0'	10.0'	10.0'	10.0'
PROVIDED :	30.0'	176.68'	61.96'	41.39'
LANDSCAPE BUFFERS:	**NORTH**	**EAST**	**SOUTH**	**WEST**
REQUIRED:	15.0'	15.0'	5.0'	5.0'
PROVIDED :	15.0'	15.0'	5.0'	5.0'

PERVIOUS / IMPERVIOUS AREAS:

EXISTING CONDITIONS:

PERVIOUS AREA:	7,443 S.F. (0.17 AC.)	(21.2%)
IMPERVIOUS AREA:	27,660 S.F. (0.64 AC.)	(78.8%)
TOTAL SITE AREA:	35,103 S.F. (0.81 AC.)	(100.0%)

PROPOSED CONDITIONS:

PERVIOUS AREA:	11,995 S.F. (0.27 AC.)	(34.2%)
IMPERVIOUS AREA:	16,152 S.F. (0.37 AC.)	(46.0%)
BUILDING AREA:	6,956 S.F. (0.16 AC.)	(19.8%)
TOTAL SITE AREA:	35,103 S.F. (0.81 AC.)	(100.0%)

PARKING INFORMATION:

USE TYPE: BUSINESS, COMMERCIAL

PARKING REQUIRED:
BUSINESS, COMMERCIAL:
1 SPACE PER 250 SF OF GROSS FLOOR AREA
(6,815 / 250 SF) = 28 SPACES

PARKING PROVIDED = 28 (INC. 2 ADA SPACES)

MISC. SPACES PROVIDED (IN ADDITION TO THE 28 ABOVE)

ONE LOADING SPACE

BUILDING INFORMATION:

BUILDING AREA: 6,815 S.F.

MAXIMUM BUILDING HEIGHT
(COUNTY CODE): 35'

FLOOR AREA RATIO:
(FAR) MAXMUM: 25%
(FAR) PROVIDED: 13.2%

IMPERVIOUS SURFACE RATIO:
(ISR) MAXIMUM: 0.75 AC.

OPEN SPACE CALCULATION:

TOTAL SITE AREA :	35,284 S.F.
MINIMUM REQUIRED OPEN SPACE	7.5% = 2,646 S.F.
PROVIDED OPEN SPACE	5,775 S.F

NOTE:
PER SECTIONS 5.4 OPEN SPACE SET ASIDES, OPEN SPACE PROVIDED BY AREAS OCCUPIED BY REQUIRED LANDSCAPING AREAS, TREE PROTECTION AREAS, PERIMETER BUFFERS, VEGETATIVE BUFFERS, EXCEPT LANDSCAPED AREA WITHIN VEHICULAR USED AREAS.

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Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

SITE DIMENSION PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO
LICENSE No.91885 STATE OF FLORIDA
PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, PE, P.E. No. 91885
1/15/2026

1/15/2026

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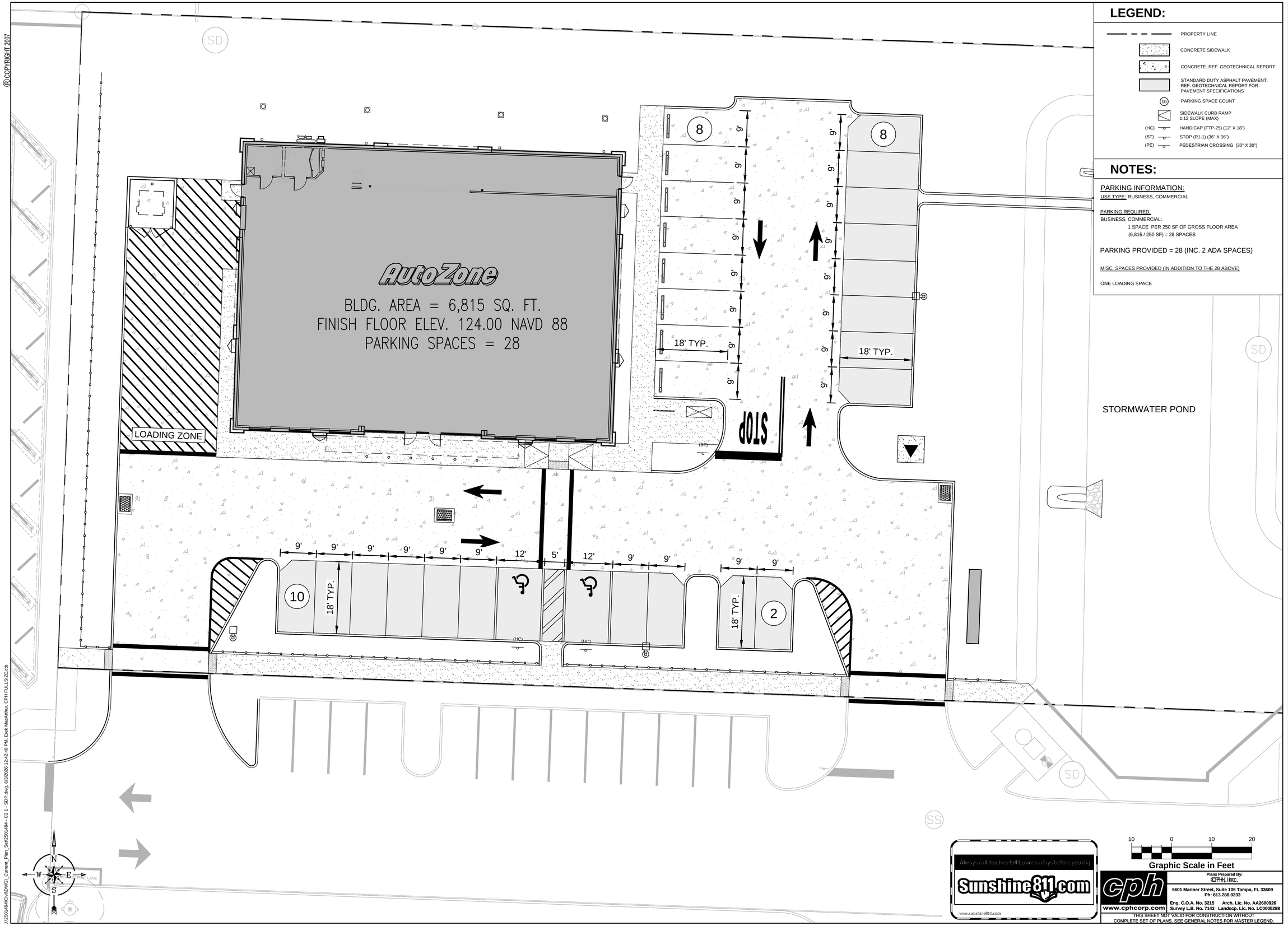

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NOTES:

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PARKING PLAN

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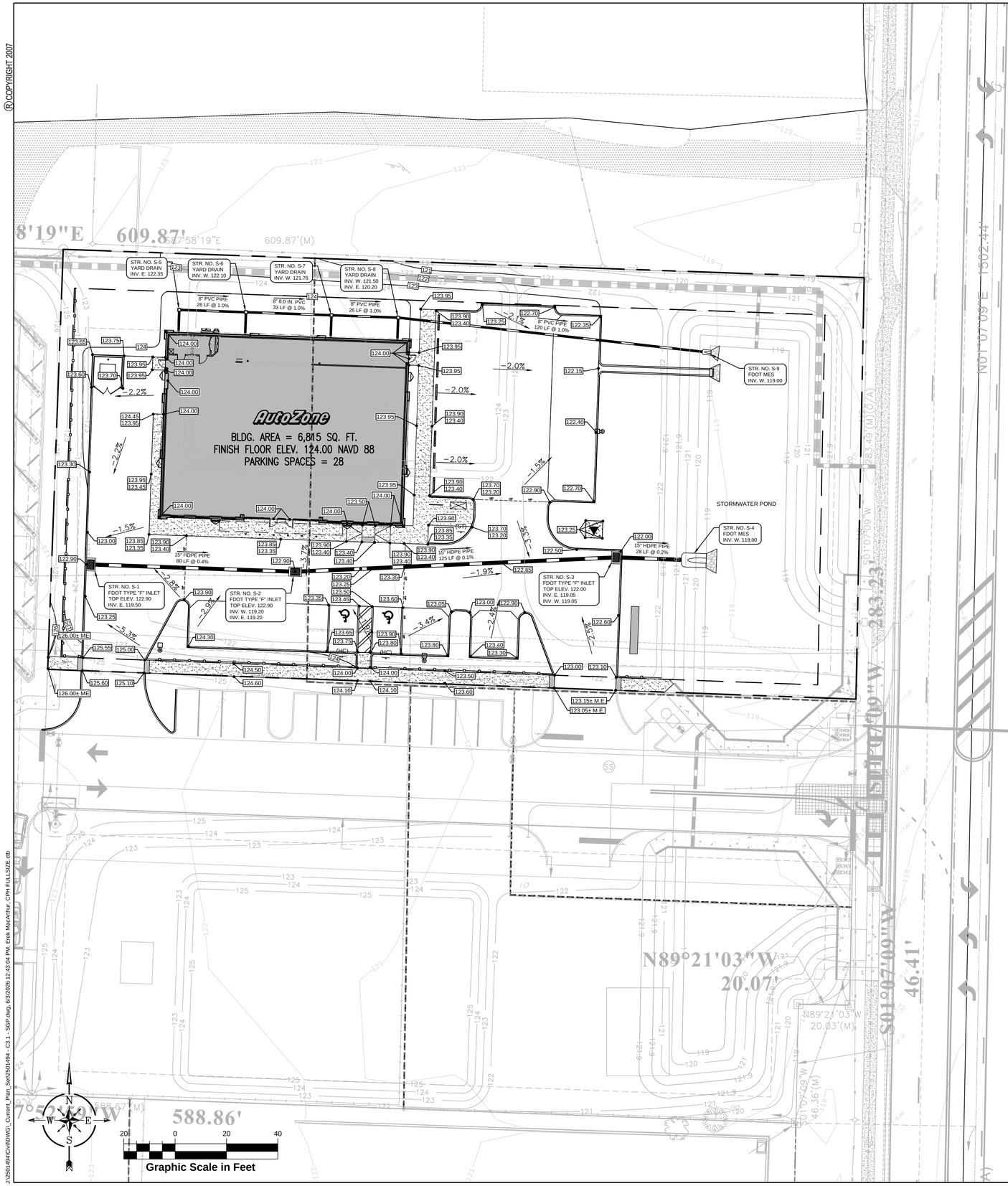


LEGEND:

- PROPERTY LINE
- HIGH POINT
- STORM PIPE
- CONCRETE SIDEWALK
- CONCRETE. REF. ARCH. PLANS
- XX.XX / XX.XX — TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- XX.XX± M.E. — MEET EXISTING GRADE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM INLET PER FDOT STANDARD PLANS
- RIPRAP

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350 AND D2321
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35
PP PIPE SHALL COMPLY WITH ASTM F2881 AND AASHTO M330

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:

   A. ASPHALT PAVEMENT: MIN. 1% SLOPE
   B. CONCRETE PAVEMENT: MIN. 1% SLOPE
   C. GUTTERS: MIN 0.5%

2. STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.

3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.

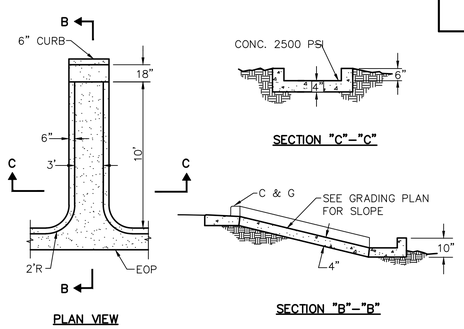
4. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES (PUBLIC OR PRIVATE).

   LASER PROFILE IS REQUIRED FOR ALL ADS/HDPE STORMWATER PIPES. FOR PIPE 48 INCHES OR LESS IN DIAMETER, PROVIDE THE ENGINEER A VIDEO DVD AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUAL) THAT PROVIDES:

   1. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
   2. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
   3. PIPE OVALITY REPORT.
   4. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
   5. FLAT ANALYSIS REPORT.
   6. REPRESENTATIVE DIAMETER OF THE PIPE.

5. DATUM IS NAVD88, NAVD88 TO NGVD29, CONVERSION FACTOR: NAVD88 - NGVD29 = -1.59'

6. ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.



CONCRETE: 28 DAY COMPRESSION STRENGTH, 2,500 P.S.I., 4" THICK MINIMUM W/ 6X6–W1.4XW1.4 WWF.

FLUME DETAIL

N.T.S.

Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

GRADING AND STORM DRAINAGE PLAN

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL:901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO LICENSE No.91885 STATE OF FLORIDA PROFESSIONAL ENGINEER
MATTHEW S. D'ANGELO, P.E. No. 91885
1/15/26

1/15/2026

65W2

C3.1

J:\2501494\Civil\DWG_Current_Plan_Set\2501494 - C3.1 - SGP.dwg, 6/3/2025 12:43:04 PM, Erek MacArthur, CPH FULL SIZE.ctb

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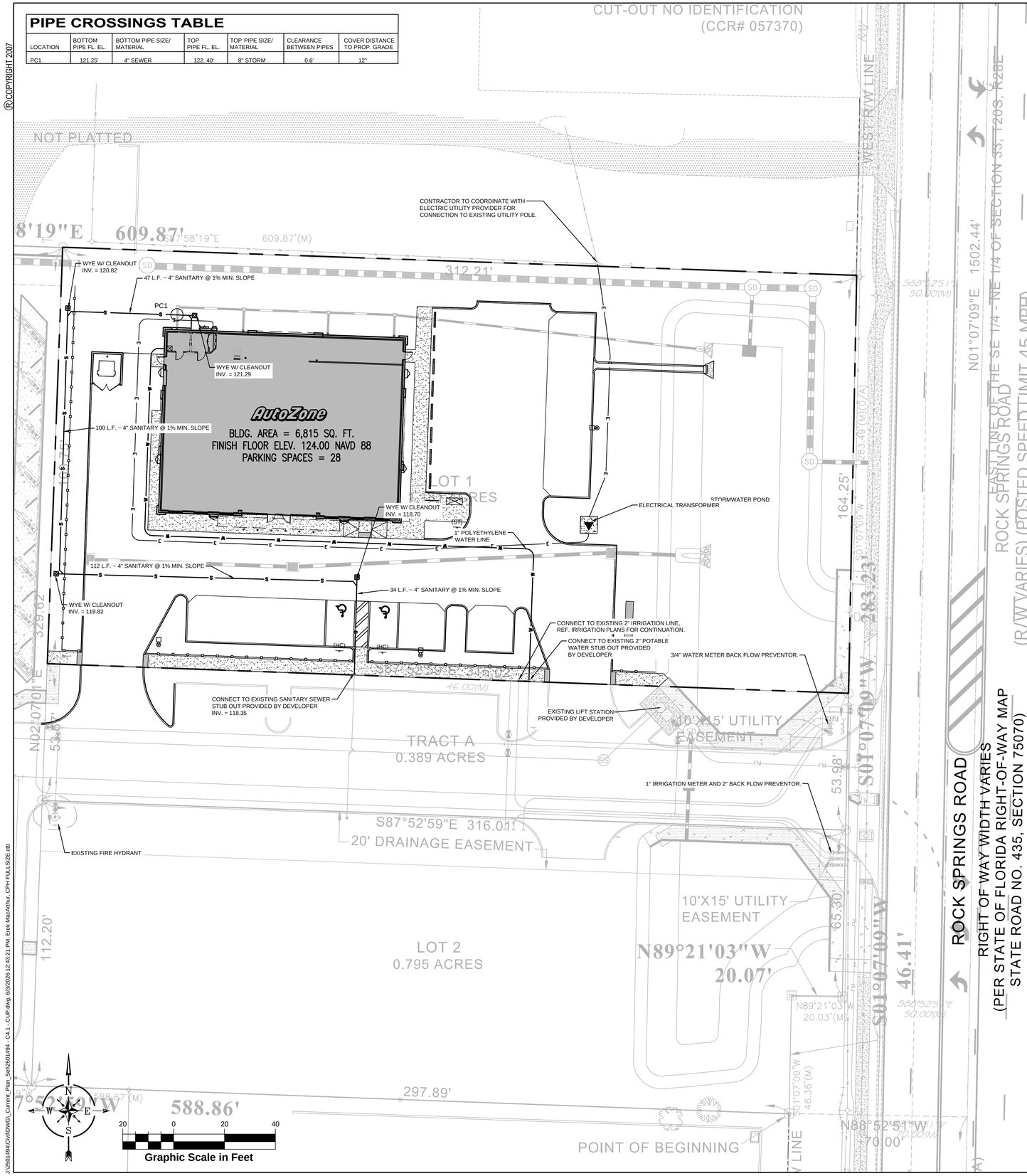
PIPE CROSSINGS TABLE

LOCATION	BOTTOM PIPE FL. EL.	BOTTOM PIPE SIZE/ MATERIAL	TOP PIPE FL. EL.	TOP PIPE SIZE/ MATERIAL	CLEARANCE BETWEEN PIPES	COVER DISTANCE TO PROP. GRADE
PC1	121.25'	4" SEWER	122. 40'	8" STORM	0.6'	12"



LEGEND:

- PROPERTY LINE
- S — SANITARY SEWER
- W — WATER MAIN
- E — ELECTRIC LINE
- WATER LINE ELEMENTS
- BACK FLOW PREVENTER (BFP)
- WATER METER
- TRANSFORMER PAD
- C.O. — CLEAN OUT
- ELECTRICAL EQUIPMENT
- YARD HYDRANT, REF. BLDG. PLUMBING PLANS

UTILITY LINE MATERIALS:

POTABLE WATER LINE

ALL UNDERGROUND PIPING LESS THAT 3" DIAMETER SHALL BE:
ASTM D2737, PRESSURE CLASS 200, SDR 9 HDPE

GRAVITY SEWER LINE

PVC PIPE 4"-12" DIAMETER SHALL BE:
ASTM D-3034, SDR 26

UTILITY SERVICE NOTES:

WATER SERVICE:
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" PEX (HDPE) WATER LINE FROM EXISTING WATER MAIN TO BUILDING.

ELECTRIC SERVICE:
"POWER CO." TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ SECONDARY WIRE TO UTILITY COMPANY POINT OF CONNECTION.

SANITARY SERVICE:
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" SCHEDULE 40 PVC FROM EXISTING SEWER TO LAST CLEAN OUT OUTSIDE OF BUILDING, GENERAL CONTRACTOR TO PROVED A 6" CAST IRON UNDER BUILDING SLAB. (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 60' (TYPICAL).

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS

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AutoZone Store No. FL10995
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APOPKA, FL 32712

COMPOSITE UTILITY PLAN

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123 South Front Street, 3rd Floor
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65W2

C4.1

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www.cphcorp.com

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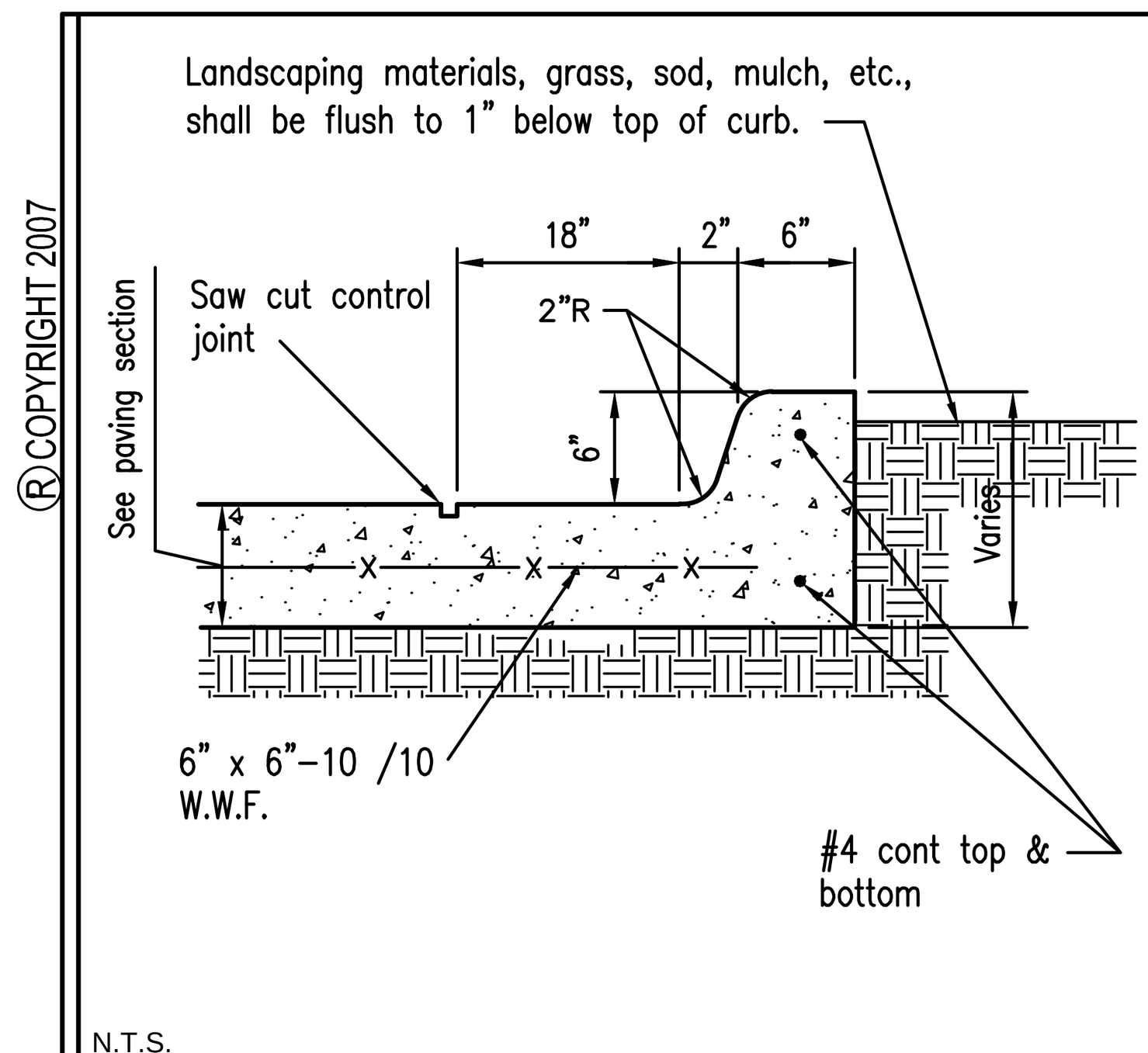
1 CONCRETE MONOLITHIC CURB



N.T.S.

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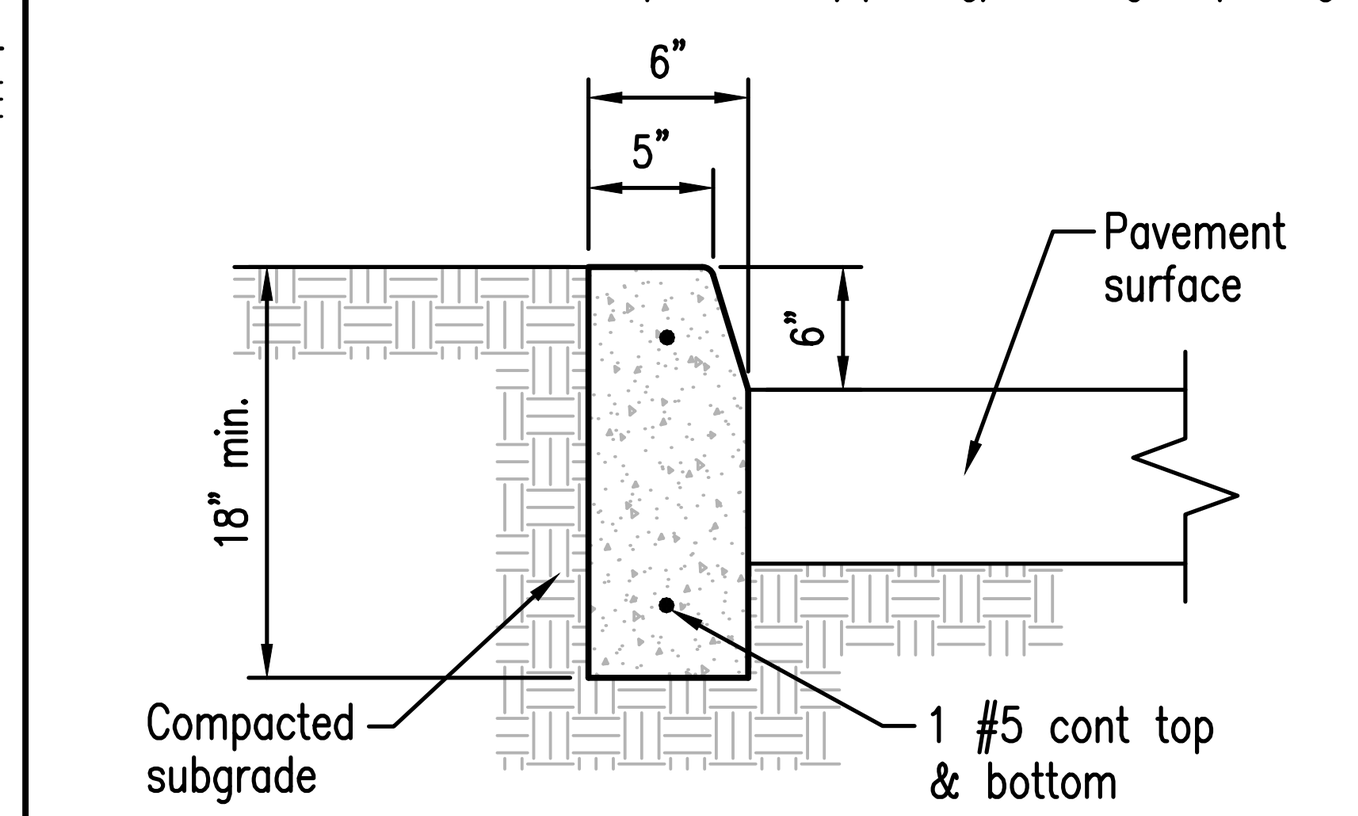
2 CONCRETE CURB

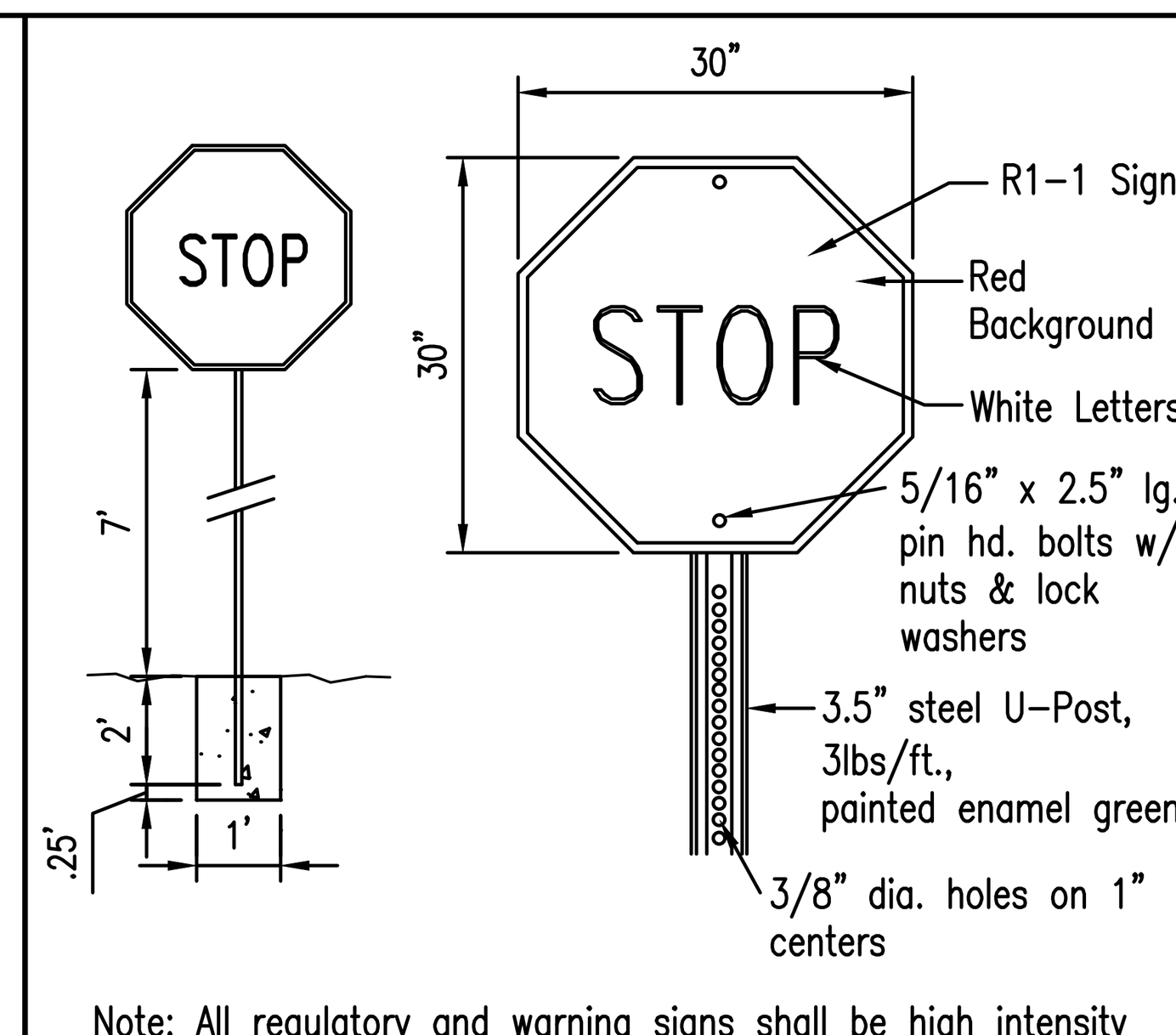
Notes:

1. Concrete to test 4,000 PSI minimum on 28 day test. Air entrainment 7%, slump to be 3" maximum.
2. Transverse joints 1/2" wide shall be installed in the curb 20' apart and shal be filled with preformed bituminous joint filler.
3. Landscaping materials, grass, sod, mulch, etc. shall be flush to 1" below top of curb/paving/drainage openings.



NO SCALE SEC-C01

3 STOP SIGN DETAIL



Note: All regulatory and warning signs shall be high intensity reflective sheeting.

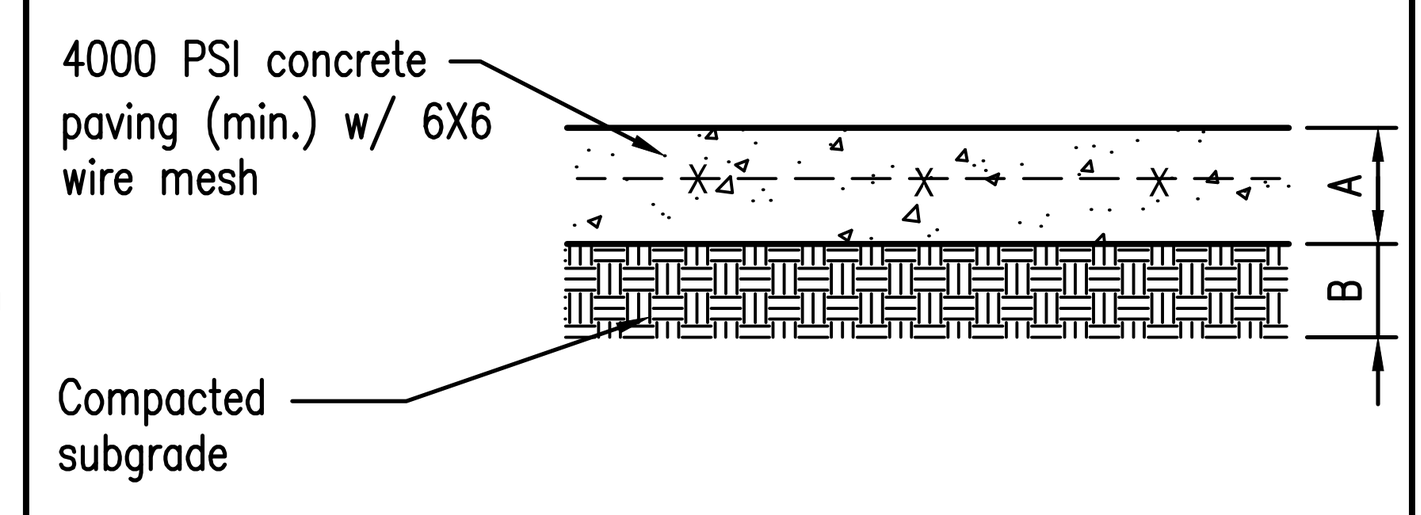
NO SCALE

4 CONCRETE PAVING SECTION

DIMENSION & TYPE

Concrete Section	A	B
Standard Duty	5"	12"
Heavy Duty	6"	12"

NOTE: Compacted subgrade should be as specified in soils report.



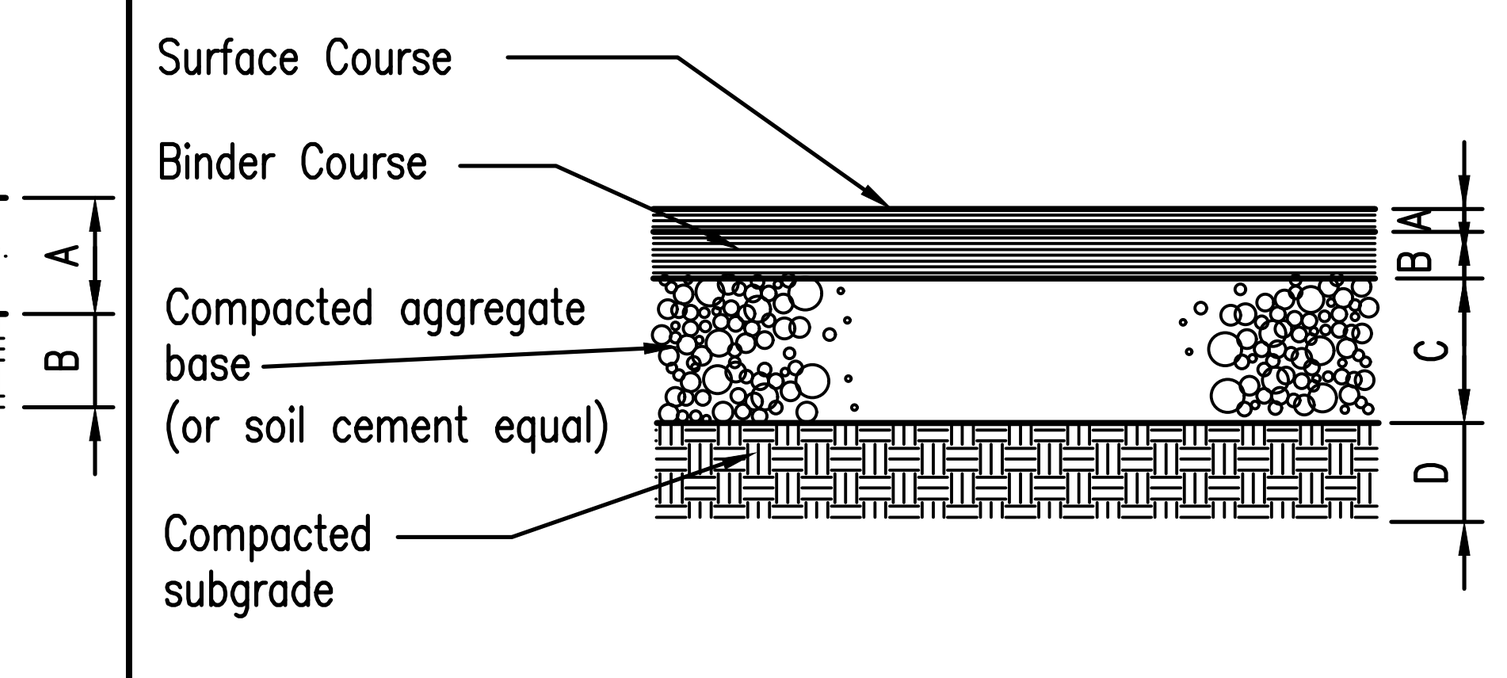
NO SCALE SEC-C04

5 ASPHALT PAVING SECTION

DIMENSION & TYPE

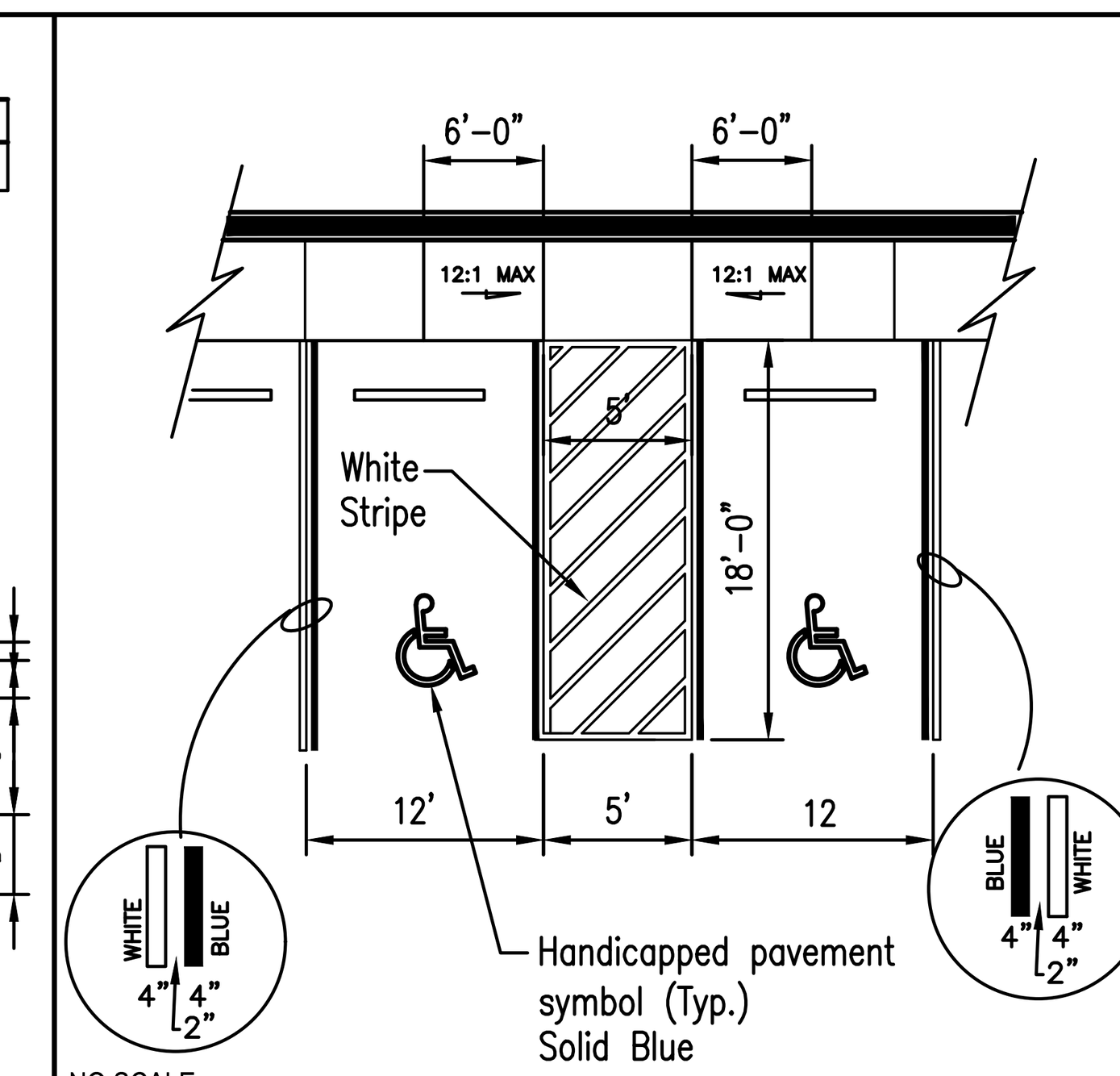
Asphalt Section	A	B	C	D
Heavy Duty	1.0"	1.5"	6"	12"

NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



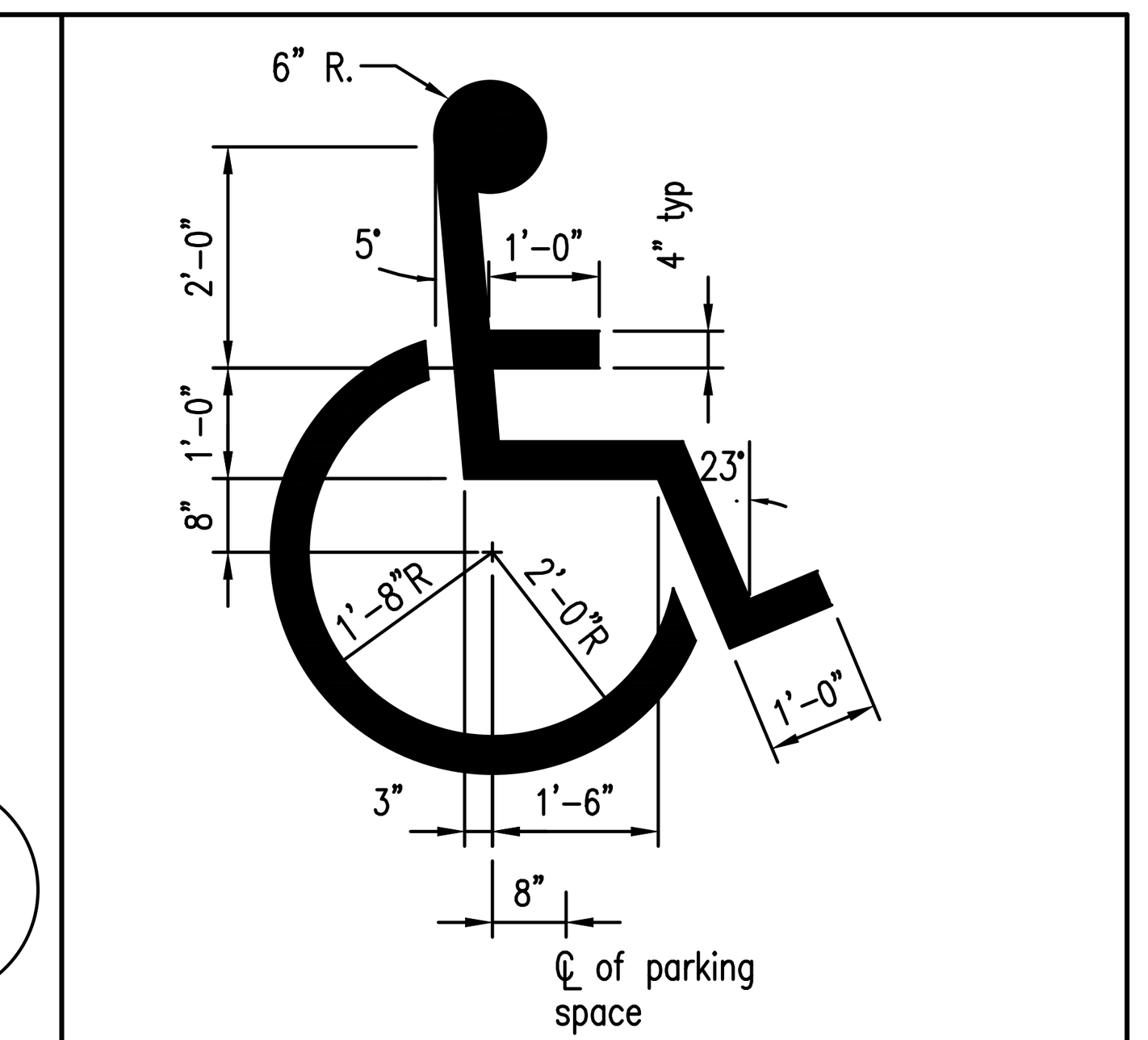
NO SCALE

6 HANDICAP PARKING DETAIL



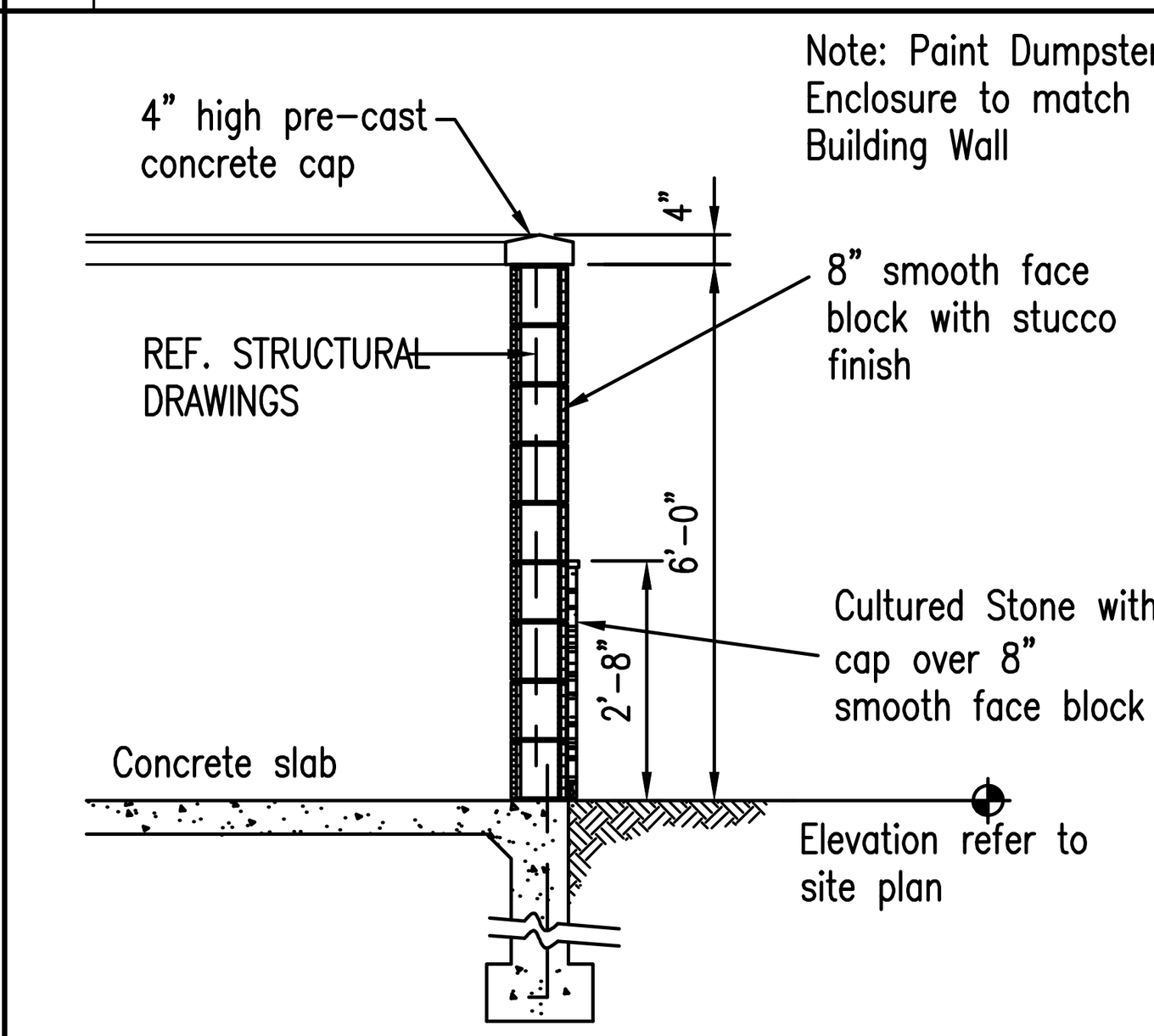
NO SCALE

7 INT'L BARRIER FREE SYMBOL



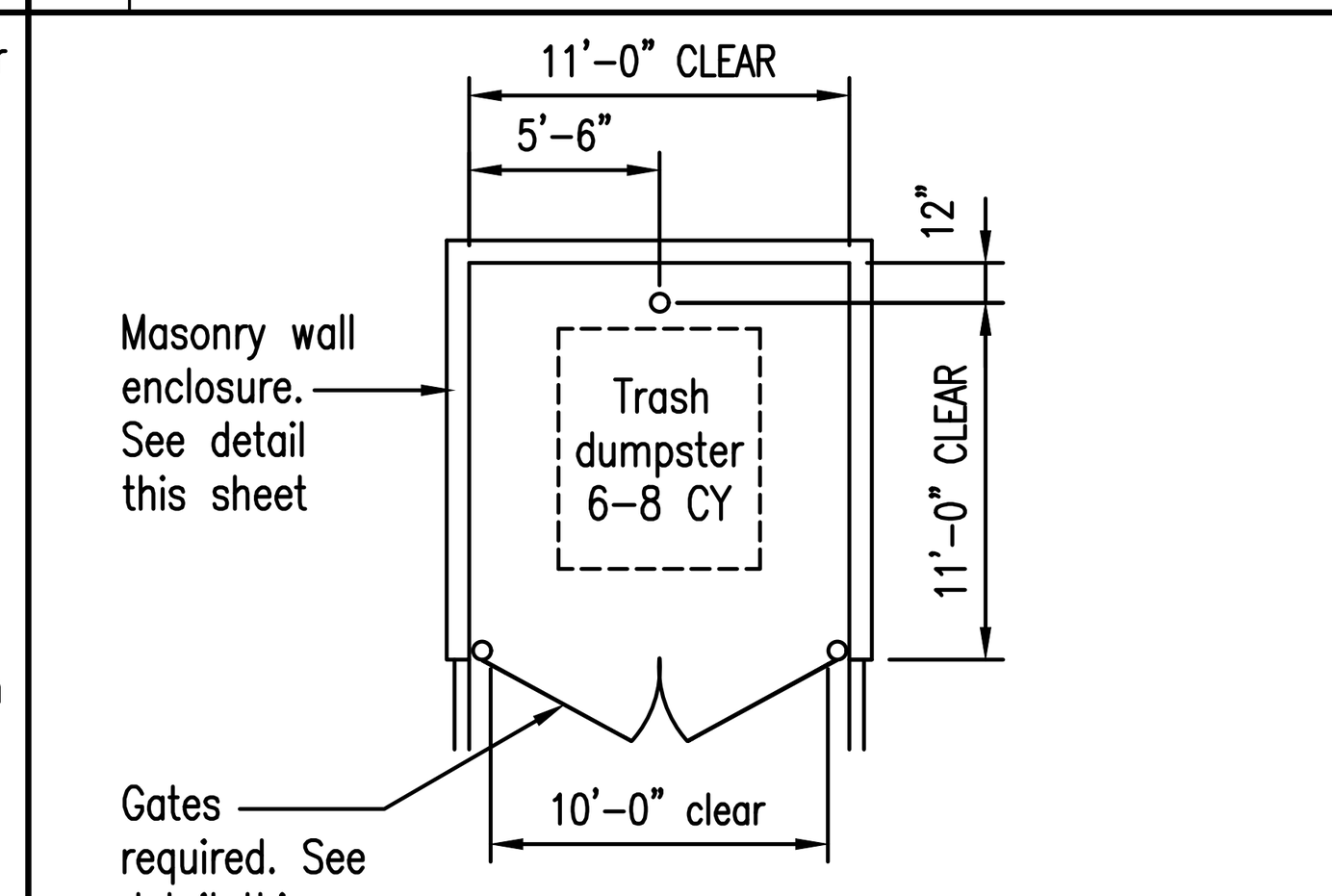
NO SCALE

8 MASONRY WALL DUMPSTER SECTION



NO SCALE MDUMPSEC

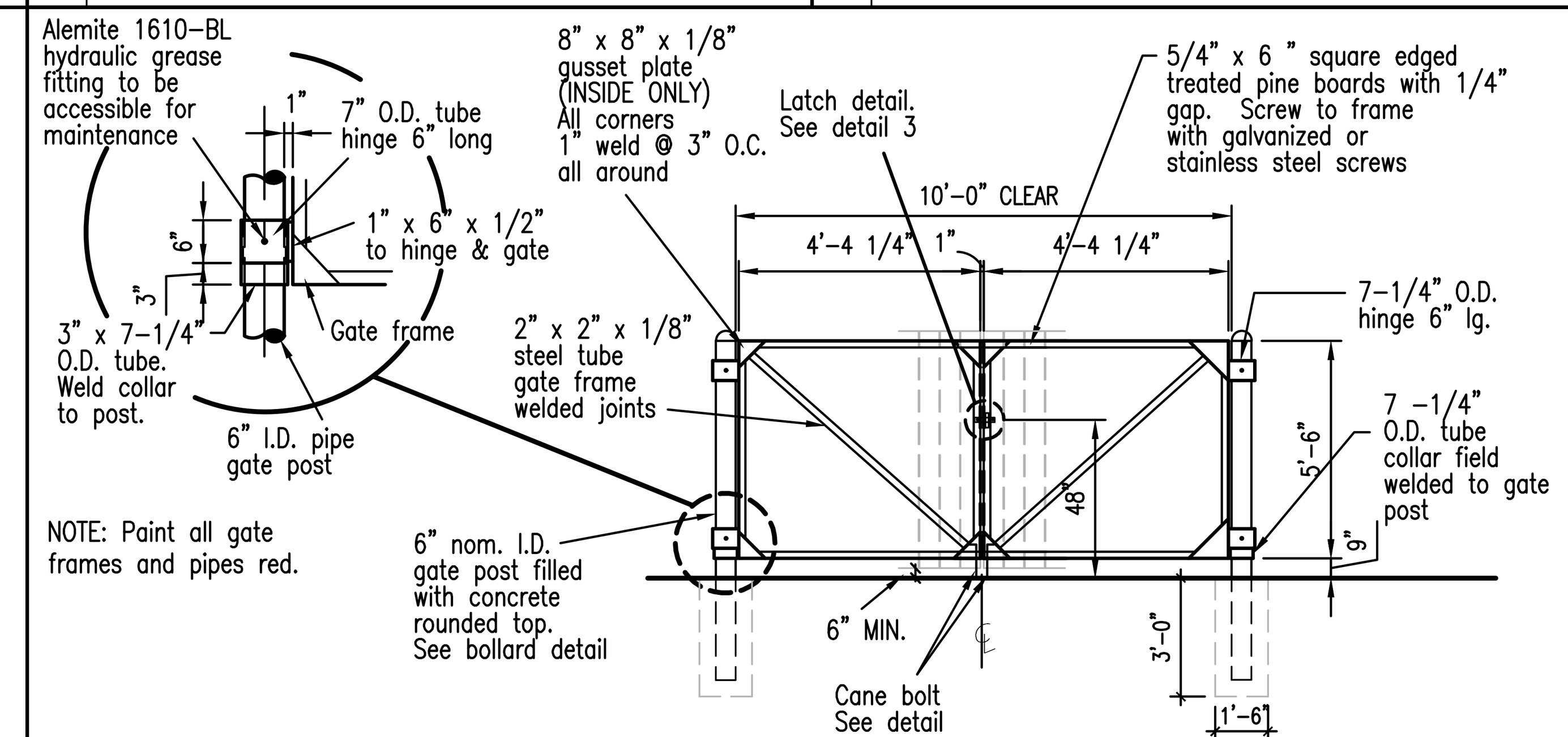
9 MASONRY WALL DUMPSTER LAYOUT



NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

NO SCALE SEC-C17M

10 GATE DETAIL FOR MASONRY WALL DUMPSTER ENCLOSURE

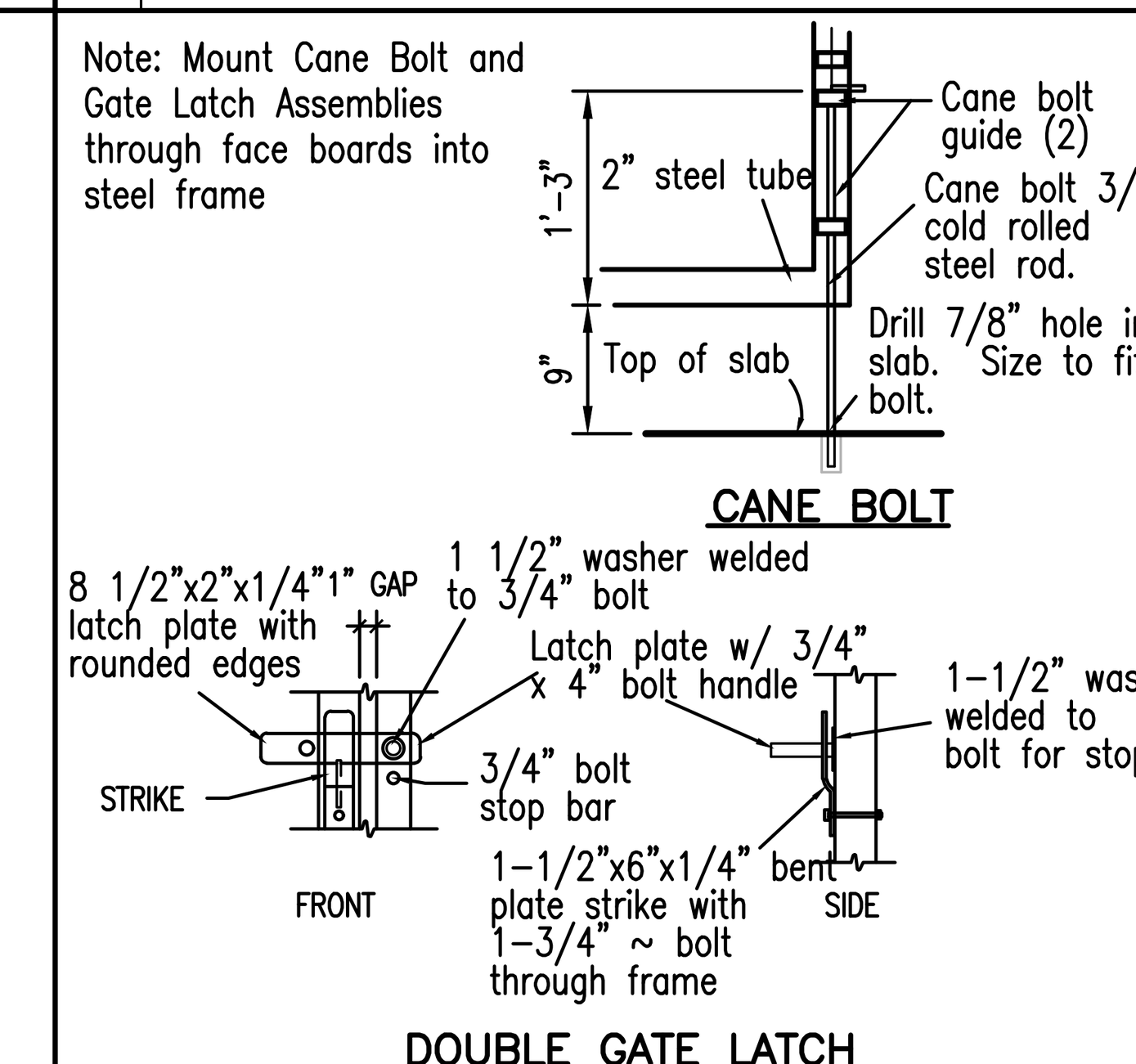


NOTE: Paint all gate frames and pipes red.

NO SCALE SEC-C18

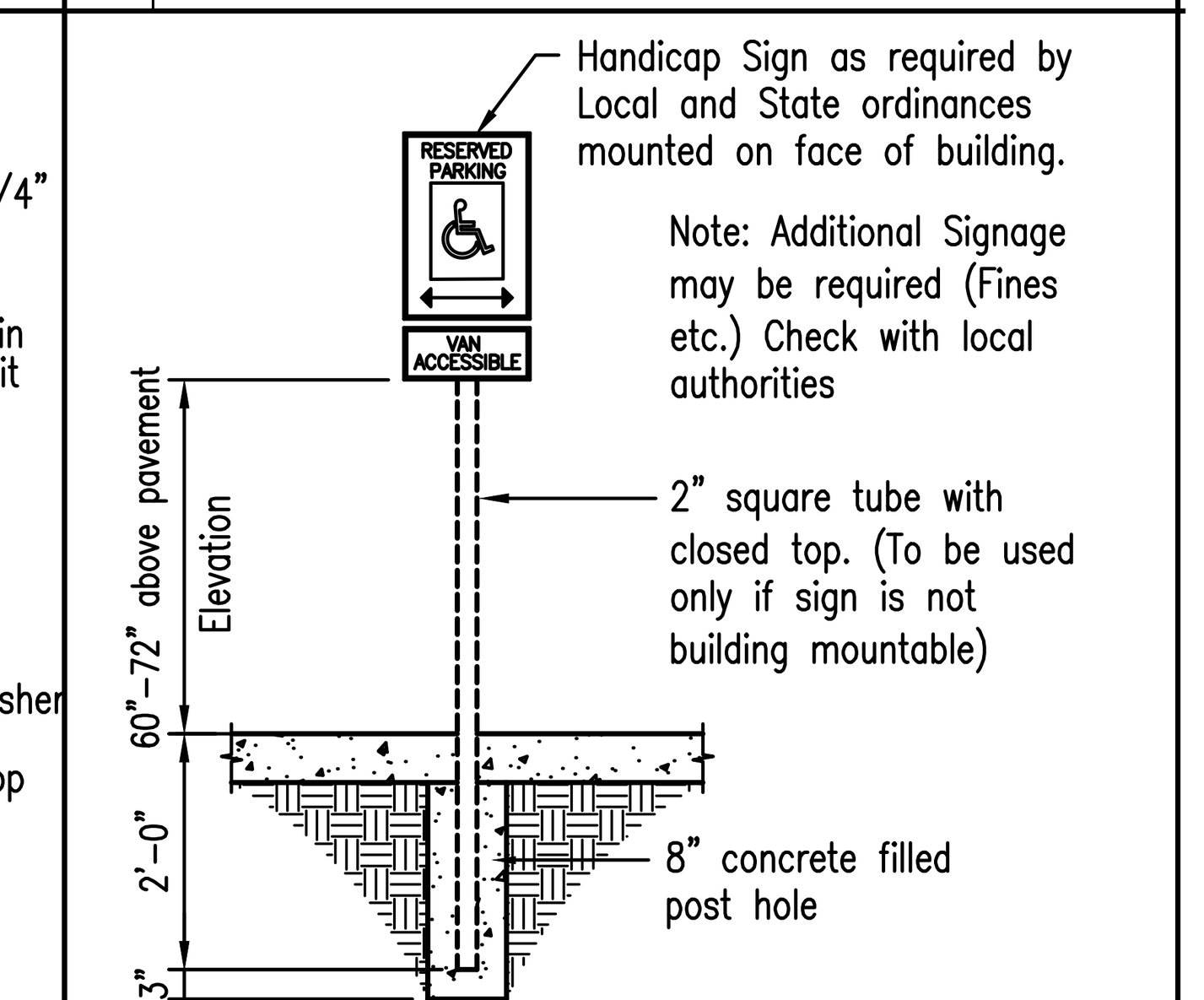
11 GATE LATCH / BOLT DETAILS

Note: Mount Cane Bolt and Gate Latch Assemblies through face boards into steel frame



NO SCALE SEC-C19

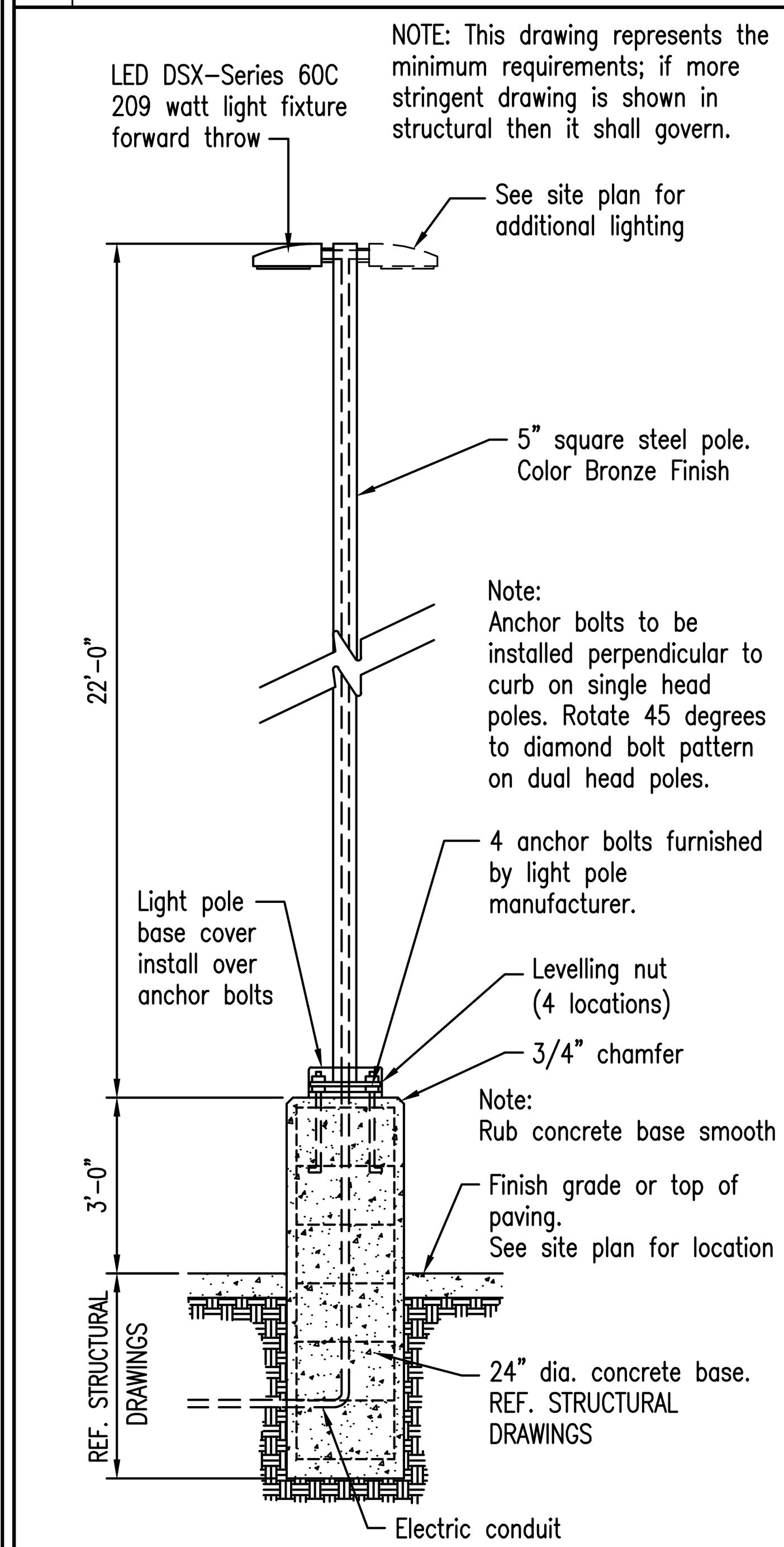
12 TYPICAL HANDICAP SIGN



NO SCALE

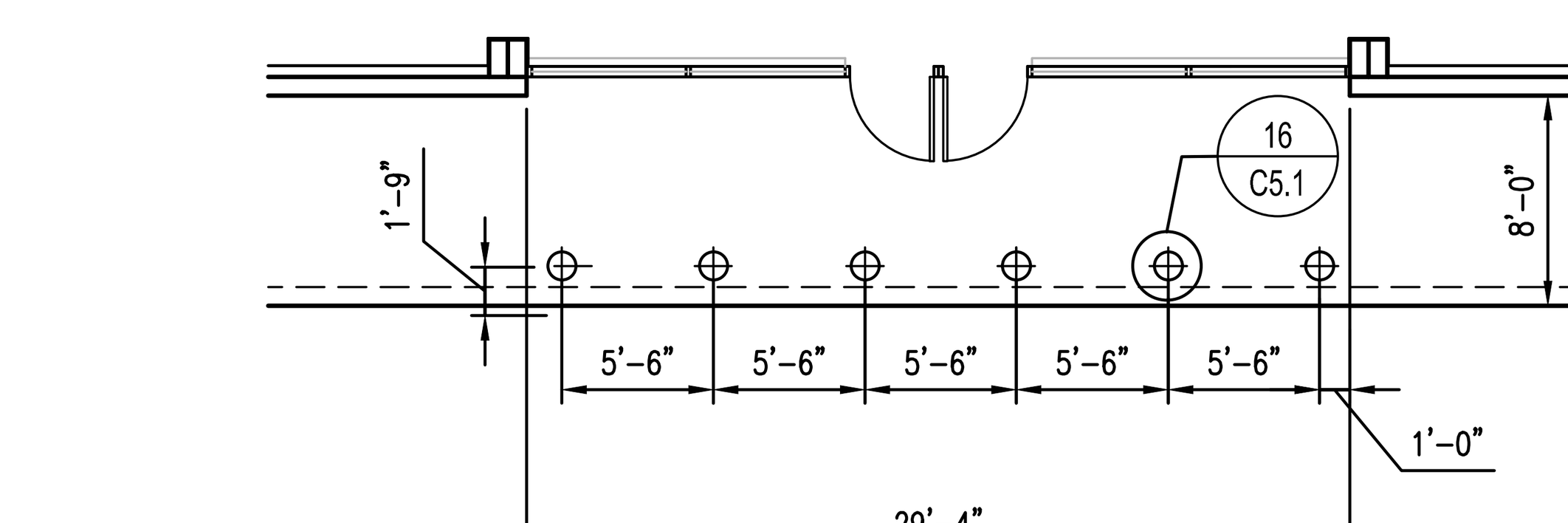
13 TYPICAL LIGHT POLE

NOTE: This drawing represents the minimum requirements; if more stringent drawing is shown in structural then it shall govern.



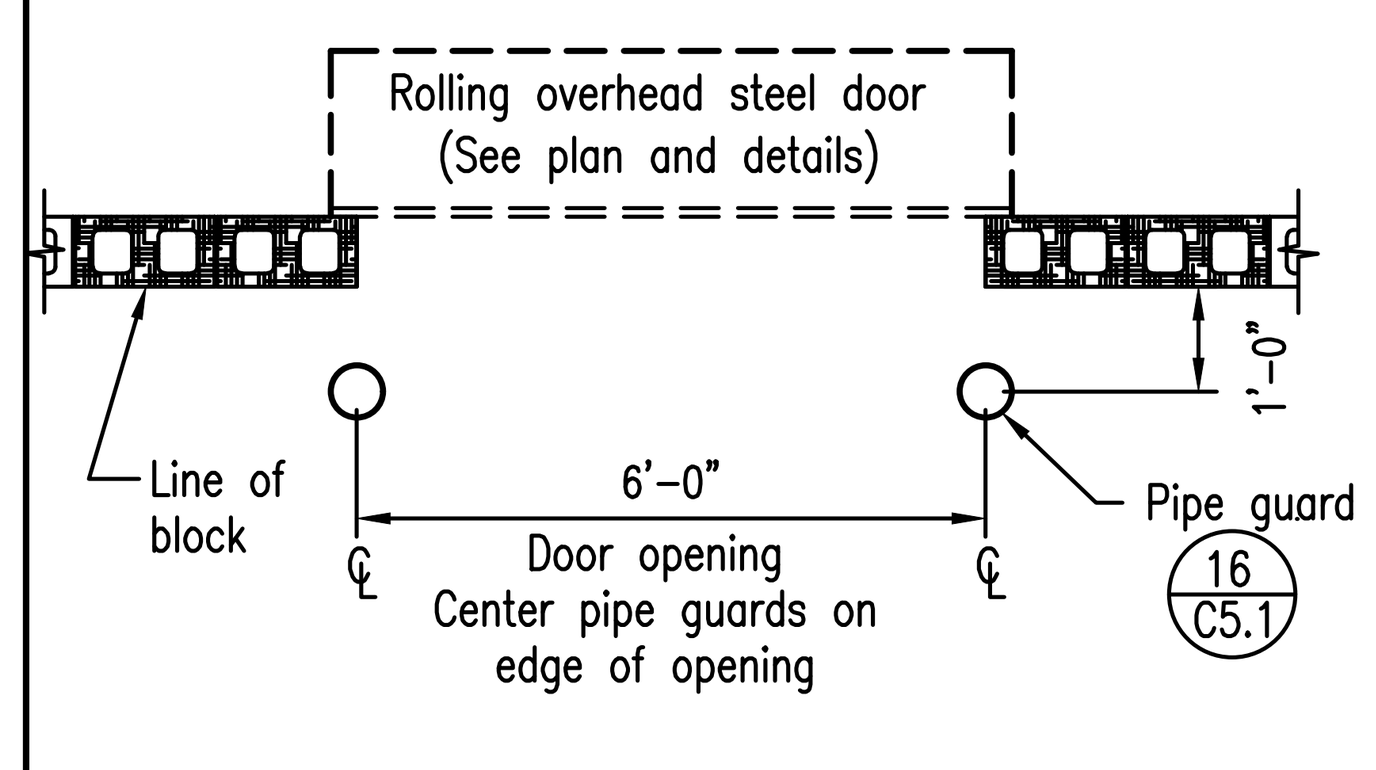
NO SCALE SEC-C13

14 BOLLARD LAYOUT PLAN - 65w2



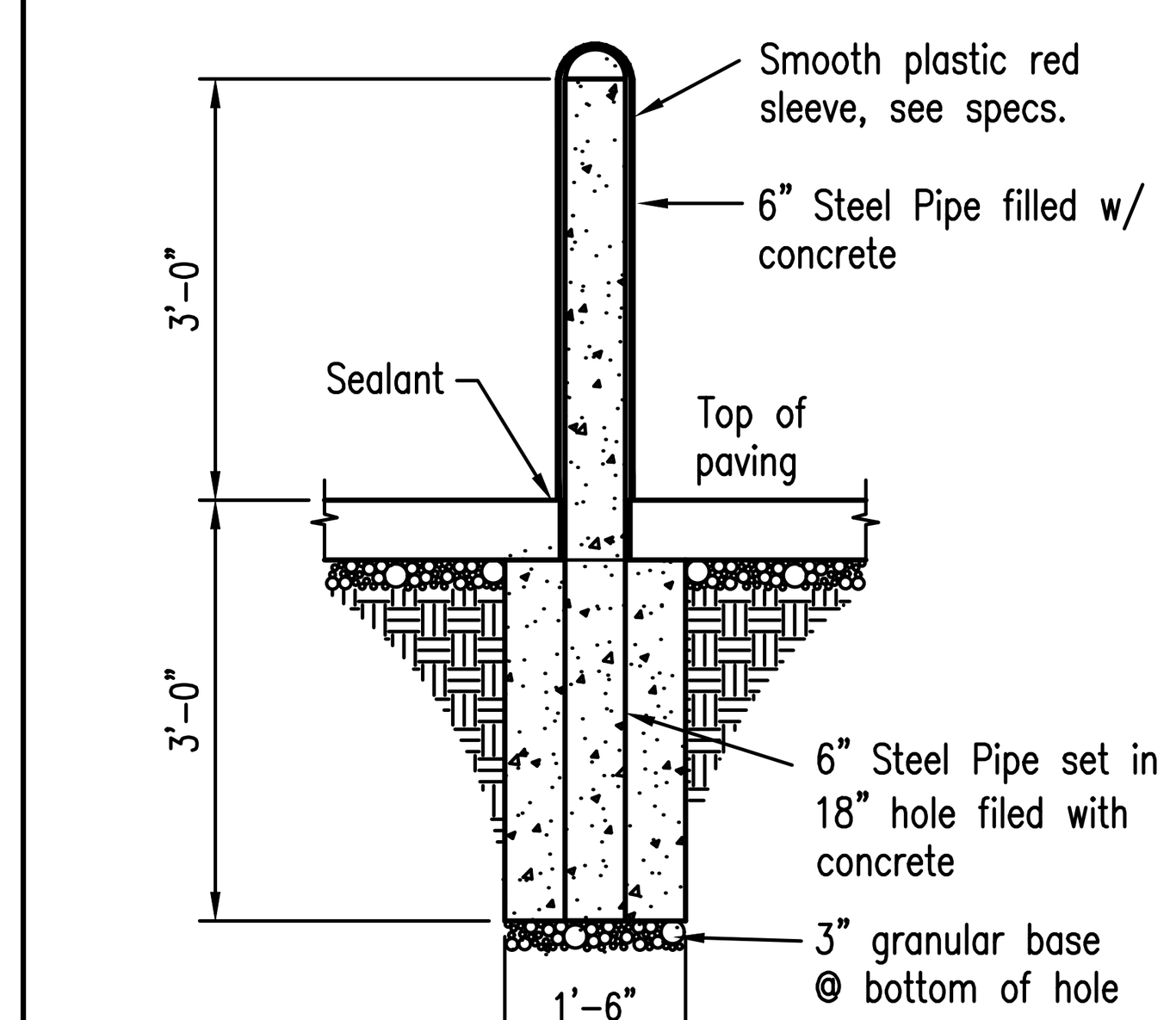
NO SCALE SEC-65w2R

15 PIPE GUARD @ ROLL-UP DOOR



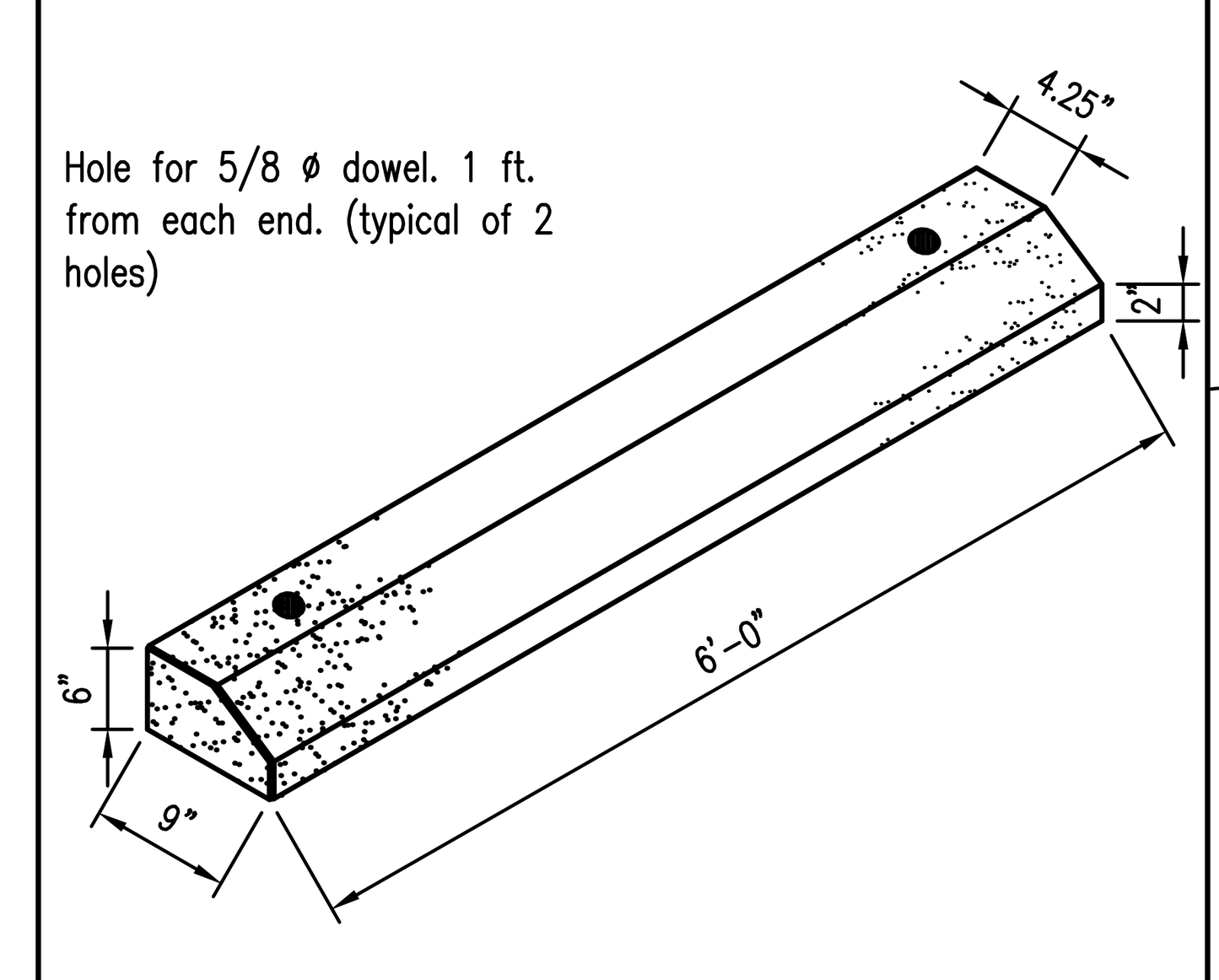
NO SCALE SEC-C08

16 TYPICAL PIPE GUARD SECTION



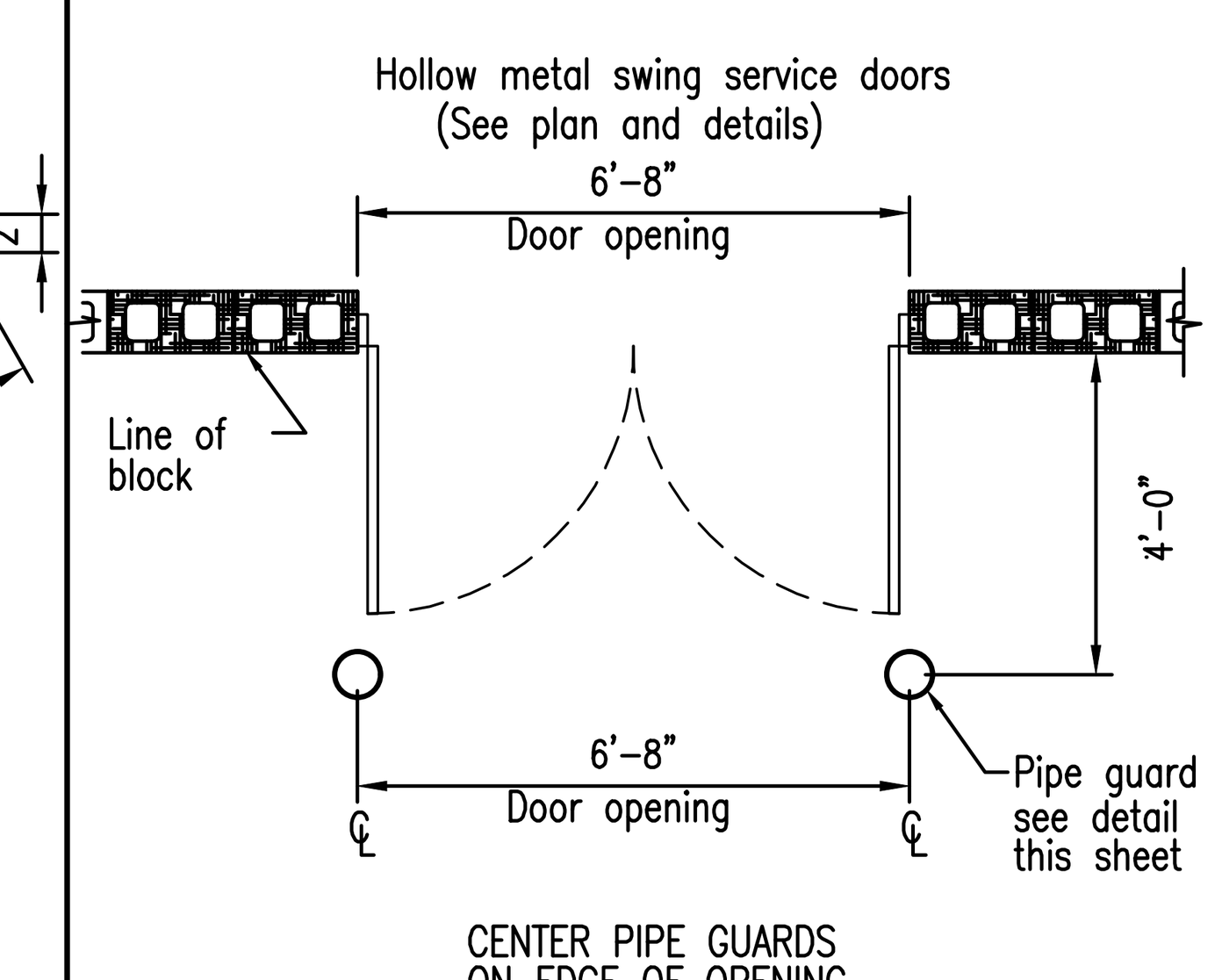
NO SCALE SEC-C07

17 WHEEL STOP DETAIL



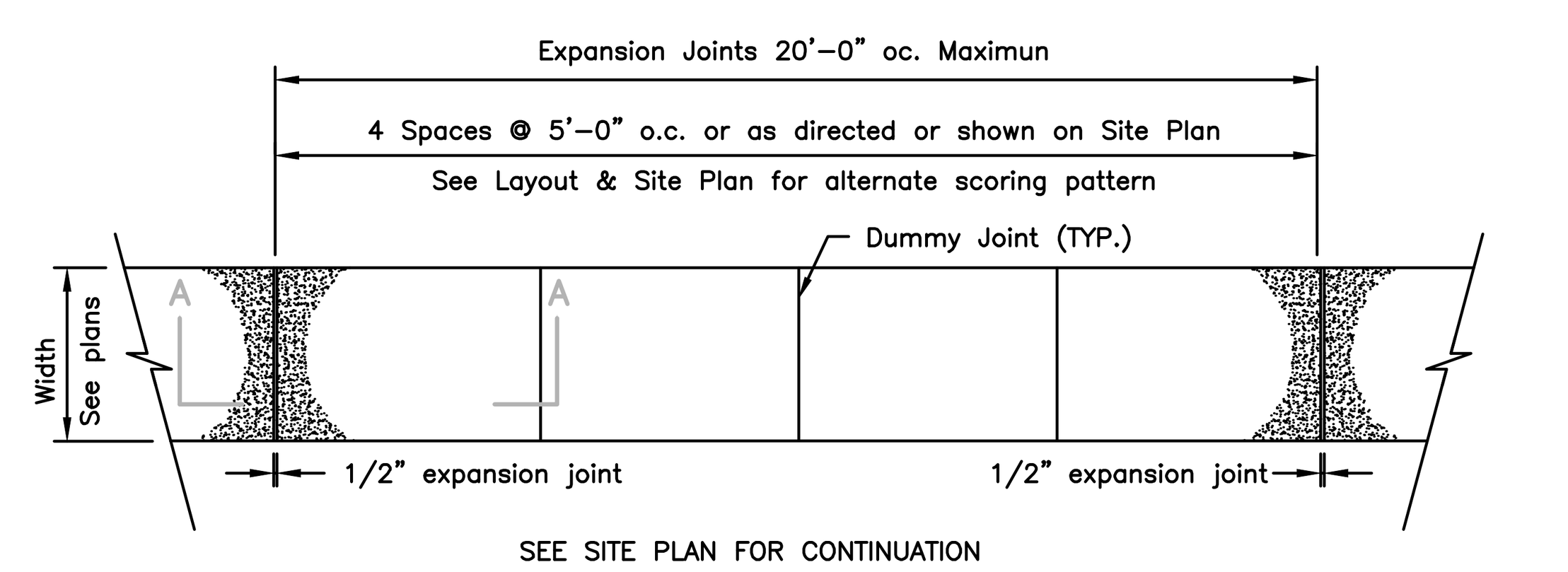
NO SCALE SEC-C18

18 PIPE GUARD @ SERVICE DOOR

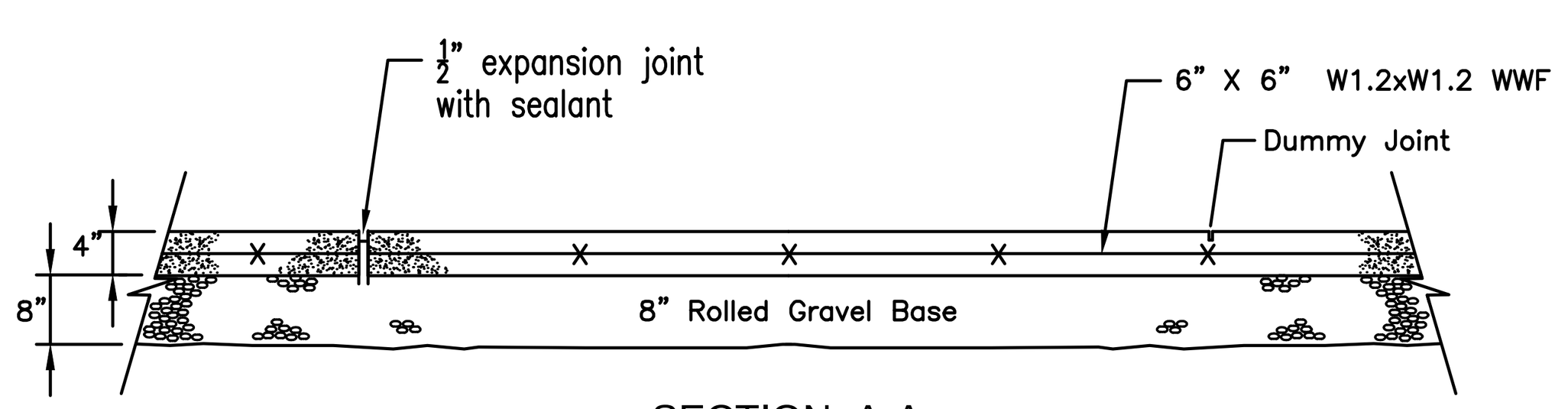


NO SCALE

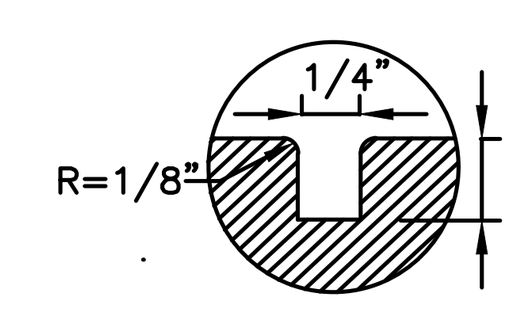
19 CONCRETE SIDEWALK



PLAN VIEW



SECTION A-A

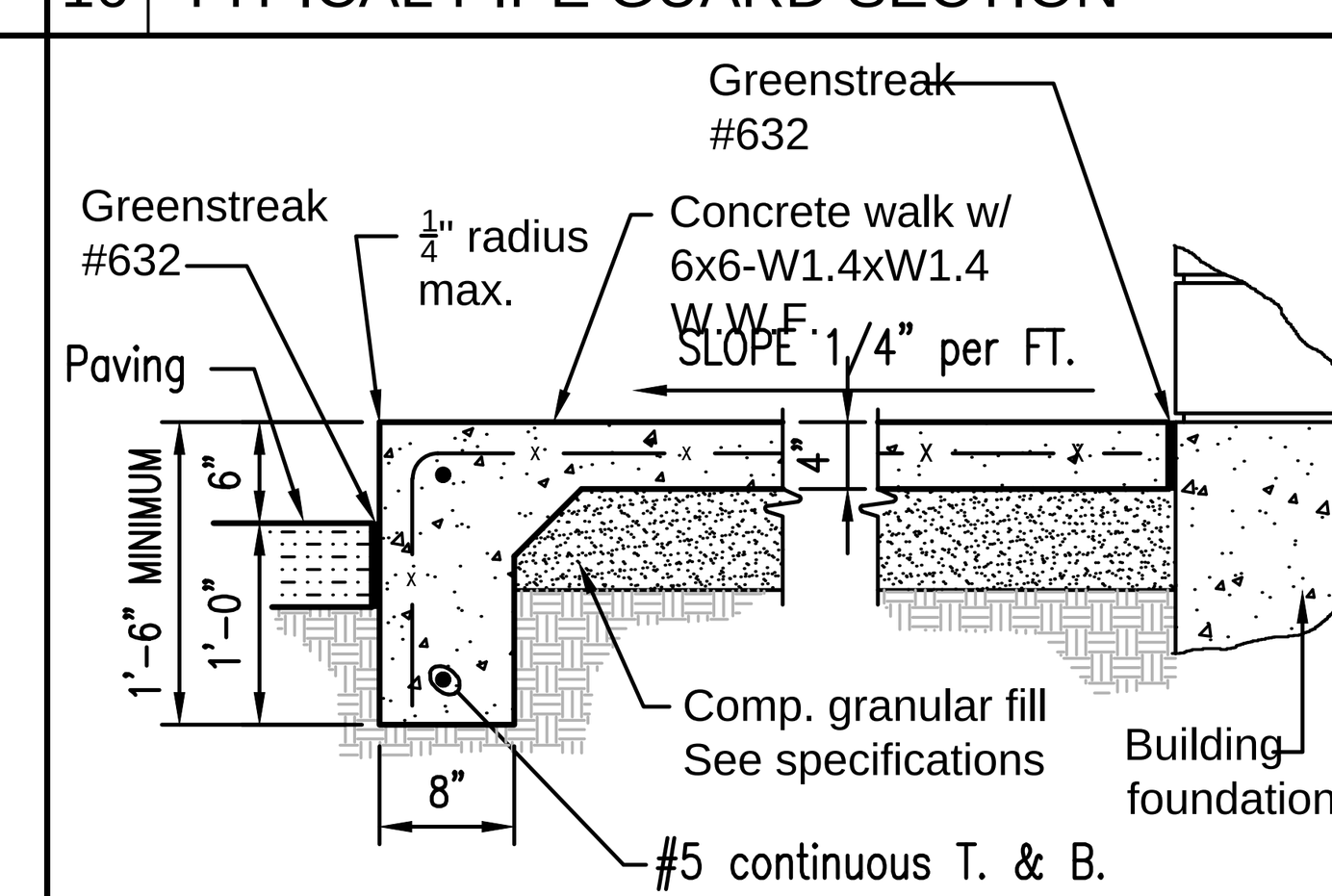


DUMMY JOINT

N.T.S.

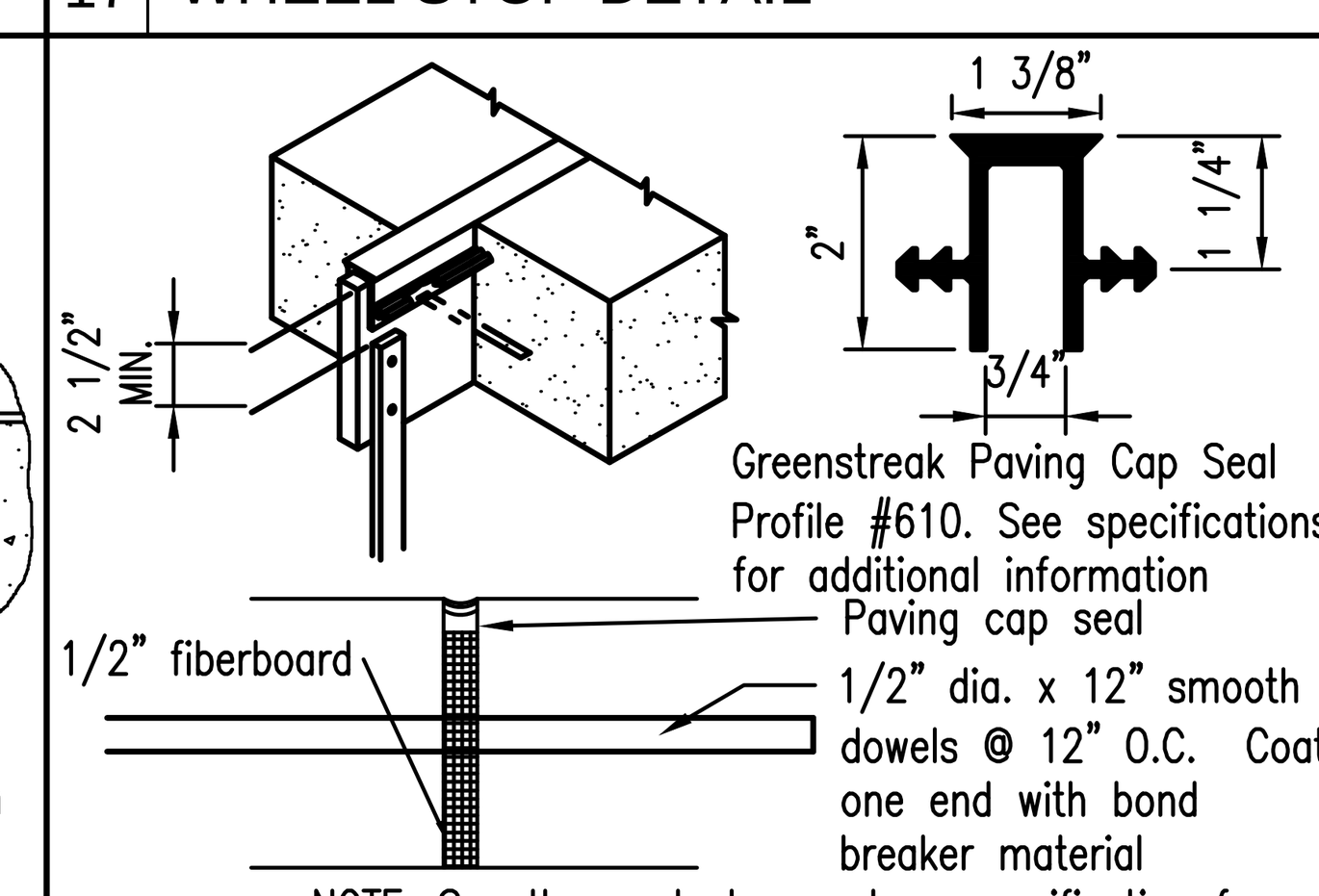
NO SCALE

20 TYPICAL WALK SECTION



3/4" = 1'-0" SEC-C30

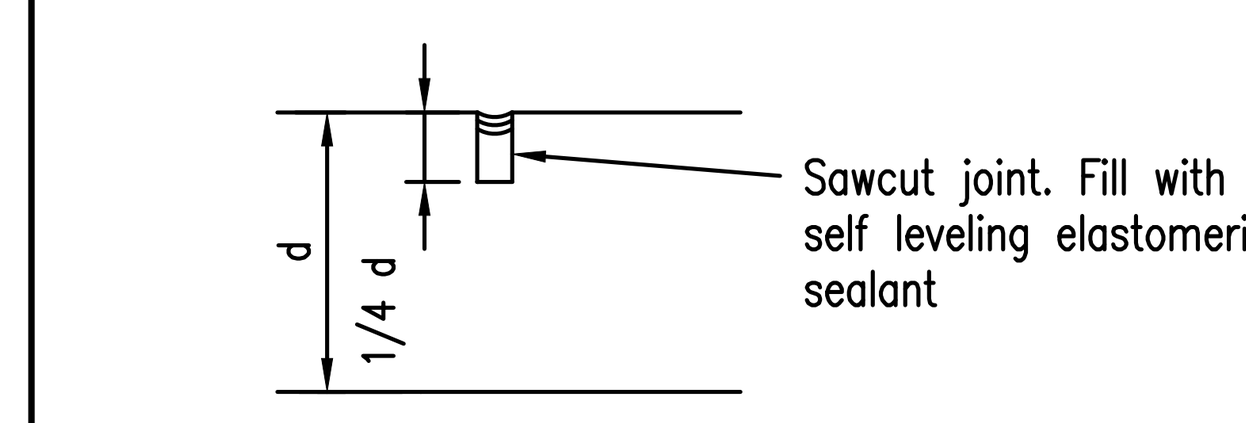
21 TYPICAL EXPANSION JOINT



NOTE: See the geotech report or specification for spacing requirements the more stringent will apply.

NO SCALE

22 TYPICAL CONTROL JOINT

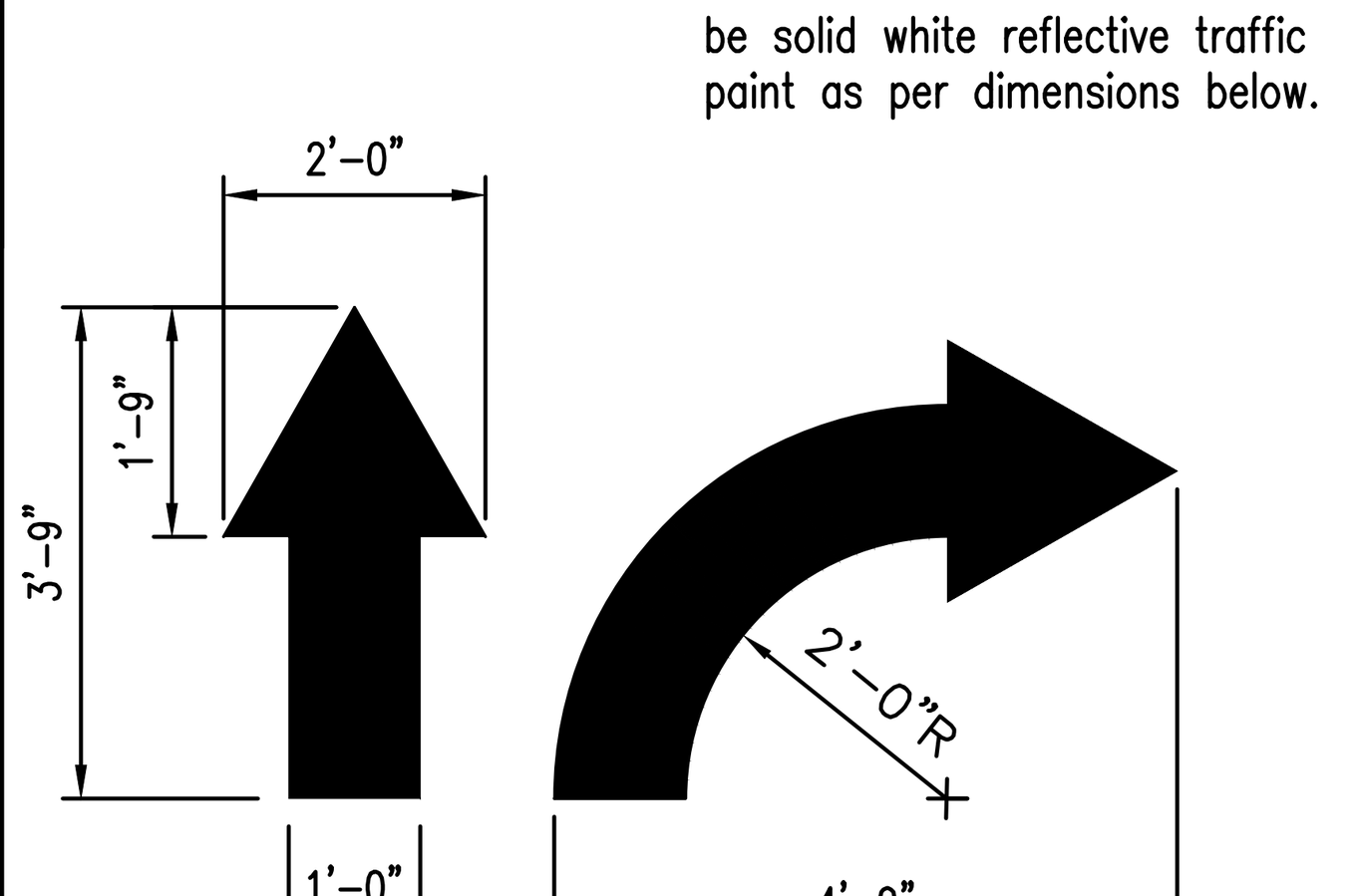


NOTE:
MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 15' O.C. EACH WAY. SEE DIVISION 2 OF THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NO SCALE

23 TYPICAL PAVEMENT MARKINGS

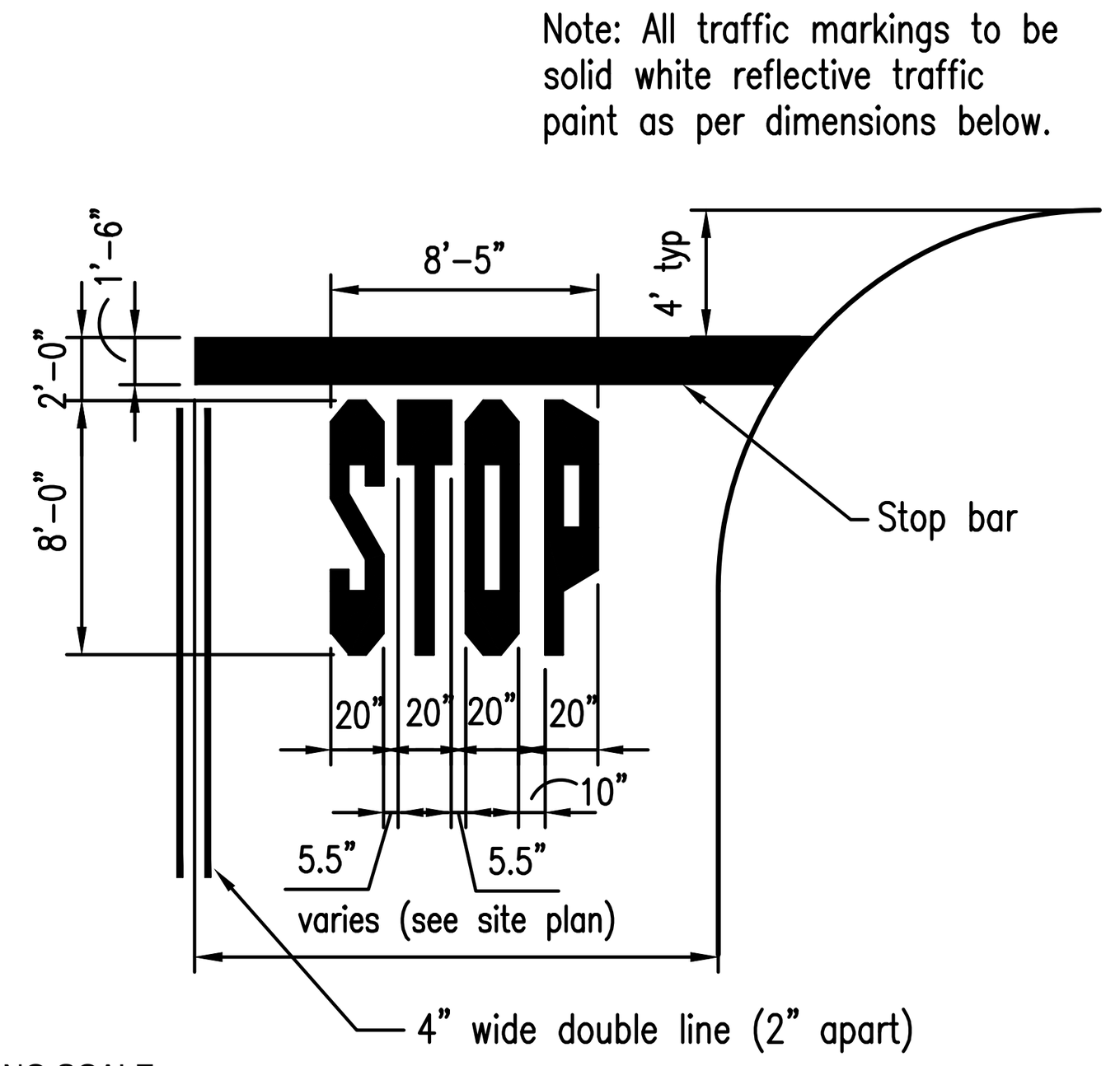
Note: All traffic flow arrows to be solid white reflective traffic paint as per dimensions below.



NO SCALE

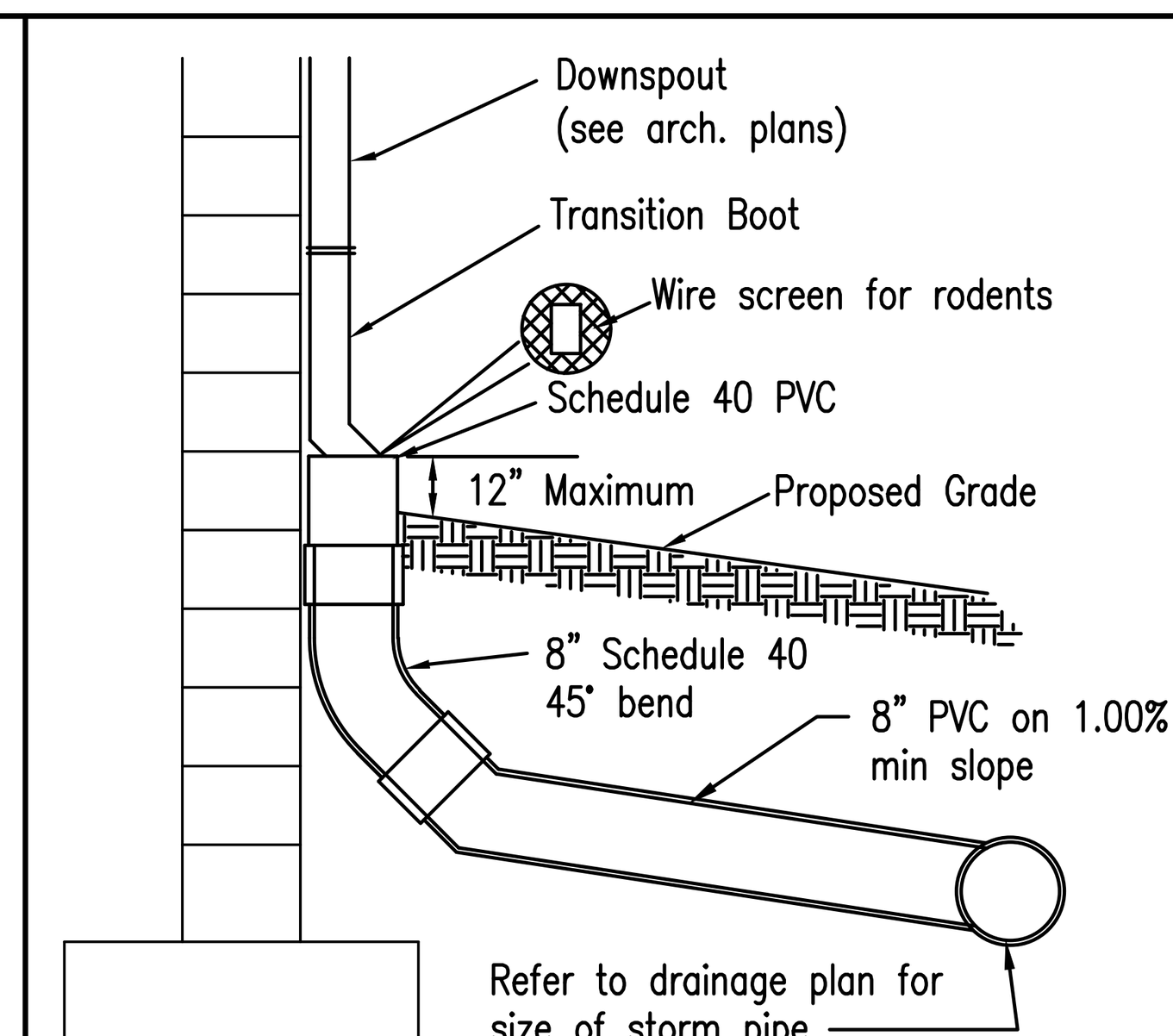
24 TYPICAL PAVEMENT MARKINGS

Note: All traffic markings to be solid white reflective traffic paint as per dimensions below.



NO SCALE

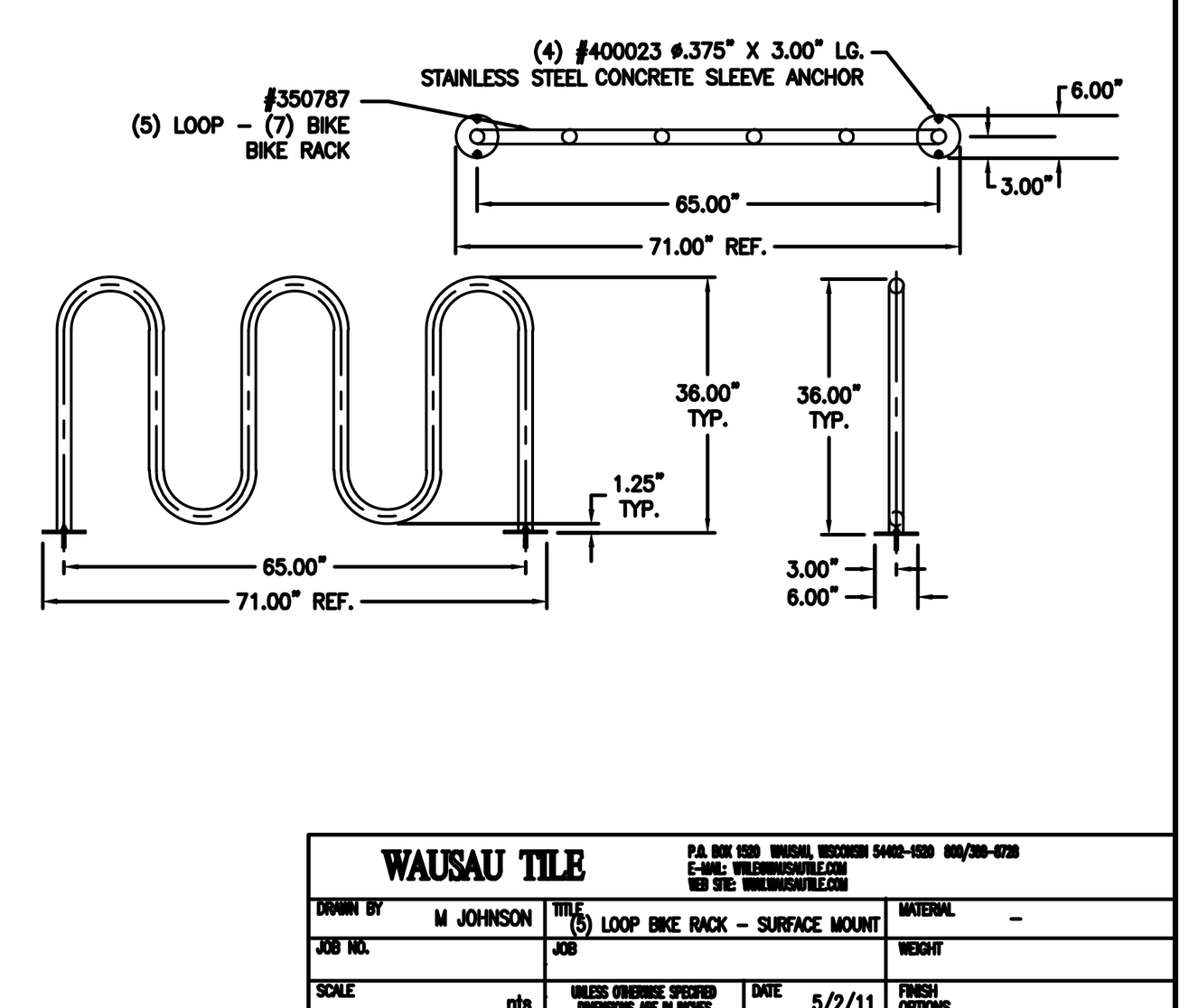
25 DOWNSPOUT DETAIL



Note: All downspout collector pipe shall be schedule 40 PVC.

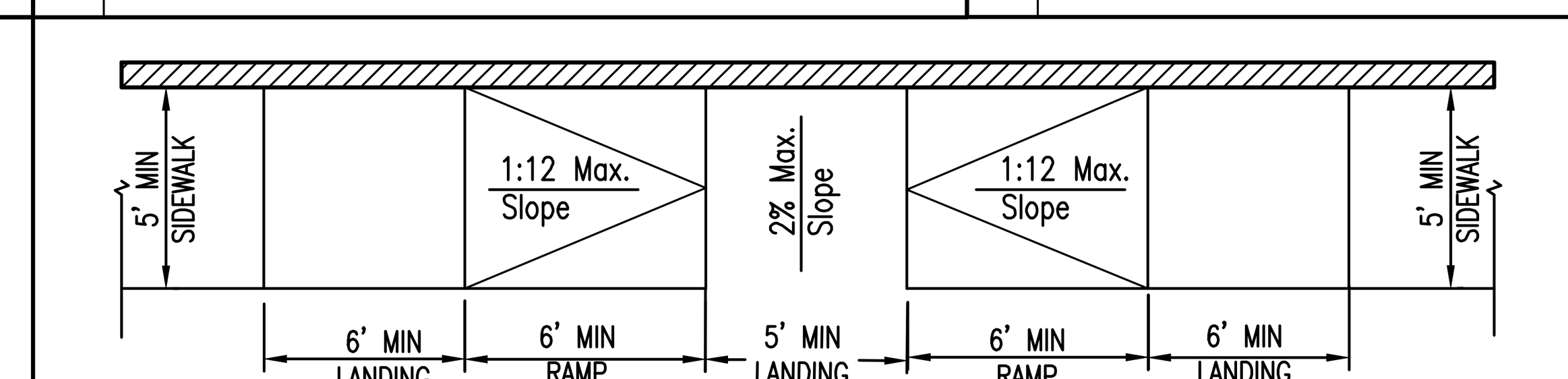
NO SCALE

26 BIKE RACK

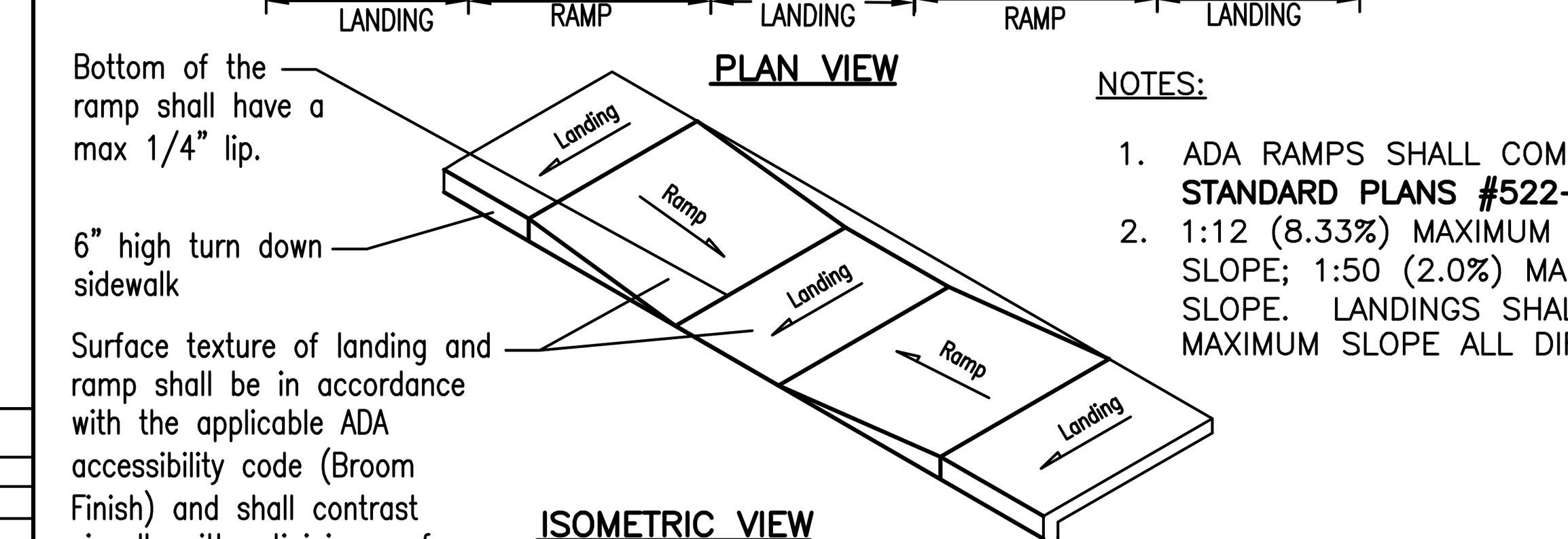


NO SCALE

27 HANDICAP PARKING RAMP



PLAN VIEW



ISOMETRIC VIEW

NOTES:

1. ADA RAMPS SHALL COMPLY WITH **FDOT STANDARD PLANS #522-002**
2. 1:12 (8.33%) MAXIMUM RAMP RUNNING SLOPE; 1:50 (2.0%) MAXIMUM CROSS SLOPE. LANDINGS SHALL BE 1:50 (2.0%) MAXIMUM SLOPE ALL DIRECTIONS.

This item has been digitally signed and sealed by Matthew S. D'Angelo, PE on the date indicated here.

REVISIONS 1 2 3 4 5 6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

AUTOZONE DETAILS SHEET

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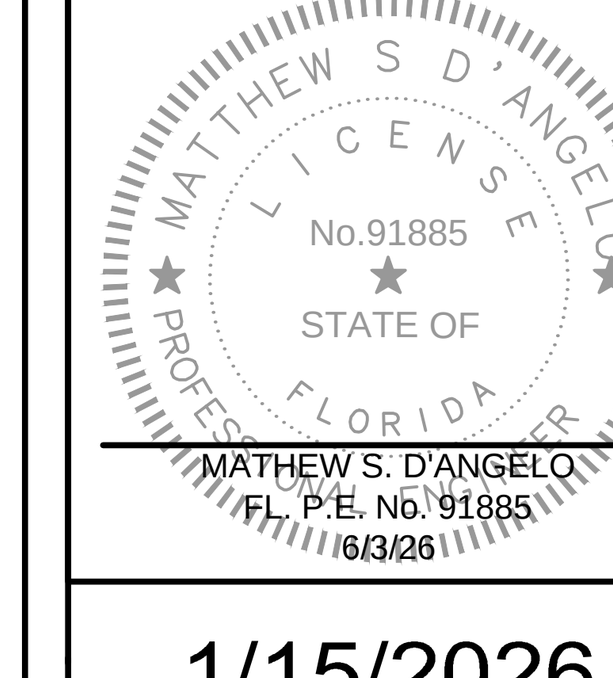

1/15/2026

65W2

C5.1

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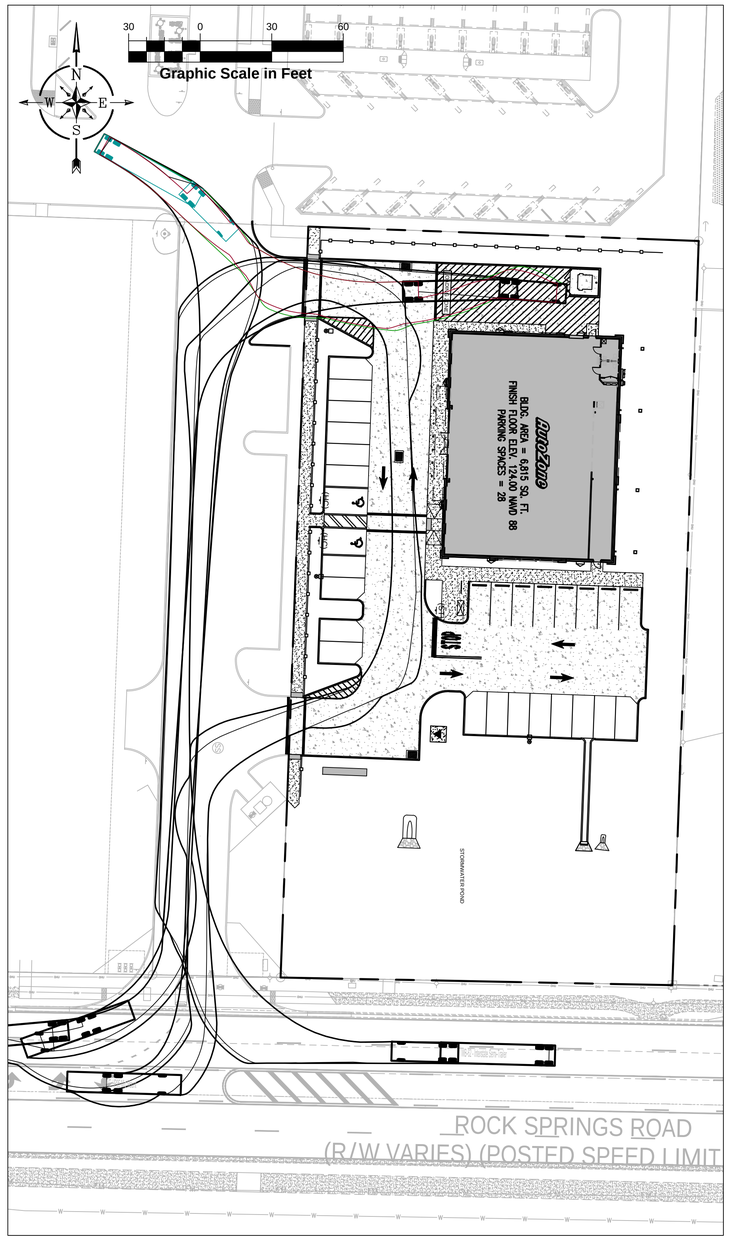
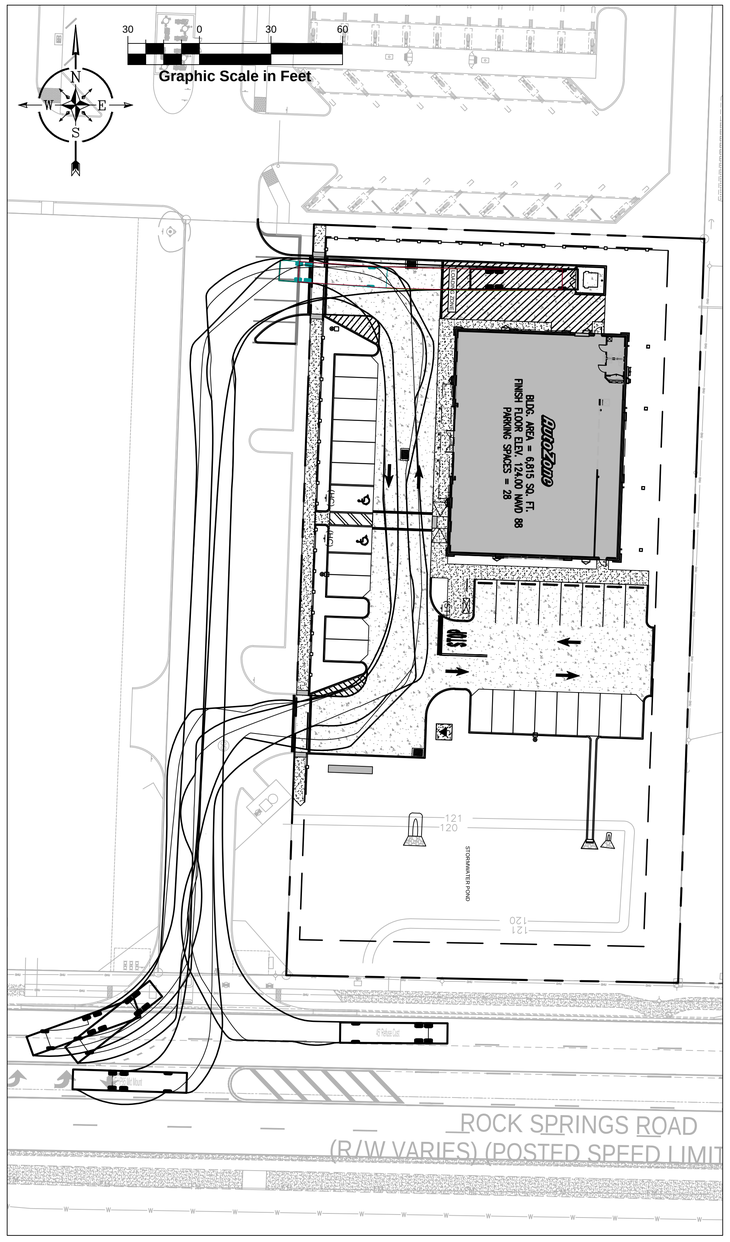


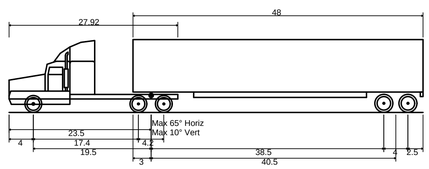
WB-62 TRUCK TURN

1" = 30'



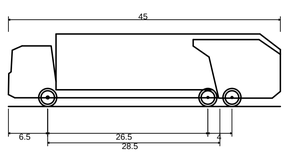
GARBAGE TRUCK TURN

1" = 30'



WB-62 - Interstate Semi-Trailer

Overall Length	68.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



45' Refuse Cust

Overall Length	45.000ft
Overall Width	8.500ft
Overall Body Height	12.007ft
Min Body Ground Clearance	1.398ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°

cph
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REVISIONS

1		4	
2		5	
3		6	

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

TRUCK TURN EXHIBIT

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

MATTHEW S. D'ANGELO
LICENSE
No.91885
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MATHEW S. D'ANGELO
FL. P.E. No. 91885
6/3/26

1/15/2026

65W2

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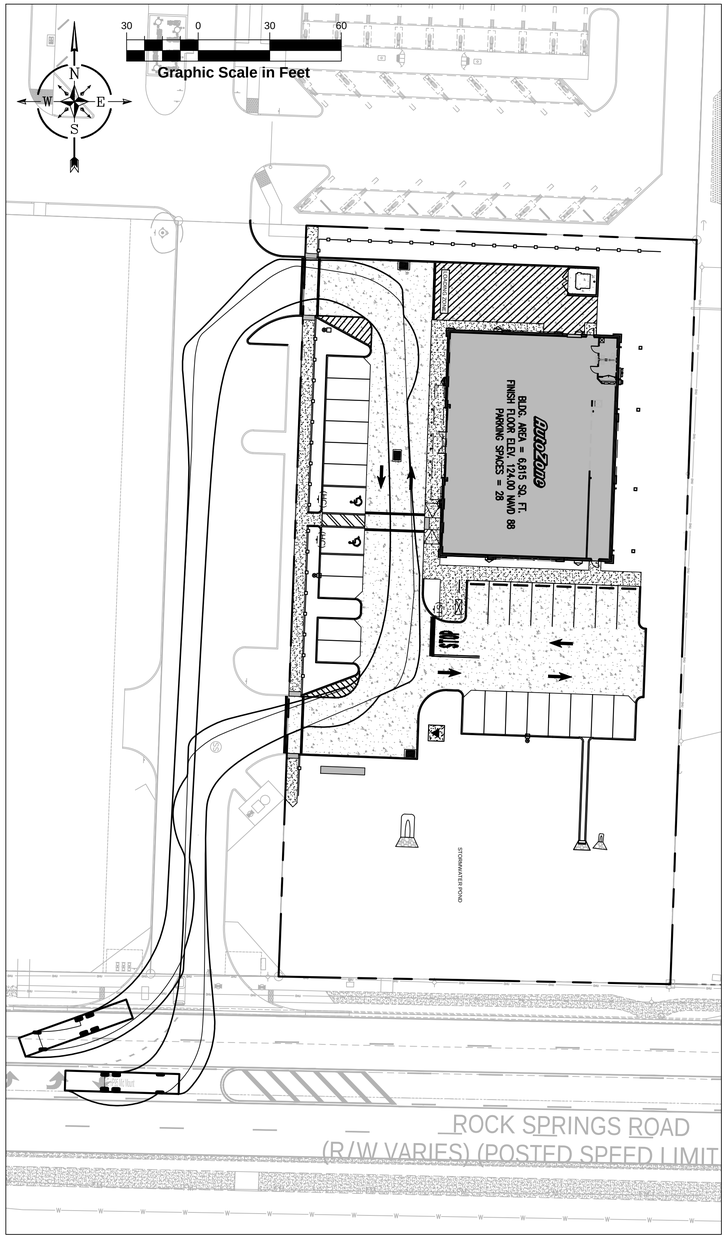
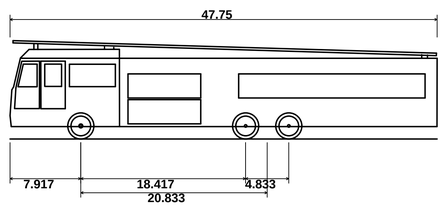


FIRE TRUCK TURN

1" = 30'



E-ONE HP95 Mid Mount	
Overall Length	**47.750ft**
Overall Width	**8.333ft**
Overall Body Height	**11.000ft**
Min Body Ground Clearance	**1.393ft**
Track Width	**8.333ft**
Lock-to-lock time	**6.00s**
Max Wheel Angle	**45.00°**

cph
www.cphcorp.com
Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

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LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF	QTY
S1	⊕□ →	LITHONIA – DSX1 LED 60C P6 40K T4M MVOLT w/ HS IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION OVERALL MOUNTED HEIGHT = 25'–0"	LED – 166 WATTS	ABSOLUTE	0.95	3
W1	▽	LITHONIA – DSW1 LED 10C 1000 40K T3M MVOLT IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'–0"	LED – 40 WATTS	ABSOLUTE	0.95	6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC ZONE	+	1.1 fc	4.0 fc	0.1 fc	40.0:1	11.0:1
PARKING LOT	x	2.7 fc	4.0 fc	1.2 fc	3.3:1	2.3:1

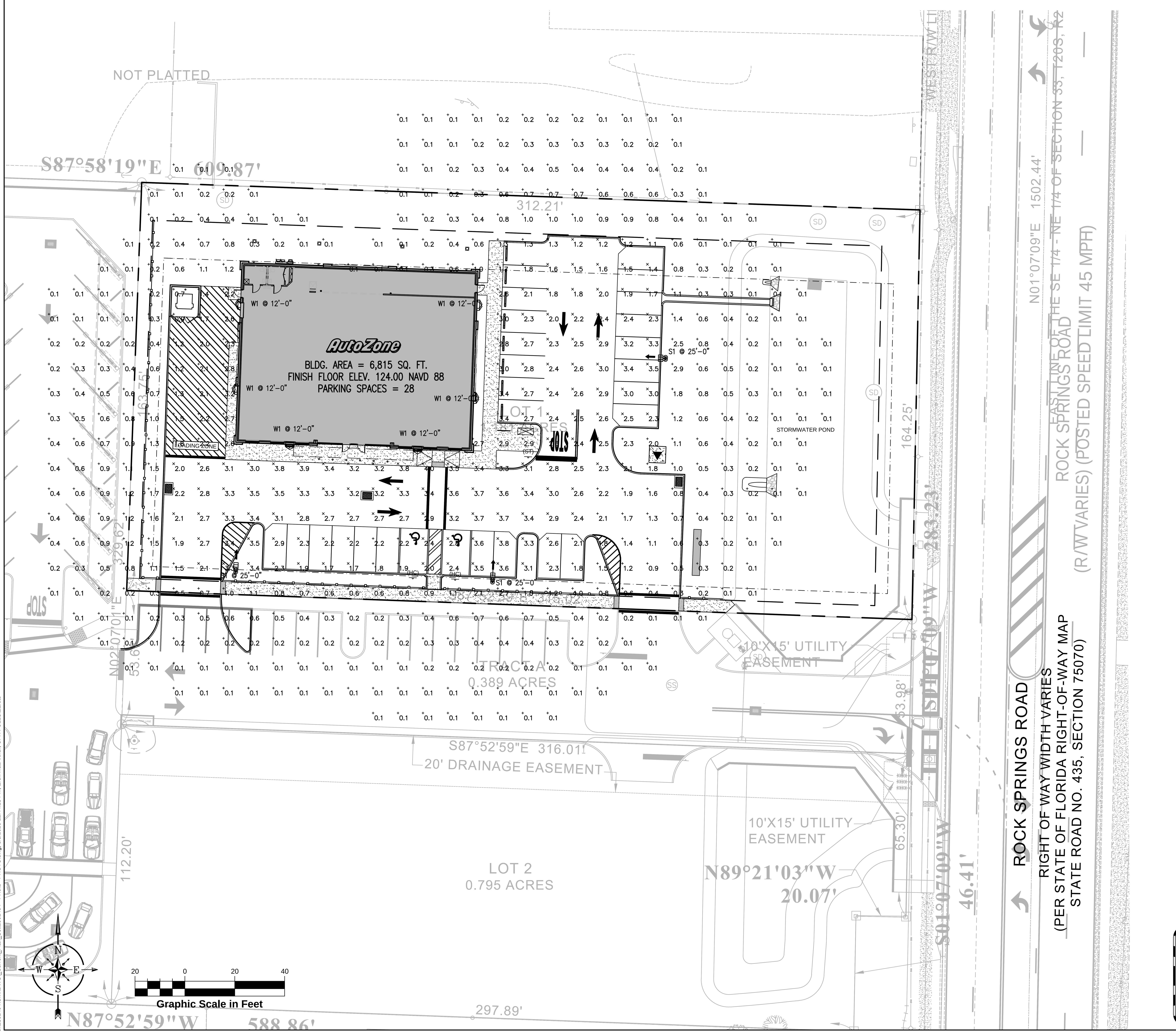
LIGHTING NOTES:

1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY AN ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED AT AUTOZONE CORPORATE OFFICES.
ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 30 MINUTES AFTER THE CLOSE OF BUSINESS.

2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ O° DOWN POSITION.

3. NO FLOODLIGHTS ARE PROPOSED.

4. THE LIGHTING PLAN COMPLIES WITH THE PROVISIONS OF THE ZONING ORDINANCE - CODE OF ORDINANCES CITY OF APOPKA, FLORIDA - PART 3 - LAND DEVELOPMENT CODE - ARTICLE 5 - DEVELOPMENT STANDARDS - SECTION 5.6 - EXTERIOR LIGHTING - 5.6.7 - GENERAL STANDARDS FOR EXTERIOR LIGHTING.



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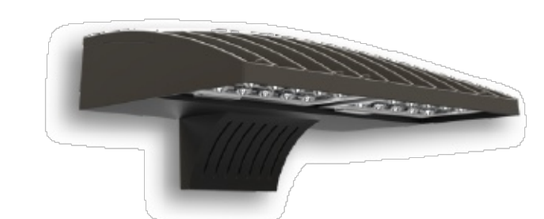

D-Series Size 1
LED Wall Luminaire

Buy American

d"series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[5]	Shipped installed PE Photoelectric cell, button type[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V)[3,10] DF Double fuse (208, 240 or 480V)[3,10] HS House-side shield[11] SPD Separate surge protection[12] Shipped separately[11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U House-side shield (one per light engine)

DSXWBSW U Bird-deterrent spikes

DSXW1VG U Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSXW1-LED Rev. 6/02/21



D-Series Size 1
LED Area Luminaire

d"series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX1-LED Rev. 08/28/25 Page 1 of 10

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REVISIONS

1	2	3
4	5	6

AutoZone Store No. FL10995
1788 ROCK SPRINGS RD,
APOPKA, FL 32712

PHOTOMETRIC PLAN

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Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

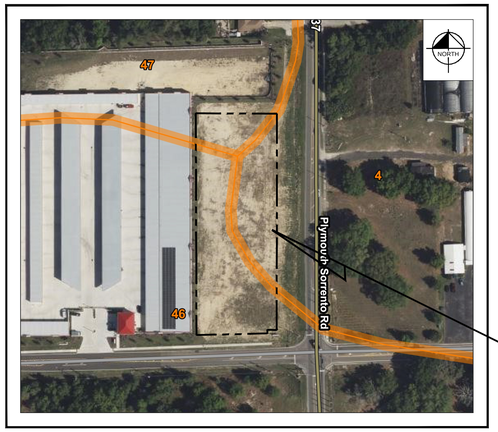
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

MINOR DEVELOPMENT PLAN
FOR
YOTHERS OUTPARCEL

PARCEL ID:
30-20-28-9155-02-000
LOCATED IN SECTION 30, TOWNSHIP 20S, RANGE 28E

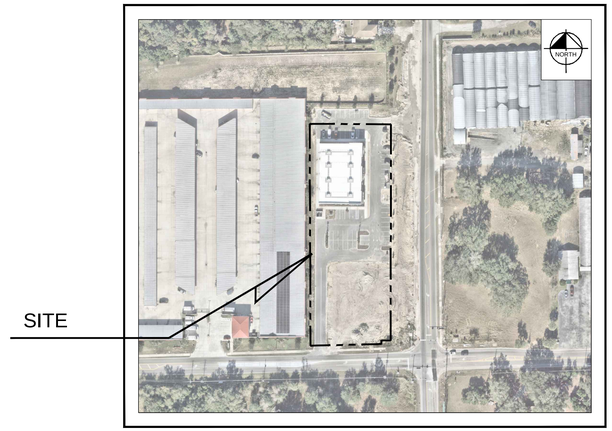
CITY OF APOPKA, FLORIDA

JUNE 5, 2026



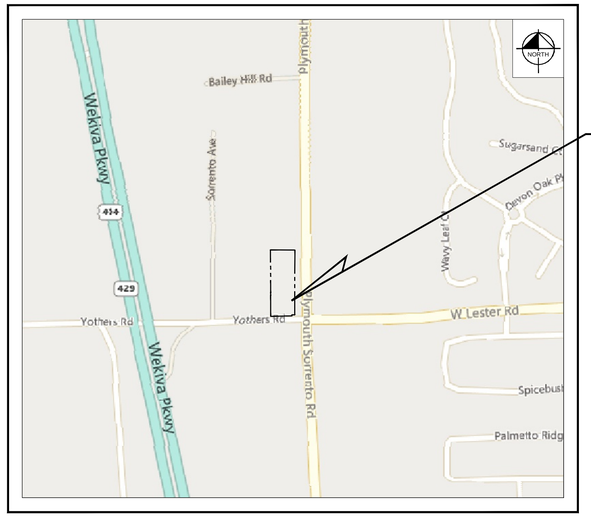
SOILS MAP
N.T.S.

4 - Candler fine sand
46 - Tavares fine sand
47 - Tavares-Millhopper fine sands



AERIAL PHOTOGRAPH
N.T.S.





SECTION 30 , TOWNSHIP 20S, RANGE 28E
LOCATION MAP
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0 - C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	SITE PLAN
C4.1	FIRE TRUCK ROUTING PLAN
C5.0	PAVING, GRADING, AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	GENERAL CONSTRUCTION DETAILS
C8.0 - C8.2	CITY OF APOPKA UTILITY DETAILS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS AND NOTES
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES

PROJECT TEAM

OWNER:
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351 VISTA OAK DRIVE
LONGWOOD, FL 32779
CONTACT: ROBERT BLISS
PHONE: (407) 697-3448

CIVIL ENGINEER:
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200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: JOE PELLARIN, P.E.
PHONE: (407) 720-7373

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: JOHN GRIFFIN, PLA
PHONE: (407) 427-1630

UTILITIES PROVIDING SERVICE

WATER & SEWER
CITY OF APOPKA
120 E MAIN STREET
APOPKA, FL 32703
PHONE: (407) 703-1731

ELECTRIC:
DUKE ENERGY
452 E CROWN POINT RD
WINTER GARDEN, FL 34787
PHONE: (407) 938-6658

NATURAL GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND RD
WINTER GARDEN, FL 34787
PHONE: (407) 395-2965

TELECOM:
LUMEN TECHNOLOGIES
3621 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 215-6810

TELECOM:
HOTWIRE COMMUNICATIONS
7101 PRESIDENTS DRIVE, SUITE 310
ORLANDO, FL 32809
PHONE: (917) 929-7788

PREPARED BY
Kimley»Horn

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Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

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Joseph Thomas Pellarin, P.E., State of Florida, Professional Engineer, License No. 92385.
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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by Joseph T Pellarin
DN: CN=Joseph T Pellarin, O=Kimley-Horn and Associates, Inc., OU=Florida, E=joseph.pellarin@kimley-horn.com, C=US
Date: 2026.06.04 10:34:34 -04'00'

JOSEPH T. PELLARIN
LICENSE
No. 92385
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JOE PELLARIN, P.E.
OR. P.E. NO. 92385

06/04/2026
ENGINEER'S PROJECT No. 249894000

No.	REVISIONS	DATE	BY

SHEET NUMBER
C0.0

Drawing name: K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C0.0-COVR.dwg C0.0 Jun 04, 2026 10:48am by: Russell.Smith
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GENERAL

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

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON SHEET C7.0.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

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

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
6. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE CITY OF APOPKA DESIGN CONTRUCTION MANUAL & LAND DEVELOPMENT CODE.
8. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.
3. STORM DRAINAGE STRUCTURES AND PIPES INSTALLED FOR THIS PROJECT SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER PRIOR TO FINAL PAVING OR SURFACE RESTORATION. PRIOR TO FINAL ACCEPTANCE, STORM PIPES INSTALLED FOR THIS PROJECT SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. THE CCTV INSPECTION SHALL BE COMPLETED BY A FIRM WITH PERSONNEL THAT SPECIALIZES IN THIS TYPE OF WORK AND MUST BE APPROVED BY THE ENGINEER OF RECORD BEFORE FINAL ACCEPTANCE OF THE PROJECT.

SAFETY

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

EARTHWORK / GRADING / DEMUCKING PROCEDURES

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

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORTS BY UNIVERSAL ENGINEERING SCIENCES, LLC. DATED SEPTEMBER 15, 2023 AND JANUARY 4, 2024.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

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

PAVEMENT MARKING AND SIGNAGE

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

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

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

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No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-878-1511
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL
JOSEPH T. PELLARIN LICENSE No. 92385 STATE OF FLORIDA PROFESSIONAL ENGINEER
JOE PELLARIN, P.E.
FL LICENSE NUMBER
92385
DATE: 06/04/2026

KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

GENERAL NOTES

YOTHERS OUTPARCEL
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C1.0 June 04, 2026 10:48:51am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C1.0-NOTES.dwg

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Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C1.1 June 04, 2026 - 10:48:53am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C1.0-NOTES.dwg
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POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF APOPKA DESIGN CONSTRUCTION MANUAL.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH CITY OF APOPKA UTILITY STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO CITY OF APOPKA PUBLIC WORKS DEPARTMENT & UTILITY STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND CITY OF APOPKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS.

8. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE CITY OF APOPKA PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF APOPKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY CITY OF APOPKA PUBLIC WORKS DEPARTMENT INSPECTOR.

SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00% ; AND 8" @ 0.40%.

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF APOPKA UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

6. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

7. EXISTING MANHOLES SHALL BE COATED OR LINED AND NEW MANHOLES SHALL BE LINED TO RESIST CORROSION FROM A SANITARY SEWER ENVIRONMENT. COATINGS OR LINERS SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE COATING OR LINER MANUFACTURER'S RECOMMENDATIONS.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND CITY OF APOPKA PUBLIC WORKS.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY OF APOPKA PUBLIC WORKS DEPARTMENT FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

CITY OF APOPKA FIRE DEPARTMENT NOTES

1. ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTIVE PAVEMENT MARKER.
3. BUILDING WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
4. BUILDING MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
5. PROVIDE FIRE LANES AT EACH FDC LOCATION AND HYDRANT.
6. THE LOCK BOX AFD WILL PROVIDE IMPORTANT SAFETY INFORMATION.

Always call 811 two full business days before you dig to have underground utilities located and marked.
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No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-879-1511
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL ENGINEER
JOE PELLARIN, P.E.
LICENSE NUMBER 92388
STATE OF FLORIDA
DATE: 06/04/2026

KHA PROJECT	249607006
DATE	06/04/2026
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	RAS
CHECKED BY	JTP

GENERAL NOTES

YOTHERS OUTPARCEL
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.1

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

YOTHERS OUTPARCEL
PARCEL ID: 30-20-28-9155-02-000
CITY OF APOPKA, FLORIDA
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

OWNER:
DAFFLYN PROPERTY 2 LLC
351 VISTA OAK DR
LONGWOOD, FL 32779

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF DEVELOPING AN EXISTING VACANT LOT TO A ±7,400 SF COMMERCIAL BUILDING WITH ASSOCIATED UTILITY AND PARKING INFRASTRUCTURE.

PARCEL AREA: 1.79 ACRES
PROJECT AREA: .693 ACRES
CONTRIBUTING DRAINAGE AREA: .589 ACRES
TOTAL CONSTRUCTION AREA: .693 ACRES

LATITUDE: 28.713202° N LONGITUDE : -81.557960°

ULTIMATE RECEIVING WATERS: MASTER DEVELOPMENT DRY POND

ACTIVITIES THAT REQUIRE EROSION CONTROL

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

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

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
4 – CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
46 – TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	A
47 – TAVARES–MILLHOPPER FINE SANDS, 0 TO 5 SLOPES	A

DEWATERING

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO CITY OF APOPKA. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY CITY OF APOPKA ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

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

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH BOTTOM INLETS AND CONVEYED THROUGH PIPES TO THE OUTFALL POINT PROVIDED BY THE MASTER DEVELOPMENT STORMWATER SYSTEM. IT WILL THAN BE CONVEYED TO A MASTER STORMWATER POND.

STABILIZATION PRACTICES:

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

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

STRUCTURAL PRACTICES:

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

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

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

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

DUST & DEBRIS CONTROL

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

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

ITEMS REQUIRING POLLUTION PREVENTION

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

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

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

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

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

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

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

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

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

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

HAZARDOUS PRODUCTS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

SPILL CONTROL PRACTICES

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

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

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

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

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

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

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

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

MAINTENANCE AND INSPECTION PRACTICES

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

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

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

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

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

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

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

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: _____ DATE:_____

JOE PELLARIN, P.E.
FLORIDA REGISTRATION NUMBER: 92385
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-679-1311
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL ENGINEER — JOE PELLARIN, P.E. — STATE OF FLORIDA — 92385 — DATE: 06/04/2026

KHA PROJECT	249607006
DATE	06/04/2026
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	RAS
CHECKED BY	JTP

STORMWATER POLLUTION PREVENTION PLAN

YOTHERS OUTPARCEL
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C2.0 June 04, 2026 10:48:58am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C2.0-SWPPP.dwg
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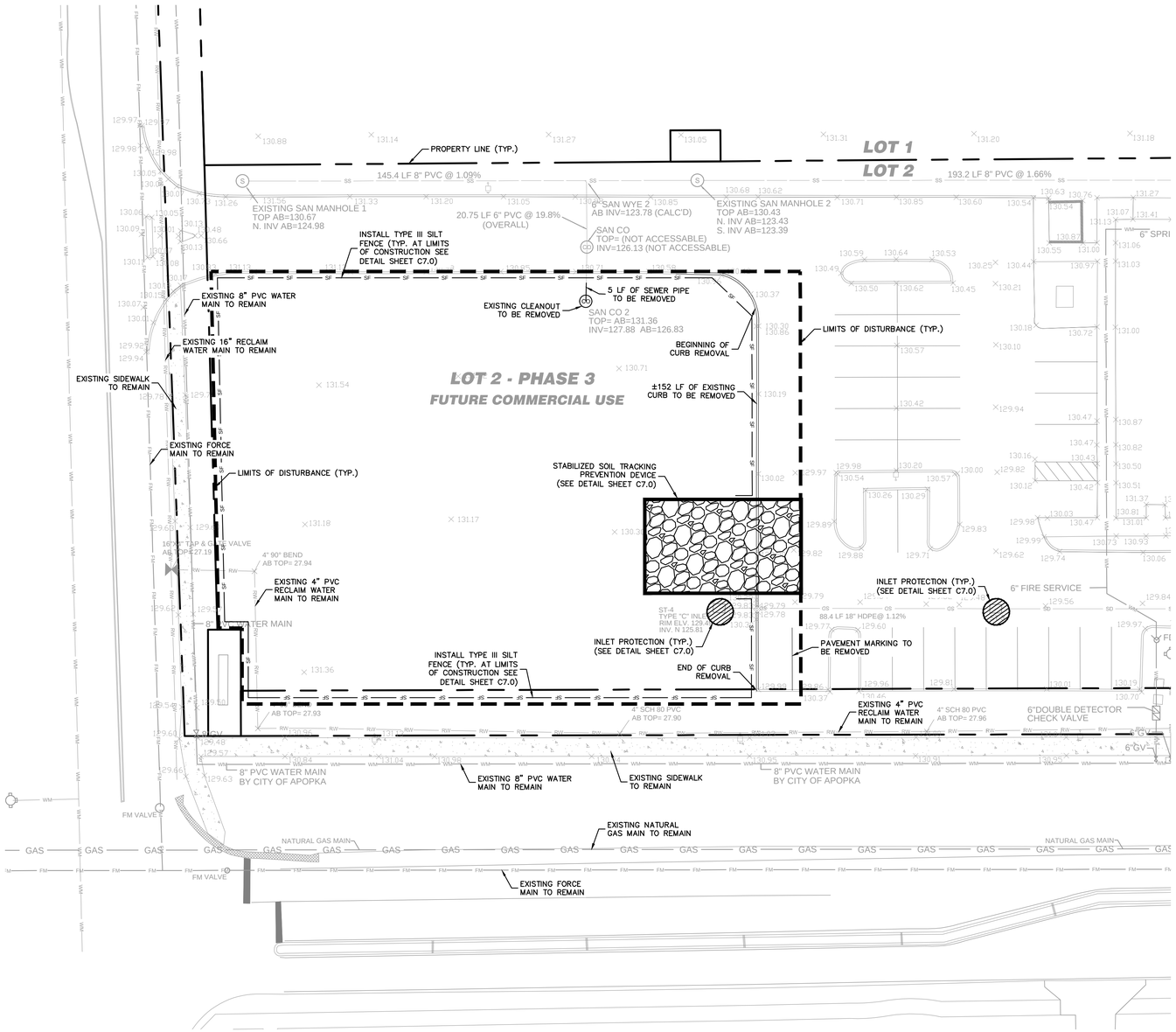

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C7.0.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C7.0.
6. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C7.0.
7. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C7.0.
8. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
9. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
10. ELEVATIONS SHOWN HEREON ARE BASED UPON SITE DEVELOPMENT BENCHMARKS REFERENCED TO ORANGE COUNTY ALUMINUM DISC ID #2147, PUBLISHED ELEVATION=127.46 FEET (NAVD1988)

LEGEND

- PROPERTY LINE (TYP.)
- TYPE III SILT FENCE (SEE DETAIL SHEET C7.0)
- INLET PROTECTION (SEE DETAIL SHEET C7.0)
- EXISTING SANITARY SEWER LINE
- EXISTING FORCE MAIN
- EXISTING WATER LINE
- EXISTING RECLAIM WATER LINE
- EXISTING STORM PIPE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNIDENTIFIED UTILITY
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIDEWALK
- EXISTING SIDEWALK TO BE DEMOLISHED
- EXISTING PAVEMENT TO BE DEMOLISED

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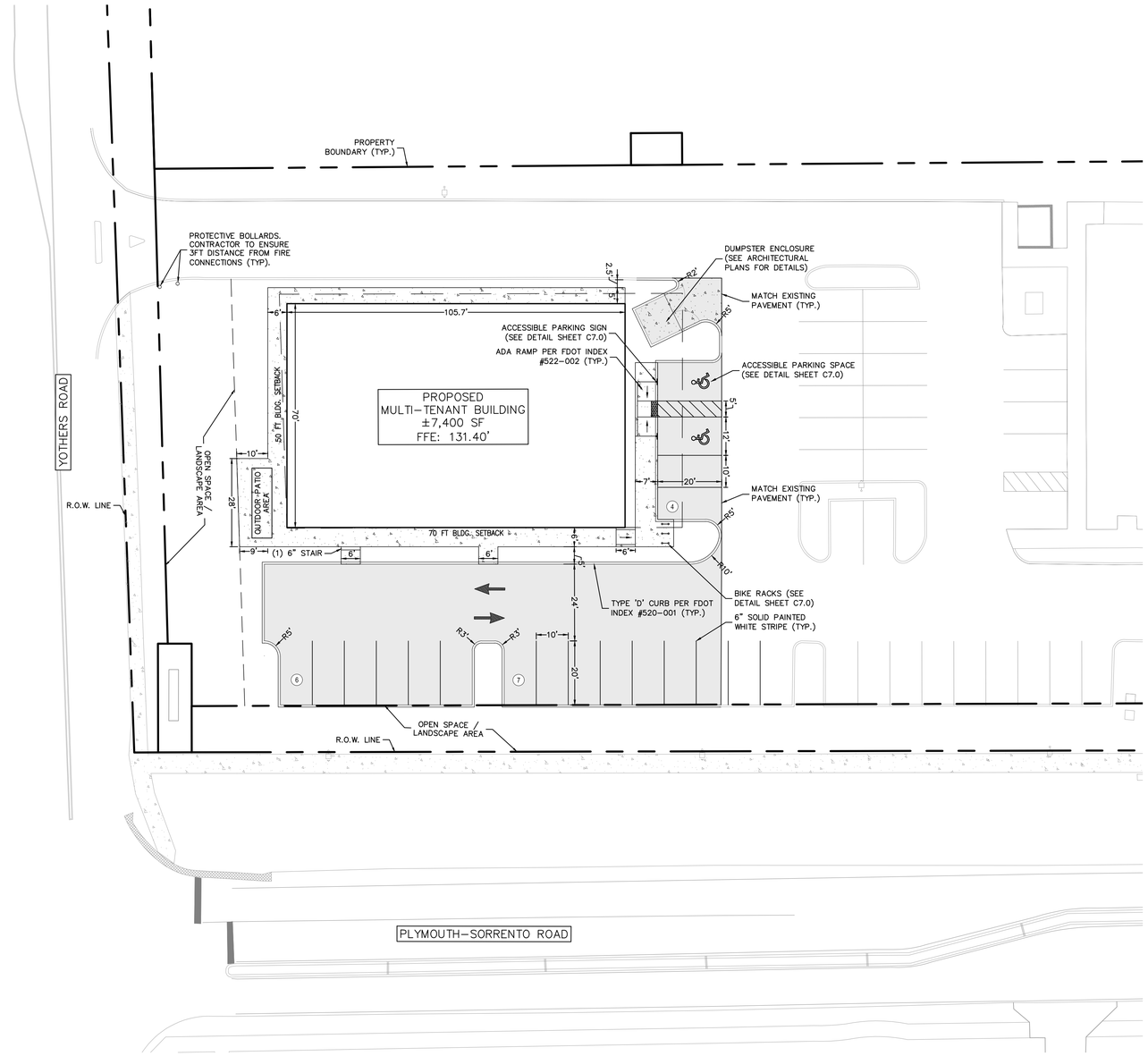
LICENSED PROFESSIONAL ENGINEER
JOE PELLARIN, P.E.
LICENSE NUMBER 92388
STATE OF FLORIDA
DATE: 06/04/2026

KHA PROJECT	249607006
DATE	06/04/2026
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	RAS
CHECKED BY	JTP

EXISTING CONDITIONS AND DEMOLITION PLAN

YOTHERS OUTPARCEL
CITY OF APOPKA, FLORIDA

SHEET NUMBER
C3.0



SITE NOTES:

1. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 (LATEST EDITION).
2. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS , OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF AY HAZARDOUS WASTE IS PRESENT. CALL THE PASCO COUNTY SOLID WASTE HOTLINE AT 727-856-0119 FOR INFORMATION.
3. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
4. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS,'LATEST EDITION: AND THE CITY OF APOPKA LAND DEVELOPMENT CODE.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
7. ANY DAMAGED SIDEWALK OR CURB WITHIN THE R.O.W. SHALL BE REMOVED AND REPLACED.
8. ALL SIDEWALKS WITHIN THE R.O.W. SHALL COMPLY WITH FDOT STANDARD PLANS INDEX #522-001 AND BE CONSTRUCTED OF A MINIMUM 6" THICK FDOT CLASS I NON-STRUCTURAL 3,000 PSI CONCRETE WITH FIBER MESH. ALL TRUNCATED DOMES SHALL BE INSTALLED PER FDOT STANDARD PLANS INDEX #522-002.
9. ALL DISTURBED AREAS WITHIN THE R.O.W. WILL BE SODDED.
10. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
11. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
12. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, LATEST EDITION.
13. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/ DEVELOPER.
14. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
15. THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

IMPERVIOUS AREAS - ALLOWABLE ACREAGE ALLOWABLE FOR OVERALL DEVELOPMENT - 5.924 AC PER SJRWMD ERP 159885-1 & 159885-2	
EXISTING IMPERVIOUS (PHASE 1)	4.212 AC.
EXISTING IMPERVIOUS (PHASE 2)	1.166 AC.
TOTAL EXISTING IMPERVIOUS	5.378 AC.
PROPOSED IMPERVIOUS (PHASE 3)	0.394 AC.
TOTAL IMPERVIOUS	5.772 AC.

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA:

TOTAL PARCEL AREA: ±1.79 ACRES
TOTAL AREA TO DISTURB: ±0.693 ACRES
PARCEL ID: 30-20-28-9155-02-000

NOTE: BASED ON SJRWMD ERP #159885-2, THIS PARCEL CONSISTS OF TWO PHASES, PHASE 2 WAS COMPLETED UNDER THE NAME WEST APOPKA MEDICAL OFFICES, AND THIS PROJECT WILL BE CONSIDERED PHASE 3

ZONING: C-C
PROPOSED ZONING: C-C
EXISTING USE: VACANT
FUTURE LAND USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

SETBACKS:

	REQUIRED	PROVIDED
FRONT (EAST):	70 FT	73 FT
SIDE (SOUTH):	50 FT	53 FT

BUFFERS:

	REQUIRED	PROVIDED
FRONT (EAST):	15 FT	15 FT
SIDE (SOUTH):	30 FT	41 FT

REQUIRED PARKING:

EXISTING (PHASE 2)
PROFESSIONAL OFFICE (3 SPACE PER 1000 GROSS SF):
11,000SF x 3/1000 = 33 SPACES
PROPOSED (PHASE 3)
RETAIL (1 SPACE PER 250 SF):
1400 SF x 1/250 = 6 SPACES
FOOD USER (1 SPACE PER 75 PARTRON FLOOR AREA):
3,000 SF x 1/200 = 15 SPACES
PROFESSIONAL OFFICE (3 SPACE PER 1,000 SF):
3,000 SF x 3/1,000 = 9 SPACES
TOTAL PARKING SPACES REQUIRED: 63 SPACES

PROVIDED PARKING:

PROVIDED STANDARD PARKING
EXISTING (PHASE 2) 55 SPACES
PROPOSED (PHASE 3) 15 SPACES
PROVIDED HANDICAP PARKING
EXISTING (PHASE 2) 4 SPACES
PROPOSED (PHASE 3) 2 SPACES
TOTAL VEHICLE SPACES: 76 SPACES

REQUIRED BICYCLE PARKING:

RETAIL (1 SPACE PER 2,000 GSF)
1400 SF x 1/2000 = 1 SPACES
FOOD USERS (1 SPACE PER 2,000 GSF)
3,000 SF x 1/2000 = 2 SPACES
PROFESSIONAL OFFICE (1 SPACE PER 2,000 GSF)
3,000SF x 1/2000 = 2 SPACES
TOTAL VEHICLE SPACES: 5 SPACES

PROVIDED BICYCLE PARKING:

PROVIDED BICYCLE SPACES 6 SPACES

IMPERVIOUS AREA SUMMARY

BUILDING AREA: 0.170 AC (7,400 SF)
CONCRETE SIDEWALK AREA: 0.056 AC (2,426 SF)
PAVEMENT AREA: 0.168 AC (7,344 SF)
TOTAL IMPERVIOUS AREA: 0.394 AC (17,170 SF)

BUILDING SUMMARY:

PROPOSED INTERIOR BUILDING AREA

RETAIL	±1,400 SF
FOOD USER	±3,000 SF
PROFESSIONAL OFFICE	±3,000 SF
TOTAL FLOOR AREA:	±7,400 SF

PARCEL BUILDING F.A.R.

MAX. ALLOWED FAR:	.25
EXISTING F.A.R. (PHASE 2)	.143
PROPOSED F.A.R. (PHASE 3)	.095
TOTAL F.A.R.	.238

BUILDING FLOORS
NUMBER OF FLOORS: 1
BUILDING HEIGHT
MAX BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT ±25 FEET

OPEN SPACE:

MINIMUM OPEN SPACE: 7.5%
PROVIDED OPEN SPACE: 12.8%
(PHASE 2 & PHASE 3)

STORMWATER MANAGEMENT:

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH BOTTOM INLETS PRIOR TO ROUTING TO THE APPROVED MASTER STORMWATER MANAGEMENT SYSTEM UNDER PERMIT #159885-1 & #159885-2

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

VERTICAL DATUM:

VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET.

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED HEAVY DUTY CONCRETE FOR DUMPSTER ENCLOSURE (SEE DETAIL SHEET C7.0)
- EXISTING CONCRETE SIDEWALK

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LICENSED PROFESSIONAL ENGINEER JOSEPH T. PELLARIN STATE OF FLORIDA 92388
JOE PELLARIN, P.E. DATE: 06/04/2026

KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

SITE PLAN

YOTHERS OUTPARCEL
CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C4.0 June 04, 2026 08:36:52am K:\orl-civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C4.0-SITE.dwg
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Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C4.1 June 04, 2026 10:49:33am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C4.1-FIRE TRUCK ROUTING PLAN.dwg
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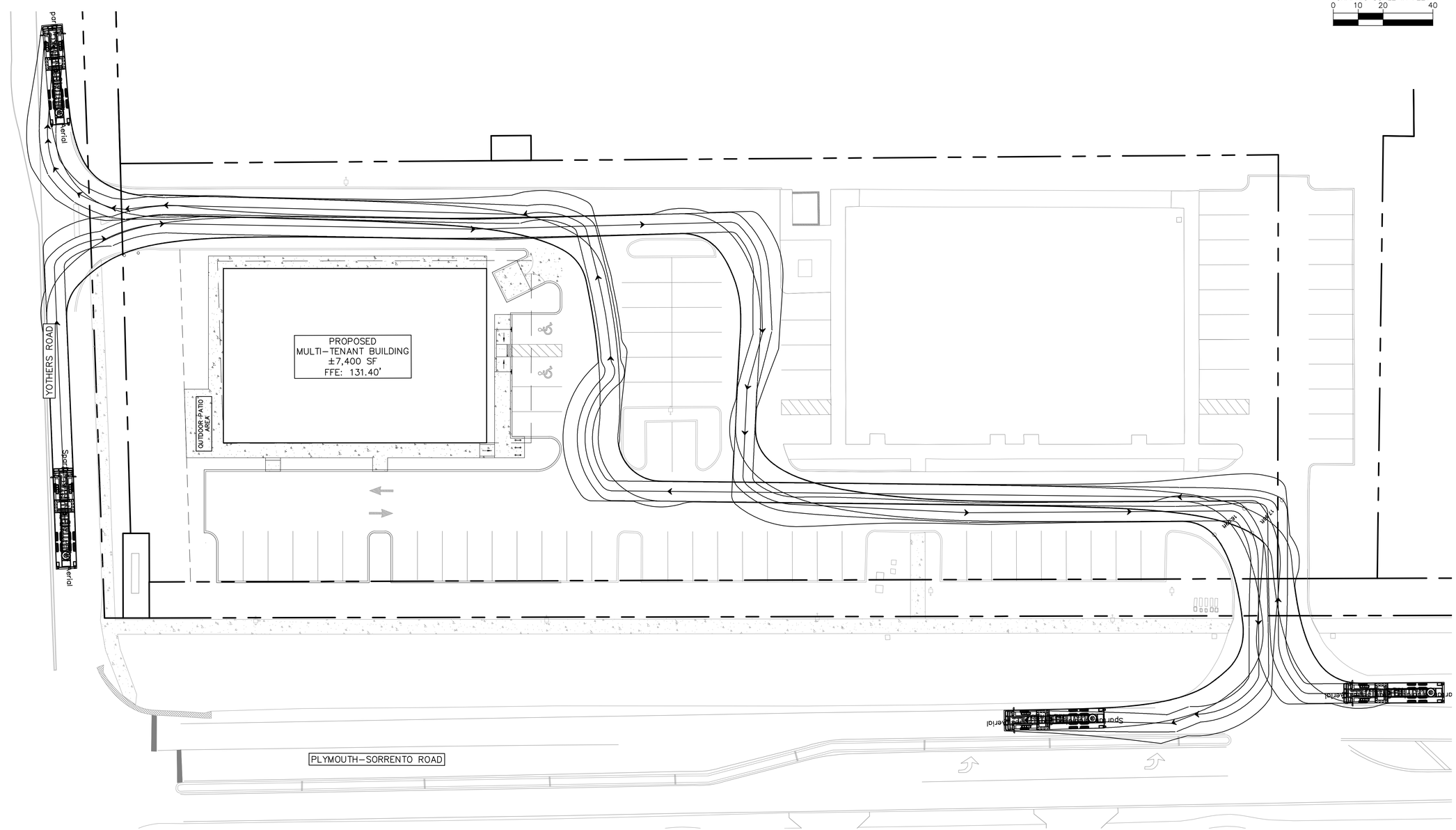

Spartan Gladiator Star Series Aerial

	feet
Width	: 8.25
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 46.3

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LICENSE NUMBER 92388
STATE OF FLORIDA
JOE PELLARIN, P.E.
92388
DATE: 06/04/2026

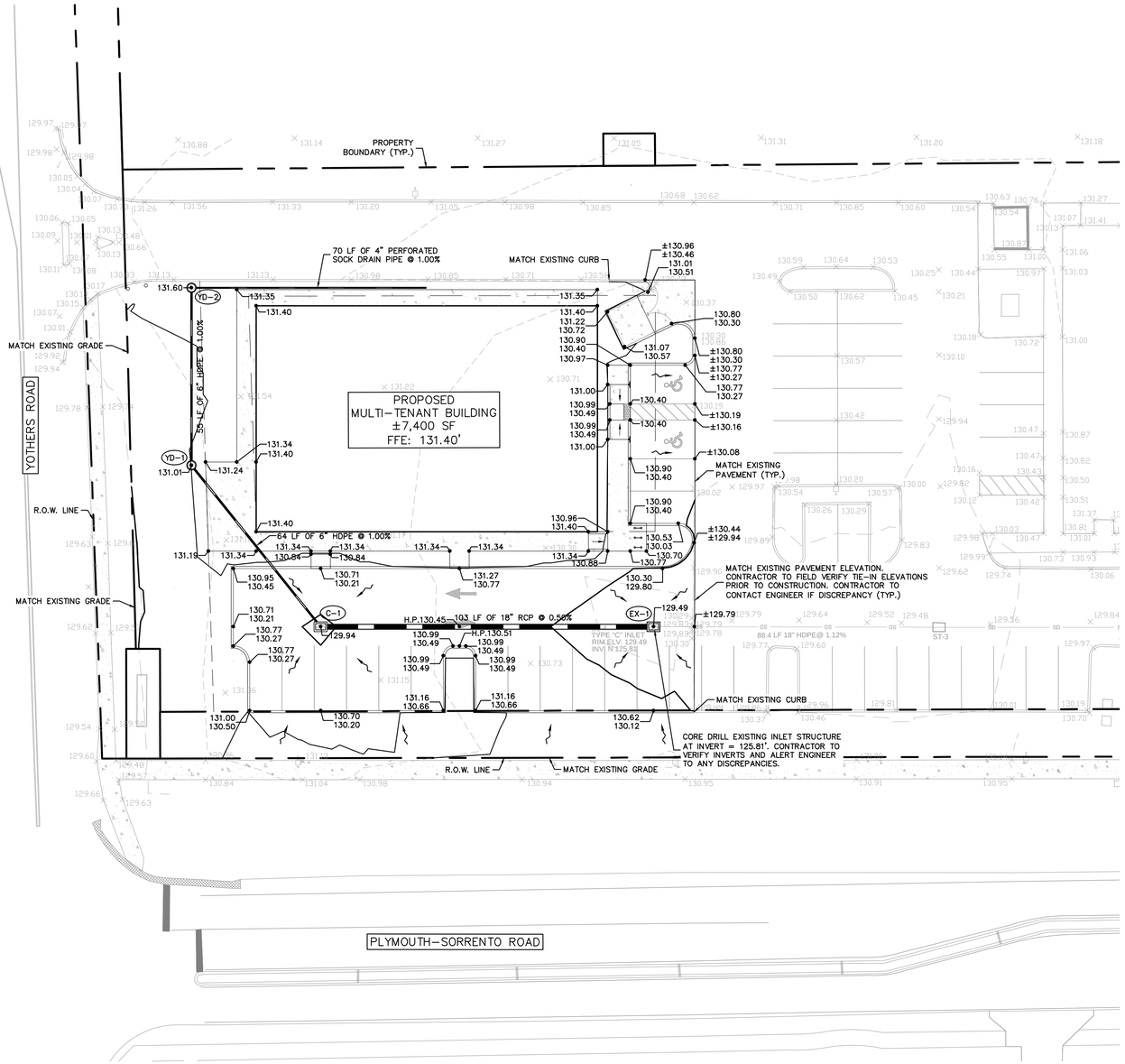
KHA PROJECT	249607006
DATE	06/04/2026
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	RAS
CHECKED BY	JTP

FIRE TRUCK ROUTING PLAN

YOTHERS OUTPARCEL

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.1



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
C-1	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 129.94 SW. INV IN: 126.33 (6" HDPE) N. INV OUT: 126.33 (18" RCP)
EX-1	TYPE "C" INLET (EXISTING INLET) PER FDOT INDEX #425-052 TOP: 129.49 S. INV IN: 125.81 (18" RCP) N. INV OUT: 125.81 (18" HDPE)
YD-1	YARD DRAIN TOP: 131.01 W. INV IN: 126.97 (6" HDPE) NE. INV OUT: 126.97 (6" HDPE)
YD-2	YARD DRAIN TOP: 131.60 N. INV IN: 127.68 (4" PVC) E. INV OUT: 127.52 (6" HDPE)

GRAPHIC SCALE IN FEET
0 10 20 40

GENERAL NOTES:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
7. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
8. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT LIMITS OF CONSTRUCTION.
9. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
10. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
11. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
13. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
14. ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED CONTOUR LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED TYPE C INLET
- EXISTING CONTOUR LINE
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- DIRECTION OF SURFACE RUNOFF
- XXX.XX PROPOSED ELEV. TOP OF CURB
- XXX.XX PROPOSED ELEV. BOT. OF CURB
- XXX.XX PROPOSED SPOT ELEV.

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KHA PROJECT 249607006	DATE 06/04/2026	SCALE AS SHOWN	DESIGNED BY JTP	DRAWN BY RAS	CHECKED BY JTP

PAVING, GRADING, AND DRAINAGE PLAN

YOTHERS OUTPARCEL
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C5.0 June 04, 2026 10:49:45am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\planSheets\C5.0-PGD.dwg
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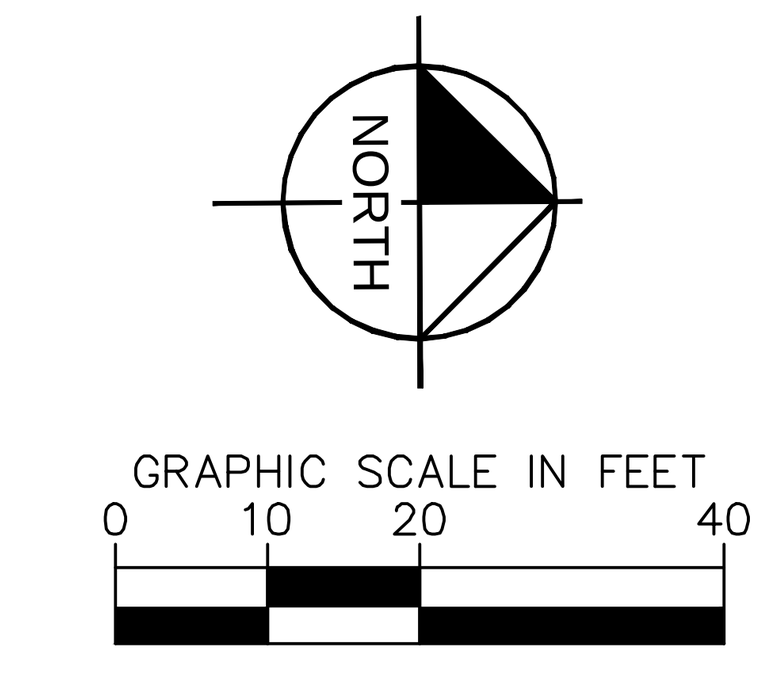
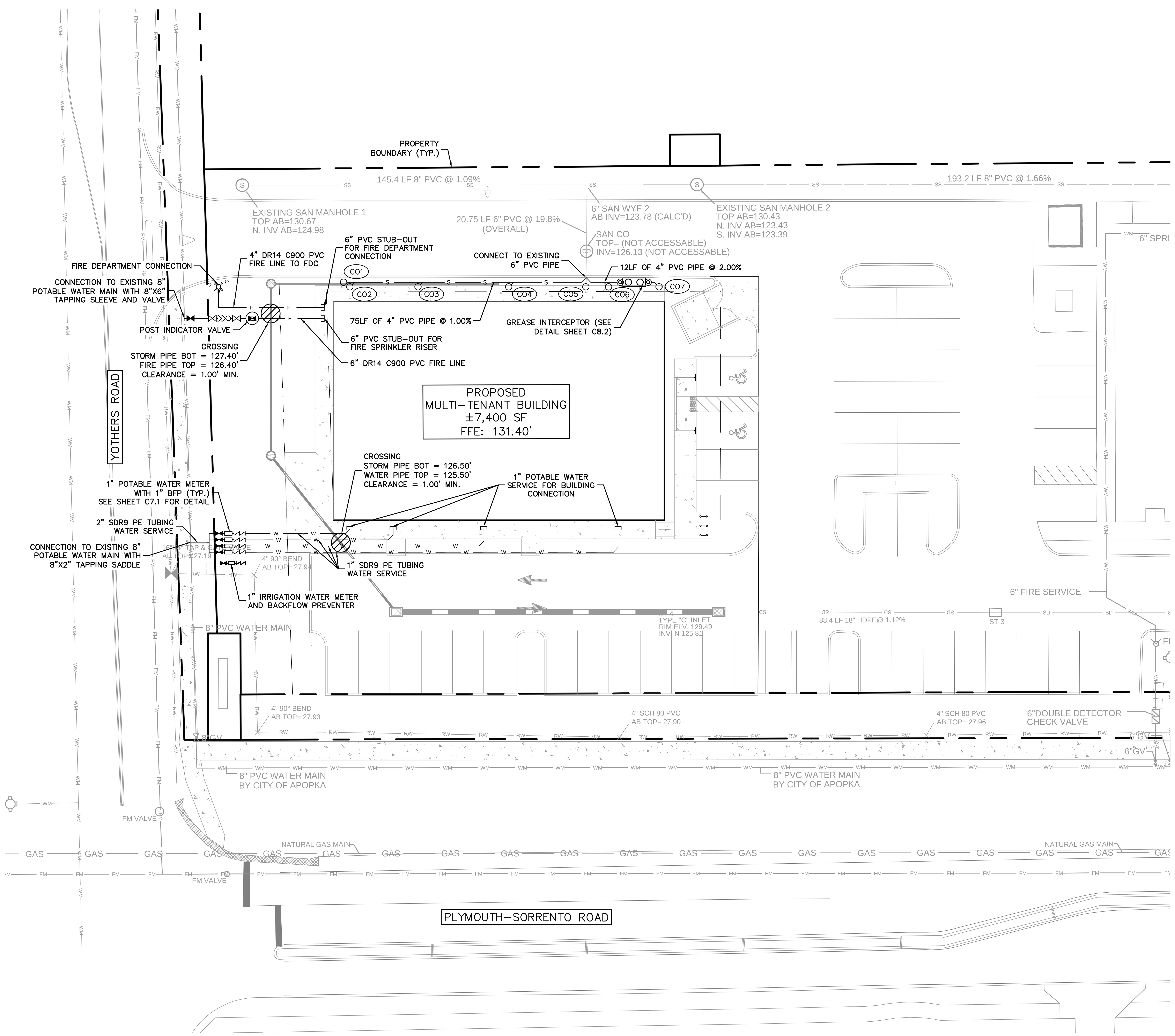




GENERAL FIRE SERVICE NOTES:

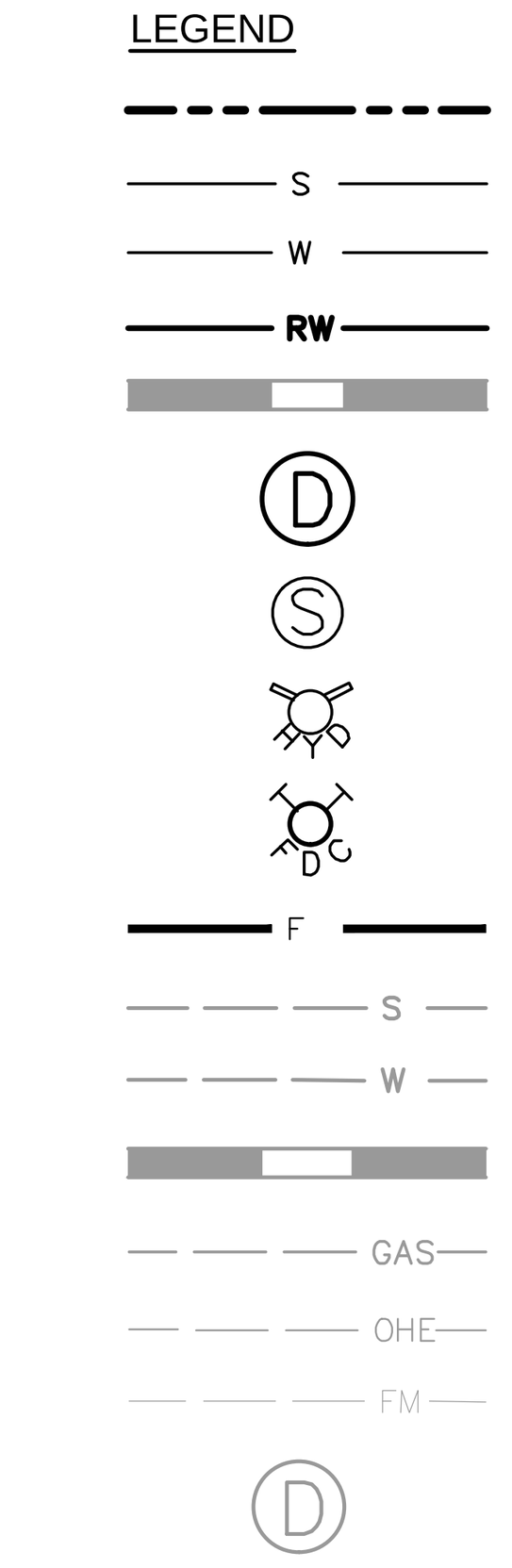
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (LATEST EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES." [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH A.H.J. AND LOCAL FIRE DEPARTMENT PRIOR TO SHOP DRAWING REVIEW.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE PER NFPA 24, SEC 5.9.3.1 AND SHALL NOT BE LOCATED MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14: 6.3.5.4]
4. PROVIDE SIGNAGE, INDICATING ITS LOCATION AND THE BUILDING IT SERVICES, FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C).
5. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 533.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
6. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL HYDRANTS.
7. PROJECT TO CONFORM TO FFPC 8TH EDITION (NFPA 1 AND 101 2021 EDITION)

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	**DETAILS:**
CO1	CLEAN OUT TOP: 131.47 N. INV OUT: 127.76 (4" PVC)
CO2	CLEAN OUT TOP: 131.35 NW. INV OUT: 127.75 (4" PVC)
CO3	CLEAN OUT TOP: 131.35 NW. INV OUT: 127.75 (4" PVC)
CO4	CLEAN OUT TOP: 131.35 NW. INV OUT: 127.25 (4" PVC)
CO5	CLEAN OUT TOP: 131.35 W. INV OUT: 127.25 (6" PVC)
CO6	CLEAN OUT TOP: 131.35 SW. INV OUT: 127.25 (4" PVC)
CO7	CLEAN OUT TOP: 131.35 SW. INV OUT: 127.50 (4" PVC)

UTILITY NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED UTILITIES.
4. ALL WATER MAIN, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATION MANUAL.
5. BEDDING AND BACKFILL SHALL BE INSTALLED PER CITY UTILITIES STANDARDS.
6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
7. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
9. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
10. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION LINES, ELECTRIC SERVICE, LIGHTING SERVICE, TELEPHONE AND CABLE LINES, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES,) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
11. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
12. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
13. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
14. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
15. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
16. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
17. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
18. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
19. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
20. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
21. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT AL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
22. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.

LEGEND



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

Sunshine811.com

REVISIONS | No. | DATE | BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-878-1511
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL
JOSEPH T. PELLARIN · LICENSE · STATE OF FLORIDA · PROFESSIONAL ENGINEER
JOE PELLARIN, P.E.
FL LICENSE NUMBER 92385
DATE: 06/04/2026

KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

UTILITY PLAN

YOTHERS OUTPARCEL

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C6.0 June 04, 2026 10:49:54am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C6.0-UTIL.dwg
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Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C7.0 June 04, 2026 10:55:04am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C7.0-DETAILS.dwg
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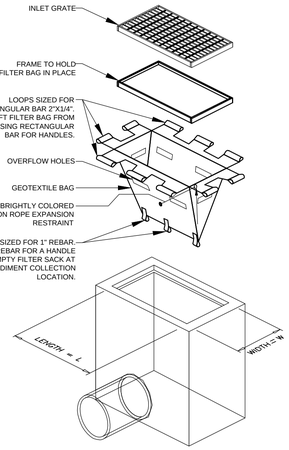
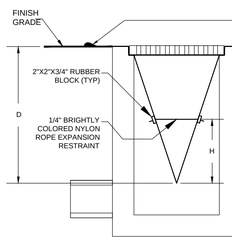


ISOMETRIC VIEW

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

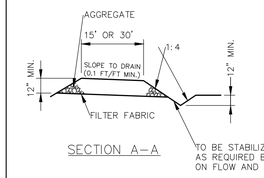
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

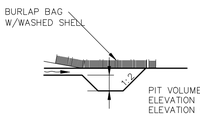
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

INLET PROTECTION FILTER SACK
NTS

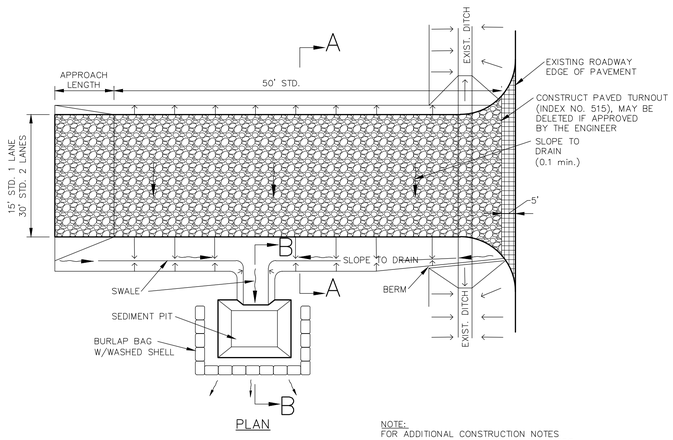
FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.



SECTION A–A



SECTION B–B

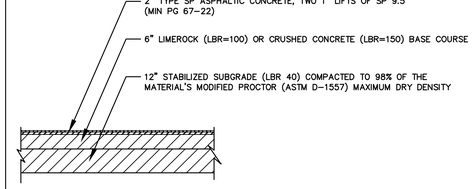


PLAN

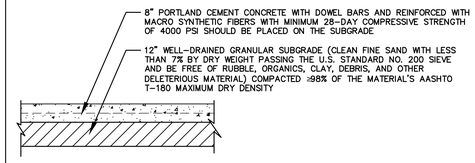
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

NOTE:
FOR ADDITIONAL CONSTRUCTION NOTES REFER TO FDOT 2008 DESIGN STANDARDS, INDEX NO. 106 SOIL TRACKING PREVENTION DEVICE, TYPE A.



LIGHT DUTY PAVING SECTION
NTS



DUMPSTER DUTY PAVING SECTION
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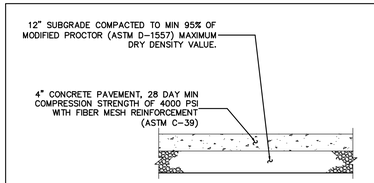
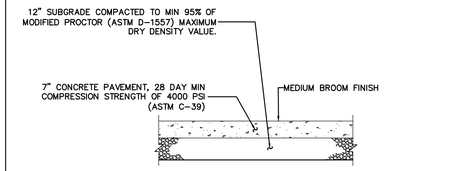
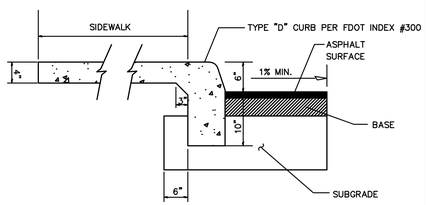


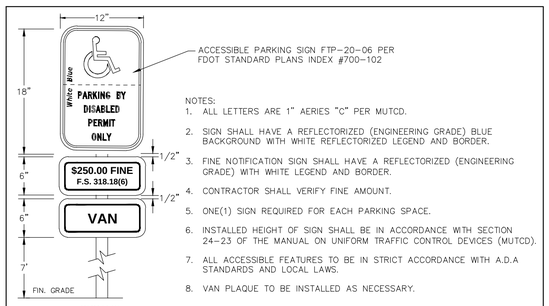
CONCRETE SIDEWALK DETAIL
NTS



HEAVY DUTY CONCRETE PAVEMENT DETAIL
NTS



SIDEWALK INTEGRAL CURB DETAIL
NTS

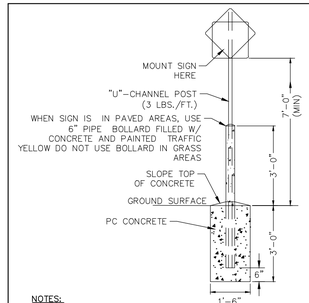


SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH WHITE LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.
8. VAN PLAQUE TO BE INSTALLED AS NECESSARY.

ACCESSIBLE PARKING SIGNAGE
NTS

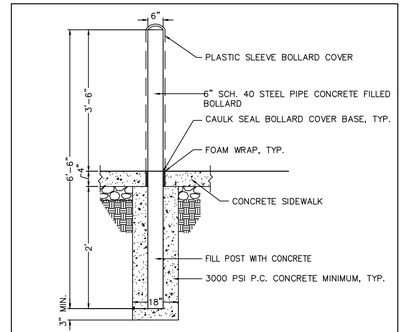


NOTES:

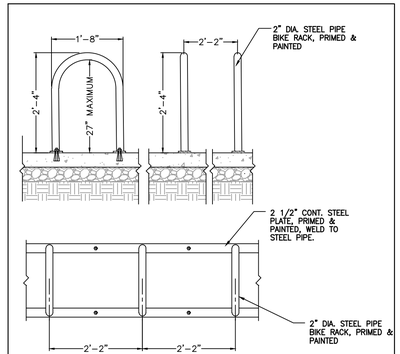
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

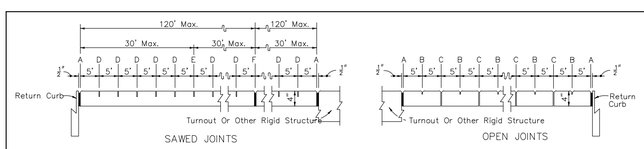
STANDARD SIGN BASE
NTS



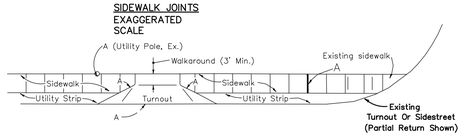
BOLLARD WITH PLASTIC COVER DETAIL
NTS



BICYCLE RACK DETAIL
NTS



SIDEWALK JOINTS
EXAGGERATED SCALE



UTILITY STRIP
NTS

JOINT LEGEND
A– ½" EXPANSION JOINTS (PREFORMED JOINT FILLER)
B– ½" DUMMY JOINTS, TOOLED
C– ½" FORMED OPEN JOINTS
D– ⅜" SAW CUT JOINTS, ¼" DEEP (96 HOUR) MAX. 5' CENTERS
E– ⅜" SAW CUT JOINTS, ¼" DEEP (12 HOUR) MAX. 30' CENTERS
F– ½" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
G– COLD JOINT WITH BOND BREAKER, TOOLED

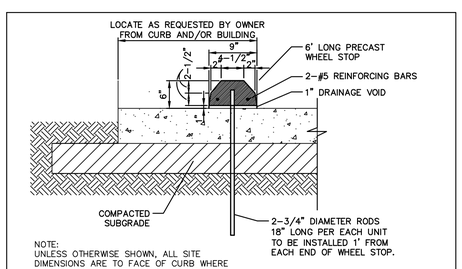
FOOTNOTES:
ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P–1.

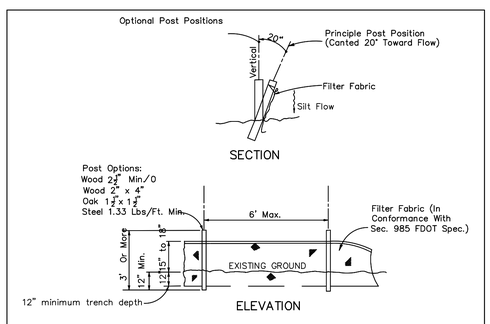
GENERAL NOTES:
1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.
2. BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

CONCRETE SIDEWALK DETAIL
NTS

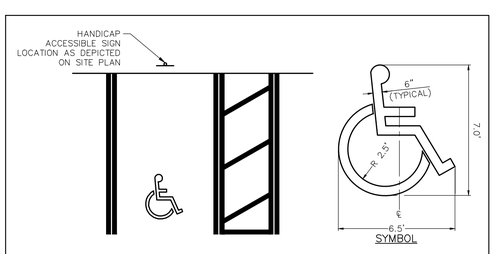


NOTE:
UNLESS OTHERWISE SHOWN, ALL SITE DIMENSIONS ARE TO FACE OF CURB WHERE PRECAST CONC. WHEEL STOP IS SPECIFIED.

PRECAST CONCRETE WHEEL STOP
NTS



TYPE III SILT FENCE
NTS



TYPICAL ACCESSIBLE PARKING STRIPING
NTS
NOTE: PER FDOT INDEX 711–001

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE 600
ORLANDO, FL 32801
407-679-1511
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL ENGINEER JOSEPH T. PELLARIN JR. JOE PELLARIN, P.E. LICENSE NUMBER 92388 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

GENERAL CONSTRUCTION DETAILS

YOTHERS OUTPARCEL
FLORIDA
CITY OF APOPKA

SHEET NUMBER
C7.0

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C8.0 June 04, 2026 10:50:26am K:\orl_civil\249894000-west apopka outparcel\CADD\CONST\plansheets\C8.0-CITY DETAILS.dwg
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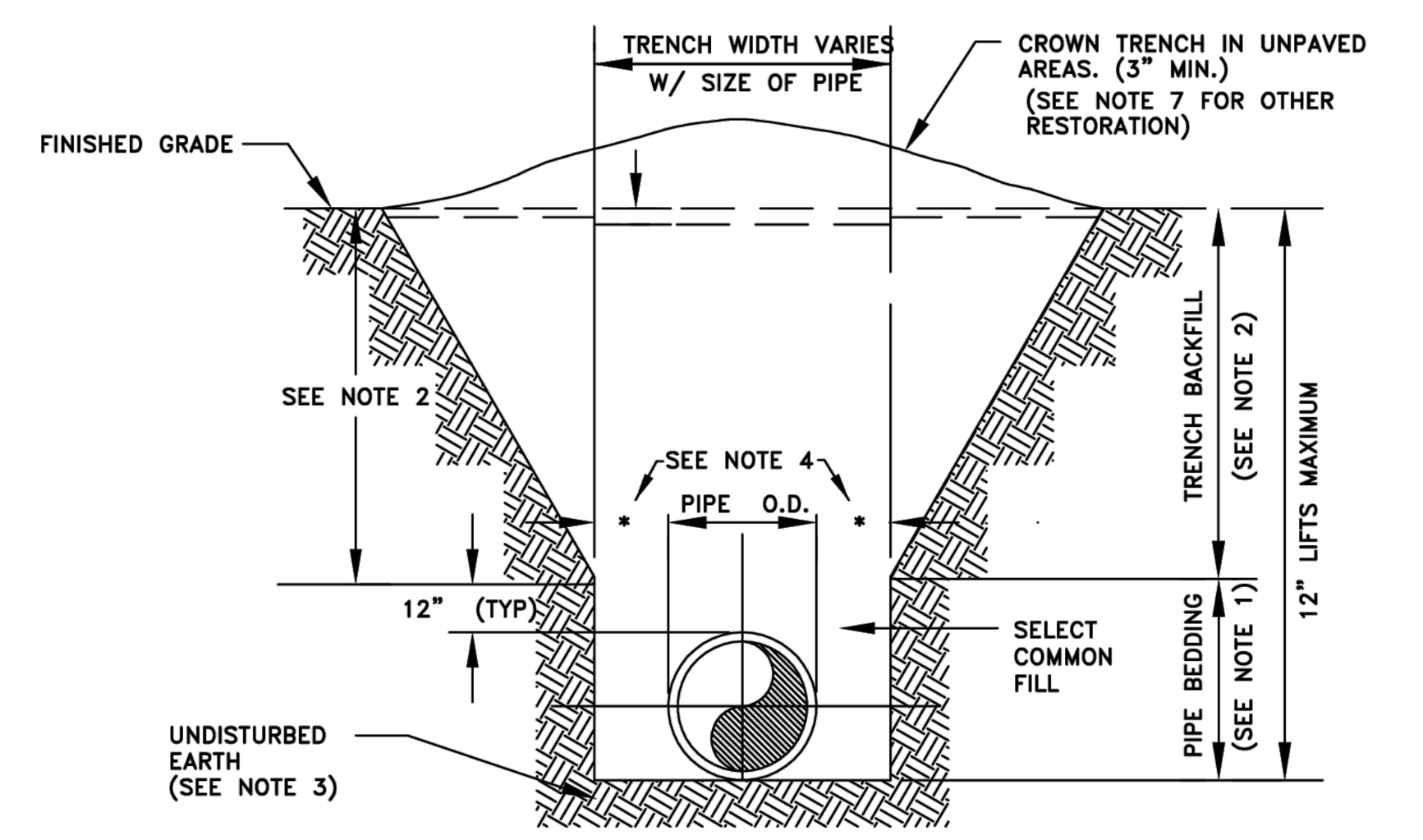
GENERAL NOTES

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 "Prevention, Control, and Abatement of Erosion and Water Pollution", 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.

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

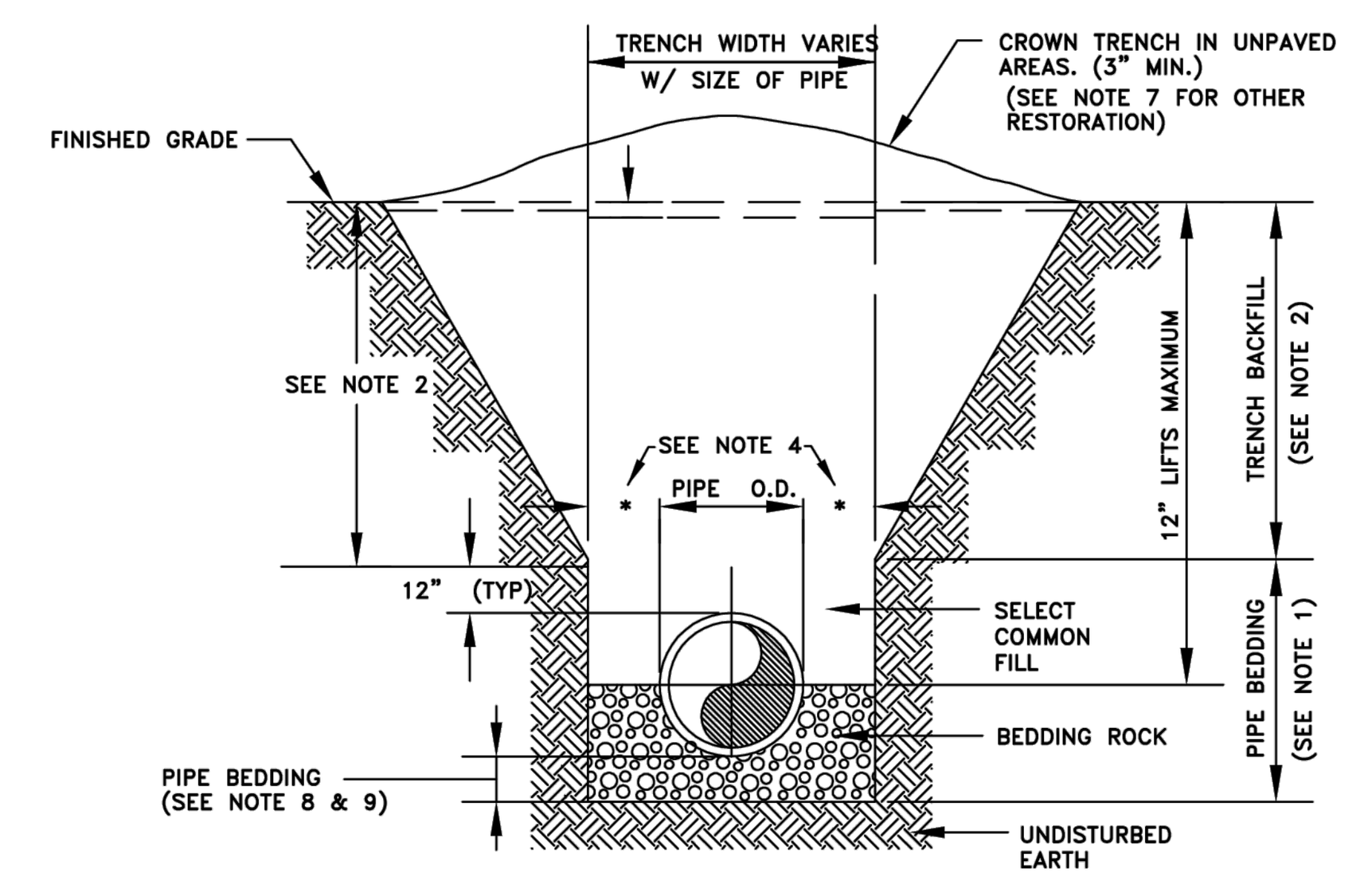


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 100



NOTES:

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

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 101

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

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

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

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

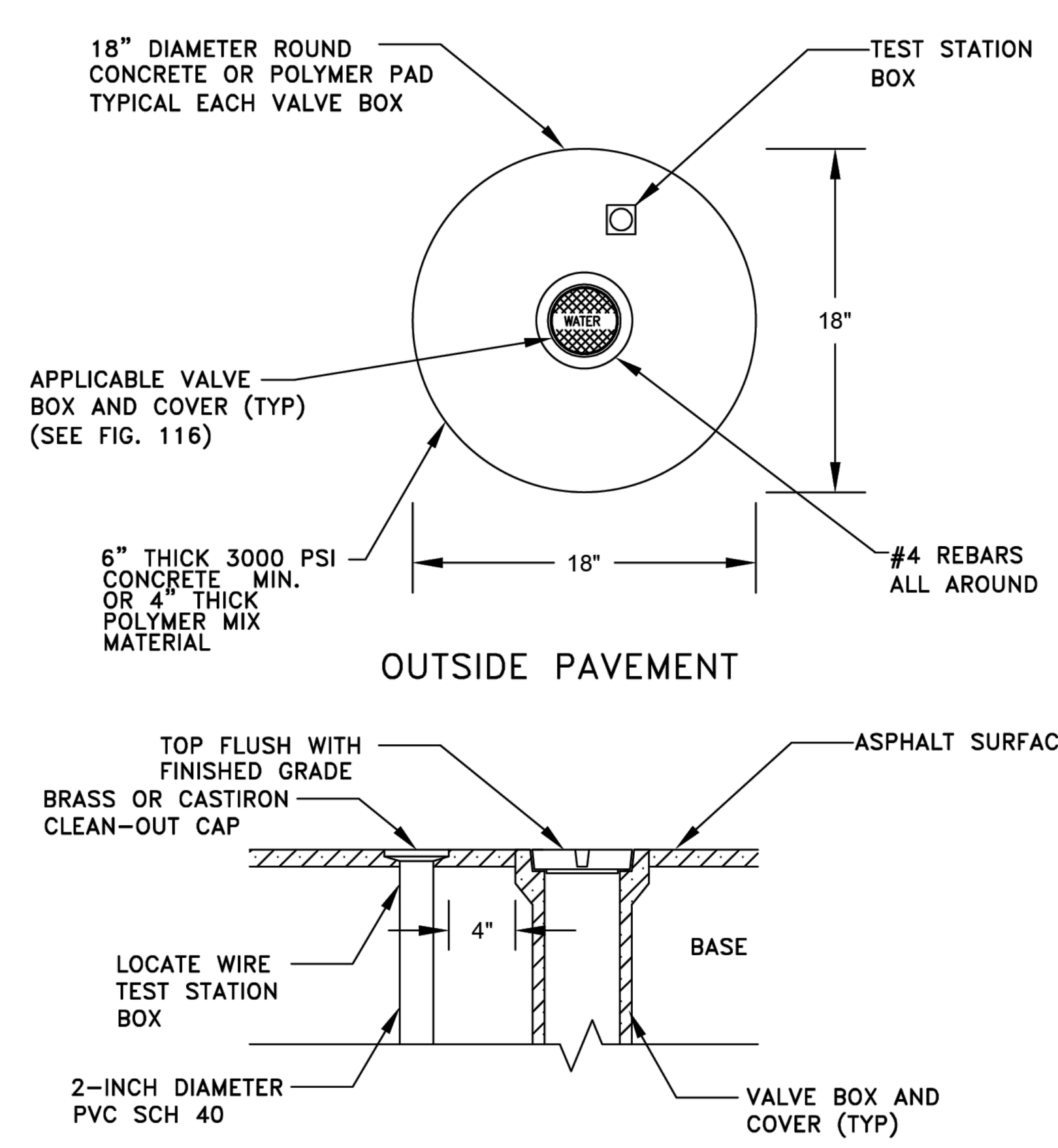
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



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

VALVE BOX

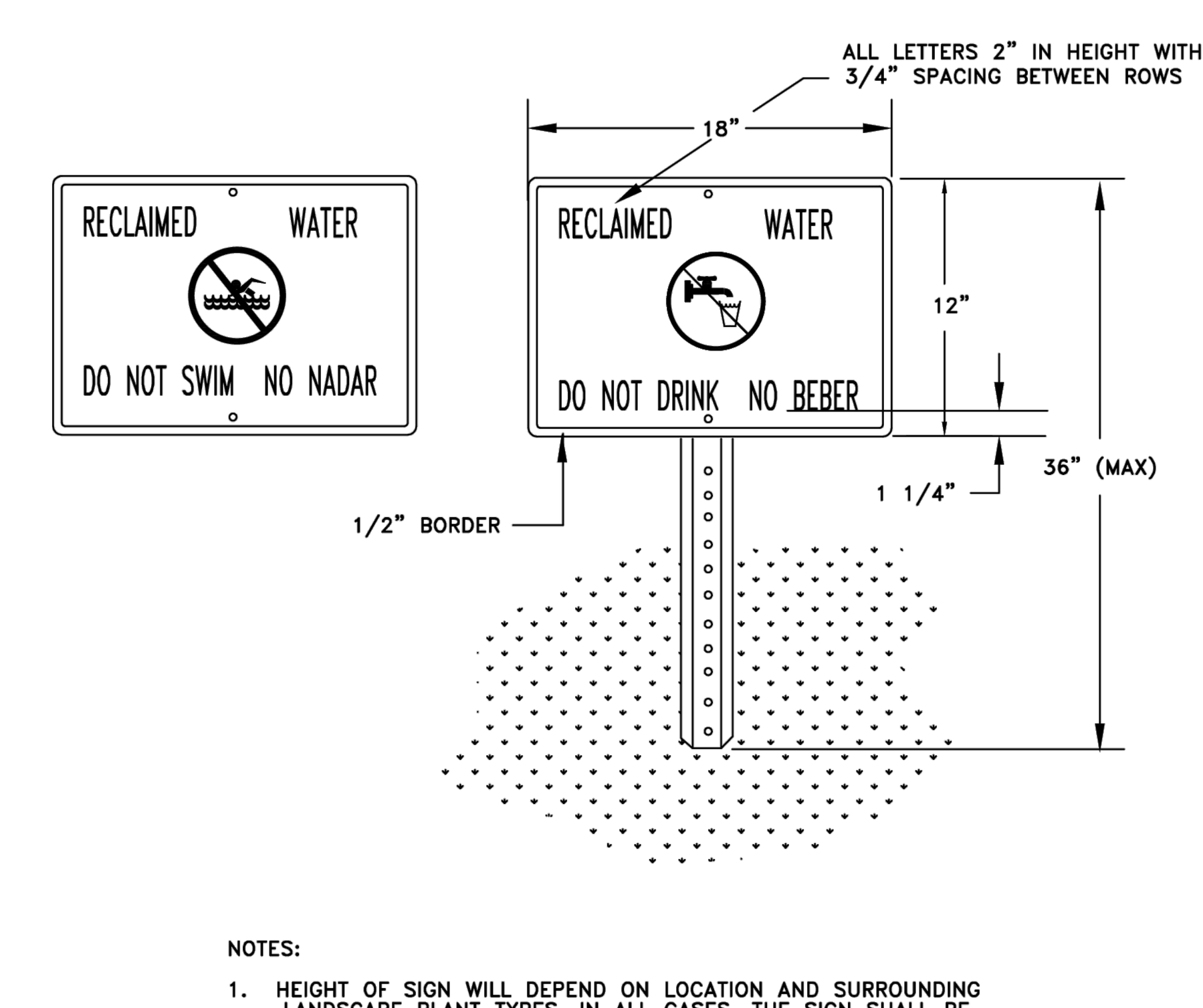
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

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

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

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JAUARY 2014 | FIG. 110



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

No. | REVISIONS | DATE | BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-878-1511
WWW.KIMLEY-HORN.COM

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

LICENSED PROFESSIONAL
JOSEPH T. PELLARIN · LICENSE · STATE OF FLORIDA · PROFESSIONAL ENGINEER
JOE PELLARIN, P.E.
FL LICENSE NUMBER 92385
DATE: 06/04/2026

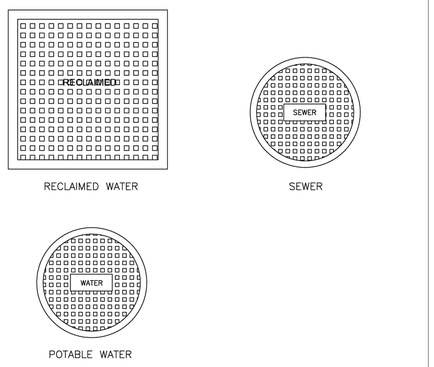
KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

CITY OF APOPKA UTILITY DETAILS

YOTHERS OUTPARCEL

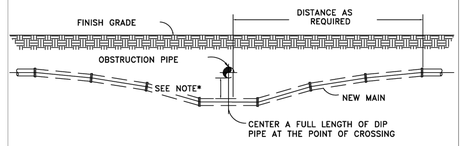
CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.0



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



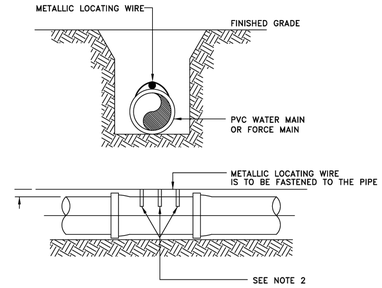
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

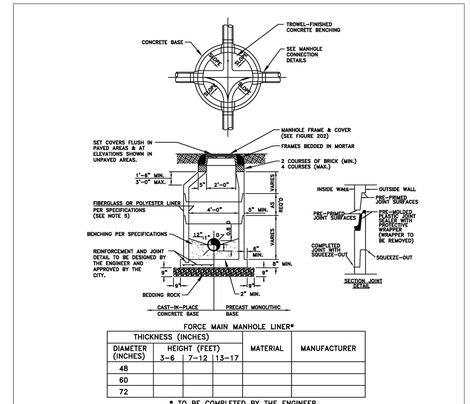


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER*

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

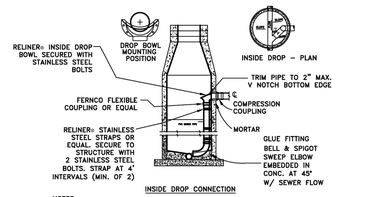
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

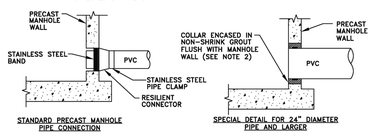
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



INSIDE DROP CONNECTION

NOTES:

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

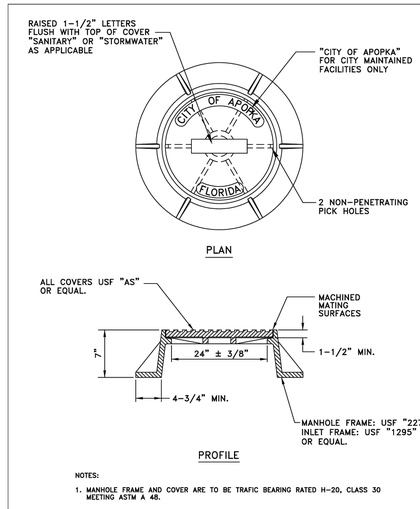


NOTES:

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

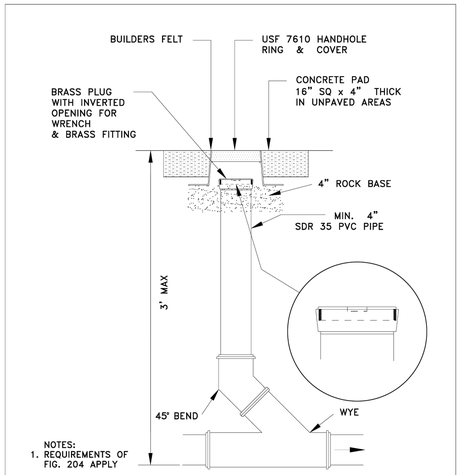


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

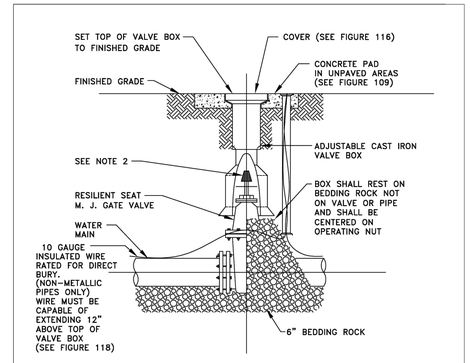
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C8.1 June 04, 2026 10:59:28am K:\orl_civil\249894000-west apopka outparcel\CAD\CONST\planSheets\C8.0-CITY DETAILS.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE 600
ORLANDO, FL 32801
407-679-1511
WWW.KIMLEY-HORN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOE PELLARIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LICENSED PROFESSIONAL ENGINEER JOE PELLARIN, P.E. STATE OF FLORIDA 92388 PROFESSIONAL ENGINEER

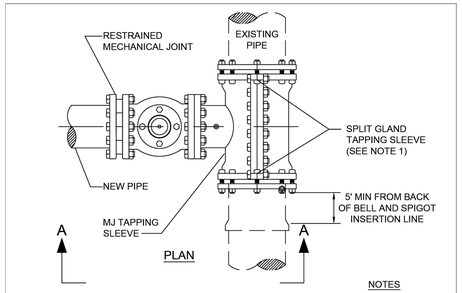
KHA PROJECT	249607006
DATE	06/04/2026
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	RAS
CHECKED BY	JTP

CITY OF APOPKA UTILITY DETAILS

YOTHERS OUTPARCEL

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.1

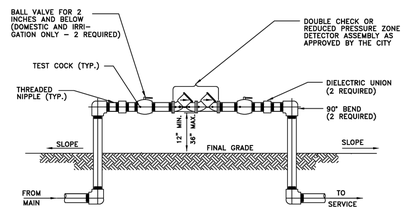


NOTES

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



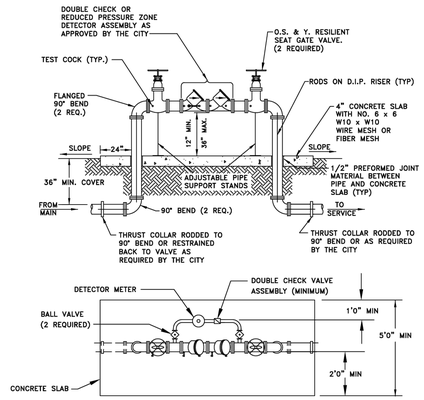
NOTES:

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

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

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

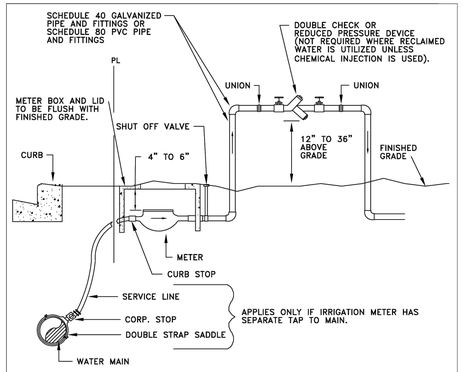


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND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

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

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

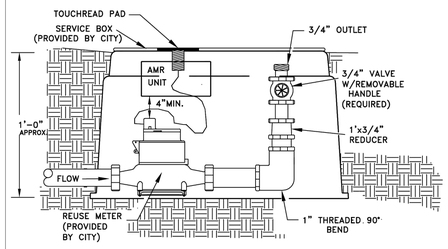


NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

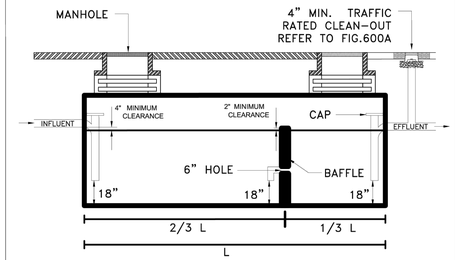
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502



RECLAIMED WATER SERVICE CONNECTION

(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506



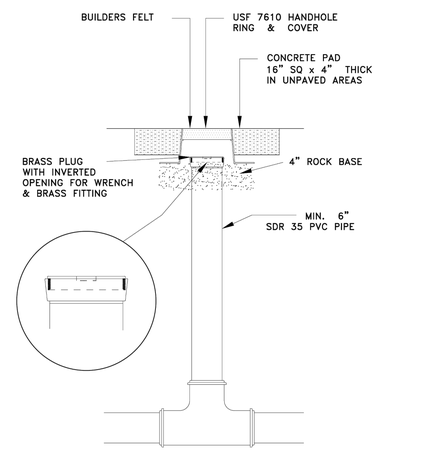
NOTES :

1. INTERCEPTOR TO BE CONSTRUCTED OF 4000 PSI CONCRETE
2. INTERCEPTOR TOTAL VOLUMN SHALL BE AT LEAST 750 GAL. BUT NOT EXCEED 1250 GAL.
3. ALL ACCESS RINGS AND COVERS NEED TO BE TRAFFIC RATED H-20.

GREASE INTERCEPTOR DETAIL

NTS

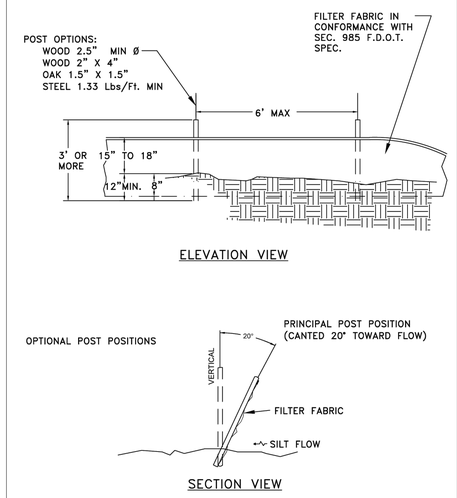
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 600



GREASE INTERCEPTOR TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 600 A



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
407-679-1511
WWW.KIMLEY-HORN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOE PELLARIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LICENSED PROFESSIONAL ENGINEER JOSEPH T. PELLARIN JR. LICENSE NUMBER 92388 STATE OF FLORIDA PROFESSIONAL ENGINEER JOE PELLARIN, P.E. DATE: 06/04/2026

KHA PROJECT 249607006
DATE 06/04/2026
SCALE AS SHOWN
DESIGNED BY JTP
DRAWN BY RAS
CHECKED BY JTP

CITY OF APOPKA UTILITY DETAILS

YOTHERS OUTPARCEL

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.2

Plotted By:Smith, Russell Sheet Set:YOTHERS OUTPARCEL Layout:C8.2 June 04, 2026 10:59:32am K:\orl_civil\249894000-west apopka outparcel\CAD\CONST\planSheets\C8.0-CITY DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\COVER SHEET.dwg Plotted:6/12/2026 By:afrancis

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

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110199887:

PARCEL 1:

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

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

PARCEL 2:

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

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

PARCEL 3:

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

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2684.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 88°56'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 321.24 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (WEKIVA PARKWAY), STATE ROAD 46 CONNECTOR INTERCHANGE, PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP F.P. NUMBER 429-204; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°03'37" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 1206.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 22824.00 FEET, A CENTRAL ANGLE OF 00°23'21", AN ARC LENGTH OF 155.00 FEET, A CHORD LENGTH OF 155.00 FEET AND A CHORD BEARING OF SOUTH 14°51'56" EAST TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NON-TANGENT TO SAID CURVE, SOUTH 89°08'51" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 688.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2036.77 FEET TO THE NORTHEAST CORNER OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 01°23'13" WEST, ALONG THE EAST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1283.24 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE RUN SOUTH 89°19'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.21 FEET TO A POINT LYING ON THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°23'13" EAST, ALONG THE WEST LINE OF THE WEST 330.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1282.15 FEET TO A POINT LYING ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'52" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 338.14 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 01°29'49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1311.14 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

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

PARCEL 5:

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

CONTAINING: 196.834 ACRES, MORE OR LESS.

CONSTRUCTION SITE PLAN

FOR

OAKMOOR (F.K.A. ONDICH NORTH)

CITY OF APOPKA, FLORIDA

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

PROJECT TEAM:

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EMAIL: AARON.STRUCKMEYER@PULTEGROUP.COM

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BIO-TECH CONSULTING, INC.
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ORLANDO, FLORIDA 32803
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MAITLAND, FLORIDA 32751
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EMAIL: LCLASSON@1828ENG.COM

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UNIVERSAL ENGINEERING SCIENCES, LLC
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ORLANDO, FLORIDA 32811
PHONE: (407) 423-3106
EMAIL: RKIRIAKIDIS@TEAMUES.COM

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SURVEYOR: BRICE HELLSTORM, P.S.M.
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TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: AYMAN HASAN AS-SAIDI, P.E.
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: AYMANA@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

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

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

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

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

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

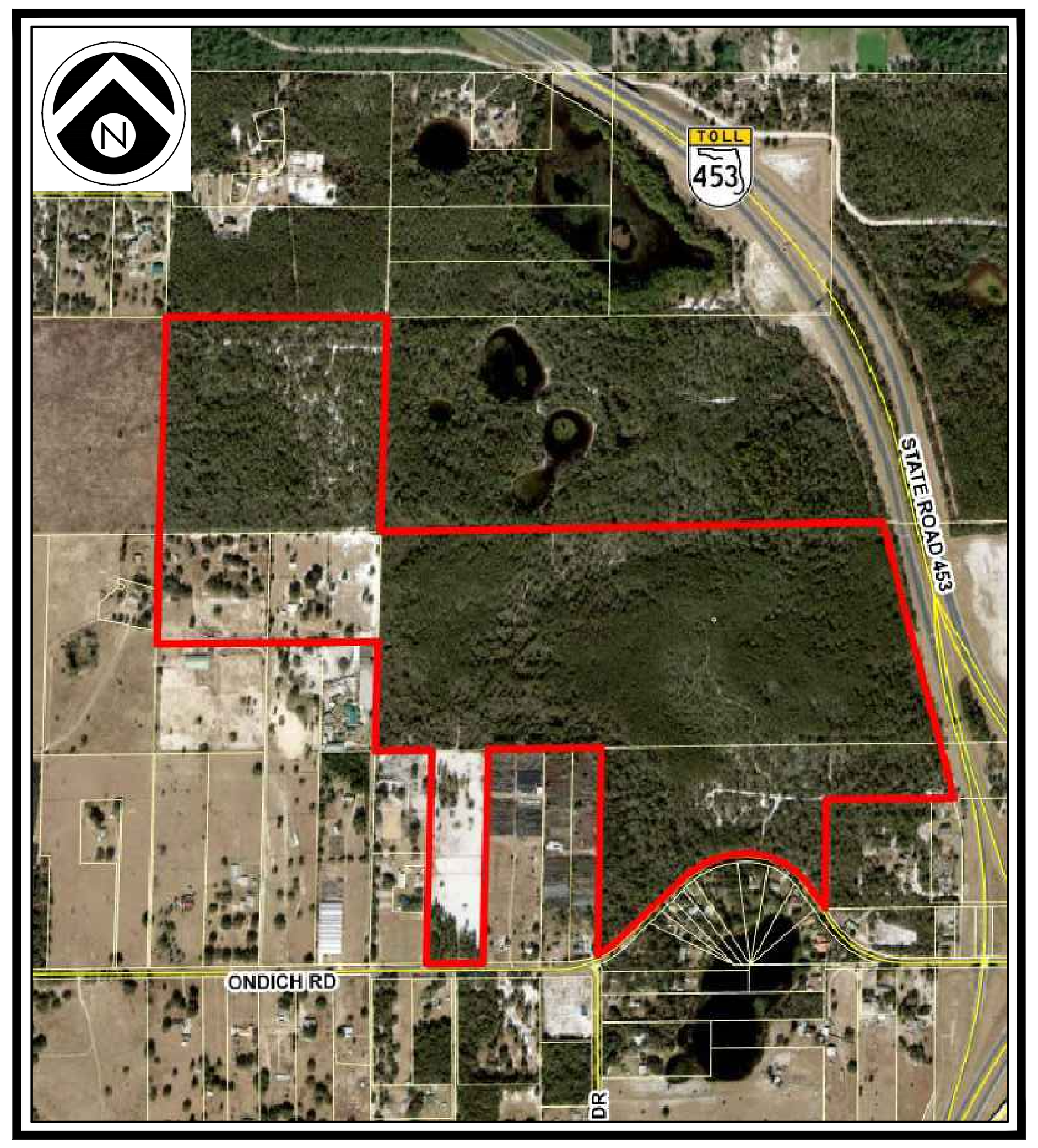
POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

NARRATIVE:

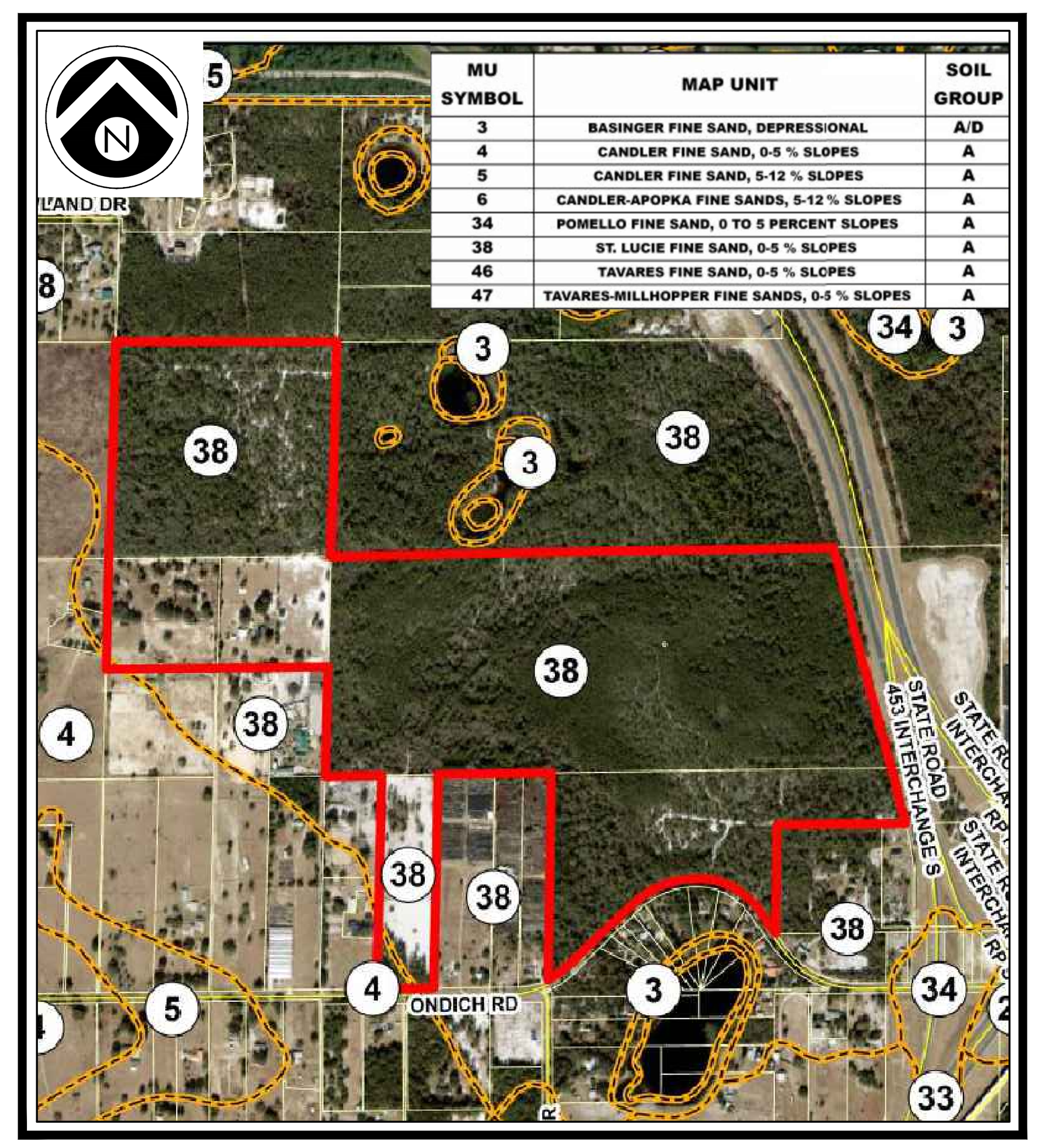
THE PROPERTY IS MADE UP OF SIX PARCELS THAT ARE LOCATED ALONG THE WEST OF STATE ROAD 453, NORTH OF ONDICH ROAD, AND NORTHEAST OF THE CROSSROADS AT KELLY PARK DEVELOMENT. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 3658, 3845, 4255, 4267 ONDICH ROAD, & OAK LANE, APOPKA, FLORIDA, 32712, IN THE CITY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



VICINITY MAP
SCALE: 1" = 2000'

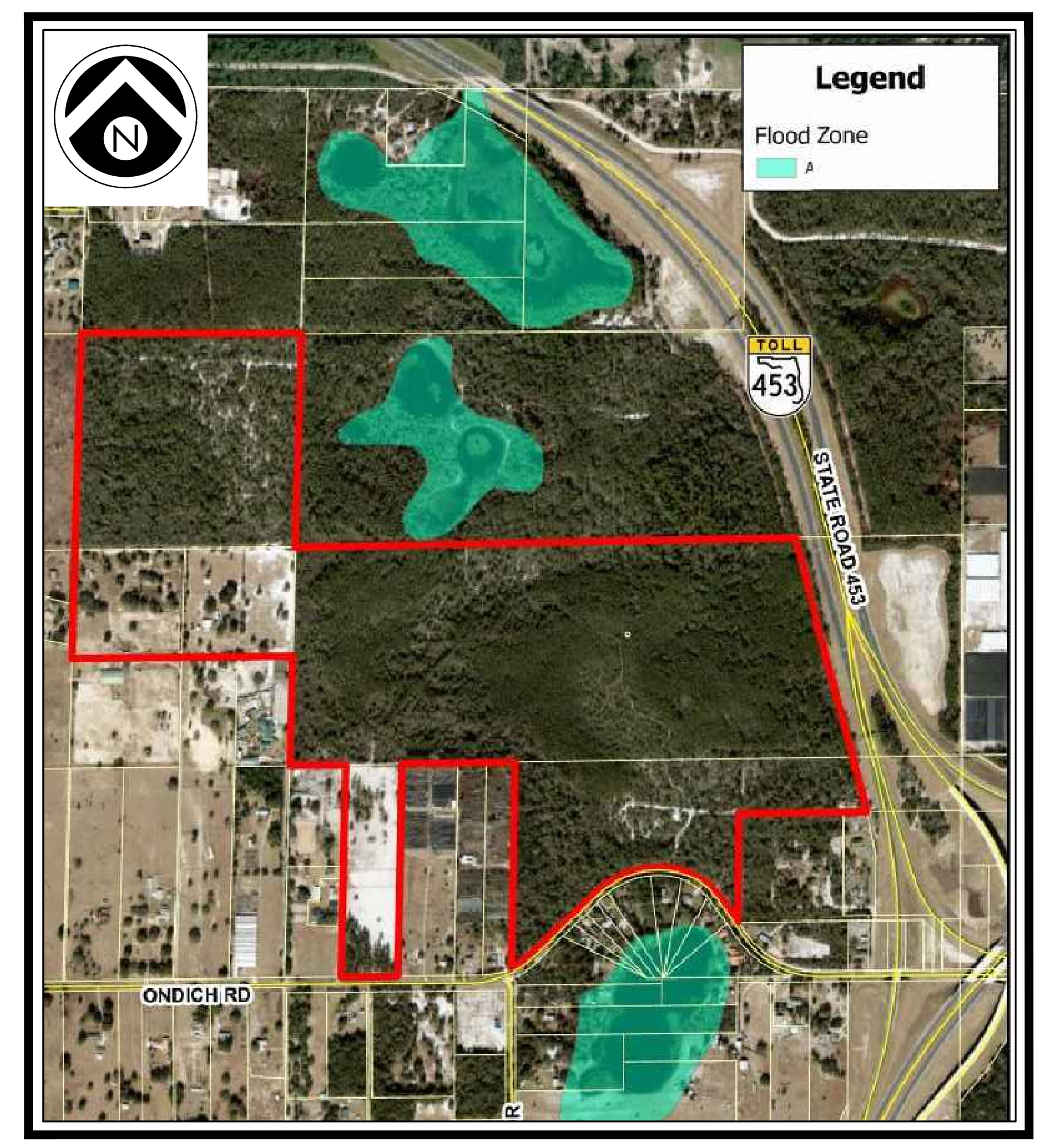


AERIAL MAP
SCALE: 1" = 1000'



MU SYMBOL	MAP UNIT	SOIL GROUP
3	BASINGER FINE SAND, DEPRESSIONAL	A/D
4	CANDLER FINE SAND, 0-5 % SLOPES	A
5	CANDLER FINE SAND, 5-12 % SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5-12 % SLOPES	A
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES	A
38	ST. LUCIE FINE SAND, 0-5 % SLOPES	A
46	TAVARES FINE SAND, 0-5 % SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0-5 % SLOPES	A

SOILS MAP
SCALE: 1" = 1000'



FEMA FLOOD MAP
SCALE: 1" = 1000'

SHEET INDEX

	Sheet	Title
		COVER SHEET
	C1.0	GENERAL NOTES
	C1.1	ABBREVIATIONS & SYMBOLS
	C1.2	OVERALL EXISTING CONDITIONS
	C1.3-C1.12	EXISTING CONDITIONS
	C2.0	OVERALL DEMO, EROSION & M.O.T. PLAN
	C2.1-C2.10	DEMO, EROSION & M.O.T. PLAN
	C2.11-C2.12	DEMO, EROSION & M.O.T. DETAILS
	C3.0	PD MASTER PLAN
	C3.1	PD MASTER PLAN DEVELOPMENT STANDARDS
	C4.0	OVERALL GEOMETRY PLAN
	C4.1-C4.9	GEOMETRY PLAN
	C4.10	LOT DATA TABLES
	C4.11	CURVE TABLES
	C4.12	OPEN SPACE PLAN
△1	C4.13-C4.14	CROSS SECTIONS
	C4.15	PHASING PLAN
△3	C4.16	PHASING PLAN DETAIL
	C4.17-C4.18	FIRE TRUCK ROUTE PLAN
	C4.19	LIGHTING PLAN
	C4.20	OVERALL SIGNAGE & STRIPING PLAN
	C4.21-C4.29	SIGNAGE & STRIPING PLAN
	C5.0	UTILITY NOTES
	C5.1	OVERALL UTILITY PLAN
	C5.2-C5.11	UTILITY PLAN
	C6.0	OVERALL PAVING & GRADING PLAN
	C6.1-C6.9	PAVING & GRADING PLAN
△3	C6.10	GRADING DETAILS
	C7.0	OVERALL DRAINAGE PLAN
	C7.1-C7.9	DRAINAGE PLAN
	C8.0-C8.6	PLAN & PROFILE - STREET A
	C8.7-C8.9	PLAN & PROFILE - STREET B
	C8.10-C8.20	PLAN & PROFILE - STREET C
	C8.21	PLAN & PROFILE - STREET D
	C8.22-C8.23	PLAN & PROFILE - STREET E
	C9.0	CIVIL DETAILS
△1	C10.0-C10.3	DRAINAGE DETAILS
	C11.0-C11.2	UTILITY DETAILS
	C11.3-C11.4	LIFT STATION DETAILS
		LANDSCAPE COVER SHEET
	L-200 - L-208	FINAL EXISTING TREE MITIGATION PLAN
	L-209 - L-227	FINAL EXISTING TREE NUMBER REFERENCE
	L-300 - L-310	FINAL LANDSCAPE PLAN
	L-311	PLANT LIST, NOTES, & TYPICAL LOT PLAN
	L-312	FINAL LANDSCAPE DETAILS
	L-400 - L-414	FINAL IRRIGATION PLAN
	L-415	FINAL IRRIGATION SCHEDULE
	L-416 - L-417	FINAL IRRIGATION DETAILS
	L-418	FINAL IRRIGATION SPECIFICATIONS
	L-500 - L-508	FINAL PHOTOMETRIC PLAN
	L-509	FINAL SIGN & LANDSCAPE LIGHTING PLAN
	SHEET 1	LEGAL DESCRIPTION, NOTES AND LEGEND
	SHEET 2	BOUNDARY SURVEY (NORTHERN AREA)
	SHEET 3	BOUNDARY SURVEY (SOUTHERN AREA)
	SHEET 4	KEY MAPS
	SHEETS 5-10	TOPOGRAPHIC SURVEY
	SHEETS 11-13	ROUTE SURVEY
	SHEETS 14-26	TREE SURVEY
	SHEETS 27-45	TREE TABLES

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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

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)	10/23/25	04/01/26	
CITY OF APOPKA	CONSTRUCTION SITE PLAN (CSP)	03/06/26		
CITY OF APOPKA	ARBOR MITIGATION PERMIT			
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)	01/08/26		
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			
ORANGE COUNTY	E-PERMIT	11/25/25		25-E-341

REV.	DATE	DESCRIPTION
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026
2	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026
3	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026
4	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026
5		
6		
7		
8		
9		
10		

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Luke M Classon
Luke M Classon
6/12/26

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.

GENERAL NOTES

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

- ORANGE COUNTY, FLORIDA
- CITY OF APOPKA, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 2-20-27 AS BEING N01°36'01"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

2. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A BASE FLOOD ELEVATIONS NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.

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

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.

2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.

3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.

4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.

5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.

6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.

7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

8. CONTRACTOR TO REFER TO ORANGE COUNTY DETAILS AS NEEDED.

9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.

12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.

13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

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REV.	DATE	DESCRIPTION	BY
4	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
3	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
2	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026	

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/20/2026

SCALE N.T.S.
PROJECT PUL-037
SHEET C1.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\GENERAL NOTES.dwg Modified: 4/20/2026 By: bkillela Plotted By: andrew francis

ABBREVIATIONS

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

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

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

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

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

STORM DRAIN

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

HIGHWAY & UTILITIES

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

PROPOSED SYMBOLS

LINES

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

SANITARY SEWER

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

POTABLE WATER

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

RECLAIMED WATER

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

GENERIC UTILITIES

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

STORM

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

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- RIBBON CURB
- 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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REV	DATE	DESCRIPTION	BY
7	06/01/2026	CITY OF APOPKA COMMENTS DATED 05/08/2026	DSS
6	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
5	04/03/2026	SJRWMD COMMENTS DATED 03/31/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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(407) 558-2228

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

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

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

LUKE CLASSON — LICENSED — No 77066 — STATE OF FLORIDA — 6/12/26 — PROFESSIONAL ENGINEER

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 2-20-27 AS BEING N01°36'01"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110199887, EFFECTIVE DATE APRIL 10, 2025 AT 8:00 AM.
3. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED IN TITLE COMMITMENT NO. 110199887.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A BASE FLOOD ELEVATIONS NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 25, 2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON; (RURAL) 1 FOOT IN 5,000 FEET.
13. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
14. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND ONDICH ROAD, A PUBLIC RIGHT OF WAY, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
15. WE HEREBY CERTIFY THAT PARCELS 1, 2, 3, 4, AND 5 DESCRIBE ONE AND THE SAME PROPERTY AS DEPICTED HEREON AND IN SCHEDULE A OF THE TITLE COMMITMENT WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.94, NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
17. PARCELS 1, 2, 3, 4 AND 5 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OVERLAPS OR HIATUS.

N
W E
S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

LEGEND OF SYMBOLS AND ABBREVIATIONS:

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

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REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	S.WMD COMMENTS DATED 04/01/2026	SCS
4	03/02/2026	S.WMD COMMENTS DATED 02/20/2026	SCS

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

LAKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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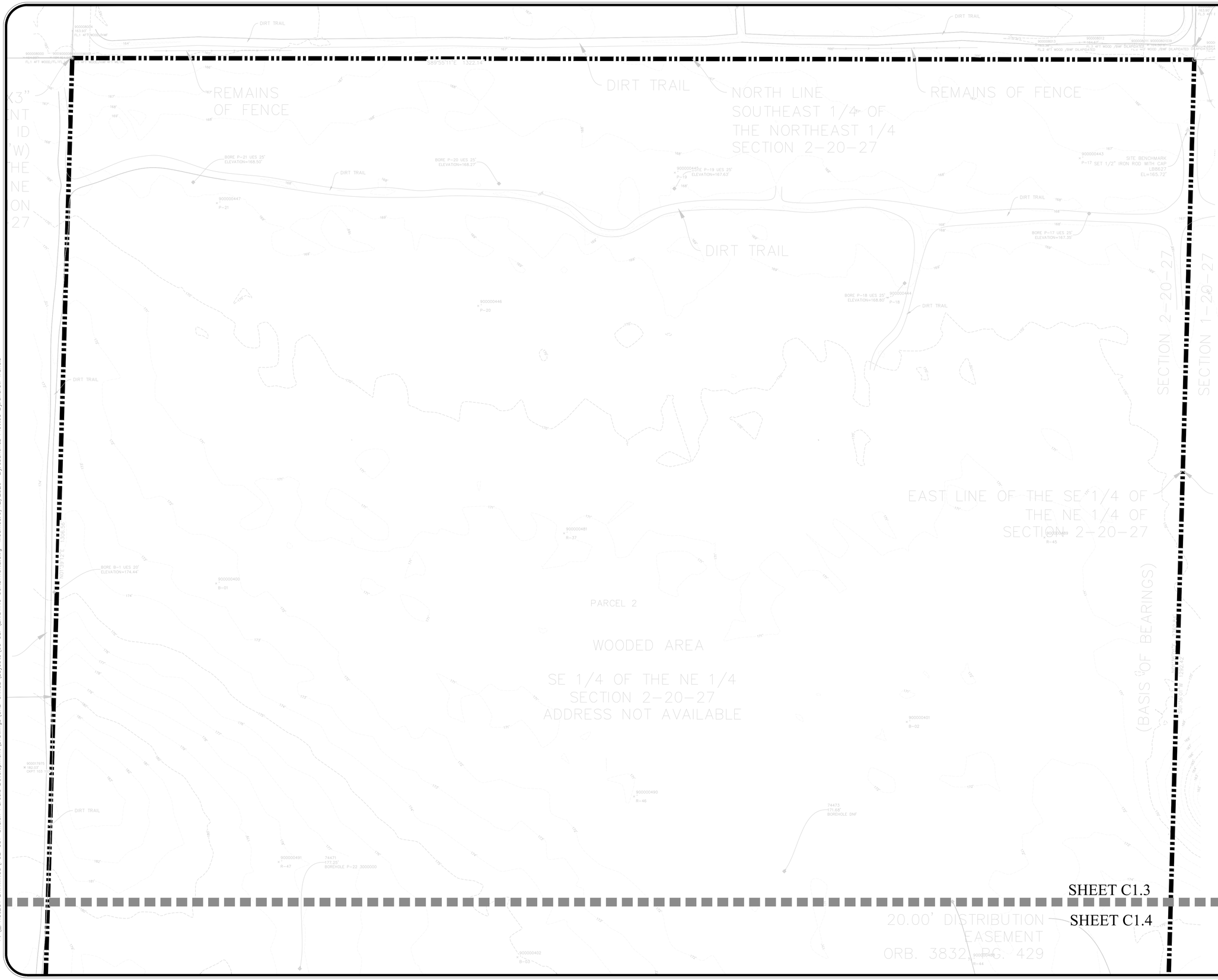
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified:6/12/2026 By:asanchez Plotted By:andrew francis



N
W E
S

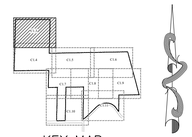
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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



KEY MAP

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS CONSTRUCTION SITE PLAN

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/18/2026

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

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LUKE CLASSON LICENSE No 77066 STATE OF 6/12/26 PROFESSIONAL ENGINEER

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SHEET C1.3

SHEET C1.4

20.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 429

10.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 492

20.00' DISTRIBUTION EASEMENT ORB. 3832, PG. 492

NW 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 2-20-27 ADDRESS: 4267 ONDICH ROAD PARCEL 3

10.00' DISTRIBUTION EASEMENT ORB. 6697, PG. 4517

10.00' DISTRIBUTION EASEMENT ORB. 4017, PG. 1833

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

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

WOOD BARN

4' HOG WIRE FENCE

4' WOOD/HOG WIRE FENCE

11'X15' SHED

POOL HOUSE

2 STORY BARN/ GARAGE CONCRETE

CONCRETE WALKWAY

COVERED CONCRETE

FLAG POLE

COVERED SCREENED LANAI

CONCRETE

PAVERS

WELL & EQUIPMENT COVERED

GRAVEL ROAD

6' CHAIN LINK FENCE

DIRT TRAIL

777.1'

S89°29'06"W 1324.98'

N01°29'49"E 1311.14'(D)

N01°29'45"E 1311.09'(M)

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD WITH CAP STAMPED "LB7064 WITNESS" 0.37' W, 0.86'

SITE BENCHMARK SET 1/2" IRON ROD WITH CAP LB6627 EL=174.94'

BORE B-7 UES 20' ELEVATION=173.09'

BORE R-43 UES 15' ELEVATION=175.27'

BORE R-36 NOT FOUND ELEVATION=176.90'

BORE B-05 NOT FOUND ELEVATION=171.66'

BORE B-6 20' UES ELEVATION=170.99'

BORE R-35 UES 10' ELEVATION=171.12'

BORE B-08 ELEVATION=171.50'

BORE R-34 NOT FOUND ELEVATION=171.32'

BOREHOLE P-22 3000000

BOREHOLE P-23 3000001

BOREHOLE P-24 (DNF) 3000013

BOREHOLE DNF

SHEET C1.4

SHEET C1.5

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

KEY MAP

REV	DATE	DESCRIPTION	BY
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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN:	L. GRAHAM
DESIGNED:	S. SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	3/18/2026
SCALE:	1" = 50'
PROJECT	PUL-037
SHEET	C1.4

LUKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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N

W E

S

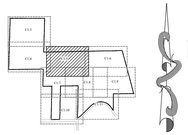
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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



KEY MAP

SCRIBED AS
–27
3
TION 1–20–27

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

N88°56'18"E 1006.03'(M)
N88°56'E 2684.78'(R)

N88°56'20"E 2684.78'(D)

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

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

/2" IRON ROD
P STAMPED
WITNESS"
0.86'

ST LINE OF THE NW
2" OF THE SW 1/4
SECTION 1–20–27

ANT OF EASEMENT
2, PG. 3281

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

900000429
P-02

BORE P-02 UES 25'
ELEVATION=165.27'

900000472
R-26

BORE R-26
ELEVATION=161.06'

DIRT TRAIL

900000243 BORE P-03 UES 25'
ELEVATION=165.84'
P-03

74477
168.38'
BOREHOLE P-25 3000003

BORE R-29
ELEVATION=171.76'

900000475
R-29

900000474
R-28

BORE R-28
ELEVATION=167.49'

BORE R-27 UES 10'
ELEVATION=163.42'

900000473
R-27

900000426
K-01

BORE K-01 UES 10'
ELEVATION=161.26'

BORE B-09 UES 20'
ELEVATION=162.70'

900000408
B-09

PARCEL 3

WOODED AREA
NO ADDRESS AVAILA

BORE R-31
ELEVATION=166.57'

900000420
R-31

BORE B-21
ELEVATION=167.11'

900000421
HA-01

BORE HA-01 NOT FOUND
ELEVATION=165.92'

74478
164.77'
BOREHOLE P-26 3000004

900000422
HA-02

BORE HA-02 NOT FOUND
ELEVATION=164.35'

900000463
R-16

900000476

30 NOT FOUND
EVATION=171.65'

900000409
B-10

SHEET C1.4
SHEET C1.5

SHEET C1.5
SHEET C1.6

SHEET C1.5
SHEET C1.7

SHEET C1.5
SHEET C1.8

SHEET C1.7
SHEET C1.8

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REV	DATE	DESCRIPTION	BY
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4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF 6/12/26 FLORIDA PROFESSIONAL ENGINEER

It is hereby certified that the plans, specifications, and estimates of the above described work have been prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the State of Florida.

Electronic copies of this document are not considered signed and sealed and the digitally signed and sealed hard copy shall govern in the event of any discrepancy between the two.

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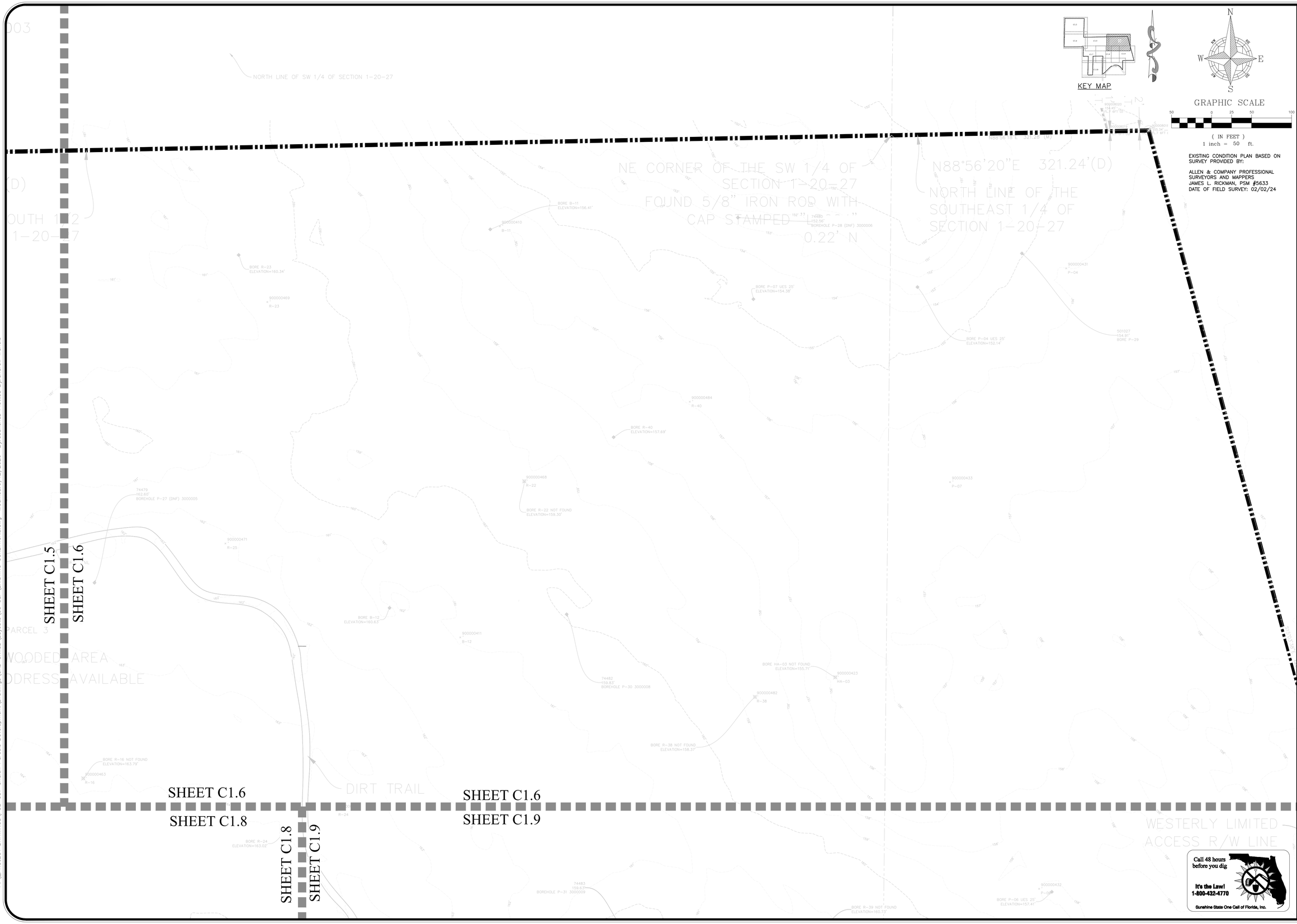

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

EXISTING CONDITIONS CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 6/12/26 PROFESSIONAL ENGINEER

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SHEET C1.4
SHEET C1.7

SHEET C1.5
SHEET C1.7

SHEET C1.5
SHEET C1.8

SHEET C1.7

SHEET C1.8

SHEET C1.7
SHEET C1.10

SHEET C1.8
SHEET C1.10

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

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

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

6' WOOD FENCE

F.T.

6' WOOD FENCE

GRAVEL DRIVE (APU)

ASPHALT DRIVE

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

S89°07'52"W 338.14'(D)

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

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

DIRT TRAIL

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

F.T. 4' BARBED WIRE FENCE

4' CHAIN LINK FENCE

4' WIRE FENCE

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

330.00'

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

21.6'

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

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

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

BORE R-30 NOT FOUND ELEVATION=171.65'
BORE R-21 ELEVATION=167.11'
BORE R-31 ELEVATION=166.57'
BORE HA-01 NOT FOUND ELEVATION=165.92'
BORE R-02 ELEVATION=168.55'
BORE B-10 ELEVATION=166.04'
BORE R-08 ELEVATION=166.19'
BORE R-07 ELEVATION=166.75'
BORE R-18 ELEVATION=166.17'
BORE R-06 ELEVATION=167.50'
BORE R-04 ELEVATION=167.40'
BORE B-19 NOT FOUND ELEVATION=166.39'
BORE R-09 NOT FOUND ELEVATION=162.86'
BORE B-15 NOT FOUND ELEVATION=161.86'

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

KEY MAP

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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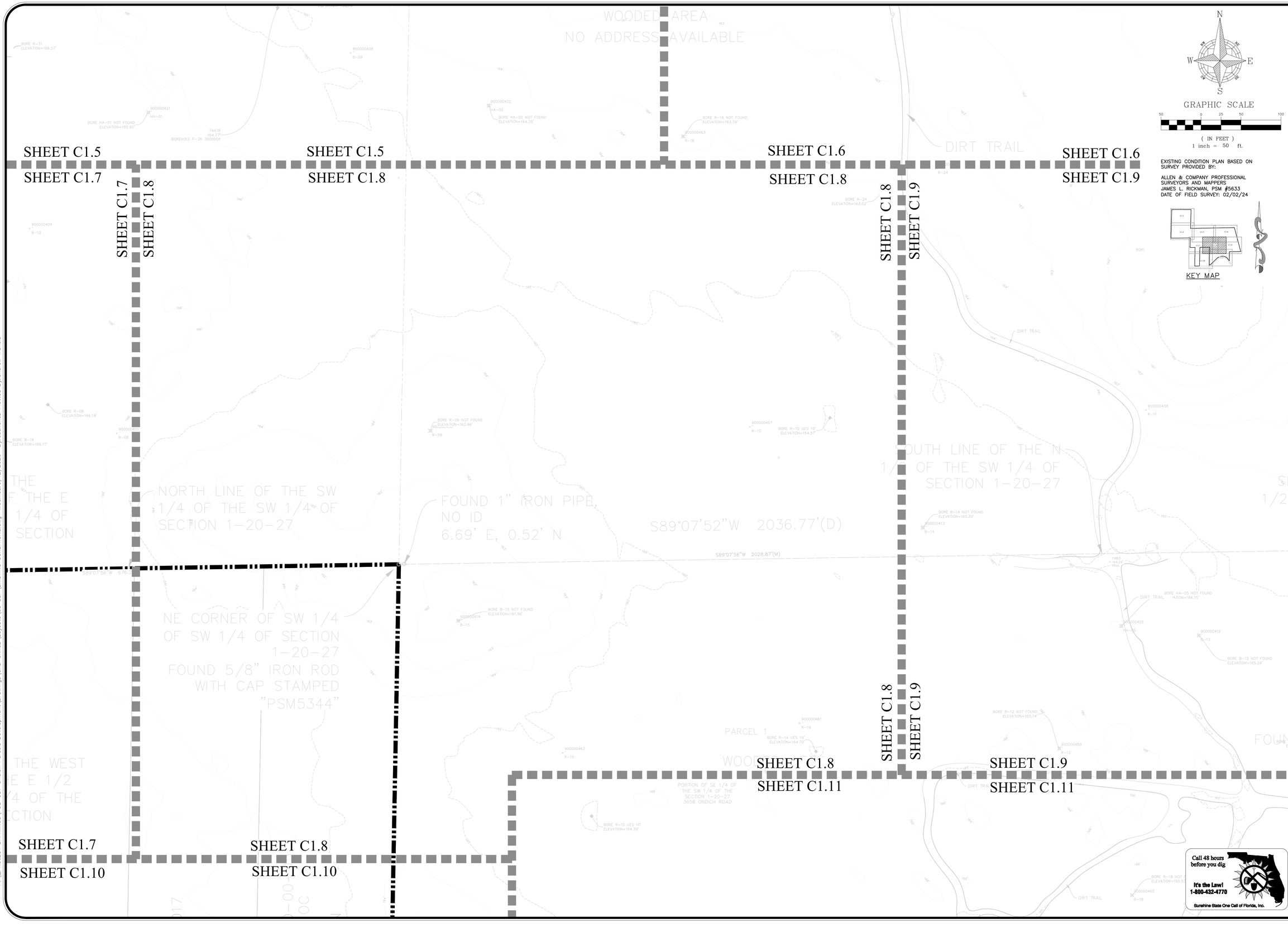

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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SHEET C1.6
SHEET C1.9

SHEET C1.8
SHEET C1.9

SHEET C1.9
SHEET C1.11

DIRT TRAIL

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

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

WESTERLY LIMITED ACCESS R/W LINE

1206.74'(D)

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

S89°08'51"W 688.30'(D)

S89°08'48"W 688.31'(M)

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

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

FOUND 4"X4" CONCRETE MONUMENT, NO ID

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

P.C.C. 0.3'F.T.

P.C.C. N.T.

BORE HA-03 NOT FOUND ELEVATION=155.71'
74483 159.83' BOREHOLE P-30 3000008
900000423 HA-03
900000482 R-38
BORE R-38 NOT FOUND ELEVATION=158.37'
74483 159.63' BOREHOLE P-31 3000009
BORE R-39 NOT FOUND ELEVATION=160.73'
900000483 R-39
BORE P-06 UES 25' ELEVATION=157.41'
900000432 P-06
900000458 R-11
BORE HA-04 NOT FOUND ELEVATION=162.13'
900000424 HA-04
BORE R-14 NOT FOUND ELEVATION=165.30'
900000413 R-14
900000467 R-20
BORE R-20 NOT FOUND ELEVATION=163.70'
BORE HA-05 NOT FOUND ELEVATION=166.15'
900000425 HA-05
900000412 R-13
BORE B-13 NOT FOUND ELEVATION=165.24'
BORE B-05 NOT FOUND ELEVATION=163.47'
900000404 B-05
BORE B-05 UES 20' ELEVATION=163.53'
BORE R-12 NOT FOUND ELEVATION=165.14'
900000459 R-12
BORE R-12 NOT FOUND ELEVATION=165.06'
900000466
BORE R-18 NOT FOUND ELEVATION=165.53'
900000465 R-18
BORE P-08 UES 25' 35.74'
900000434 P-08
BORE P-09 UES 25' ELEVATION=160.40'
900000435 P-09
BORE P-10 UES 25' ELEVATION=154.91'
900000436 P-10
900000039 10.32' 9FT CLF

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

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

KEY MAP

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2	03/03/2026	S.JURKO COMMENTS DATED 02/20/2026	SCS

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EXISTING CONDITIONS
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

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

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6/12/26

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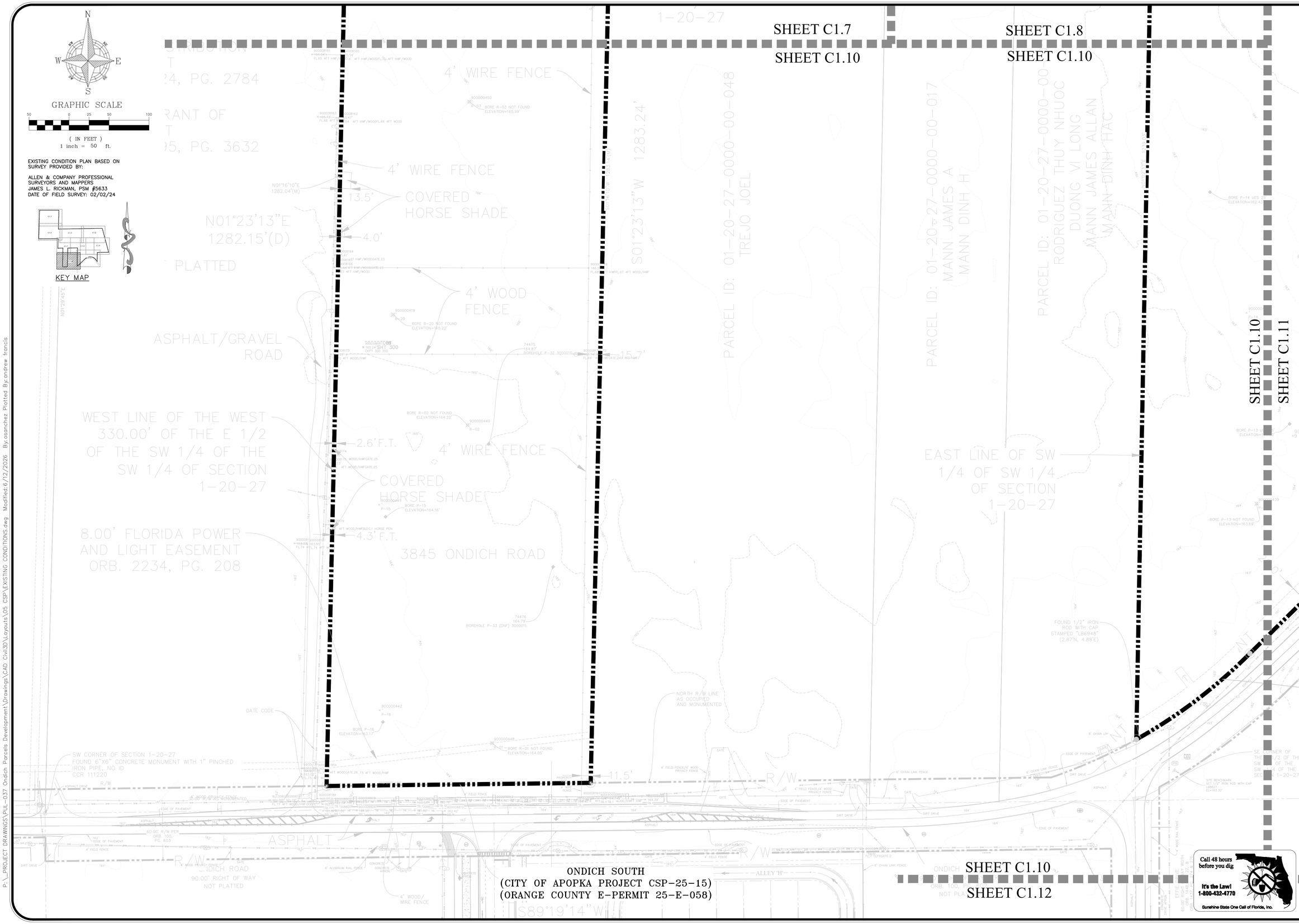

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SCALE 1" = 50'
PROJECT PUL-037
SHEET C1.10

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 6/12/26 PROFESSIONAL ENGINEER

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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JAMES L. RICKMAN, PSM #5633
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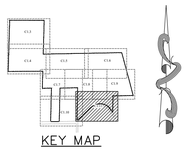

KEY MAP

SHEET C1.8
SHEET C1.11

SHEET C1.8
SHEET C1.9

SHEET C1.9
SHEET C1.11

SHEET C1.10
SHEET C1.11

PARCEL 1

WOO

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

FOUND 4"X4" CONCRETE MONUMENT, NO ID

DIRT TRAIL

WEST LINE OF
OF SECTION 1-
PAR

S00°35'39"W
640.68'

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

MANN-DINH

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

FOUND 6"X6" CONCRETE MONUMENT, BROKEN NO ID

NORTH R/W LINE
AS OCCUPIED AND MONUMENTED

ONDICH ROAD
33.00' 1/2 RIGHT OF WAY
WIDTH PER PLAT BOOK X,
PAGE 7,
66.00' RIGHT OF WAY
WIDTH, AS MONUMENTED

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

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

S45°27'00"W
490.42'

N34°06'09"W
165.53'

FOUND 1/2" IRON ROD WITH ILLEGIBLE CAP

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

ASPHALT

ZONE A

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

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CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/18/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF
6/12/26
FLORIDA
PROFESSIONAL ENGINEER

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MATCHLINE A–A

SHEET C1.10

SHEET C1.12

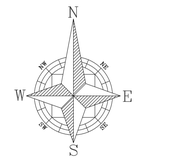
CRESCENT ROAD
90.00' RIGHT OF WAY PER AENT
ORB. 100, PG. 602
NOT PLATTED

EFFIE DRIVE
60.00' RIGHT OF WAY WIDTH
ORB. 1448, PG. 22, & 276
NOT PLATTED

EFFIE DRIVE
60.00' RIGHT OF WAY WIDTH
ORB. 1448, PG. 22, & 276
NOT PLATTED

PAULETTE STREET

MATCHLINE A–A



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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JAMES L. RICKMAN, PSM #5633
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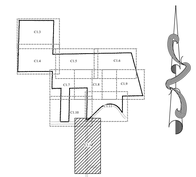

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CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA–GIL	L.CLASSON	3/18/2026

SCALE	PROJECT	SHEET
1" = 40'	PUL–037	C1.12

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

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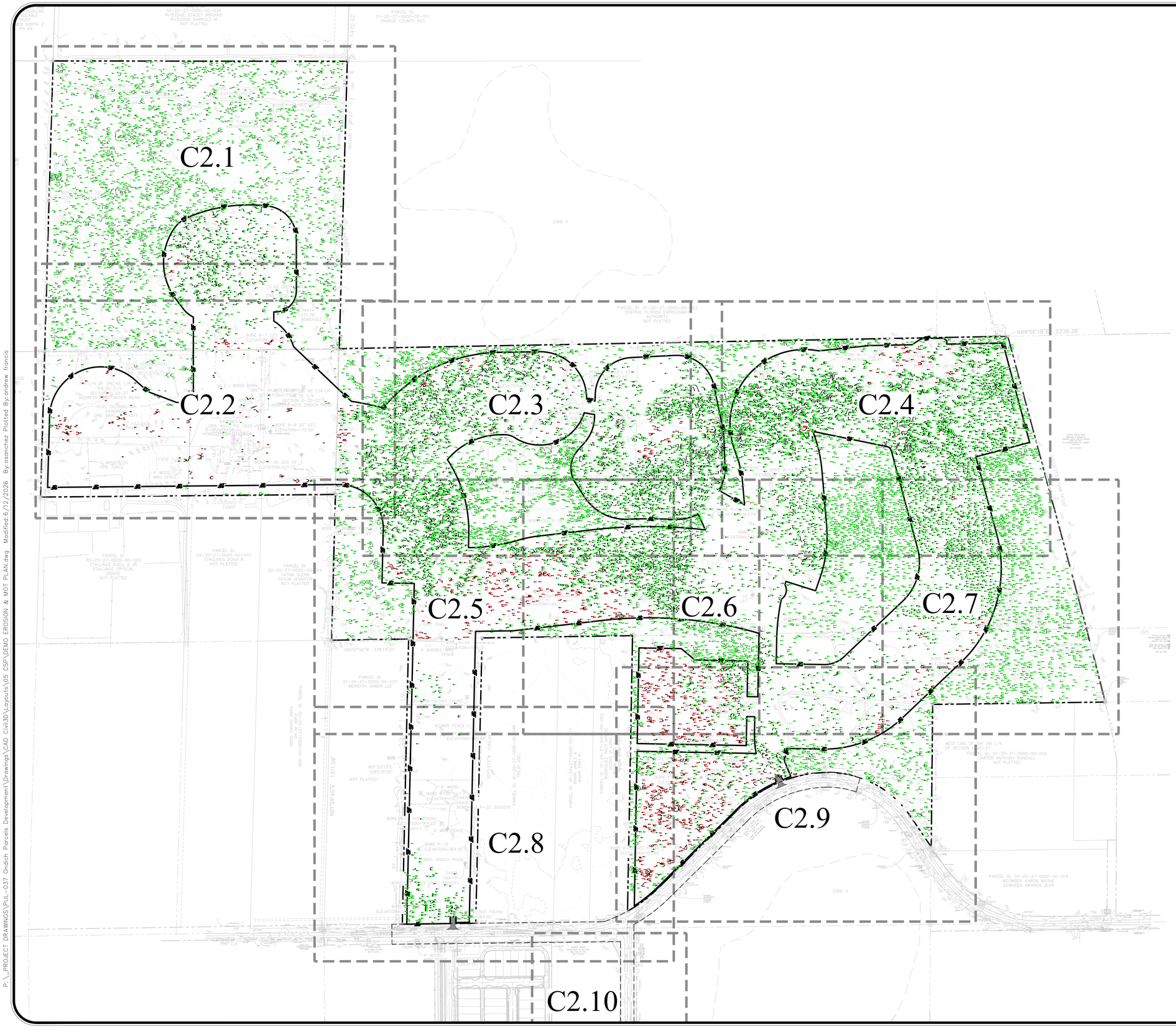
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\EXISTING CONDITIONS.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis



N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

EROSION CONTROL NOTES:

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WERS, 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 OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.

12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.1 AND C2.2 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND 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. CONTRACTOR TO COORDINATE WITH ORANGE COUNTY HEALTH DEPARTMENT AND/OR FDEP TO OBTAIN ANY NECESSARY PERMITS TO REMOVE ANY EXISTING SEPTIC TANK'S AND/OR DRAINFIELDS.

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

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

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

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

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

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

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

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REV	DATE	DESCRIPTION	BY
5	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
4	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
2	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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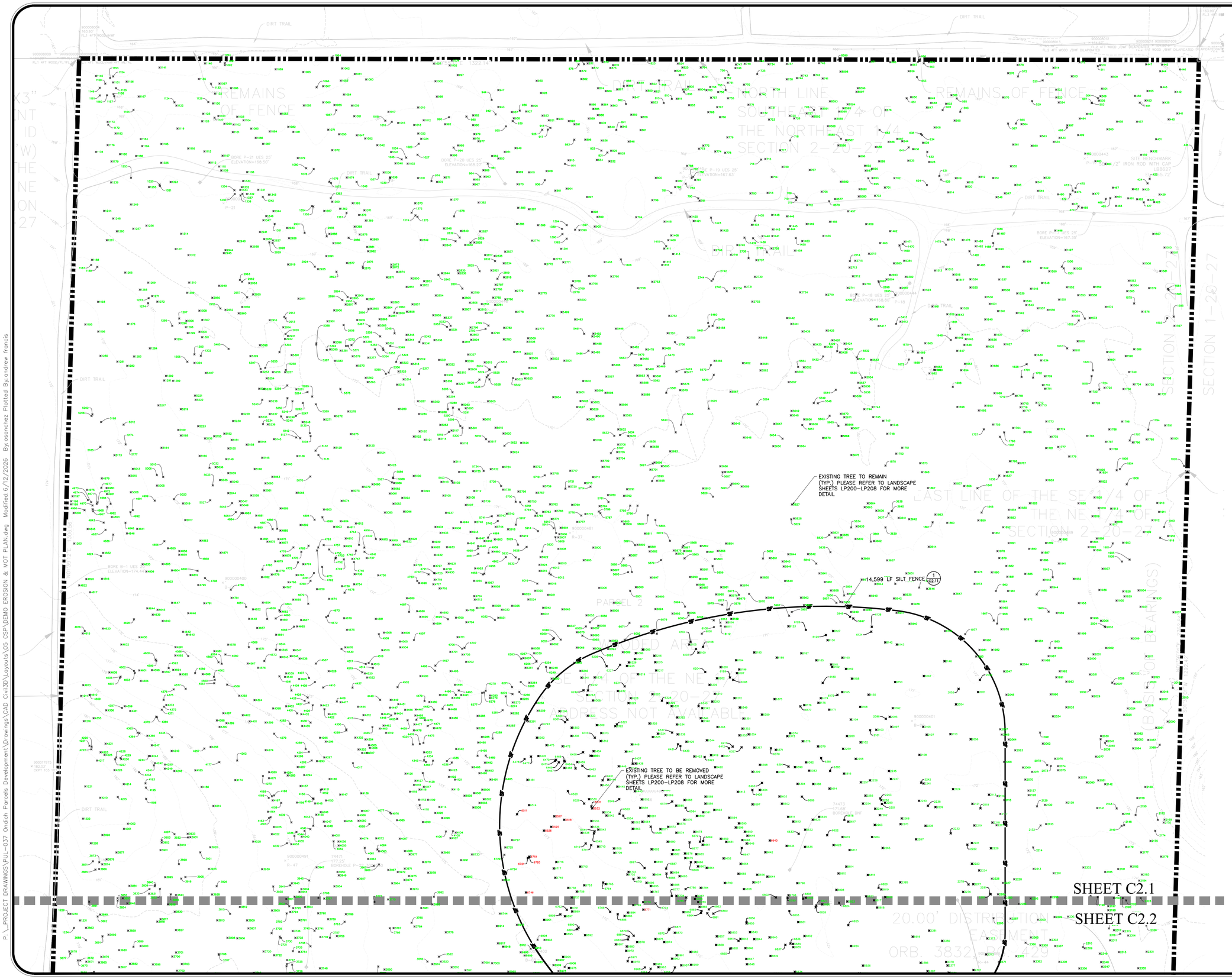

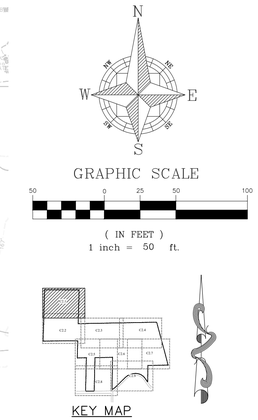

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5	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
4	04/03/2026	S-RWMD COMMENTS DATED 04/01/2026	SCS
3	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SCS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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SHEET C2.1

SHEET C2,2

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

14,599 LF SILT FENCE (1 / C2.11)

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

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

CONTRACTOR TO ABANDON/CAP WELLS PER SJRWMD AND FDEP REGULATIONS

CONTRACTOR TO DEMO ALL EXISTING STRUCTURES AND CONCRETE FLATWORK ONSITE

DEMO ALL EXISTING FENCING ON SITE

DEMO EXISTING GRAVEL ROAD

(1 / C2.11) 14,599 LF SILT FENCE

SHEET C2.2

SHEET C2.3

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C2.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 6/12/26 PROFESSIONAL ENGINEER

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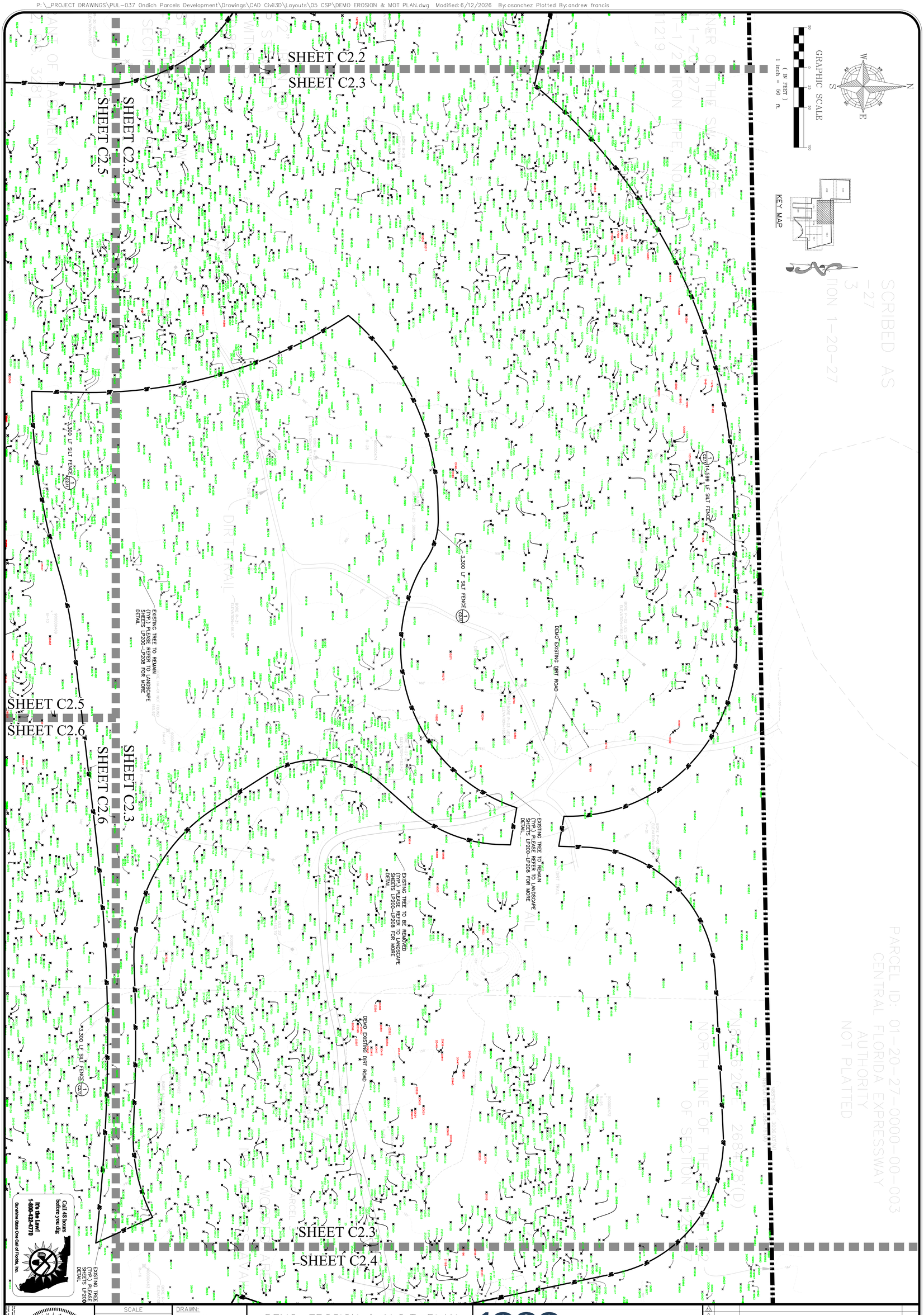

SCALE: 1" = 50'	DRAWN: L. GRAHAM	DEMO, EROSION & M.O.T. PLAN	**1828 ENGINEERING**
PROJECT: PUL-037	DESIGNED: S. SIERRA-GIL	CONSTRUCTION SITE PLAN	2400 MAITLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228
SHEET: C2.3	CHECKED: L.CLASSON	OAKMOOR (F.K.A. ONDICH NORTH) CITY OF APOPKA, FLORIDA	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060
	DATE: 5/28/2026		

LUKE CLASSON LICENSE No. 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	
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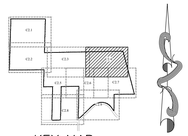

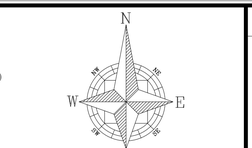

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200-LP208 FOR MORE DETAIL

14,599 LF SILT FENCE (1 / C2.11)

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200-LP208 FOR MORE DETAIL

3,009 LF SILT FENCE (C2.11)

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

CORNER OF SECTION 1-20-27

FOUND 5/8" IRON ROD WITH CAP STAMPED LB 4382

0.22' N

N88°58'50"E 2632.56'

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

SHEET C2.3
SHEET C2.4
SHEET C2.6
SHEET C2.7

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LAKE CLASSON LICENSED No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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14,599 LF SILT FENCE (1 C2.11)

SHEET C2.2
SHEET C2.5

SHEET C2.3
SHEET C2.5

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

SHEET C2.3

SHEET C2.6

SHEET C2.5

SHEET C2.6

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

14,599 LF SILT FENCE (1 C2.11)

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

DEMO EXISTING DIRT TRAIL

DEMO EXISTING BARBED WIRE FENCE

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

SHEET C2.5
SHEET C2.8

SHEET C2.6
SHEET C2.8

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV	DATE	DESCRIPTION	BY
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DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LAKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

SHEET C2.3

SHEET C2.6

SHEET C2.4

SHEET C2.6

SHEET C2.4

SHEET C2.7

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

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

SHEET C2.5

SHEET C2.6

SHEET C2.6

SHEET C2.7

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

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

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

SHEET C2.6

SHEET C2.9

SHEET C2.7

SHEET C2.9

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

DEMO EXISTING DIRT ROAD

SHEET C2.5

SHEET C2.8

SHEET C2.6

SHEET C2.8

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

KEY MAP

REV	DATE	DESCRIPTION
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4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026

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

DEMO, EROSION & M.O.T. PLAN

CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 6/12/26 PROFESSIONAL ENGINEER

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SHEET C2.4

SHEET C2.7

SHEET C2.6

SHEET C2.7

SHEET C2.7

SHEET C2.9

14,599 LF SILT FENCE (1 / C2.11)

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200-LP208 FOR MORE DETAIL

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200-LP208 FOR MORE DETAIL

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

14,599 LF SILT FENCE (1 / C2.11)

DEMO EXISTING DIRT ROAD

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

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

BORE A-01 NOT FOUND ELEVATION=165.50

BORE B-14 NOT FOUND ELEVATION=165.50

BORE HA-05 NOT FOUND ELEVATION=166.50

BORE B-13 NOT FOUND ELEVATION=165.24

BORE B-12 NOT FOUND ELEVATION=165.14

BORE B-05 NOT FOUND ELEVATION=163.47

BORE B-05 UES 20' ELEVATION=165.05

BORE P-10 UES 25' ELEVATION=154.39

BORE P-15 UES 25' ELEVATION=154.39

BORE R-18 NOT FOUND ELEVATION=165.53

FOUND 4"X4" CONCRETE MONUMENT, NO ID

FOUND 4"X4" CONCRETE MONUMENT, NO ID

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

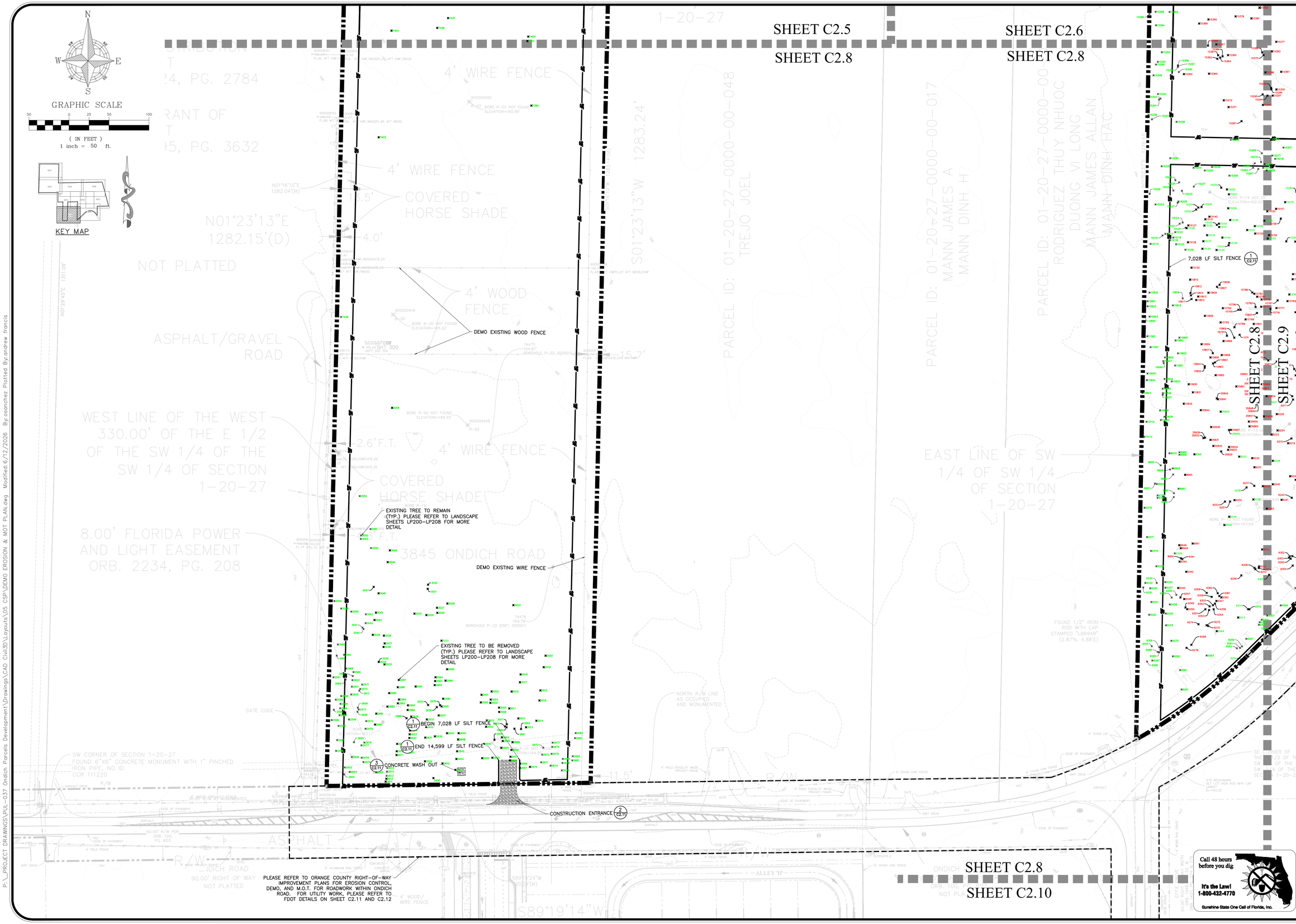
ELEVATION=166.50

ELEVATION=166.66

ELEVATION=166.50

ELEVATION=166.50

ELEVATION=166.50



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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

REV.	DATE	DESCRIPTION	BY
A	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
A	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
A	04/03/2026	S.RWMD COMMENTS DATED 04/01/2026	SCS
A	03/03/2026	S.RWMD COMMENTS DATED 02/06/2026	SCS

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO EROSION & MOT PLAN.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C2.6

SHEET C2.7

SHEET C2.9

SHEET C2.8

SHEET C2.9

1 C2.11 7,028 LF SILT FENCE

1 C2.11 14,599 LF SILT FENCE

EXISTING TREE TO REMAIN (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

DEMO EXISTING DIRT ROAD

EXISTING TREE TO BE REMOVED (TYP.) PLEASE REFER TO LANDSCAPE SHEETS LP200–LP208 FOR MORE DETAIL

1 C2.11 BEGIN 14,599 LF SILT FENCE

1 C2.11 END 7,028 LF SILT FENCE

3 C2.11 CONCRETE WASH OUT

2 C2.11 CONSTRUCTION ENTRANCE

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

ONDICH ROAD
(33.00' R/2 RIGHT OF WAY WIDTH PER O.R.B. BOOK X, PAGE Y, OF WAY WIDTH AS MONUMENTED)

ZONE A

ASPHALT

CONCRETE DRIVE

DIRT DRIVE

4' WOOD PRIVACY FENCE

FOUND 1/2" IRON ROD WITH ILLEGIBLE CAP

FOUND 4"X4" CONCRETE MONUMENT, NO ID

FOUND 6"X6" CONCRETE MONUMENT BROKEN

SET 1/2" IRON ROD WITH CAP "LB7587" ELEV=137.86'

S.1/4 CORNER FOUND 4"X4" CONCRETE MONUMENT WITH IRON ROD AND CAP "LB7587" ELEV=137.86' CCR 47859

WEST LINE OF SECTION 1-

PAR

S00°35'39"W 640.68'

S45°27'00"W 490.42'

N34°06'09"W 165.53'

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

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

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

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1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	S.JIMKO COMMENTS DATED 04/01/2026	SSS
4	03/02/2026	S.JIMKO COMMENTS DATED 02/27/2026	SSS

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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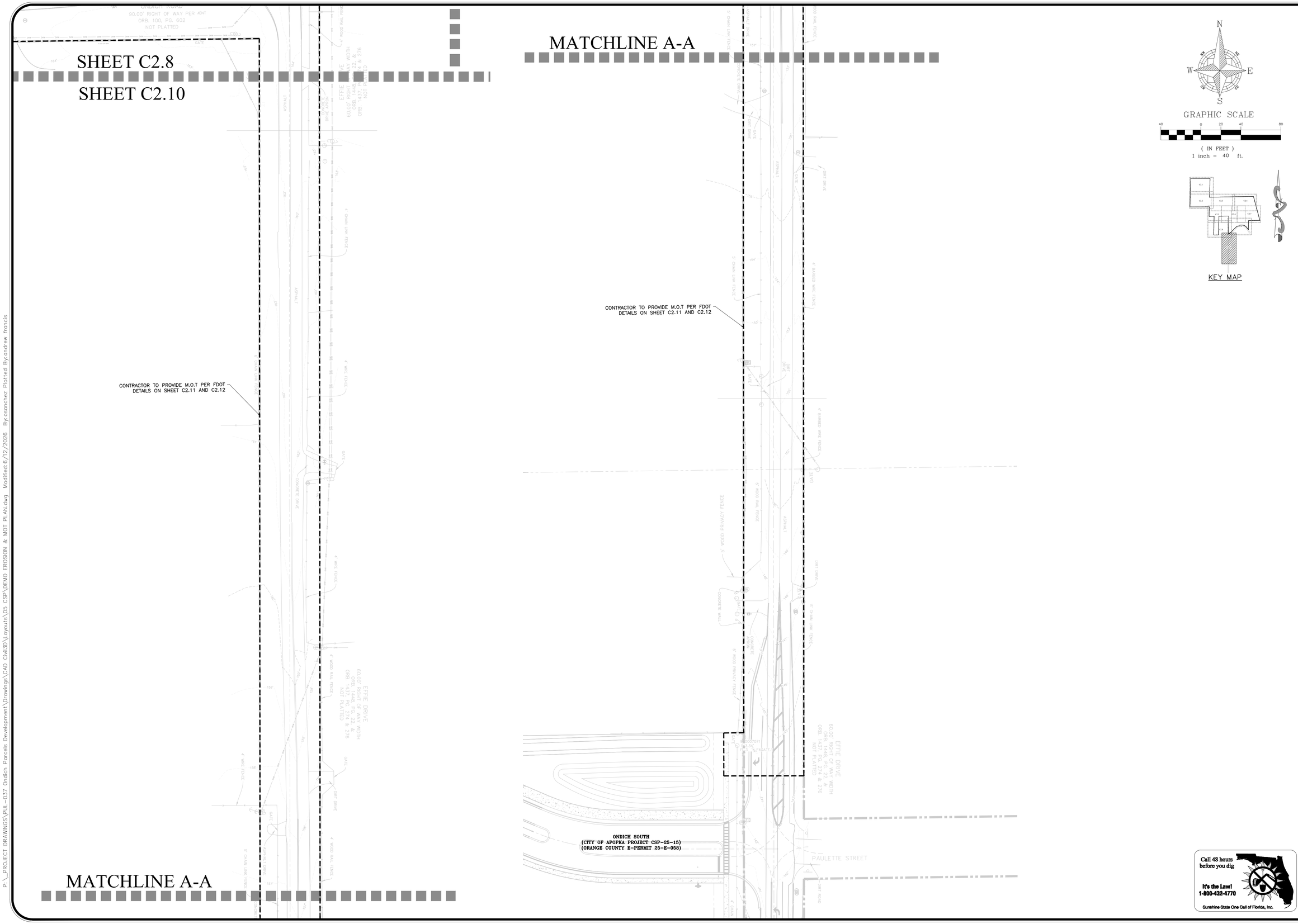

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DEMO, EROSION & M.O.T. PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

SCALE 1" = 40'
PROJECT PUL-037
SHEET C2.10

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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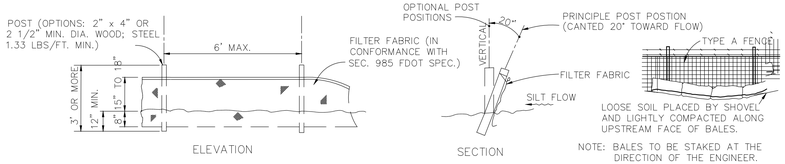
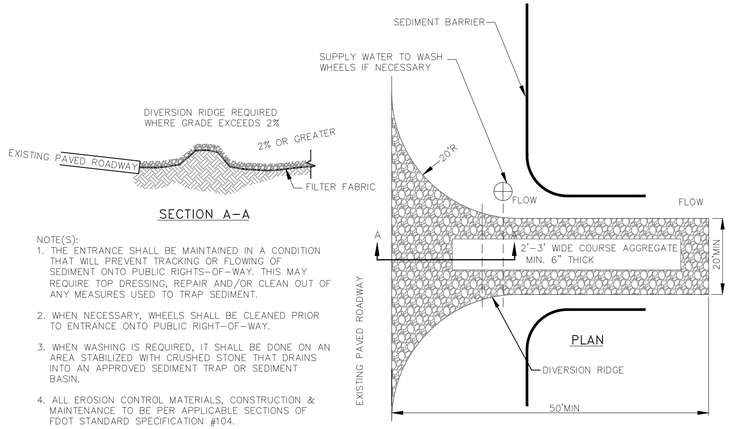


NOTE

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

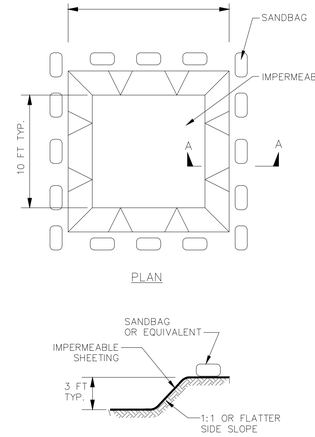
1 TYPE III SILT FENCE DETAIL
N.T.S.



NOTE(S):

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.
5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



EXCAVATED WASHOUT STRUCTURE

NOTES:

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

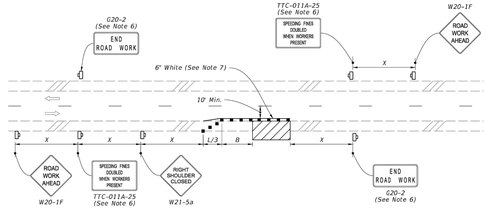
3 CONCRETE WASH OUT

NOTE:

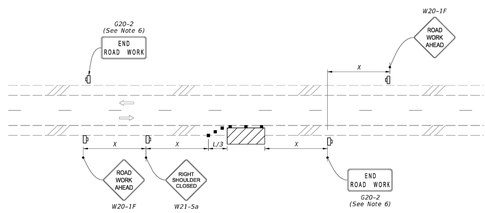
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities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

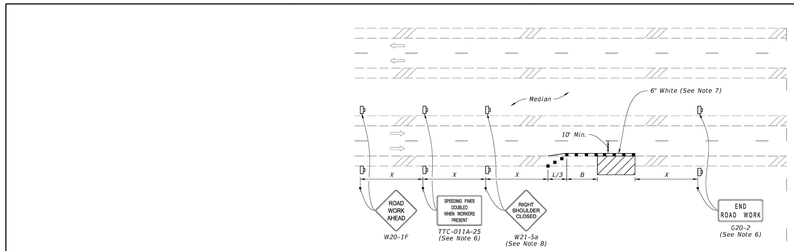


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

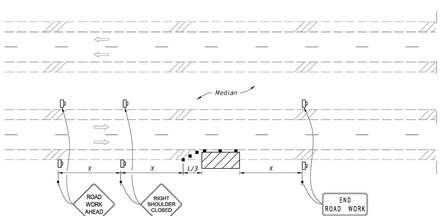


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

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



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

4 MAINTENANCE OF TRAFFIC – WORK ON SHOULDER
N.T.S.

REV	DATE	DESCRIPTION	BY
1	06/01/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	06/12/2026	CITY OF APOPKA COMMENTS DATED 06/14/2026	DSS
3	06/30/2026	SJRWMD COMMENTS DATED 06/30/2026	SKS
4	07/07/2026	SJRWMD COMMENTS DATED 07/07/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

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

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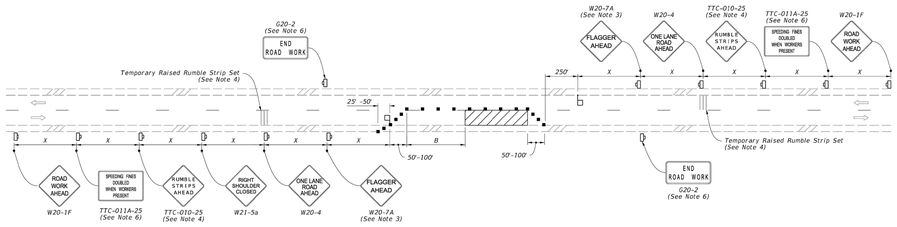


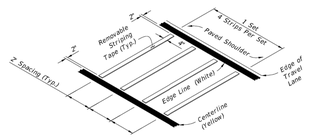
NOTES:

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

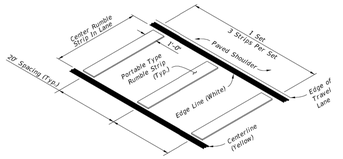
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted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



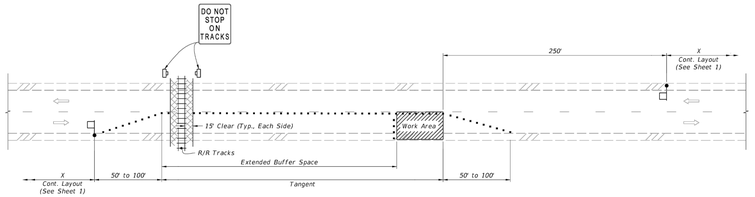
OPTION - 1
REMOVABLE STRIPING TYPE



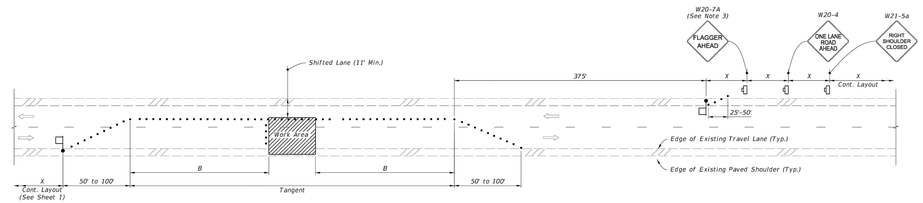
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

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



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



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

SYMBOLS:

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

SPECIAL CONDITIONS

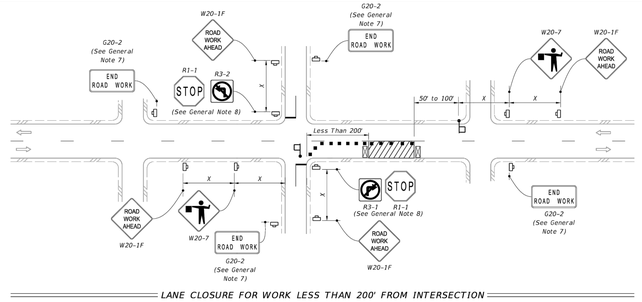
LAST REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21					102-603	2 of 2

5 MAINTENANCE OF TRAFFIC – WORK WITHIN TRAVEL WAY

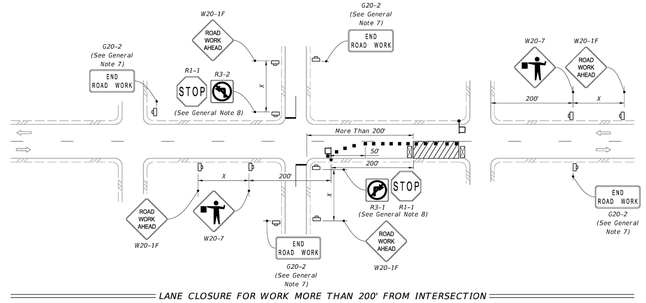
N.T.S.

GENERAL NOTES:

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



LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION

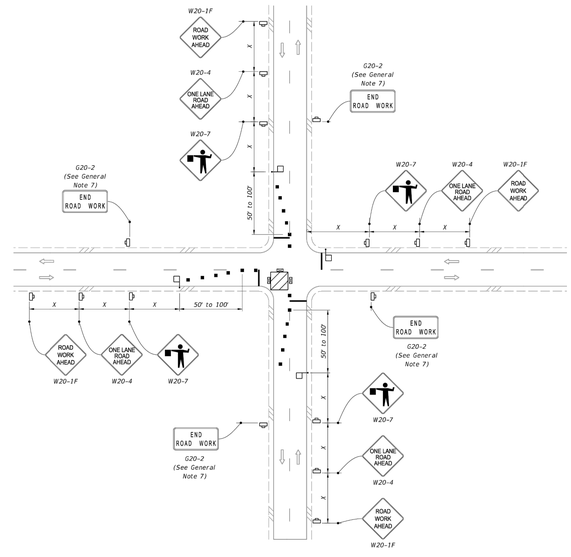


LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

SYMBOLS:

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

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



WORK IN INTERSECTION OF TWO-LANE ROADWAY

SYMBOLS:

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

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

6 MAINTENANCE OF TRAFFIC – WORK IN INTERSECTION

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	04/30/2026	S.WMD COMMENTS DATED 04/30/2026	SCS
	03/30/2026	S.WMD COMMENTS DATED 03/30/2026	SCS

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/28/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C2.1.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

Page 102 of 272

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DEMO EROSION & MOT PLAN.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew.francis

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 25' LANDSCAPE BUFFER
- 50' LANDSCAPE BUFFER
- TREE PRESERVATION
- 75' LOT

N W E S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

OVERALL SITE DATA:

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

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (50%)	98.42 AC	50.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	2.29 AC	1.16%
OPEN SPACE	6.66 AC	3.38%
TREE PRESERVATION	74.96 AC	38.08%
LANDSCAPE BUFFER	16.55 AC	8.41%
STORMWATER POND (75% MAX)	18.52 AC	9.41%
TOTAL	118.98 AC	60.45%

TRACT 'EE' TREE PRESERVATION 33.45 AC
TRACT G STORMWATER POND 6 5.16 AC
TRACT 'P' OPEN SPACE 3.39 AC
TRACT 'Q' OPEN SPACE 1.61 AC
TRACT 'DD' TREE PRESERVATION 2.42 AC
TRACT 'FF' TREE PRESERVATION 3.59 AC
TRACT 'E' STORMWATER POND 4 4.70 AC
TRACT 'F' STORMWATER POND 5 8.57 AC
TRACT 'T' OPEN SPACE 0.23 AC
TRACT 'BB' TREE PRESERVATION 8.75 AC
TRACT 'U' AMENITY TRACT 2.29 AC
TRACT 'Z' TREE PRESERVATION 10.15 AC
TRACT 'J' 50' LANDSCAPE BUFFER 6.88 AC
TRACT 'AA' TREE PRESERVATION 9.17 AC
TRACT 'O' OPEN SPACE 0.91 AC
TRACT 'H' 50' LANDSCAPE BUFFER 4.87 AC
TRACT 'S' OPEN SPACE 0.07 AC
TRACT 'CC' TREE PRESERVATION 3.31 AC
TRACT 'X' TREE PRESERVATION 3.44 AC
TRACT 'R' OPEN SPACE 0.44 AC
TRACT 'I' 50' LANDSCAPE BUFFER 3.71 AC
TRACT 'C' STORMWATER POND 2 0.81 AC
TRACT 'A' PRIVATE RIGHT-OF-WAY 13.68 AC
TRACT 'B' STORMWATER POND 1 0.83 AC
GATED SUBDIVISION ENTRANCE
TRACT 'L' 25' LANDSCAPE BUFFER 0.05 AC
TRACT 'K' 25' LANDSCAPE BUFFER 0.10 AC
EASTBOUND LEFT-TURN LANE
TRACT 'W' TREE PRESERVATION 1.04 AC
TRACT 'V' LIFT STATION 0.04 AC
TRACT 'D' STORMWATER POND 3 4.62 AC
GATED SUBDIVISION ENTRANCE WITH SEPARATE LANES FOR VISITORS AND RESIDENTS
TRACT 'N' 25' LANDSCAPE BUFFER 0.45 AC
EASTBOUND LEFT-TURN LANE AND WESTBOUND RIGHT-TURN LANE
TRACT 'M' 25' LANDSCAPE BUFFER 0.49 AC
TRACT 'Y' TREE PRESERVATION 3.23 AC
ONDICH SOUTH (CSP-25-15)
ZONE A

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	PRIVATE RIGHT-OF-WAY	13.68 AC	595,684 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	0.83 AC	36,032 SF	H.O.A.
TRACT 'C'	STORMWATER POND 2	0.81 AC	35,294 SF	H.O.A.
TRACT 'D'	STORMWATER POND 3	4.62 AC	201,363 SF	H.O.A.
TRACT 'E'	STORMWATER POND 4	4.70 AC	204,799 SF	H.O.A.
TRACT 'F'	STORMWATER POND 5	8.57 AC	373,267 SF	H.O.A.
TRACT 'G'	STORMWATER POND 6	5.16 AC	224,942 SF	H.O.A.
TRACT 'H'	50' LANDSCAPE BUFFER	4.87 AC	211,969 SF	H.O.A.
TRACT 'I'	50' LANDSCAPE BUFFER	3.71 AC	161,424 SF	H.O.A.
TRACT 'J'	50' LANDSCAPE BUFFER	6.88 AC	299,558 SF	H.O.A.
TRACT 'K'	25' LANDSCAPE BUFFER	0.10 AC	4,346 SF	H.O.A.
TRACT 'L'	25' LANDSCAPE BUFFER	0.05 AC	2,185 SF	H.O.A.
TRACT 'M'	25' LANDSCAPE BUFFER	0.49 AC	21,556 SF	H.O.A.
TRACT 'N'	25' LANDSCAPE BUFFER	0.45 AC	19,694 SF	H.O.A.
TRACT 'O'	OPEN SPACE	0.91 AC	39,740 SF	H.O.A.
TRACT 'P'	OPEN SPACE	3.39 AC	147,577 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	1.61 AC	70,230 SF	H.O.A.
TRACT 'R'	OPEN SPACE	0.44 AC	19,303 SF	H.O.A.
TRACT 'S'	OPEN SPACE	0.07 AC	3,200 SF	H.O.A.
TRACT 'T'	OPEN SPACE	0.23 AC	10,153 SF	H.O.A.
TRACT 'U'	AMENITY TRACT	2.29 AC	99,805 SF	H.O.A.
TRACT 'V'	LIFT STATION	0.04 AC	1,944 SF	CITY
TRACT 'W'	TREE PRESERVATION	1.04 AC	45,341 SF	H.O.A.
TRACT 'X'	TREE PRESERVATION	3.44 AC	149,985 SF	H.O.A.
TRACT 'Y'	TREE PRESERVATION	3.23 AC	140,794 SF	H.O.A.
TRACT 'Z'	TREE PRESERVATION	10.15 AC	442,072 SF	H.O.A.
TRACT 'AA'	TREE PRESERVATION	9.17 AC	399,466 SF	H.O.A.
TRACT 'BB'	TREE PRESERVATION	8.75 AC	381,081 SF	H.O.A.
TRACT 'CC'	TREE PRESERVATION	3.31 AC	143,987 SF	H.O.A.
TRACT 'DD'	TREE PRESERVATION	2.42 AC	105,327 SF	H.O.A.
TRACT 'EE'	TREE PRESERVATION	33.45 AC	1,457,179 SF	H.O.A.
TRACT 'FF'	TREE PRESERVATION	3.59 AC	156,193 SF	H.O.A.

PD MASTER PLAN
1" = 200'
C3.0

represent equivalent architectural value. Substantial deviations from architectural renderings must be approved by City Council.

b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.

c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 4/12.

d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.

e) Aluminum or vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.

f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.

g) Concrete or pavers shall be installed for driveways, lead walks, porches, and porticos.

11. Front Building Entrance Elevation Design Standards:

a) A front-entry garage shall be flush with or behind the primary residential façade or porch.

b) All lots shall be allowed to have front-entry, side-entry or courtyard-entry garages.

c) A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural feature such as dormers gives an appearance of an occupied floor above the garage.

d) Front porches and porticos may be at grade level.

e) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.

f) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.

g) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.

h) Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.

12. Individual Lot Front & Rear Yard Fencing Standards:

a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.

b) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.

c) Vinyl fencing shall be allowed.

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka and FDEP standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka and FDEP standards.
4. Utility easements shall be dedicated to the City of Apopka.

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

D. Recreation and Open Space

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

E. Buffers and Landscaping

1. A buffer with a minimum width of ten (10) feet shall be provided along Ondich Road. This tract shall be dedicated to and maintained by the HOA.
2. A buffer with a minimum width of fifty (50) feet shall be provided along the property boundaries adjacent to proposed development unless otherwise specified in these Development Standards. This tract shall be dedicated to and maintained by the HOA.
3. The design of all buffer tracts shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code. Landscaping, Irrigation, and Hardscape Plans shall be provided at Construction Site Plan.
4. Entrance feature and community sign details will be provided with the Construction Site Plan.

5. Final landscape plans for the buffer areas along the proposed entrances on Ondich Road shall be provided with the Construction Site Plan.
6. Tree Planting Conditions – A minimum of four (4) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Street tree plantings shall conform to Section 3.6 of the City of Apopka Development Design Guidelines.
7. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

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

G. Wetlands and Environmental

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

H. Development Condition Continuity

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

I. Signage

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

J. Lighting

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

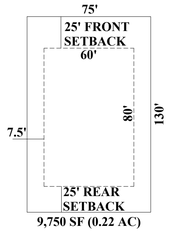
K. Building Permits & Model Homes

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

L. Miscellaneous

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

TYPICAL 75' LOT SIZE/PROPOSED BUILDABLE AREA



9,750 SF (0.22 AC)

PD MASTER PLAN DEVELOPMENT STANDARDS

N.T.S.

C3.1

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PD Master Plan.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew francis

PROPOSED GREEN BUILDING STANDARDS:

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

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

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

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

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

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

TOTAL : **5.75 pt.**

N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

TREE PRESERVATION AREA

OPEN SPACE

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6 C4.7 C4.8 C4.9

TRACT 'EE' TREE PRESERVATION 33.45 AC
TRACT G STORMWATER POND 6 5.16 AC
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TRACT 'F' STORMWATER POND 5 8.57 AC
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TRACT 'M' 25' LANDSCAPE BUFFER 0.49 AC
TRACT 'L' 25' LANDSCAPE BUFFER 0.05 AC
TRACT 'K' 25' LANDSCAPE BUFFER 0.10 AC
ZONE A

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
4	03/02/2026	SJRWMD COMMENTS DATED 02/02/2026	

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

OVERALL GEOMETRY PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/12/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

Call 48 hours before you dig
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Page 105 of 272

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S89°56'11"E
1322.14'

TRACT "EE"
TREE PRESERVATION
33.45 AC

PROPOSED 5' RECREATIONAL TRAIL (TYP.)

N1°22'E
1322.48'

S1°26'49"W
1322.48'

C393

C394

C392

C391

PLEASE REFER TO SHEET C4.13 & C4.14 FOR ALL CROSS SECTIONS

TRACT G
STORMWATER POND 6
5.16 AC

S0°00'00"E
427.48'

K

K

L

SHEET C4.1

SHEET C4.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
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GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
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SCALE: 1" = 50'
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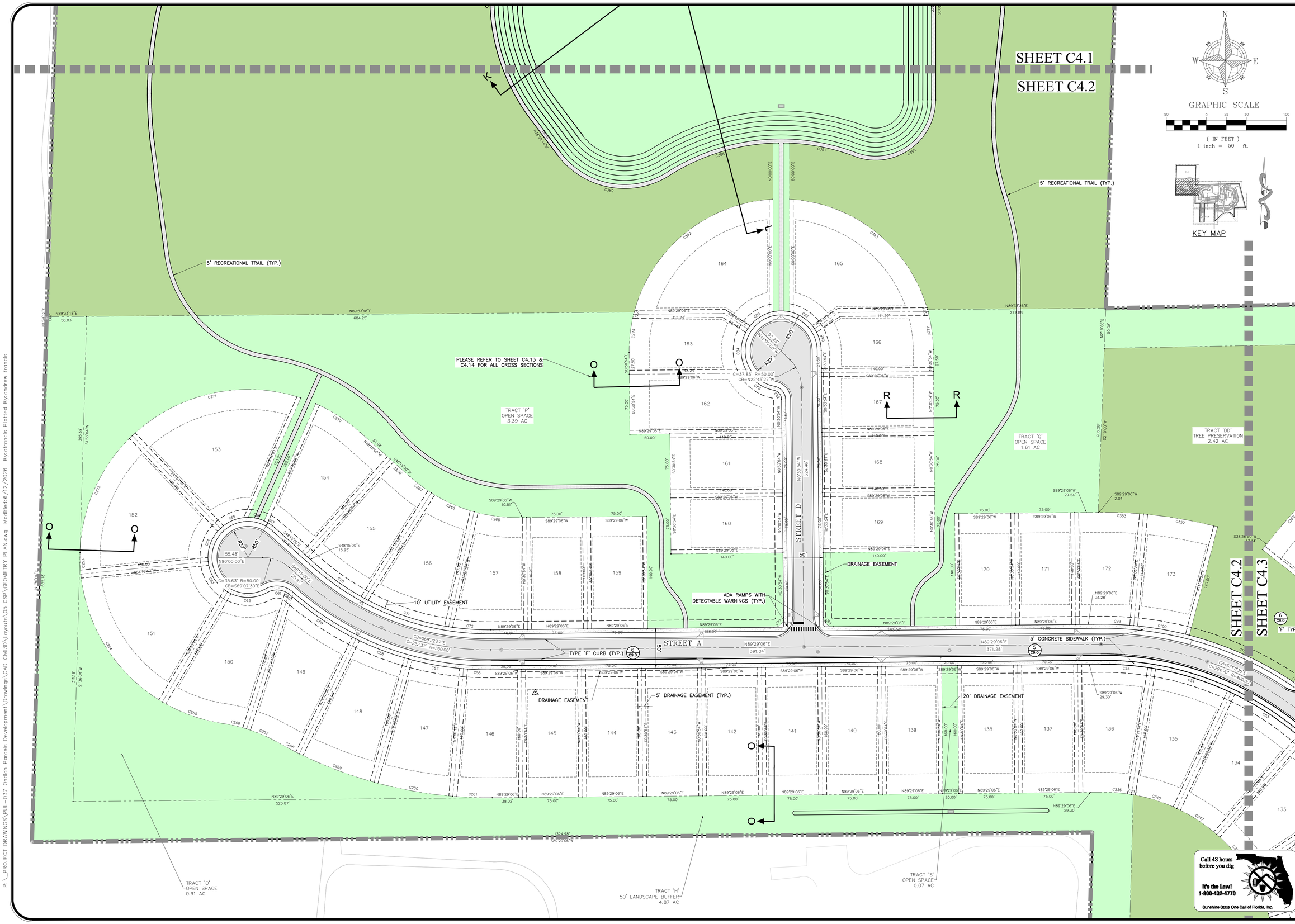
LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/12/26

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



REV.	DATE	DESCRIPTION	BY
6	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
5	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
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GEOMETRY PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

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SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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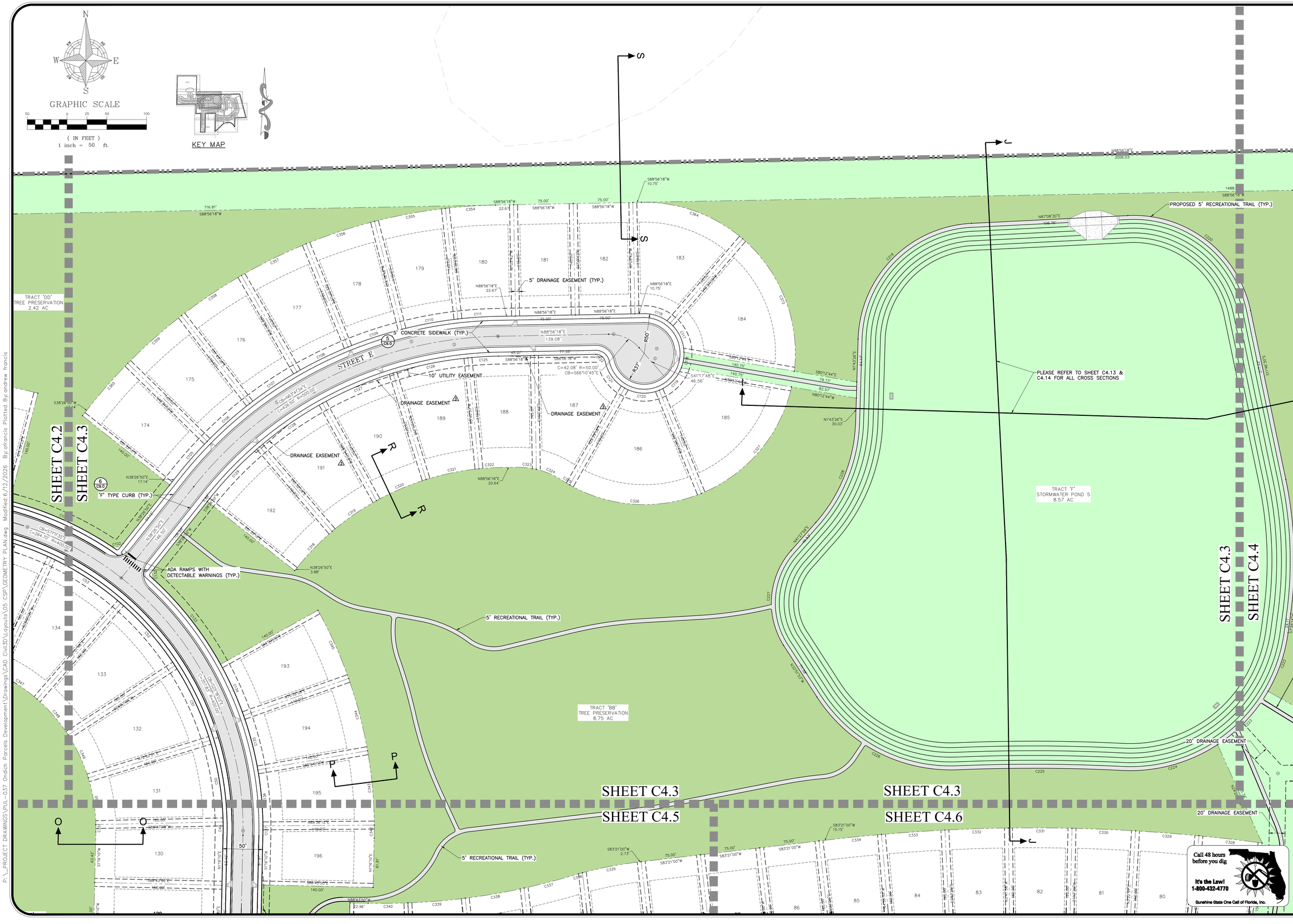

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REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
3	04/03/2026	S-RWMD COMMENTS DATED 04/01/2026	SCS
4	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SCS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/12/2026

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

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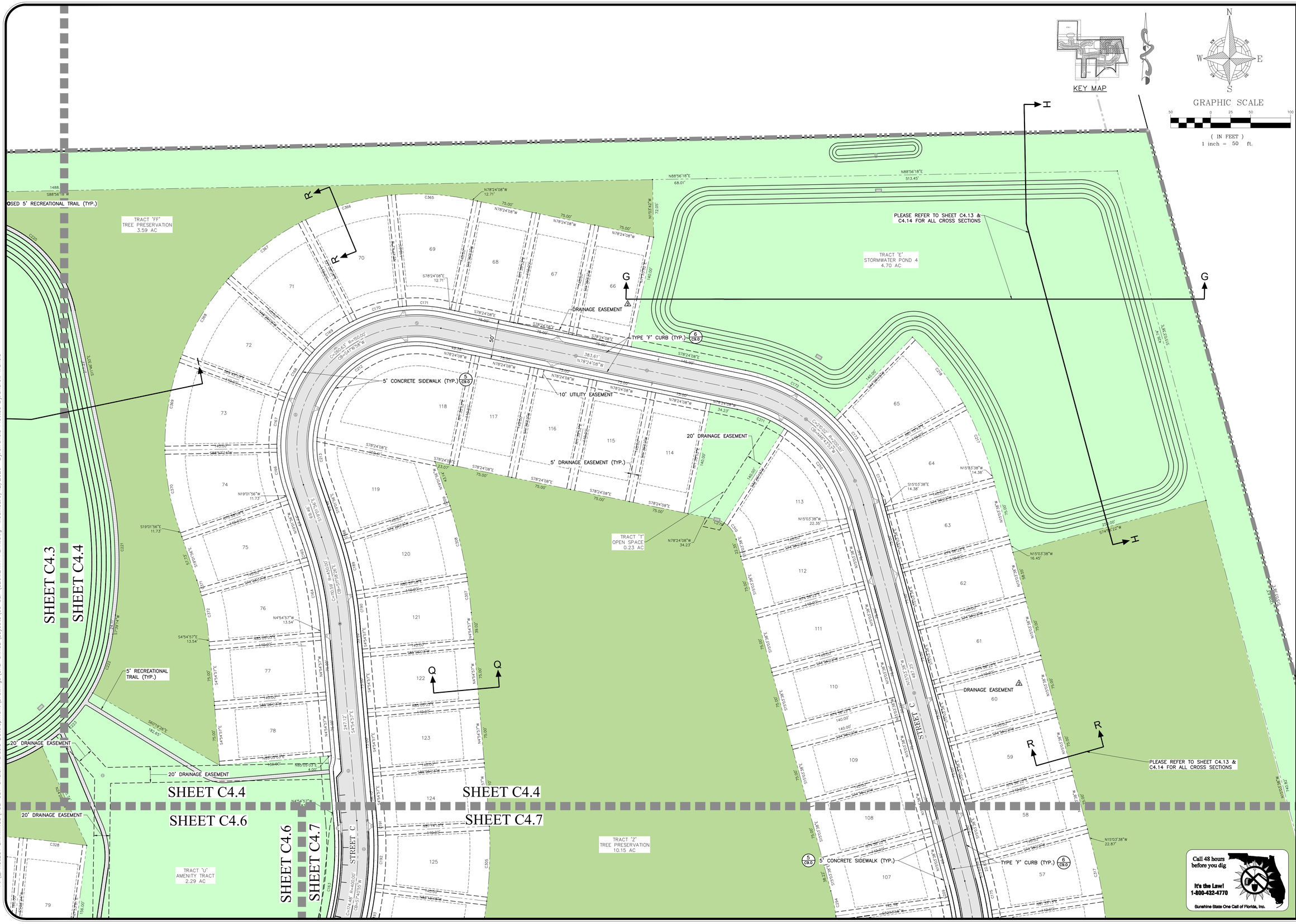

REV	DATE	DESCRIPTION	BY
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2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SCS

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

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6/12/26

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SHEET C4.2
SHEET C4.5

SHEET C4.3
SHEET C4.5

SHEET C4.3
SHEET C4.6

SHEET C4.5
SHEET C4.6

SHEET C4.5
SHEET C4.8

SHEET C4.6
SHEET C4.8

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

5' RECREATIONAL TRAIL (TYP.)

DRAINAGE EASEMENT

STREET A

STREET B

TYPE 'A' CURB (TYP.)

TYPE 'F' CURB (TYP.)

5' CONCRETE SIDEWALK (TYP.)

5' DRAINAGE EASEMENT (TYP.)

ADA RAMPS WITH
DETECTABLE WARNINGS (TYP.)

PLEASE REFER TO SHEET C4.13 &
C4.14 FOR ALL CROSS SECTIONS

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

KEY MAP

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 5/12/2026

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

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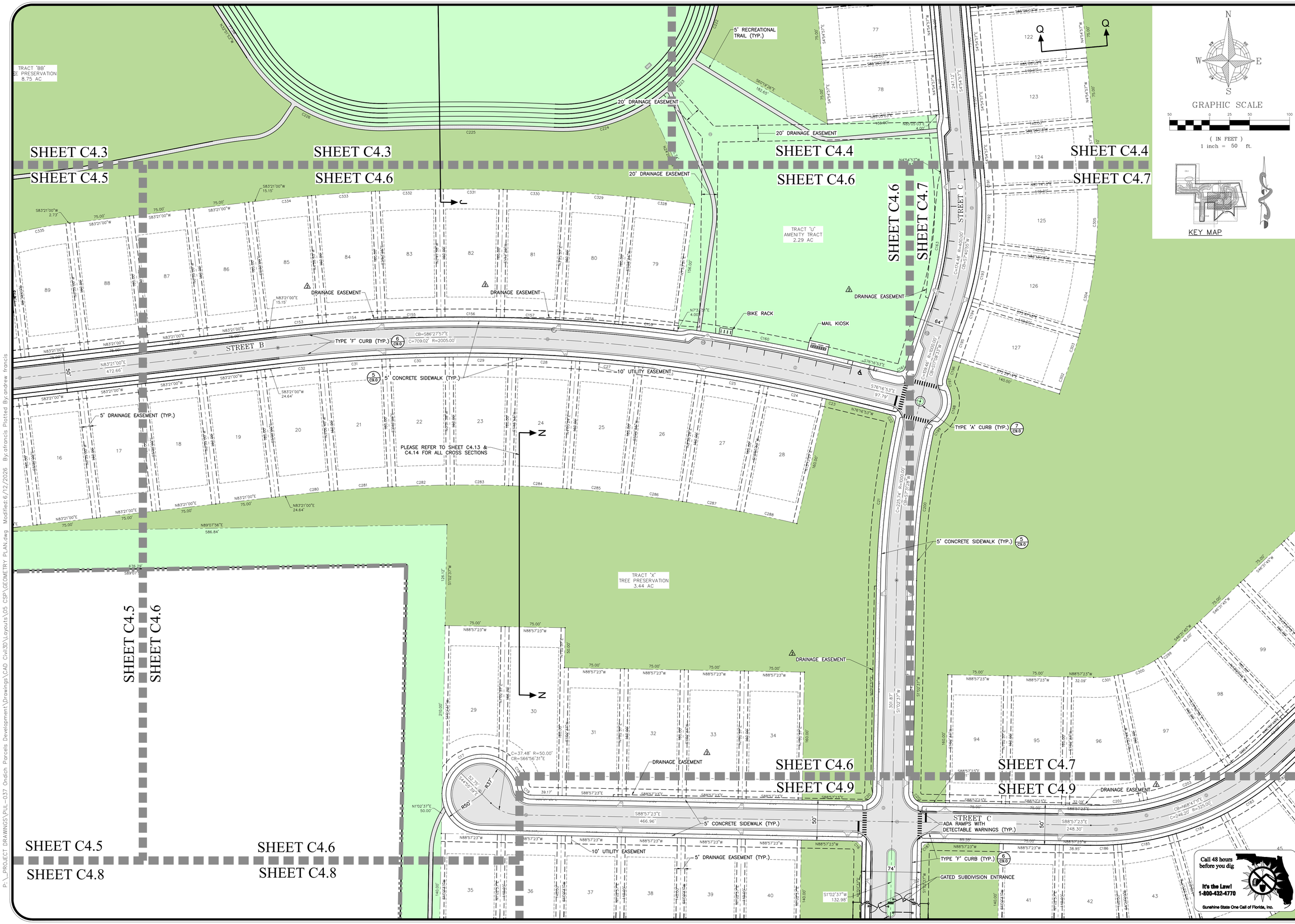

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
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CHECKED: L.CLASSON
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SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C4.6

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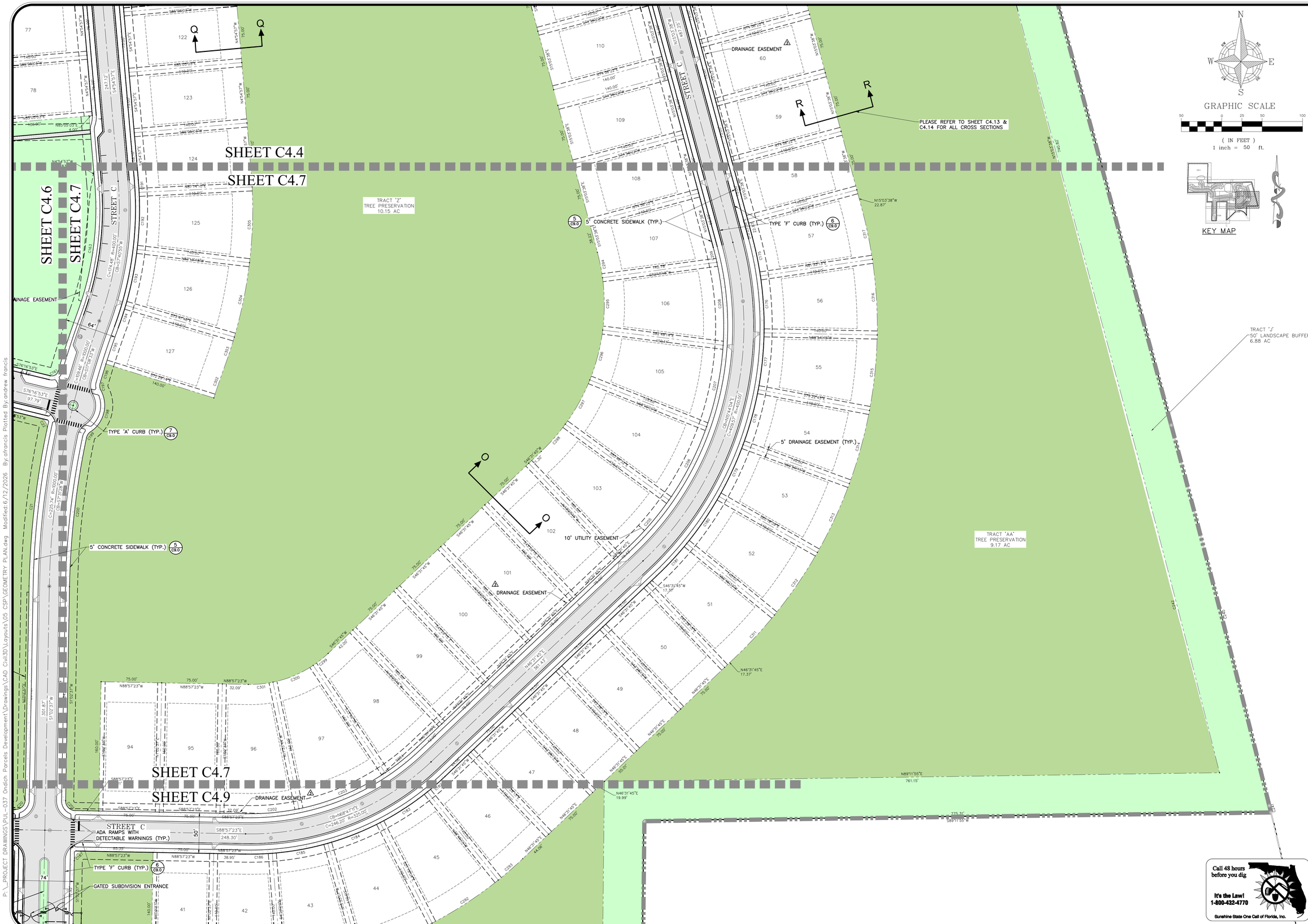

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CITY OF APOPKA, FLORIDA

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SCALE 1" = 50'
PROJECT PUL-037
SHEET C4.7

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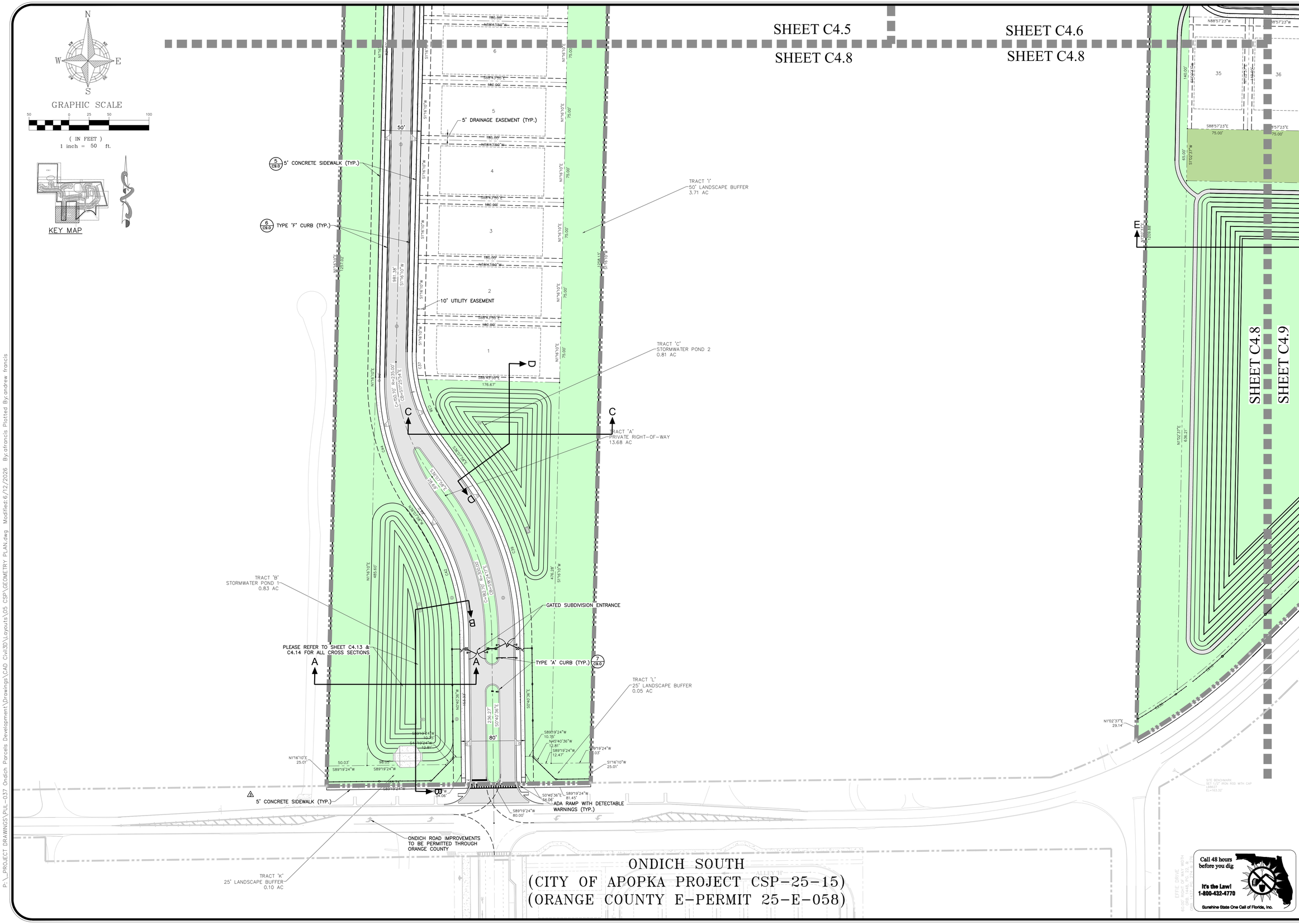

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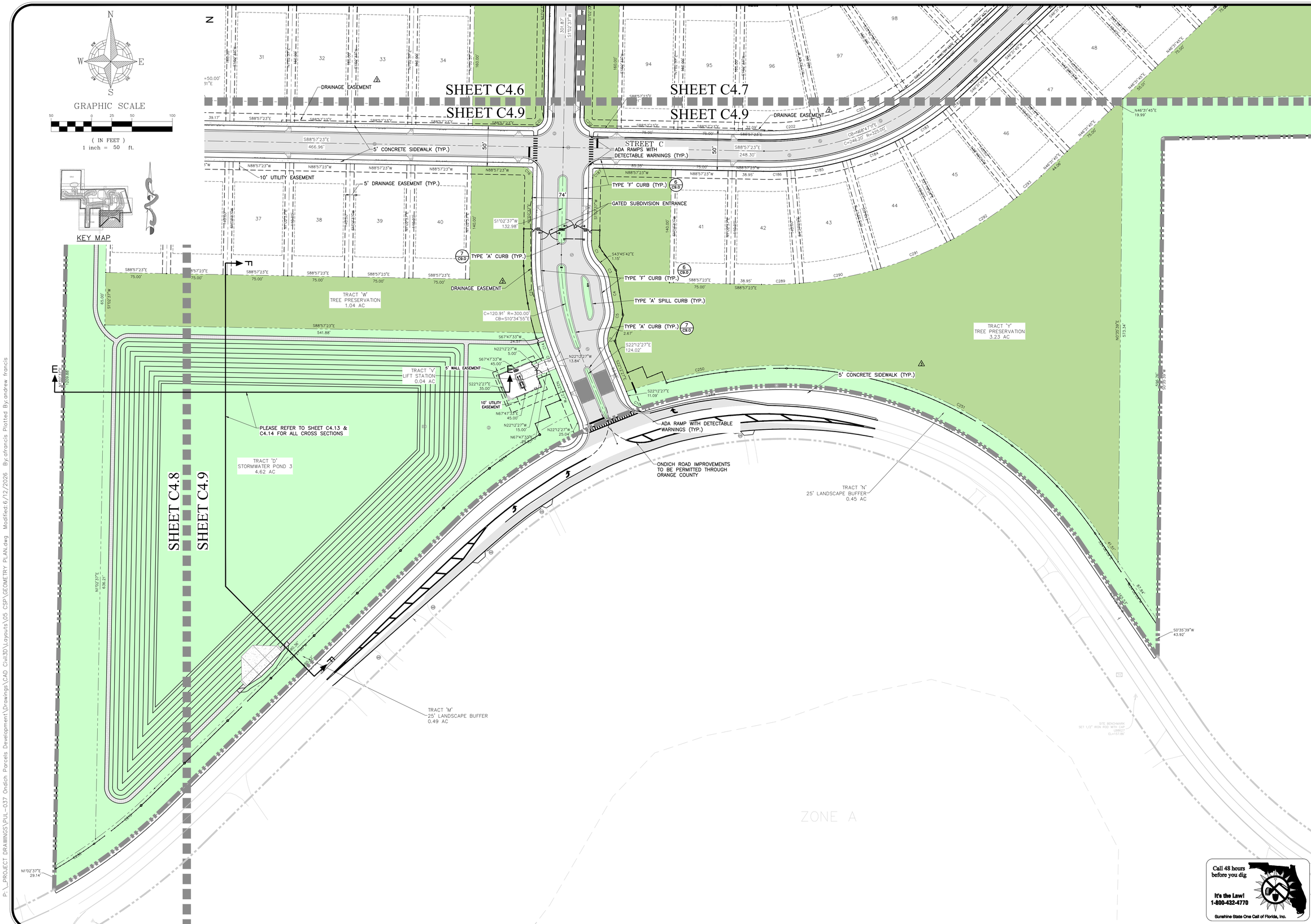

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LOT DATA TABLE

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

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

LOT DATA TABLE

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

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

LOT DATA TABLE

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

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

REV.	DATE	DESCRIPTION	BY
4	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
3	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
2	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026	

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

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

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

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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.

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

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\CURVE, LINE, & LOT DATA TABLES.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C1	28.93	28.20'	S21°21'32"E	37.00'
C3	28.46	27.94'	S24°48'11"E	43.00'
C4	26.75	26.74'	S9°01'28"E	241.00'
C5	26.99	26.55'	S5°46'44"W	43.00'
C7	29.69	28.90'	S0°46'37"W	37.00'
C10	22.30	20.30'	S64°47'52"E	15.00'
C11	83.82	83.75'	S68°28'22"W	580.07'
C13	1.16	1.16'	N22°06'31"W	337.00'
C14	31.88	31.87'	N19°17'58"W	337.00'
C15	103.71	103.30'	N7°46'22"W	337.00'
C16	18.85	16.97'	N43°57'23"W	12.00'
C17	104.72	86.60'	N61°02'37"E	50.00'
C18	42.62	41.34'	S34°32'11"E	50.00'
C19	16.51	15.24'	S49°32'11"E	12.00'
C20	18.85	16.97'	N46°02'37"E	12.00'
C21	195.11	194.82'	N6°29'49"E	1025.00'
C22	18.48	16.71'	N32°09'56"W	12.00'
C23	17.08	17.08'	N76°31'43"W	1980.00'
C24	79.20	79.20'	N77°55'18"W	1980.00'
C25	79.20	79.20'	N80°12'49"W	1980.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C26	79.20	79.20'	N82°30'20"W	1980.00'
C27	79.20	79.20'	N84°47'51"W	1980.00'
C28	79.20	79.20'	N87°05'22"W	1980.00'
C29	79.20	79.20'	N89°22'52"W	1980.00'
C30	79.20	79.20'	S88°19'37"W	1980.00'
C31	79.20	79.20'	S86°02'06"W	1980.00'
C32	53.18	53.18'	S84°07'10"W	1980.00'
C33	1.93	1.93'	S83°24'16"W	1020.00'
C34	73.18	73.17'	S85°30'51"W	1020.00'
C35	65.87	65.85'	S89°25'10"W	1020.00'
C36	18.85	16.97'	S46°16'10"W	12.00'
C37	34.19	34.14'	S4°19'41"E	175.00'
C38	80.05	79.35'	S23°01'45"E	175.00'
C39	210.40	207.06'	S18°24'17"E	340.00'
C42	160.89	158.34'	N18°24'17"W	260.00'
C44	179.52	176.35'	N17°25'54"W	275.00'
C45	9.11	8.89'	N20°28'33"W	12.00'
C46	59.21	53.68'	N1°16'10"E	39.00'
C47	7.50	7.38'	N26°51'10"E	12.00'
C48	1.61	1.61'	N5°06'28"E	12.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C49	16.20	16.20'	N0°01'54"E	375.00'
C50	104.21	103.87'	N9°10'00"W	375.00'
C51	104.21	103.87'	N25°05'17"W	375.00'
C52	104.21	103.87'	N41°00'34"W	375.00'
C53	104.21	103.87'	N56°55'51"W	375.00'
C54	104.21	103.87'	N72°51'08"W	375.00'
C55	63.50	63.42'	N85°39'50"W	375.00'
C56	34.60	34.59'	N87°52'18"W	375.00'
C57	70.17	70.07'	N79°52'03"W	375.00'
C58	70.17	70.07'	N69°08'48"W	375.00'
C59	99.13	98.84'	N56°12'48"W	375.00'
C60	2.23	2.23'	N51°11'42"W	25.00'
C61	28.38	26.88'	N86°16'04"W	25.00'
C62	51.86	49.57'	N89°04'14"W	50.00'
C63	46.77	45.09'	N32°33'18"W	50.00'
C64	45.57	44.01'	N20°21'19"E	50.00'
C65	38.16	37.24'	N68°19'39"E	50.00'
C66	20.58	20.43'	S78°01'17"E	50.00'
C67	15.69	15.63'	S57°14'28"E	50.00'
C70	75.58	75.41'	S54°54'45"E	325.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C71	111.36	110.81'	S71°23'27"E	325.00'
C72	52.80	52.74'	S85°51'39"E	325.00'
C77	18.85	16.97'	N44°29'06"E	12.00'
C82	16.51	15.24'	N39°56'06"W	12.00'
C83	39.68	38.65'	N56°37'13"W	50.00'
C84	58.53	55.24'	N0°21'08"W	50.00'
C85	39.52	38.50'	N55°49'20"E	50.00'
C86	20.14	20.00'	N90°00'00"E	50.00'
C87	39.11	38.12'	S56°03'20"E	50.00'
C88	28.91	28.51'	S17°04'54"E	50.00'
C94	18.85	16.97'	S45°30'54"E	12.00'
C99	41.20	41.18'	S87°44'17"E	425.00'
C100	70.72	70.64'	S80°11'39"E	425.00'
C101	138.90	138.28'	S66°03'53"E	425.00'
C102	17.76	16.19'	N80°53'26"E	12.00'
C105	55.18	55.15'	N41°27'29"E	525.00'
C106	71.51	71.46'	N48°22'16"E	525.00'
C107	71.51	71.46'	N56°10'33"E	525.00'
C108	71.51	71.46'	N63°58'49"E	525.00'
C109	71.51	71.46'	N71°47'06"E	525.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C110	71.51	71.46'	N79°35'22"E	525.00'
C111	49.91	49.89'	N86°12'54"E	525.00'
C116	36.38	35.58'	S70°13'06"E	50.00'
C117	41.56	40.38'	S25°33'44"E	50.00'
C118	20.14	20.00'	S9°47'16"W	50.00'
C119	40.59	39.49'	S44°34'57"W	50.00'
C120	45.08	43.57'	N86°19'48"W	50.00'
C121	42.13	40.90'	N36°21'40"W	50.00'
C122	16.51	15.24'	N51°38'30"W	12.00'
C125	38.25	38.24'	S86°37'54"W	475.00'
C126	96.33	96.17'	S78°30'54"W	475.00'
C127	96.33	96.17'	S66°53'43"W	475.00'
C128	96.33	96.17'	S55°16'32"W	475.00'
C129	91.35	91.21'	S43°57'23"W	475.00'
C132	17.89	16.28'	S4°16'13"E	12.00'
C133	133.44	132.89'	S37°59'35"E	425.00'
C134	70.72	70.64'	S24°13'53"E	425.00'
C135	70.72	70.64'	S14°41'51"E	425.00'
C136	70.72	70.64'	S5°09'49"E	425.00'
C137	12.36	12.36'	S0°26'11"W	425.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C140	18.85	16.97'	S43°43'50"E	12.00'
C143	58.38	58.37'	N89°32'43"E	970.00'
C144	75.69	75.67'	N85°35'08"E	970.00'
C153	59.12	59.12'	N84°11'04"E	2030.00'
C154	74.08	74.08'	N86°03'51"E	2030.00'
C155	74.08	74.08'	N88°09'18"E	2030.00'
C156	74.08	74.08'	S89°45'14"E	2030.00'
C157	74.08	74.08'	S87°39'47"E	2030.00'
C158	74.08	74.08'	S85°34'20"E	2030.00'
C159	74.08	74.08'	S83°28'52"E	2030.00'
C160	218.48	218.37'	S79°21'31"E	2034.00'
C161	12.24	11.08'	N59°52'45"E	8.00'
C162	76.15	76.13'	N18°09'35"E	1029.00'
C163	163.15	161.83'	N7°40'55"E	371.00'
C164	81.77	81.65'	N10°25'40"W	425.00'
C165	22.94	22.94'	N17°29'09"W	425.00'
C166	54.94	54.72'	N10°02'16"W	175.00'
C167	65.09	64.72'	N9°36'45"E	175.00'
C168	65.09	64.72'	N30°55'29"E	175.00'
C169	65.09	64.72'	N52°14'13"E	175.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C170	65.09	64.72'	N73°32'56"E	175.00'
C171	53.12	52.92'	S87°05'55"E	175.00'
C172	127.88	126.17'	S62°07'11"E	225.00'
C173	67.15	66.90'	S37°17'16"E	225.00'
C174	53.71	53.58'	S21°53'57"E	225.00'
C175	49.06	49.03'	S11°45'12"E	425.00'
C176	70.72	70.64'	S3°40'46"E	425.00'
C177	70.72	70.64'	S5°51'16"W	425.00'
C178	70.72	70.64'	S15°23'18"W	425.00'
C179	70.72	70.64'	S24°55'20"W	425.00'
C180	70.72	70.64'	S34°27'22"W	425.00'
C181	54.19	54.16'	S42°52'34"W	425.00'
C182	28.84	28.83'	S48°53'22"W	350.00'
C183	69.84	69.72'	S56°57'58"W	350.00'
C184	69.84	69.72'	S68°23'55"W	350.00'
C185	69.84	69.72'	S79°49'52"W	350.00'
C186	33.58	33.56'	S88°17'44"W	350.00'
C187	18.85	16.97'	S46°02'37"W	12.00'
C188	11.73	11.73'	S18°19'28"E	475.00'
C189	71.16	71.09'	S13°19'31"E	475.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C190	34.14	34.13'	S6°58'29"E	475.00'
C191	15.96	15.96'	S3°50'24"E	425.00'
C192	70.72	70.64'	S2°00'11"W	425.00'
C193	70.72	70.64'	S11°32'13"W	425.00'
C194	29.49	29.49'	S18°17'30"W	425.00'
C195	47.09	47.08'	S18°53'47"W	975.00'
C196	24.82	24.81'	S16°47'01"W	975.00'
C197	9.33	9.09'	S6°12'28"E	12.00'
C198	57.82	52.67'	S14°00'18"W	39.00'
C199	9.33	9.09'	S34°13'05"W	12.00'
C200	185.69	185.41'	S6°29'59"W	975.00'
C201	18.85	16.97'	S43°57'23"E	12.00'
C202	66.00	65.87'	N84°44'27"E	300.00'
C203	116.31	115.59'	N67°19'50"E	300.00'
C204	50.76	50.70'	N51°22'34"E	300.00'
C205	75.55	75.43'	N40°45'26"E	375.00'
C206	102.42	102.10'	N27°09'41"E	375.00'
C207	103.12	102.79'	N11°27'35"E	375.00'
C208	103.33	103.01'	N4°18'43"W	375.00'
C209	18.68	18.68'	N13°37'59"W	375.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C210	129.64	126.69'	N36°16'56"W	175.00'
C211	63.83	63.48'	N67°57'11"W	175.00'
C212	211.39	187.08'	S53°09'07"W	125.00'
C213	51.79	51.42'	S7°09'47"E	125.00'
C214	208.92	207.89'	S54°35'05"W	605.07'
C216	96.49	96.39'	S49°23'14"W	620.92'
C217	87.13	86.93'	N21°53'57"W	365.00'
C218	108.93	108.53'	N37°17'16"W	365.00'
C219	223.62	203.48'	N44°25'58"E	150.00'
C220	212.28	195.00'	S52°19'00"E	150.00'
C221	169.55	168.74'	S2°03'38"E	500.00'
C222	78.30	181.52'	S18°52'10"W	200.00'
C223	93.19	92.35'	S43°26'00"W	200.00'
C224	125.92	205.51'	S74°49'05"W	200.00'
C225	207.63	207.55'	N89°46'16"W	2265.00'
C226	207.81	198.58'	N62°37'51"W	200.00'
C227	128.51	119.84'	N4°39'08"E	100.00'
C228	138.73	135.96'	N21°35'42"E	200.00'
C236	36.41	36.36'	S85°39'50"E	215.00'
C237	2.37	2.37'	S80°29'47"E	215.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C238	60.63	60.60'	S56°38'10"W	620.92'
C240	486.19	486.18'	S14°27'01"E	22824.00'
C241	8.65	8.65'	S13°45'27"E	3006.00'
C242	430.86	430.85'	N14°31'07"W	22774.00'
C247	199.00	198.03'	S54°30'18"W	580.07'
C248	178.61	178.04'	S52°52'01"W	645.92'
C249	165.79	165.23'	S80°48'00"W	580.07'
C250	188.81	188.05'	N80°02'53"E	605.07'
C251	470.19	450.91'	S62°24'44"E	470.98'
C252	445.29	427.03'	N62°24'30"W	445.98'
C253	26.77	26.75'	S2°03'01"E	210.00'
C254	196.65	189.54'	S32°31'42"E	210.00'
C255	80.89	80.39'	S70°23'21"E	210.00'
C256	30.43	30.40'	S77°03'52"E	200.00'
C257	42.49	42.41'	S66°37'08"E	200.00'
C258	30.38	30.38'	S62°09'33"E	535.00'
C259	100.11	99.96'	S69°08'48"E	535.00'
C260	100.11	99.96'	S79°52'03"E	535.00'
C261	49.37	49.35'	S87°52'18"E	535.00'
C265	55.73	55.55'	N82°31'56"W	200.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C266	58.69	58.48'	N66°08'35"W	200.00'
C267	33.11	33.08'	N52°59'36"W	200.00'
C270	65.91	65.64'	N57°14'28"W	210.00'
C271	226.63	215.79'	S77°23'09"W	210.00'
C272	164.45	160.28'	S24°02'06"W	210.00'
C273	2.74	2.74'	S14°22'30"W	190.00'
C274	48.01	47.88'	S6°43'24"W	190.00'
C277	48.01	47.88'	N7°45'12"W	190.00'
C278	2.59	2.59'	N15°22'56"W	190.00'
C279	12.77	12.70'	N67°57'11"W	35.00'
C280	48.89	48.88'	N84°07'10"E	1820.00'
C281	72.80	72.80'	N86°02'06"E	1820.00'
C282	72.80	72.80'	N88°19'37"E	1820.00'
C283	72.80	72.80'	S89°22'52"E	1820.00'
C284	72.80	72.80'	S87°05'22"E	1820.00'
C285	72.80	72.80'	S84°47'51"E	1820.00'
C286	72.80	72.80'	S82°30'20"E	1820.00'
C287	72.80	72.80'	S80°12'49"E	1820.00'
C288	72.80	72.80'	S77°55'18"E	1820.00'
C289	47.01	46.99'	N88°17'44"E	490.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C290	97.77	97.61'	N79°49'52"E	490.00'
C291	97.77	97.61'	N68°23'55"E	490.00'
C292	97.77	97.61'	N56°57'58"E	490.00'
C293	40.37	40.36'	N48°53'22"E	490.00'
C294	32.14	32.12'	S11°22'40"E	250.00'
C295	64.97	64.79'	S0°14'58"E	250.00'
C296	63.87	63.69'	S14°30'52"W	250.00'
C297	62.79	62.63'	S29°01'44"W	250.00'
C298	44.96	44.90'	S41°22'37"W	250.00'
C299	23.69	23.66'	S51°22'34"W	140.00'
C300	54.28	53.94'	S67°19'50"W	140.00'
C301	30.80	30.74'	S84°44'27"W	140.00'
C302	40.33	40.32'	N18°53'47"E	835.00'
C303	39.21	39.20'	N18°17'30"E	565.00'
C304	94.01	93.91'	N11°32'13"E	565.00'
C305	94.01	93.91'	N2°00'11"E	565.00'
C306	21.22	21.22'	N3°50'24"W	565.00'
C307	44.20	44.19'	N6°58'29"W	615.00'
C308	92.13	92.04'	N13°19'31"W	615.00'
C309	15.19	15.19'	N18°19'28"W	615.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C310	25.93	25.34'	S36°16'56"E	35.00'
C311	72.05	72.00'	N42°52'34"E	565.00'
C312	94.01	93.91'	N34°27'22"E	565.00'
C313	94.01	93.91'	N24°55'20"E	565.00'
C314	94.01	93.91'	N15°23'18"E	565.00'
C315	94.01	93.91'	N5°51'16"E	565.00'
C316	94.01	93.91'	N3°40'46"W	565.00'
C317	65.22	65.19'	N11°45'12"W	565.00'
C318	64.42	64.32'	N43°57'23"E	335.00'
C319	67.94	67.82'	N55°16'32"E	335.00'
C320	67.94	67.82'	N66°53'43"E	335.00'
C321	67.94	67.82'	N78°30'54"E	335.00'
C322	26.97	26.97'	N86°37'54"E	335.00'
C323	24.83	24.77'	S83°56'53"E	100.00'
C324	34.77	34.59'	S66°52'25"E	100.00'
C325	11.90	11.89'	S58°42'25"E	190.00'
C326	171.31	165.56'	S86°19'48"E	190.00'
C327	182.51	175.57'	N40°19'21"E	190.00'
C328	79.92	79.92'	N83°28'52"W	2190.00'
C329	79.92	79.92'	N85°34'20"W	2190.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C330	79.92	79.92'	N87°39'47"W	2190.00'
C331	79.92	79.92'	N89°45'14"W	2190.00'
C332	79.92	79.92'	S88°09'18"W	2190.00'
C333	79.92	79.92'	S86°03'51"W	2190.00'
C334	63.78	63.78'	S84°11'04"W	2190.00'
C335	72.53	72.46'	S79°11'41"W	500.00'
C336	14.29	14.29'	S74°13'13"W	500.00'
C337	61.47	61.46'	S75°31'23"W	830.00'
C338	75.14	75.11'	S80°14'18"W	830.00'
C339	72.28	72.26'	S85°19'35"W	830.00'
C340	49.95	49.95'	S89°32'43"W	830.00'
C342	16.43	16.43'	N0°26'11"E	565.00'
C343	94.01	93.91'	N5°09'49"W	565.00'
C344	94.01	93.91'	N14°41'51"W	565.00'
C345	94.01	93.91'	N24°13'53"W	565.00'
C346	57.37	57.20'	S72°32'09"E	215.00'
C347	59.74	59.55'	S56°55'51"E	215.00'
C348	59.74	59.55'	S41°00'34"E	215.00'
C349	59.74	59.55'	S25°05'17"E	215.00'
C350	59.74	59.55'	S9°10'00"E	215.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C351	9.29	9.29'	S0°01'54"W	215.00'
C352	94.01	93.91'	N80°11'39"W	565.00'
C353	54.77	54.75'	N87°44'17"W	565.00'
C354	63.21	63.19'	S86°12'54"W	665.00'
C355	90.58	90.51'	S79°35'22"W	665.00'
C356	90.58	90.51'	S71°47'06"W	665.00'
C357	90.58	90.51'	S63°58'49"W	665.00'
C358	90.58	90.51'	S56°10'33"W	665.00'
C359	90.58	90.51'	S48°22'16"W	665.00'
C360	69.89	69.86'	S41°27'29"W	665.00'
C362	239.41	223.88'	S50°53'09"W	190.00'
C363	236.14	221.24'	N51°22'40"W	190.00'
C364	138.24	135.21'	N70°13'06"W	190.00'
C365	95.62	95.26'	N87°05'55"W	315.00'
C366	117.17	116.50'	S73°32'56"W	315.00'
C367	117.17	116.50'	S52°14'13"W	315.00'
C368	117.17	116.50'	S30°55'29"W	315.00'
C369	117.17	116.50'	S9°36'45"W	315.00'
C370	98.90	98.49'	S10°02'16"E	315.00'
C371	15.38	15.38'	S17°29'09"E	285.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C372	54.83	54.75'	S10°25'40"E	285.00'
C373	186.19	178.83'	N21°18'08"W	190.00'

REV	DATE	DESCRIPTION	BY
1	06/21/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/20/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
4	03/05/2026	SJRWMD COMMENTS DATED 02/20/2026	

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

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

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

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

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\CURVE, LINE, & LOT DATA TABLES.dwg Modified:6/12/2026 By:asanchez Plotted By:andrew francis

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (50%)	98.42 AC	50.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	2.29 AC	1.16%
OPEN SPACE	6.66 AC	3.38%
TREE PRESERVATION	78.55 AC	39.90%
LANDSCAPE BUFFER	16.54 AC	8.40%
STORMWATER POND (75% MAX)	18.53 AC	9.41%
TOTAL	122.56 AC	62.27%

N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- PROPERTY BOUNDARY
- AMENITY AND PARK
- OPEN SPACE
- TREE PRESERVATION
- LANDSCAPE BUFFER
- STORMWATER PONDS (75% MAX)

NOTES:

1. PER THE APPROVED PD ZONING ORDINANCE #3117 THE PARK AMENITIES SHALL INCLUDE A CABANA WITH RESTROOMS, A SWIMMING POOL, AND A COVERED MAILBOX KIOSK AT A MINIMUM. THE SWIMMING POOL SHALL MEET MINIMUM SIZING REQUIREMENTS BASED ON THE FLORIDA BUILDING CODE. DOCUMENTATION/CALCULATIONS THAT THE PROPOSED POOL SIZE AND DECK COMPLIES WITH STATE HELATH STANDARDS WILL BE PROVIDED AT THE BUILDING PERMIT APPLICATION.

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/07/2026	SJRWMD COMMENTS DATED 04/01/2026	SGS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SGS

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MAITLAND, FLORIDA 32751
(407) 558-2228

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.12

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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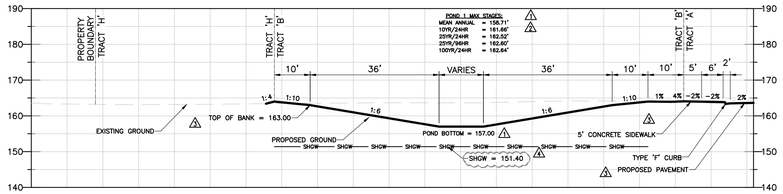
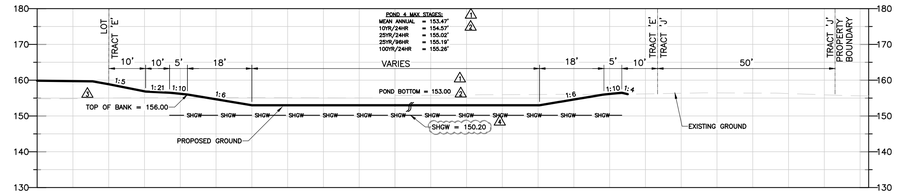


SECTION A-A

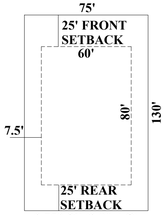
N.T.S.

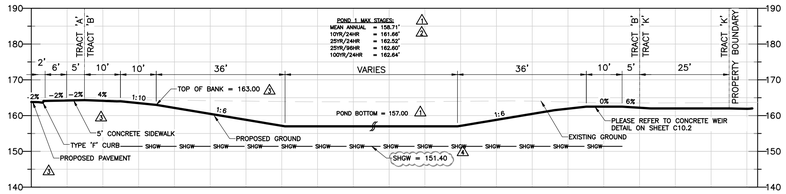


SECTION G-G

N.T.S.

TYPICAL 75' LOT SIZE/PROPOSED BUILDABLE AREA





SECTION B-B

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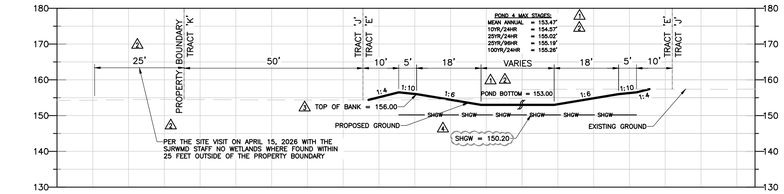

SECTION H-H

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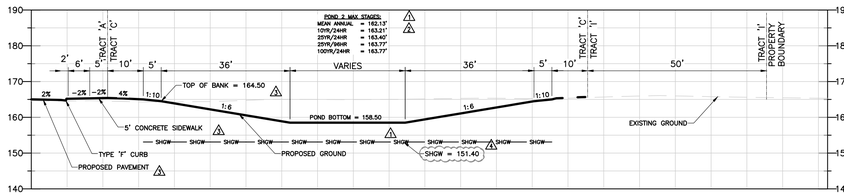

SECTION C-C

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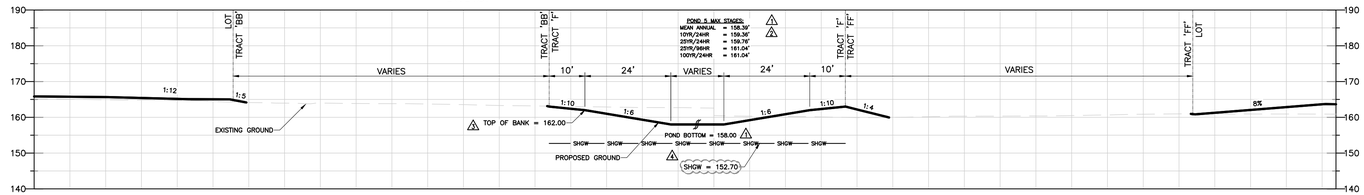

SECTION I-I

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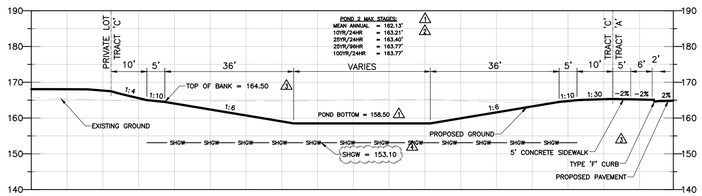

SECTION D-D

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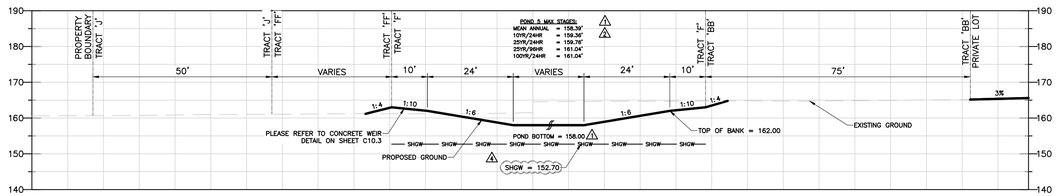

SECTION J-J

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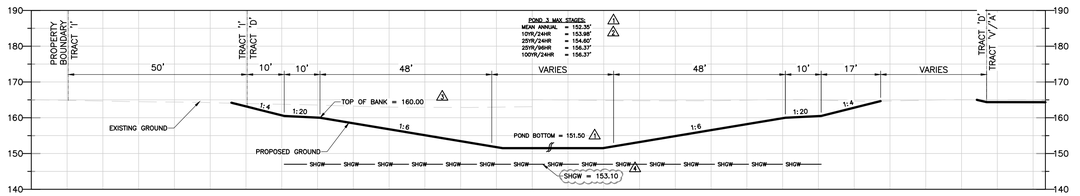

SECTION E-E

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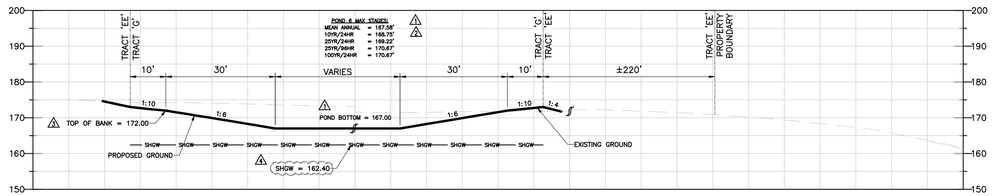

SECTION K-K

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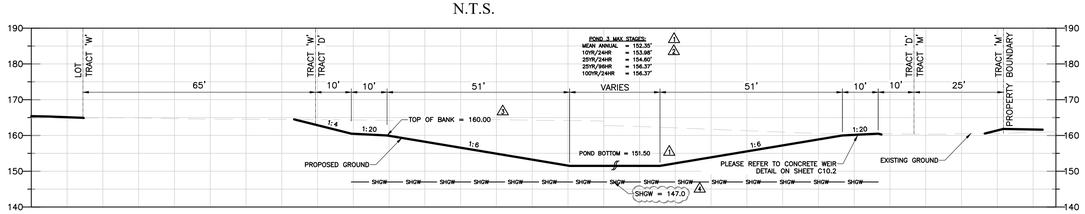

SECTION F-F

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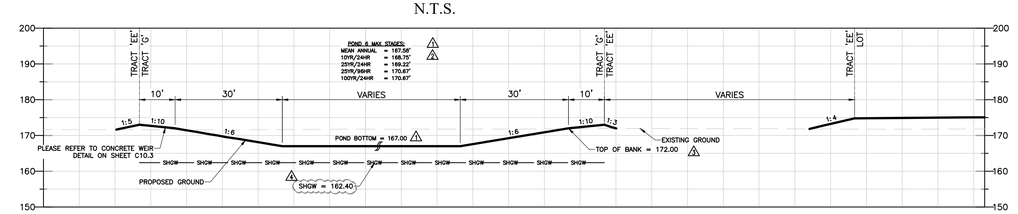

SECTION L-L

N.T.S.

REV.	DATE	DESCRIPTION	BY
1	06/17/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/20/2026	SKS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	BY

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MAITLAND, FLORIDA 32751
(407) 558-2228

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/11/2026

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

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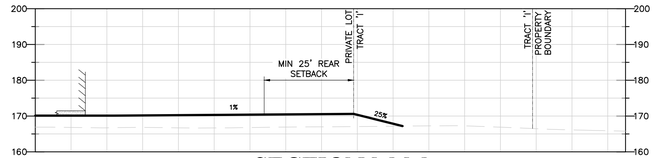

SECTION M-M
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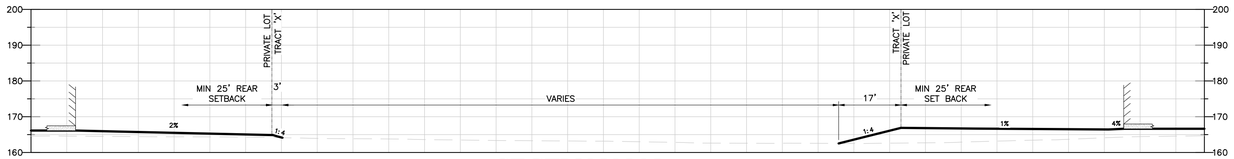

SECTION N-N
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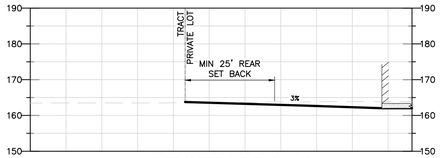

SECTION O-O
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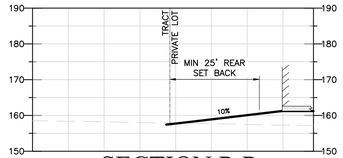

SECTION P-P
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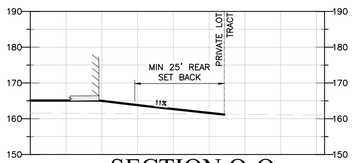
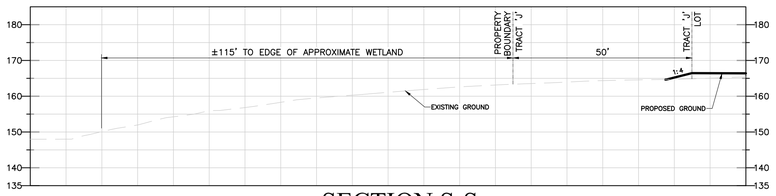


SECTION Q-Q
N.T.S.



SECTION R-R
N.T.S.



SECTION S-S
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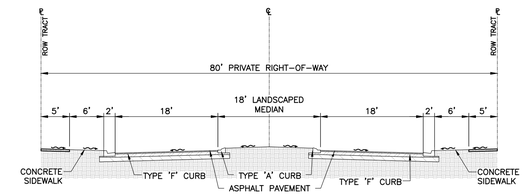
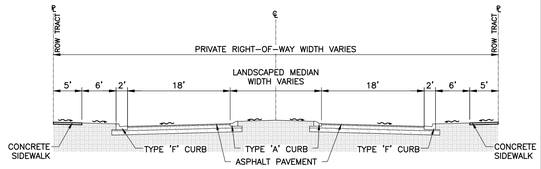


WESTERN ENTRANCE R.O.W.
N.T.S.



EASTERN ENTRANCE R.O.W.
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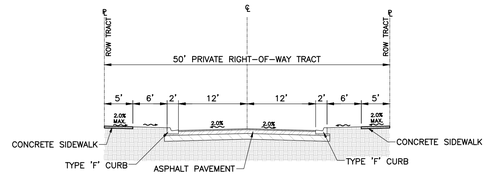
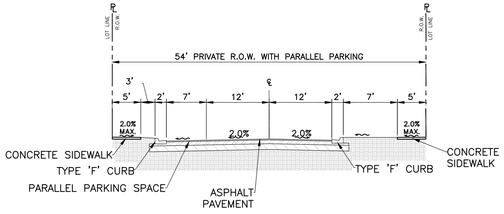


TYPICAL 50' R.O.W.
N.T.S.



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

REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 03/31/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/11/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C4.14

LUKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26
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PHASING DATA			
	Phase 1	Phase 2	Total
AREA (AC)	117.28 AC	79.55 AC	**196.83 AC**
LOT COUNT	127	69	**196**
OPEN SPACE (AC)	65.21 AC	53.83 AC	**119.03 AC**
OPEN SPACE (PERCENTAGE)	55.6%	67.7%	**60.5%**

PHASING NOTES:

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

N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

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

TRACT 'EE'
TREE PRESERVATION
33.45 AC

TRACT G
STORMWATER POND 6
5.16 AC

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

TRACT 'FF'
TREE PRESERVATION
3.59 AC

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'T'
OPEN SPACE
0.23 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'J'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

#1

TRACT 'R'
OPEN SPACE
0.44 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

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

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ZONE A

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	S.JURKO COMMENTS DATED 04/30/2026	SCS
4	03/03/2026	S.JURKO COMMENTS DATED 02/20/2026	SCS

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.15

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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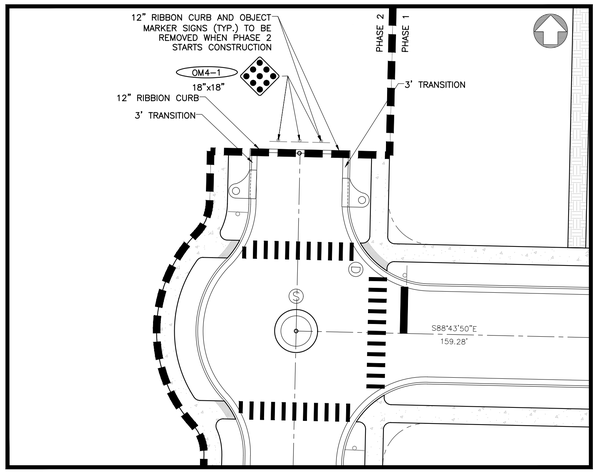
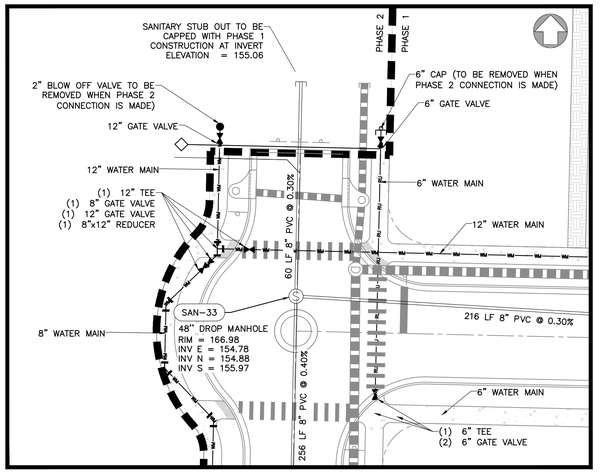
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PHASING PLAN.dwg Modified: 4/22/2026 By: dfrancis Plotted By: andrew francis



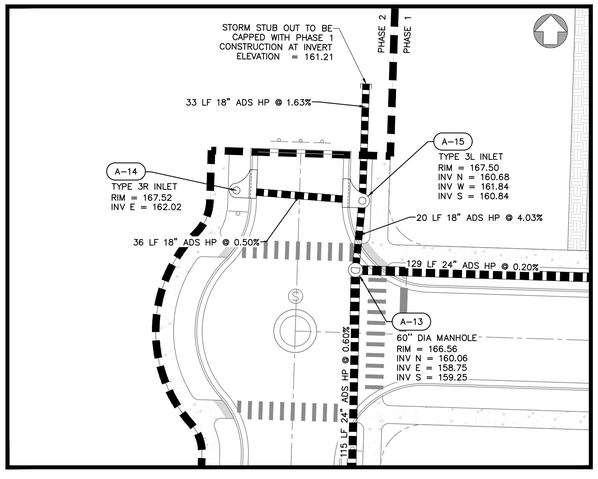
GEOMETRY PHASING DETAIL AREA #1

SCALE: 1" = 20'



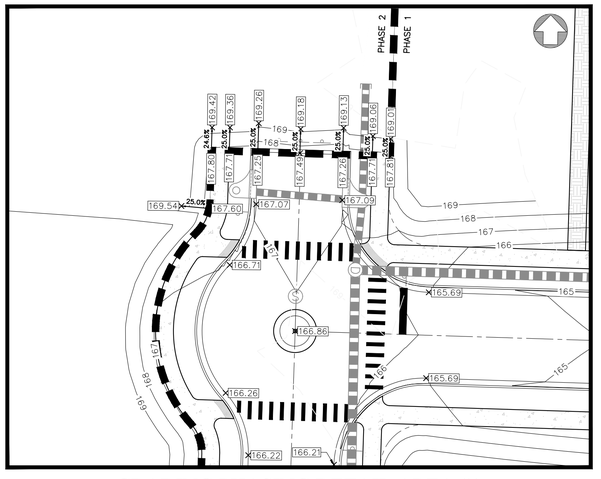
UTILITY PHASING DETAIL AREA #1

SCALE: 1" = 20'



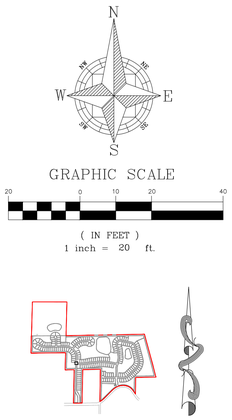
DRAINAGE PHASING DETAIL AREA #1

SCALE: 1" = 20'



GRADING PHASING DETAIL AREA #1

SCALE: 1" = 20'



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

KEY MAP

BY	DESCRIPTION	DATE	REV
DSS	CITY OF APOPKA COMMENTS DATED 06/09/2026	06/11/2026	5
DSS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	4
SKS	S.JURKO COMMENTS DATED 04/07/2026	04/10/2026	3
	S.JURKO COMMENTS DATED 02/20/2026	03/02/2026	2
			1

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

PHASING PLAN DETAIL

CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM

DESIGNED: S. SIERRA-GIL

CHECKED: L.CLASSON

DATE: 4/22/2026

SCALE: 1" = 20'

PROJECT: PUL-037

SHEET: C4.1.6

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LUKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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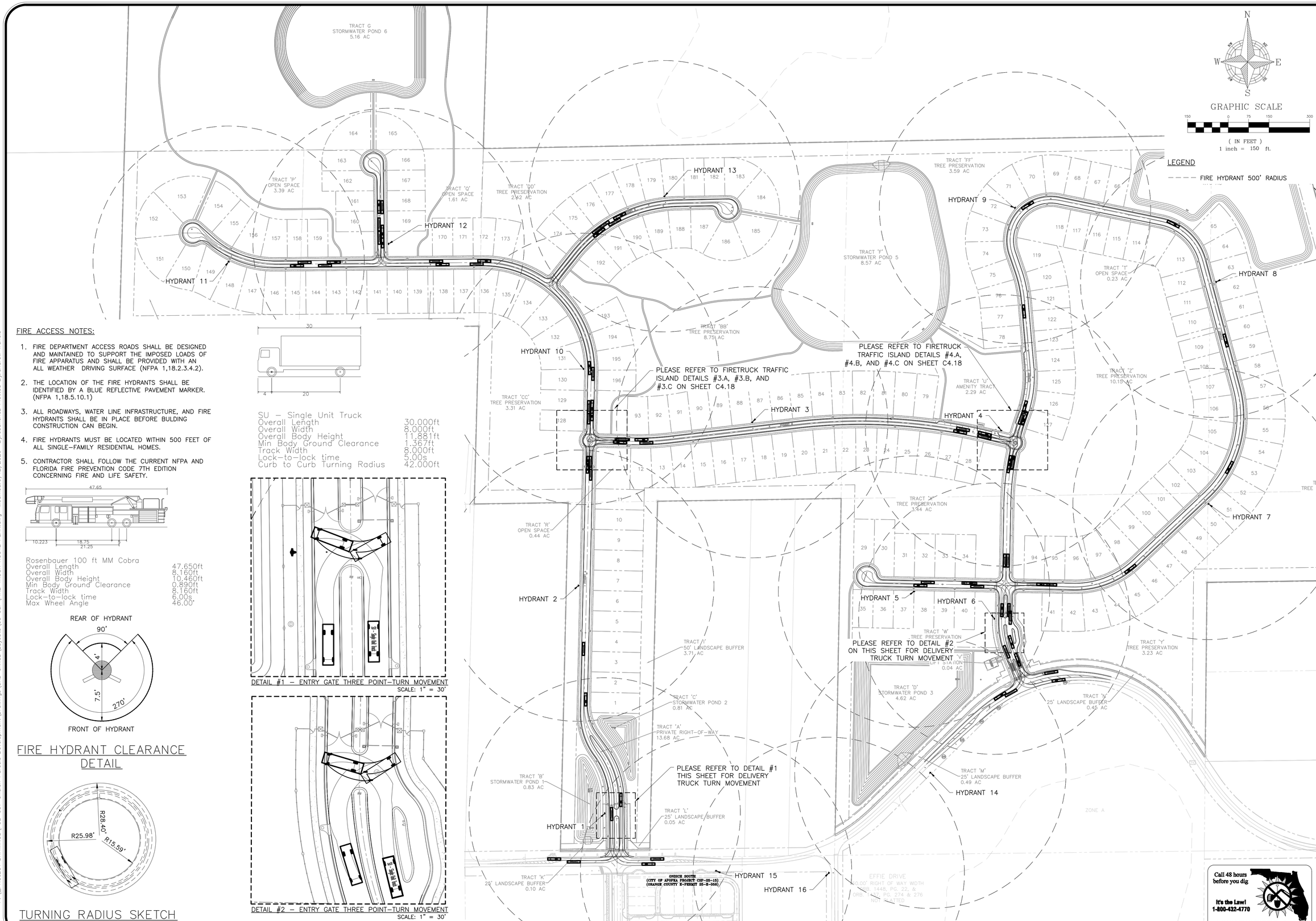

FIRE ACCESS NOTES:

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

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

REAR OF HYDRANT

FRONT OF HYDRANT

FIRE HYDRANT CLEARANCE DETAIL

TURNING RADIUS SKETCH

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

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

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

REV	DATE	DESCRIPTION	BY
1	06/17/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/07/2026	SJRWMD COMMENTS DATED 03/31/2026	SGS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SGS

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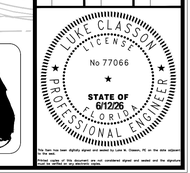
(407) 558-2228

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	3/17/2026

SCALE	PROJECT	SHEET
1" = 150'	PUL-037	C4.17



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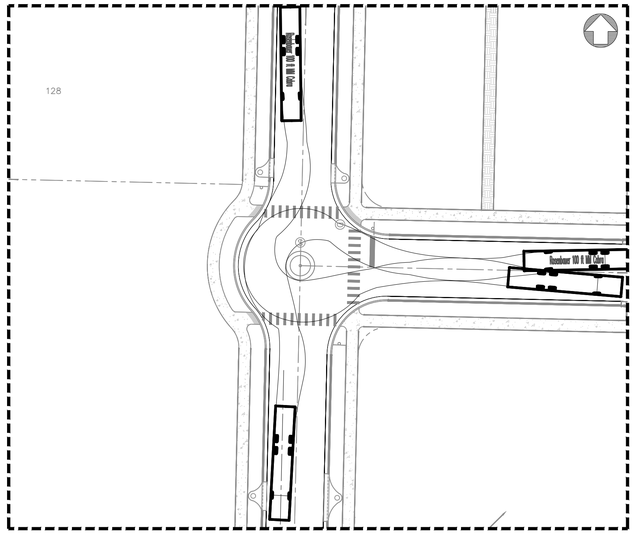
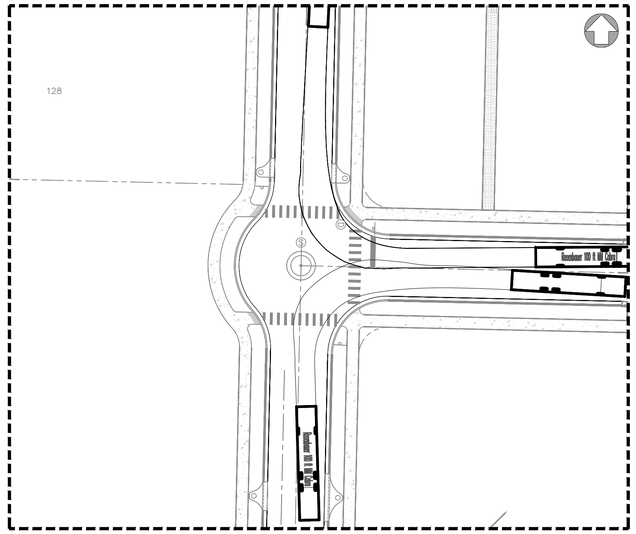


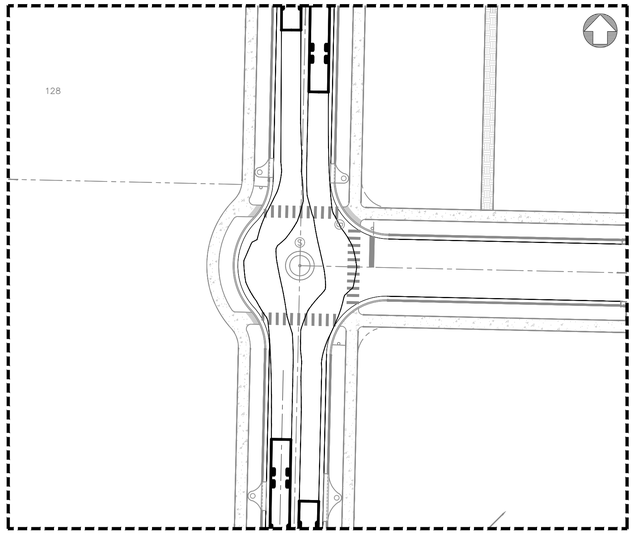
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – LEFT – TURN MOVEMENTS

SCALE: 1" = 30'



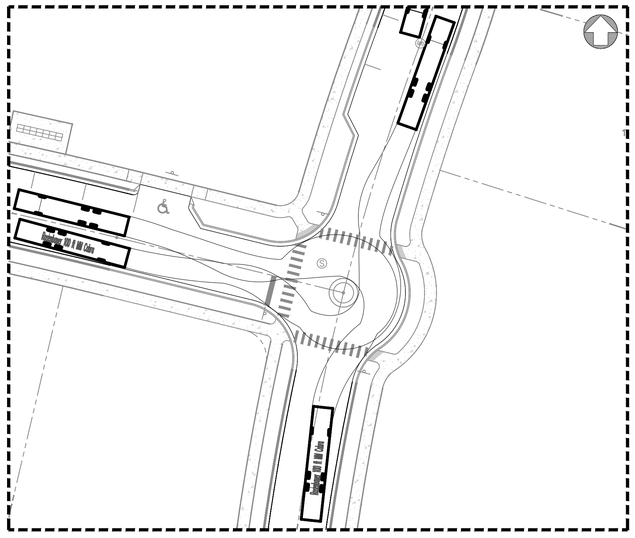
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.B – RIGHT – TURN MOVEMENTS

SCALE: 1" = 30'



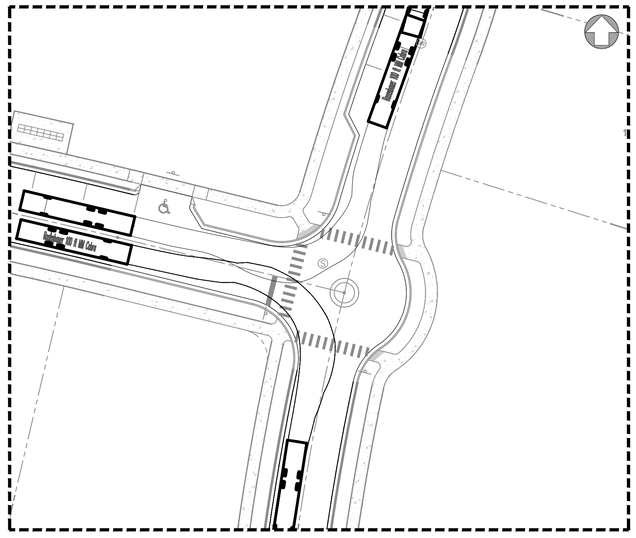
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.C – THROUGH MOVEMENTS

SCALE: 1" = 30'



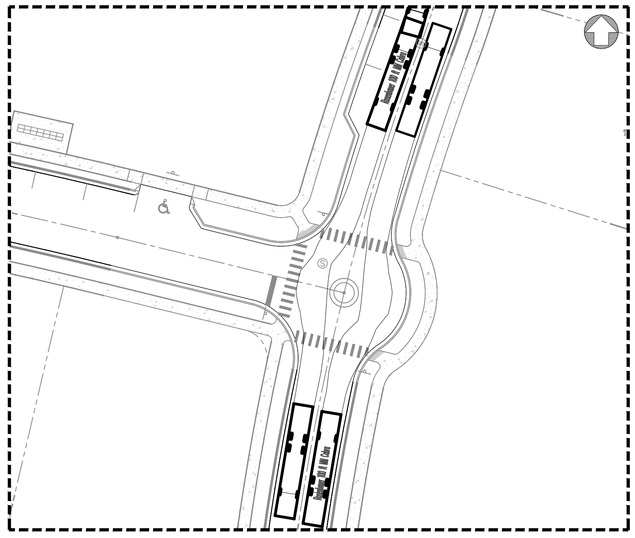
FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – LEFT – TURN MOVEMENTS

SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.B – RIGHT – TURN MOVEMENTS

SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.C – THROUGH MOVEMENTS

SCALE: 1" = 30'

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REV	DATE	DESCRIPTION	BY
5	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/09/2026	DSS
4	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 03/31/2026	SKS
2	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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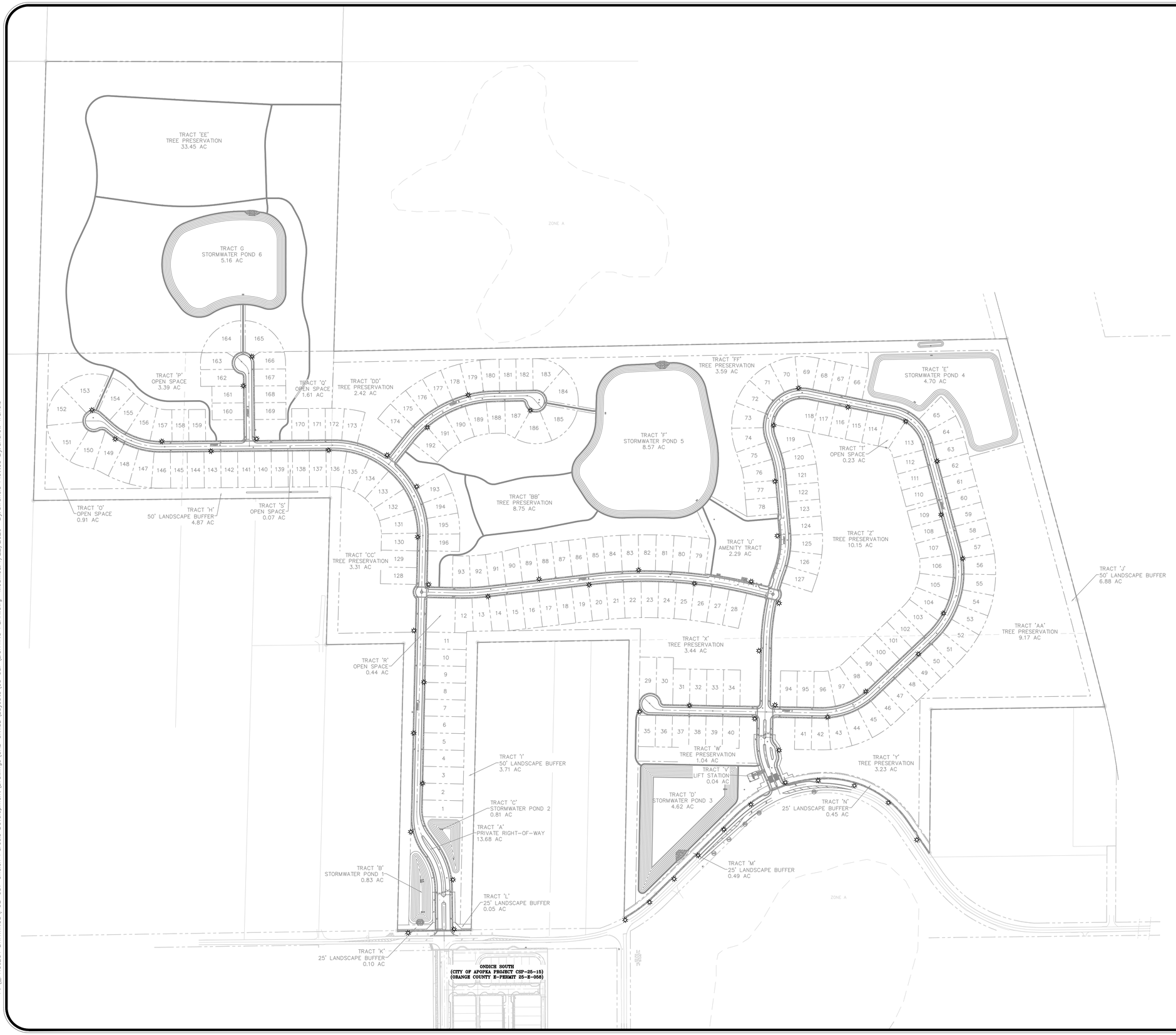
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/17/2026

SCALE: 1" = 30'
PROJECT: PUL-037
SHEET: C4.18

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\FIRE TRUCK ROUTE PLAN.dwg Modified:6/12/2026 By:asanchez Plotted By:andrew.francis



N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

☼ PROPOSED LIGHT POLE

LIGHTING NOTES:

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

REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.19

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N
W E
S

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

C4.21

TRACT 'EE'
TREE PRESERVATION
1.00 AC

TRACT G
STORMWATER POND 6
5.16 AC

ZONE A

C4.22

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.89 AC

TRACT 'S'
OPEN SPACE
0.07 AC

C4.23

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'FF'
TREE PRESERVATION
1.59 AC

TRACT 'BB'
TREE PRESERVATION
6.85 AC

C4.24

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'T'
OPEN SPACE
0.23 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

C4.25

C4.26

C4.27

TRACT 'X'
TREE PRESERVATION
3.44 AC

TRACT 'AA'
TREE PRESERVATION
9.17 AC

TRACT 'X'
50' LANDSCAPE BUFFER
6.88 AC

TRACT 'R'
OPEN SPACE
0.44 AC

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

C4.29

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

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

C4.28

TRACT 'B'
STORMWATER POND 1
0.83 AC

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

ZONE A

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3	04/10/2026	SJRWMD COMMENTS DATED 04/07/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/27/2026	BY

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C4.20

LUKE CLASSON LICENSE No 77066 STATE OF 6/12/26 PROFESSIONAL ENGINEER

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TRACT "EE"
TREE PRESERVATION
33.45 AC

TRACT G
STORMWATER POND 6
5.16 AC

SHEET C4.21

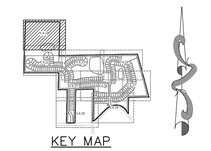
SHEET C4.22

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/09/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/07/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	4/22/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/12/26

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SHEET C4.21

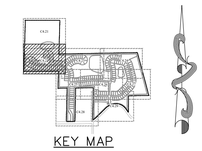
SHEET C4.22

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

NO.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 04/07/2026	SCS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	BY

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S. SIERRA-GIL	L.CLASSON	4/22/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/12/26

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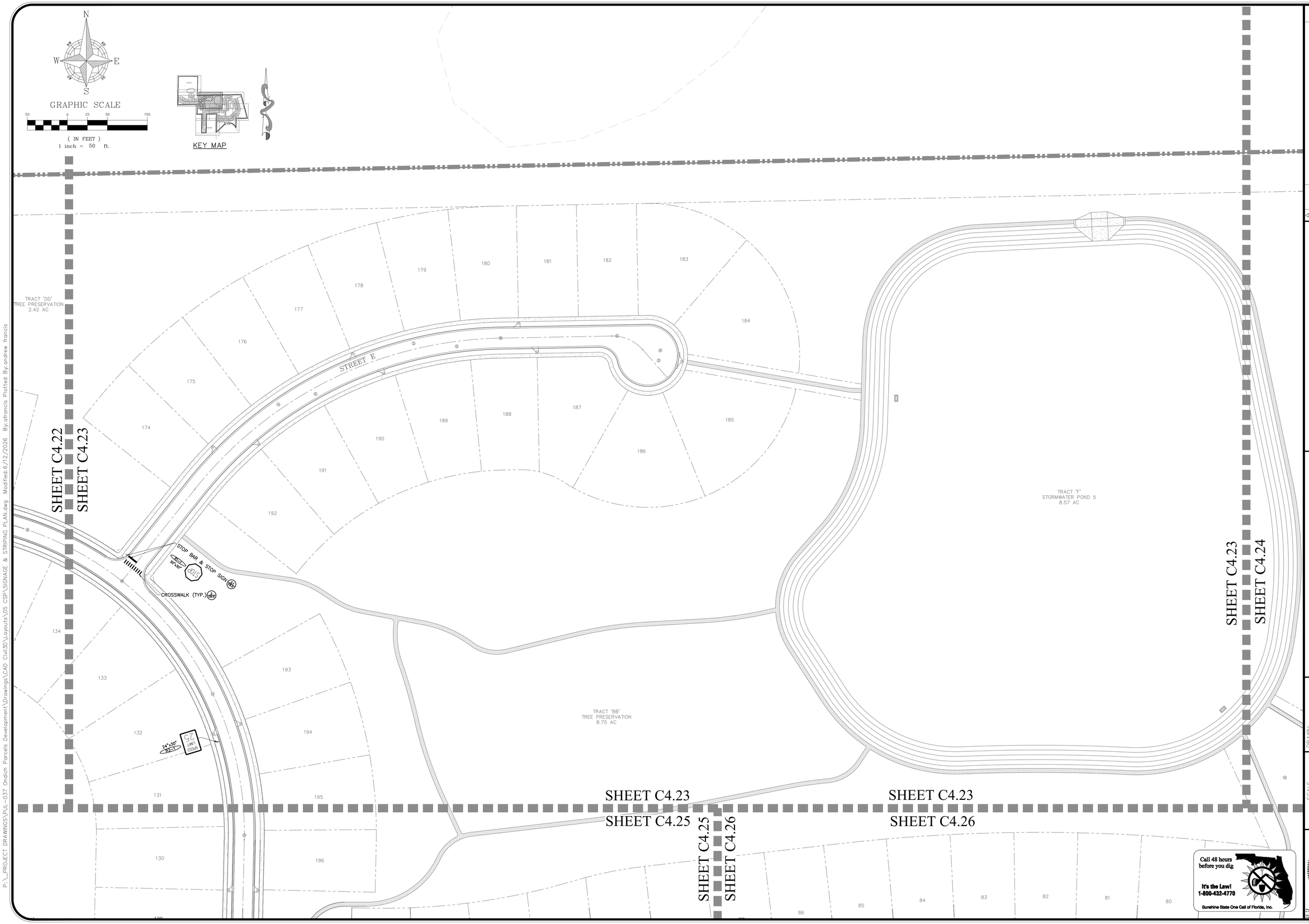
SHEET C4.22
SHEET C4.23



REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
3	04/03/2026	S-RWMD COMMENTS DATED 04/01/2026	SCS
4	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SCS

1828 ENGINEERING

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

SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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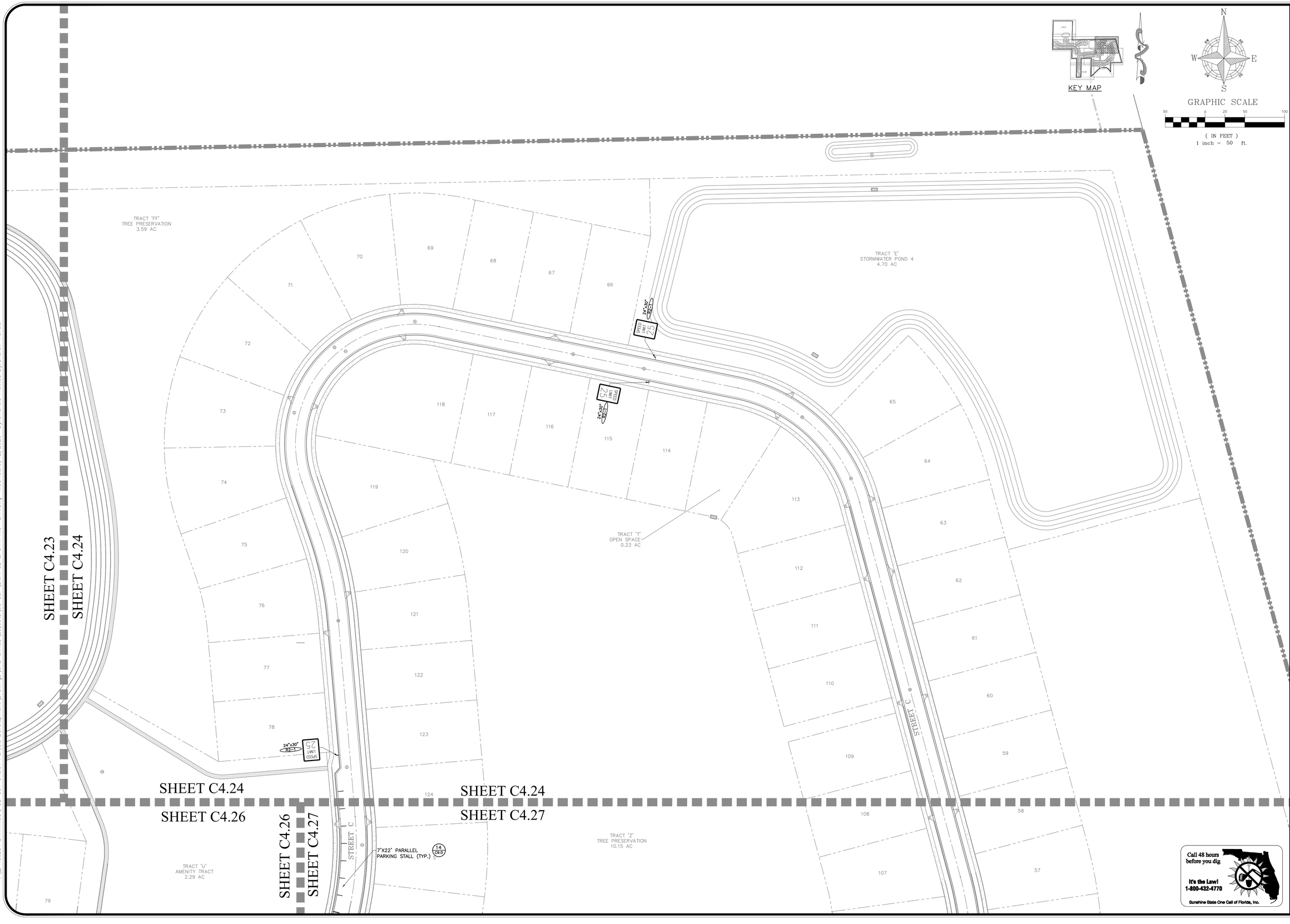

KEY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	S.JIMMO COMMENTS DATED 04/01/2026	SKS
4	03/02/2026	S.JIMMO COMMENTS DATED 02/02/2026	SKS

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SHEET: C4.24

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6/12/26

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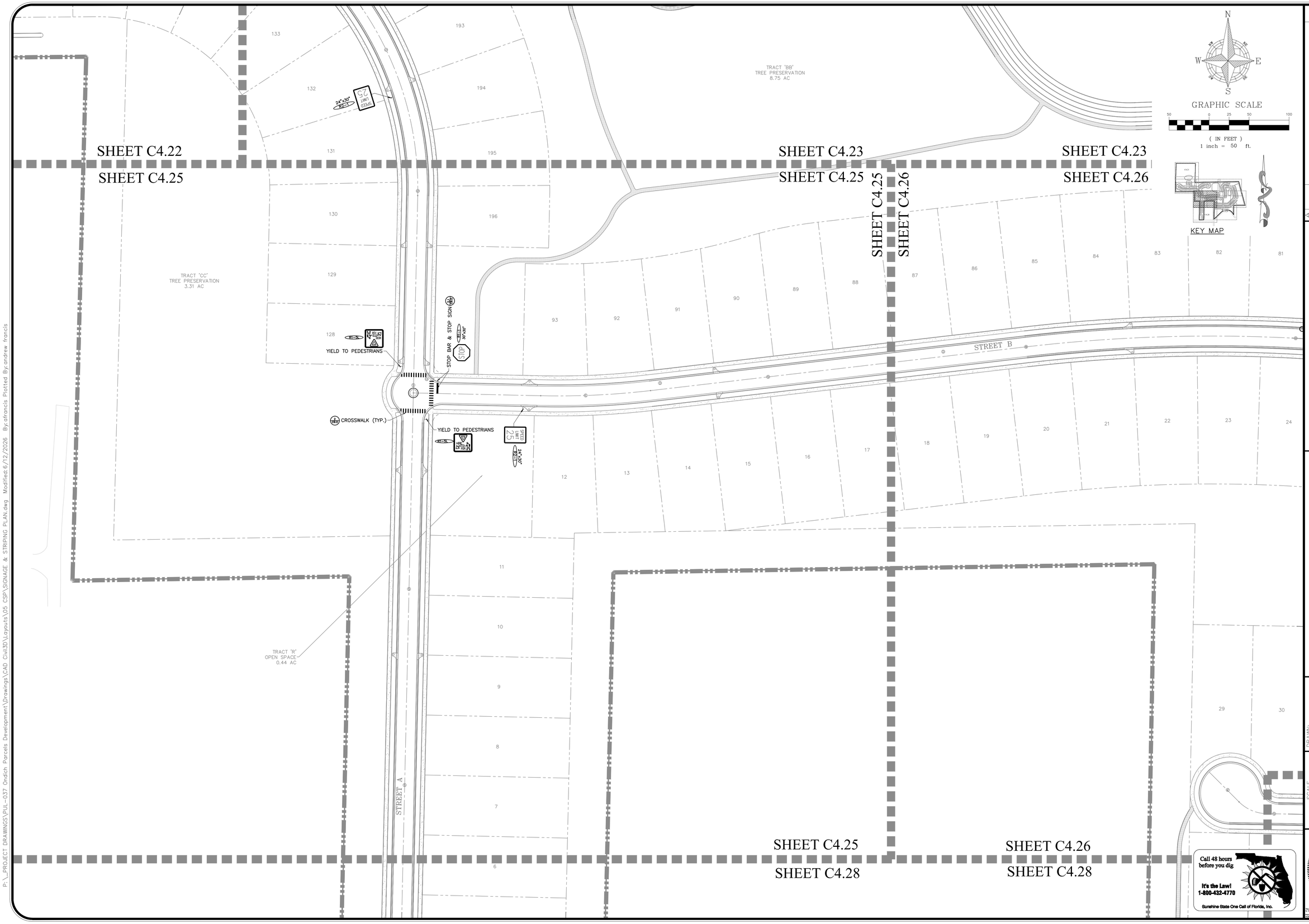

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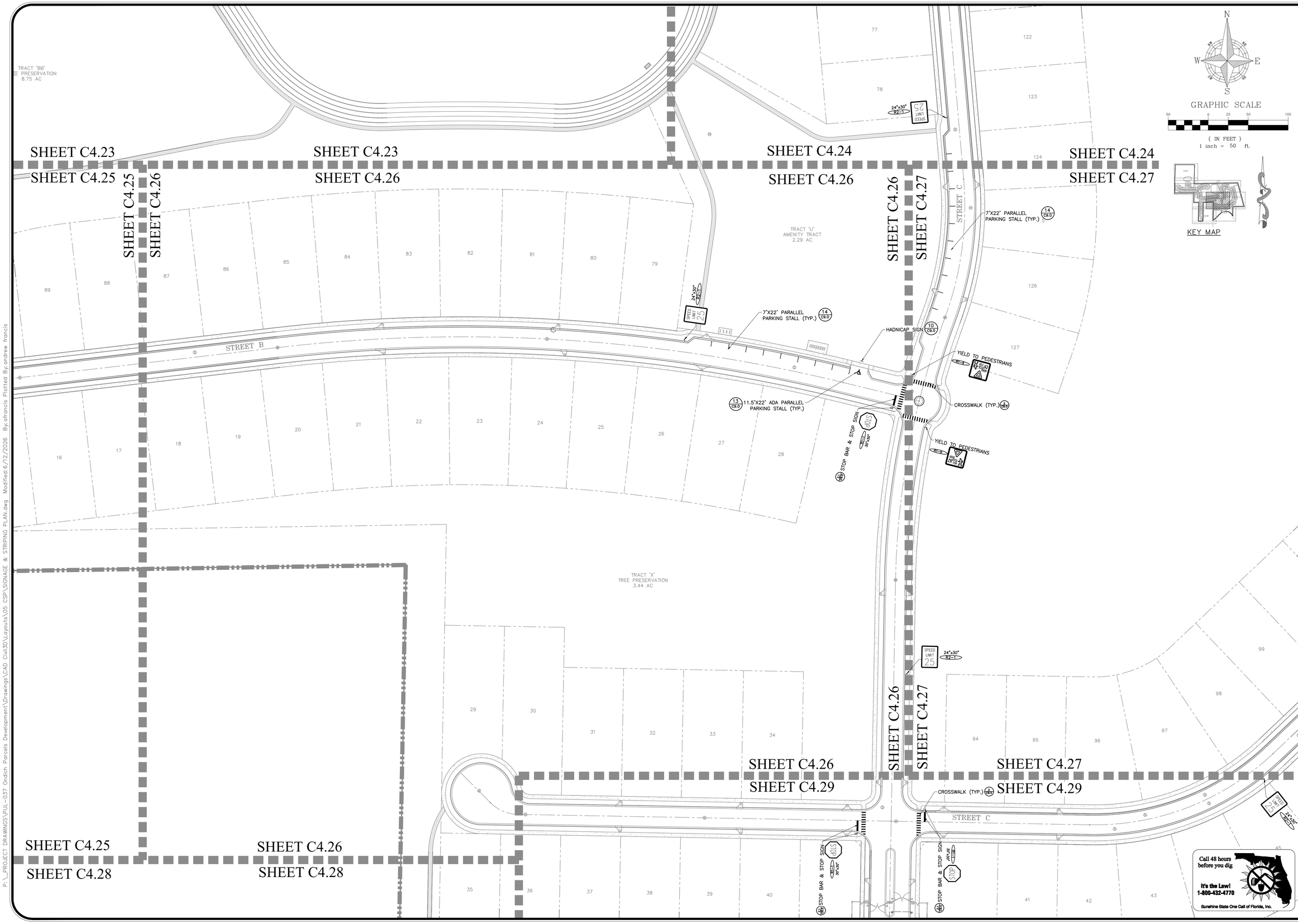

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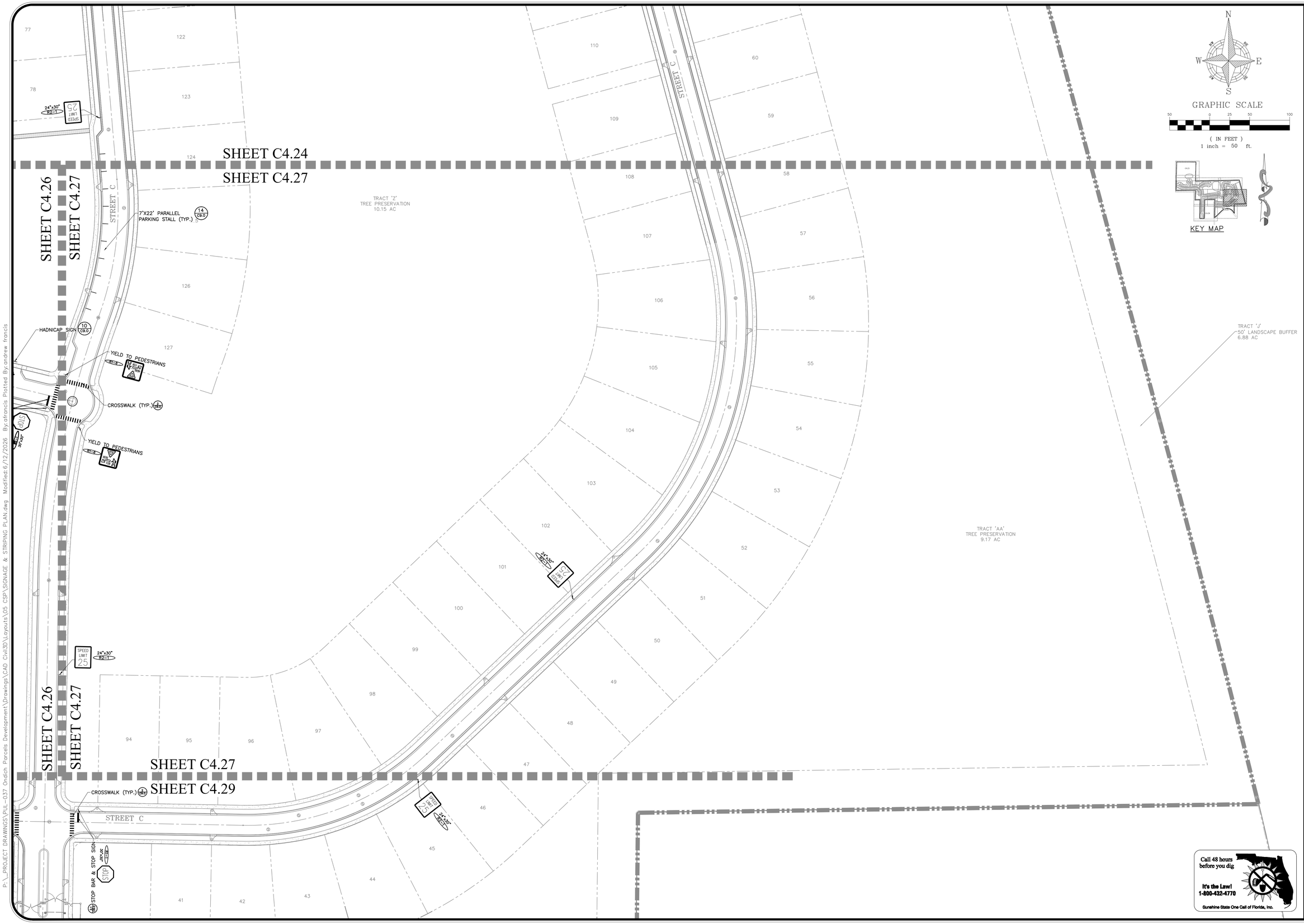

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SHEET C4.25
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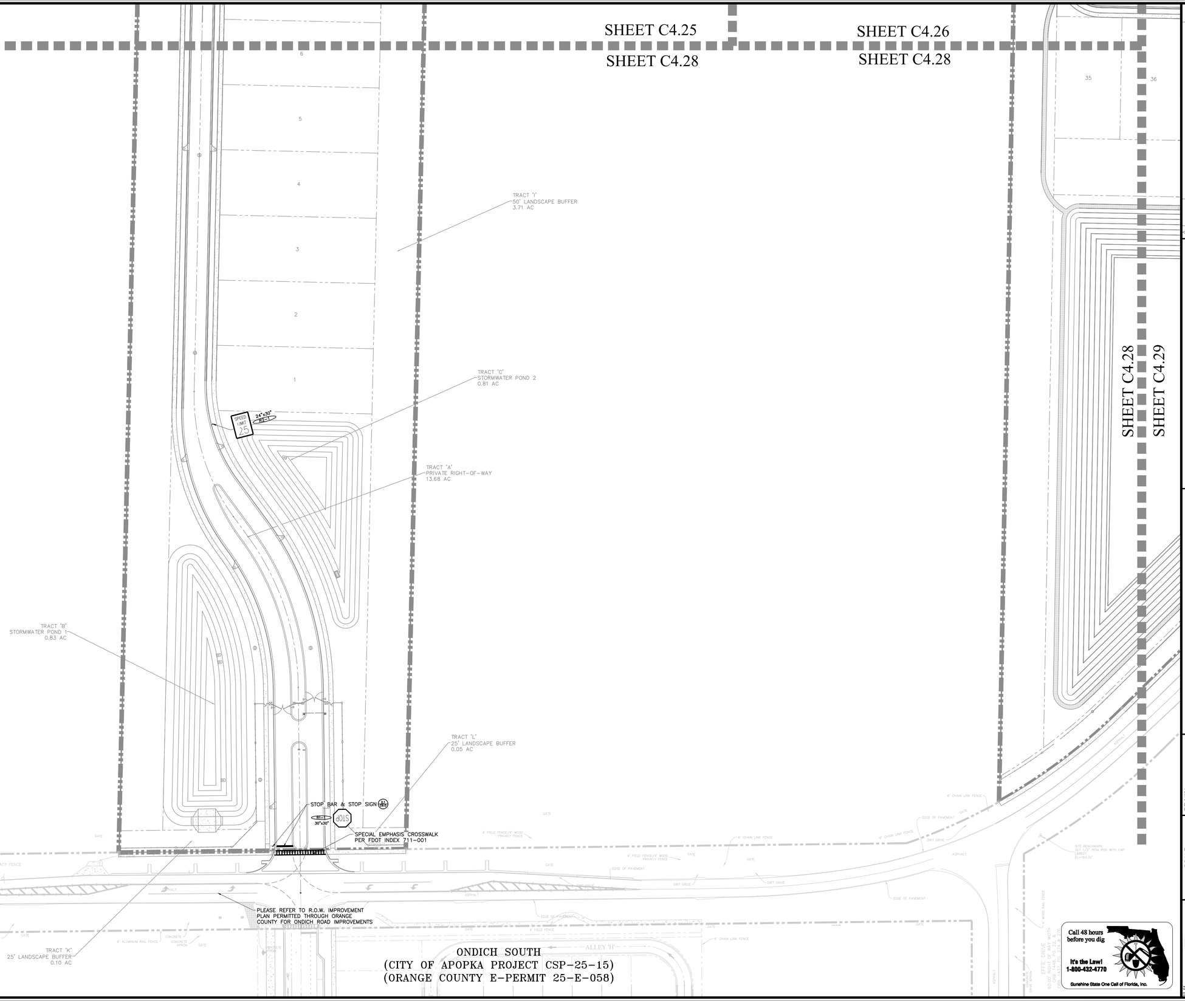
SHEET C4.29



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

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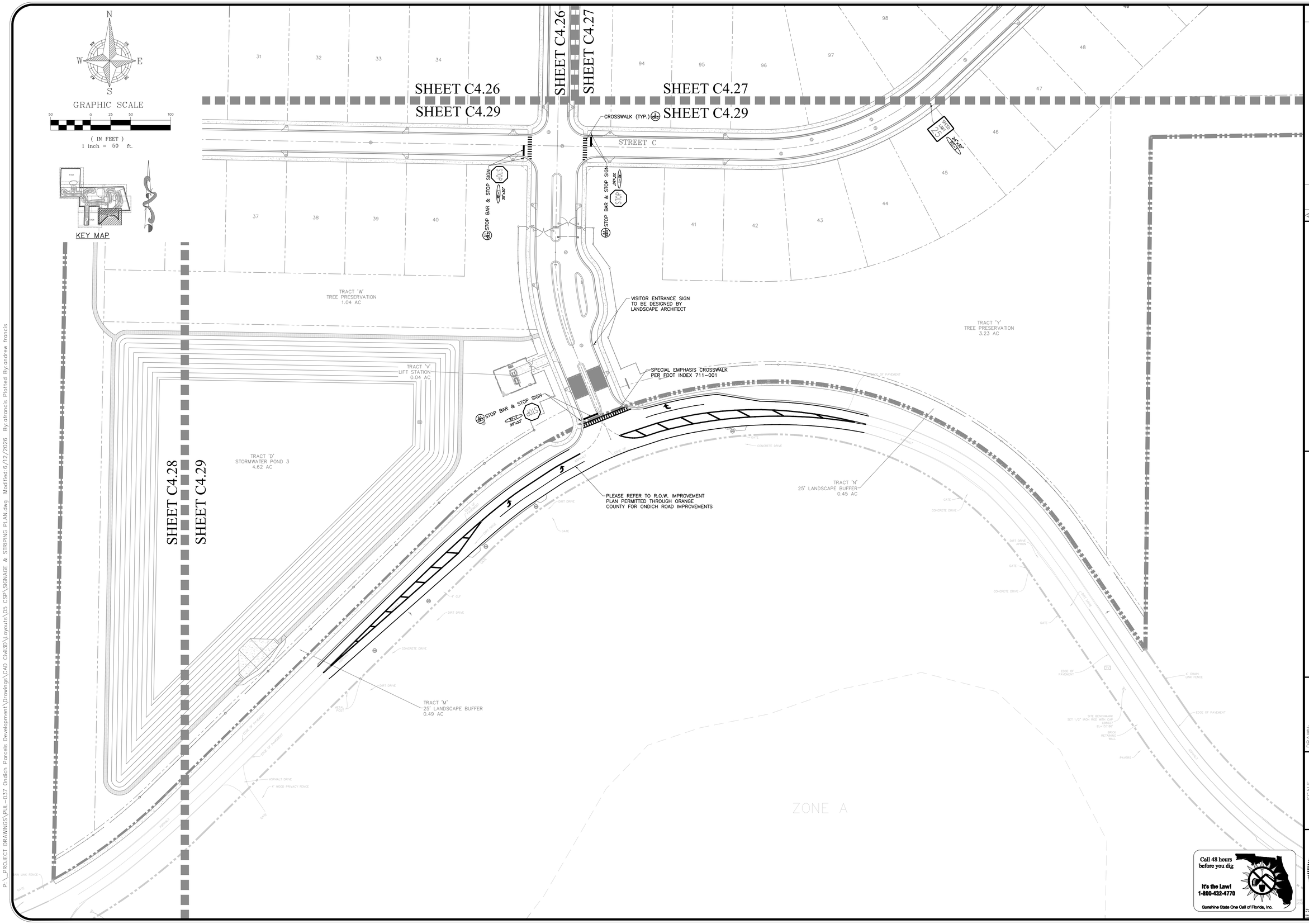

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GENERAL UTILITY NOTES:

SP#

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER SYSTEM TESTING REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

SEWER SYSTEM TESTING REQUIREMENTS:

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

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

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

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

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

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

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

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

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

FDEP UTILITY CONSTRUCTION NOTES:

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

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

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

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

FDEP UTILITY SEPARATION REQUIREMENTS

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

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

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

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

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

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

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

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

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

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REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 03/24/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

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

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

LAKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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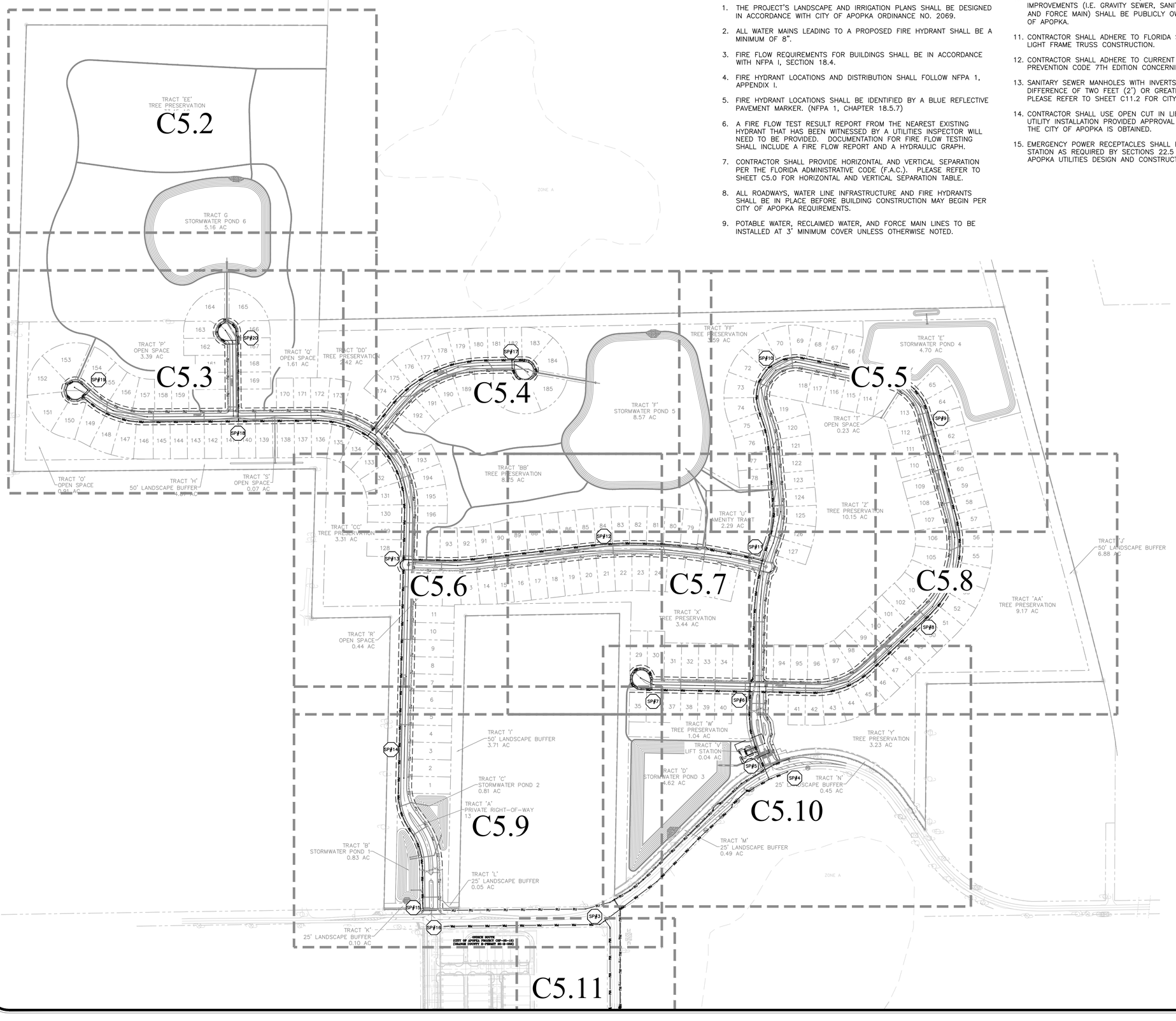
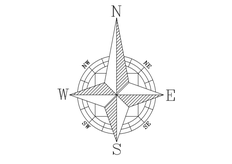
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY NOTES.dwg Modified:6/12/2026 By:dfrancis Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew.francis

UTILITY NOTES:

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





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4	03/02/2026	SJRWMD COMMENTS DATED 02/02/2026	

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

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

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LUKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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TRACT "EE"
TREE PRESERVATION
33.45 AC

TRACT G
STORMWATER POND 6
5.16 AC

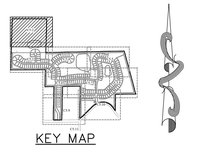
SHEET C5.2
SHEET C5.3

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

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4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

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

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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SHEET C5.2

SHEET C5.3

SHEET C5.3

SHEET C5.4

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

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

LUKE CLASSON
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No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/12/26

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SAN–50
48" MANHOLE
RIM = 173.03
INV SE = 167.93
INV NW = 168.03

62 LF 8" PVC @ 0.40%

SP#20

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

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

SAN–49
48" MANHOLE
RIM = 173.55
INV S = 166.31
INV NW = 167.68

637 LF OF PROPOSED 6" RECLAIMED WATER MAIN

643 LF OF PROPOSED 8" POTABLE WATER MAIN

325 LF 8" PVC @ 0.40%

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

SINGLE RECLAIMED WATER SERVICE (TYP)

277 LF OF PROPOSED 8" POTABLE WATER MAIN

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

SAN–53
48" MANHOLE
RIM = 176.27
INV SE = 168.73
INV N = 168.83

SP#19

3,636 LF OF PROPOSED 6" RECLAIMED WATER MAIN

199 LF 6" PVC @ 0.40%

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

SAN–52
48" MANHOLE
RIM = 175.16
INV E = 167.84
INV NW = 167.94

SAN–51
48" DROP MANHOLE
RIM = 174.34
INV E = 163.90
INV W = 167.23

UTILITY CROSSING #49
STORM BOTTOM = 168.56
SAN. TOP = 164.49
SEPARATION = 4.07

UTILITY CROSSING #50
STORM BOTTOM = 169.76
SAN. TOP = 168.76
SEPARATION = 1.00

HYDRANT 11

153 LF 8" PVC @ 0.40%

STREET 'A'

378 LF 8" PVC @ 0.40%

SINGLE POTABLE WATER SERVICE (TYP)

2,169 LF OF PROPOSED 12" POTABLE WATER MAIN

SINGLE SANITARY SEWER LATERAL (TYP)

IRRIGATION METER PLEASE REFER TO IRRIGATION PLANS FOR SIZE

UTILITY CROSSING #47
STORM BOTTOM = 166.86
SAN. TOP = 165.86
SEPARATION = 1.00

HYDRANT 12

SINGLE RECLAIMED WATER SERVICE (TYP)

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

UTILITY CROSSING #46
STORM BOTTOM = 163.92
SAN. TOP = 162.92
SEPARATION = 1.00

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

SP#18

SAN–48
48" DROP MANHOLE
RIM = 172.28
INV E = 162.29
INV W = 162.39
INV N = 165.01

UTILITY CROSSING #48
STORM BOTTOM = 167.34
SAN. TOP = 163.60
SEPARATION = 3.75

UTILITY CROSSING #45
STORM BOTTOM = 167.16
SAN. TOP = 162.60
SEPARATION = 4.56

SINGLE SANITARY SEWER LATERAL (TYP)

372 LF 8" PVC @ 0.40%

UTILITY CROSSING #43
STORM BOTTOM = 168.44
SAN. TOP = 161.63
SEPARATION = 6.81

SAN–47
48" MANHOLE
RIM = 173.54
INV E = 160.71
INV W = 160.81

SAN–46
48" MANHOLE
RIM = 174.47
INV SE = 160.07
INV W = 160.17

135 LF 8" PVC @ 0.40%

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

SAN–40
48" DROP MANHOLE
RIM = 174.58
INV SE = 156.89
INV NW = 159.53
INV NE = 156.99

1,094 LF O

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

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N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT 'DD'
TREE PRESERVATION
2.42 AC

SHEET C5.3

SHEET C5.4

SAN-42
48" MANHOLE
RIM = 170.43
INV NE = 157.98
INV SW = 157.88

1,094 LF OF PROPOSED 8" POTABLE WATER MAIN

186 LF 8" PVC @ 0.30%

SAN-56
48" MANHOLE
RIM = 167.95
INV SW = 158.54
INV E = 158.64

SAN-43
48" MANHOLE
RIM = 166.65
INV W = 158.96
INV E = 159.06

109 LF 8" PVC @ 0.30%

UTILITY CROSSING #40
STORM BOTTOM = 163.37
SAN. TOP = 159.05
SEPARATION = 4.32

SINGLE RECLAIMED WATER SERVICE (TYP)

HYDRANT 13

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

SP#17

146 LF 8" PVC @ 0.30%

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

61 LF 8" PVC @ 0.30%

SINGLE SANITARY SEWER LATERAL (TYP)

UTILITY CROSSING #41
STORM BOTTOM = 160.85
SAN. TOP = 159.85
SEPARATION = 1.00

SAN-44
48" MANHOLE
RIM = 164.70
INV W = 159.50
INV SE = 159.60

UTILITY CROSSING #42
SAN. BOTTOM = 161.32
STORM TOP = 158.68
SEPARATION = 2.64

SAN-45
48" MANHOLE
RIM = 163.88
INV NW = 159.78
INV SE = 159.88

974 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #39
STORM BOTTOM = 165.91
SAN. TOP = 158.78
SEPARATION = 7.13

295 LF 8" PVC @ 0.30%

SINGLE SANITARY SEWER LATERAL (TYP)

IRRIGATION METER PLEASE REFER
TO IRRIGATION PLANS FOR SIZE

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

135 LF 8" PVC @ 0.40%

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

SAN-40
48" DROP MANHOLE
RIM = 174.58
INV SE = 156.89
INV NW = 159.53
INV NE = 156.99

182 LF 8" PVC @ 0.30%

3,636 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN-39
48" MANHOLE
RIM = 172.36
INV S = 156.25
INV NW = 156.35

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #38
STORM BOTTOM = 166.16
SAN. TOP = 156.80
SEPARATION = 9.36

182 LF 8" PVC @ 0.30%

HYDRANT 10

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

SAN-38
48" MANHOLE
RIM = 170.05
INV S = 155.61
INV N = 155.71

UTILITY CROSSING #37
STORM BOTTOM = 163.55
SAN. TOP = 156.10
SEPARATION = 7.45

0.30%

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C5.4
SHEET C5.5

SHEET C5.4
SHEET C5.6

SHEET C5.4
SHEET C5.7

SHEET C4.7
SHEET C4.6

SINGLE SANITARY SEWER LATERAL

SINGLE RECLAIMED WATER SERVICE (TYP)

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REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 04/07/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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BOARD OF PROFESSIONAL
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NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

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

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY PLAN.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew francis

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KEY MAP

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

REV	DATE	DESCRIPTION	BY
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2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
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DATE: 6/12/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.5

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6/12/26

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TRACT 'FF'
TREE PRESERVATION
3.59 AC

TRACT 'E'
STORMWATER POND 4
4.70 AC

TRACT 'I'
OPEN SPACE
0.23 AC

TRACT 'V'
AMENITY TRACT
2.29 AC

TRACT 'Z'
TREE PRESERVATION
10.15 AC

SINGLE RECLAIMED WATER SERVICE (TYP)
3,979 LF OF PROPOSED 8" POTABLE WATER MAIN
4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN
95 LF 8" PVC @ 0.40%
101 LF 8" PVC @ 0.40%
204 LF 8" PVC @ 0.40%
209 LF 8" PVC @ 0.40%
99 LF 8" PVC @ 0.35%
206 LF 8" PVC @ 0.40%
284 LF 8" PVC @ 0.40%
318 LF 8" PVC @ 0.35%
296 LF 8" PVC @ 0.35%
SP#10
SP#9
8" GATE VALVE
HYDRANT 9
HYDRANT 8
SINGLE POTABLE WATER SERVICE (TYP)
SINGLE SANITARY SEWER LATERAL (TYP)
IRRIGATION METER PLEASE REFER TO IRRIGATION PLANS FOR SIZE
STREET

SAN-11
48" MANHOLE
RIM = 161.50
INV S = 153.04
INV NE = 153.14

SAN-12
48" MANHOLE
RIM = 160.84
INV SW = 153.55
INV NE = 153.65

SAN-14
48" MANHOLE
RIM = 160.39
INV SW = 154.02
INV E = 154.80

SAN-15
48" MANHOLE
RIM = 159.71
INV W = 155.61
INV N = 155.71

SAN-16
48" MANHOLE
RIM = 159.52
INV SE = 155.13
INV W = 155.23

SAN-17
48" MANHOLE
RIM = 158.88
INV S = 154.68
INV NW = 154.78

SAN-18
48" MANHOLE
RIM = 158.88
INV S = 153.62
INV N = 153.72

SAN-58
48" MANHOLE
RIM = 160.16
INV E = 156.06
INV S = 156.16

SAN-8
48" MANHOLE
RIM = 163.49
INV S = 151.87
INV N = 151.97

SAN-7
48" MANHOLE
RIM = 163.87
INV S = 150.64
INV N = 150.74

UTILITY CROSSING #14
SAN. BOTTOM = 153.93
STORM TOP = 152.88
SEPARATION = 1.04

UTILITY CROSSING #15
SAN. BOTTOM = 155.47
STORM TOP = 154.37
SEPARATION = 1.10

UTILITY CROSSING #16
SAN. BOTTOM = 155.31
STORM TOP = 152.78
SEPARATION = 2.53

UTILITY CROSSING #17
SAN. BOTTOM = 154.54
STORM TOP = 153.44
SEPARATION = 1.10

UTILITY CROSSING #18
SAN. BOTTOM = 154.21
STORM TOP = 153.12
SEPARATION = 1.09

UTILITY CROSSING #19
SAN. BOTTOM = 153.55
STORM TOP = 152.55
SEPARATION = 1.00

UTILITY CROSSING #20
SAN. BOTTOM = 153.02
STORM TOP = 152.02
SEPARATION = 1.00

UTILITY CROSSING #13
STORM BOTTOM = 155.88
SAN. TOP = 153.91
SEPARATION = 1.97

UTILITY CROSSING #12
STORM BOTTOM = 157.57
SAN. TOP = 152.70
SEPARATION = 4.87

UTILITY CROSSING #11
STORM BOTTOM = 158.38
SAN. TOP = 151.55
SEPARATION = 6.83

SHEET C5.4
SHEET C5.5
SHEET C5.7
SHEET C5.8

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INV NW = 159.53
INV NE = 156.99

SAN-39
48" MANHOLE
RIM = 172.36
INV S = 156.25
INV NW = 156.35

SINGLE RECLAIMED WATER SERVICE (TYP)

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

UTILITY CROSSING #38
STORM BOTTOM = 166.16
SAN. TOP = 156.80
SEPARATION = 9.36

182 LF 8" PVC @ 0.30%

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C5.3
SHEET C5.6

SHEET C5.4
SHEET C5.6

SHEET C5.4
SHEET C5.7

HYDRANT 10

1,892 LF OF PROPOSED 12" POTABLE WATER MAIN

SAN-38
48" MANHOLE
RIM = 170.05
INV S = 155.61
INV N = 155.71

UTILITY CROSSING #37
STORM BOTTOM = 163.55
SAN. TOP = 156.10
SEPARATION = 7.45

243 LF 8" PVC @ 0.30%

TRACT 'CC'
TREE PRESERVATION
3.31 AC

SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #36
STORM BOTTOM = 161.72
SAN. TOP = 156.66
SEPARATION = 5.06

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

SP#13

UTILITY CROSSING #32
STORM BOTTOM = 159.05
SAN. TOP = 155.43
SEPARATION = 3.62

SINGLE POTABLE WATER SERVICE (TYP)

UTILITY CROSSING #31
STORM BOTTOM = 158.95
SAN. TOP = 155.04
SEPARATION = 3.91

230 LF 8" PVC @ 0.30%

SINGLE SANITARY SEWER LATERAL (TYP)

1,593 LF OF PROPOSED 12" POTABLE WATER MAIN

HYDRANT 3

SP#12

338 LF 8" PVC @ 0.30%

325 LF 8" PVC @ 0.30%

216 LF 8" PVC @ 0.30%

SAN-33
48" DROP MANHOLE
RIM = 166.98
INV E = 154.78
INV N = 154.88
INV S = 155.97

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

SAN-32
48" MANHOLE
RIM = 164.90
INV E = 154.03
INV W = 154.13

DOUBLE SANITARY SEWER LATERAL (TYP)

UTILITY CROSSING #30
STORM BOTTOM = 160.09
SAN. TOP = 154.13
SEPARATION = 5.96

SAN-31
48" MANHOLE
RIM = 166.05
INV E = 153.24
INV W = 153.34

SAN-30
48" MANHOLE
RIM = 166.09
INV E = 152.17
INV W = 152.27

SINGLE RECLAIMED WATER SERVICE (TYP)

UTILITY CROSSING #29
STORM BOTTOM = 159.84
SAN. TOP = 152.47
SEPARATION = 7.37

1,576 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE RECLAIMED WATER SERVICE (TYP)

UTILITY CROSSING #33
STORM BOTTOM = 160.42
SAN. TOP = 157.18
SEPARATION = 3.24

256 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP)

3,636 LF OF PROPOSED 6" RECLAIMED WATER MAIN

1,570 LF OF PROPOSED 8" POTABLE WATER MAIN

SAN-34
48" MANHOLE
RIM = 167.26
INV N = 156.99
INV S = 157.09

TRACT 'R'
OPEN SPACE
0.44 AC

UTILITY CROSSING #34
STORM BOTTOM = 161.36
SAN. TOP = 158.13
SEPARATION = 3.23

246 LF 8" PVC @ 0.40%

SAN-35
48" MANHOLE
RIM = 168.62
INV N = 158.07
INV S = 158.17

STREET A

HYDRANT 2

219 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP.)

SHEET C5.6
SHEET C5.7

SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

SAN-27
48" MANHOLE
RIM = 164.92
INV SE = 160.82
INV NW = 160.92

SAN-26

66

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N
W E
S

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

KEY MAP

BY	DESCRIPTION	DATE	REV
SSS	CITY OF APOPKA COMMENTS DATED 06/06/2026	06/11/2026	6
SSS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	5
SSS	CITY OF APOPKA COMMENTS DATED 03/31/2026	04/30/2026	4
SSS	SJRWMD COMMENTS DATED 02/20/2026	03/02/2026	3

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

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

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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TRACT 'BB'
CE PRESERVATION
8.75 AC

SHEET C5.4
SHEET C5.7

SHEET C5.5
SHEET C5.7

SHEET C5.7
SHEET C5.8

SHEET C5.6
SHEET C5.7

SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

TRACT 'U'
AMENITY TRACT
2.29 AC

TRACT 'X'
TREE PRESERVATION
3.44 AC

STREET 1

STREET 2

STREET

SINGLE SANITARY SEWER LATERAL (TYP)
SINGLE RECLAIMED WATER SERVICE (TYP)
SAN–29
48" MANHOLE
RIM = 164.40
INV E = 151.06
INV W = 151.16
SP#12
1,593 LF OF PROPOSED 12" POTABLE WATER MAIN
HYDRANT 3
338 LF 8" PVC @ 0.30%
312 LF 8" PVC @ 0.30%
325 LF 8" PVC @ 0.30%
UTILITY CROSSING #27
STORM BOTTOM = 157.97
SAN. TOP = 151.16
SEPARATION = 6.81
4,280 LF OF PROPOSED 8" POTABLE WATER MAIN
SINGLE POTABLE WATER SERVICE (TYP)
SP#11
(1) 12" TEE
(1) 12"X8" REDUCER
(1) 8" GATE VALVE
(2) 12" GATE VALVE
SINGLE SANITARY SEWER LATERAL (TYP)
HYDRANT 4
UTILITY CROSSING #11
STORM BOTTOM = 158.38
SAN. TOP = 151.55
SEPARATION = 6.83
SAN–7
48" MANHOLE
RIM = 163.87
INV S = 150.64
INV N = 150.74
UTILITY CROSSING #10
STORM BOTTOM = 158.91
SAN. TOP = 150.89
SEPARATION = 8.02
SAN–6
48" MANHOLE
RIM = 164.70
INV SW = 149.98
INV N = 150.08
4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN
SAN–31
48" MANHOLE
RIM = 166.05
INV E = 153.24
INV W = 153.34
Y CROSSING #30
M BOTTOM = 160.09
TOP = 154.13
RATION = 5.96
SAN–30
48" MANHOLE
RIM = 166.09
INV E = 152.17
INV W = 152.27
SINGLE RECLAIMED WATER SERVICE (TYP)
1,576 LF OF PROPOSED 6" RECLAIMED WATER MAIN
UTILITY CROSSING #29
STORM BOTTOM = 159.84
SAN. TOP = 152.47
SEPARATION = 7.37
UTILITY CROSSING #28
STORM BOTTOM = 158.65
SAN. TOP = 150.70
SEPARATION = 7.95
SINGLE POTABLE WATER SERVICE (TYP)
SAN–28
48" MANHOLE
RIM = 163.95
INV E = 150.02
INV W = 150.12
151 LF 8" PVC @ 0.30%
141 LF 8" PVC @ 0.40%
102 LF 8" PVC @ 0.40%
384 LF 8" PVC @ 0.40%
IRRIGATION METER PLEASE REFER
TO IRRIGATION PLANS FOR SIZE
974 LF OF PROPOSED 12" POTABLE WATER MAIN
SAN–5
48" MANHOLE
RIM = 164.96
INV NE = 149.57
INV S = 149.47
INV W = 149.57
(1) 6" TEE
(2) 6" GATE VALVE
237 LF 8" PVC @ 0.30%
SAN–4
48" MANHOLE
RIM = 163.71
INV S = 148.66
INV N = 148.76
UTILITY CROSSING #09
STORM BOTTOM = 157.88
SAN. TOP = 149.30
SEPARATION = 8.58
302 LF 8" PVC @ 0.30%
SAN–27
48" MANHOLE
RIM = 164.92
INV SE = 160.82
INV NW = 160.92
66 LF 8" PVC @ 0.40%
(1) 6" TEE
(2) 6" GATE VALVE
UTILITY CROSSING #05
SAN. BOTTOM = 159.25
STORM TOP = 157.58
SEPARATION = 1.67
UTILITY CROSSING #06
SAN. BOTTOM = 159.95
STORM TOP = 158.37
SEPARATION = 1.58
UTILITY CROSSING #03
STORM BOTTOM = 152.43
SAN. TOP = 148.90
SEPARATION = 3.53
UTILITY CROSSING #04
SAN. BOTTOM = 158.78
STORM TOP = 156.84
SEPARATION = 1.94
UTILITY CROSSING #08
STORM BOTTOM = 155.57
SAN. TOP = 148.60
SEPARATION = 6.97
UTILITY CROSSING #07
STORM BOTTOM = 152.61
SAN. TOP = 148.51
SEPARATION = 4.10
4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN
SAN–22
48" MANHOLE
RIM = 161.54
INV SW = 149.73
INV NE = 149.83
(1) 6" CROSS
(3) 6" GATE VALVE
UTILITY CROSSING #26
STORM BOTTOM = 155.06
SAN. TOP = 148.55
SEPARATION = 6.51
SINGLE RECLAIMED
WATER SERVICE (TYP.)
SAN–23
48" MANHOLE
RIM = 162.23
INV W = 149.14
INV NE = 149.24
225 LF 8" PVC @ 0.40%
240 LF 8" PVC @ 1.00%
274 LF 8" PVC @ 0.35%
SAN–26
48" MANHOLE
RIM = 164.57
INV E = 160.46
INV NW = 160.56
(1) 8" TEE
(2) 8" GATE VALVE
SP#7
HYDRANT 5
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
SAN–25
48" DROP MANHOLE
RIM = 162.45
INV E = 150.40
INV W = 159.56
SP#6
(1) 12" CROSS
(2) 12"X8" REDUCER
(2) 8" GATE VALVE
(1) 12" GATE VALVE
133 LF 8" PVC @ 0.30%
HYDRANT 6
SAN–3
48" MANHOLE
RIM = 161.28
INV S = 147.55
INV N = 147.76
INV W = 148.00
INV E = 147.65
SINGLE POTABLE
WATER SERVICE (TYP.)
SAN–24
48" MANHOLE
RIM = 161.64
INV W = 148.61
INV E = 148.71
UTILITY CROSSING #02
STORM BOTTOM = 155.25
SAN. TOP = 148.02
SEPARATION = 7.23
UTILITY CROSSING #25
STORM BOTTOM = 155.79
SAN. TOP = 149.06
SEPARATION = 6.73

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

KEY MAP

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SHEET C5.7
SHEET C5.8

77 78 122 123 124 125 126

284 LF 8" PVC @ 0.40%

IRRIGATION METER PLEASE REFER TO IRRIGATION PLANS FOR SIZE

STREET

UTILITY CROSSING #11
STORM BOTTOM = 158.38
SAN. TOP = 151.55
SEPARATION = 6.83

SAN–7
48" MANHOLE
RIM = 163.87
INV S = 150.64
INV N = 150.74

141 LF 8" PVC @ 0.40%

ABLE WATER MAIN
CE (TYP.)
TEE
UCER
ALVE
ALVE

UTILITY CROSSING #10
STORM BOTTOM = 158.91
SAN. TOP = 150.89
SEPARATION = 8.02

SAN–6
48" MANHOLE
RIM = 164.70
INV SW = 149.98
INV N = 150.08

102 LF 8" PVC @ 0.40%

4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN

@ 0.30%

SAN–5
48" MANHOLE
RIM = 164.96
INV NE = 149.57
INV S = 149.47
INV W = 149.57

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

237 LF 8" PVC @ 0.30%

TRACT "2"
TREE PRESERVATION
10.15 AC

SAN–18
48" MANHOLE
RIM = 158.88
INV S = 153.62
INV N = 153.72

UTILITY CROSSING #19
SAN. BOTTOM = 153.55
STORM TOP = 152.55
SEPARATION = 1.00

STREET

216 LF 8" PVC @ 0.35%

SINGLE RECLAIMED WATER SERVICE (TYP)

60 59 109 108 58 107 57

UTILITY CROSSING #20
SAN. BOTTOM = 153.02
STORM TOP = 152.02
SEPARATION = 1.00

318 LF 8" PVC @ 0.35%

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

SINGLE RECLAIMED WATER SERVICE (TYP.)

106 56 105

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

137 LF 8" PVC @ 0.35%

SINGLE POTABLE WATER SERVICE (TYP.)

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

104 54

SINGLE SANITARY SEWER LATERAL (TYP.)

103 53

186 LF 8" PVC @ 0.35%

4,280 LF OF PROPOSED 8" POTABLE WATER MAIN

102 52

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

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

101 51

HYDRANT 7

SP#8

8" GATE VALVE

100 50

354 LF 8" PVC @ 0.35%

99 49

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

98 48

UTILITY CROSSING #23
STORM BOTTOM = 155.81
SAN. TOP = 150.80
SEPARATION = 5.01

UTILITY CROSSING #08
STORM BOTTOM = 155.57
SAN. TOP = 148.60
SEPARATION = 6.97

95 96 97

UTILITY CROSSING #07
STORM BOTTOM = 152.61
SAN. TOP = 148.51
SEPARATION = 4.10

4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN

141 LF 8" PVC @ 0.35%

94 47

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

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

SINGLE RECLAIMED WATER SERVICE (TYP.)

STREET

274 LF 8" PVC @ 0.35%

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

46

SAN–3
48" MANHOLE
RIM = 161.28
INV S = 147.55
INV N = 147.76
INV W = 148.00
INV E = 147.65

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

123 LF 8" PVC @ 0.35%

45

SINGLE POTABLE WATER SERVICE (TYP.)

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

44

UTILITY CROSSING #02
STORM BOTTOM = 155.25
SAN. TOP = 148.02
SEPARATION = 7.23

41 42

SHEET C5.5

SHEET C5.8

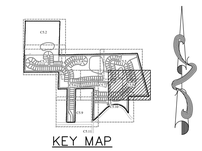
SHEET C5.8

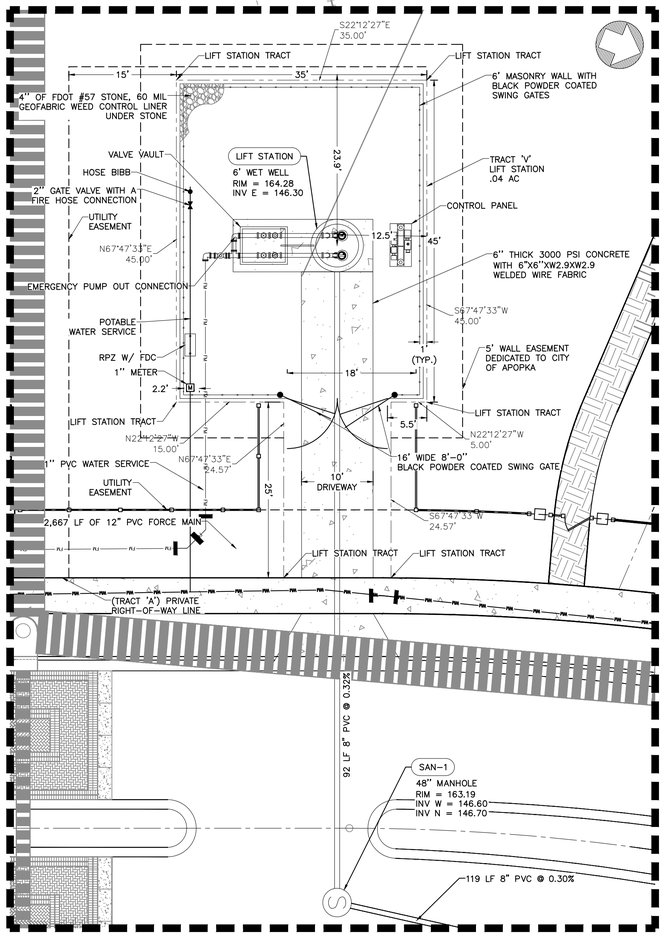
SHEET C5.10

N
W E
S

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

KEY MAP





LIFT STATION DETAIL

SCALE: 1" = 10'

LIFT STATION NOTES:

1. FOR NON–RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
2. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO CITY OF APOPKA.
3. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTHEST FROM THE WELL.
4. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM DI557.

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REV	DATE	DESCRIPTION	BY
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4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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MAITLAND, FLORIDA 32751
(407) 558-2228

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.8

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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N
W E
S

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

KEY MAP

SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

SHEET C5.9
SHEET C5.10

SHEET C5.9
SHEET C5.11

HYDRANT 2

219 LF 8" PVC @ 0.40%

SINGLE SANITARY SEWER LATERAL (TYP.)

UTILITY CROSSING #35
STORM BOTTOM = 160.71
SAN. TOP = 159.71
SEPARATION = 1.00

SAN-36
48" MANHOLE
RIM = 167.54
INV N = 159.04
INV S = 160.17

SINGLE RECLAIMED WATER SERVICE (TYP.)

228 LF 8" PVC @ 0.40%

SP#14

3,636 LF OF PROPOSED 6" RECLAIMED WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP.)

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

SAN-37
48" MANHOLE
RIM = 166.41
INV N = 161.08
INV E = 161.18

1,570 LF OF PROPOSED 12" POTABLE WATER MAIN

TRACT 'C'
STORMWATER POND 2
0.81 AC

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

TRACT 'B'
STORMWATER POND 1
0.83 AC

IRRIGATION METER PLEASE REFER TO IRRIGATION PLANS FOR SIZE

HYDRANT 1

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

64 LF OF 6" PVC RECLAIMED WATER MAIN

CONTRACTOR TO REMOVE 2" BLOW-OFF VALVE TO CONNECT TO THE 8" POTABLE WATER MAIN STUB-OUT

CONTRACTOR TO REMOVE 2" BLOW-OFF VALVE TO CONNECT TO THE 6" RECLAIMED WATER MAIN STUB-OUT

1855 LF OF 12" PVC RECLAIMED WATER MAIN

(1) 12" TEE
(2) 12" GATE VALVES
(1) 12"X16" REDUCER
(1) 16" GATE VALVE

SP#15

(1) 2" BLOW-OFF

6" PVC RECLAIMED WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

8" PVC WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

714 LF OF 16" PVC WATER MAIN

SP#3

PROPOSED HYDRANT

(1) 16" TEE
(1) 12" GATE VALVE
(1) 16" GATE VALVE
(1) 12"X16" REDUCER

HYDRANT 15

CONTRACTOR TO CONNECT TO 8" POTABLE WATER MAIN STUB OUT FROM ONDICH SOUTH THROUGH 2" BLOW-OFF

SP#16

HYDRANT 16
16" GATE VALVE

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

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

SAN-26
48" MANHOLE
RIM = 164.57
INV E = 160.46
INV NW = 160.56

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

1855 LF

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.9

LUKE CLASSON LICENSE No 77066 STATE OF 6/12/26 PROFESSIONAL ENGINEER

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SAN-27
48" MANHOLE
RIM = 164.92
INV SE = 160.82
INV NW = 160.92

66 LF 8" PVC @ 0.40%

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

UTILITY CROSSING #05
SAN. BOTTOM = 159.25
STORM TOP = 157.58
SEPARATION = 1.67

UTILITY CROSSING #06
SAN. BOTTOM = 159.95
STORM TOP = 158.37
SEPARATION = 1.58

UTILITY CROSSING #03
STORM BOTTOM = 152.43
SAN. TOP = 148.90
SEPARATION = 3.53

UTILITY CROSSING #04
SAN. BOTTOM = 158.78
STORM TOP = 156.84
SEPARATION = 1.94

302 LF 8" PVC @ 0.40%

UTILITY CROSSING #08
STORM BOTTOM = 155.57
SAN. TOP = 148.60
SEPARATION = 6.97

UTILITY CROSSING #07
STORM BOTTOM = 152.61
SAN. TOP = 148.51
SEPARATION = 4.10

4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN

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

UTILITY CROSSING #23
STORM BOTTOM = 155.81
SAN. TOP = 150.80
SEPARATION = 5.01

141 LF 8" PVC @ 0.35%

SHEET C5.8

SHEET C5.10

225 LF 8" PVC @ 0.40%

240 LF 8" PVC @ 1.00%

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

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

SINGLE RECLAIMED
WATER SERVICE (TYP.)

STREET 'C'

274 LF 8" PVC @ 0.35%

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

SAN-26
48" MANHOLE
RIM = 164.57
INV E = 160.46
INV NW = 160.56

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

SP#7

HYDRANT 5

SINGLE RECLAIMED WATER SERVICE (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

SAN-25
48" DROP MANHOLE
RIM = 162.45
INV E = 150.40
INV W = 159.56

SP#6

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

SAN-3
48" MANHOLE
RIM = 161.28
INV S = 147.55
INV N = 147.76
INV W = 148.00
INV E = 147.65

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

123 LF 8" PVC @ 0.35%

SINGLE POTABLE
WATER SERVICE (TYP.)

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

133 LF 8" PVC @ 0.30%

UTILITY CROSSING #02
STORM BOTTOM = 155.25
SAN. TOP = 148.02
SEPARATION = 7.23

HYDRANT 6

SAN-2
48" MANHOLE
RIM = 162.17
INV S = 147.05
INV N = 147.15

982 LF OF PROPOSED 12" POTABLE WATER MAIN

TRACT 'W'
TREE PRESERVATION
1.04 AC

4,945 LF OF PROPOSED 6" RECLAIMED WATER MAIN

48" MANHOLE
RIM = 163.19
INV W = 146.60
INV N = 146.70

UTILITY CROSSING #01
STORM BOTTOM = 151.95
SAN. TOP = 147.27
SEPARATION = 4.68

119 LF 8" PVC @ 0.30%

IRRIGATION METER PLEASE REFER
TO IRRIGATION PLANS FOR SIZE

(1) 6" TEE
(3) 6" GATE VALVE
(1) 12" CAP
(1) 12" PLUG VALVE

TRACT 'Y'
TREE PRESERVATION
3.23 AC

92 LF 8" PVC @ 0.32%

TRACT 'V'
LIFT STATION
0.04 AC

LIFT STATION
6' WET WELL
RIM = 164.28
INV E = 146.30

REFER TO DETAIL
ON SHEET C5.8

SP#5

(1) 2" BLOW-OFF
(1) 6" GATE VALVE

(1) 12"x6" WYE
(1) 6" PLUG VALVE
(2) 12" PLUG VALVE

SP#4

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

(1) 12" TEE
(3) 12" GATE VALVE

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

2,667 LF OF 12" PVC FORCE MAIN

1855 LF OF 12" PVC RECLAIMED WATER MAIN

1,055 LF OF 12" PVC WATER MAIN

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

HYDRANT 14

12" GATE VALVE

ZONE A

N
W E
S

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

KEY MAP

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.10

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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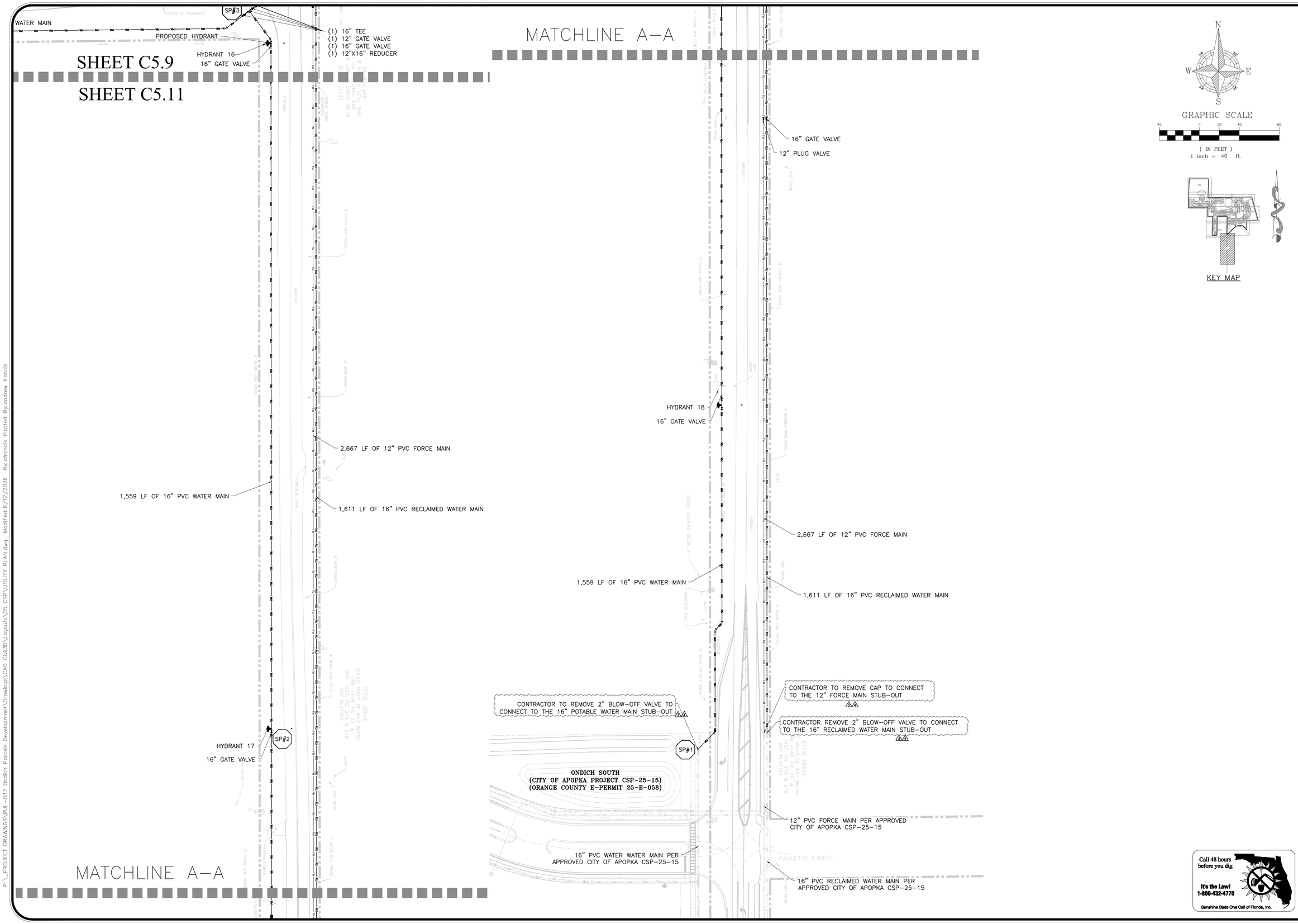

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4	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SGS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C5.11

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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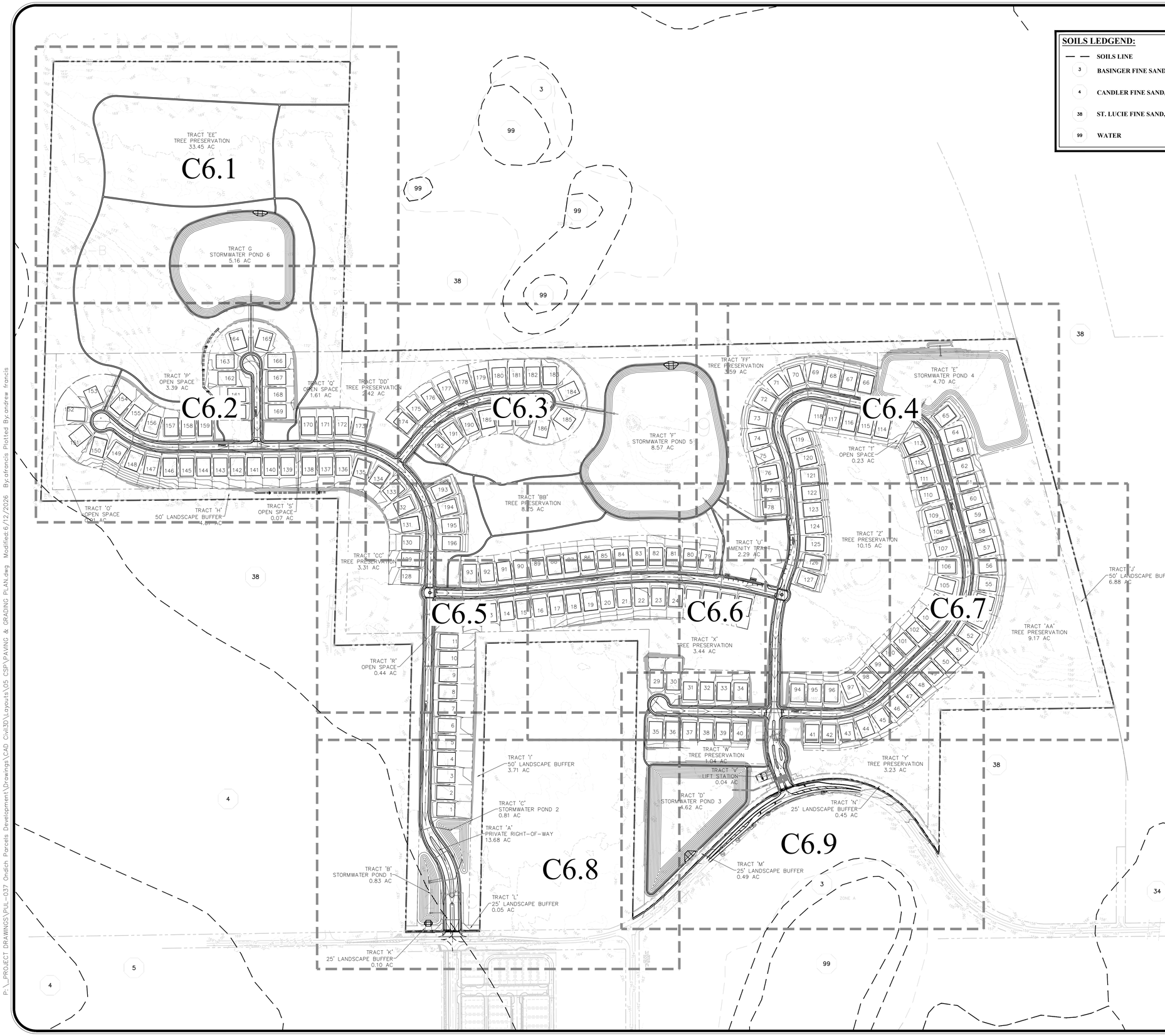


SOILS LEDGEND:

- SOILS LINE
- 3 — BASINGER FINE SAND, DEPRESSIONAL (HYD: A/D)
- 4 — CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
- 38 — ST. LUCIE FINE SAND, 0 TO 5% SLOPES (HYD: A)
- 99 — WATER

N / W / E / S

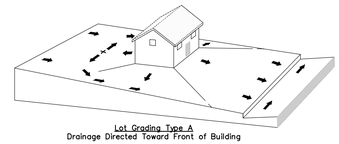
GRAPHIC SCALE

200 0 100 200 400

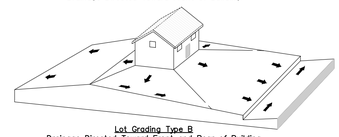
(IN FEET)
1 inch = 200 ft.

GRADING NOTES:

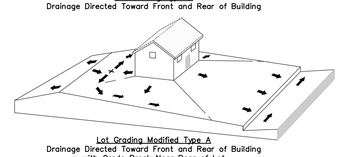
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES.
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS.
3. FINISHED FLOORS HAVE A SEPARATION OF 8-INCHES FROM THE DIRT GRADE ADJACENT TO THE BUILDING PAD.
4. THE PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5. ALL SPOT ELEVATIONS WITHIN THE ROADWAYS ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
7. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING THE SIDE SLOPES OF THE PROPOSED DRY PONDS BUT EXCLUDING THE POND BOTTOM, SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
8. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCH BASED) BAHIA SOD. POND BOTTOM TO BE SEEDED AND MULCHED.
9. PER THE GEOTECHNICAL EXPLORATION ANALYSIS REPORT PROVIDED BY UES DATED SEPTEMBER 9, 2025, IMPORTED FILL MATERIAL SHALL MEET GROUP A AND GROUP B QUALIFICATIONS. GROUP A ARE CONSIDERED TO BE CLEAN SANDY SOILS WITH LESS THAN 5% SOIL FINES. GROUP B ARE SANDS WITH SILT AND CLAY WITH CONTENTS OF 6 TO 12% SOIL FINES THAT MAY REQUIRE AERATION AND DRYING DURING PLACEMENT AND COMPACTION.
10. CONTRACTOR TO FOLLOW RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION ANALYSIS REPORTS PROVIDED BY UES DATED SEPTEMBER 9, 2025, AS WELL AS ANY SUPPLEMENTAL REPORTS ISSUED FOR THE ONDICH NORTH PROJECT SUCH AS THE ONE DATED NOVEMBER 3, 2025.
11. ALL DITCH-BOTTOM INLETS OUTSIDE OF PAVEMENT SHALL HAVE A CONCRETE COLLAR.



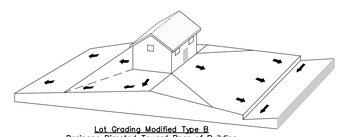
Lot Grading Type A
Drainage Directed Toward Front of Building



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



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



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

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C6.0

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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TRACT "EE"
TREE PRESERVATION
33.45 AC

PLEASE REFER TO CONCRETE WEIR FOR POND 6 GRADING DETAIL ON SHEET C6.10

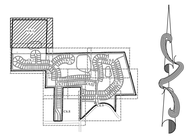
TRACT G
STORMWATER POND 6
5.16 AC

POND BOTTOM = 167.00

SHEET C6.1
SHEET C6.2

N
W E
S

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



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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.1

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Sunshine State One Call of Florida, Inc.

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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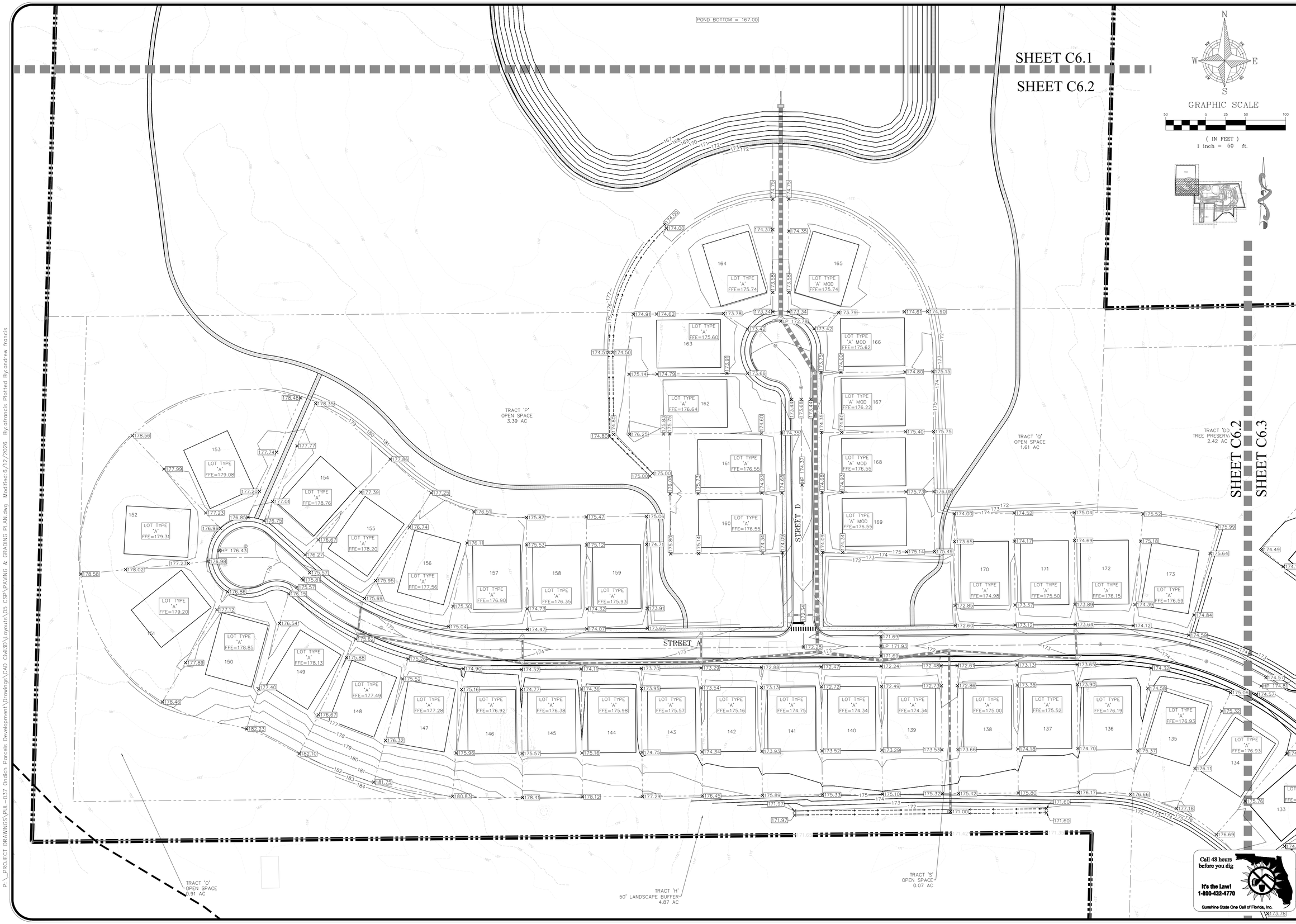

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2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
3	04/03/2026	S-RWMD COMMENTS DATED 04/01/2026	SCS
4	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SCS

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C6.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA 6/12/26 PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified: 6/12/2026 By: afrancis Plotted By: andrew francis

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PLEASE REFER TO CONCRETE WEIR FOR POND 5 GRADING DETAIL ON SHEET C6.10

SHEET C6.2

SHEET C6.3

TRACT 'DD' TREE PRESERV. 2.42 AC

STREET E

LOT TYPE 'A' FFE=175.03 — 174
LOT TYPE 'A' FFE=174.14 — 175
LOT TYPE 'A' FFE=173.23 — 176
LOT TYPE 'A' FFE=172.32 — 177
LOT TYPE 'A' FFE=171.41 — 178
LOT TYPE 'A' FFE=170.50 — 179
LOT TYPE 'A' FFE=169.58 — 180
LOT TYPE 'A' FFE=168.54 — 181
LOT TYPE 'A' FFE=167.53 — 182
LOT TYPE 'A' FFE=166.77 — 183
LOT TYPE 'A' MOD FFE=166.40 — 184
LOT TYPE 'A' MOD FFE=166.51 — 185
LOT TYPE 'A' MOD FFE=166.61 — 186
LOT TYPE 'A' MOD FFE=168.23 — 187
LOT TYPE 'A' MOD FFE=169.37 — 188
LOT TYPE 'A' MOD FFE=170.73 — 189
LOT TYPE 'A' MOD FFE=172.08 — 190
LOT TYPE 'A' MOD FFE=173.44 — 191
LOT TYPE 'A' MOD FFE=174.78 — 192
LOT TYPE 'B' MOD FFE=174.04 — 193
LOT TYPE 'B' MOD FFE=173.20 — 194
LOT TYPE 'B' MOD FFE=172.36 — 195
LOT TYPE 'B' MOD FFE=171.51 — 196
LOT TYPE 'A' FFE=176.93 — 134
LOT TYPE 'A' FFE=176.57 — 133
LOT TYPE 'A' FFE=175.19 — 132
LOT TYPE 'A' FFE=173.78 — 131
LOT TYPE 'A' FFE=172.38 — 130

LP 163.59

TRACT 'BB' TREE PRESERVATION 8.75 AC

TRACT 'F' STORMWATER POND 5 8.57 AC

POND BOTTOM = 158.00

SHEET C6.3
SHEET C6.4

SHEET C6.3
SHEET C6.5

SHEET C6.3
SHEET C6.6

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REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/06/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
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4	03/07/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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(407) 558-2228
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PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.3

LUKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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4	03/02/2026	SJRWMD COMMENTS DATED 02/02/2026	SKS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.4

TRACT 'FF'
TREE PRESERVATION
3.59 AC

TRACT 'E'
STORMWATER POND 4
4.70 AC

POND BOTTOM = 153.00

TRACT 'T'
OPEN SPACE
0.23 AC

TRACT '2'
TREE PRESERVATION
10.15 AC

TRACT 'V'
AMENITY TRACT
2.29 AC

STREET 'A'

SHEET C6.3
SHEET C6.4
SHEET C6.4
SHEET C6.6
SHEET C6.4
SHEET C6.7
SHEET C6.6
SHEET C6.7

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It is unlawful for anyone to change, alter, or add to any of the plans, specifications, or documents without the written permission of the architect. The architect will not be responsible for any changes made to the plans, specifications, or documents without the architect's knowledge and consent.

SHEET C6.2
SHEET C6.5

SHEET C6.3
SHEET C6.5

SHEET C6.3
SHEET C6.6

SHEET C6.5
SHEET C6.6

SHEET C6.5
SHEET C6.8

SHEET C6.6
SHEET C6.8

TRACT 'BB'
TREE PRESERVATION
8.75 AC

TRACT 'CC'
TREE PRESERVATION
3.31 AC

TRACT 'R'
OPEN SPACE
0.44 AC

STREET A

STREET B

LOT TYPE 'A' FFE=176.57
LOT TYPE 'A' FFE=175.19
LOT TYPE 'A' FFE=173.78
LOT TYPE 'A' FFE=172.38
LOT TYPE 'A' FFE=171.36
LOT TYPE 'A' FFE=170.41
LOT TYPE 'B' MOD FFE=174.04
LOT TYPE 'B' MOD FFE=173.20
LOT TYPE 'B' MOD FFE=172.36
LOT TYPE 'B' MOD FFE=171.51
LOT TYPE 'A' FFE=167.10
LOT TYPE 'A' FFE=167.52
LOT TYPE 'A' FFE=167.90
LOT TYPE 'A' MOD FFE=168.27
LOT TYPE 'A' MOD FFE=168.65
LOT TYPE 'A' MOD FFE=168.87
LOT TYPE 'A' MOD FFE=168.87
LOT TYPE 'A' MOD FFE=168.72
LOT TYPE 'A' MOD FFE=168.37
LOT TYPE 'A' MOD FFE=168.01
LOT TYPE 'A' MOD FFE=167.65
LOT TYPE 'A' MOD FFE=167.28
LOT TYPE 'A' MOD FFE=166.91
LOT TYPE 'A' FFE=167.18
LOT TYPE 'A' FFE=167.54
LOT TYPE 'A' FFE=167.85
LOT TYPE 'A' FFE=168.23
LOT TYPE 'A' FFE=168.60
LOT TYPE 'A' MOD FFE=168.86
LOT TYPE 'A' MOD FFE=168.86
LOT TYPE 'A' MOD FFE=168.76
LOT TYPE 'A' MOD FFE=168.40
LOT TYPE 'A' MOD FFE=168.19
LOT TYPE 'A' MOD FFE=166.91
LOT TYPE 'A' MOD FFE=167.20
LOT TYPE 'A' MOD FFE=166.80
LOT TYPE 'A' FFE=169.51
LOT TYPE 'A' FFE=170.21
LOT TYPE 'A' FFE=170.78
LOT TYPE 'A' FFE=170.85
LOT TYPE 'A' FFE=170.85
LOT TYPE 'A' FFE=170.50
LOT TYPE 'A' FFE=167.64
LOT TYPE 'A' FFE=167.30

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

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1	06/17/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
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(407) 558-2228

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

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TRACT "BB"
TREE PRESERVATION
8.75 AC

SHEET C6.3
SHEET C6.5
SHEET C6.3
SHEET C6.6
SHEET C6.4
SHEET C6.6
SH
SH

TRACT "U"
AMENITY TRACT
2.29 AC

PLEASE REFER TO SHEET C6.10 FOR ACCESSIBLE PARKING GRADING DETAIL

SHEET C6.6
SHEET C6.7
SHEET C6.6
SHEET C6.7

STREET D

TRACT "X"
TREE PRESERVATION
3.44 AC

SHEET C6.5
SHEET C6.6
SHEET C6.6
SHEET C6.9
SHEET C6.5
SHEET C6.6
SHEET C6.8
SHEET C6.8

STREET C

N
W
E
S

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.6

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6/12/26

SHEET C6.4
SHEET C6.7

SHEET C6.6
SHEET C6.7

SHEET C6.7
SHEET C6.9

TRACT "2"
TREE PRESERVATION
10.15 AC

STREET A

STREET C

N
W E
S

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.7

LIFT STATION GRADING DETAIL
SCALE: 1" = 10'

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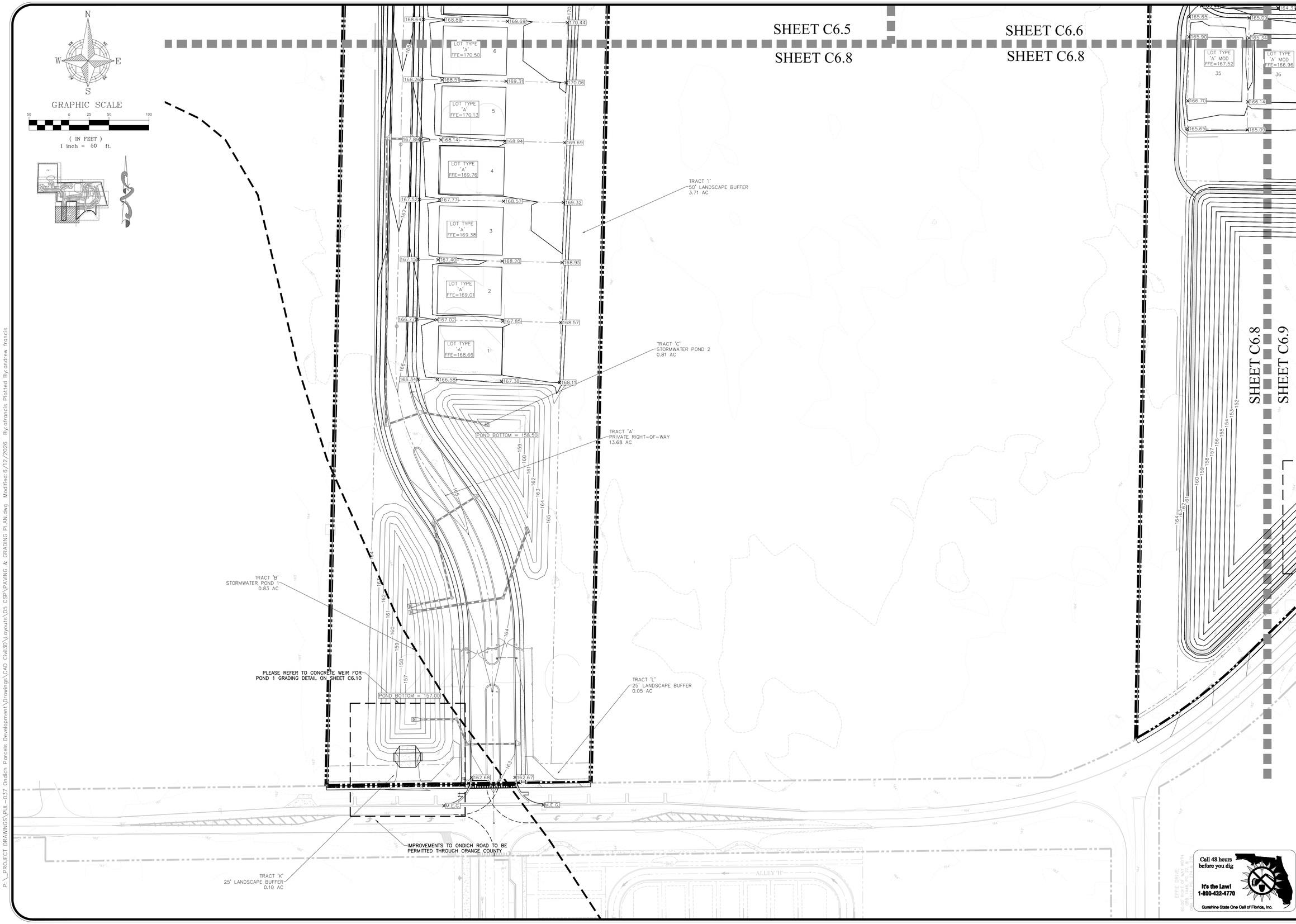

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PAVING & GRADING PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C6.8

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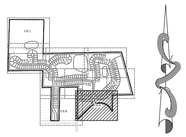
N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



SHEET C6.6
SHEET C6.9
SHEET C6.7
SHEET C6.8
SHEET C6.9

LOT TYPE 'A' FFE=166.35 — 31
LOT TYPE 'A' FFE=165.64 — 32
LOT TYPE 'A' FFE=164.92 — 33
LOT TYPE 'A' FFE=164.20 — 34
LOT TYPE 'A' MOD FFE=166.35 — 37
LOT TYPE 'A' FFE=165.64 — 38
LOT TYPE 'A' FFE=164.92 — 39
LOT TYPE 'A' FFE=164.20 — 40
LOT TYPE 'A' FFE=163.60 — 41
LOT TYPE 'A' FFE=164.11 — 42
LOT TYPE 'A' FFE=164.44 — 43
LOT TYPE 'A' FFE=164.65 — 44
LOT TYPE 'A' FFE=164.65 — 45
LOT TYPE 'A' FFE=164.30 — 46
LOT TYPE 'A' FFE=163.80 — 47
LOT TYPE 'A' FFE=163.43 — 48
LOT TYPE 'A' FFE=164.29 — 98
LOT TYPE 'A' FFE=164.31 — 97
LOT TYPE 'A' FFE=164.14 — 96
LOT TYPE 'A' FFE=163.63 — 95
LOT TYPE 'A' FFE=163.26 — 94

STREET C
LP 160.70

TRACT 'W'
TREE PRESERVATION
1.04 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'Y'
TREE PRESERVATION
3.23 AC

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

POND BOTTOM = 151.50

PLEASE REFER TO SHEET C6.7 FOR LIFT STATION GRADING DETAIL

PLEASE REFER TO SHEET C6.10 FOR VISITOR ENTRANCE GRADING DETAIL

PLEASE REFER TO CONCRETE WEIR FOR POND 3 GRADING DETAIL ON SHEET C6.10

IMPROVEMENTS TO ONDICH ROAD TO BE PERMITTED THROUGH ORANGE COUNTY

ZONE A

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C6.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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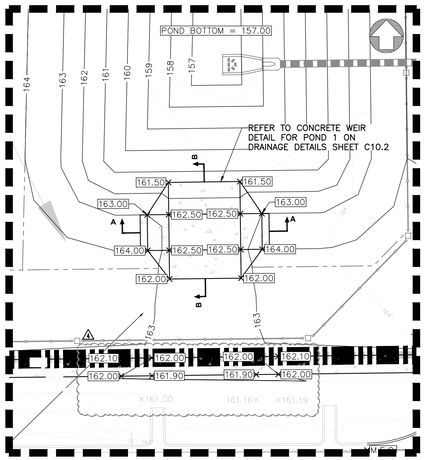
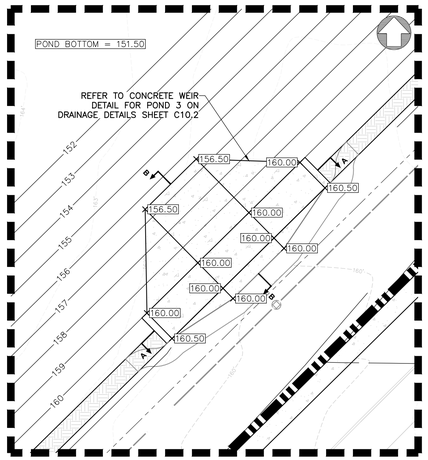


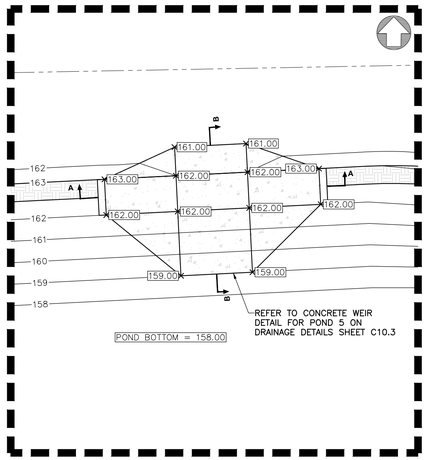
CONCRETE WEIR FOR POND 1 GRADING DETAIL

SCALE: 1" = 20'



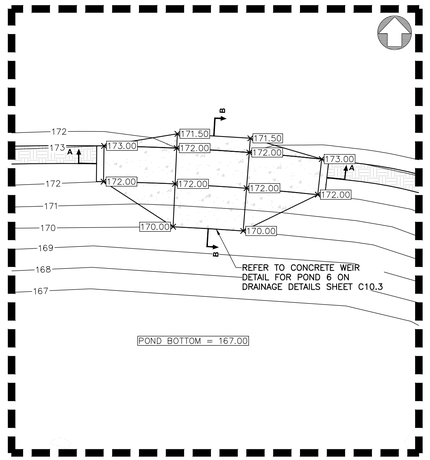
CONCRETE WEIR FOR POND 3 GRADING DETAIL

SCALE: 1" = 20'



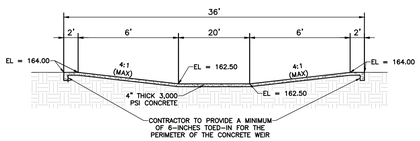
CONCRETE WEIR FOR POND 5 GRADING DETAIL

SCALE: 1" = 20'



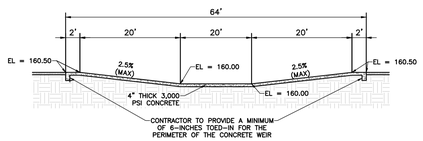
CONCRETE WEIR FOR POND 6 GRADING DETAIL

SCALE: 1" = 20'



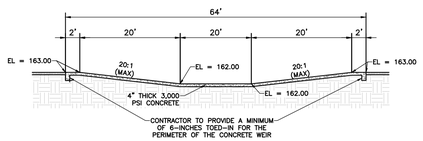
POND 1 WEIR SECTION A-A

N.T.S.



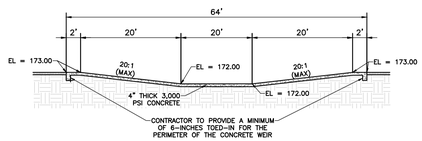
POND 3 WEIR SECTION A-A

N.T.S.



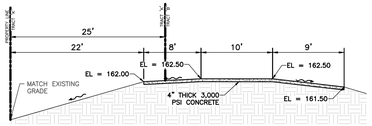
POND 5 WEIR SECTION A-A

N.T.S.



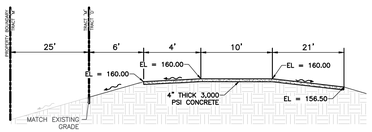
POND 6 WEIR SECTION A-A

N.T.S.



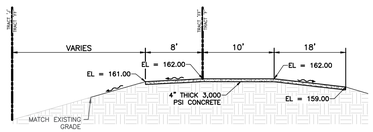
POND 1 WEIR SECTION B-B

N.T.S.



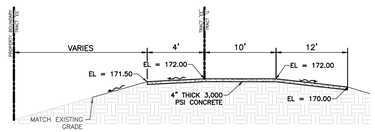
POND 3 WEIR SECTION B-B

N.T.S.



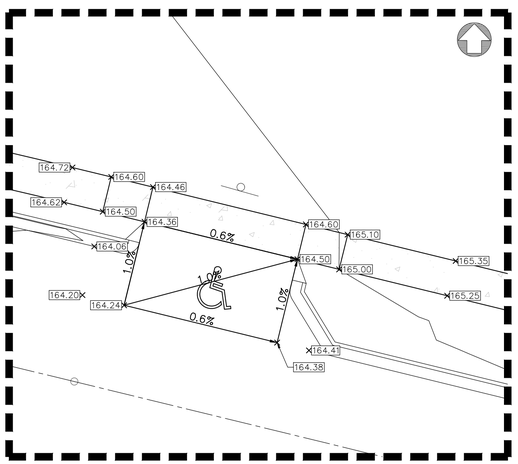
POND 5 WEIR SECTION B-B

N.T.S.



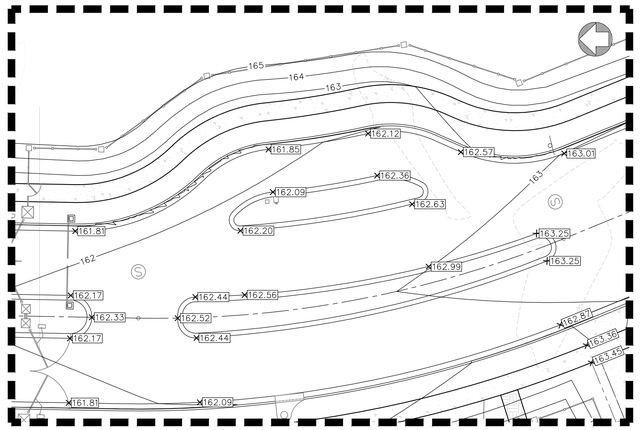
POND 6 WEIR SECTION B-B

N.T.S.



ACCESSIBLE PARKING GRADING DETAIL

SCALE: 1" = 10'



VISITOR ENTRANCE GRADING DETAIL

SCALE: 1" = 20'

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

REV	DATE	DESCRIPTION	BY
A	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/09/2026	DSS
A	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
A	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
A	03/03/2026	SJRWMD COMMENTS DATED 02/26/2026	SCS

GRADING DETAILS
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/12/2026

SCALE: VARIES
PROJECT: PUL-037
SHEET: C6.10

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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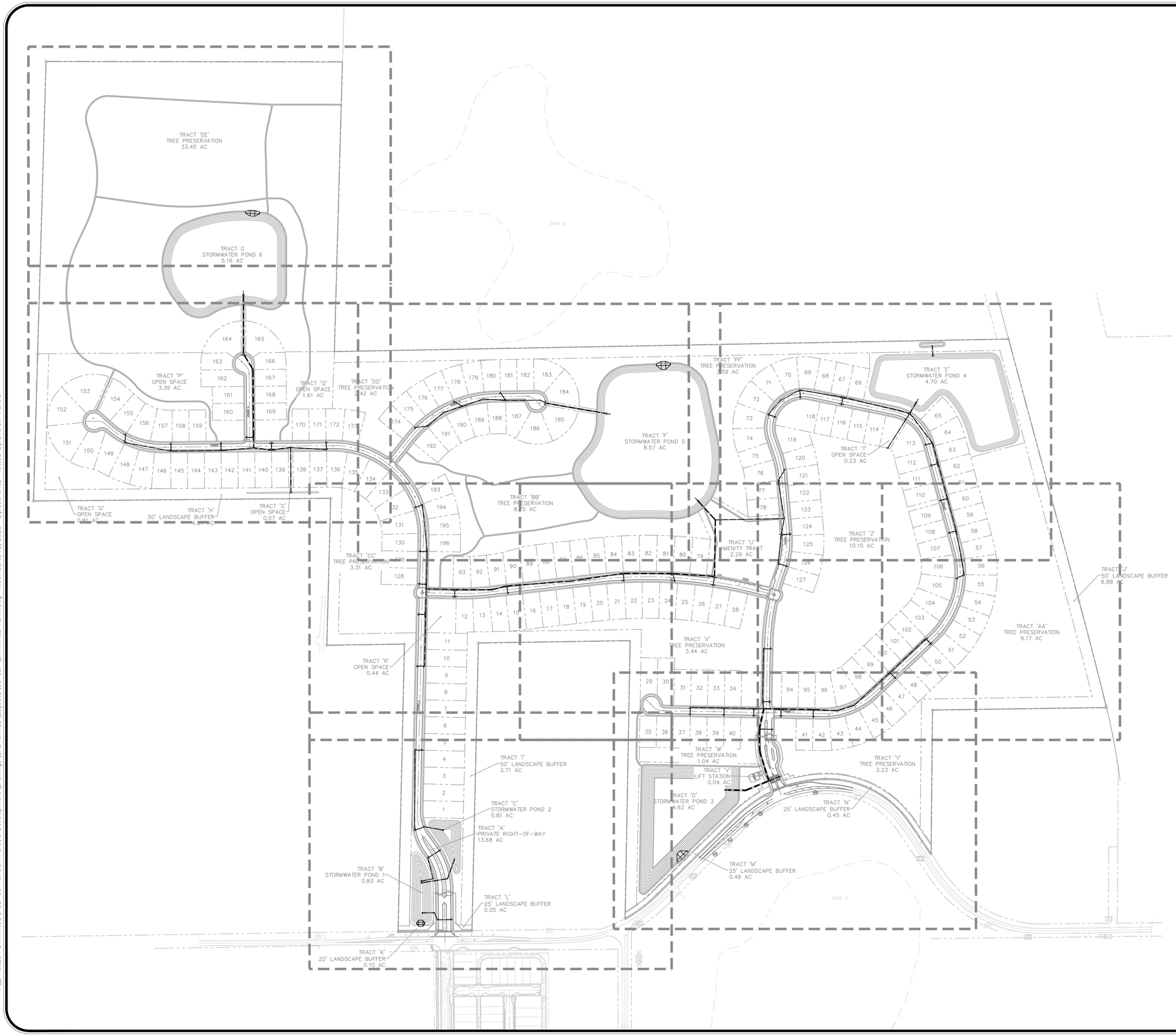
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PAVING & GRADING PLAN.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew.francis



N

W E

S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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 PIPES ARE REQUIRED TO BE LASER PROFILED AT PROJECT CLOSEOUT.

REV	DATE	DESCRIPTION	BY
⚠	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
⚠	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
⚠	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SKS
⚠	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	

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OVERALL DRAINAGE PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 200'
PROJECT: PUL-037
SHEET: C7.0

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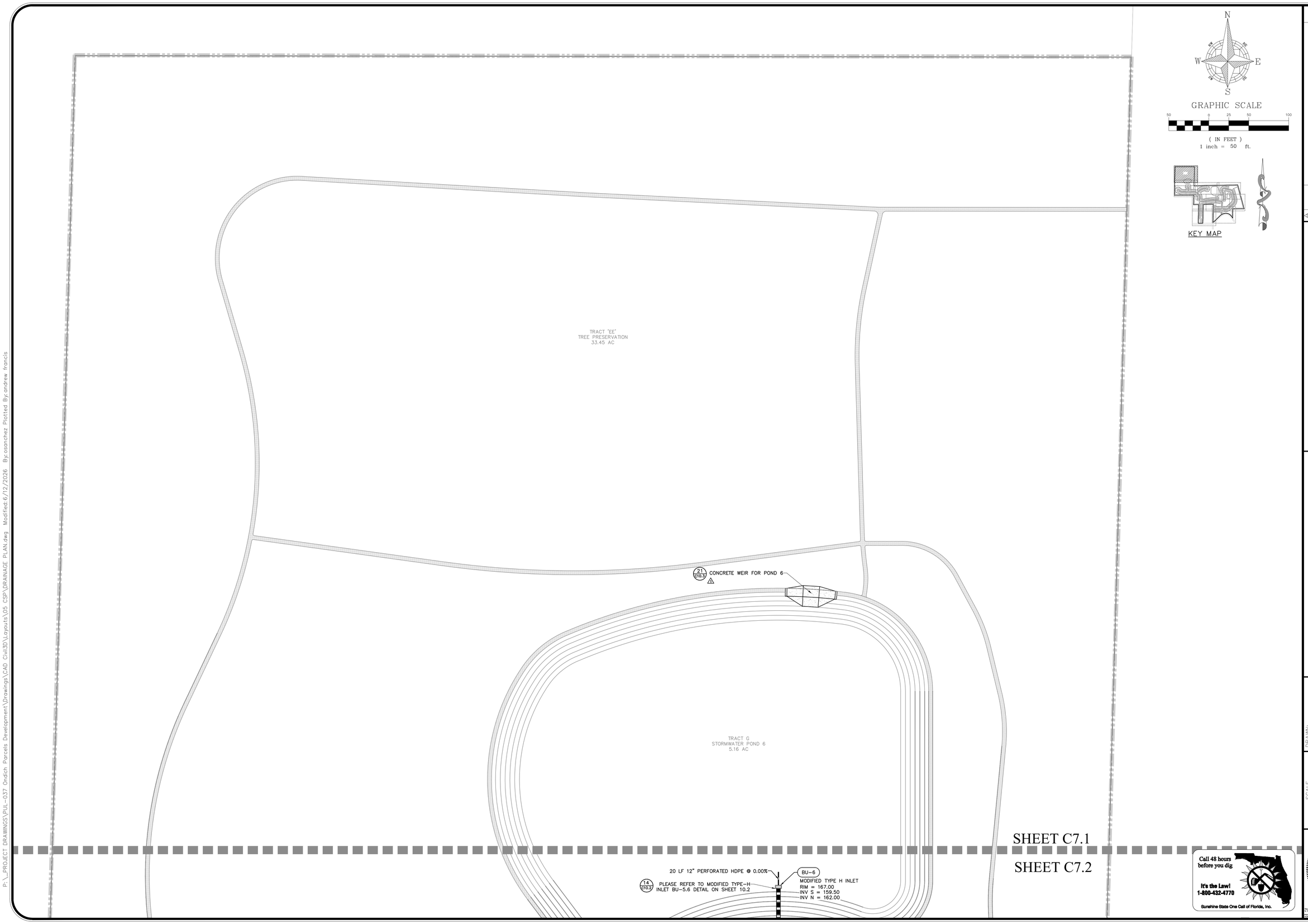

REV.	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
3	04/03/2026	S.RWMD COMMENTS DATED 04/01/2026	SCS
4	03/03/2026	S.RWMD COMMENTS DATED 02/06/2026	SCS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DRAINAGE PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C7.1

LUKE CLASSON
LICENSE
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:6/12/2026 By:asanchez Plotted By:andrew francis

SHEET C7.1
SHEET C7.2

20 LF 12" PERFORATED HDPE @ 0.00%

14 / C10.2 PLEASE REFER TO MODIFIED TYPE-H INLET BU-5.6 DETAIL ON SHEET 10.2

BU-6
MODIFIED TYPE H INLET
RIM = 167.00
INV S = 159.50
INV N = 162.00

264 LF 48" ADS HP @ 0.93%

D-4
TYPE 2 INLET
RIM = 173.19
INV SE = 161.94
INV N = 161.94

83 LF 48" ADS HP @ 0.20%

D-3
TYPE 3R INLET
RIM = 173.61
INV NW = 161.77
INV S = 161.77

S31°21'24"E
5.07'

303 LF 48" ADS HP @ 0.20%

S0°30'28"E
315.43'

STREET D

DRAINAGE EASEMENT

36 LF 18" ADS HP @ 0.50%

D-2
TYPE 3L INLET
RIM = 172.67
INV N = 161.17
INV S = 164.17
INV W = 166.99

D-1
TYPE 3R INLET
RIM = 172.67
INV E = 167.17

A-23
TYPE 2 INLET
RIM = 172.09
INV S = 166.60

36 LF 18" ADS HP @ 0.50%

A-21
TYPE 3R INLET
RIM = 173.49
INV S = 167.99

A-30
TYPE 1L INLET
RIM = 175.54
INV S = 170.04

38 LF 18" ADS HP @ 0.50%

A-28
TYPE 3L INLET
RIM = 174.36
INV S = 168.86

A-26
TYPE 3L INLET
RIM = 173.14
INV S = 167.64

210 LF 18" ADS HP @ 0.47%

36 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

224 LF 18" ADS HP @ 0.55%

47 LF 36" ADS HP @ 0.20%

146 LF 24" ADS HP @ 0.74%

86 LF 36" ADS HP @ 0.20%

161 LF 18" ADS HP @ 0.24%

A-29
TYPE 1R INLET
RIM = 175.47
INV N = 169.85
INV E = 169.35

A-27
TYPE 3R INLET
RIM = 174.36
INV E = 167.86
INV N = 168.68
INV W = 168.36

S79°38'00"E
13.77'

DRAINAGE EASEMENT

N89°29'05"E
224.46'

2.6'

A-25
TYPE 3R INLET
RIM = 173.14
INV W = 166.64
INV E = 166.64
INV N = 167.46

5' DRAINAGE EASEMENT (TYP.)

N85°02'19"E
33.53'

A-24
72" DIA MANHOLE
RIM = 172.06
INV N = 164.26
INV W = 165.56
INV E = 164.26

A-22
TYPE 2 INLET
RIM = 172.09
INV W = 164.42
INV E = 164.43
INV N = 166.42

81 LF 36" ADS HP @ 0.20%

202 LF 24" ADS HP @ 0.20%

A-31
72" DIA MANHOLE
RIM = 172.11
INV W = 164.60
INV E = 166.92
INV S = 164.60

20' DRAINAGE EASEMENT

A-20
TYPE 3L INLET
RIM = 173.50
INV W = 167.31
INV N = 167.81

S-1
TYPE H INLET
RIM = 171.00
INV N = 165.00

TRACT 'P'
OPEN SPACE
3.39 AC

TRACT 'Q'
OPEN SPACE
1.61 AC

TRACT 'DD'
TREE PRESERVATION
2.42 AC

TRACT 'O'
OPEN SPACE
0.91 AC

TRACT 'H'
50' LANDSCAPE BUFFER
4.87 AC

TRACT 'S'
OPEN SPACE
0.07 AC

SHEET C7.2
SHEET C7.3

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

KEY MAP

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
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4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

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N
W E
S

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

KEY MAP

TRACT 'DD'
TREE PRESERVATION
2.42 AC

SHEET C7.2
SHEET C7.3

E-1
TYPE 3L INLET
RIM = 171.99
INV E = 166.50

57 LF 18" ADS HP @ 1.04%

E-2
TYPE 3R INLET
RIM = 171.40
INV NE = 164.41
INV W = 165.91

S41°32'31"E
2.63'

N48°52'40"E
53.51'

E-3
48" DIA MANHOLE
RIM = 169.80
INV E = 163.80
INV SW = 163.80

DRAINAGE EASEMENT

95 LF 18" ADS HP @ 0.64%

E-4
TYPE 3L INLET
RIM = 169.26
INV SE = 163.77

45 LF 18" ADS HP @ 0.82%
89 LF 18" ADS HP @ 1.01%

S72°43'40"W
38.32'

E-5
TYPE 3R INLET
RIM = 168.89
INV NW = 163.40
INV E = 162.40
INV W = 162.90

DRAINAGE EASEMENT

S70°10'49"W
42.30'

98 LF 18" ADS HP @ 1.66%

101 LF 18" ADS HP @ 1.05%

E-6
48" DIA MANHOLE
RIM = 167.27
INV E = 160.78
INV W = 160.78

N86°21'03"W
31.61'

5' DRAINAGE EASEMENT (TYP.)

E-7
TYPE 3L INLET
RIM = 166.51
INV SE = 161.17

42 LF 18" ADS HP @ 0.50%

155 LF 18" ADS HP @ 0.20%

E-8
TYPE 3R INLET
RIM = 166.21
INV E = 155.61
INV W = 159.72
INV NW = 160.96

DRAINAGE EASEMENT

S89°30'47"W
86.39'

E-9
48" DIA MANHOLE
RIM = 163.87
INV SE = 155.30
INV W = 155.30

30 LF 18" ADS HP @ 0.20%

E-10
TYPE 2 INLET
RIM = 163.99
INV NW = 155.25
INV E = 155.24

273 LF 30" ADS HP @ 1.56%

BU-5.2
MODIFIED TYPE H INLET
RIM = 158.00
INV W = 151.00
INV E = 153.10

20 LF 12" PERFORATED HDPE @ 0.00%

PLEASE REFER TO MODIFIED TYPE-H INLET BU-5.2 DETAIL ON SHEET 10.2 (13/C10.2)

20 (C10.1) CONCRETE WEIR FOR POND 5

TRACT 'F'
STORMWATER POND 5
8.57 AC

SHEET C7.3
SHEET C7.4

BU-5.1
MODIFIED TYPE H INLET
RIM = 158.00
INV SE = 147.90
INV NW = 155.10

20 LF 12" PERFORATED HDPE @ 0.00%

12 (C10.2) PLEASE REFER TO MODIFIED TYPE-H INLET BU-5.1 DETAIL ON SHEET 10.2

20' DRAINAGE EASEMENT

252 LF 42" ADS HP @ 0.51%

20' DRAINAGE EASEMENT

TRACT 'BB'
TREE PRESERVATION
8.75 AC

A-18
TYPE 3R INLET
RIM = 171.92
INV E = 166.42

36 LF 18" ADS HP @ 0.50%

A-19
TYPE 3L INLET
RIM = 171.94
INV W = 166.24
INV S = 166.24

210 LF 18" ADS HP @ 1.23%

A-16
TYPE 3R INLET
RIM = 169.35
INV E = 163.85

36 LF 18" ADS HP @ 0.50%

N5°49'58"W
21.03'

A-17
TYPE 3L INLET
RIM = 169.35
INV S = 163.07
INV W = 163.67
INV N = 163.67

SHEET C7.3
SHEET C7.5

SHEET C7.3
SHEET C7.6

SHEET C7.5
SHEET C7.6

B-10

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.3

LAKE CLASSON LICENSED PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis

KEY MAP

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

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
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3	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SKS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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TRACT "FF" TREE PRESERVATION 3.59 AC

TRACT "E" STORMWATER POND 4 4.70 AC

TRACT "I" OPEN SPACE 0.23 AC

TRACT "U" AMENITY TRACT 2.29 AC

TRACT "Z" TREE PRESERVATION 10.15 AC

9 / C10.1 PROPOSED SPREADER SWALE

MES-6
24" MES
INV S = 149.00

42 LF 24" ADS HP @ 2.42%

DS-4
TYPE H INLET
RIM = 155.00
INV N = 150.00

C-24
TYPE 3L INLET
RIM = 160.70
INV SW = 155.14
INV E = 151.07
INV S = 151.07

196 LF 18" ADS HP @ 0.50%

DRAINAGE EASEMENT

S80°35'57"E 68.30'

S76°20'59"E 73.11'

97 LF 18" ADS HP @ 0.20%

85 LF 18" ADS HP @ 0.80%

36 LF 18" ADS HP @ 0.50%

C-22
48" DIA MANHOLE
RIM = 160.83
INV SW = 155.33
INV NE = 155.33

C-23
TYPE 3R INLET
RIM = 160.70
INV N = 151.25
36 LF 18" ADS HP @ 0.50%

C-26
TYPE 2 INLET
RIM = 159.74
INV S = 152.57
INV W = 150.10
INV E = 150.10

C-25
TYPE 2 INLET
RIM = 159.74
INV N = 152.75

C-21
TYPE 3L INLET
RIM = 161.69
INV E = 156.00
INV NE = 156.00

36 LF 18" ADS HP @ 0.50%

C-20
TYPE 3R INLET
RIM = 161.68
INV W = 156.18

20 LF 12" PERFORATED HDPE @ 0.00%

11 / C10.2 PLEASE REFER TO MODIFIED TYPE-H INLET BU-4 DETAIL ON SHEET 10.2

BU-4
MODIFIED TYPE H INLET
RIM = 153.00
INV SW = 144.50
INV NE = 149.00

57 LF 36" ADS HP @ 1.43%

307 LF 24" ADS HP @ 0.50%

C-28
TYPE 3L INLET
RIM = 159.86
INV SE = 145.81
INV NE = 145.31
INV SW = 150.94
INV W = 148.57

36 LF 18" ADS HP @ 0.50%

C-27
TYPE 3R INLET
RIM = 159.87
INV NE = 151.12
INV SW = 151.12

167 LF 24" ADS HP @ 0.50%

20' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT (TYP.)

149 LF 18" ADS HP @ 0.50%

S37°35'57"E 7.22'

C-53
TYPE H INLET
RIM = 157.36
INV NE = 151.86

C-30
TYPE 3L INLET
RIM = 158.84
INV W = 151.47
INV S = 147.14
INV NW = 146.64

100 LF 24" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

C-32
TYPE 2 INLET
RIM = 158.41
INV S = 148.12
INV N = 147.62
INV W = 151.32

C-31
TYPE 4 INLET
RIM = 158.41
INV E = 151.50

262 LF 24" ADS HP @ 0.50%

S15°03'38"E 408.14'

36 LF 18" ADS HP @ 0.50%

DRAINAGE EASEMENT

C-34
TYPE 3R INLET
RIM = 159.11
INV W = 150.75
INV N = 148.92
INV S = 149.42

C-33
TYPE 3L INLET
RIM = 159.11
INV E = 150.92

STREET

150 LF 18" ADS HP @ 0.50%

C-36
TYPE 3R INLET
RIM = 155.86
INV W = 150.21
INV N = 150.17
INV S = 154.23

36 LF 18" ADS HP @ 0.50%

S10°14'01"E 30.90'

C-35
TYPE 3L INLET
RIM = 159.86
INV E = 150.39

20 LF 18" ADS HP @ 0.50%

C-18
TYPE 3R INLET
RIM = 163.43
INV SW = 157.93

59 LF 18" ADS HP @ 0.50%

C-19
TYPE 3L INLET
RIM = 163.75
INV NE = 157.64
INV S = 157.14

172 LF 18" ADS HP @ 0.50%

BU-5.1
MODIFIED TYPE H INLET
RIM = 158.00
INV SE = 147.90
INV NW = 155.10

116 LF 42" ADS HP @ 0.52%

B-13
72" DIA MANHOLE
RIM = 163.82
INV S = 148.50
INV NW = 148.50
INV E = 154.25

20' DRAINAGE EASEMENT

308 LF 18" ADS HP @ 0.50%

C-17
60" DIA MANHOLE
RIM = 164.11
INV N = 156.28
INV S = 157.50
INV W = 155.78

73 LF 18" ADS HP @ 0.50%

20' DRAINAGE EASEMENT

252 LF 42" ADS HP @ 0.51%

20' DRAINAGE EASEMENT

N10°35'37"E 20.24'

43 LF 18" ADS HP @ 0.50%

C-15
TYPE 4 INLET
RIM = 164.15
INV W = 158.65

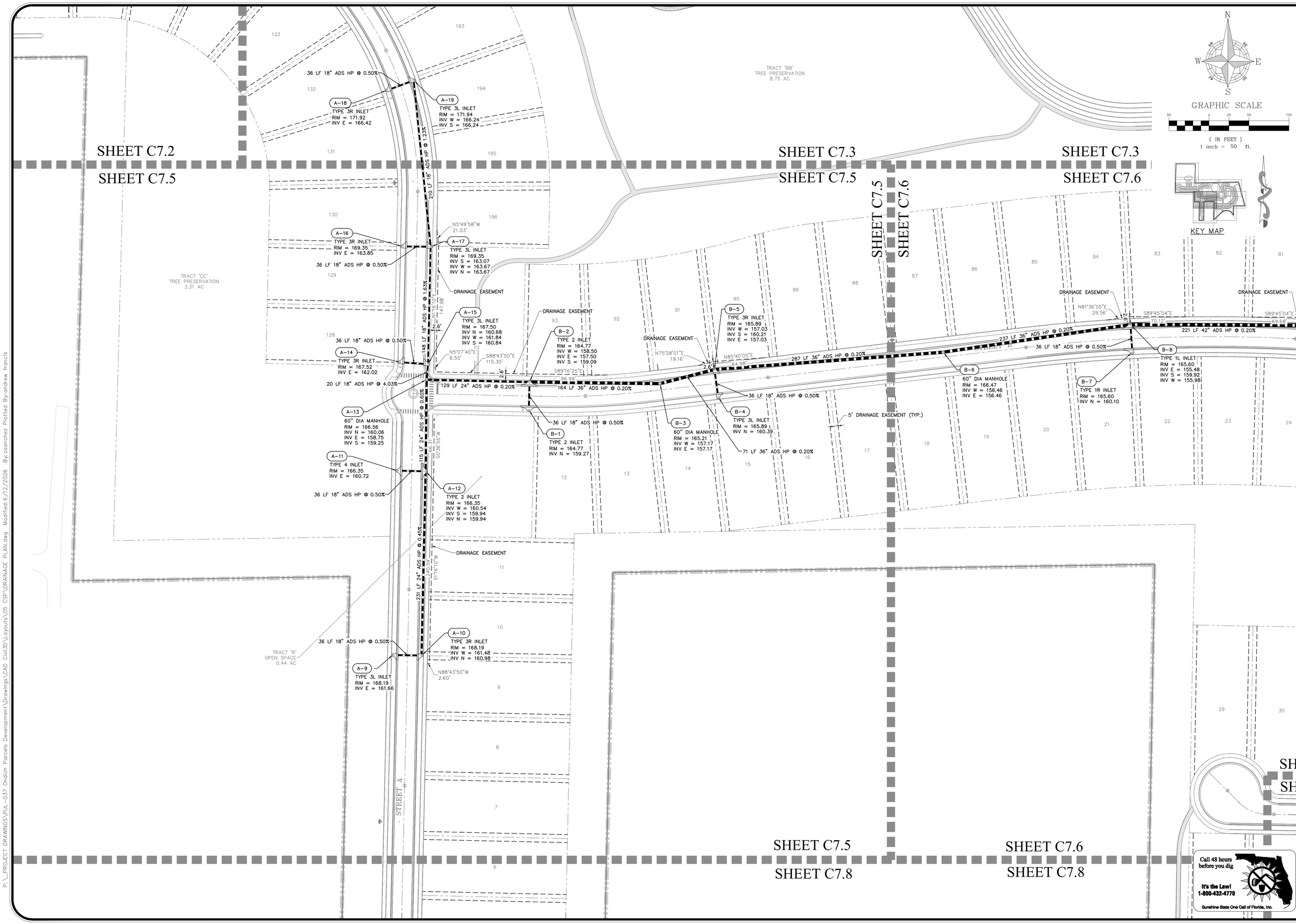
C-16
TYPE 4 INLET
RIM = 164.21
INV N = 157.86
INV E = 158.44
INV S = 158.36

STREET

130 LF 18" ADS HP @ 0.50%

N6°10'13"E 140.06'

SHEET C7.3
SHEET C7.4
SHEET C7.4
SHEET C7.6
SHEET C7.4
SHEET C7.7
SHEET C7.6
SHEET C7.7



REV.	DATE	DESCRIPTION	BY
6	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
5	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
4	04/03/2026	S-RWMD COMMENTS DATED 04/01/2026	SCS
3	03/03/2026	S-RWMD COMMENTS DATED 02/06/2026	SCS

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BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

DRAINAGE PLAN
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE 1" = 50'
PROJECT PUL-037
SHEET C7.5

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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BU–5.1
MODIFIED TYPE H INLET
RIM = 158.00
INV SE = 147.90
INV NW = 155.10

20 LF 12" PERFORATED HDPE @ 0.00%

116 LF 42" ADS HP @ 0.52%

B–13
72" DIA MANHOLE
RIM = 163.82
INV S = 148.50
INV NW = 148.50
INV E = 154.25

12 C10.2 PLEASE REFER TO MODIFIED TYPE–H INLET BU–5.1 DETAIL ON SHEET 10.2

TRACT "BB"
CE PRESERVATION
8.75 AC

20' DRAINAGE EASEMENT

252 LF 42" ADS HP @ 0.51%

20' DRAINAGE EASEMENT

C–19
TYPE 3L INLET
RIM = 163.75
INV NE = 157.64
INV S = 157.14

172 LF 18" ADS HP @ 0.50%

20' DRAINAGE EASEMENT

308 LF 18" ADS HP @ 0.50%

C–17
60" DIA MANHOLE
RIM = 164.11
INV N = 156.28
INV S = 157.50
INV W = 155.78

73 LF 18" ADS HP @ 0.50%

SHEET C7.3
SHEET C7.5
SHEET C7.3
SHEET C7.6
SHEET C7.4
SHEET C7.6
SHEET C7.4
SHEET C7.7

N10°35'37"E
20.24'

43 LF 18" ADS HP @ 0.50%

C–15
TYPE 4 INLET
RIM = 164.15
INV W = 158.65

C–16
TYPE 4 INLET
RIM = 164.21
INV N = 157.86
INV E = 158.44
INV S = 158.36

TRACT "U"
AMENITY TRACT
2.29 AC

SHEET C7.6
SHEET C7.7

130 LF 18" ADS HP @ 0.50%

N6°10'13"E
140.06'

43 LF 18" ADS HP @ 0.50%

DRAINAGE EASEMENT

N72°04'42"W
3.54'

C–13
TYPE 3R INLET
RIM = 164.72
INV W = 159.22

C–14
TYPE 3L INLET
RIM = 164.78
INV N = 159.01
INV E = 159.01

DRAINAGE EASEMENT

N81°36'05"E
29.56'

S89°45'04"E
70.12'

S89°45'04"E
69.68'

S86°08'55"E
175.75'

B–10
TYPE 3L INLET
RIM = 164.50
INV W = 155.04
INV E = 155.04
INV S = 158.77

B–12
TYPE 2 INLET
RIM = 163.81
INV W = 154.67
INV N = 149.79
INV S = 158.04

237 LF 36" ADS HP @ 0.20%

36 LF 18" ADS HP @ 0.50%

221 LF 42" ADS HP @ 0.20%

186 LF 42" ADS HP @ 0.20%

287 LF 36" ADS HP @ 0.20%

B–8
TYPE 1L INLET
RIM = 165.60
INV E = 155.48
INV S = 159.92
INV W = 155.98

B–6
60" DIA MANHOLE
RIM = 166.47
INV W = 156.46
INV E = 156.46

B–7
TYPE 1R INLET
RIM = 165.60
INV N = 160.10

B–9
TYPE 3R INLET
RIM = 164.45
INV N = 158.95

37 LF 18" ADS HP @ 0.50%

43 LF 18" ADS HP @ 0.50%

B–11
TYPE 2 INLET
RIM = 163.75
INV N = 158.25

18" ADS HP @ 0.50%

5' DRAINAGE EASEMENT (TYP.)

6" ADS HP @ 0.20%

SHEET C7.5
SHEET C7.8
SHEET C7.6
SHEET C7.8

TRACT "X"
TREE PRESERVATION
3.44 AC

S88°57'23"E
2.60'

C–12
TYPE 3R INLET
RIM = 163.68
INV S = 157.50
INV E = 158.00

36 LF 18" ADS HP @ 0.50%

C–11
TYPE 3L INLET
RIM = 163.68
INV W = 158.18

DRAINAGE EASEMENT

N1°02'37"E
246.63'

236 LF 18" ADS HP @ 0.92%

C–8
TYPE 4 INLET
RIM = 161.35
INV N = 155.34
INV S = 155.34
INV E = 155.66

SHEET C7.6
SHEET C7.9

DRAINAGE EASEMENT

C–49
TYPE 3L INLET
RIM = 162.19
INV S = 155.75
INV E = 155.75
INV W = 155.82

C–10
TYPE 4 INLET
RIM = 160.92
INV W = 154.92
INV E = 154.42
INV S = 155.04

33 LF 18" ADS HP @ 0.93%

N10°24'39"W
12.50'

160.91'

S1°02'37"W
2.60'

N88°57'23"W

N88°50'40"W
158.09'

C–7
TYPE 4 INLET
RIM = 161.35
INV W = 155.84

36 LF 18" ADS HP @ 0.50%

77 LF 42" ADS HP @ 0.20%

N89°21'28"W
35.71'

143.95'

N88°55'33"W

DRAINAGE EASEMENT

N86°55'45"W
56.53'

C–43
60" DIA MANHOLE
RIM = 162.23
INV NE = 153.78
INV W = 153.78

C–44
60" DIA MANHOLE
RIM = 161.84
INV E = 153.62
INV W = 153.62

215 LF 24" ADS HP @ 0.20%

N47°29'15"E
174.54'

C–51
TYPE 3L INLET
RIM = 163.63
INV S = 156.57
INV E = 156.57

151 LF 18" ADS HP @ 0.50%

133 LF 18" ADS HP @ 0.63%

144 LF 36" ADS HP @ 0.20%

36 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.70%

36 LF 18" ADS HP @ 0.50%

C–6
96" DIA MANHOLE
RIM = 161.05
INV W = 154.20
INV S = 152.96
INV E = 152.96
INV N = 155.04

C–47
TYPE 2 INLET
RIM = 160.86
INV E = 153.11
INV W = 153.11
INV S = 155.18

C–45
TYPE 3R INLET
RIM = 161.58
INV S = 155.90
INV W = 153.40
INV E = 153.40

79 LF 30" ADS HP @ 0.20%

109 LF 30" ADS HP @ 0.20%

C–52
TYPE 3R INLET
RIM = 163.63
INV N = 156.75

C–50
TYPE 3R INLET
RIM = 162.18
INV N = 156.00

C–9
TYPE 4 INLET
RIM = 160.92
INV N = 155.22

S12°26'59"W
13.31'

93 LF 60" ADS HP @ 0.20%

60 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

C–46
TYPE 3L INLET
RIM = 161.58
INV N = 156.08

5' DRAINAGE EASEMENT (TYP.)

C–5
TYPE 3L INLET
RIM = 161.90
INV N = 152.77
INV S = 152.77
INV E = 155.27

C–4
TYPE 3R INLET
RIM = 161.90
INV W = 155.56

C–48
TYPE 4 INLET
RIM = 160.86
INV N = 155.36

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

KEY MAP

REV	DATE	DESCRIPTION	BY
6	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
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DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.6

LAKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
6/12/26
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:6/12/2026 By:csanchez Plotted By:andrew francis

C-19
TYPE 3L INLET
RIM = 163.75
INV NE = 157.64
INV S = 157.14

172 LF 18" ADS HP @ 0.50%

ADS HP @ 0.50%

C-17
60" DIA MANHOLE
RIM = 164.11
INV N = 156.28
INV S = 155.50
INV W = 155.78

73 LF 18" ADS HP @ 0.50%

SHEET C7.4

N10°35'37"E
20.24'

SHEET C7.6

SHEET C7.7

43 LF 18" ADS HP @ 0.50%

C-15
TYPE 4 INLET
RIM = 164.15
INV W = 158.65

STREET

C-16
TYPE 4 INLET
RIM = 164.21
INV N = 157.86
INV E = 158.44
INV S = 158.36

130 LF 18" ADS HP @ 0.50%

N6°10'13"E
140.06'

DRAINAGE EASEMENT

43 LF 18" ADS HP @ 0.50%

N72°04'42"W
3.54'

C-13
TYPE 3R INLET
RIM = 164.72
INV W = 159.22

C-14
TYPE 3L INLET
RIM = 164.78
INV N = 159.01
INV E = 159.01

SHEET C7.6

SHEET C7.7

C-12
TYPE 3R INLET
RIM = 163.68
INV S = 157.50
INV E = 158.00

36 LF 18" ADS HP @ 0.50%

C-11
TYPE 3L INLET
RIM = 163.68
INV W = 158.18

2.6'

36 LF 18" ADS HP @ 0.50%

C-7
TYPE 4 INLET
RIM = 161.35
INV W = 155.84

77 LF 42" ADS HP @ 0.20%

DRAINAGE EASEMENT

N89°21'28"W
35.71'

143.95'

N88°50'33"W

C-6
96" DIA MANHOLE
RIM = 161.05
INV W = 154.20
INV S = 152.96
INV E = 152.96
INV N = 155.04

93 LF 60" ADS HP @ 0.20%

60 LF 18" ADS HP @ 0.50%

C-4
TYPE 3R INLET
RIM = 161.90
INV W = 155.56

144 LF 36" ADS HP @ 0.20%

C-47
TYPE 2 INLET
RIM = 160.86
INV E = 153.11
INV W = 153.11
INV S = 155.18

36 LF 18" ADS HP @ 0.50%

C-48
TYPE 4 INLET
RIM = 160.86
INV N = 155.36

C-45
TYPE 3R INLET
RIM = 161.58
INV S = 155.90
INV W = 153.40
INV E = 153.40

109 LF 30" ADS HP @ 0.20%

36 LF 18" ADS HP @ 0.50%

C-46
TYPE 3L INLET
RIM = 161.58
INV N = 156.08

215 LF 24" ADS HP @ 0.20%

N47°29'51"E
214.61'

C-44
60" DIA MANHOLE
RIM = 161.84
INV E = 153.62
INV W = 153.62

79 LF 30" ADS HP @ 0.20%

C-43
60" DIA MANHOLE
RIM = 162.23
INV NE = 153.78
INV W = 153.78

SHEET C7.7
SHEET C7.9

S15°03'38"E
408.14'

36 LF 18" ADS HP @ 0.50%

C-33
TYPE 3L INLET
RIM = 159.11
INV E = 150.92

16" 2.6%

DRAINAGE EASEMENT

C-34
TYPE 3R INLET
RIM = 159.11
INV W = 150.75
INV N = 148.92
INV S = 149.42

STREET

200 LF 18" ADS HP @ 0.50%

C-36
TYPE 3R INLET
RIM = 159.86
INV W = 150.21
INV N = 150.17
INV S = 154.23

36 LF 18" ADS HP @ 0.50%

S10°14'01"E
30.90'

C-35
TYPE 3L INLET
RIM = 159.86
INV E = 150.39

TRACT "2"
TREE PRESERVATION
10.15 AC

C-38
TYPE 3R INLET
RIM = 160.83
INV SW = 155.22
INV N = 155.22

40 LF 18" ADS HP @ 0.50%

C-37
TYPE 3L INLET
RIM = 160.92
INV NE = 155.42

5' DRAINAGE EASEMENT (TYP.)

TRACT "J"
50' LANDSCAPE BUFFER
6.88 AC

TRACT "AA"
TREE PRESERVATION
9.17 AC

C-39
TYPE 2 INLET
RIM = 160.31
INV SE = 154.64
INV SW = 154.64

S43°28'15"E
2.53'

36 LF 24" ADS HP @ 0.50%

C-40
TYPE 2 INLET
RIM = 160.31
INV NW = 154.82

DRAINAGE EASEMENT

N46°32'01"E
230.30'

224 LF 24" ADS HP @ 0.40%

36 LF 18" ADS HP @ 0.50%

C-42
TYPE 3R INLET
RIM = 161.41
INV NW = 155.91

C-41
TYPE 3L INLET
RIM = 161.42
INV SE = 155.73
INV SW = 154.20
INV NE = 154.20

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.7

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SHEET C7.5
SHEET C7.8

SHEET C7.6
SHEET C7.8

SHEET C7.8
SHEET C7.9

N
W E
S

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

KEY MAP

A-7
TYPE 3R INLET
RIM = 167.74
INV S = 161.56
INV E = 162.06

36 LF 18" ADS HP @ 0.50%

5' DRAINAGE EASEMENT (TYP.)

A-8
TYPE 3L INLET
RIM = 167.74
INV W = 162.24

359 LF 18" ADS HP @ 0.50%

TRACT 'I'
50' LANDSCAPE BUFFER
3.71 AC

TRACT 'C'
STORMWATER POND 2
0.81 AC

A-6
TYPE 3L INLET
RIM = 165.87
INV E = 159.53
INV W = 159.53

70 LF 18" ADS HP @ 1.03%

22 (210.3) ENERGY DISSIPATOR (TYP.)

A-5
TYPE 3R INLET
RIM = 165.88
INV N = 159.77
INV E = 159.77

48 LF 18" ADS HP @ 0.50%

MES-4
18" MES
INV W = 158.81

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

A-4
TYPE 3L INLET
RIM = 165.05
INV SW = 158.31

66 LF 18" ADS HP @ 0.50%

A-3
TYPE 3R INLET
RIM = 165.05
INV S = 157.98
INV NE = 157.98

A-32
48" DIA MANHOLE
RIM = 164.35
INV N = 157.64
INV W = 157.64

DS-2
TYPE H INLET
RIM = 163.50
INV S = 158.00

96 LF 18" ADS HP @ 0.36%

91 LF 24" ADS HP @ 0.27%

TRACT 'B'
STORMWATER POND 1
0.83 AC

40 LF 18" ADS HP @ 0.34%

A-33
48" DIA MANHOLE
RIM = 164.22
INV N = 157.76
INV W = 157.76

MES-2
18" MES
INV E = 157.50

MES-3
24" MES
INV E = 157.50

104 LF 24" ADS HP @ 0.25%

22 (210.3) ENERGY DISSIPATOR (TYP.)

41 LF 18" ADS HP @ 0.39%

A-34
48" DIA MANHOLE
RIM = 163.95
INV S = 157.66
INV W = 157.66

TRACT 'L'
25' LANDSCAPE BUFFER
0.05 AC

35 LF 18" ADS HP @ 0.20%

66 LF 18" ADS HP @ 0.50%

MES-1
18" MES
INV E = 157.50

A-2
TYPE 3L INLET
RIM = 163.55
INV W = 158.05

18 (210.3) CONCRETE WEIR FOR POND 1

A-1
TYPE 3R INLET
RIM = 163.55
INV E = 157.72
INV N = 157.72

TRACT 'K'
25' LANDSCAPE BUFFER
0.10 AC

ALLEY 'H'

ETTE DRIVE
60.00 RIGHT OF WAY WIDTH
ORB 5146, PG 2215, &
ORB 5146, PG 2219

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4	03/03/2026	S.JURMO COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.8

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6/12/26

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SHEET C7.6
SHEET C7.9
SHEET C7.6
SHEET C7.7
SHEET C7.7
SHEET C7.9
SHEET C7.8
SHEET C7.9

236 LF 18" ADS HP @ 0.92%
C-8
TYPE 4 INLET
RIM = 161.35
INV N = 155.34
INV S = 155.34
INV E = 155.66
33 LF 18" ADS HP @ 0.93%
C-10
TYPE 4 INLET
RIM = 160.92
INV W = 154.92
INV E = 154.42
INV S = 155.04
DRAINAGE EASEMENT
C-49
TYPE 3L INLET
RIM = 162.19
INV S = 155.75
INV E = 155.75
INV W = 155.82
C-51
TYPE 3L INLET
RIM = 163.63
INV S = 156.57
INV E = 156.57
C-52
TYPE 3R INLET
RIM = 163.63
INV N = 156.75
C-50
TYPE 3R INLET
RIM = 162.18
INV N = 156.00
151 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.70%
36 LF 18" ADS HP @ 0.50%
133 LF 18" ADS HP @ 0.63%
5' DRAINAGE EASEMENT (TYP.)
C-9
TYPE 4 INLET
RIM = 160.92
INV N = 155.22
C-5
TYPE 3L INLET
RIM = 161.90
INV N = 152.77
INV S = 152.77
INV E = 155.27
101 LF 60" ADS HP @ 0.20%
C-3
TYPE 3L INLET
RIM = 162.67
INV N = 152.57
INV S = 152.57
36 LF 18" ADS HP @ 0.50%
C-7
TYPE 4 INLET
RIM = 161.35
INV W = 155.84
77 LF 42" ADS HP @ 0.20%
C-6
96" DIA MANHOLE
RIM = 161.05
INV W = 154.20
INV S = 152.96
INV E = 152.96
INV N = 155.04
93 LF 60" ADS HP @ 0.20%
60 LF 18" ADS HP @ 0.50%
C-4
TYPE 3R INLET
RIM = 161.90
INV W = 155.56
144 LF 36" ADS HP @ 0.20%
C-47
TYPE 2 INLET
RIM = 160.86
INV E = 153.11
INV W = 153.11
INV S = 155.18
C-48
TYPE 4 INLET
RIM = 160.86
INV N = 155.36
36 LF 18" ADS HP @ 0.50%
215 LF 24" ADS HP @ 0.20%
C-44
60" DIA MANHOLE
RIM = 161.84
INV E = 153.62
INV W = 153.62
C-45
TYPE 3R INLET
RIM = 161.58
INV S = 155.90
INV W = 153.40
INV E = 153.40
109 LF 30" ADS HP @ 0.20%
C-46
TYPE 3L INLET
RIM = 161.58
INV N = 156.08
36 LF 18" ADS HP @ 0.50%
C-41
TYPE 3L INLET
RIM = 161.42
INV SE = 155.73
INV SW = 154.20
INV NE = 154.20
C-42
TYPE 3R INLET
RIM = 161.41
INV NW = 155.91
36 LF 18" ADS HP @ 0.50%
C-43
60" DIA MANHOLE
RIM = 162.23
INV NE = 153.78
INV W = 153.78
79 LF 30" ADS HP @ 0.20%
STREET C
TRACT 'W'
TREE PRESERVATION
1.04 AC
TRACT 'Y'
TREE PRESERVATION
3.23 AC
TRACT 'V'
LIFT STATION
0.04 AC
TRACT 'D'
STORMWATER POND 3
4.62 AC
TRACT 'N'
25' LANDSCAPE BUFFER
0.45 AC
TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC
ZONE A
112 LF 60" ADS HP @ 0.20%
78 LF 60" ADS HP @ 0.20%
C-1
TYPE 3R INLET
RIM = 163.70
INV W = 158.11
56 LF 18" ADS HP @ 0.50%
C-2
TYPE 3L INLET
RIM = 163.70
INV N = 152.29
INV W = 152.29
INV E = 157.83
C-54
96" DIA MANHOLE
RIM = 164.68
INV E = 152.06
INV W = 152.06
MES-5
60" MES
INV E = 151.91
22 C16.3 ENERGY DISSIPATOR (TYP.)
CONCRETE WEIR FOR POND 3 19 C16.2
N1°02'37"E 246.63'
N10°24'39"W 12.50'
N89°21'28"W 35.71'
143.95'
N86°55'45"W 56.53'
N47°29'53"E 11.84'
S1°02'37"W 2.60'
N88°57'23"W 160.91'
N88°54'40"W 158.09'
N88°55'53"W
S12°26'59"W 13.31'
S0°49'37"E 102.84'
S17°37'00"E 17.09'
N10°15'00"W 150.68 LF
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
KEY MAP
N
S
E
W
NE
SE
SW
NW

REV	DATE	DESCRIPTION	BY
1	06/01/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SKS
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DRAINAGE PLAN
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C7.9

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER

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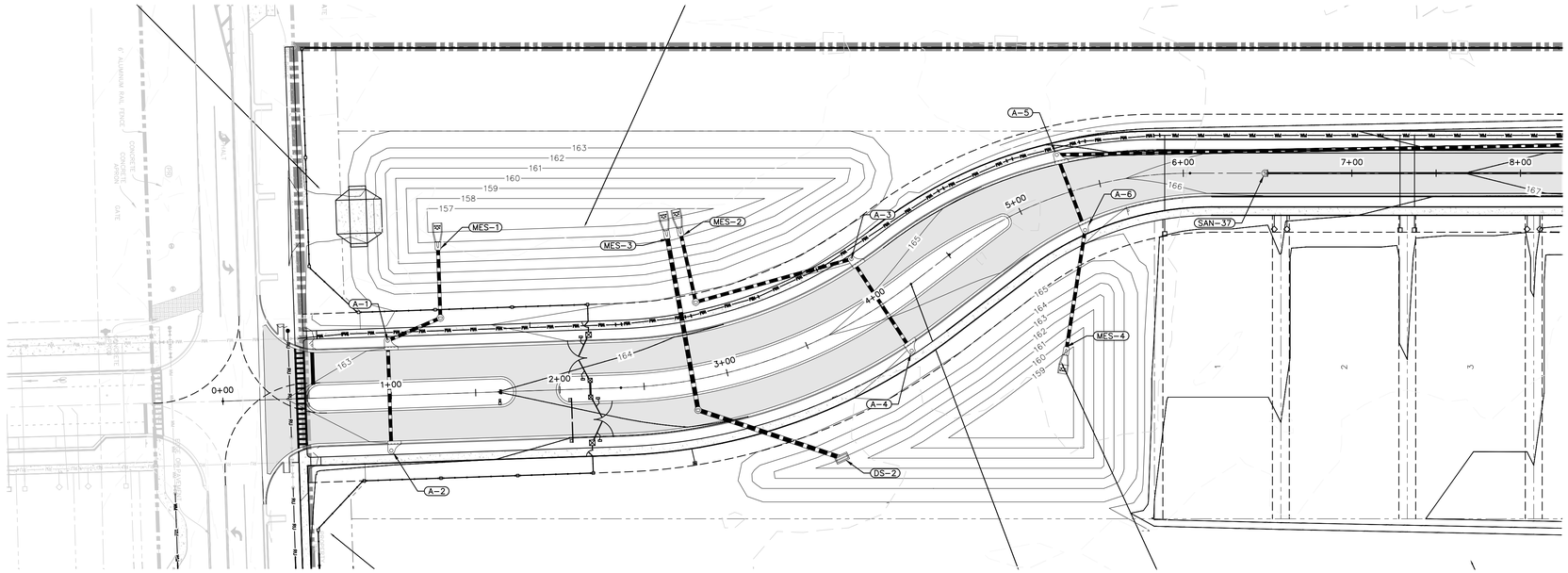
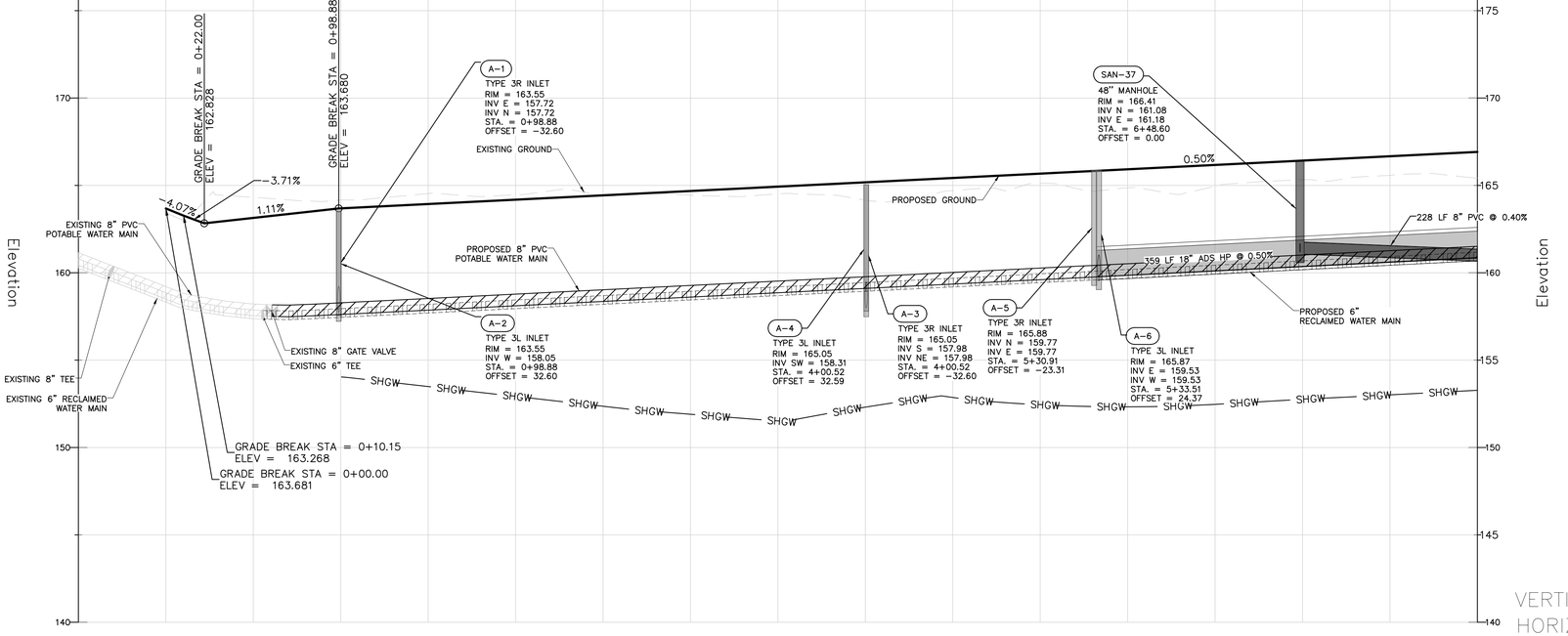
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE PLAN.dwg Modified:6/12/2026 By:osanchez Plotted By:andrew francis





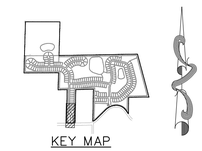
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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(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.

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(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.

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4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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PLAN & PROFILE - STREET A - STA 0+00 TO 7+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.0

LUKE CLASSON LICENSE PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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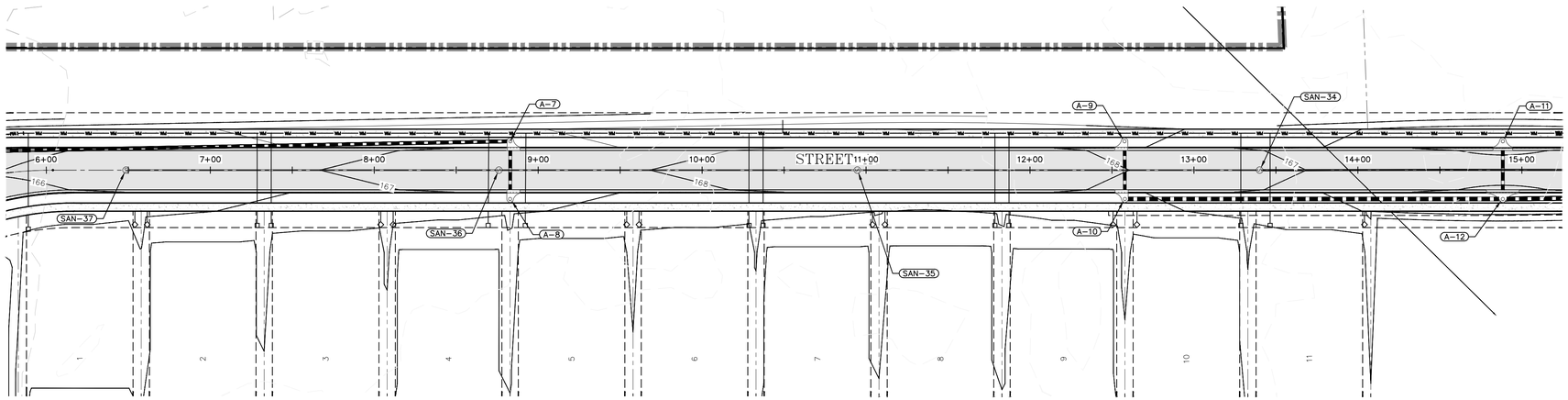
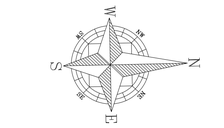
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET A.dwg Modified:4/22/2026 By:afrancis Plotted By:andrew francis

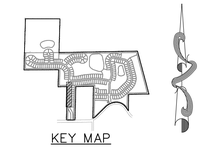




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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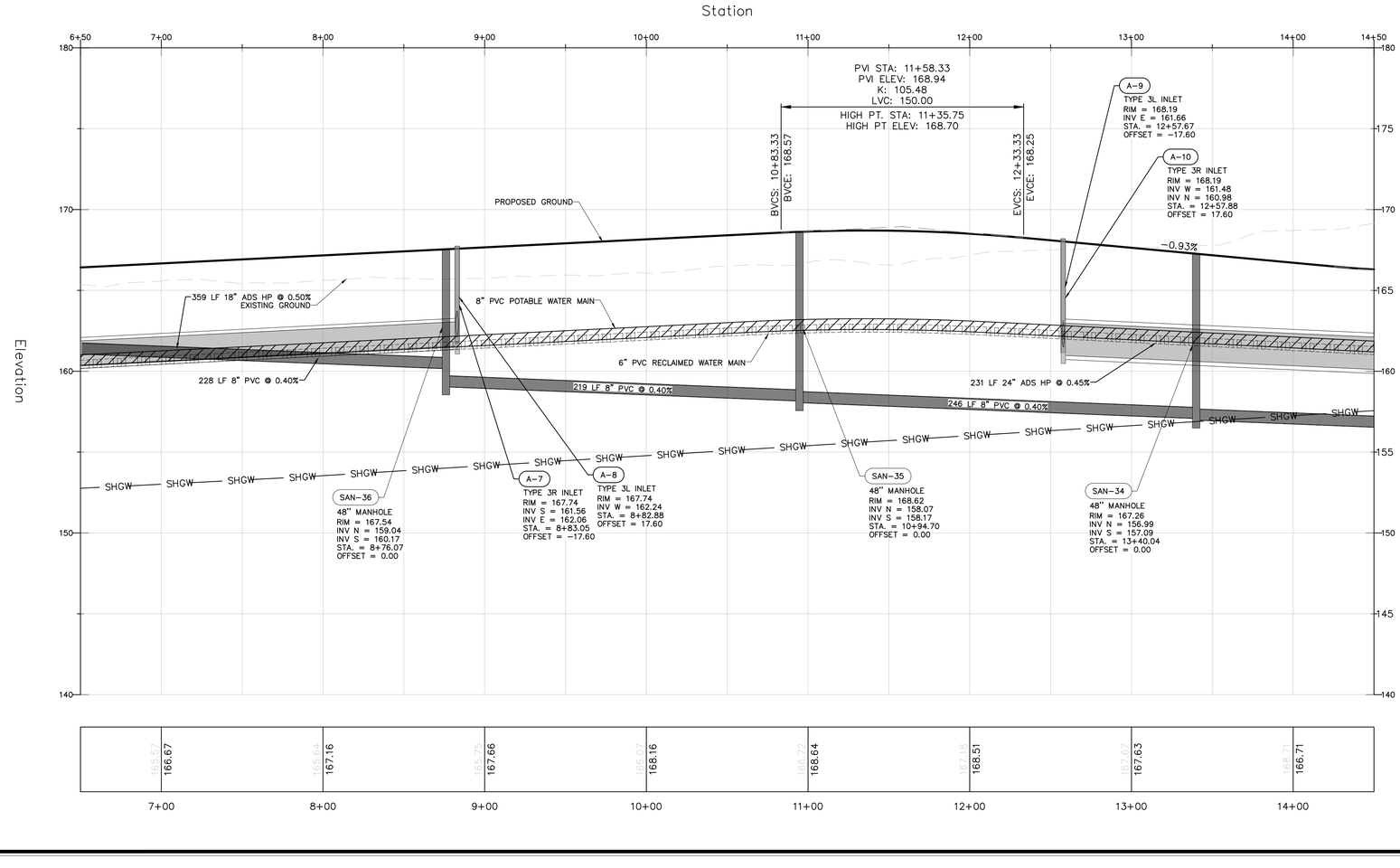

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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PLAN & PROFILE - STREET A -
STA 7+00 TO 14+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.1

LUKE CLASSON
LICENSED
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/12/26

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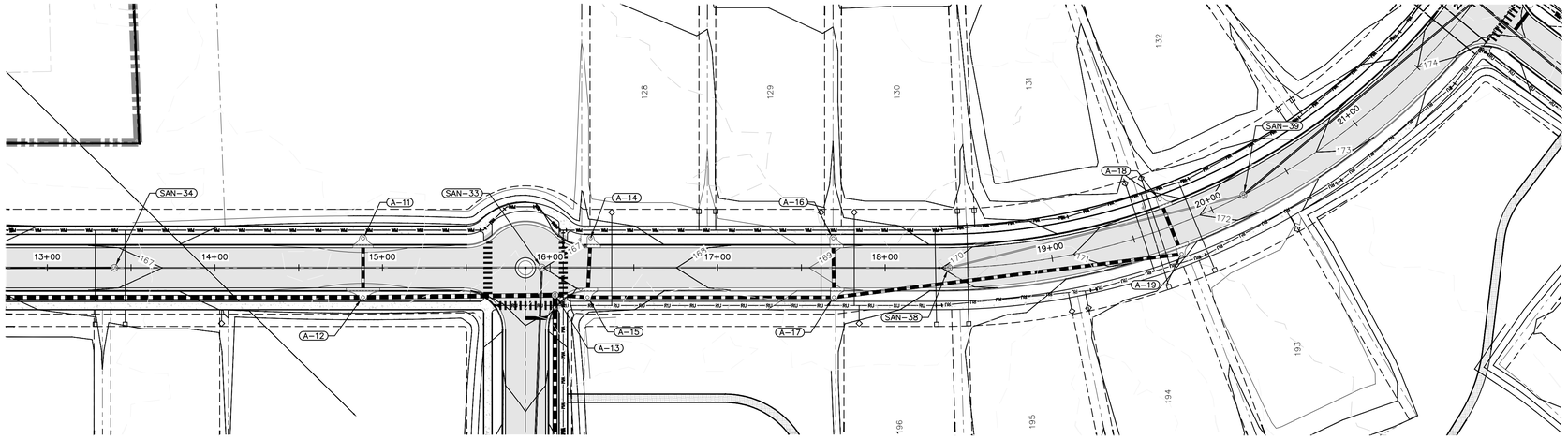

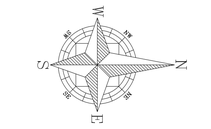

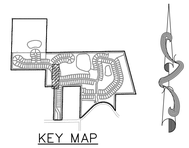

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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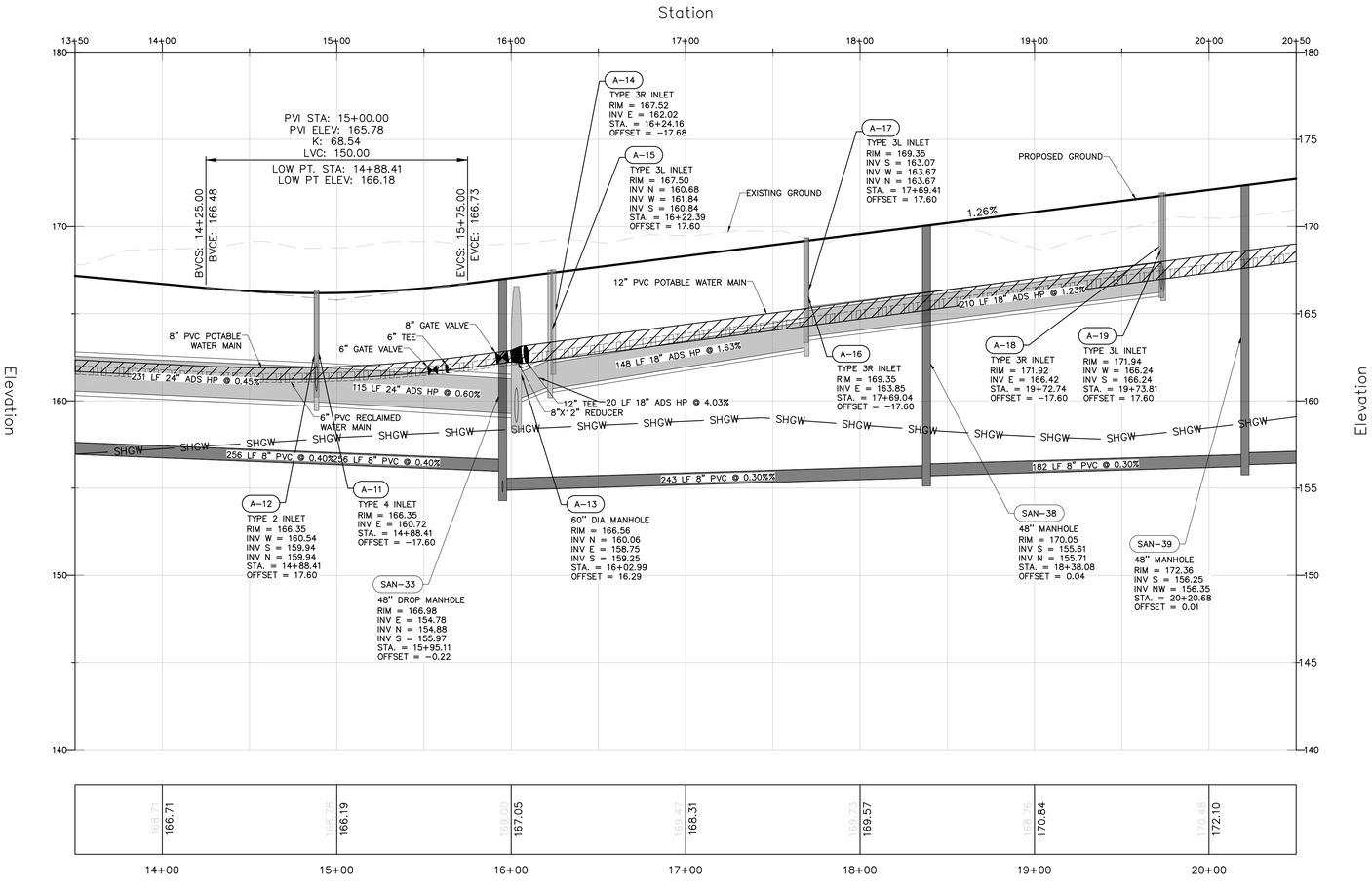

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SSS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	4
SSS	SJRWMD COMMENTS DATED 03/30/2026	04/30/2026	3
SSS	SJRWMD COMMENTS DATED 02/20/2026	03/02/2026	2

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PLAN & PROFILE - STREET A - STA 14+00 TO 20+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

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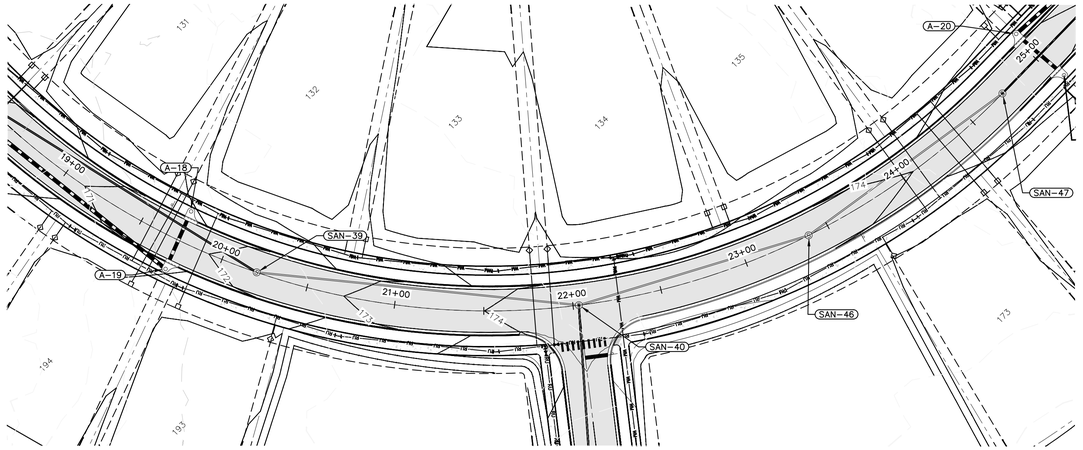

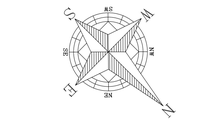

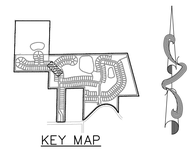

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62–55.314

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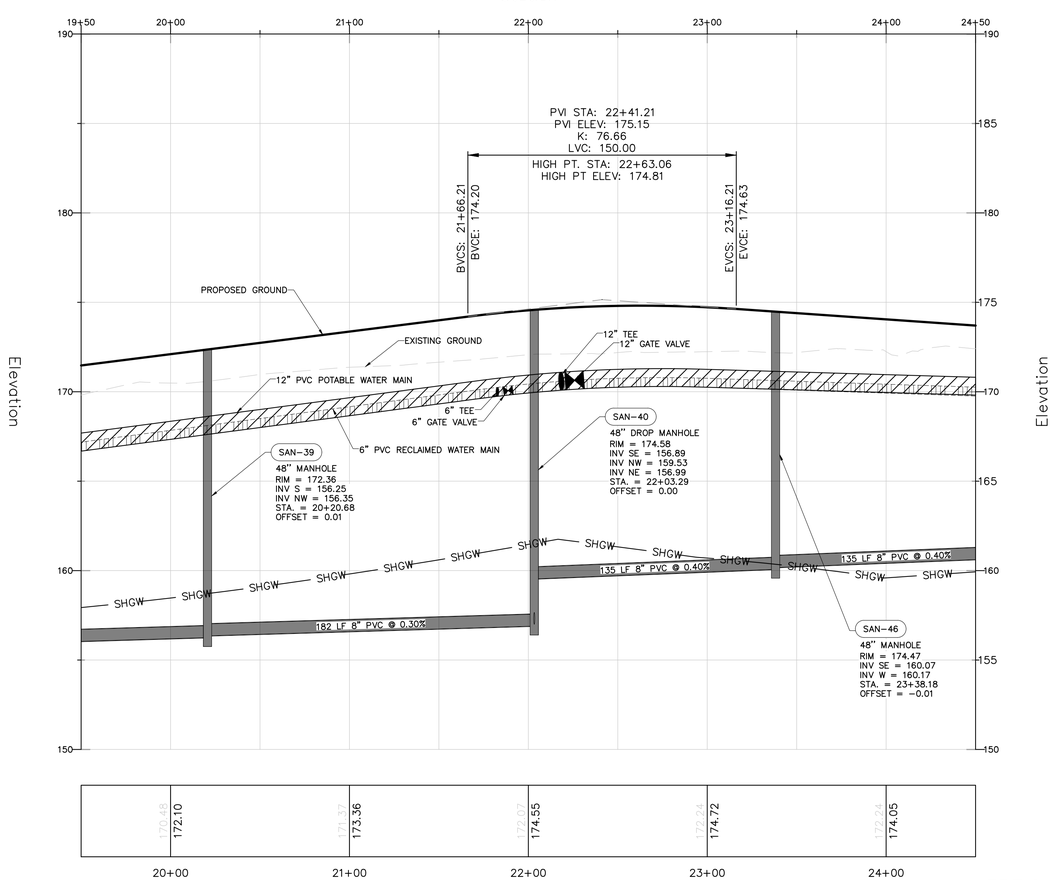

VERTICAL SCALE: 1" = 4'
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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL–037
SHEET: C8.3

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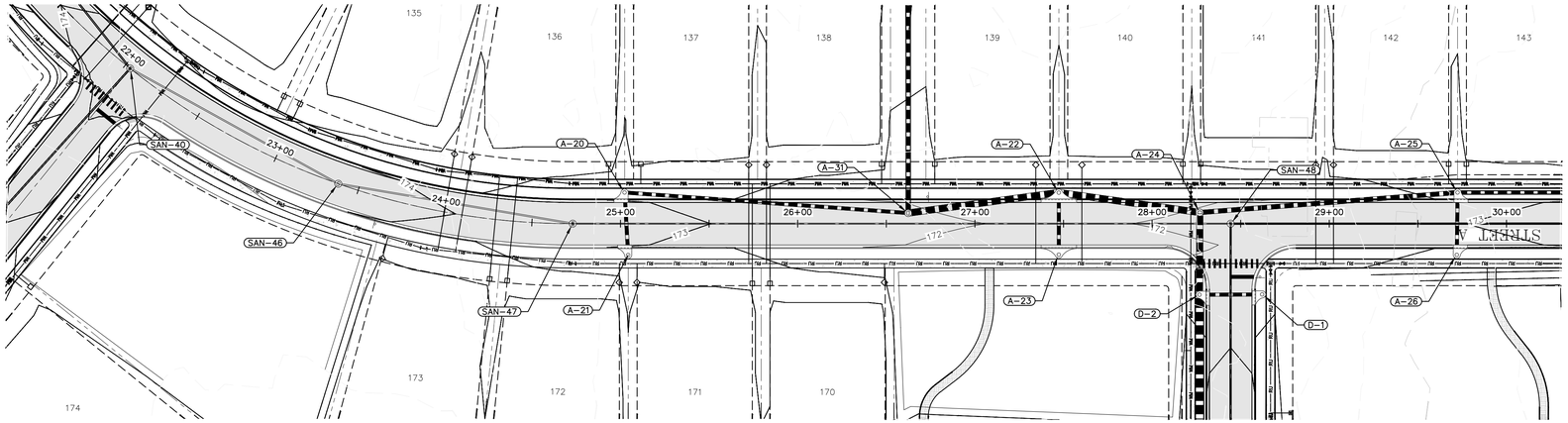

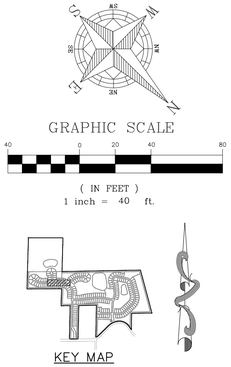

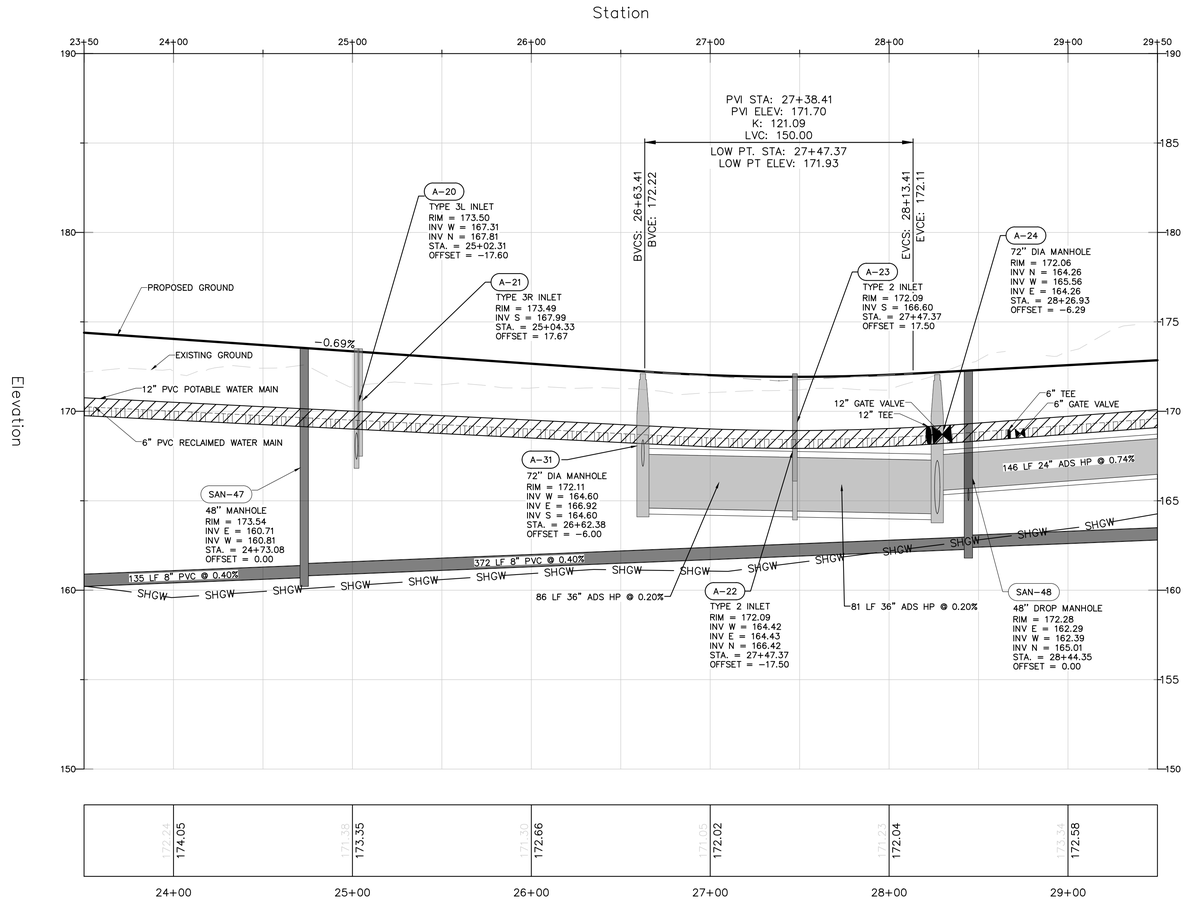

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CITY OF APOPKA, FLORIDA

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DESIGNED: S. SIERRA−GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

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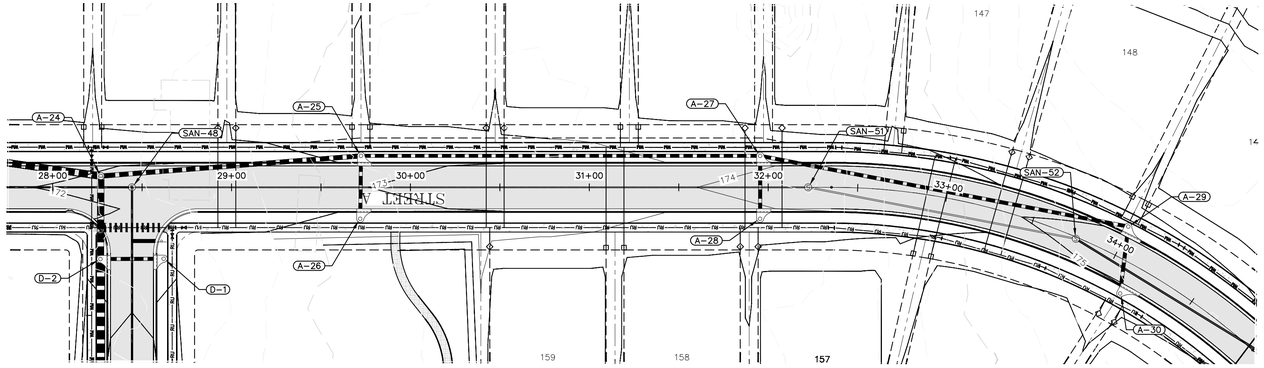



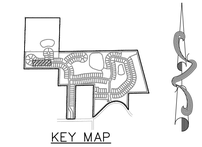
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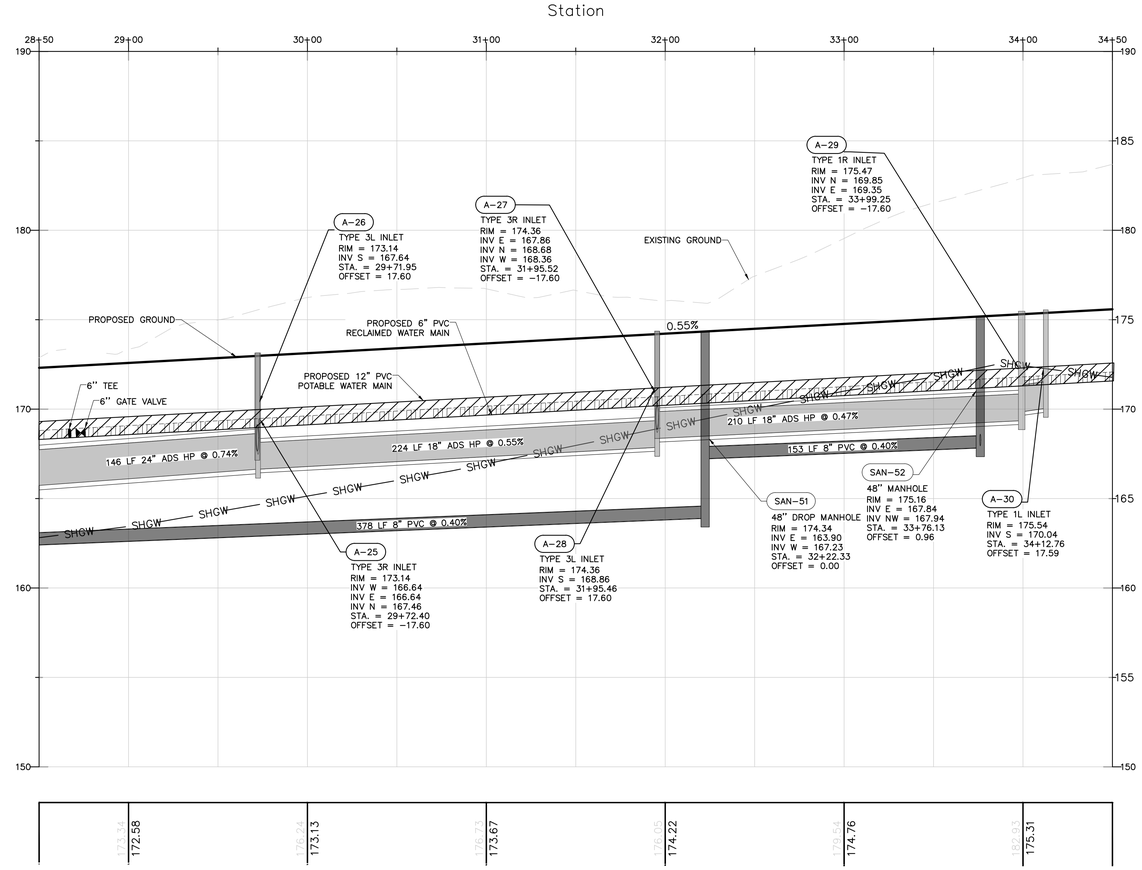

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CITY OF APOPKA, FLORIDA

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SCALE: 1" = 40'
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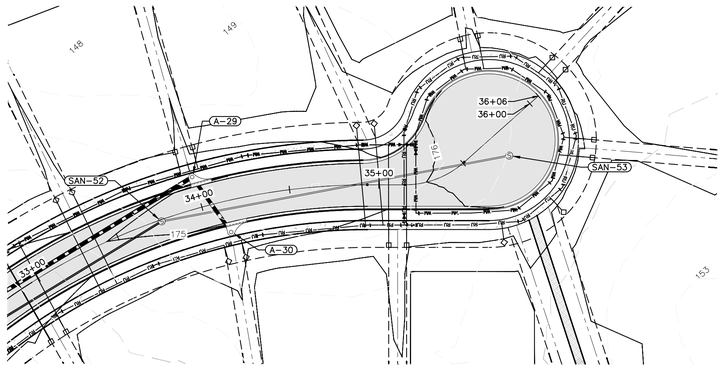
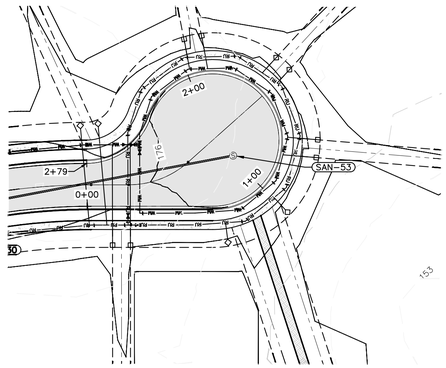
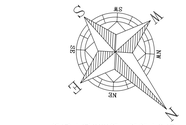


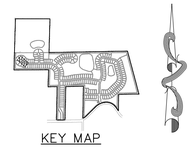




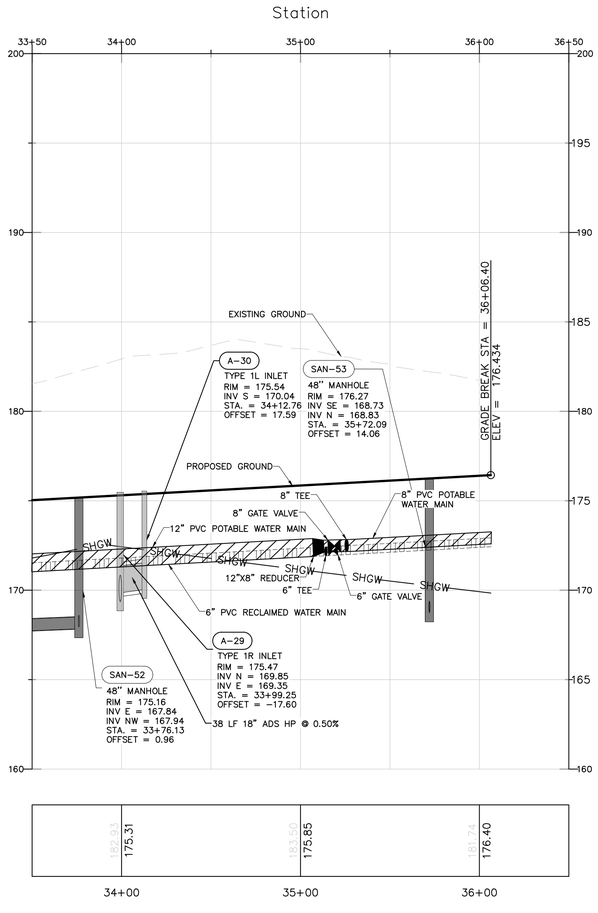
GRAPHIC SCALE

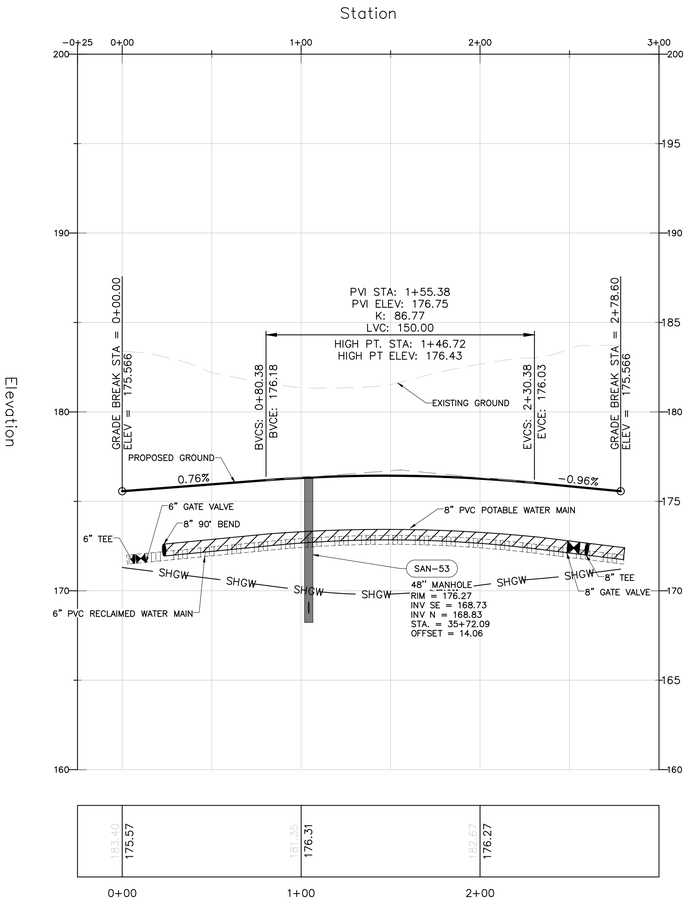
40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP





PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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4	05/07/2026	SJRWMD COMMENTS DATED 05/07/2026	SCS

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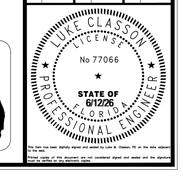
PLAN & PROFILE - STREET A -
STA 34+00 TO 36+06
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.6



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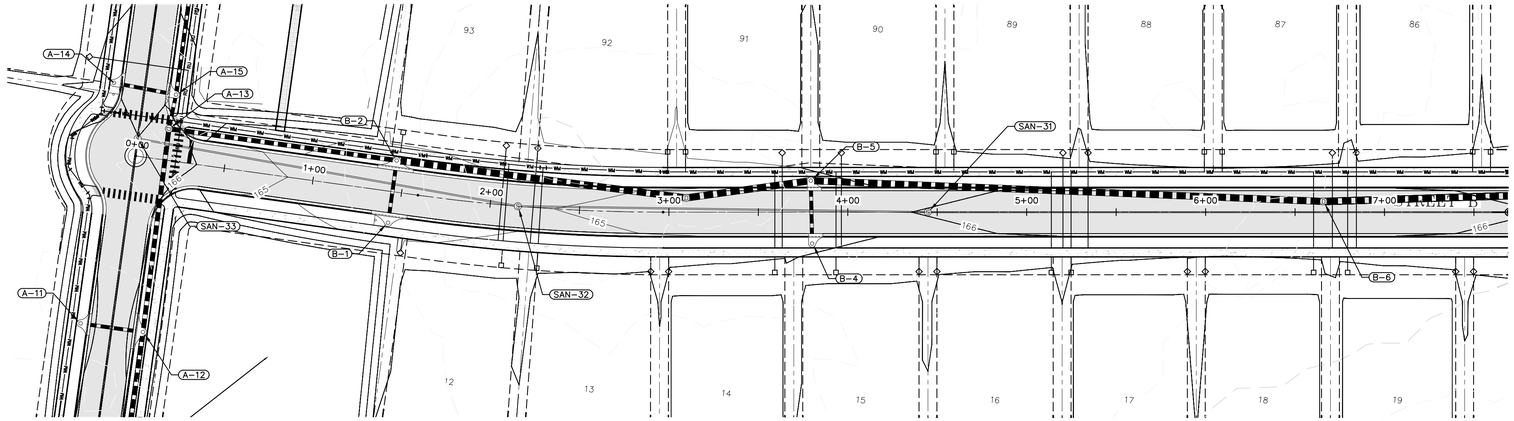
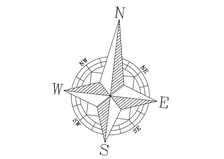
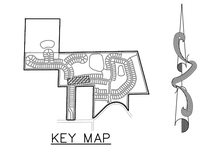
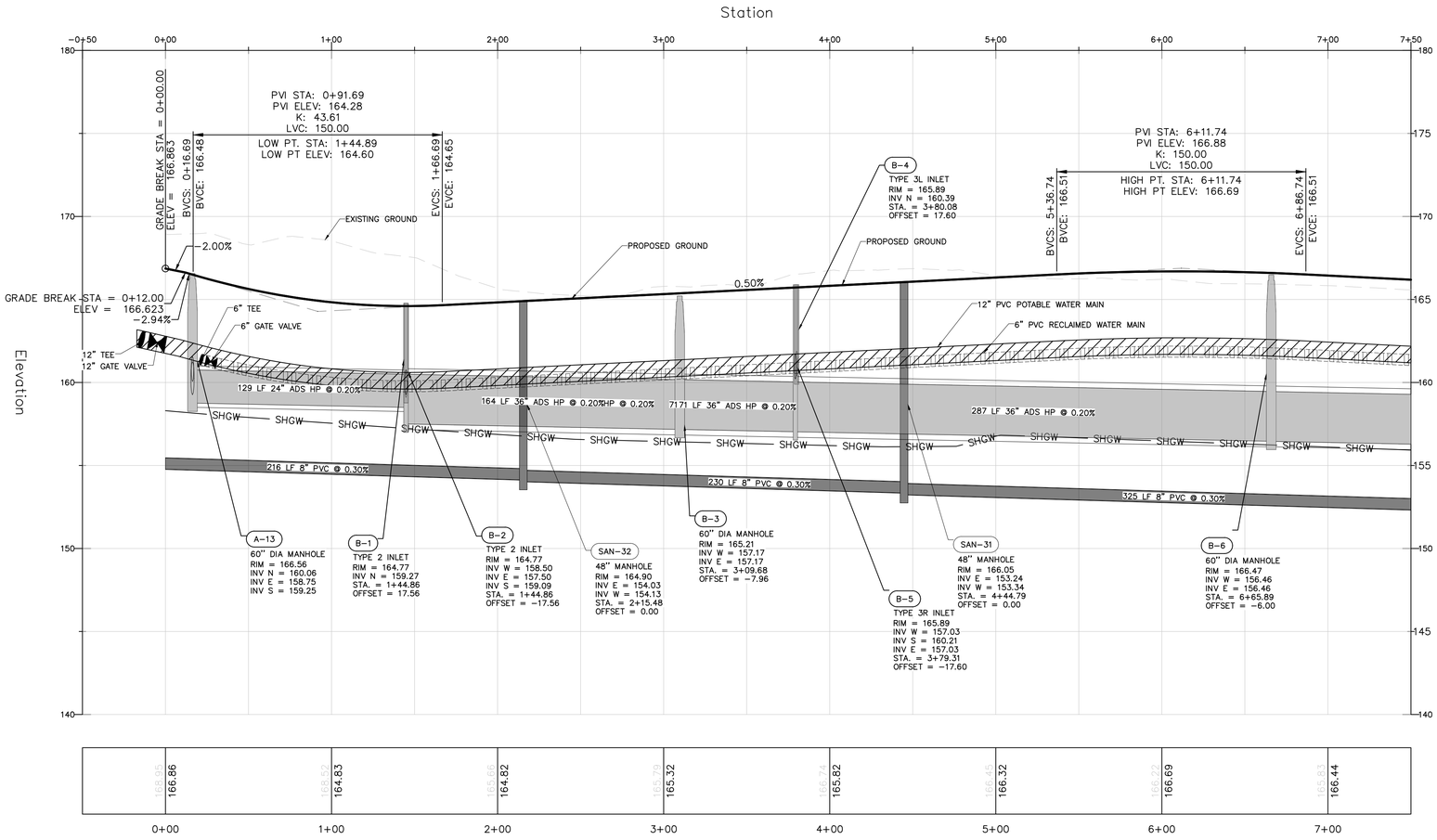
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE - STREET A.dwg Modified:4/22/2026 By:afrancis Plotted By:andrew francis









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

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PLAN & PROFILE − STREET B −
STA 0+00 TO 7+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA−GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL−037
SHEET: C8.7

LUKE CLASSON LICENSE PROFESSIONAL ENGINEER No 77066 STATE OF FLORIDA 6/12/26

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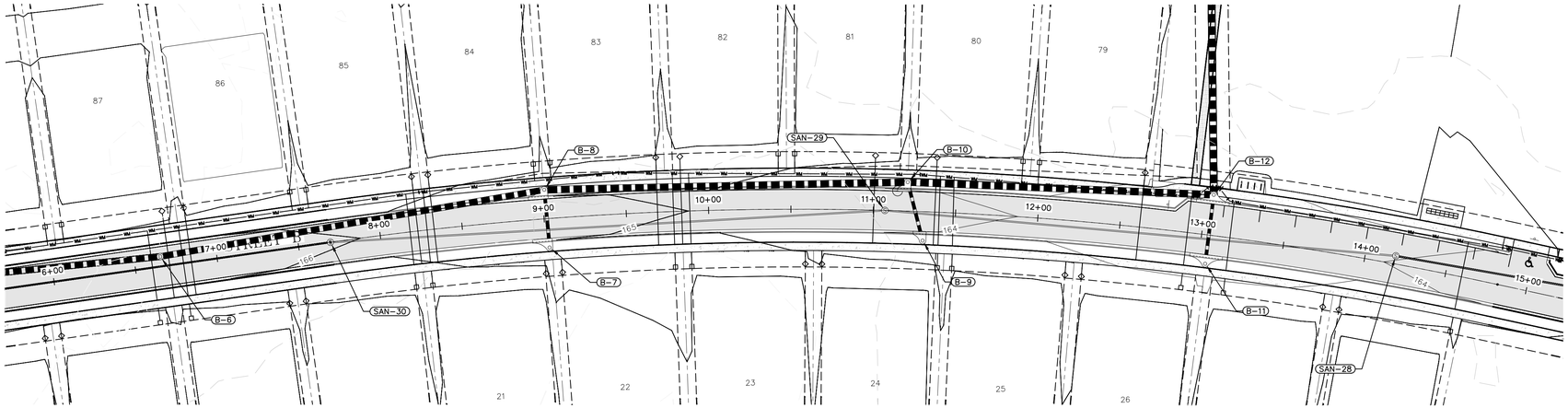

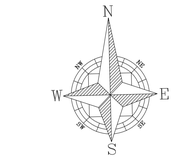

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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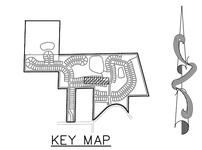
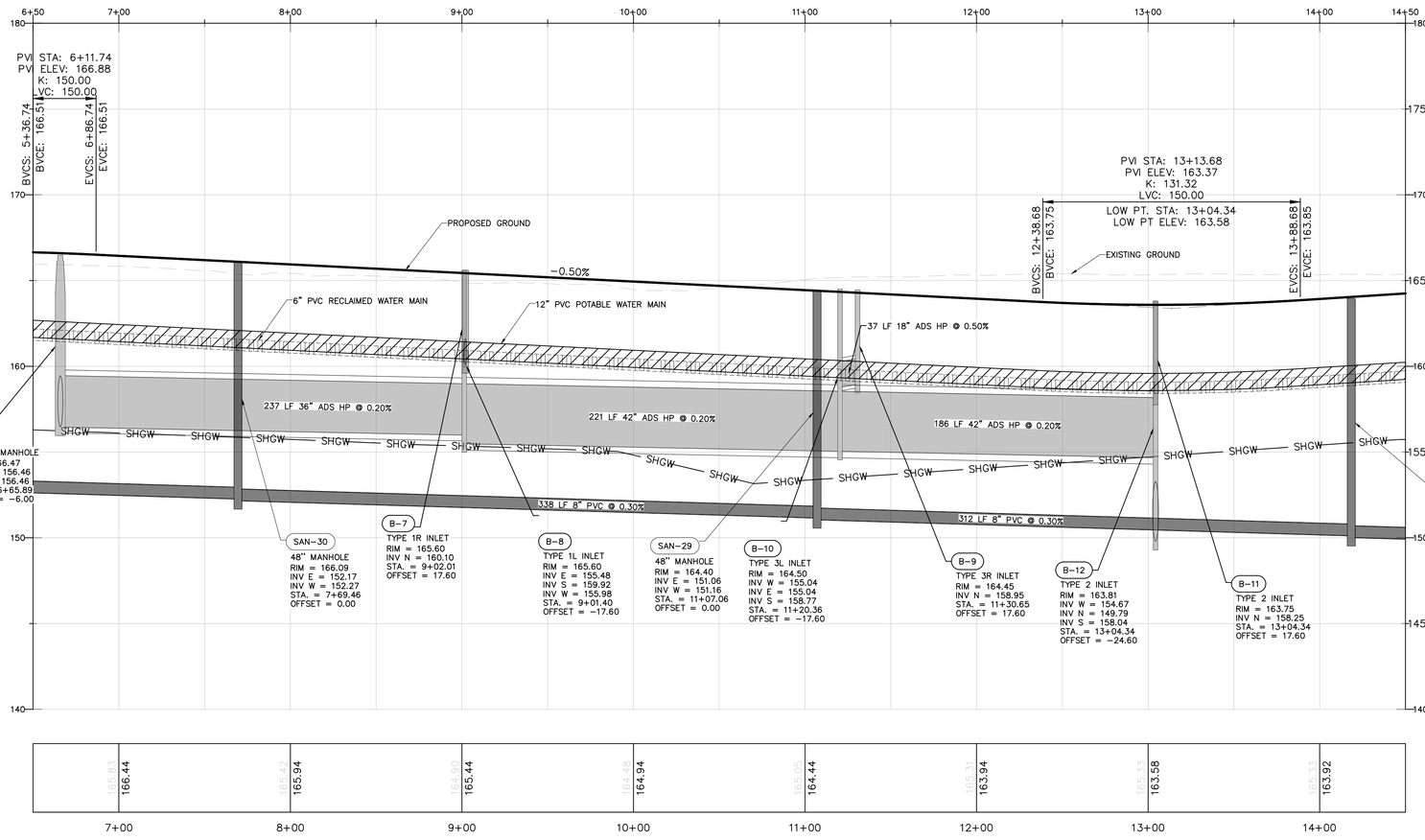


KEY MAP

Station



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PLAN & PROFILE - STREET B - STA 7+00 TO 14+00
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.8

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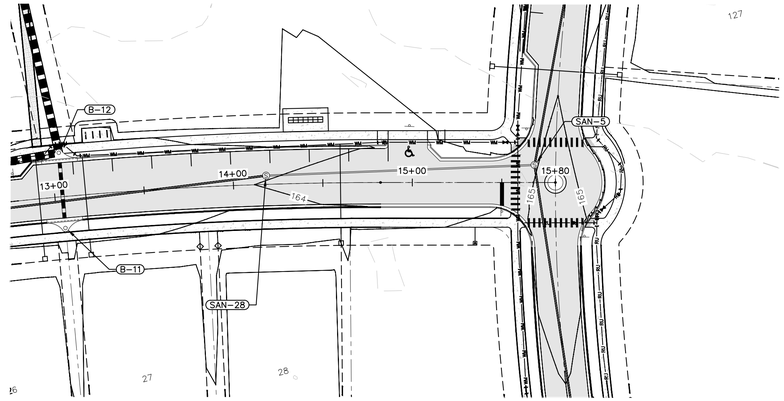
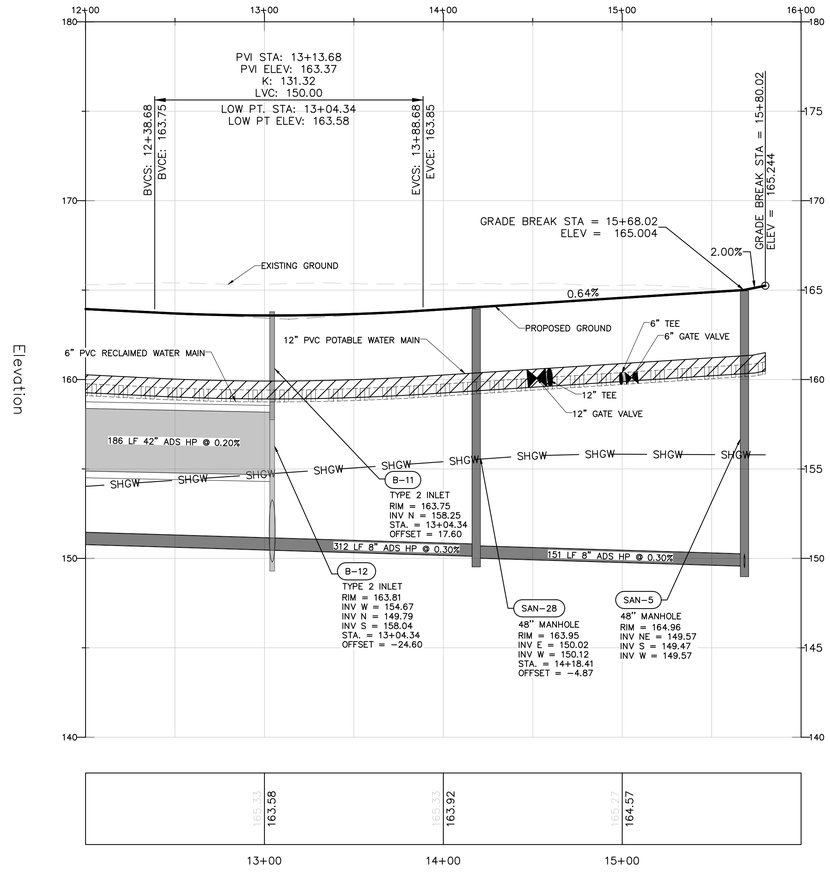


Station



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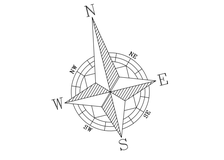

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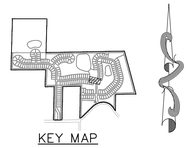

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REV	DATE	DESCRIPTION	BY
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CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/22/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.9

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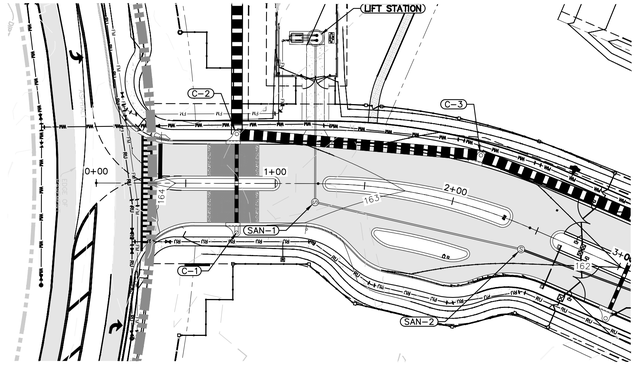
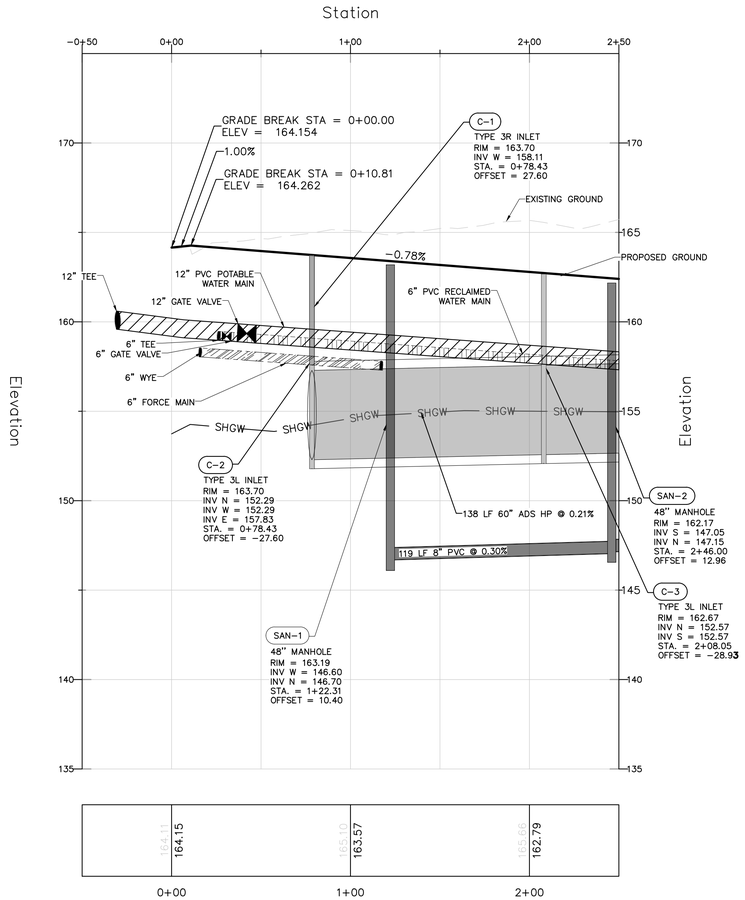
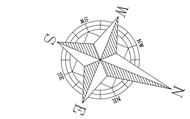


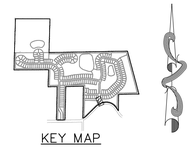




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



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SCS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	4
SCS	S.JWMD COMMENTS DATED 04/07/2026	04/30/2026	3
SCS	S.JWMD COMMENTS DATED 02/02/2026	03/02/2026	2

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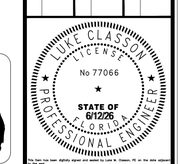
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.10



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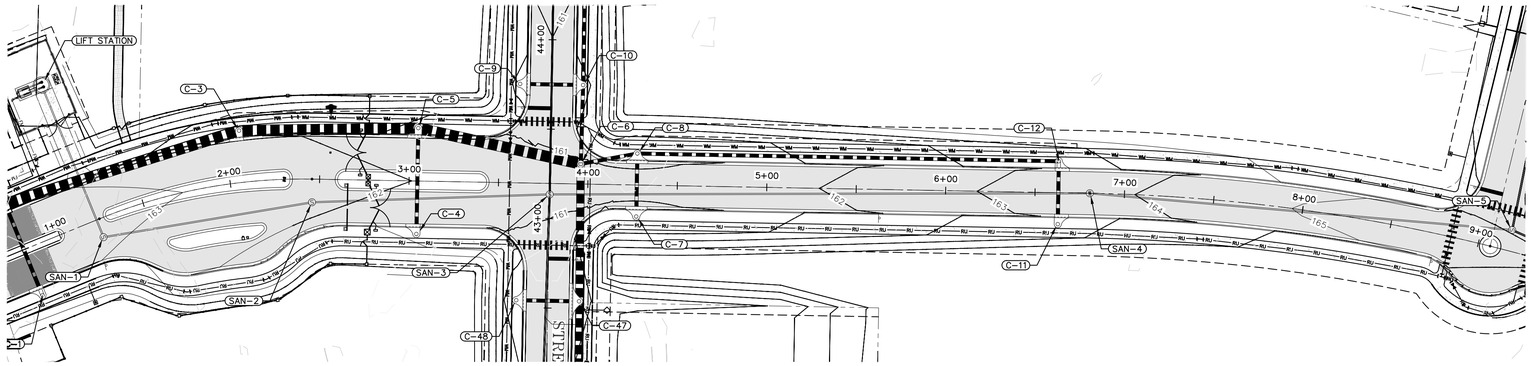

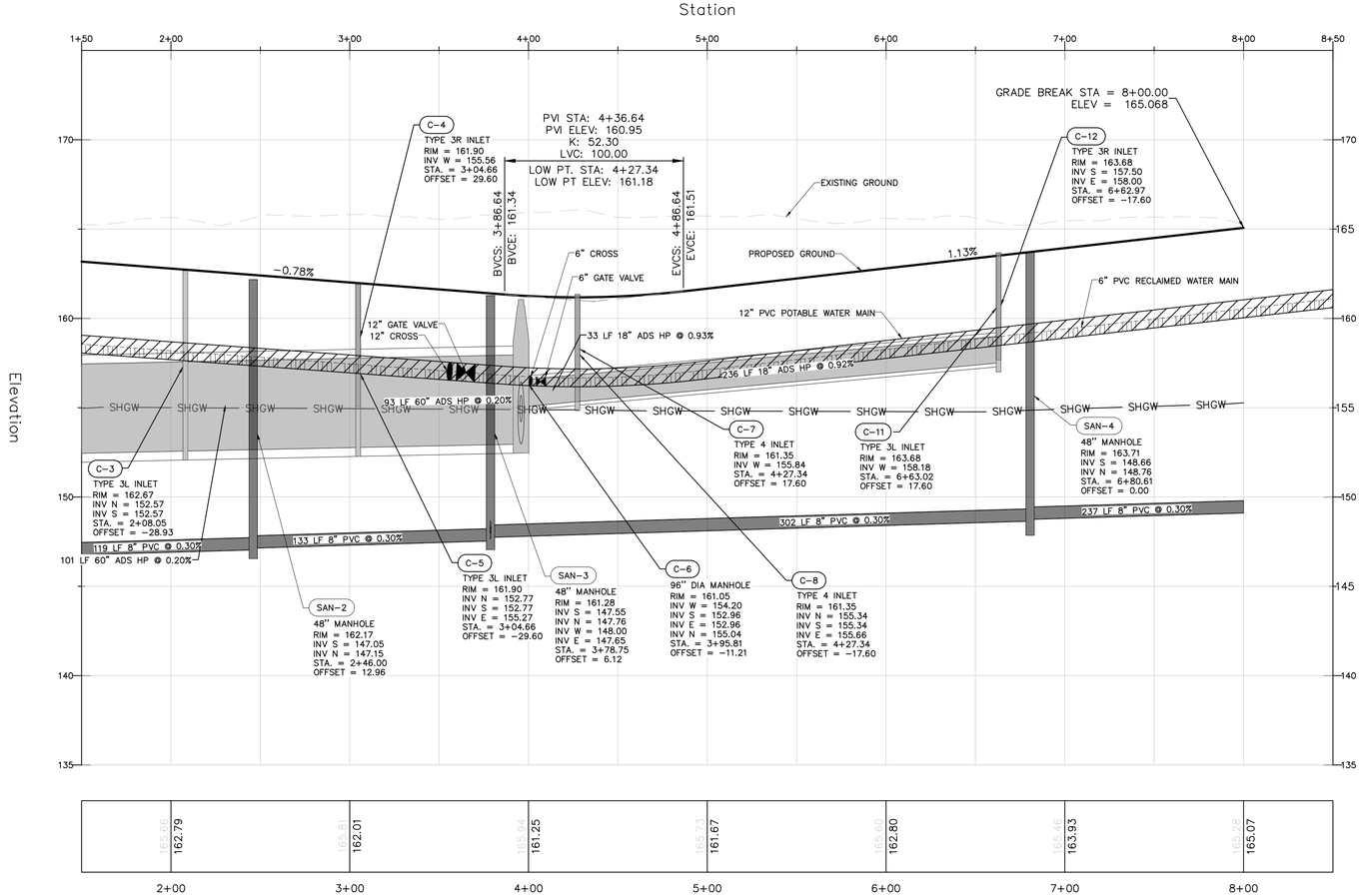

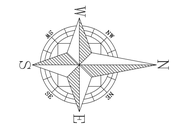

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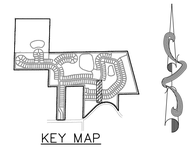

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
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SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.11

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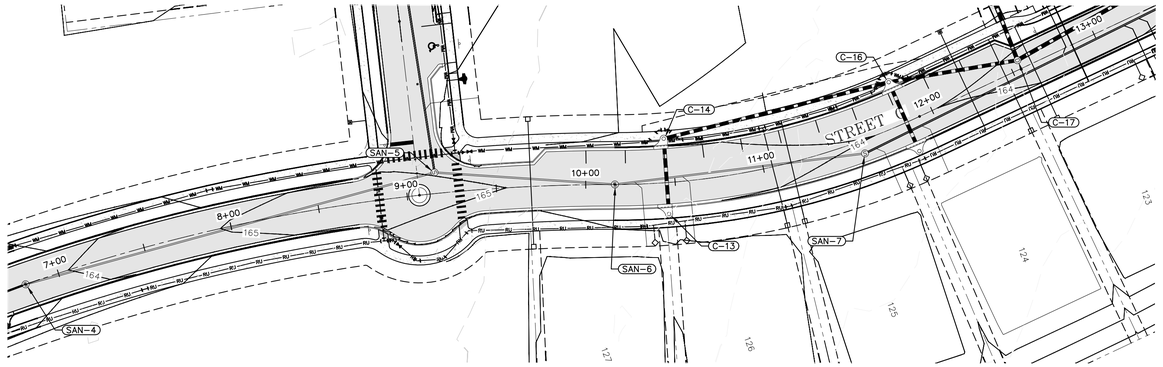

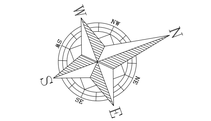

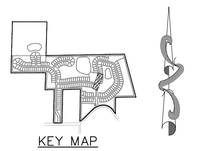

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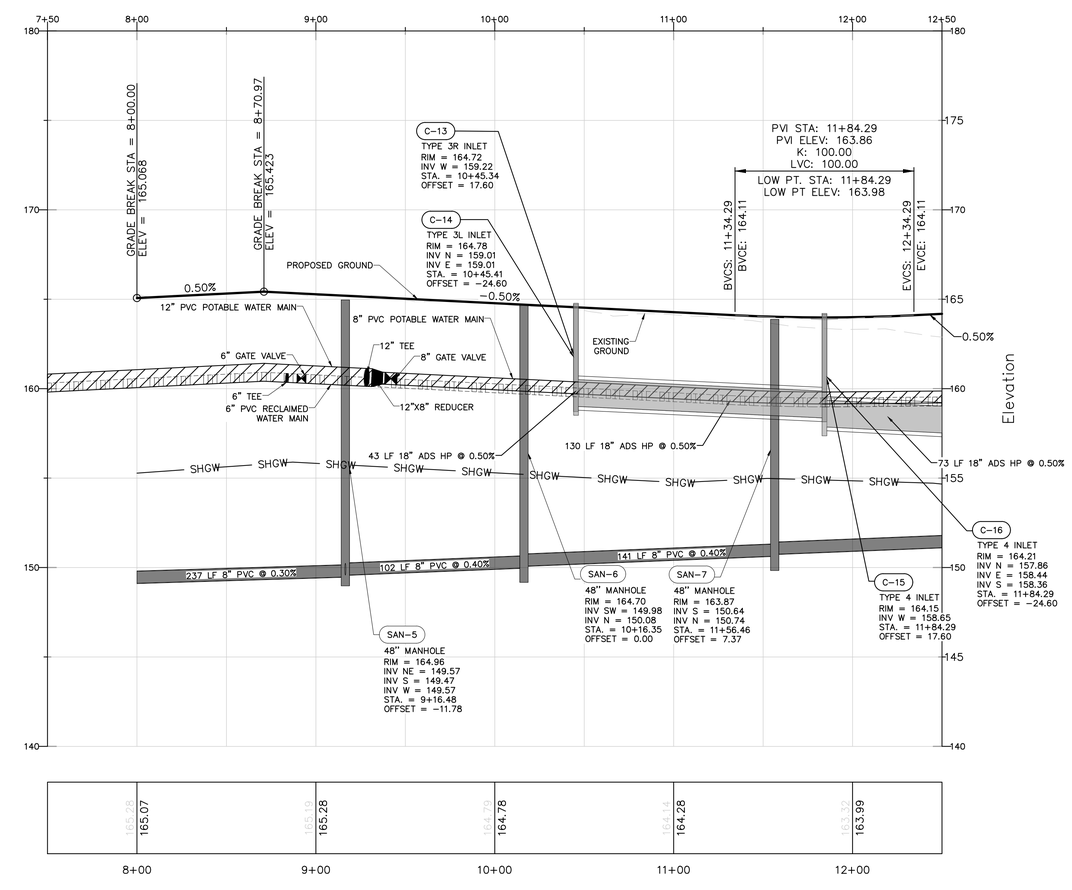

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(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, 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.

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

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	09/12/2026	CITY OF APOPKA COMMENTS DATED 09/14/2026	DSS
3	09/30/2026	SJRWMD COMMENTS DATED 09/30/2026	SKS
4	10/07/2026	SJRWMD COMMENTS DATED 10/07/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026
SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.12



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Plotted:4/22/2026 By:afrancis Plotted By:andrew francis
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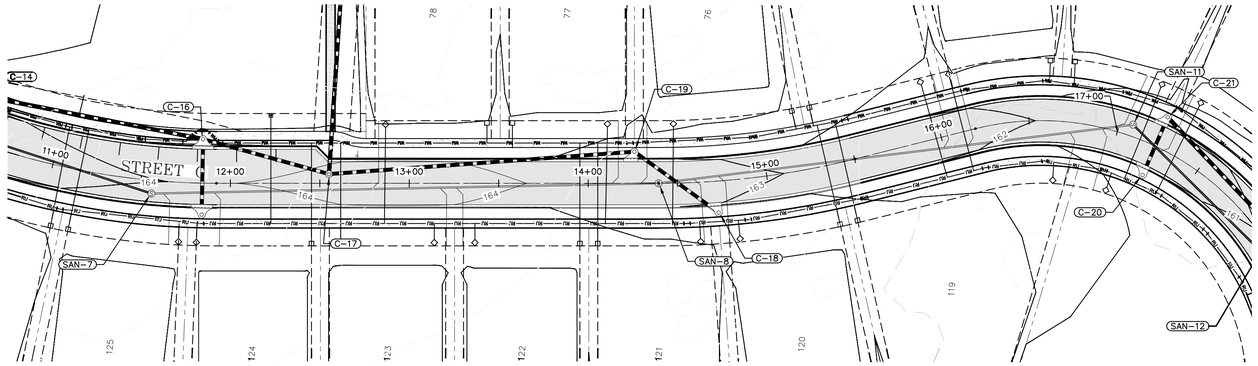

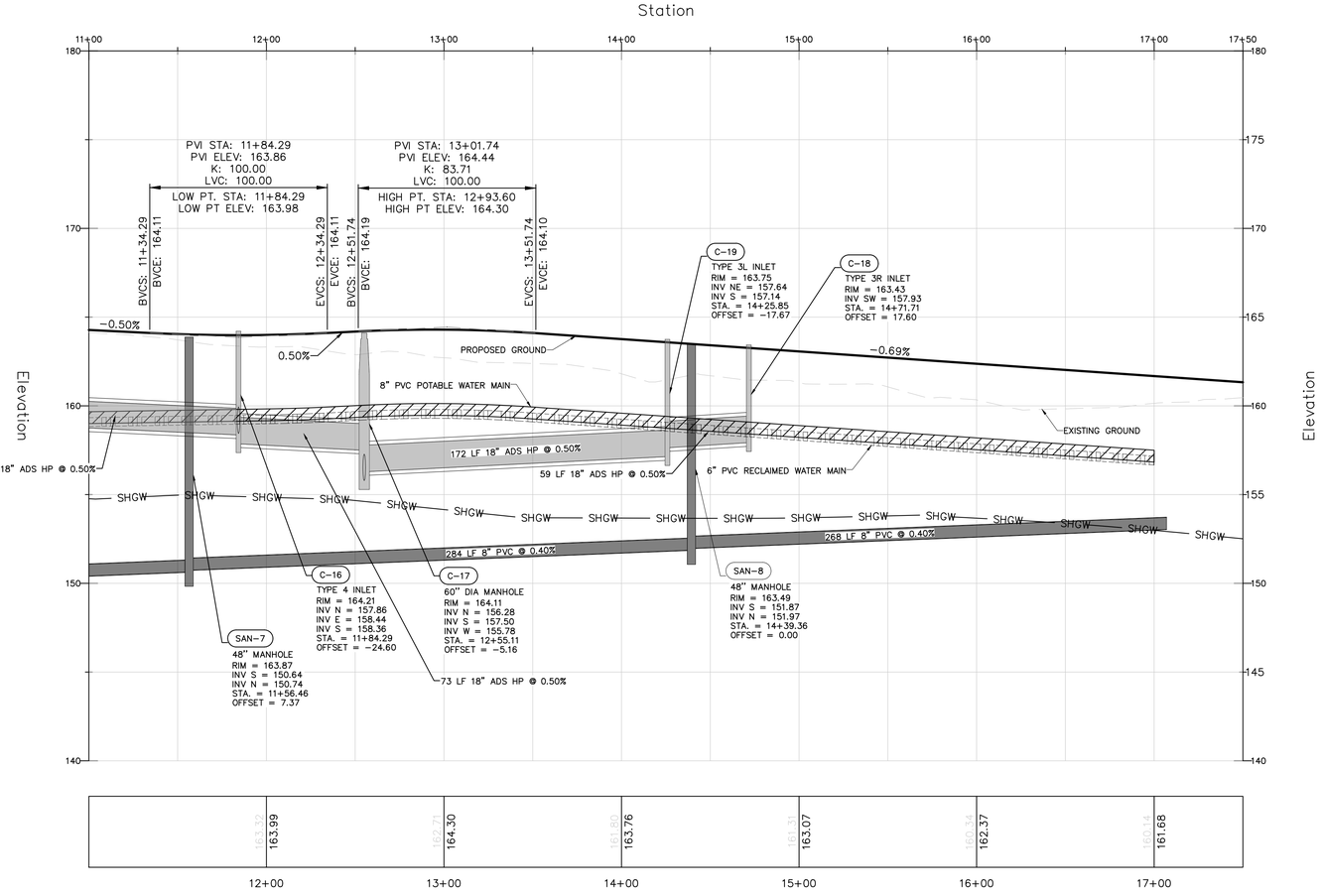

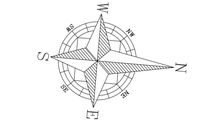

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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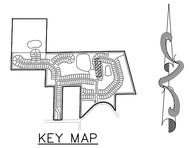

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62−55.314

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

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA−GIL
CHECKED: L. CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL−037
SHEET: C8.13

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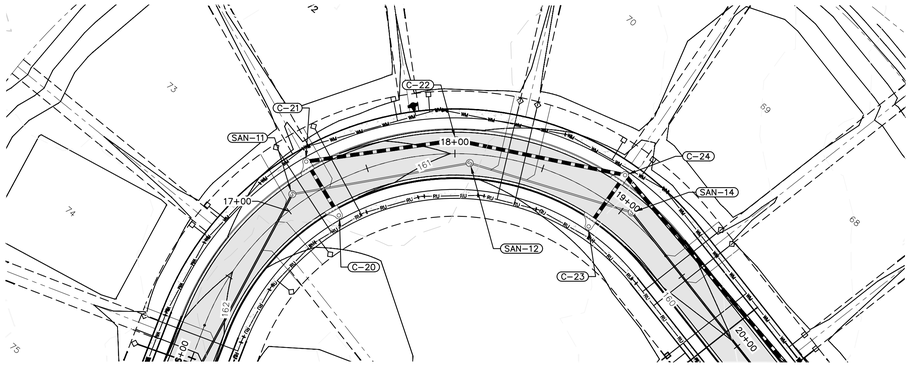

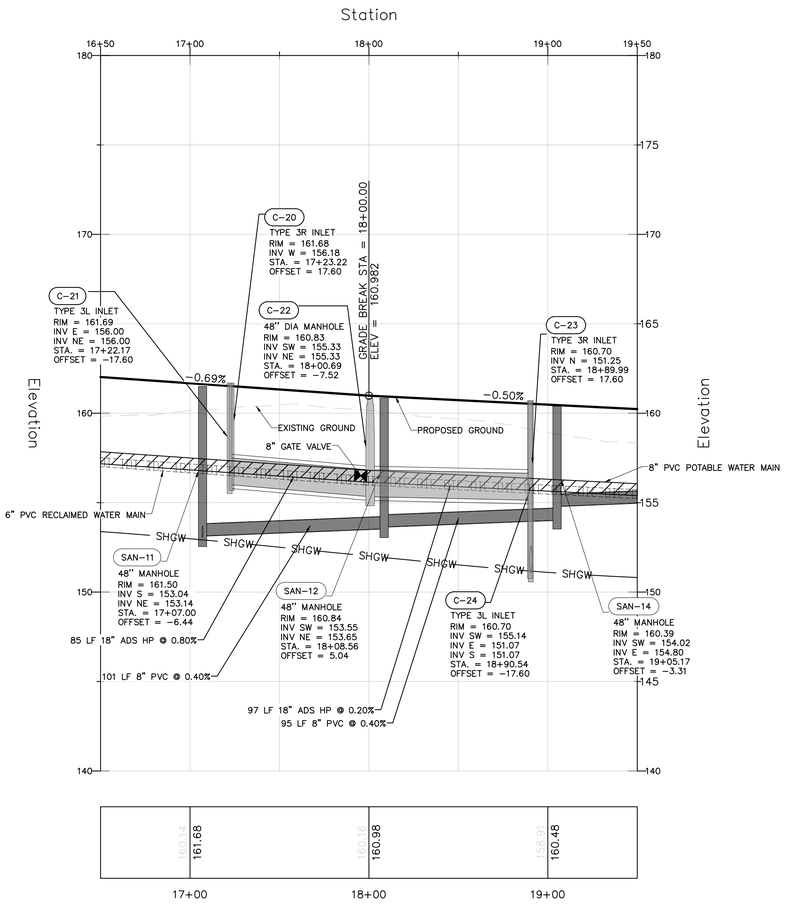

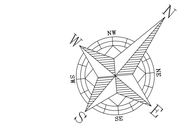

GRAPHIC SCALE

40 0 20 40 80

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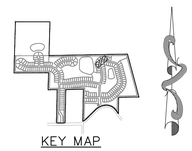

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SSS	SJRWMD COMMENTS DATED 02/02/2026	03/02/2026	3

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CITY OF APOPKA, FLORIDA

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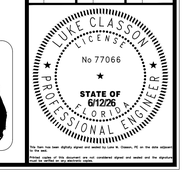
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.14



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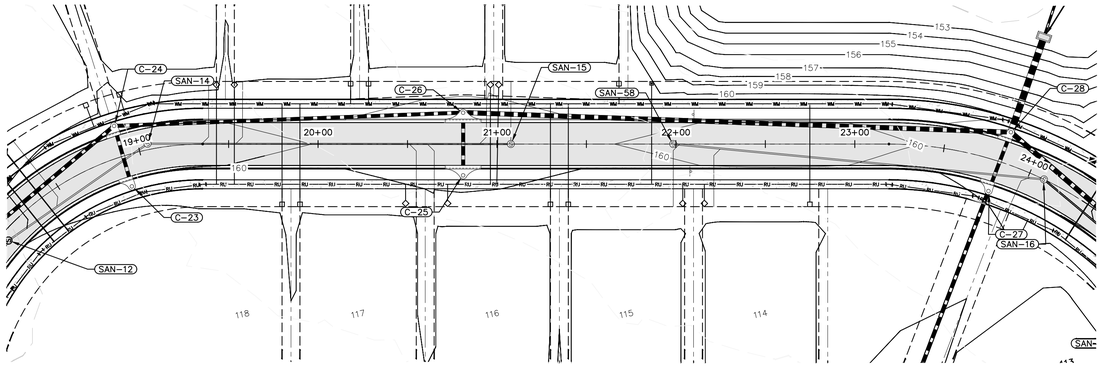

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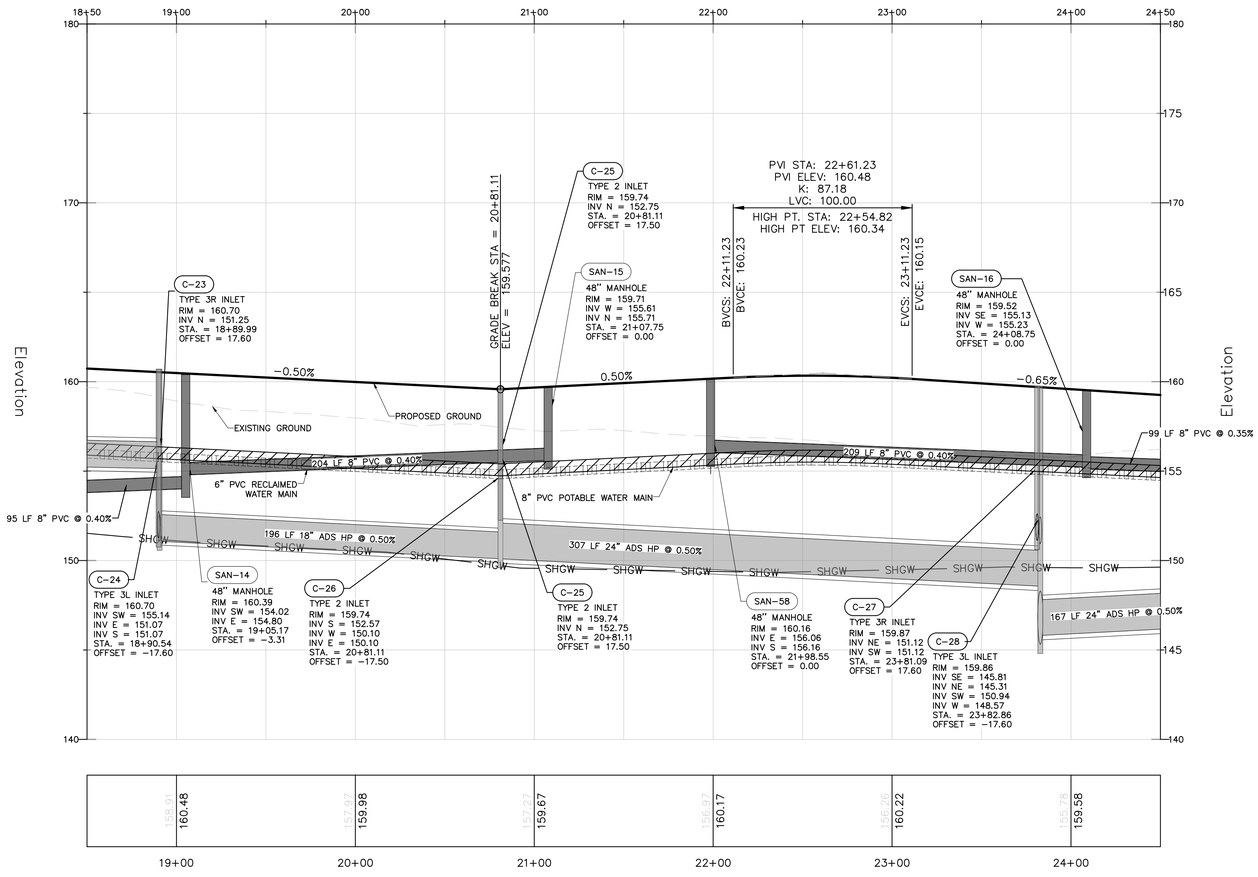

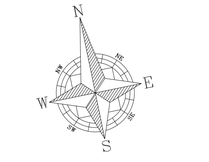

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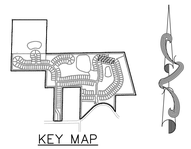

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
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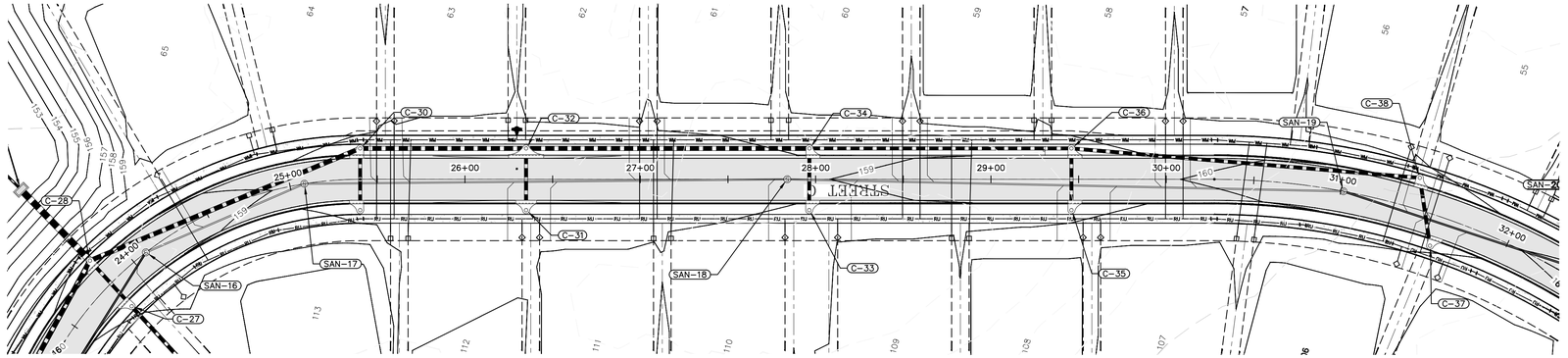
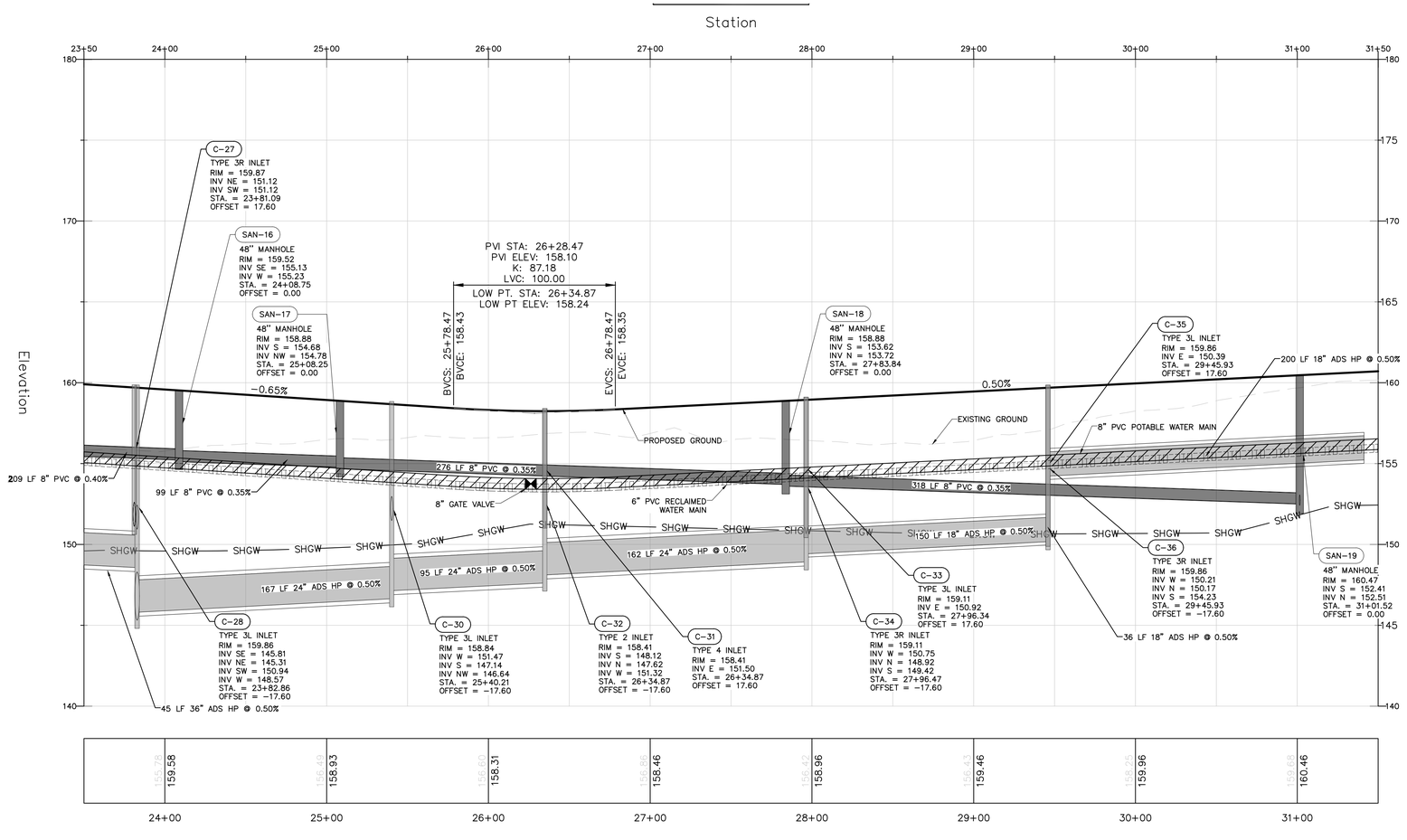
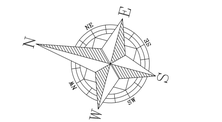


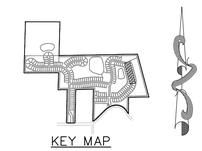




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

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(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.

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

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2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 03/30/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026
SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.1.6

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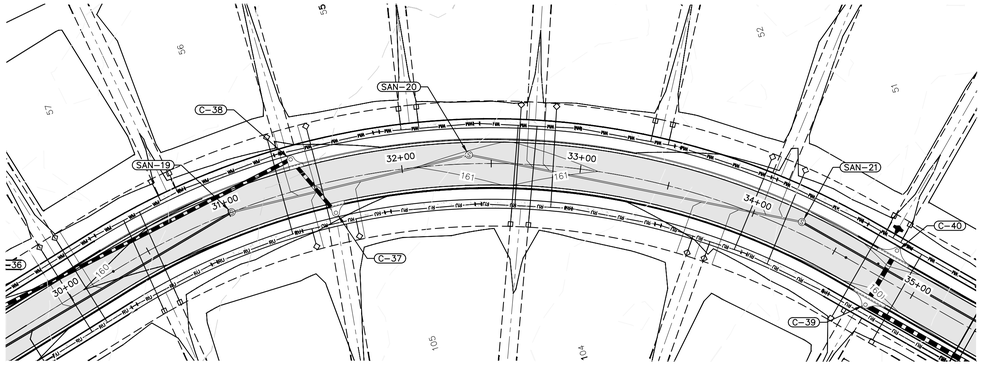

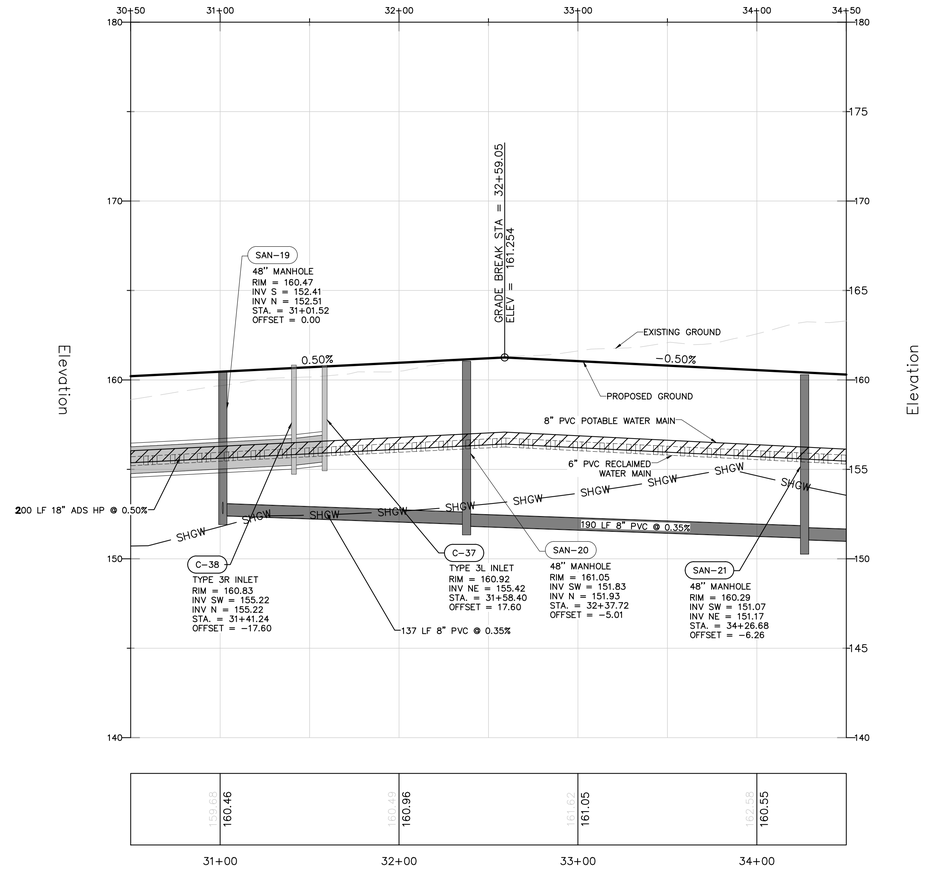

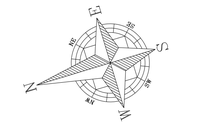

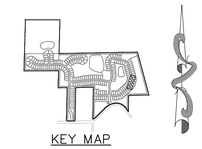
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CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.17

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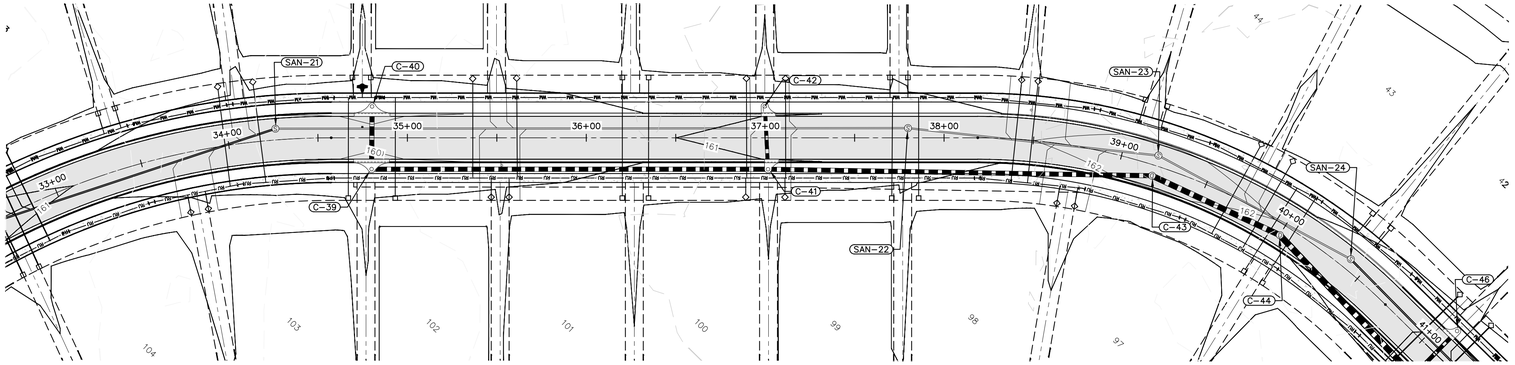

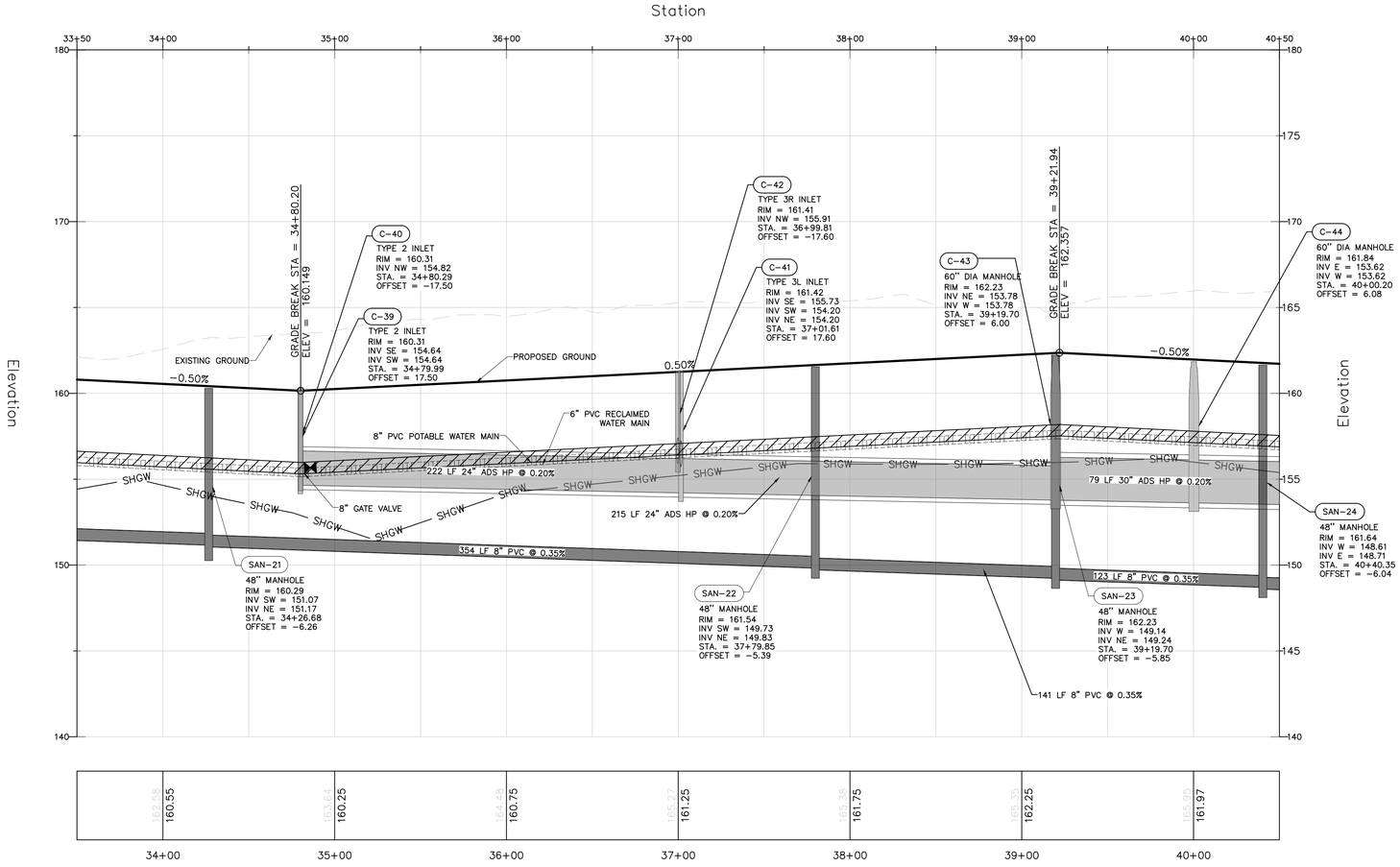

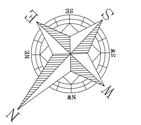

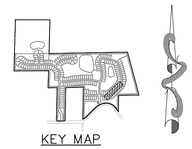
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DSS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	5
SCS	SJRWMD COMMENTS DATED 04/07/2026	04/30/2026	4
SCS	SJRWMD COMMENTS DATED 02/07/2026	03/02/2026	3

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CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.18

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No 77066
STATE OF FLORIDA
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PROFESSIONAL ENGINEER

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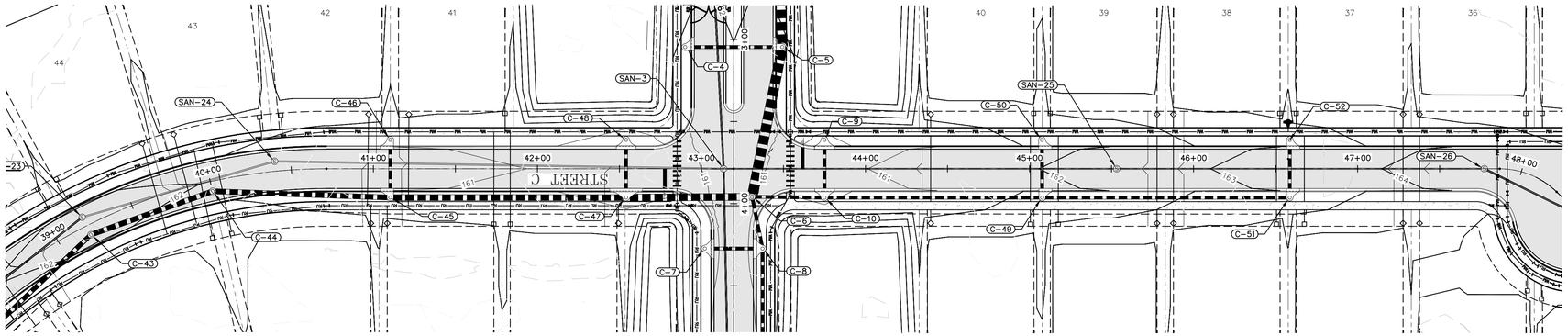
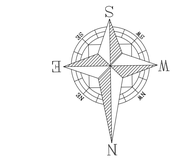
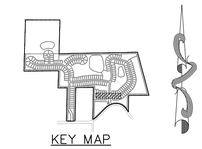
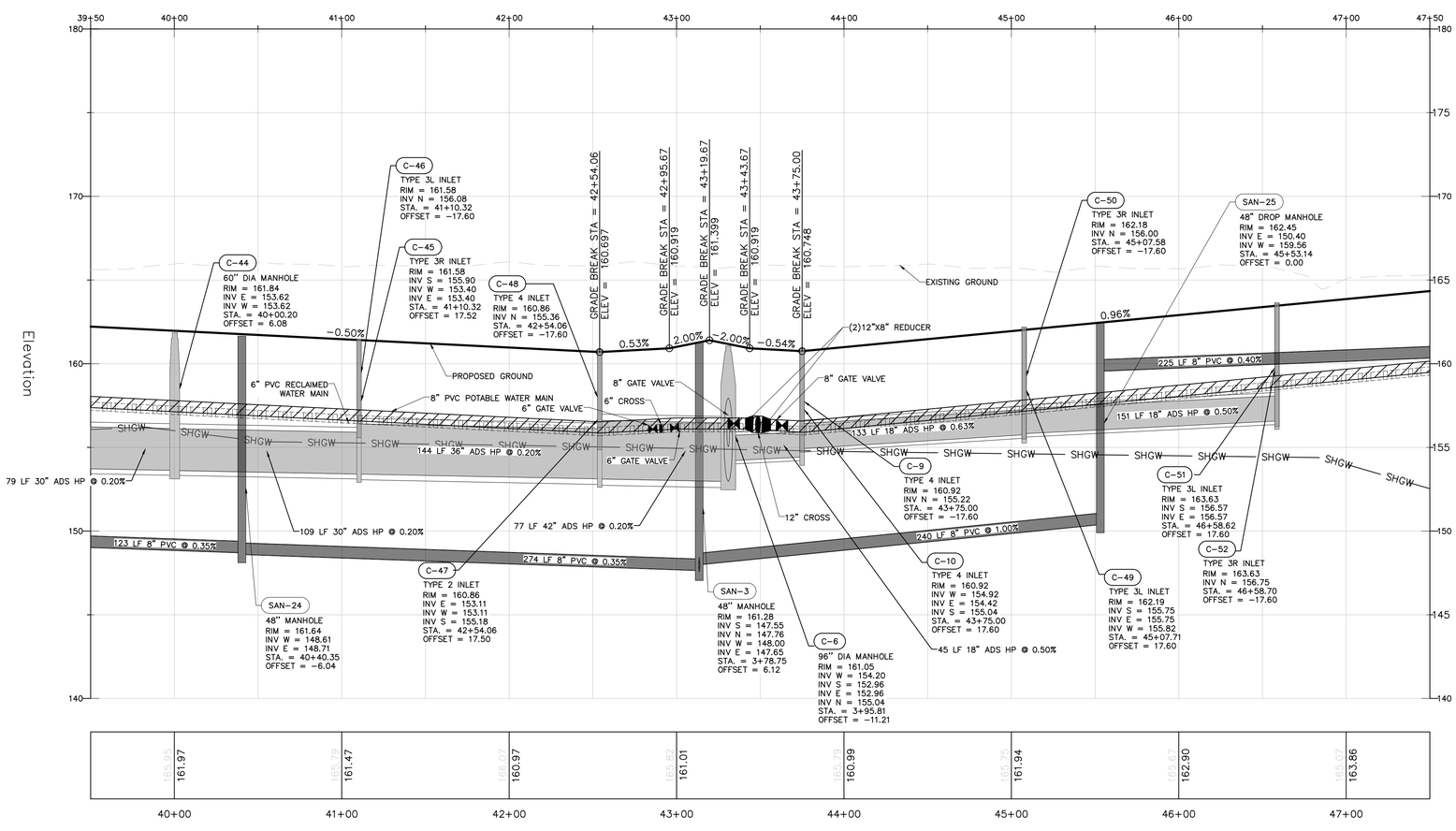






KEY MAP



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

NO	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/06/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 03/31/2026	SCS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SCS

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PLAN & PROFILE - STREET C - STA 40+00 TO 47+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.19

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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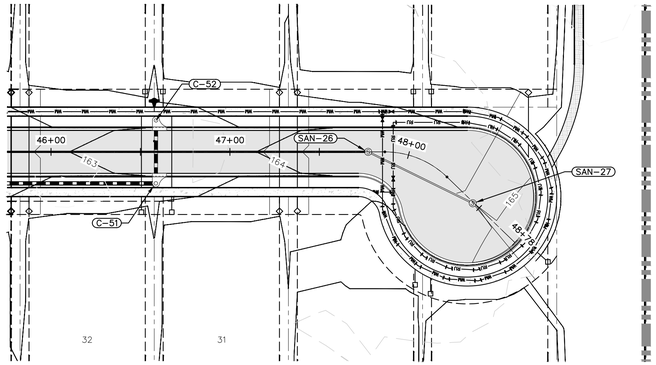
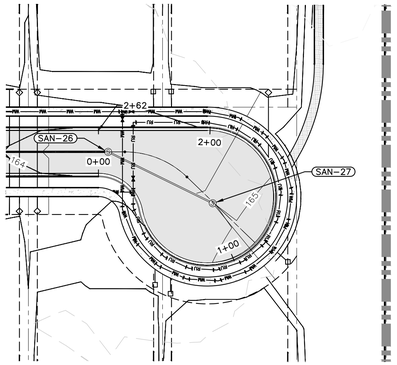
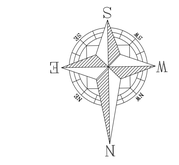


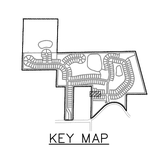




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

REV	DATE	DESCRIPTION	BY
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3	04/30/2026	S.JMMD COMMENTS DATED 04/30/2026	SKS
4	03/30/2026	S.JMMD COMMENTS DATED 03/30/2026	SKS

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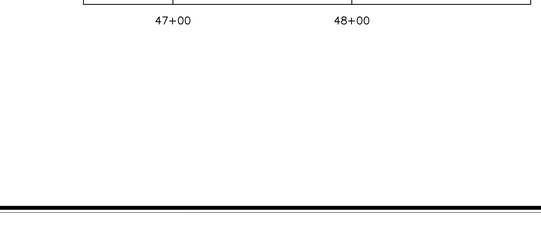
PLAN & PROFILE – STREET C – STA 47+00 TO 48+78 CONSTRUCTION SITE PLAN

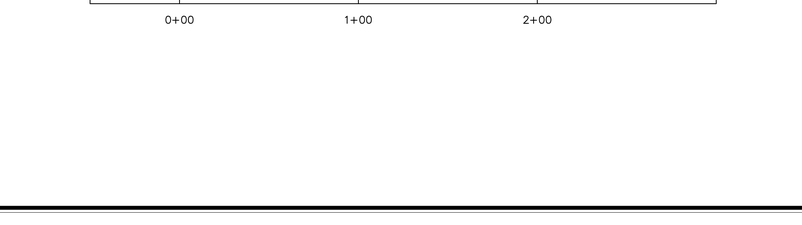
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.20



STREET C CUL-DE-SAC PROFILE



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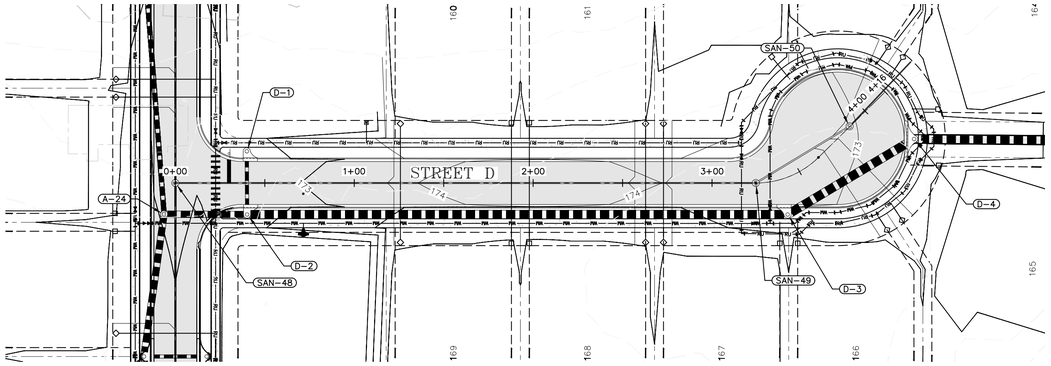

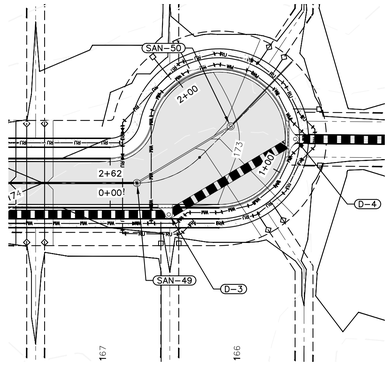

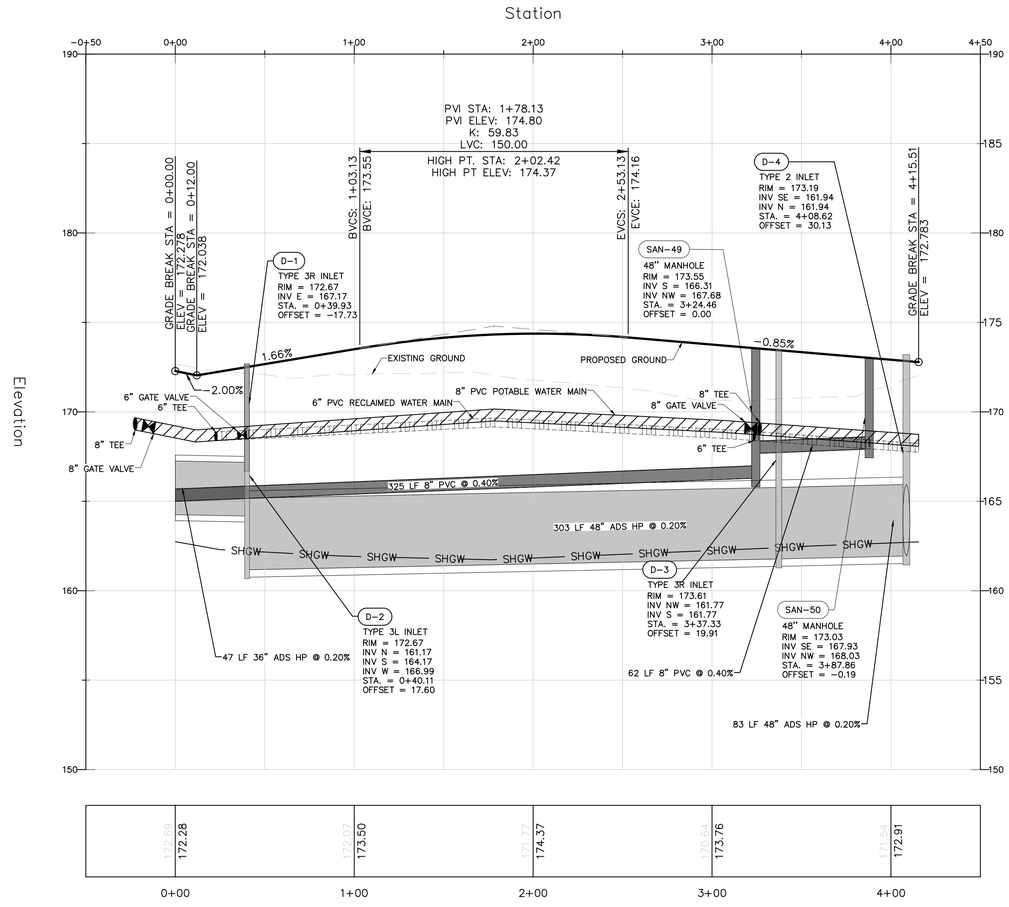

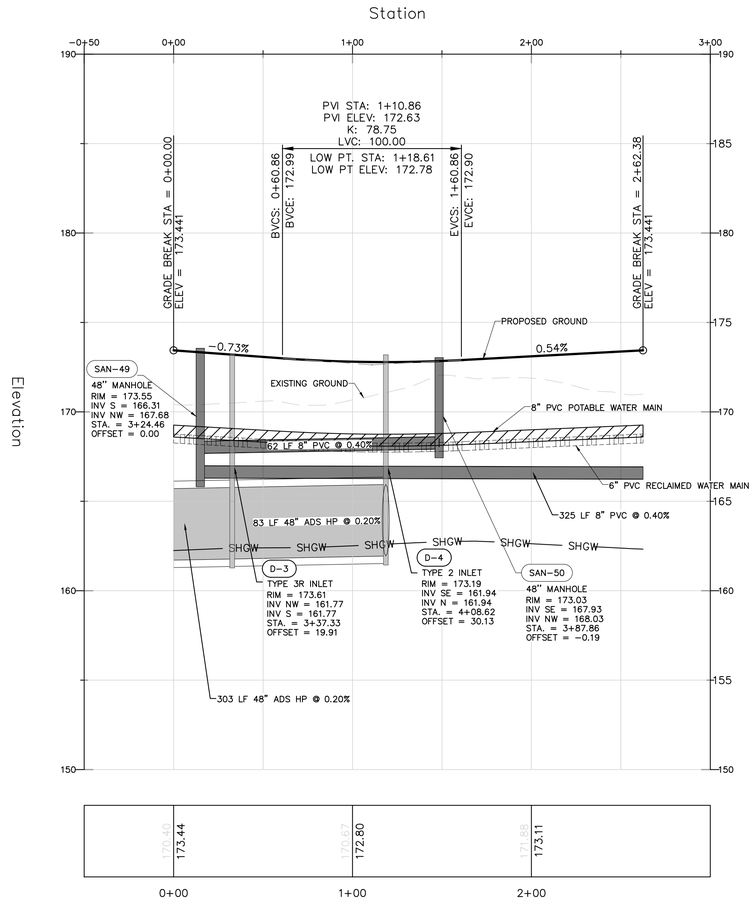

VERTICAL SCALE: 1" = 4'
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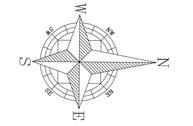

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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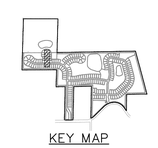

KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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BY	DESCRIPTION	DATE	REV
SCS	CITY OF APOPKA COMMENTS DATED 06/09/2026	06/11/2026	5
SCS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026	4
SCS	S.JURKO COMMENTS DATED 04/01/2026	04/30/2026	3
SCS	S.JURKO COMMENTS DATED 02/20/2026	03/20/2026	2

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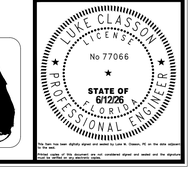
PLAN & PROFILE - STREET D
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/17/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.21



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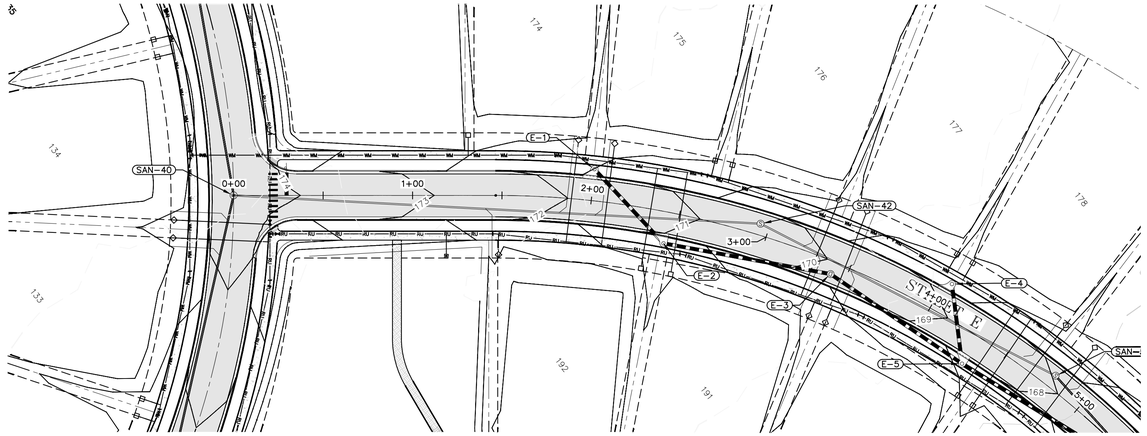

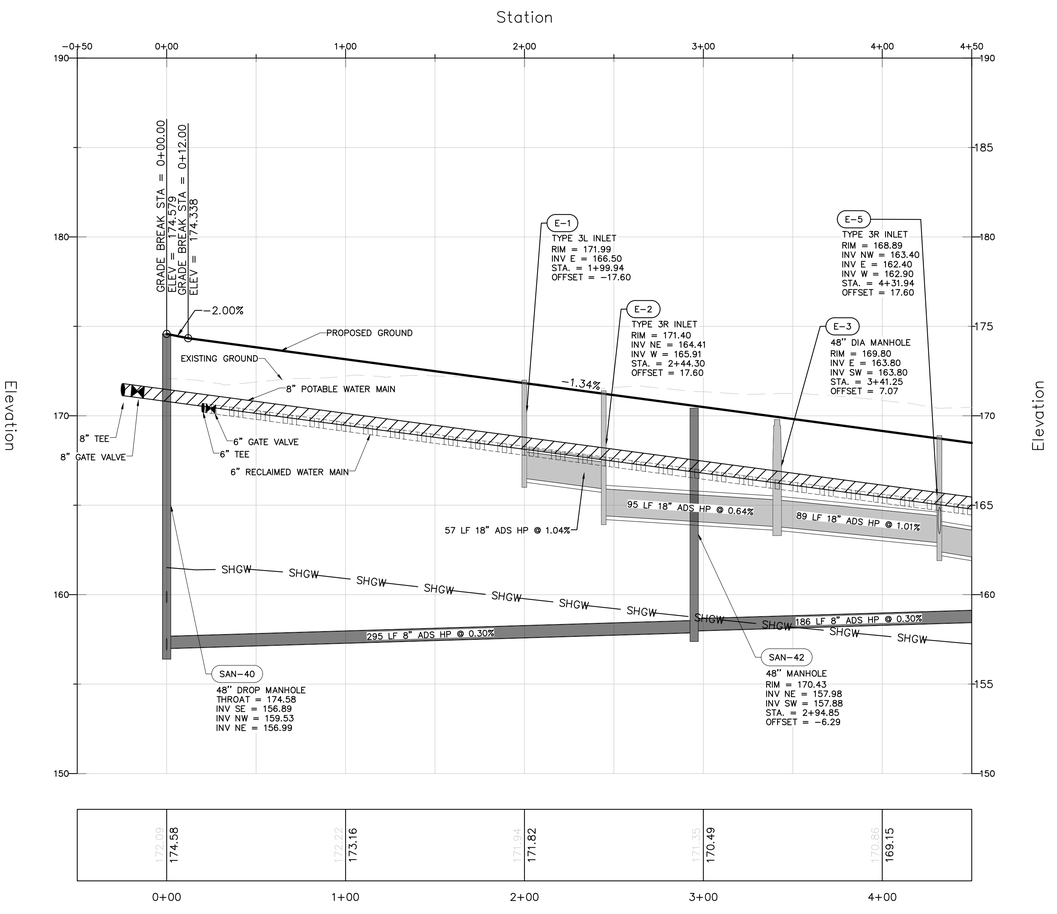

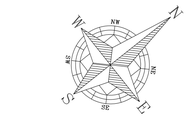

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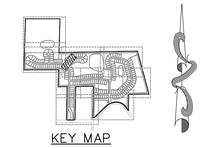

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(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY− OR VACUUM−TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 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.

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

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REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/09/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SKS

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PLAN & PROFILE − STREET E − STA 0+00 TO 4+00
CONSTRUCTION SITE PLAN

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA−GIL
CHECKED: L.CLASSON
DATE: 4/8/2026

SCALE: 1" = 40'
PROJECT: PUL−037
SHEET: C8.22

LUKE CLASSON LICENSE PROFESSIONAL ENGINEER
No 77066
STATE OF FLORIDA
6/12/26

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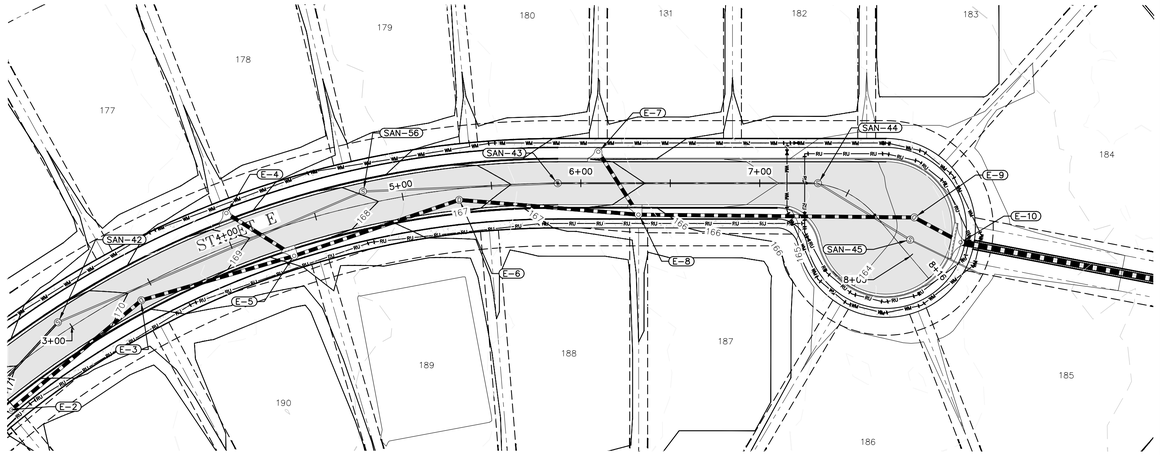
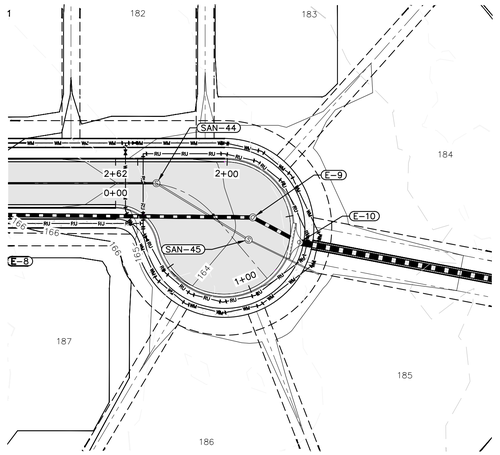
P:_PROJECT DRAWINGS\PUL−037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\PLAN & PROFILE − STREET E.dwg Modified:4/22/2026 By:asanchez Plotted By:andrew.francis



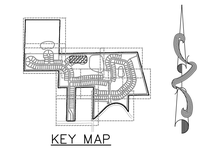




GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



KEY MAP

REV	DATE	DESCRIPTION	BY
5	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
4	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SCS
2	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	SCS

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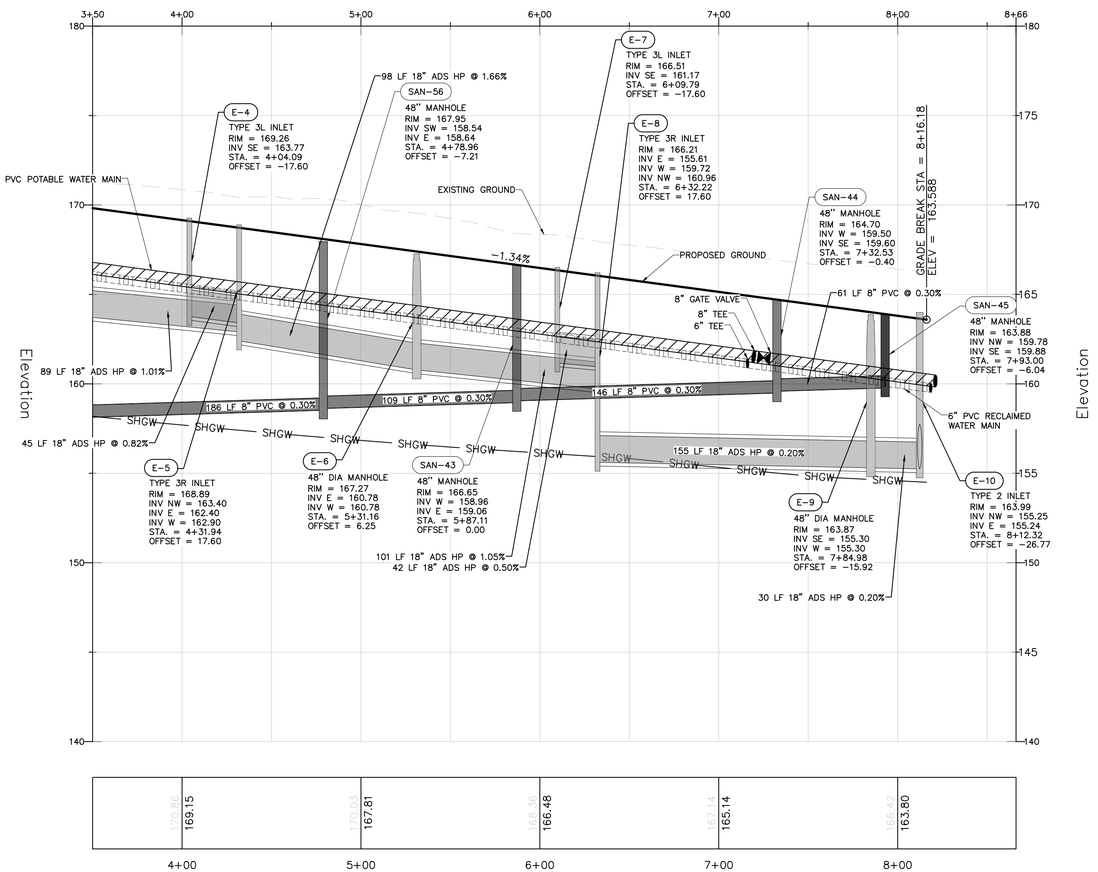
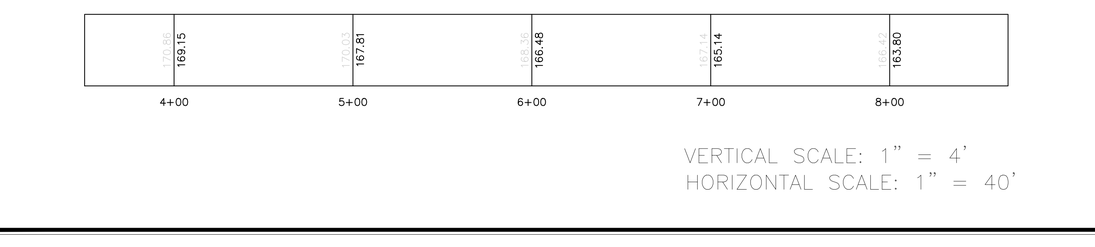
PLAN & PROFILE – STREET E – STA 4+00 TO 8+16
CONSTRUCTION SITE PLAN

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

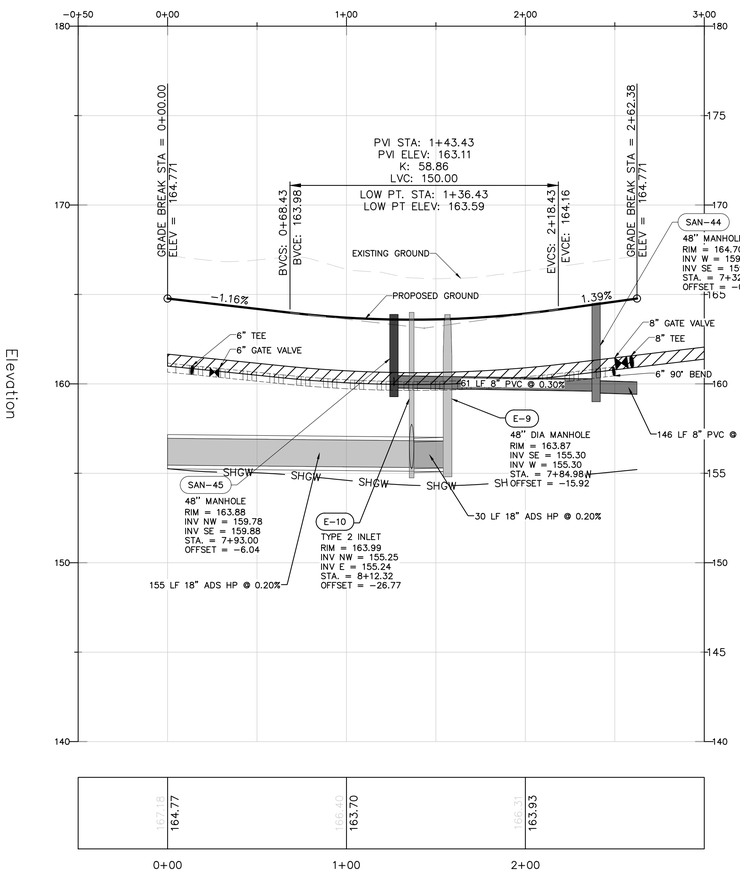
Station

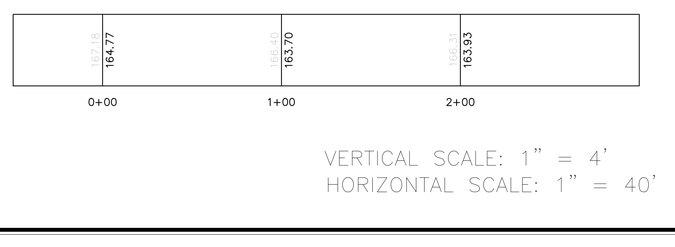




VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

Station





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

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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

(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 THE OUTSIDE OF ANY EXISTING OR PROPOSEDSTORM 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.

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(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.

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/8/2026

SCALE: 1" = 40'
PROJECT: PUL-037
SHEET: C8.23

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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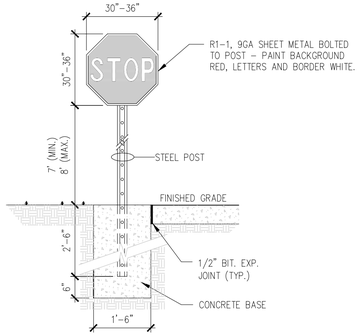
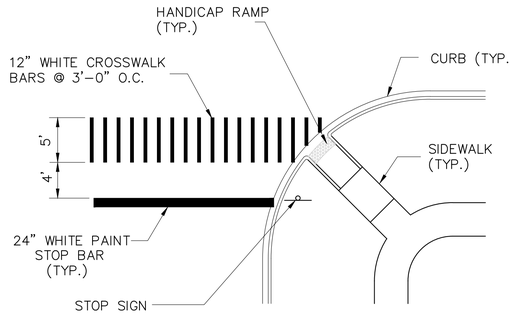
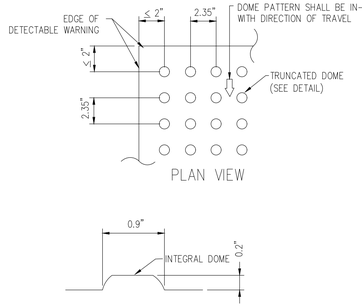


1 STOP SIGN
N.T.S.



2 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



3 DETECTABLE WARNING
N.T.S.

NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

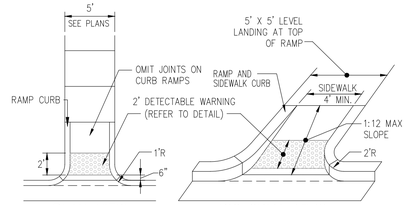
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING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

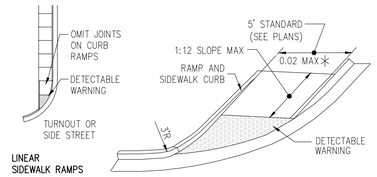
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER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

5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682–2525

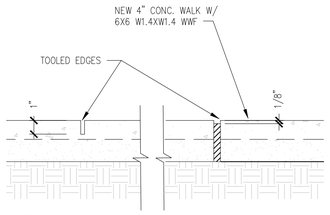
NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.





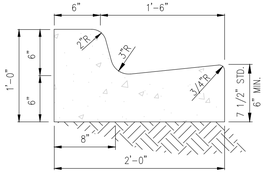
4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE N.T.S.



NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

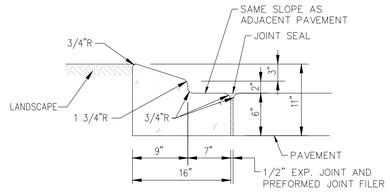
5 CONCRETE WALK
N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

6 TYPE "F" CURB AND GUTTER
N.T.S.



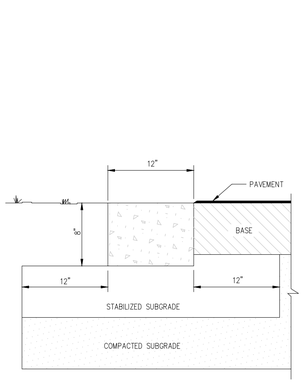
PLAN SYMBOL

NOTES

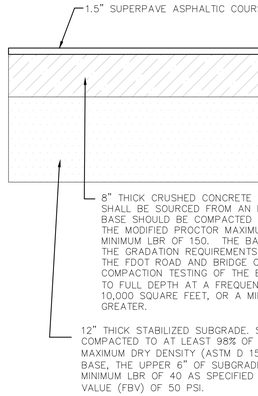
1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

2. FOR CURB & GUTTER CONSTRUCTED ADJCENT TO CONCRETE PAVEMENT, 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

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

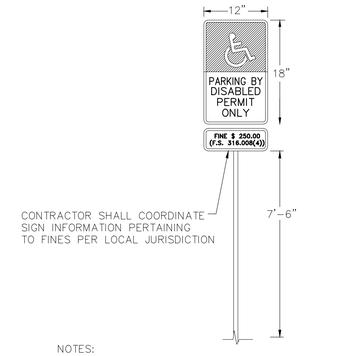


8 RIBBON CURB
3500 PSI (MIN.) N.T.S.



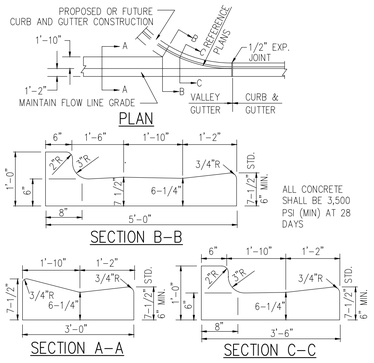
NOTE: LIMEROCK BASE COURSE PER THE SPECIFICATIONS ON THE GEOTECHNICAL REPORT BY UES DATED SEPTEMBER 9, 2025, IS AN ACCEPTABLE ALTERNATIVE.

9 TYPICAL PAVEMENT SECTION
N.T.S.

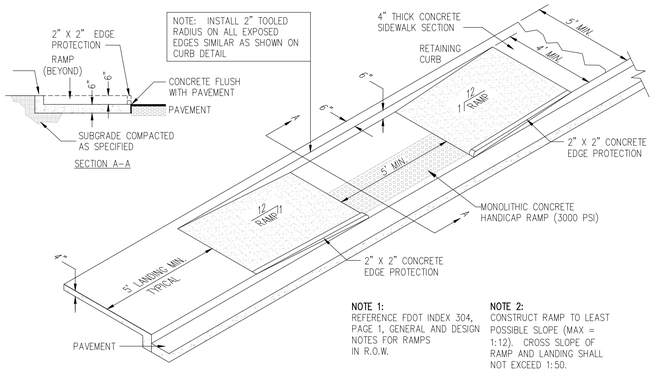


NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL 7'–6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

10 HANDICAP SIGN
N.T.S.



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



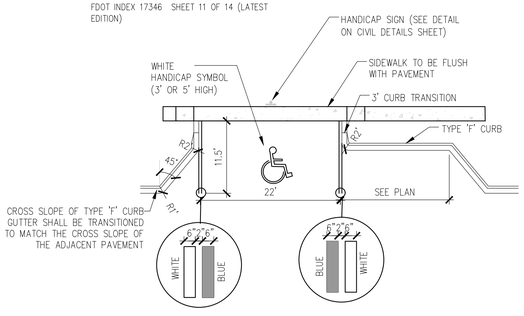
NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

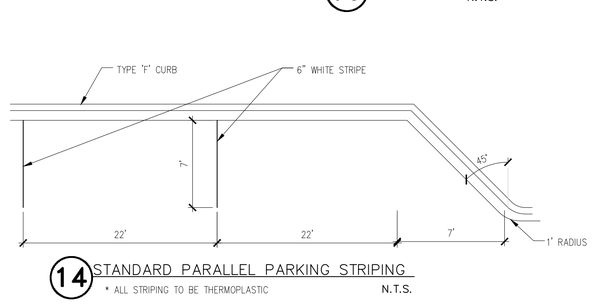
12 SIDEWALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE N.T.S.

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP

HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)



13 HANDICAP PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC N.T.S.



14 STANDARD PARALLEL PARKING STRIPING
* ALL STRIPING TO BE THERMOPLASTIC N.T.S.

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SSS	CITY OF APOPKA COMMENTS DATED 06/09/2026	06/11/2026
SSS	CITY OF APOPKA COMMENTS DATED 04/14/2026	05/12/2026
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SSS	SJRWMD COMMENTS DATED 01/30/2026	05/01/2026

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 4/7/2026

SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C9.0

LAKE CLASSON LICENSE No 77066 STATE OF 6/12/26 FLORIDA PROFESSIONAL ENGINEER

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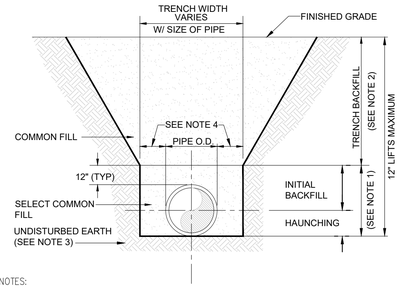
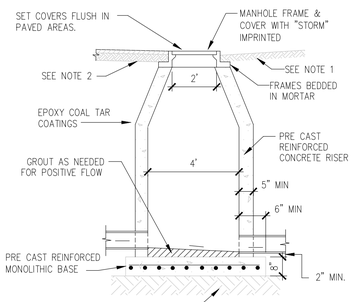
P:_PROJECT DRAWINGS\PUL–037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\CIVIL DETAILS.dwg Modified:6/12/2026 By:asanchez Plotted By:andrew.francis



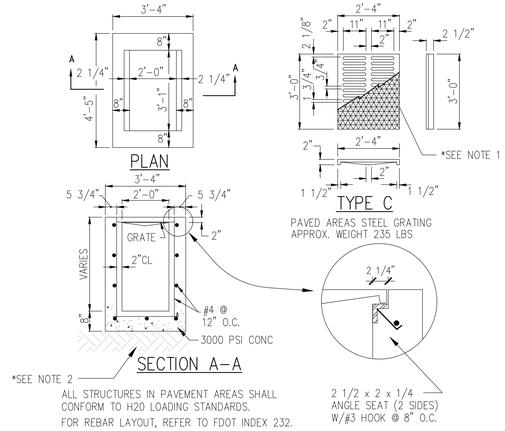
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

1 TRENCH DETAIL
N.T.S.



NOTE:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS
3. 12 INCHES OF STONE BEDDING (FDOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

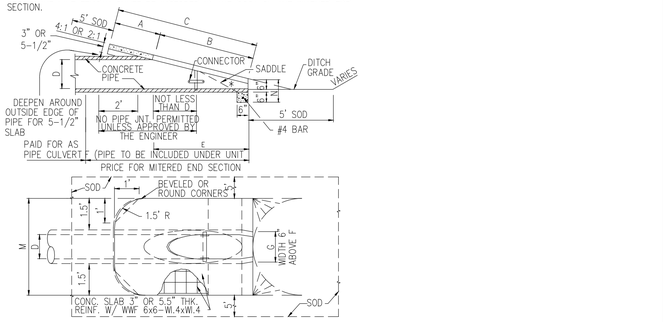
2 MANHOLE
N.T.S.



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

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

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



DIMENSIONS AND QUANTITIES											
								M			
	D	A	B	C	E	F	G	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	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'

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

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

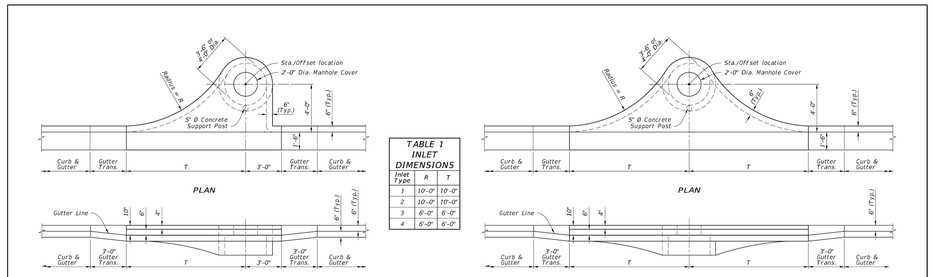
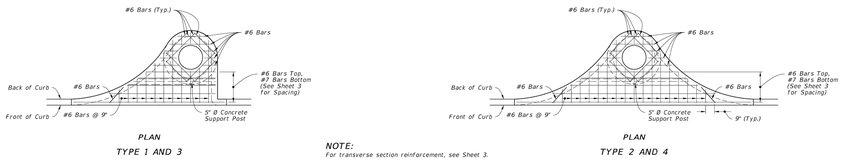


TABLE 1 INLET DIMENSIONS		
INLET Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"

TOP DIMENSIONAL DETAILS



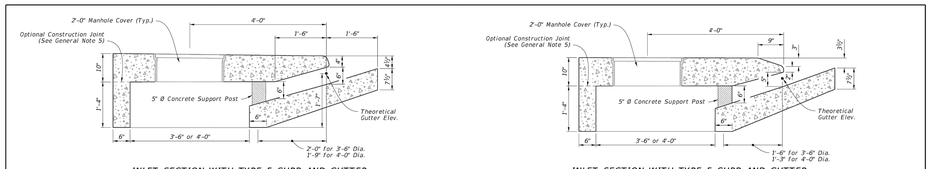
NOTE:
For transverse section reinforcement, see Sheet 3.

TOP REINFORCING DETAILS

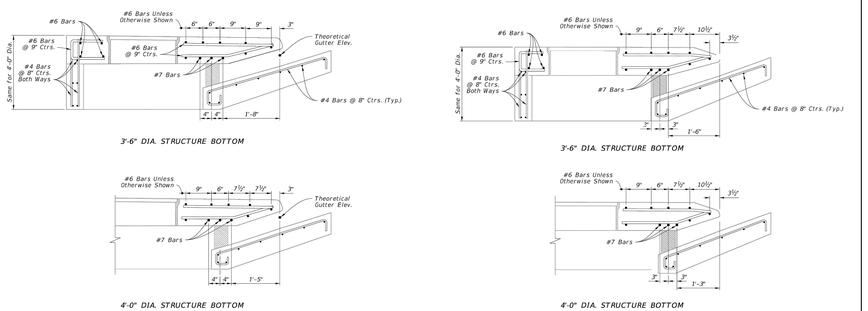
TOP DIMENSIONAL AND TOP REINFORCING DETAILS

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

5 TYPE 1, 2, 3, AND 4 INLETS
N.T.S.



TRANSVERSE DIMENSIONAL DETAILS



TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

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

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
4	03/03/2026	SJRWMD COMMENTS DATED 02/27/2026	SCS

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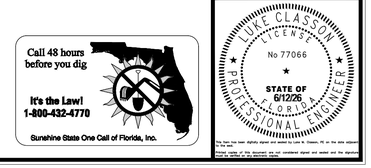
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 6/11/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.0



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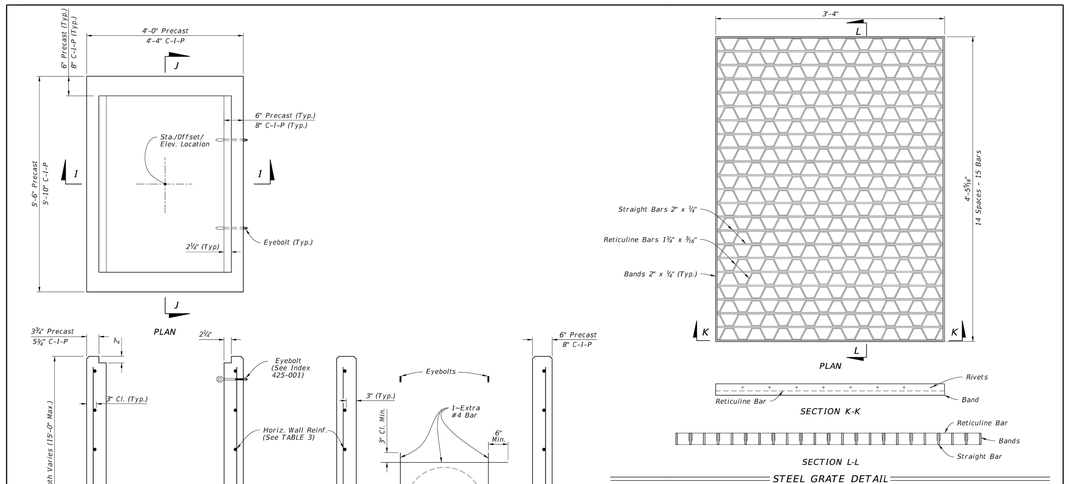


TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 4 of 14

6 TYPE E INLET
N.T.S.

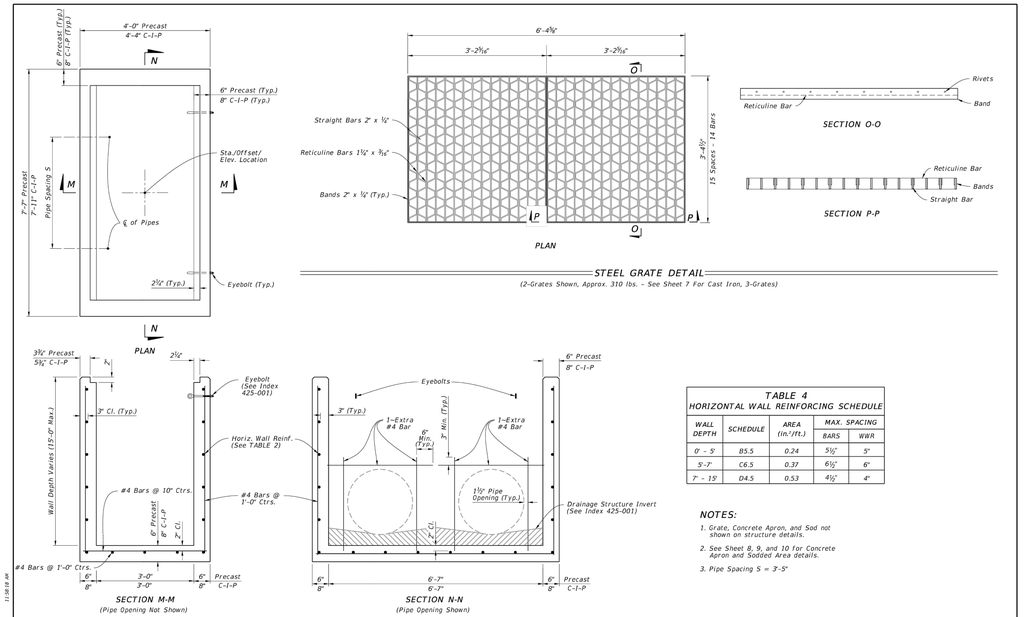


TABLE 4
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7' - 15'	D4.5	0.53	4½"	4"

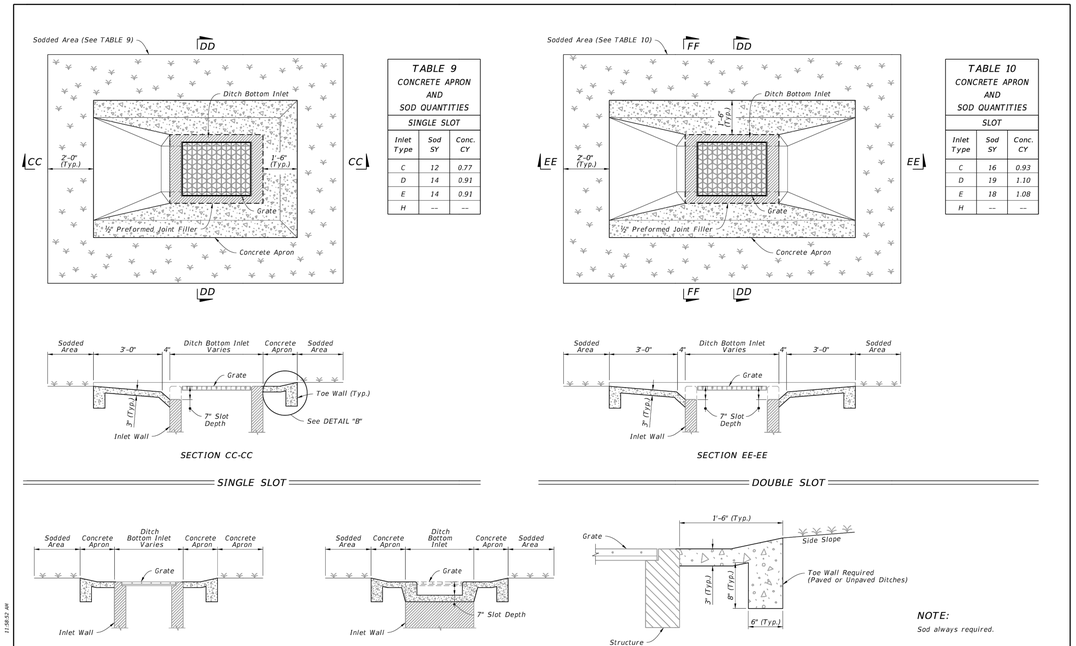
NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Pipe Spacing S = 3'-5"

DIMENSIONAL AND REINFORCING DETAILS

TYPE H (2 & 3 GRATE) - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

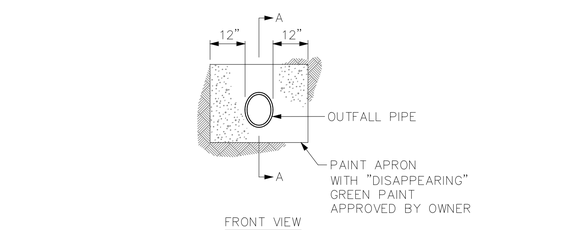
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 5 of 14

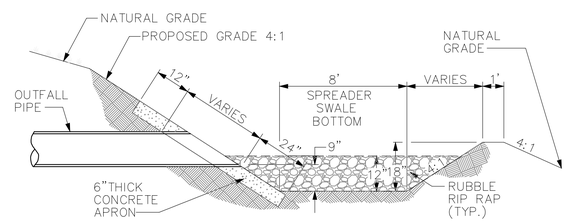
7 TYPE H INLET
N.T.S.



LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2026-27 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 10 of 14

8 CONCRETE APRON FOR BUBBLE UP STRUCTURES
N.T.S.





9 SPREADER SWALE DETAIL

10 NOT USED

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REV.	DATE	DESCRIPTION	BY
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DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
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DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
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DATE: 6/11/2026
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.1

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6/12/26
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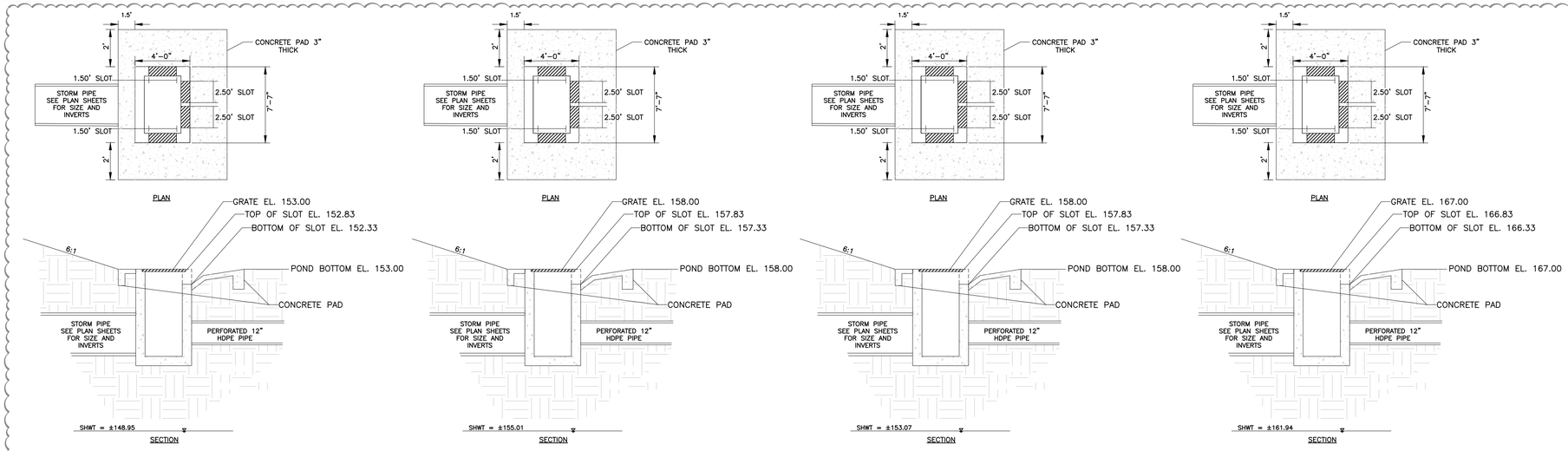
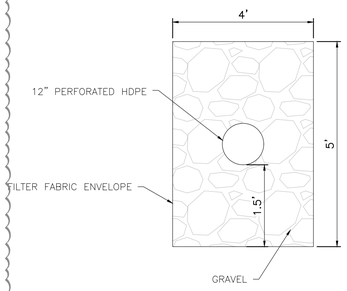


11 MODIFIED TYPE–H INLET BU–4
N.T.S.

12 MODIFIED TYPE–H INLET BU–5.1
N.T.S.

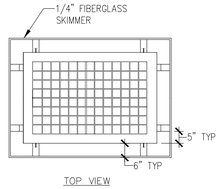
13 MODIFIED TYPE–H INLET BU–5.2
N.T.S.

14 MODIFIED TYPE–H INLET BU–6
N.T.S.

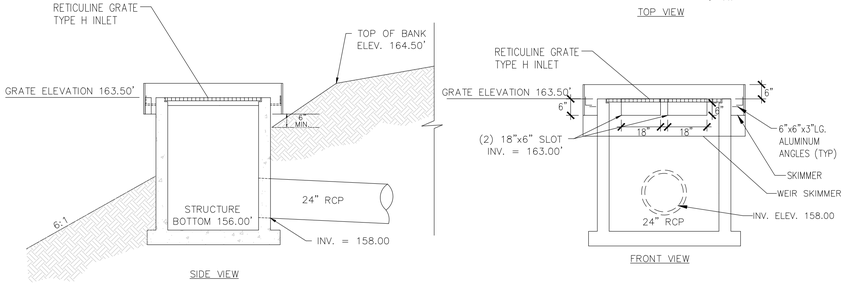


NOTES:
1. GRAVEL SHALL BE GRADES 56 OR 57 AND SHALL MEET THE REQUIREMENTS OF FDOT SECTIONS 01–2 OR 901–3.
2. FILTER FABRIC SHALL BE TYPE D–3 (SEE FDOT INDEX NO. 199).
3. EXFLITRATION PIPE SHALL BE 12" DIAMETER TUBING MEETING AASHTO M252 AND ASTM F405.62A WITH POLYESTER KNITTED FILTER SOCK MEETING ASTM D3887 AND ASTM D1682.

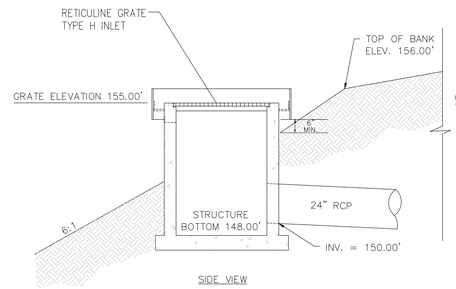
15 EXILTRATION PIPE
N.T.S.

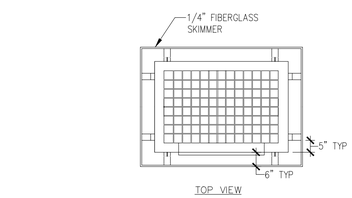


TOP VIEW

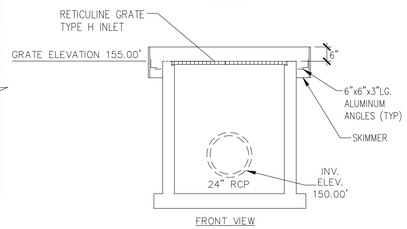


16 DS–2 CONTROL STRUCTURE
N.T.S.



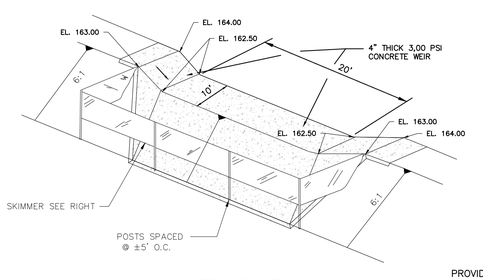


TOP VIEW



FRONT VIEW

17 DS–4 CONTROL STRUCTURE
N.T.S.



WEIR & SKIMMER
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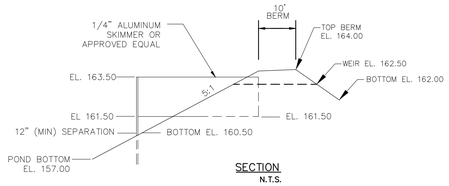

SECTION
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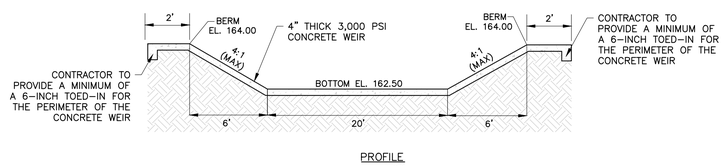
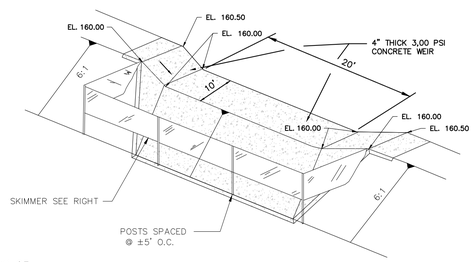
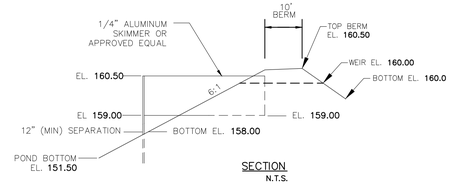


PROFILE
N.T.S.

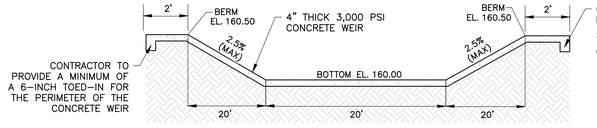
18 SKIMMER FOR CONCRETE WEIR FOR POND 1
N.T.S.



WEIR & SKIMMER
N.T.S.



SECTION
N.T.S.



PROFILE
N.T.S.

19 SKIMMER FOR CONCRETE WEIR FOR POND 3
N.T.S.

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 04/01/2026	SKS
4	03/03/2026	SJRWMD COMMENTS DATED 02/20/2026	

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(407) 558–2228

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA–GIL
CHECKED: L.CLASSON
DATE: 6/11/2026

SCALE: N.T.S.
PROJECT: PUL–037
SHEET: C10.2

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
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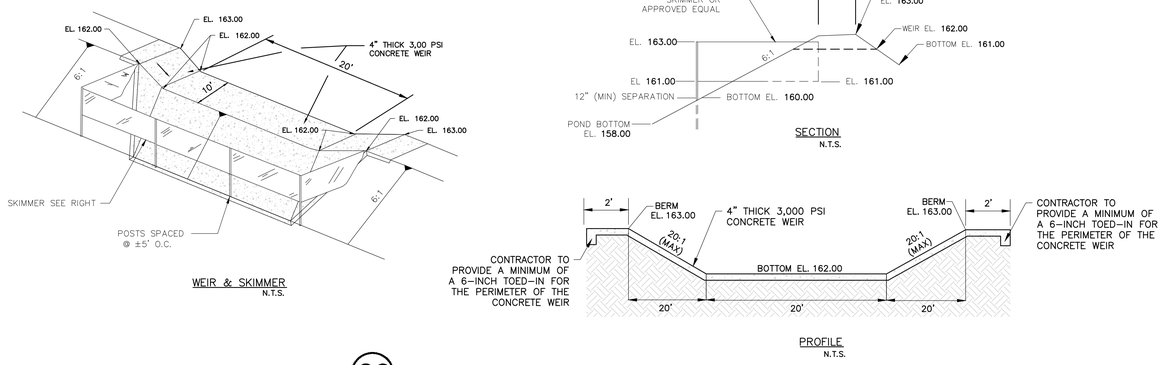
P:_PROJECT DRAWINGS\PUL–037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\DRAINAGE DETAILS.dwg Modified:6/11/2026 By:afrancis Plotted By:andrew francis

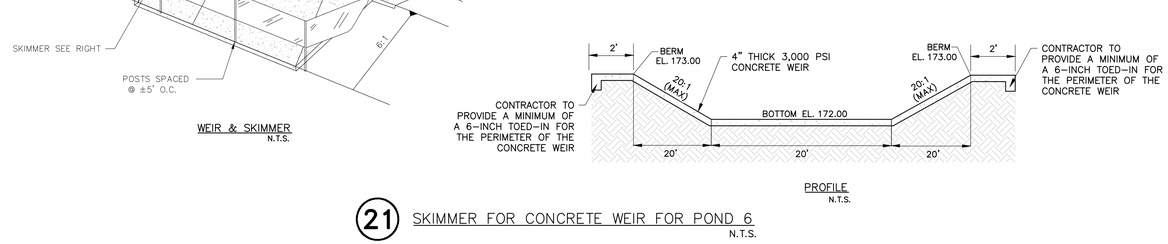


WEIR & SKIMMER
N.T.S.

SECTION
N.T.S.

PROFILE
N.T.S.

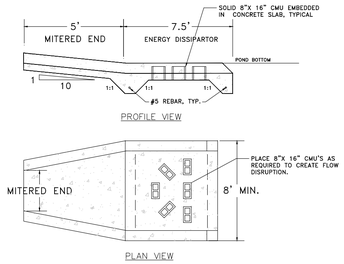
20 SKIMMER FOR CONCRETE WEIR FOR POND 5
N.T.S.



WEIR & SKIMMER
N.T.S.

PROFILE
N.T.S.

21 SKIMMER FOR CONCRETE WEIR FOR POND 6
N.T.S.



PROFILE VIEW

PLAN VIEW

22 ENERGY DISSIPATOR DETAIL
N.T.S.

REV	DATE	DESCRIPTION	BY
1	06/01/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
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3	04/30/2026	SJRWMD COMMENTS DATED 04/30/2026	SCS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SCS

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DRAWN: L. GRAHAM
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CHECKED: L.CLASSON
DATE: 6/11/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C10.3

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GENERAL NOTES

1. Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
3. The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
4. All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
5. Seed and mulch all disturbed areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment are included in the bid price for Section 104. The Contractor shall perform his work in accordance with the requirements of □□□□□□□□□□□□ Control, and Abatement of Erosion and Water □□□□□□□□□□□ excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
State Geodetic Advisor, NOAA
3900 Commonwealth Blvd. - MS105
Tallahassee, FL Phone (850) 245-2606
20. It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
21. The location of all existing utilities, storm drainage systems, and topographic features shown on the plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
22. The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
23. The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to present the project site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
A. Expose buried lines to confirm or determine end connection, pipe material and diameter.
B. Furnishing and installing piping and making proper connections.

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

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

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

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

O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

4. ACCEPTABLE VARIANCES:

A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.

B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.

5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

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

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

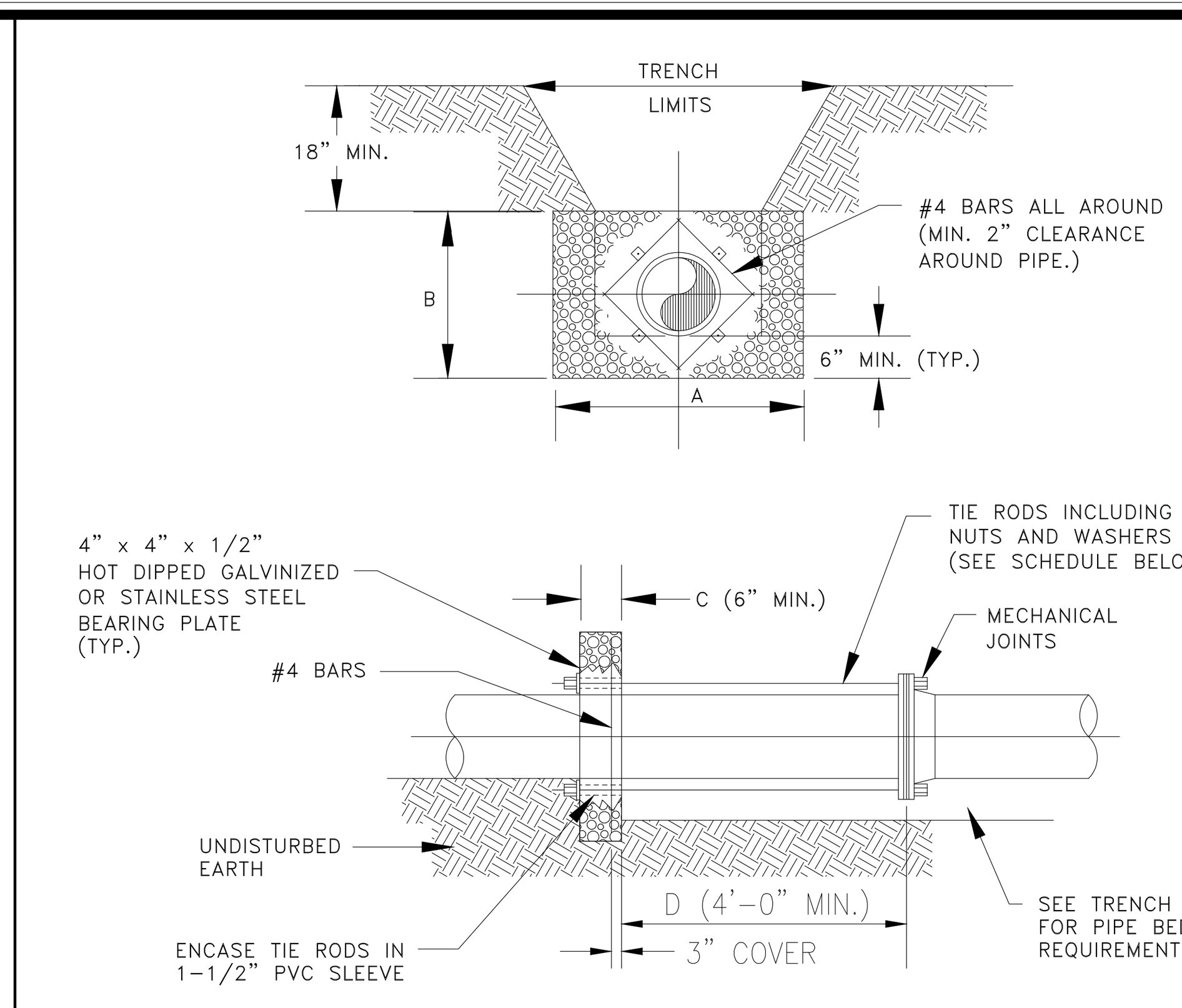
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



NOTES:

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

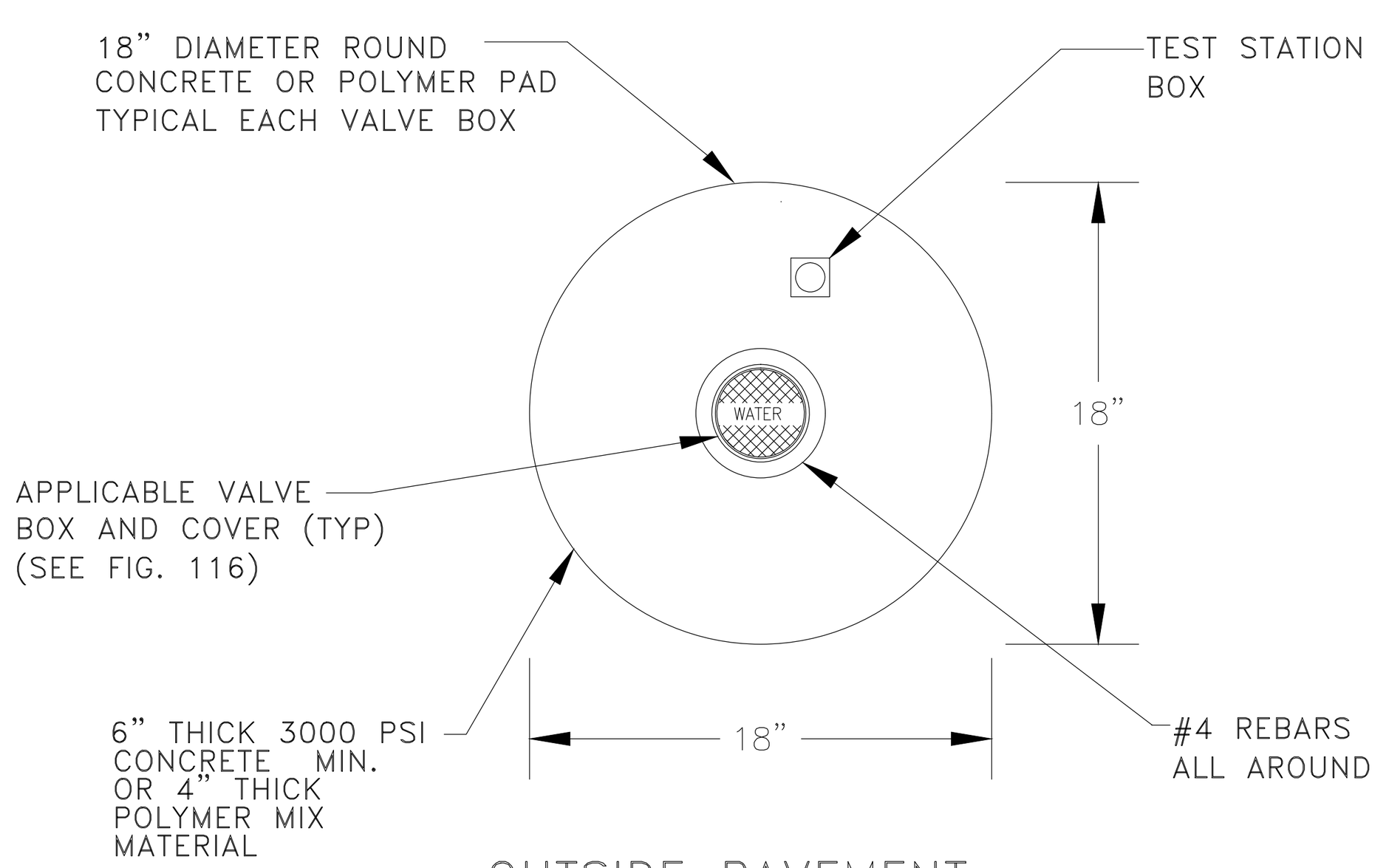
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

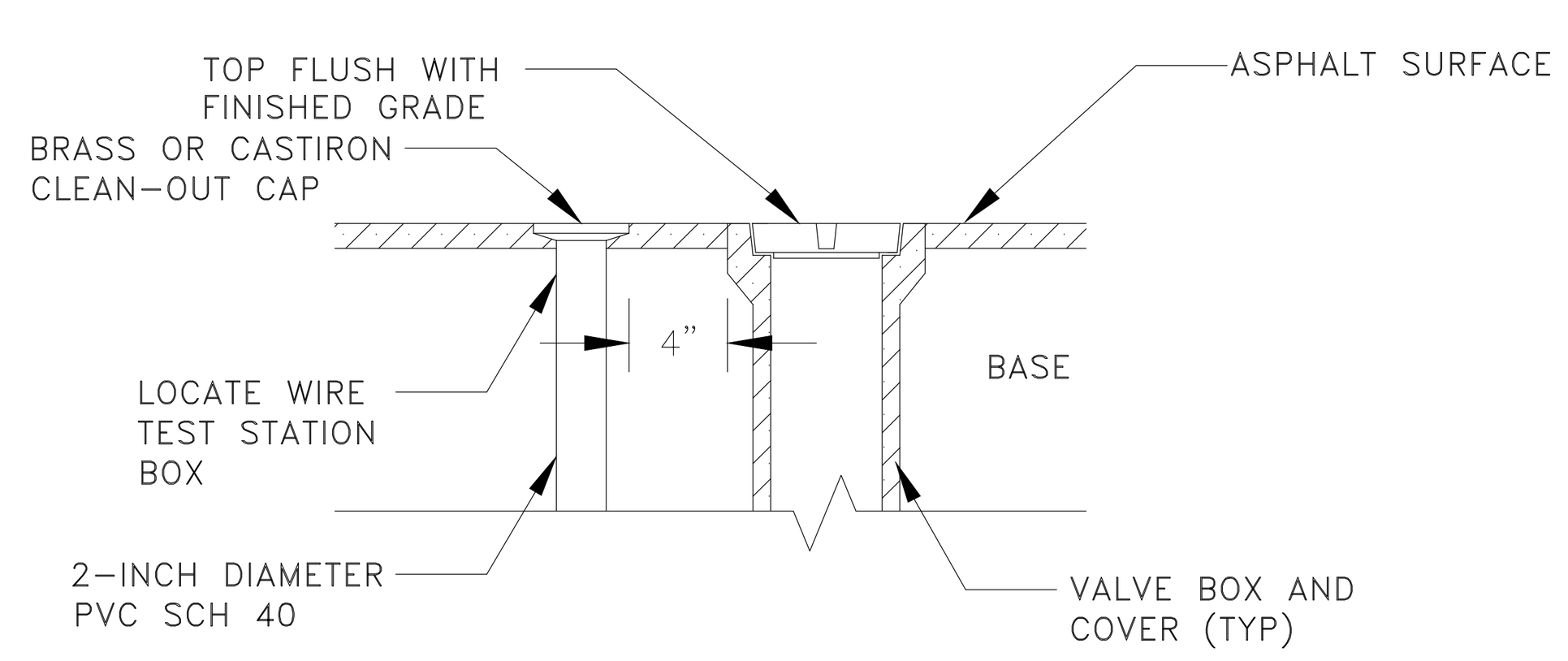
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

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



OUTSIDE PAVEMENT



INSIDE PAVEMENT

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

VALVE BOX

CITY OF APOPKA
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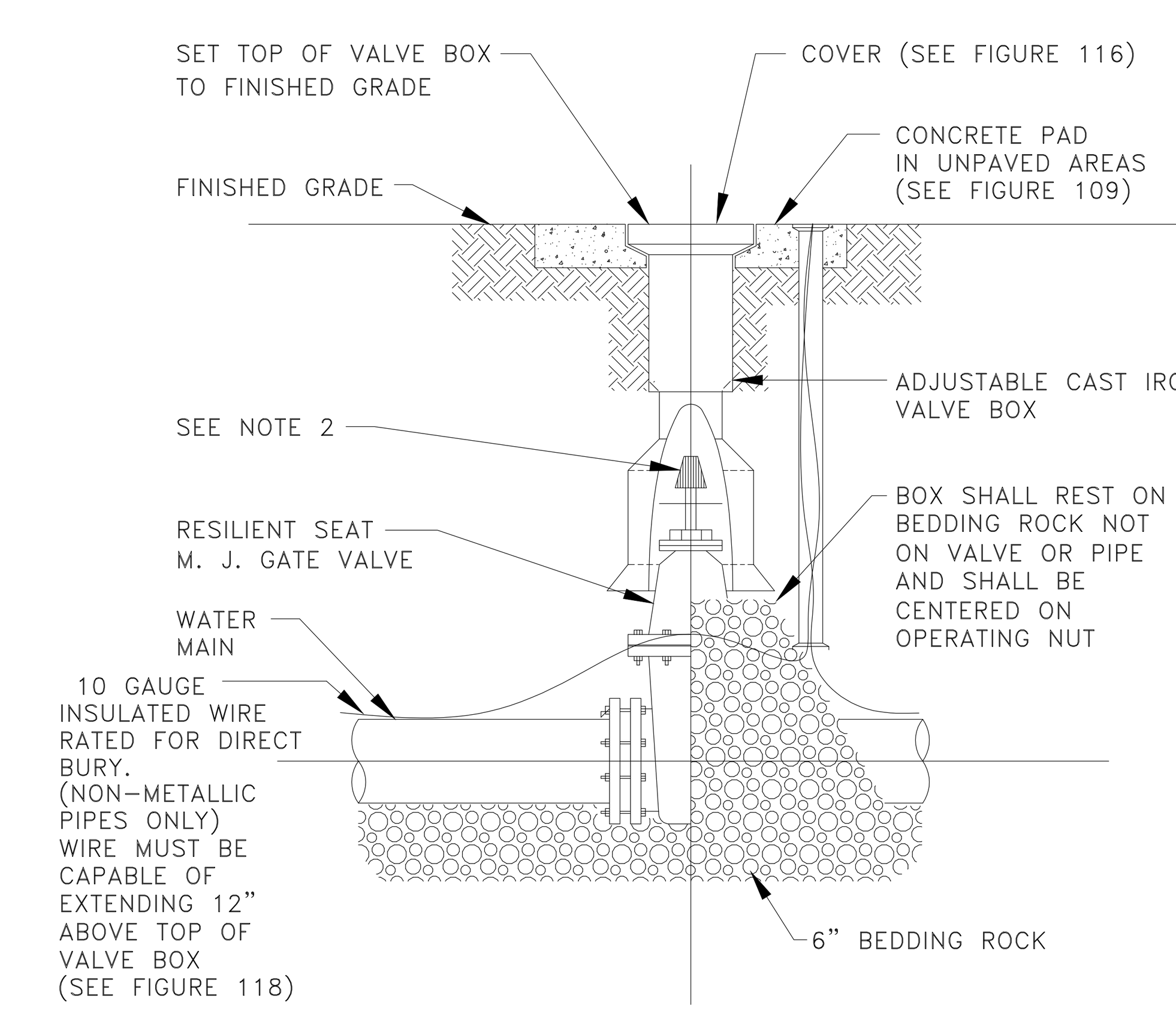

NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA
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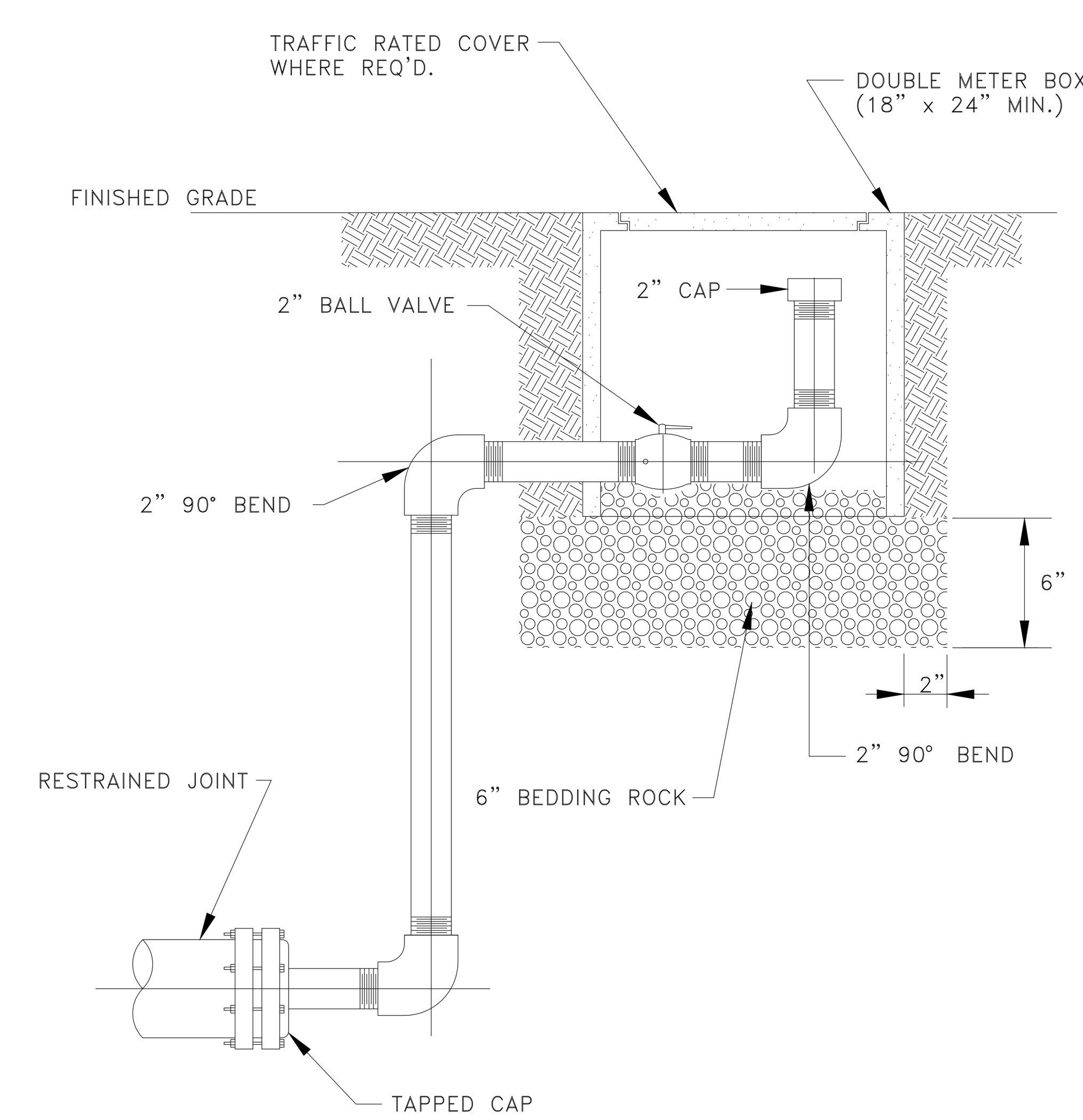

NOTES:

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
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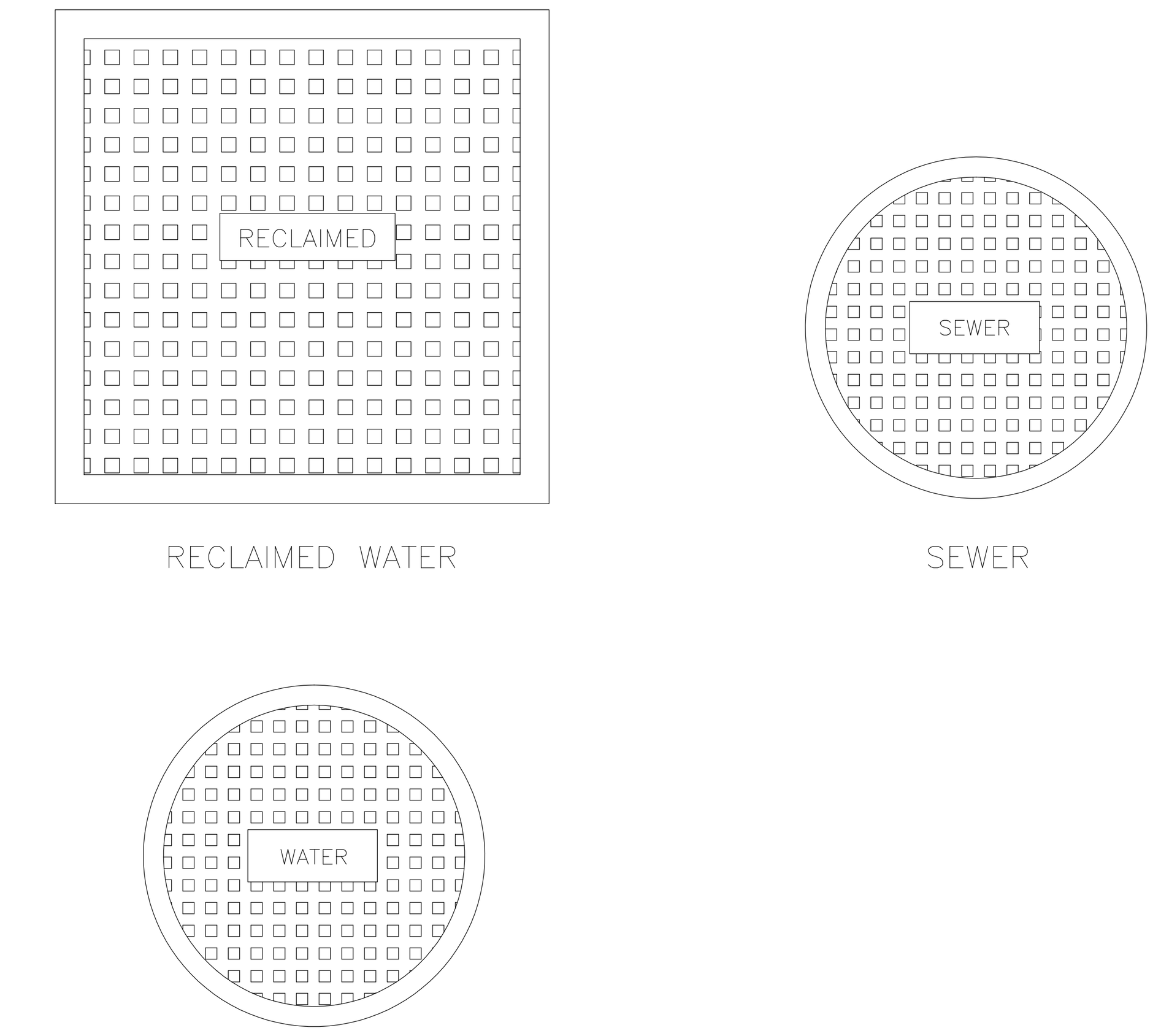

TYPICAL VALVE BOX COVER DETAILS

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

REV.	DATE	DESCRIPTION	BY
4	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	OSS
3	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
2	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026	

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE N.T.S. | PROJECT PUL-037 | SHEET C11.0

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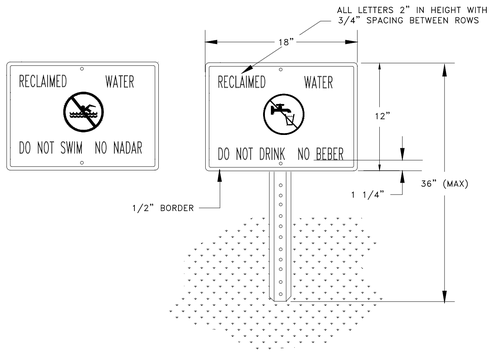
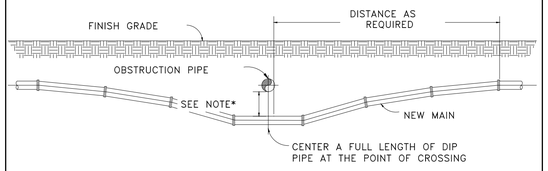


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



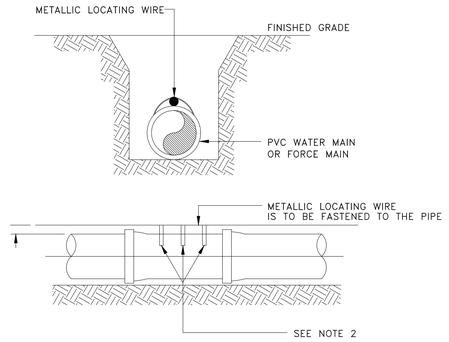
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

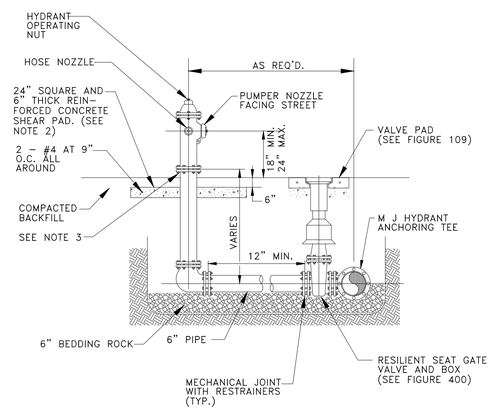


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

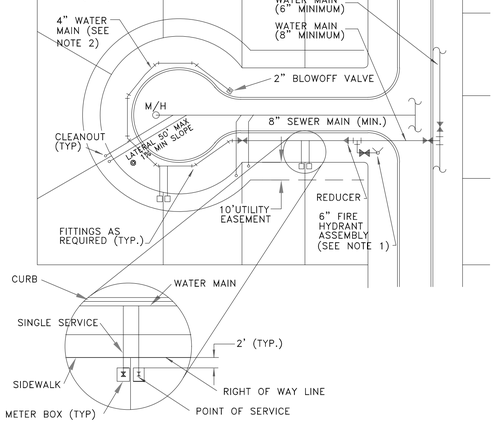


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

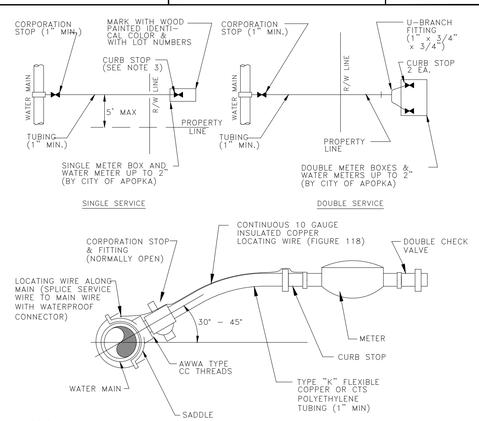


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER MAINS SHALL BE MINIMUM 4" FOR THE LAST 500' OF A CUL-DE SAC NOT SERVING A HYDRANT.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	MAY 2022	FIG. 404

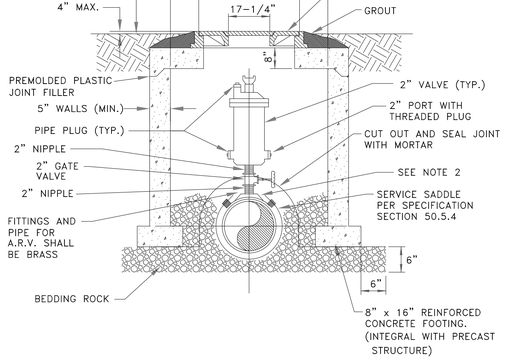


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

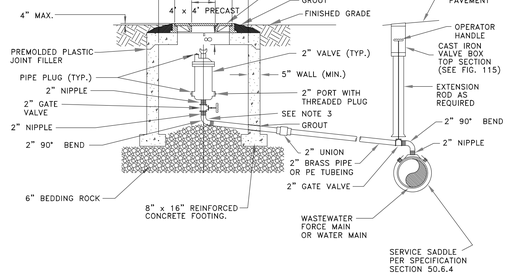


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119



NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120

REV	DATE	DESCRIPTION	BY
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026	DSS
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	DSS
3	04/10/2026	SJRWMD COMMENTS DATED 03/31/2026	SCS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	SCS

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C11.1

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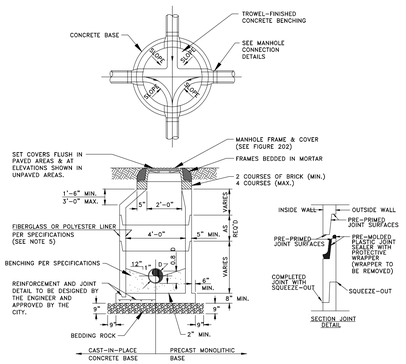
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\UTILITY DETAILS.dwg Modified:6/12/2026 By:lgraham Plotted By:andrew.francis



FORCE MAIN MANHOLE LINER*

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

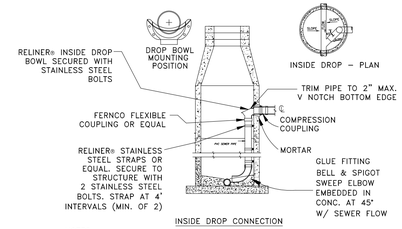
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

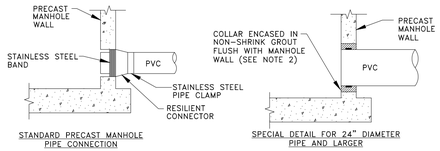
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



INSIDE DROP CONNECTION

NOTES:

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



STANDARD PRECAST MANHOLE PIPE CONNECTION

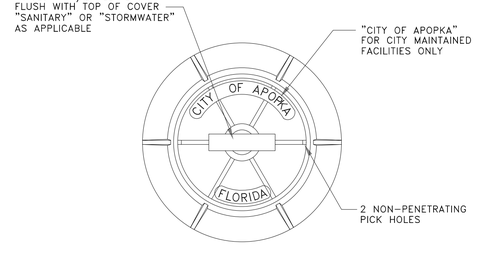
SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

NOTES:

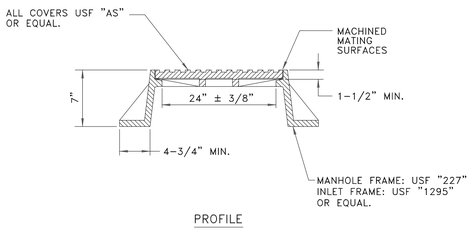
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



PLAN



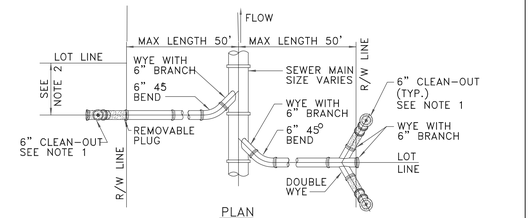
PROFILE

NOTES:

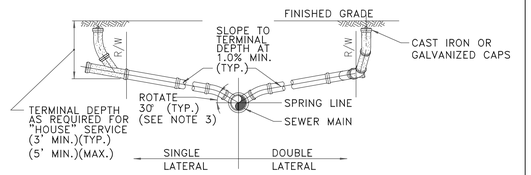
1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



PLAN



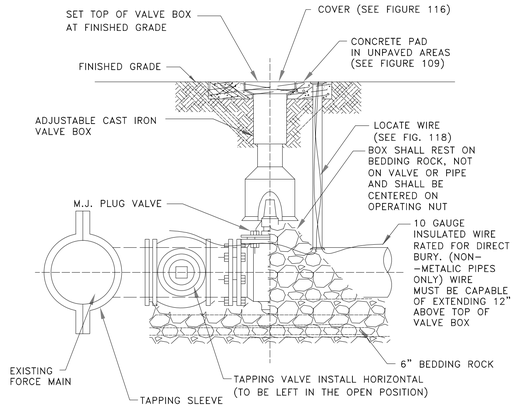
PROFILE

NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

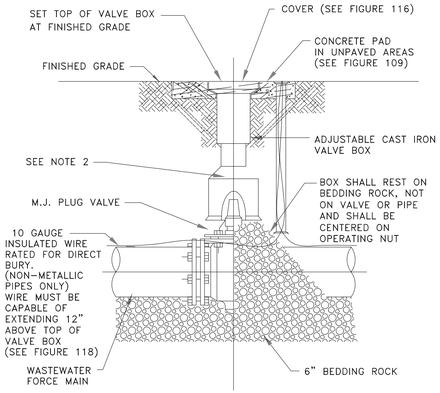
SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

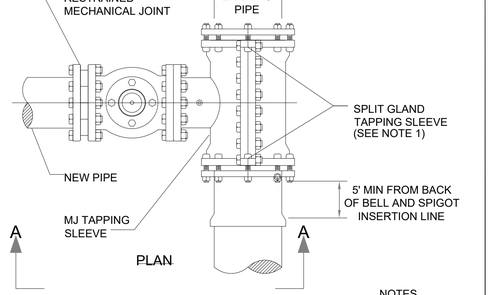


NOTES:

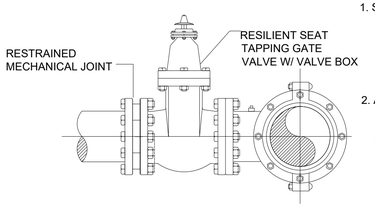
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

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



PLAN



SECTION A - A

NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

REV	DATE	DESCRIPTION
1	06/11/2026	CITY OF APOPKA COMMENTS DATED 06/08/2026
2	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026
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UTILITY DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 3/18/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C11.2

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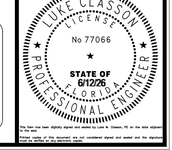

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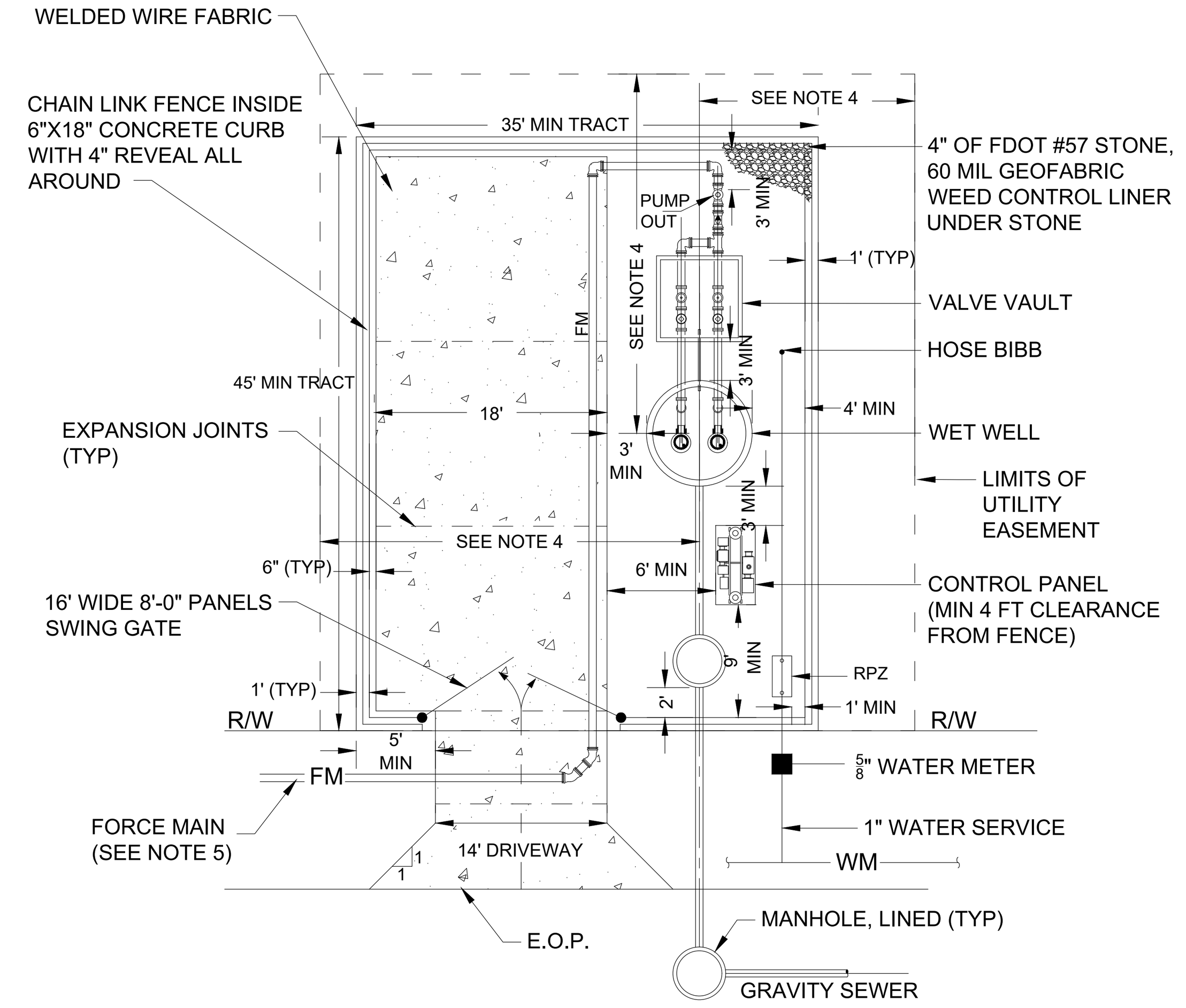
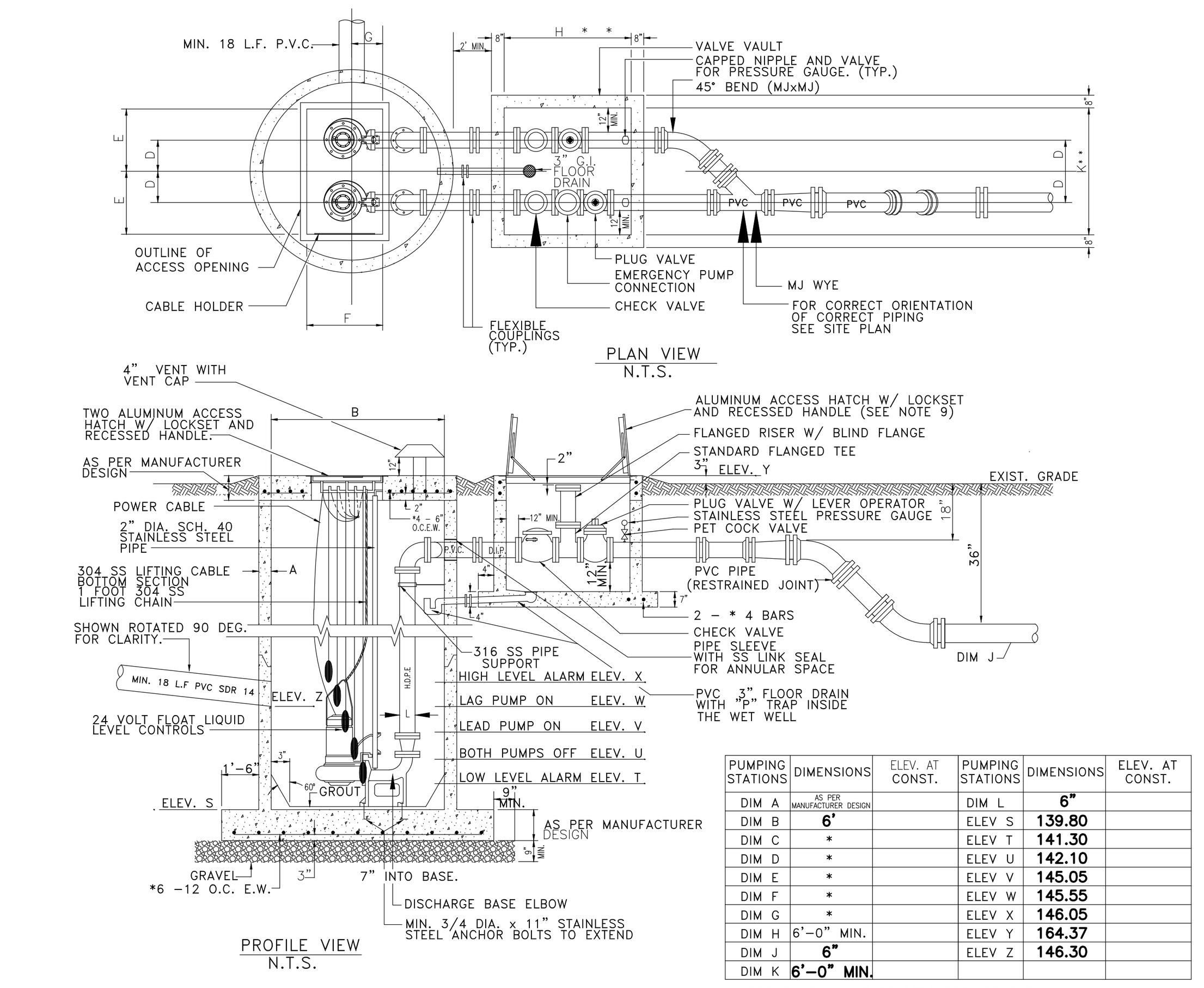


NOTES:
1. THIS DRAWING IS PROVIDED AS REFERENCE ONLY. DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DRAWING TO A SCALE OF 1"=10'.
2. FOR NON-RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
3. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO ORANGE COUNTY UTILITIES.
4. THIS DIMENSION, AS MEASURED FROM THE CENTER OF THE WET WELL TO THE PUBLIC UTILITY EASEMENT LIMIT, SHALL BE EQUAL TO OR GREATER THAN THE DEPTH OF THE WET WELL.
5. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTHEST FROM THE WELL.
6. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM DI557.
7. THE BOUNDARY OF ALL NEW PUMP STATION TRACTS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM ANY SINGLE FAMILY RESIDENTIAL LOT INCLUDING TOWNHOMES.

CITY OF APOKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 300



PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	AS PER MANUFACTURER DESIGN		DIM L	6"	
DIM B	6'		ELEV S	139.80	
DIM C	*		ELEV T	141.30	
DIM D	*		ELEV U	142.10	
DIM E	*		ELEV V	145.05	
DIM F	*		ELEV W	145.55	
DIM G	*		ELEV X	146.05	
DIM H	6'-0" MIN.		ELEV Y	164.37	
DIM J	6"		ELEV Z	146.30	
DIM K	6'-0" MIN.				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.

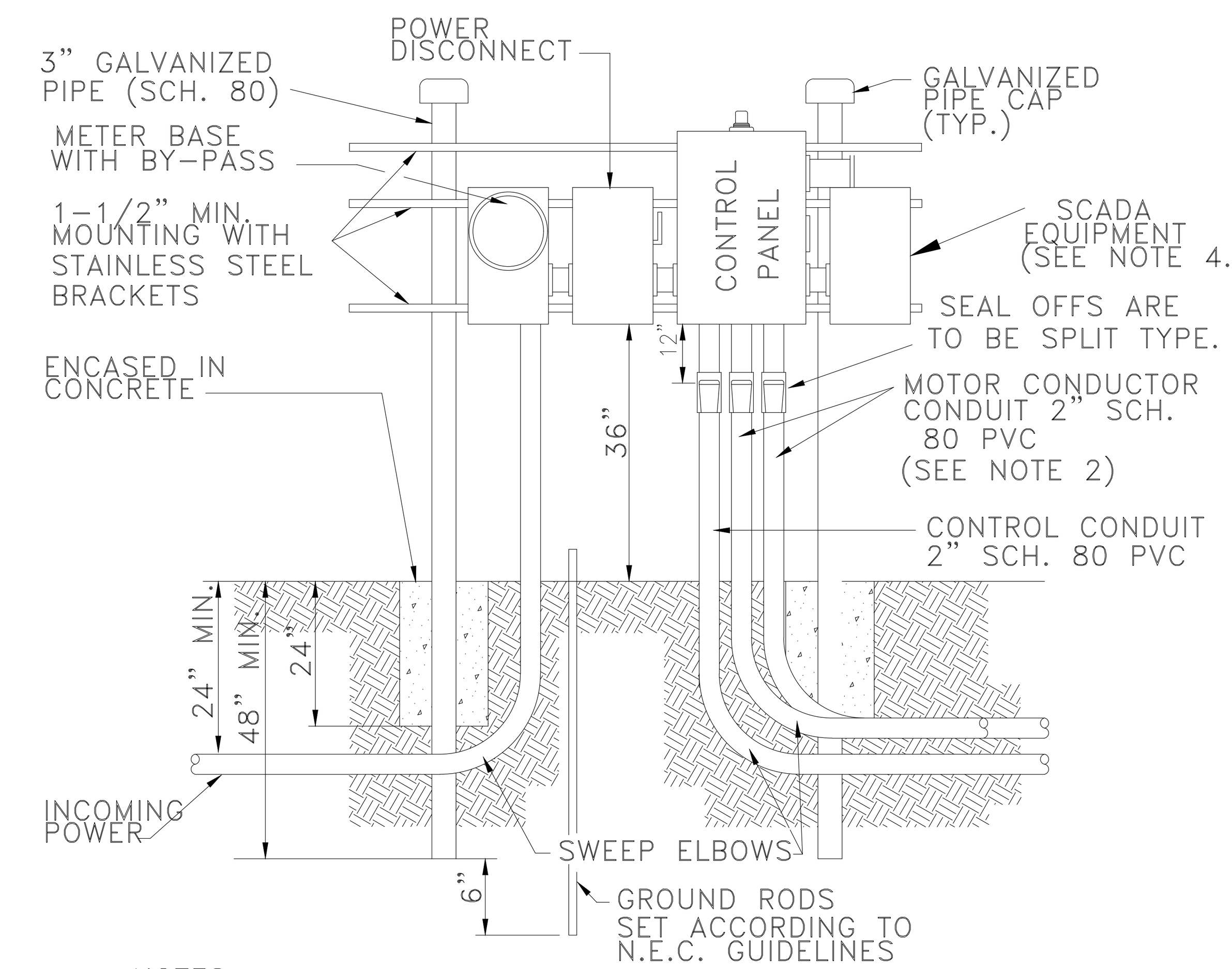
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.

2.B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.

3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
MANUFACTURER: XYLEM; MODEL: NP 3153 HT 3~ 462; DIA: 276 mm; SPEED: 1760 RPM; DISCHARGE SIZE: 4.00 IN.;
VOLTAGE: 460; HZ.: 60; PHASE: 3; H.P.: 20; MIN. SOLID SIZE: 1/4 IN.
12. OPERATING CONDITIONS SHALL BE 260 GPM AT 115 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

PUMP STATION DETAIL

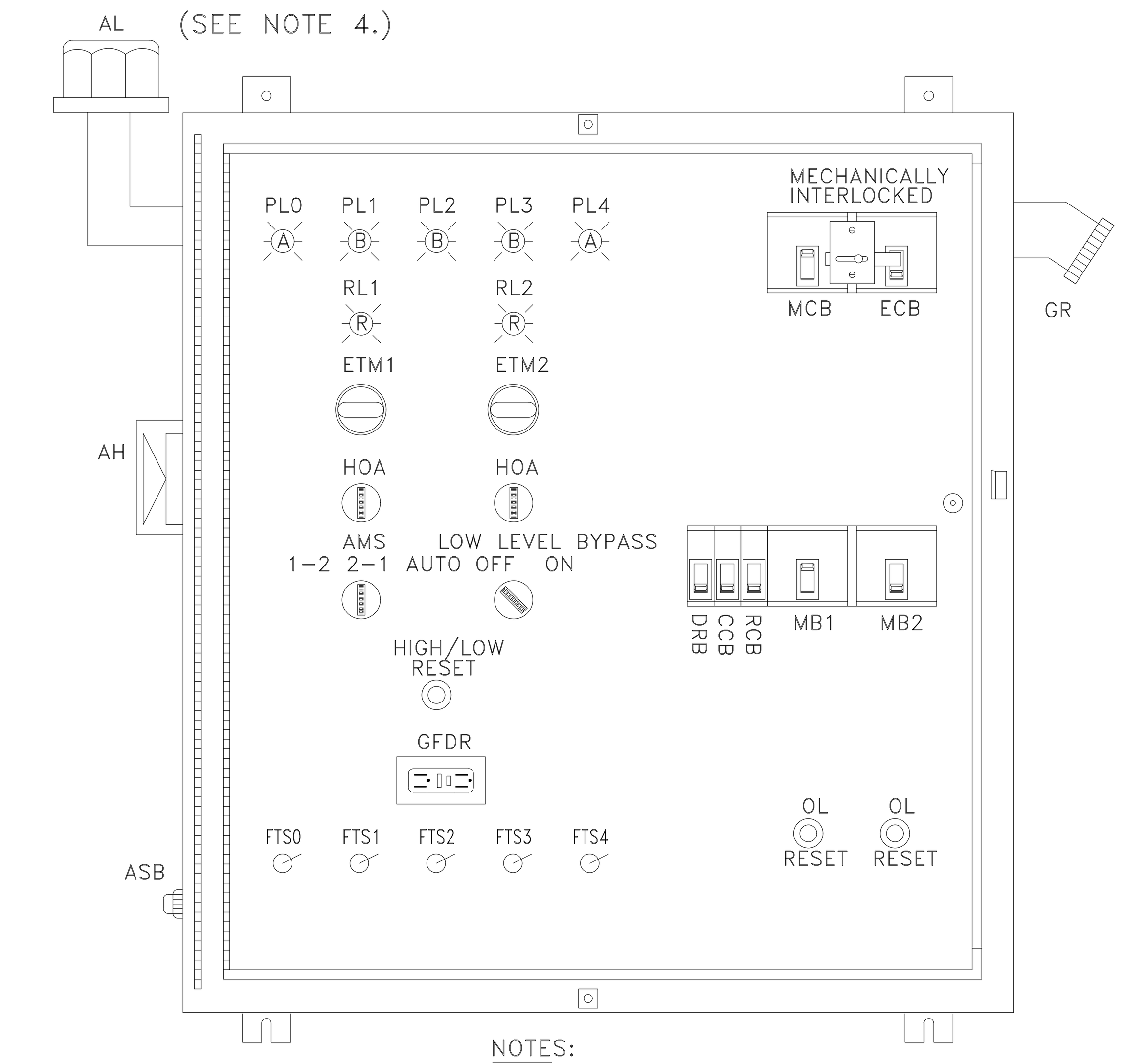
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 301



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

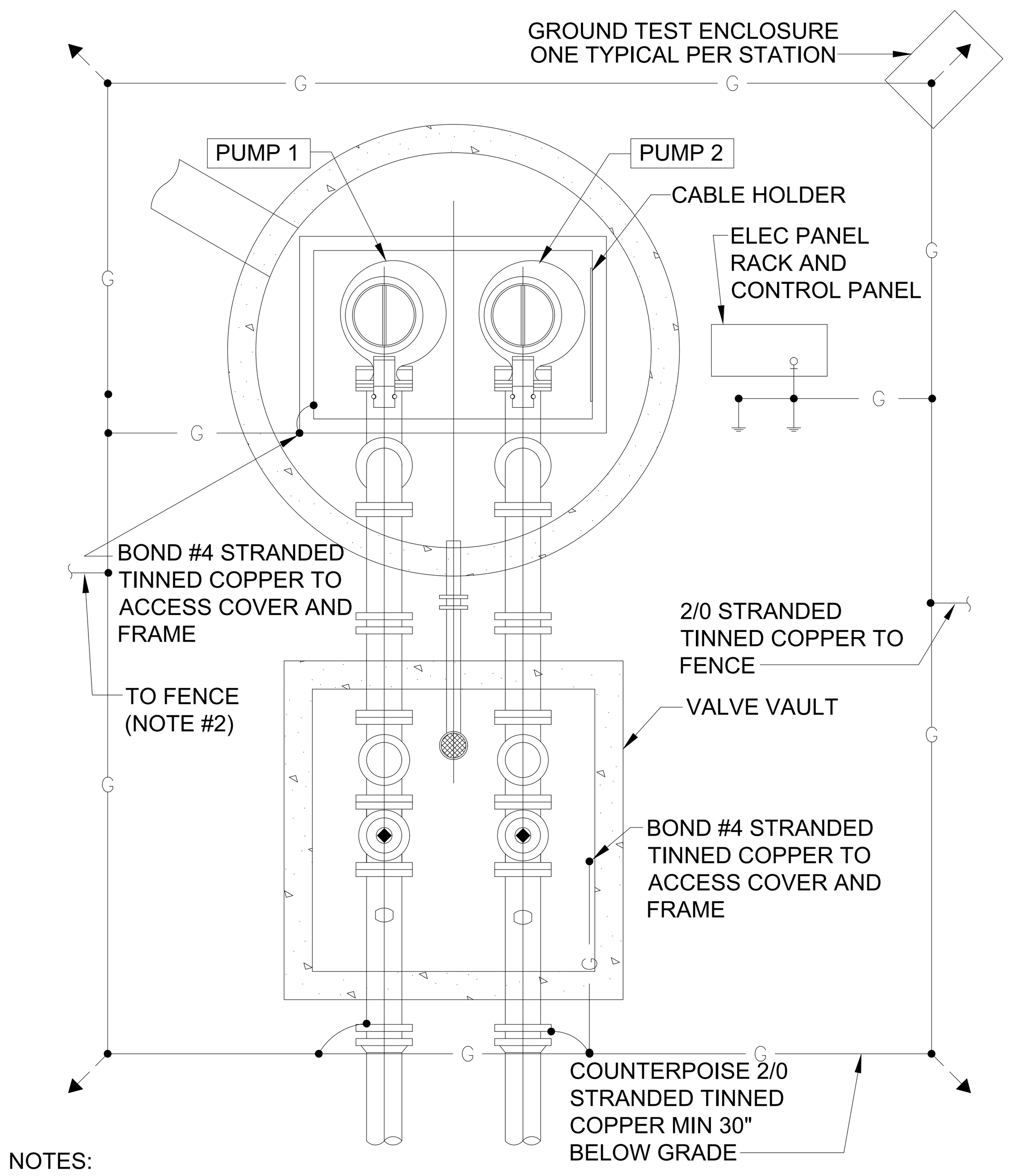
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 302



NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V - PYLE NATIONAL MODEL JRE4100/460V - CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

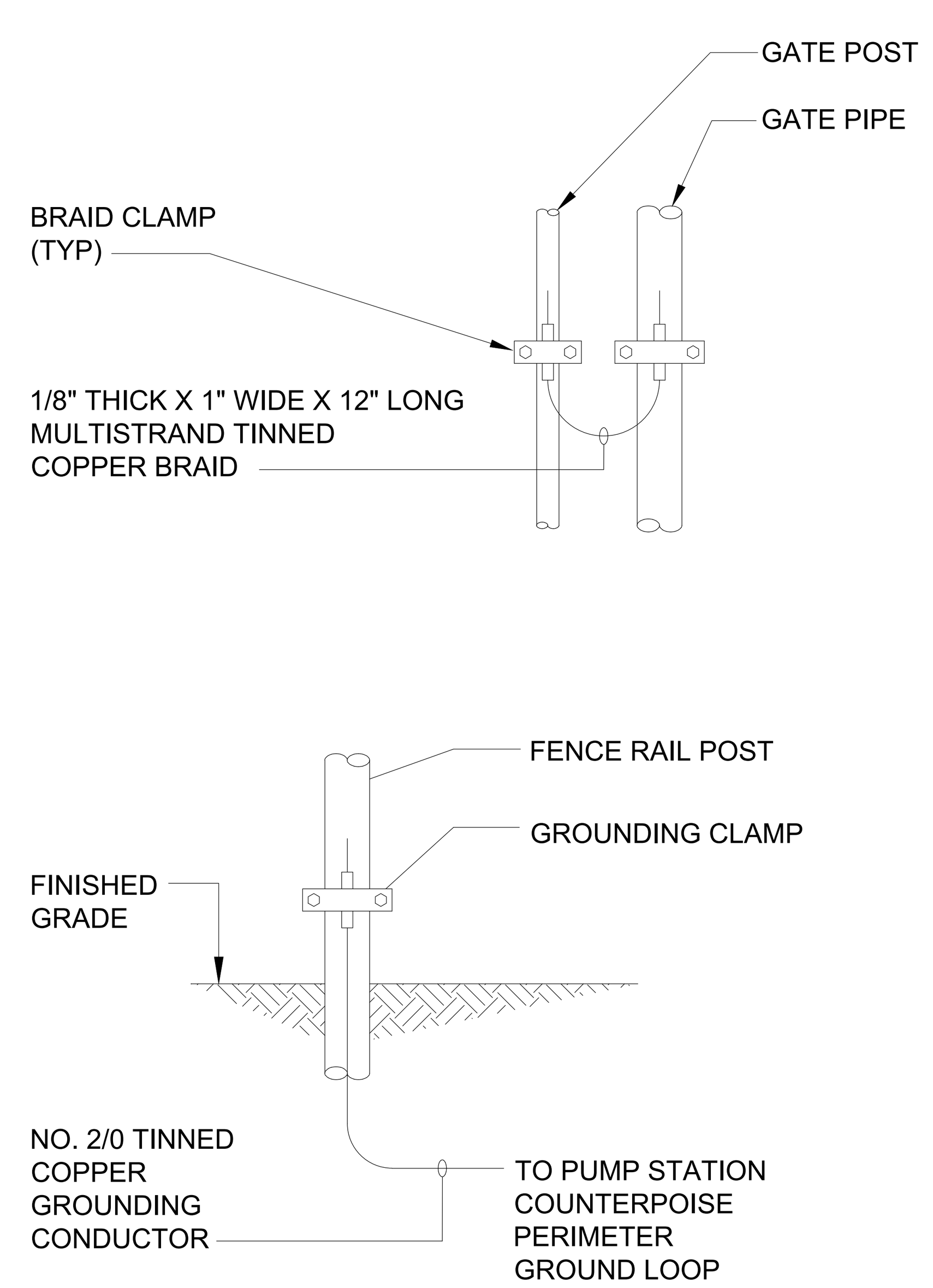
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 303



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

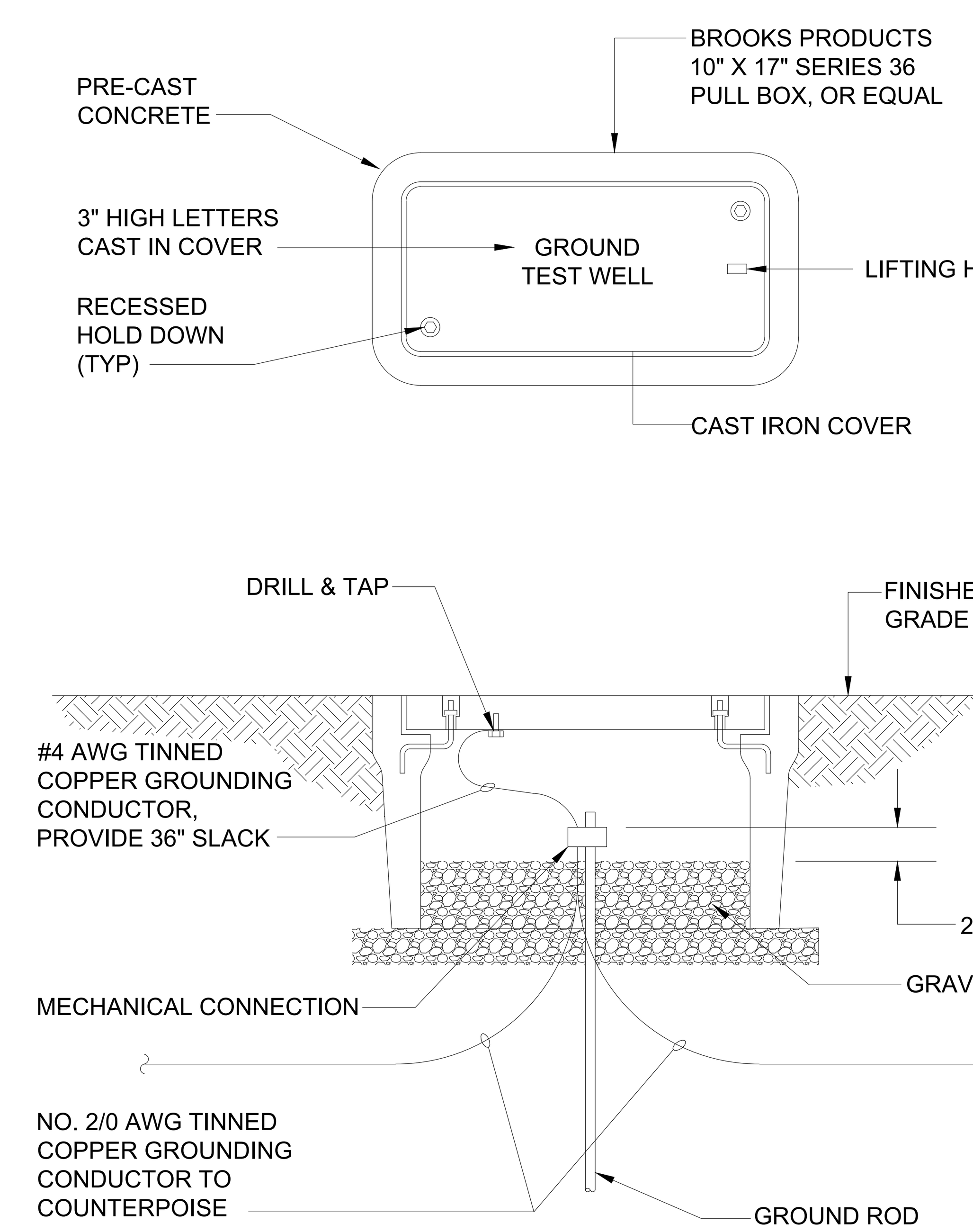
PUMP STATION GROUNDING (TYPICAL)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 307



FENCE POST GROUNDING (TYPICAL)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 307 A



GROUND TEST WELL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 307 B

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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REV.	DATE	DESCRIPTION	BY
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3	05/12/2026	CITY OF APOPKA COMMENTS DATED 04/14/2026	OSS
2	04/03/2026	SJRWMD COMMENTS DATED 04/01/2026	SCS
1	03/03/2026	SJRWMD COMMENTS DATED 02/06/2026	

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MAITLAND, FLORIDA 32751
(407) 558-2228
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LIFT STATION DETAILS
CONSTRUCTION SITE PLAN
OAKMOOR (F.K.A. ONDICH NORTH)
CITY OF APOPKA, FLORIDA

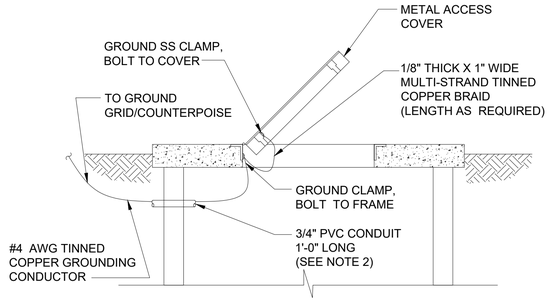
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/21/2026

SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C11.3

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/12/26

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

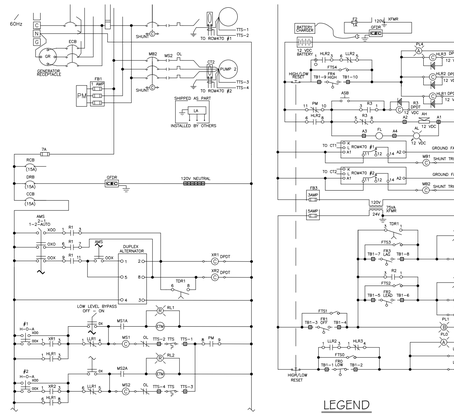
P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\LIFT STATION DETAILS.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew francis

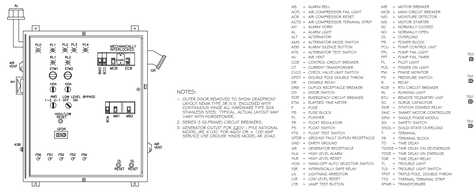


NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR 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





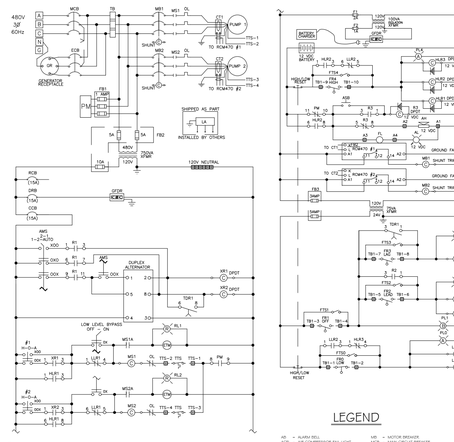
NOTES:
1. OUTER DOOR REMOVED TO SHOW DISASPROOF CONSTRUCTION. ENCLOSED WITH CONTRACTOR'S CONTROLS HOUSED ALL HARDWARE TYPE 304 STAINLESS STEEL. TYPICAL. ACTUAL LAYOUT MAY VARY WITH MANUFACTURER.
2. SERIES 3 Q-PRIMED CIRCUIT BREAKERS.
3. GENERATOR OUTLET FOR 230V., 3'PHI, NATIONAL ELECTRIC MFG. CORP. PRONGLOK TYPE 30 A. ENCLOSED IN SERVICE DISC (HOUSE WHICH MODEL AR 2042)

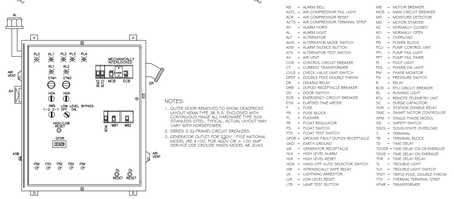
LEGEND

AB = ALARM BELL	MB = MOTOR BREAKER		TB2
ACFL = AIR COMPRESSOR FAIL LIGHT	MCB = MAIN CIRCUIT BREAKER		
ACR = AIR COMPRESSOR RESET	MD = MOISTURE DETECTOR		LOW LEVEL
ACTS = AIR COMPRESSOR TERMINAL STRIP	MS = MOTOR STARTER		TB2-1 LFT TB2-2
AH = ALARM HORN	NC = NORMALLY CLOSED		PUMP 1 RUN
AL = ALARM LIGHT	NO = NORMALLY OPEN		TB2-3 TB2-4
ALT = ALTERNATOR	OL = OVERLOAD		PUMP 2 RUN
AMS = ALTERNATOR MODE SWITCH	PB = POWER BLOCK		TB2-5 TB2-6
ASB = ALARM SILENCE BUTTON	PCU = PUMP CONTROL UNIT		HIGH LEVEL
ATS = ALTERNATOR TEST SWITCH	PFL = PUMP FAIL LIGHT		TB2-7 TB2-8
AV = AIR VENT	PFT = PUMP FAIL TIMER		
CCB = CONTROL CIRCUIT BREAKER	PL = PILOT LIGHT		
CT = CURRENT TRANSFORMER	POL = POWER ON LIGHT		
CVLS = CHECK VALVE LIMIT SWITCH	PM = PHASE MONITOR		
DPDT = DOUBLE-POLE, DOUBLE-THROW	PS = PRESSURE SWITCH		
DR = DISABLE RELAY	R = RELAY		
DRB = DUPLEX RECEPTACLE BREAKER	RCB = RTU CIRCUIT BREAKER		
DS = DOOR SWITCH	RL = RUNNING LIGHT		
ECB = EMERGENCY CIRCUIT BREAKER	RTU = REMOTE TELEMETRY UNIT		
ETM = ELAPSED TIME METER	SC = SURGE CAPACITOR		
F = FUSE	SDR = STATION DISABLE RELAY		
FB = FUSE BLOCK	SMC = SMART MOTOR CONTROLLER		
FL = FLASHER	SPM = SINGLE PHASE MODUL		
FR = FLOAT REGULATOR	SS = SAFETY SWITCH		
FS = FLOAT SWITCH	SSOL = SOLID-STATE OVERLOAD		
GFDR = GROUND FAULT DUPLEX RECEPTACLE	T = TERMINAL BLOCK		
GND = EARTH GROUND	TB = TERMINAL BLOCK		
GR = GENERATOR RECEPTACLE	TD = TIME DELAY		
HLA = HIGH LEVEL ALARM	TDOE = TIME DELAY ON DE-ENERGIZE		
HLR = HIGH LEVEL RESET	TDOE = TIME DELAY ON ENERGIZE		
HOA = HAND-OFF-AUTO SELECTOR SWITCH	TDR = TIME DELAY RELAY		
ISR = INTRINSICALLY SAFE RELAY	TL = TROUBLE LIGHT		
LA = LIGHTNING ARRESTOR	TLS = TROUBLE LIGHT SWITCH		
LLR = LOW LEVEL RESET	TPDT = TRIPLE-POLE, DOUBLE-THROW		
LTB = LAMP TEST BUTTON	TTS = THERMAL TERMINAL STRIP		
	XFMR = TRANSFORMER		

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 A





NOTES:
1. OUTER DOOR REMOVED TO SHOW DISASPROOF CONSTRUCTION. ENCLOSED WITH CONTRACTOR'S CONTROLS HOUSED ALL HARDWARE TYPE 304 STAINLESS STEEL. TYPICAL. ACTUAL LAYOUT MAY VARY WITH MANUFACTURER.
2. SERIES 3 Q-PRIMED CIRCUIT BREAKERS.
3. GENERATOR OUTLET FOR 480V., 3'PHI, NATIONAL ELECTRIC MFG. CORP. PRONGLOK TYPE 30 A. ENCLOSED IN SERVICE DISC (HOUSE WHICH MODEL AR 2042)

LEGEND

AB = ALARM BELL	MB = MOTOR BREAKER		TB2
ACFL = AIR COMPRESSOR FAIL LIGHT	MCB = MAIN CIRCUIT BREAKER		
ACR = AIR COMPRESSOR RESET	MD = MOISTURE DETECTOR		LOW LEVEL
ACTS = AIR COMPRESSOR TERMINAL STRIP	MS = MOTOR STARTER		TB2-1 LFT TB2-2
AH = ALARM HORN	NC = NORMALLY CLOSED		PUMP 1 RUN
AL = ALARM LIGHT	NO = NORMALLY OPEN		TB2-3 TB2-4
ALT = ALTERNATOR	OL = OVERLOAD		PUMP 2 RUN
AMS = ALTERNATOR MODE SWITCH	PB = POWER BLOCK		TB2-5 TB2-6
ASB = ALARM SILENCE BUTTON	PCU = PUMP CONTROL UNIT		HIGH LEVEL
ATS = ALTERNATOR TEST SWITCH	PFL = PUMP FAIL LIGHT		TB2-7 TB2-8
AV = AIR VENT	PFT = PUMP FAIL TIMER		
CCB = CONTROL CIRCUIT BREAKER	PL = PILOT LIGHT		
CT = CURRENT TRANSFORMER	POL = POWER ON LIGHT		
CVLS = CHECK VALVE LIMIT SWITCH	PM = PHASE MONITOR		
DPDT = DOUBLE-POLE, DOUBLE-THROW	PS = PRESSURE SWITCH		
DR = DISABLE RELAY	R = RELAY		
DRB = DUPLEX RECEPTACLE BREAKER	RCB = RTU CIRCUIT BREAKER		
DS = DOOR SWITCH	RL = RUNNING LIGHT		
ECB = EMERGENCY CIRCUIT BREAKER	RTU = REMOTE TELEMETRY UNIT		
ETM = ELAPSED TIME METER	SC = SURGE CAPACITOR		
F = FUSE	SDR = STATION DISABLE RELAY		
FB = FUSE BLOCK	SMC = SMART MOTOR CONTROLLER		
FL = FLASHER	SPM = SINGLE PHASE MODUL		
FR = FLOAT REGULATOR	SS = SAFETY SWITCH		
FS = FLOAT SWITCH	SSOL = SOLID-STATE OVERLOAD		
GFDR = GROUND FAULT DUPLEX RECEPTACLE	T = TERMINAL BLOCK		
GND = EARTH GROUND	TB = TERMINAL BLOCK		
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HLA = HIGH LEVEL ALARM	TDOE = TIME DELAY ON DE-ENERGIZE		
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LTB = LAMP TEST BUTTON	TTS = THERMAL TERMINAL STRIP		
	XFMR = TRANSFORMER		

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 C

AB = ALARM BELL	MB = MOTOR BREAKER	
ACFL = AIR COMPRESSOR FAIL LIGHT	MCB = MAIN CIRCUIT BREAKER	
ACR = AIR COMPRESSOR RESET	MD = MOISTURE DETECTOR	
ACTS = AIR COMPRESSOR TERMINAL STRIP	MS = MOTOR STARTER	
AH = ALARM HORN	NC = NORMALLY CLOSED	
AL = ALARM LIGHT	NO = NORMALLY OPEN	
ALT = ALTERNATOR	OL = OVERLOAD	
AMS = ALTERNATOR MODE SWITCH	PB = POWER BLOCK	
ASB = ALARM SILENCE BUTTON	PCU = PUMP CONTROL UNIT	
ATS = ALTERNATOR TEST SWITCH	PFL = PUMP FAIL LIGHT	
AV = AIR VENT	PFT = PUMP FAIL TIMER	
CCB = CONTROL CIRCUIT BREAKER	PL = PILOT LIGHT	
CT = CURRENT TRANSFORMER	POL = POWER ON LIGHT	
CVLS = CHECK VALVE LIMIT SWITCH	PM = PHASE MONITOR	
DPDT = DOUBLE-POLE, DOUBLE-THROW	PS = PRESSURE SWITCH	
DR = DISABLE RELAY	R = RELAY	
DRB = DUPLEX RECEPTACLE BREAKER	RCB = RTU CIRCUIT BREAKER	
DS = DOOR SWITCH	RL = RUNNING LIGHT	
ECB = EMERGENCY CIRCUIT BREAKER	RTU = REMOTE TELEMETRY UNIT	
ETM = ELAPSED TIME METER	SC = SURGE CAPACITOR	
F = FUSE	SDR = STATION DISABLE RELAY	
FB = FUSE BLOCK	SMC = SMART MOTOR CONTROLLER	
FL = FLASHER	SPM = SINGLE PHASE MODUL	
FR = FLOAT REGULATOR	SS = SAFETY SWITCH	
FS = FLOAT SWITCH	SSOL = SOLID-STATE OVERLOAD	
GFDR = GROUND FAULT DUPLEX RECEPTACLE	T = TERMINAL BLOCK	
GND = EARTH GROUND	TB = TERMINAL BLOCK	
GR = GENERATOR RECEPTACLE	TD = TIME DELAY	
HLA = HIGH LEVEL ALARM	TDOE = TIME DELAY ON DE-ENERGIZE	
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	XFMR = TRANSFORMER	

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	FLOAT 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
TL	TROUBLE LIGHT
TLS	TROUBLE LIGHT SWITCH
TPDT	TRIPLE-POLE, DOUBLE-THROW
TTS	THERMAL TERMINAL STRIP
XFMR	TRANSFORMER

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 306

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.

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3	04/30/2026	SJRWMD COMMENTS DATED 04/07/2026	SKS
4	03/02/2026	SJRWMD COMMENTS DATED 02/20/2026	BY

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

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

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L.CLASSON
DATE: 4/21/2026
SCALE: N.T.S.
PROJECT: PUL-037
SHEET: C11.4

LUKE CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/12/26

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P:_PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\05 CSP\LIFT STATION DETAILS.dwg Modified:6/12/2026 By:afrancis Plotted By:andrew francis

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:48 -04'00'

CONSTRUCTION SITE PLAN

FOR

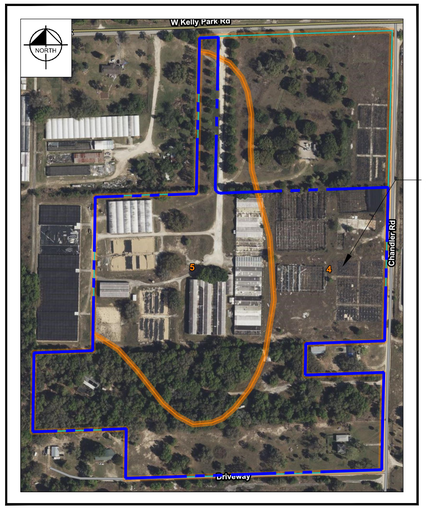
CHANDLER ROW

PARCEL I.D. #'s:

18-20-28-0000-00-027

CITY OF APOPKA, FL

MAY 26, 2026



4 CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5 CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES

SOILS MAP

1" = 300'

LEGAL DESCRIPTION: (as provided by the client)

PARCEL 1:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN S01°10'19"1329.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S87°54'10"W, 484.85 FEET; THENCE N00°39'10"E, 663.87 FEET; THENCE N87°51'36"E, 293.90 FEET; THENCE N01°10'19"E, 664.39 FEET; THENCE N87°49'30"E, 197.00 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR KELLY PARK ROAD.

PARCEL 2:

BEGIN 328.77 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 20 FEET; RUN EAST 657.29 FEET; RUN SOUTH 20 FEET; RUN WEST TO THE POINT OF BEGINNING.
(NOTE: PARCEL 2 IS INCLUDED WITHIN THE PARCEL 3 DESCRIPTION)

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 18, 249.69 FEET, TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°42'46" EAST, 643.32 FEET; THENCE RUN NORTH 87°51'36" EAST, 423.85 FEET; THENCE RUN NORTH 00°57'29" EAST, 653.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST KELLY PARK ROAD; THENCE RUN NORTH 87°49'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE SAID WEST KELLY PARK ROAD, 609.34 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°10'18" WEST, 634.35 FEET; THENCE RUN SOUTH 87°51'36" WEST, 292.33 FEET; THENCE RUN SOUTH 00°39'10" WEST, 663.87 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 87°54'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, 739.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 132 FEET OF THE EAST 330 FEET OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

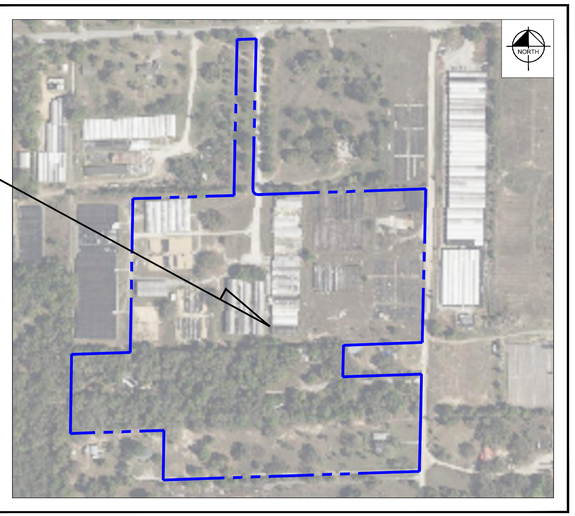
THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS:

THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS THE SOUTH 15 FEET, LESS THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PROJECT AREA



SECTION 13, TOWNSHIP 20S, RANGE 27E

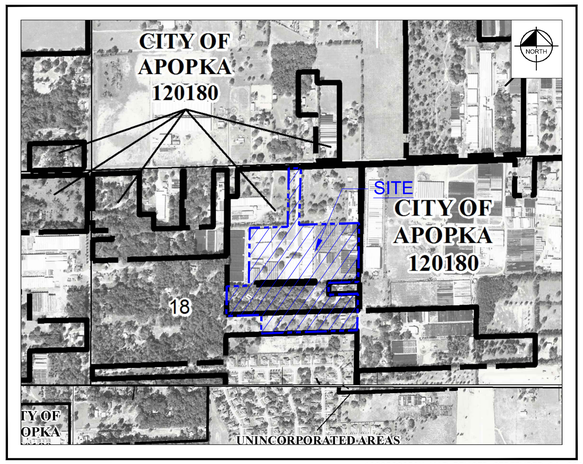
AERIAL MAP

1" = 300'



VICINITY MAP

1" = 1500'



12095C0050H MAP REVISED SEPTEMBER 24, 2021
12095C0110H MAP REVISED SEPTEMBER 24, 2021
12095C0125H MAP REVISED SEPTEMBER 24, 2021

FEMA MAP

1" = 800'

PROJECT TEAM

DEVELOPER/APPLICANT:

INB HOMES
3670 MAGUIRE BLVD., SUITE 220
ORLANDO, FL 32803
CONTACT: JONATHAN BELL
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EMAIL: J.BELL@INBHOMES.COM

CIVIL ENGINEER:

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6876 MARWICK LANE., SUITE 350
ORLANDO, FL 32827
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SURVEYOR:

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WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN, P.S.M.
PHONE: (407) 654-5355
EMAIL: JIM@ALLEN-COMPANY.COM

LANDSCAPE ARCHITECT:

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ORLANDO, FL 32801
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PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

ENVIRONMENTAL:

BIO-TECH CONSULTING INC
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

GEOTECH

UES PROFESSIONAL SERVICES, LLC
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
CONTACT: ERFAN MOBAREZI, M.S.
PHONE: (321) 384-6642
EMAIL: EMOBAREZI@TEAMUES.COM

PROPERTY OWNERS

CHANDLER OAKS APOPKA, LLC:
PARCEL IDs: 18-20-28-0000-00-027
3670 MAGUIRE BLVD 220
ORLANDO, FL 32803

KELLY PARK ROAD PROPERTY LLC:
A PORTION OF PARCEL IDs #18-20-28-0000-00-138
A PORTION OF PARCEL IDs #18-20-28-0000-00-001
9259 POINT CYPRESS DRIVE
ORLANDO, FL 32836

UTILITY PROVIDERS

WATER AND SEWER:

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

POWER:

DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
PHONE: (407) 938-661

PREPARED BY

Kimley»Horn

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

STATE OF FLORIDA SEAL

BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HERE.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 80456

CHANDLER ROW
05/26/2026
ENGINEER'S PROJECT No. 249490000

REVISIONS:

No.	DESCRIPTION	DATE	BY
1	RESUBMITTAL #1	04/06/26	BSW

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C0.0 COVER SHEET.dwg MDP0.0 COVER SHEET May 26, 2026 6:00pm by: Steven.Powers
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Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:48-04'00'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SHEET INDEX
C1.0	GENERAL NOTES
C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.3	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.4	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.5	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C4.4	SITE PLAN
C4.5	SITE PLAN
C4.6	FIRE TRUCK ROUTING ANALYSIS
C4.7	WEST KELLY PARK OFFSITE IMPROVEMENTS
C5.0	OVERALL PAVING, GRADING & DRAINAGE PLAN
C5.1	PAVING, GRADING & DRAINAGE PLAN
C5.2	PAVING, GRADING & DRAINAGE PLAN
C5.3	PAVING, GRADING & DRAINAGE PLAN
C5.4	PAVING, GRADING & DRAINAGE PLAN
C5.5	PAVING, GRADING & DRAINAGE PLAN
C5.6	TYPICAL SECTIONS
C5.7	SECTIONS
C5.8	POND DETAILS
C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C6.3	UTILITY PLAN
C6.4	UTILITY PLAN
C6.5	UTILITY PLAN
C7.1	BLVD A PLAN & PROFILE
C7.2	BLVD A PLAN & PROFILE
C7.3	BLVD A PLAN & PROFILE
C7.4	BLVD A PLAN & PROFILE
C7.5	ALLEY ABC PLAN & PROFILE
C7.6	ALLEY ABC PLAN & PROFILE
C7.7	ALLEY ABC PLAN & PROFILE
C7.8	ALLEY ABC PLAN & PROFILE
C7.9	ROAD A PLAN & PROFILE
C7.10	ROAD A PLAN & PROFILE
C7.11	ALLEY F PLAN & PROFILE
C7.12	ROAD C PLAN & PROFILE
C7.13	ROAD D PLAN & PROFILE
C7.14	ALLEY G PLAN & PROFILE
C7.15	ALLEY G PLAN & PROFILE
C7.16	ALLEY D PLAN & PROFILE
C7.17	ALLEY D PLAN & PROFILE
C7.18	ROAD B PLAN & PROFILE
C7.19	ROAD B PLAN & PROFILE
C7.20	ALLEY E PLAN & PROFILE
C7.21	ALLEY H PLAN & PROFILE
C7.22	ALLEY I PLAN & PROFILE
C7.23	ALLEY I PLAN & PROFILE
C7.24	ROAD E PLAN & PROFILE
C7.25	ROAD E PLAN & PROFILE
C7.26	ALLEY J PLAN & PROFILE
C7.27	ALLEY J PLAN & PROFILE
C8.0	LIFT STATION DETAILS
C9.0	GENERAL CONSTRUCTION DETAILS
C9.1	GENERAL CONSTRUCTION DETAILS
C10.0	CITY OF APOPKA DETAILS
C10.1	CITY OF APOPKA DETAILS
C10.2	CITY OF APOPKA DETAILS
C10.3	CITY OF APOPKA DETAILS
C10.4	CITY OF APOPKA DETAILS
C10.5	CITY OF APOPKA DETAILS
L0.50	OVERALL TREE MITIGATION PLAN
L0.51	TREE MITIGATION PLAN
L0.52	TREE MITIGATION PLAN
L0.53	TREE MITIGATION PLAN
L0.54	TREE MITIGATION PLAN
L0.55	TREE MITIGATION PLAN
L0.56	TREE MITIGATION PLAN
L0.57	TREE MITIGATION PLAN
L0.58	TREE CANOPY CALCULATIONS
L0.59	TREE DATA
L0.60	TREE DATA
L0.61	TREE MITIGATION SPECIFICATIONS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN
L1.07	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.04	IRRIGATION PLAN
L2.05	IRRIGATION PLAN
L2.06	IRRIGATION PLAN
L2.07	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L4.00	OVERALL LIGHTING PLAN
L4.01	LIGHTING PLAN
L4.02	LIGHTING PLAN
L4.03	LIGHTING PLAN
L4.04	LIGHTING PLAN
L4.05	LIGHTING PLAN
L4.06	LIGHTING PLAN
L4.07	LIGHTING PLAN

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C0.1 INDEX SHEET May 26, 2026 06:00:22pm K:\orl_civil\249490000-kelly park mixed use\CADD\CONSTRUCTION\plansheets - csp\C0.1 INDEX SHEET.dwg
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
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WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: P.E. #84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

SHEET INDEX

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C0.1

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:49-04'00'

Plotted By:Powers, Steven Sheet Set:Kelly Park – CSP Layout:C1.0 GENERAL NOTES May 26, 2026 06:03:31pm K:\orl_civil\249490000-kelly park mixed use\CAD\CONST\plansheets – csp\C1.0 GENERAL NOTES.dwg
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GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY ALLEN & COMPANY THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

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

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

16. ALL SIGNAGE MUST COMPLY WITH CITY OF APOPKA STANDARDS.

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

18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (ED. 2025-26) #522-001.

20. SITEWORK SHALL COMPLY WITH LATEST FLORIDA BUILDING CODE, FLORIDA ACCESSIBILITY CODE, AND CITY OF APOPKA STANDARDS CODE.

21. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

22. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED.

23. CONTRACTOR TO PREPARE MAINTENANCE OF TRAFFIC PLANS FOR REVIEW AND APPROVAL BY CITY OF APOPKA PRIOR TO ANY CONSTRUCTION WITHIN ORANGE COUNTY RIGHT-OF-WAY.

STORM DRAINAGE SYSTEM

1. STANDARD INDICES REFER TO THE 2025-26 EDITION OF F.D.O.T. STANDARD PLANS.

2. ALL STORM SEWER PIPE SHALL BE FDOT APPROVED CLASS III RCP UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS. FDOT CLASS III RCP WILL BE CONSIDERED AN ACCEPTABLE ALTERNATIVE WITH PRIOR APPROVAL FROM THE OWNER AND ENGINEER.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE CITY OF APOPKA ENGINEERING DESIGN REQUIREMENTS AND SPECIFICATIONS.

8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD DESIGN INDEX (ED. 2025-26) #430-001.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. BOTH THE EXISTING AND PROPOSED STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES (INCLUDING SOD HEIGHT), UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2025-26 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #711-001.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

17. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

18. ALL WORK SHALL COMPLY WITH GEOTECHNICAL REPORT BY UNIVERSAL ENGINEERING SERVICES, LLC. DATED FEBRUARY 04, 2022.

19. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FDEP NPDES GENERAL PERMIT.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF APOPKA STANDARDS AND SPECIFICATIONS.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO CITY OF APOPKA UTILITIES STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND CITY OF APOPKA WATER DEPARTMENT SPECIFICATIONS.

8. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE CITY OF APOPKA UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

12. ALL WATER MAINS CROSSING BENEATH PAVEMENT SHALL BE DUCTILE IRON.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF APOPKA UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY CITY OF APOPKA WATER DEPARTMENT INSPECTOR.

SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00% ; AND 8" @ 0.40%.

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF APOPKA UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

6. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

7. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.

8. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

9. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.

10. LIFT STATION SHALL CONFORM WITH THE LATEST APPLICABLE SPECIFICATIONS AND STANDARDS.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

AS BUILT

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSED NO. 84496
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: P-FE 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

GENERAL NOTES

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.0

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:51-04'00'

DEMOLITION

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

DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE LOCATED IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. DURING THE EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2 FEET OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.
4. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THEM TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.
5. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

RIGHT-OF-WAY WORK

1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
2. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
3. ALL DRAINAGE PIPES SHALL BE STEEL REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR, WITHOUT DELAY, BY TELEPHONE.
5. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THIS PROJECT ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH, UNLESS OTHERWISE SHOWN ON PLANS.
6. THE CONTRACTOR SHALL REMOVE ANY ORGANIC AND PLASTIC MATERIAL ENCOUNTERED IN THE FIELD IN ACCORDANCE WITH FDOT DESIGN STANDARDS (ED. 2025-26) INDEX No. 500. COST OF REMOVAL OF ORGANIC AND PLASTIC MATERIAL AND BACKFILL OF SUITABLE MATERIAL IN ACCORDANCE WITH INDEX No. 505 SHALL BE INCLUDED IN THE COST OF REGULAR EXCAVATION.
7. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
8. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, DURING STANDARD 'BUSINESS HOURS', A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION AS REQUIRED BY CHAPTER 77-153 OF THE FLORIDA STATUES.
10. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING UTILITY FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS.
11. ALL MAINTENANCE OF TRAFFIC ITEMS REQUIRED BY THE 102-600 SERIES INDICES (ED. 2025-26) SHALL BE FURNISHED, INSTALLED, AND MAINTAINED TO PROPERLY MAINTAIN TRAFFIC AND ADDRESS DROP OFF CRITERIA IN THE WORK ZONE.
12. ANY EXISTING OR PROPOSED SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLANS SHALL BE REMOVED OR COVERED BY THE CONTRACTOR PER INDEX 102-600 AND WHEN THE CONFLICT NO LONGER EXISTS THE SIGNS SHALL BE RESTORED TO THEIR ORIGINAL POSITION. COST SHALL BE INCLUDED IN MAINTENANCE OF TRAFFIC.
13. IF ONLY STANDARD FDOT INDICES (SUCH AS #'S. 102-612, 102-613) WILL BE USED, THEN THE CONTRACTOR WILL NOT BE REQUIRED TO PROVIDE SIGNED AND SEALED MAINTENANCE OF TRAFFIC PLANS. IF THE CONTRACTOR REQUIRES OTHER THAN THE STANDARD FDOT INDICES THEN THE CONTRACTOR WILL HAVE TO SUBMIT SIGNED AND SEALED PLANS TO FDOT FOR REVIEW AND APPROVAL.
14. MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT DESIGN STANDARDS (ED. 2025-26), THE STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2025-26), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS A MINIMUM.
15. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A PERSON CERTIFIED IN FDOT M.O.T.
16. ALL DISTURBED AREAS MUST BE SODDED ONLY WITH COMMON BERMUDA SOD.
17. ALL WORK PERFORMED WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS (ED. 2025-26), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2025-26), AND THE UTILITY ACCOMMODATION MANUAL (ED. 2017).
18. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
19. ALL SIDEWALK CLOSURES SHALL ABIDE TO THE STANDARD PROCEDURES PER FDOT DESIGN STANDARDS (ED. 2025-26), INDEX #102-660.

EARTHWORK / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
4. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
5. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
6. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ED. 2009" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2025-26", AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST EDITION)". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE 2025-26 F.D.O.T. STANDARD INDEX #711-001.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-602-0421
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84456
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 84456

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

GENERAL NOTES

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.1

Plotted By: Powers, Steven Sheet Set: Kelly Park - CSP Layout: C1.1 GENERAL NOTES May 26, 2026 06:00:56pm K:\Orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C1.0 GENERAL NOTES.dwg
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Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:53-04'00'

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

CHANDLER ROW
PARCEL NO.: 18-20-28-0000-00-027;
A PORTION OF 18-20-28-0000-00-138;
A PORTION OF 18-20-28-0000-00-001
APOPKA, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

INB HOMES
3670 MAGUIRE BOULEVARD, SUITE 220
ORLANDO, FL 32803
CONTACT: JONATHAN BELL
PHONE: (804) 240-9548
E-MAIL: J.BELL@INBHOMES.COM

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF DEVELOPING 34.96 ACRES INTO 240 SINGLE FAMILY DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.
PROJECT AREA: 34.96 ACRES
CONTRIBUTING DRAINAGE AREA: 34.96 ACRES
LONGITUDE: 81° 33' 05.9" W LATITUDE: 28° 45' 17.7" N

ULTIMATE RECEIVING WATERS: UNNAMED DEPRESSIONAL AREA
SPECIAL REGULATORY BASIN: WEKIVA RECHARGE BASIN, WEKIVA RIVER.

ACTIVITIES THAT REQUIRE EROSION CONTROL

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

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

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

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

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY CURB INLETS. THE RUNOFF FROM THE SITE WILL DISCHARGE TO THE PROPOSED DRY RETENTION STORMWATER POND AND RECOVER FROM THE DESIGN STORM IN ACCORDANCE WITH SJRWMD SPECIFICATIONS AND THE CITY OF APOPKA LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

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

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

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

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

DUST & DEBRIS CONTROL

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

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

ITEMS REQUIRING POLLUTION PREVENTION

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

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

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

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

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

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

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

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

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

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

HAZARDOUS PRODUCTS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

SPILL CONTROL PRACTICES

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

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

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

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

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

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

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

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

MAINTENANCE AND INSPECTION PRACTICES

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

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

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

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

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

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: _____ DATE:_____

BRIAN S. ASHBY, P.E.
FLORIDA REGISTRATION NUMBER: 80456
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

STORMWATER POLLUTION PREVENTION PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER C2.0

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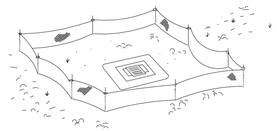
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:00:53-04'00'
Brian S Ashby

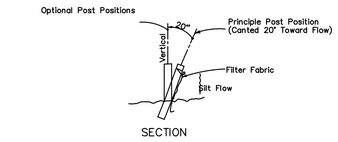


TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

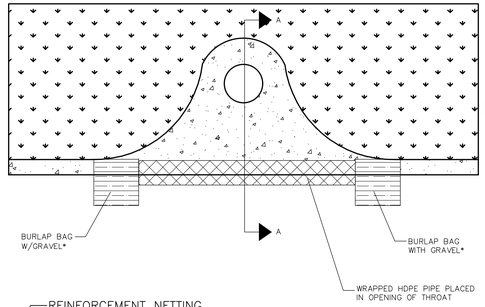
NOTES:

1. BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.
2. PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION
3. DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

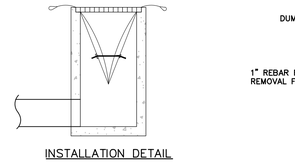
SILT FENCE APPLICATIONS
N.T.S.

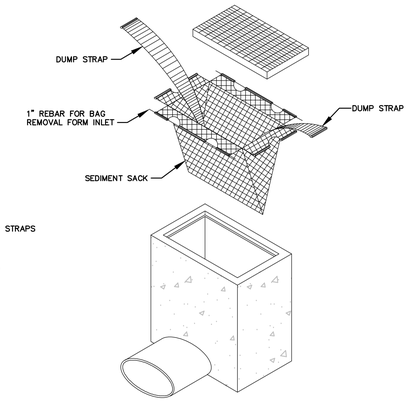


TYPE III SILT FENCE
NTS

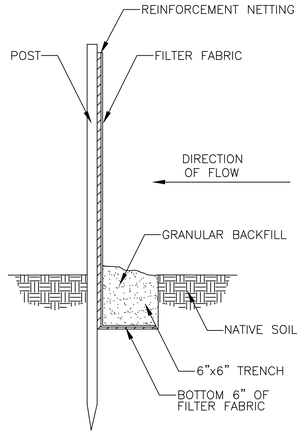


SOCK DRAIN INLET SEDIMENT FILTER
NTS

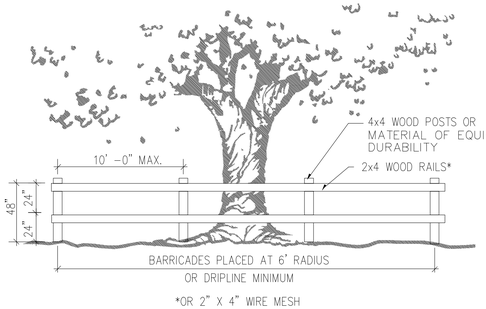




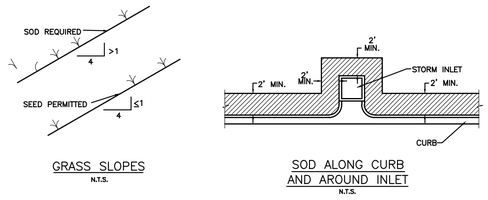
STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



SILT FENCE WITH REINFORCEMENT
NOT TO SCALE

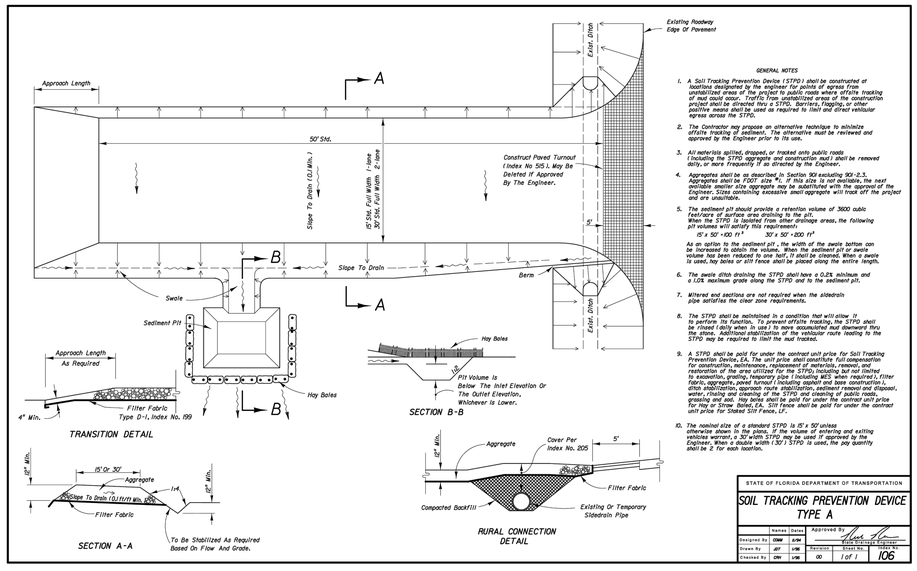


TREE PROTECTION DETAIL
NTS



NOTES:

1) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING COUNTY RIGHT-OF-WAYS.
2) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE FILTER FABRIC AT ALL EXISTING OR PROPOSED CATCH BASINS TO PREVENT SYSTEM POLLUTION.
3) CONTRACTOR SHALL PROVIDE TRUCK WASH RACKS TO REMOVE CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO EGRESS.
4) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SILT SCREENS AT CONSTRUCTION PERIMETER
5) UPON COMPLETION OF CONSTRUCTION, SYSTEM IS TO BE CLEANED BY "CAMELVAC" OR OTHER APPROVED SYSTEM TO THE SATISFACTION OF THE PROJECT ENGINEER AND COUNTY ENGINEER WHEN OR AFTER THE OVERALL SYSTEM IS CLEANED.
6) THE CONTRACTOR SHALL MAINTAIN THE FULL SET OF PLANS INCLUDING THESE POLLUTION PREVENTION REQUIREMENTS ON-SITE AT ALL TIMES.



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other methods shall be installed as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregate size shall be #1 (2" size "R"). If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50' = 00 ft³ 30' x 50' = 200 ft³
   As an option to the sediment pit, the width of the swale bottom can be increased to provide the same volume. If the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Altered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed fully when in use. To move accumulated mud downward thru the STPD, rinsing shall be directed uphill. Alternate route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to: excavation, filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Bales, EA. Silt Fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The inactive size of a standard STPD is 15' x 50' unless otherwise shown on the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SOIL TRACKING PREVENTION DEVICE TYPE A

	Name	Date
Designed By	CRW	6/14
Drawn By	JET	1/16
Checked By	CRW	1/16

Approved By: Kirk Wickman, Engineer
Revision: 00
Sheet No.: 1 of 1
FDOT Index No.: 106

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSED NO. 84456
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE DESIGNATION: K. P. I. P.E. 84456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

EROSION CONTROL DETAILS

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.1

Plotted By: Powers, Steven Sheet Set: Kelly Park - CSP Layout: C2.1 EROSION CONTROL DETAILS May 26, 2026 06:00:53pm K:\Orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C2.0 SWPPP.dwg
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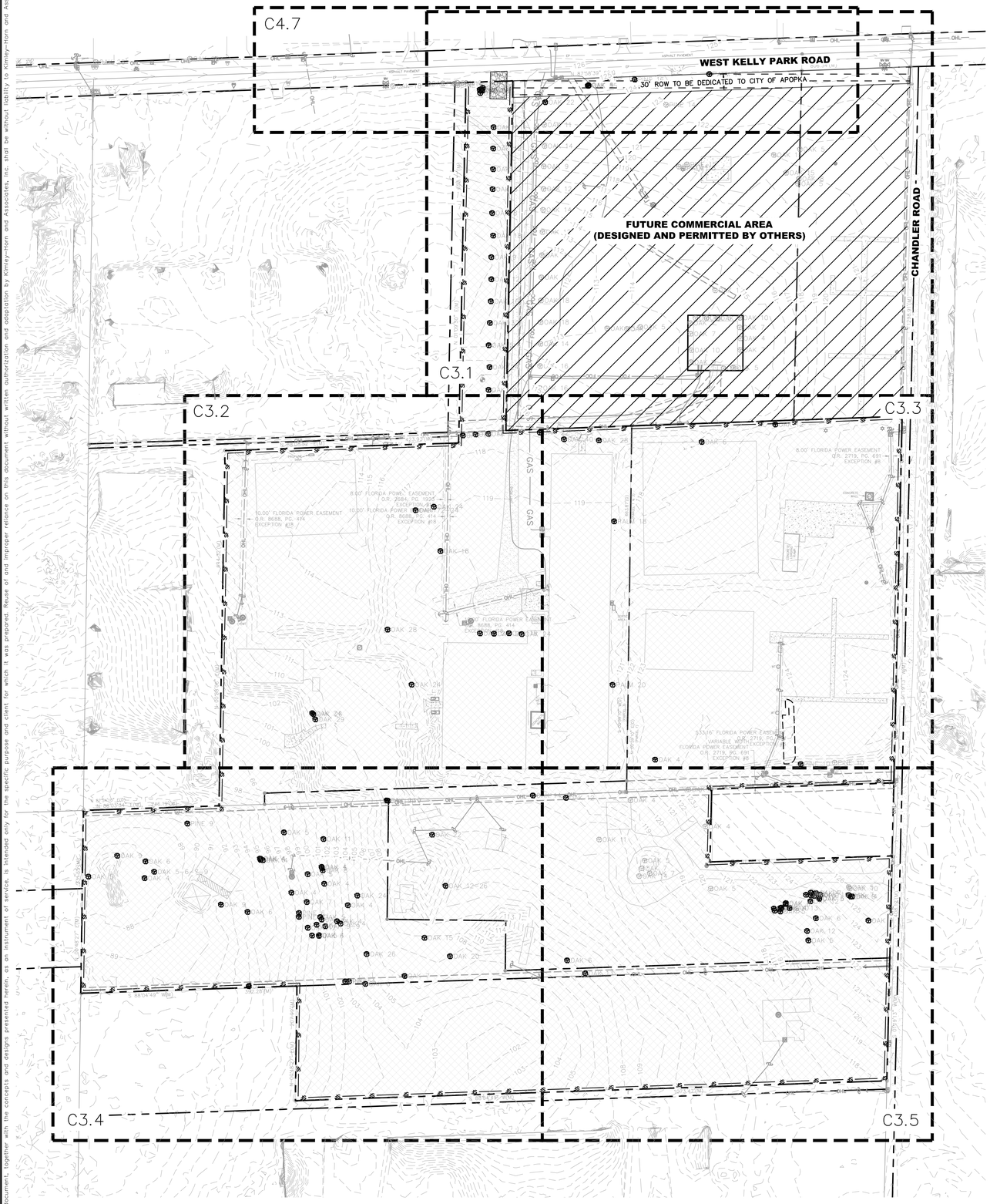

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- SF — SF — TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
- EXISTING CONTOURS
- TREE TO REMAIN. PROTECT IN PLACE. SEE SHEETS L0.50–L0.61 FOR THE TREE MITIGATION PLAN
- TREE BE REMOVED
- 21.60 EXISTING SPOT ELEVATION
- AREA TO BE CLEARED AND GRUBBED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- RIGHT OF WAY TO BE DEDICATED TO CITY OF APOPKA
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION, EROSION, AND MANAGEMENT OF OFF-SITE DRAINAGE DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. WIRE MESH REINFORCED SILT FENCE SHALL BE USED AT ALL POINTS ALONG PROPERTY BOUNDARY WITH OFF-SITE STORMWATER FLOWS. SEE DETAIL SHEET C2.1.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
6. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C2.1.
7. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C2.1.
8. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
9. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
10. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).
11. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, MONITORING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
13. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR TO MAINTAIN EXISTING OFF-SITE AND ONSITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION.
15. ALL EXISTING ONSITE EASEMENTS (I.E., UTILITY, ACCESS, ETC.) TO BE VACATED PRIOR TO CONSTRUCTION.
16. SEE SHEET C4.7 FOR WEST KELLY PARK ROAD EXISTING CONDITION AND DEMOLITION PLAN.

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84906

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.0

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C3.0 OVERALL EXISTING CONDITIONS.dwg C3.0 OVERALL EXISTING CONDITIONS May 26, 2026 6:01pm by: Steven.Powers
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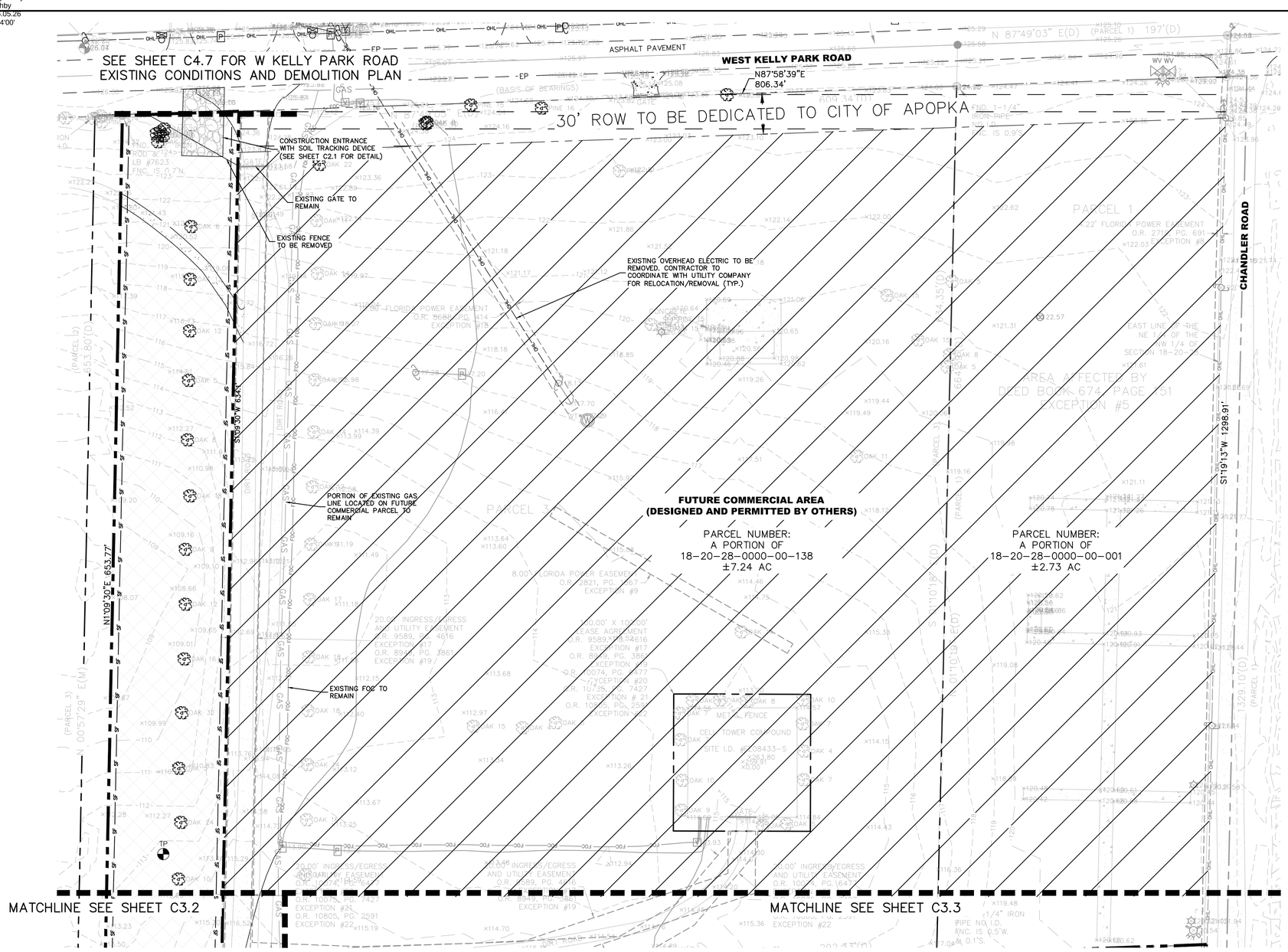

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
- EXISTING CONTOURS
- TREE TO REMAIN. PROTECT IN PLACE. SEE SHEETS L0.50-L0.61 FOR THE TREE MITIGATION PLAN
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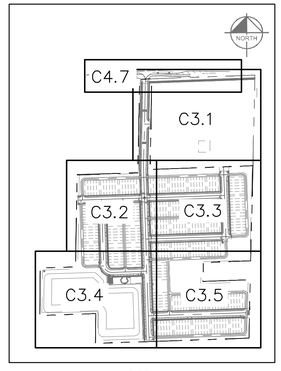
NOTE:
1. SEE SHEET C4.7 FOR WEST KELLY PARK ROAD OFFSITE EXISTING CONDITIONS AND DEMOLITION NOTES.



KEY MAP
SCALE: 1" = 500'

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LICENSE/REGISTRATION #: FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.1

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C3.1 EXISTING CONDITIONS.dwg C3.1 EXISTING CONDITIONS May 26, 2026 6:01pm by: Steven.Powers
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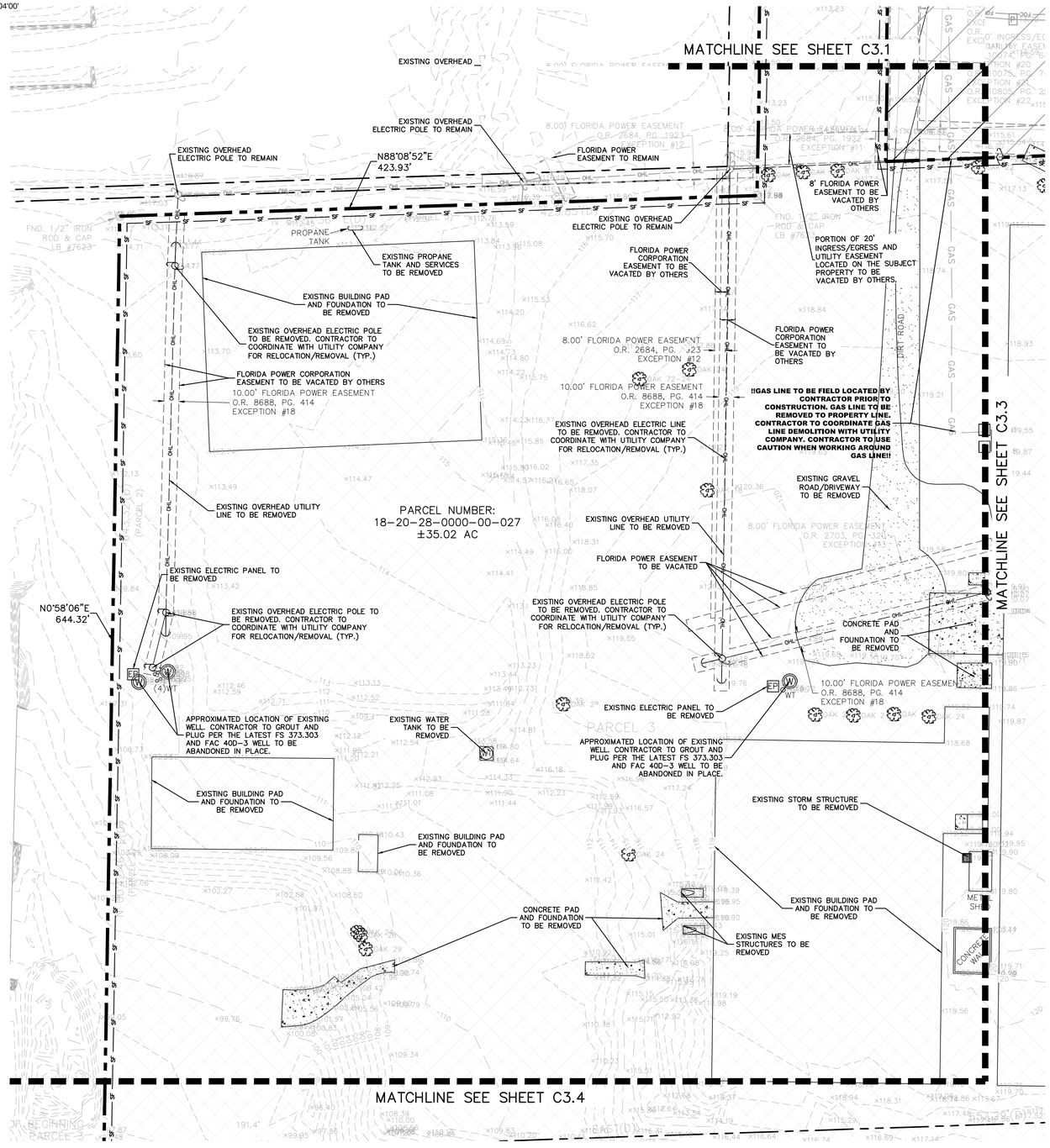

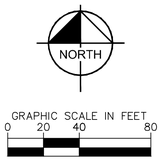

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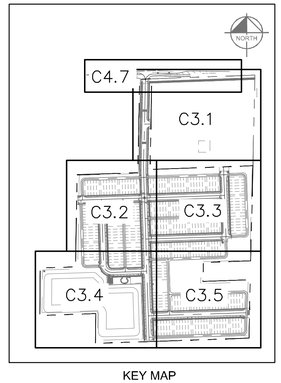

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K-H PROJECT	249490000
DATE	05/26/2026
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DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.2

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C3.1 EXISTING CONDITIONS.dwg C3.2 EXISTING CONDITIONS May 26, 2026 6:01pm by: Steven.Powers
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Brian S Ashby Date: 2026.05.26 19:00:58-04'00'

MATCHLINE SEE SHEET C3.1

FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

PARCEL NUMBER: A PORTION OF 18-20-28-0000-00-138 ±7.24 AC

PARCEL NUMBER: A PORTION OF 18-20-28-0000-00-001 ±2.73 AC

PARCEL NUMBER: 18-20-28-0000-00-027 ±35.02 AC

N87°32'15"E 236.1'

663.87'(D) (PARCEL 1 & 3)

CONCRETE PAD AND FOUNDATION TO BE REMOVED

EXISTING OVERHEAD ELECTRIC POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING UTILITY TO BE REMOVED

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING SEPTIC TANK TO BE REMOVED

SEPTIC AREA

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING METAL SHED TO BE REMOVED

METAL SHED

EXISTING CONCRETE WALL TO BE REMOVED

S 00°39'10" W(D) (PARCEL 3)

N 00°39'10" E(D) (PARCEL 1)

EXISTING LIGHT POLE TO BE REMOVED

8.00' FLORIDA POWER EASEMENT O.R. 2719, PG. 691 EXCEPTION #8

EXISTING OVERHEAD ELECTRIC POLE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

FLORIDA POWER CORPORATION EASEMENT TO BE VACATED

EXISTING CONCRETE WALL TO BE REMOVED

CONCRETE WALL

CONCRETE PAD AND FOUNDATION TO BE REMOVED

EXISTING WATER TANK TO BE REMOVED

CONCRETE LOADING RAMP

EXISTING CONCRETE LOADING RAMP TO BE REMOVED

EXISTING OVERHEAD UTILITY LINE TO BE REMOVED

EXISTING CLEANOUT TO BE REMOVED

CHANDLER ROAD
PRIVATE 15.00' RIGHT OF WAY

S1°19'13"W 1298.91'

CONCRETE PAD AND FOUNDATION TO BE REMOVED

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING CONCRETE SIDEWALK TO BE REMOVED

EXISTING UTILITY TO BE REMOVED

PARCEL 1

FLORIDA POWER CORPORATION EASEMENT TO BE VACATED

533.16' FLORIDA POWER EASEMENT O.R. 2719, PG. 691 EXCEPTION #8

EXISTING OVERHEAD ELECTRIC POLE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

VARIABLE WIDTH FLORIDA POWER EASEMENT O.R. 2719, PG. 691 EXCEPTION #8

S 87°54'10" W(D) 330.54'(M)

SOUTH 20'(D)

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.2

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- SF SF TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
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- TREE TO REMAIN. PROTECT IN PLACE. SEE SHEETS L0.50–L0.61 FOR THE TREE MITIGATION PLAN
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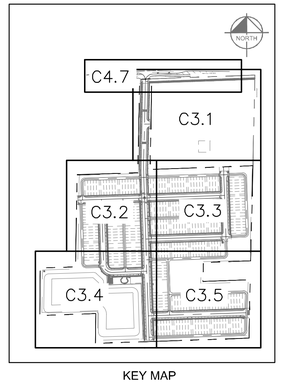

KEY MAP
SCALE: 1" = 500'

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.3

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets – csp\C3.1 EXISTING CONDITIONS.dwg C3.3 EXISTING CONDITIONS May 26, 2026 6:02pm by: Steven.Powers
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Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:00-04'00'
Brian S Ashby

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.5

POINT OF COMMENCEMENT
PARCEL 3
FND. 1-1/4" IRON PIPE NO I.D.
SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18-20-28

POINT OF BEGINNING
PARCEL 3
FND 1/2 IRON ROD & CAP LB #7623

N88°03'34"E
246.19'

N0°48'27"E 331.55'

SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18-20-28

FNC. IS 0.6'W.

FLORIDA POWER EASEMENT TO BE VACATED BY OTHERS

EXISTING OVERHEAD ELECTRIC POLES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING OVERHEAD ELECTRIC POLES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING UTILITY TO BE REMOVED

EXISTING OVERHEAD UTILITY LINE TO BE REMOVED

CONCRETE PAD AND FOUNDATION TO BE REMOVED

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

EXISTING BUILDING PAD AND FOUNDATION TO BE REMOVED

PARCEL NUMBER:
18-20-28-0000-00-027
±35.02 AC

FLORIDA POWER EASEMENT TO BE VACATED BY OTHERS

EXISTING OVERHEAD ELECTRIC POLE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION/REMOVAL (TYP.)

10.00' FLORIDA POWER EASEMENT

WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18-20-28

FND. 1/2" IRON ROD & CAP LB #6398
FNC. IS 0.9'E.

S88°04'49"W
392.28'

N0°48'27"E
207.99'

S88°04'49"W
1073.47'

OWNER:
EDUAN BORGAS

PARCEL I.D.
#18-20-28-0000-00-068

LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- SF — SF — TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
- EXISTING CONTOURS
- TREE TO REMAIN. PROTECT IN PLACE. SEE SHEETS L0.50–L0.61 FOR THE TREE MITIGATION PLAN
- TREE BE REMOVED
- 21.60 EXISTING SPOT ELEVATION
- AREA TO BE CLEARED AND GRUBBED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- RIGTH OF WAY TO BE DEDICATED TO CITY OF APOPKA
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEY MAP
SCALE: 1" = 500'

C4.7
C3.1
C3.2
C3.3
C3.4
C3.5

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIANA S. ASHBY
CONFIDENCE RATING: A-1 FE 80496

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.4

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C3.1 EXISTING CONDITIONS.dwg C3.4 EXISTING CONDITIONS
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, May 26, 2026 6:02pm by: Steven.Powers

Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:01-04'00'

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C3.1 EXISTING CONDITIONS.dwg C3.5 EXISTING CONDITIONS May 26, 2026 6:02pm by: Steven.Powers
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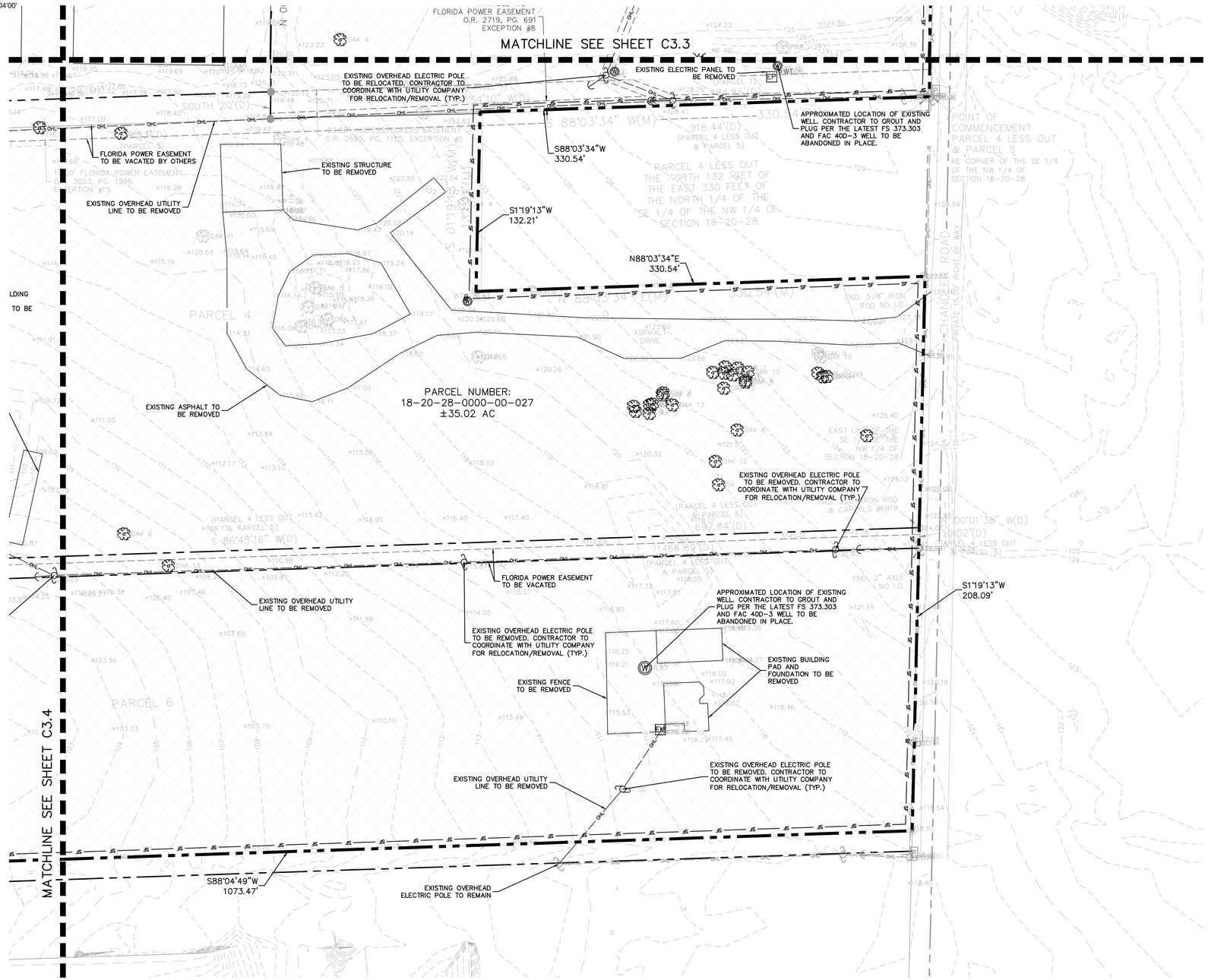

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- SF SF TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
- EXISTING CONTOURS
- TREE TO REMAIN. PROTECT IN PLACE. SEE SHEETS L0.50-L0.61 FOR THE TREE MITIGATION PLAN
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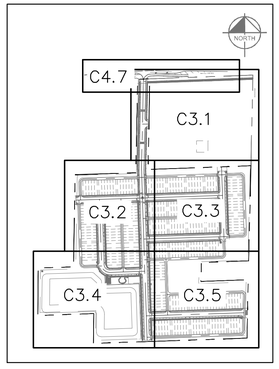

KEY MAP
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-623-4323
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 84906

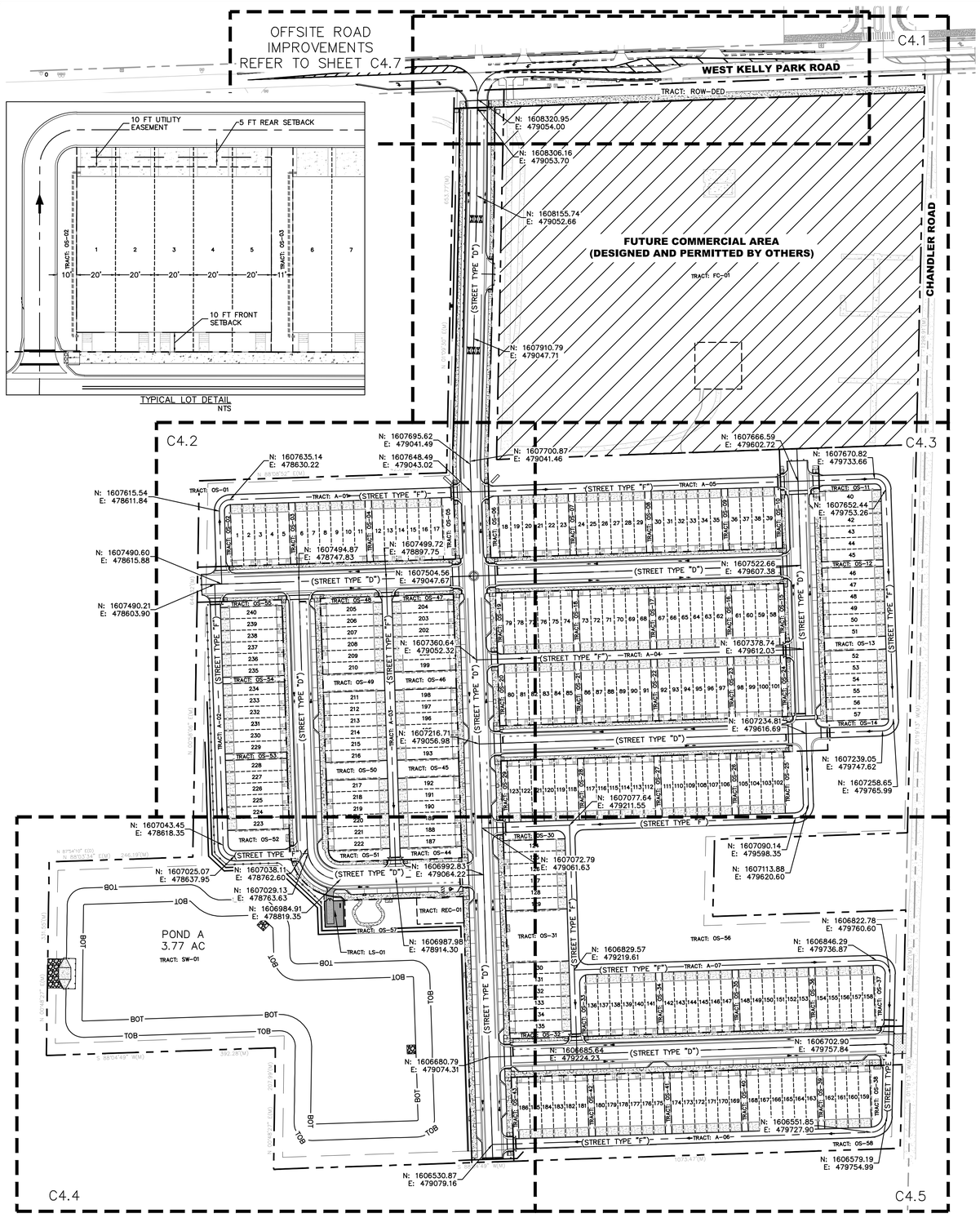
K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.5

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:03-04'00'



SITE DATA

PROJECT LOCATION:	CITY OF APOPKA, ORANGE COUNTY FLORIDA SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
TOTAL SITE AREA:	±45.48 AC. (1,981,235 SF)
R.O.W. DEDICATION:	±0.56 AC. (24,189 SF)
FUTURE COMMERCIAL AREA:	±9.97 AC. (434,281 SF)
DEVELOPABLE AREA:	±34.96 AC (1,522,765 SF)
EXISTING ZONING:	'RSF-1A' RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	TRANSITION OVERLAY DISTRICT
PROPOSED ZONING:	'KPI-MU' KELLY PARK INTERCHANGE DISTRICT MIXED-USE
ADJACENT ZONING:	
NORTH:	'R' RESIDENTIAL
SOUTH:	'RSF-1A RESIDENTIAL SINGLE-FAMILY ESTATES DISTRICT
EAST:	'I' TRANSITIONAL DISTRICT
WEST:	'I' & RSF-1A
FUTURE LAND USE:	'RVLS' RESIDENTIAL VERY LOW SUBURBAN
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PARCEL I.D.'s:	THIS DEVELOPMENT: 18-20-28-0000-00-027 FUTURE DEVELOPMENT: 18-20-28-0000-00-138 18-20-28-0000-00-001

BUILDING SETBACKS:

FRONT:	10 FT
REAR:	5 FT
SIDE:	5 FT
SIDE CORNER:	10 FT

VEHICULAR PARKING

REQUIRED:
2.5 SPACES PER UNIT
2.5 X 240 DUs = 600 SPACES

PROVIDED:
2 SPACES PER UNIT (GARAGE)
2 X 240 DUs = 480 SPACES
PARALLEL SPACES (ON-STREET)
120 SPACES
TOTAL PROVIDED = 600 SPACES

BUILDING SUMMARY

PROPOSED LOTS:	240 DUs
LOT TYPES:	3-BEDROOM TOWNHOMES
MIN. PROPOSED LOT SIZE:	2,000 SF
MIN. LIVABLE AREA:	1,605 SF
MINIMUM LOT WIDTH:	20 FT
MIN. PROPOSED LOT DEPTH:	100 FT
MINIMUM ALLOW. DENSITY:	5 DUs/AC
MAXIMUM ALLOW. DENSITY:	10 DUs/AC
PROPOSED DENSITY:	240 DUs / 34.96 AC = 6.86 DUs/AC

BICYCLE PARKING

REQUIRED:
1 PER EVERY 5 UNITS
(240 DUs) / (5 SP/DU) = 48 BIKE SPACES

PROVIDED:
1 PER EVERY 5 UNITS
(240 DUs) / (5 SP/DU) = 48 BIKE SPACES

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:
34.96 AC x 15% = 5.24 AC

PROVIDED OPEN SPACE:

OPEN SPACE:	9.20 AC
STORMWATER TRACTS:	3.41 AC (75% MAX)
TOTAL PROVIDED:	12.61 AC (36.1%)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY BOUNDARY
- ROW
- TRACT LINES
- LOT LINES
- BUILDING SETBACKS
- PROPOSED GUARDRAIL
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

FUTURE COMMERCIAL DEVELOPMENT STANDARDS

NOTE: THE COMMERCIAL PROPERTY IS NOT INCLUDED AS PART OF THIS DEVELOPMENT AND IS UNDER SEPARATE OWNERSHIP. THIS PROPERTY WILL BE DESIGNED AND PERMITTED AT A LATER DATE.

NON-RESIDENTIAL F.A.R.: PER COMP PLAN REQUIREMENTS

TRACT AREA TABLE

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
A-01	ALLEY TRACT	0.21	9,141 SF	H.O.A.
A-02	ALLEY TRACT	0.22	9,765 SF	H.O.A.
A-03	ALLEY TRACT	0.19	8,136 SF	H.O.A.
A-04	ALLEY TRACT	0.20	8,892 SF	H.O.A.
A-05	ALLEY TRACT	0.50	21,774 SF	H.O.A.
A-06	ALLEY TRACT	0.31	13,377 SF	H.O.A.
A-07	ALLEY TRACT	0.64	28,045 SF	H.O.A.
FC-01	FUTURE COMMERCIAL	9.97	434,281 SF	KELLY PARK ROAD PROPERTY LLC
LS-01	LIFT STATION TRACT	0.04	1,816 SF	H.O.A.
OS-01	OPEN SPACE / LANDSCAPE	0.50	21,599 SF	H.O.A.
OS-02	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-03	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-04	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-05	OPEN SPACE / LANDSCAPE	0.05	2,206 SF	H.O.A.
OS-06	OPEN SPACE / LANDSCAPE	0.04	1,680 SF	H.O.A.
OS-07	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-08	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-09	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-10	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-11	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-12	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-13	OPEN SPACE / LANDSCAPE	0.05	2,310 SF	H.O.A.
OS-14	OPEN SPACE / LANDSCAPE	0.03	1,134 SF	H.O.A.
OS-15	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-16	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-17	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-18	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-19	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-20	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-21	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-22	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-23	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-24	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-25	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-26	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-27	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-28	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-29	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-30	OPEN SPACE / LANDSCAPE	0.03	1,428 SF	H.O.A.
OS-31	OPEN SPACE / LANDSCAPE	0.22	9,366 SF	H.O.A.
OS-32	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-33	OPEN SPACE / LANDSCAPE	0.02	1,009 SF	H.O.A.
OS-34	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-35	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-36	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-37	OPEN SPACE / LANDSCAPE	0.04	1,784 SF	H.O.A.
OS-38	OPEN SPACE / LANDSCAPE	0.05	2,025 SF	H.O.A.
OS-39	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-40	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-41	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-42	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-43	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-44	OPEN SPACE / LANDSCAPE	0.05	2,100 SF	H.O.A.
OS-45	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-46	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-47	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-48	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-49	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-50	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-51	OPEN SPACE / LANDSCAPE	0.05	2,014 SF	H.O.A.
OS-52	OPEN SPACE / LANDSCAPE	0.08	3,654 SF	H.O.A.
OS-53	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-54	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-55	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-56	OPEN SPACE / LANDSCAPE	3.77	164,065 SF	H.O.A.
OS-57	OPEN SPACE / LANDSCAPE	2.93	127,589 SF	H.O.A.
OS-58	OPEN SPACE / LANDSCAPE	0.36	15,587 SF	H.O.A.
REC-01	AMENITY CENTER	0.08	3,600 SF	H.O.A.
ROW-DED	R.O.W. DEDICATION	0.56	24,189 SF	CITY OF APOPKA
SW-01	STORMWATER / LANDSCAPE	3.77	164,148 SF	H.O.A.

GENERAL:

1. PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS. SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.
2. ALL TRASH CANS FOR TRASH COLLECTION SHALL BE PLACED ON THE RIGHT HAND SIDE OF ANY ALLEY. THE RIGHT HAND SIDE SHALL BE NOTED IN RELATIONSHIP TO THE DIRECTION OF TRAFFIC FLOW.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF CITY OF APOPKA LAND DEVELOPMENT CODE.

STORM WATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C0005H & 12095C0110H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"

SITE LIGHTING:

SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE. (LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:

1. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
2. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FFPC 7TH EDITION.

FIRE PROTECTION:

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL P.E. 84906

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

OVERALL SITE PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER C4.0

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.0 OVERALL SITE PLAN.dwg C4.0 OVERALL SITE PLAN May 26, 2026 6:03pm by: Steven.Powers
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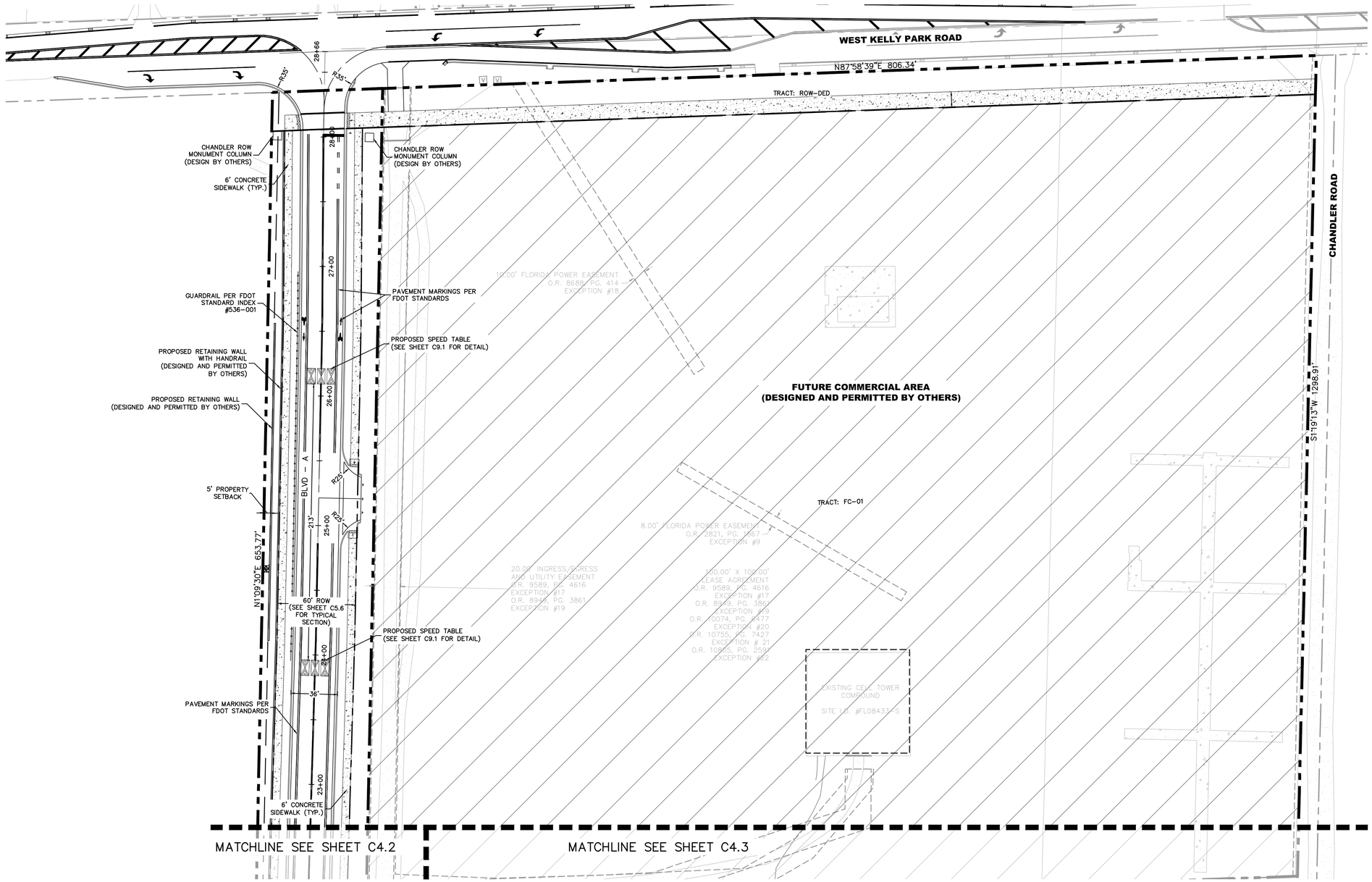
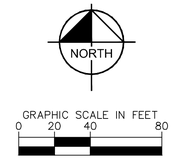


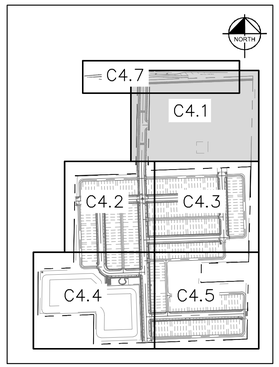


LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- TOB — TOP OF BANK
- BOT — BOTTOM OF BANK
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES:

1. SEE SHEET C4.7 FOR KELLY PARK ROAD OFFSITE ROADWAY IMPROVEMENTS NOTES AND DETAILS.



KEY MAP
SCALE: 1" = 500'

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K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

SITE PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.1

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.1 SITE PLAN.dwg C4.1 SITE PLAN May 26, 2026 6:03pm by: Steven.Powers
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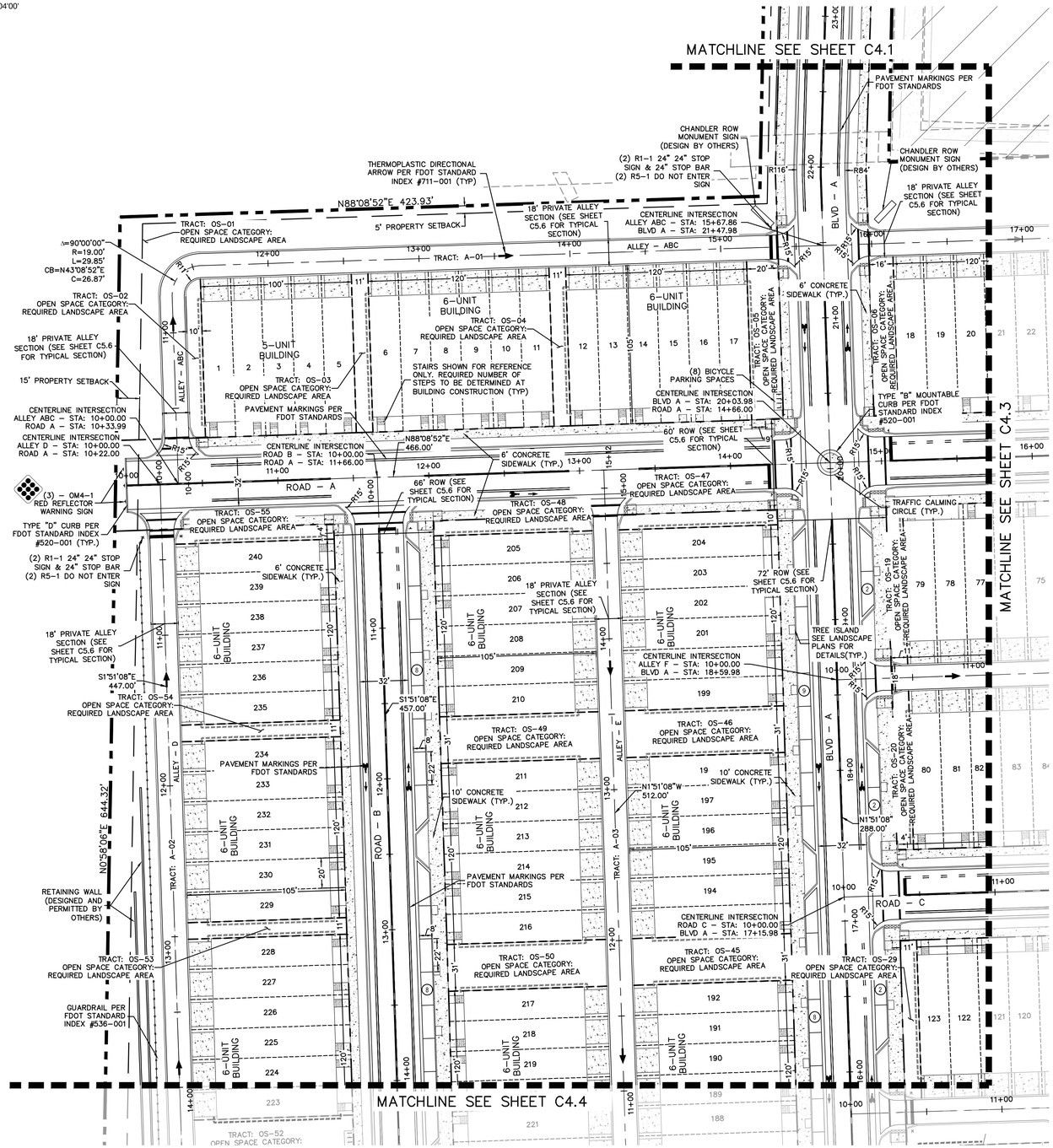
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:06-04'00'

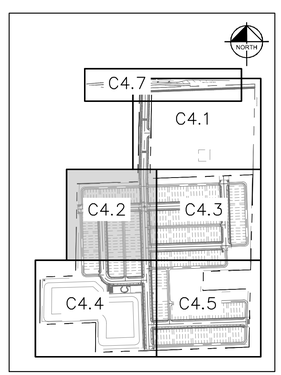




GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- TOB — TOP OF BANK
- BOT — BOTTOM OF BANK
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, P.E. LICENSE NO. 84496
ENGINEER, LICENSED IN FLORIDA
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NAME: BRIAN S. ASHBY
LICENSED IN FLORIDA
PE LIC. NUMBER: 84496

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

SITE PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.2

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.1 SITE PLAN.dwg C4.2 SITE PLAN May 26, 2026 6:04pm by: Steven.Powers
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Brian S Ashby

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.5

CHANDLER ROAD

ROAD – A

ROAD – C

ROAD – D

ALLEY – ABC

ALLEY – F

ALLEY – G

TRACT: A–05

TRACT: A–04

18' PRIVATE ALLEY SECTION (SEE SHEET C5.6 FOR TYPICAL SECTION)

(3) – OM4–1 RED REFLECTOR WARNING SIGN

(2) R1–1 24" STOP SIGN & 24" STOP BAR
(2) R5–1 DO NOT ENTER SIGN

FDOT "TYPE D" CURB PER FDOT STD. INDEX NO.520–001 (TYP.)

TRACT: OS–11
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

Δ=90°00'00"
R=19.00'
L=29.85'
CB=S46°51'08"E
C=26.87'

THERMOPLASTIC DIRECTIONAL ARROW PER FDOT STANDARD INDEX #711–001 (TYP)

STAIRS SHOWN FOR REFERENCE ONLY. REQUIRED NUMBER OF STEPS TO BE DETERMINED AT BUILDING CONSTRUCTION (TYP)

TRACT: OS–12
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

66' ROW (SEE SHEET C5.6 FOR TYPICAL SECTION)

PAVEMENT MARKINGS PER FDOT STANDARDS

TREE ISLAND SEE LANDSCAPE PLANS FOR DETAILS (TYP.)

CENTERLINE INTERSECTION
ALLEY F – STA: 15+60.00
ROAD D – STA: 11+44.00

TRACT: OS–13
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

18' PRIVATE ALLEY SECTION (SEE SHEET C5.6 FOR TYPICAL SECTION)

S1°19'13"W 1298.91'

Δ=90°00'00"
R=19.00'
L=29.85'
CB=S43°08'52"W
C=26.87'

TRACT: OS–14
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

(2) R1–1 24" STOP SIGN & 24" STOP BAR
(2) R5–1 DO NOT ENTER SIGN (TYP)

CENTERLINE INTERSECTION
ROAD C – STA: 15+60.00
ROAD D – STA: 10+00.00
ALLEY G – STA: 16+94.13
ALLEY ABC –STA: 28+43.55

N1°51'08"W 121.00'

Δ=90°00'00"
R=23.00'
L=36.13'
CB=N43°08'52"E
C=32.53'

CENTERLINE INTERSECTION
ROAD A – STA: 20+26.00
ROAD D – STA: 12+88.00

CENTERLINE INTERSECTION
ROAD D – STA: 14+32.00
ALLEY ABC – STA: 21.27.86

N88°08'52"E 560.00'

6' CONCRETE SIDEWALK (TYP.)

10' CONCRETE SIDEWALK (TYP.)

60' ROW (SEE SHEET C5.6 FOR TYPICAL SECTION)

6–UNIT BUILDING

4–UNIT BUILDING

TRACT: OS–07
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–08
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–09
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–10
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–15
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–16
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–17
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–18
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–21
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–22
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–23
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–24
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–25
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–26
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–27
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

TRACT: OS–28
OPEN SPACE CATEGORY:
REQUIRED LANDSCAPE AREA

PAVEMENT MARKINGS PER FDOT STANDARDS

60' ROW (SEE SHEET C5.6 FOR TYPICAL SECTION)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- RIGHT–OF–WAY
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- TOB — TOP OF BANK
- BOT — BOTTOM OF BANK
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407–636–2443
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
"ITEMS INDICATED ON THIS SHEET ARE SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HERE."
ADDATTIC MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84906

K–H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

SITE PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.3

KEY MAP
SCALE: 1" = 500'

C4.1 C4.2 C4.3 C4.4 C4.5 C4.7

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Drawing name: K:\orl_civil\249490000–kelly park mixed use\CADD\CONST\plansheets – csp\C4.1 SITE PLAN.dwg C4.3 SITE PLAN May 26, 2026 6:04pm by: Steven.Powers

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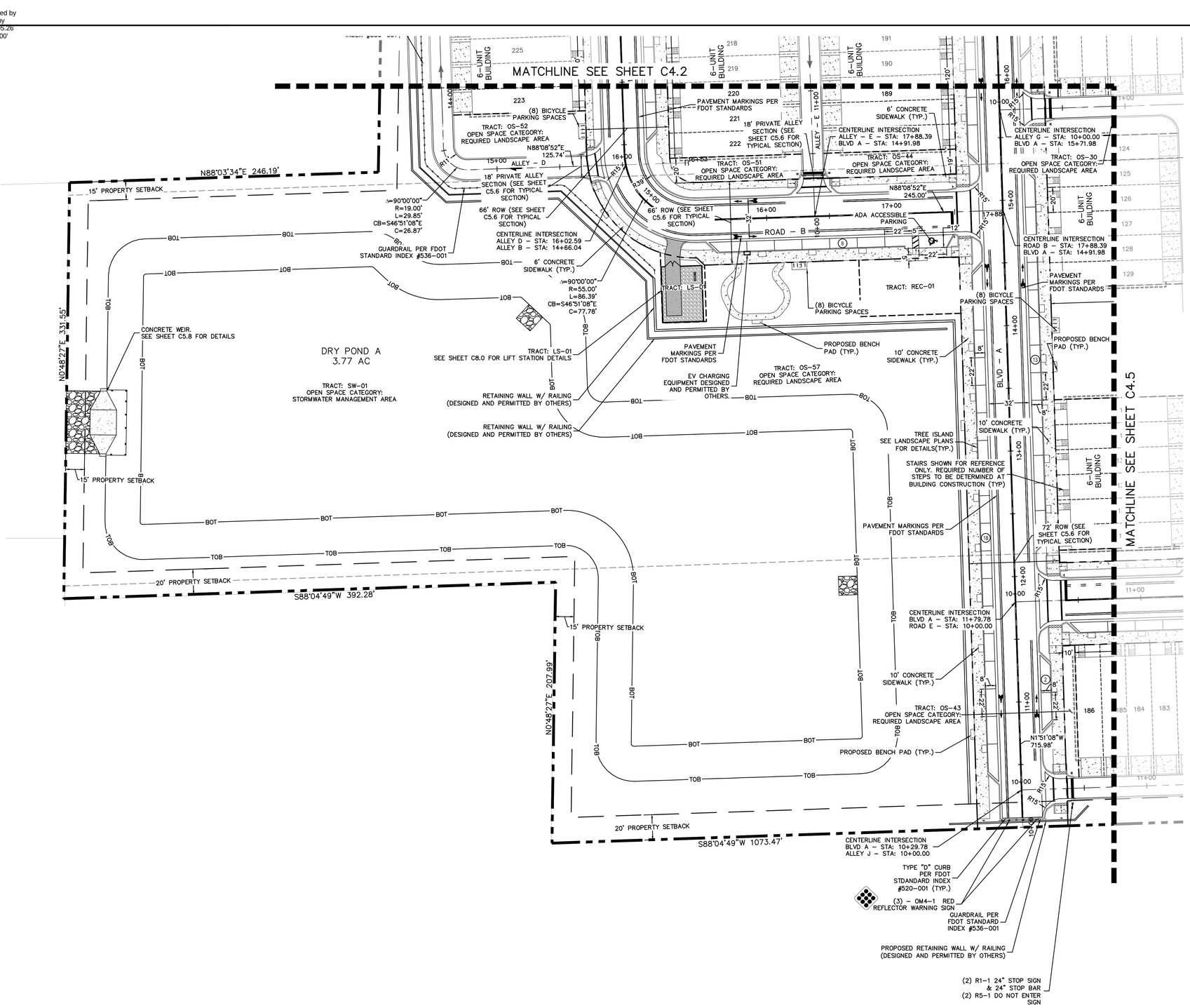

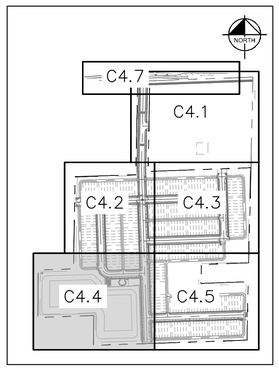

KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- TOB — TOP OF BANK
- BOT — BOTTOM OF BANK
- PROPOSED GUARDRAIL
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

SITE PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.4

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets – csp\C4.1 SITE PLAN.dwg C4.4 SITE PLAN May 26, 2026 6:04pm by: Steven.Powers
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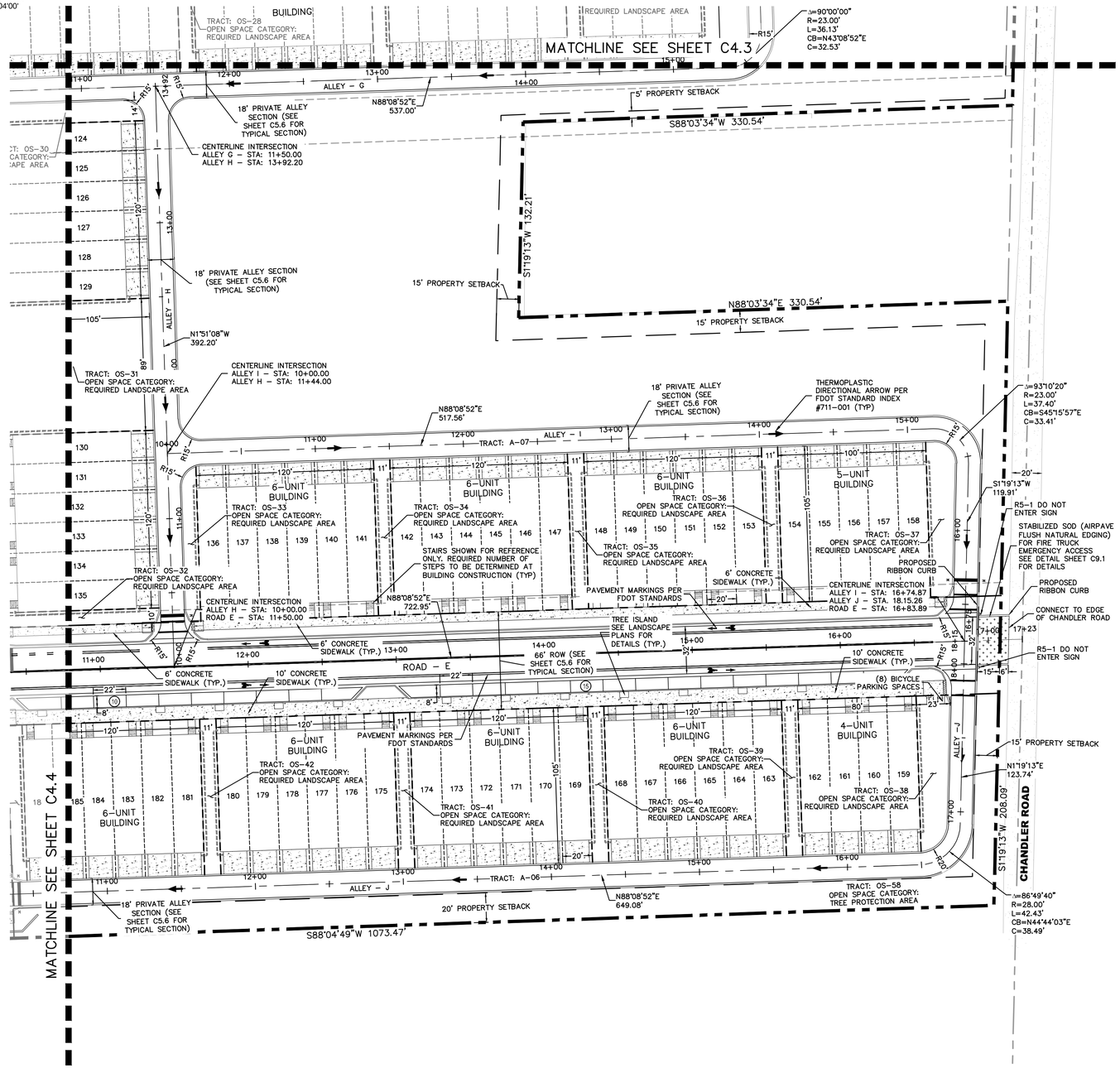
Brian S Ashby



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- TOB — TOP OF BANK
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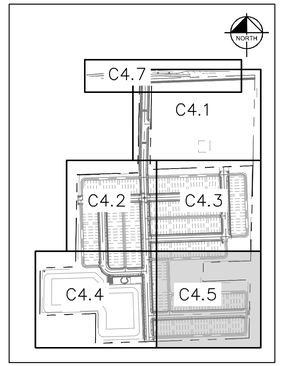

KEY MAP
SCALE: 1" = 500'

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811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. NO. 84496

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

SITE PLAN

CHANDLER ROW

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C4.5

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.1 SITE PLAN.dwg C4.5 SITE PLAN May 26, 2026 6:04pm by: Steven.Powers
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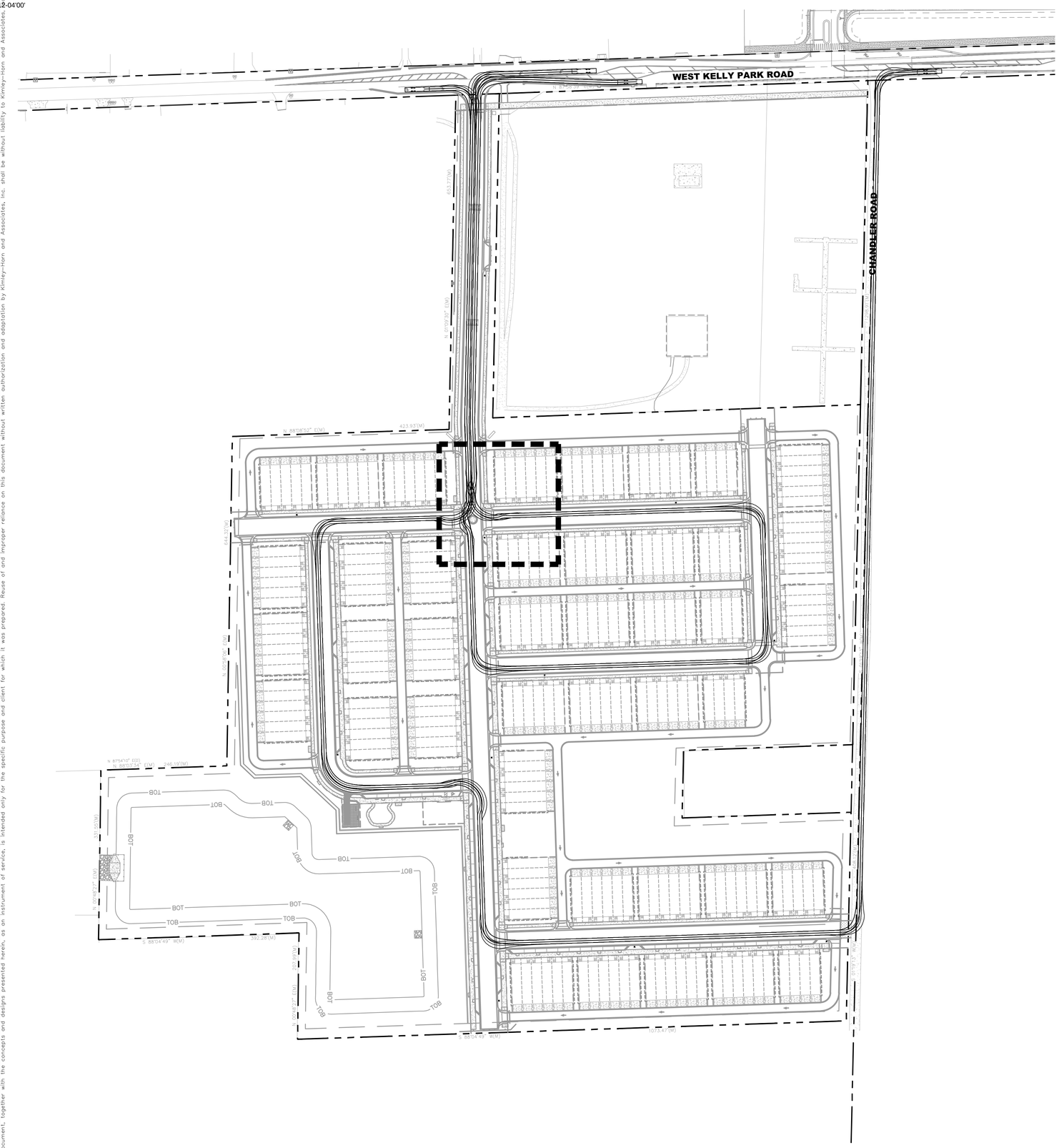
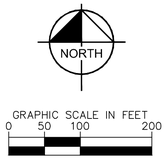
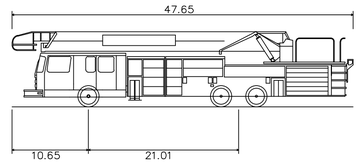
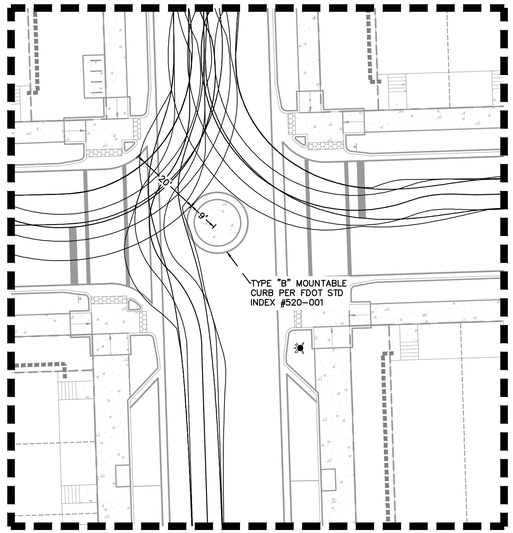






CITY OF APOPKA AERIAL/TOWER TRUCK

Length	:	47.650 ft
Width	:	8.410 ft
Height	:	11.080 ft
Min Centerline Radius	:	31.410 ft
Max Steering Angle	:	46.00°



TYPICAL TRAFFIC CALMING CIRCLE DETAIL
SCALE: 1" = 20'

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No.	REVISIONS	DATE	BY
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LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

FIRE TRUCK ROUTING ANALYSIS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.6

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.6 FIRE TRUCK ROUTING ANALYSIS.dwg C4.6 FIRE TRUCK ROUTING ANALYSIS May 26, 2026 6:05pm by: Steven.Powers

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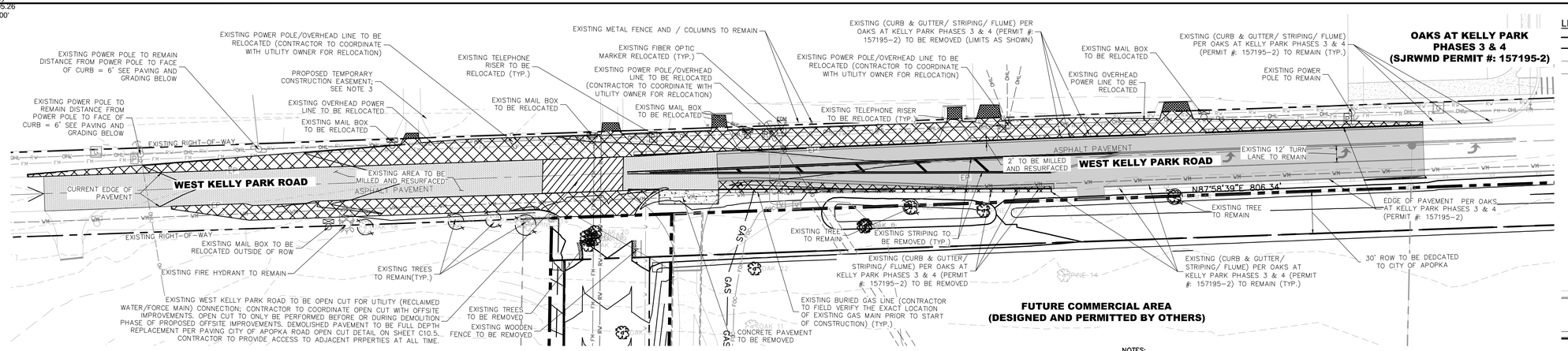
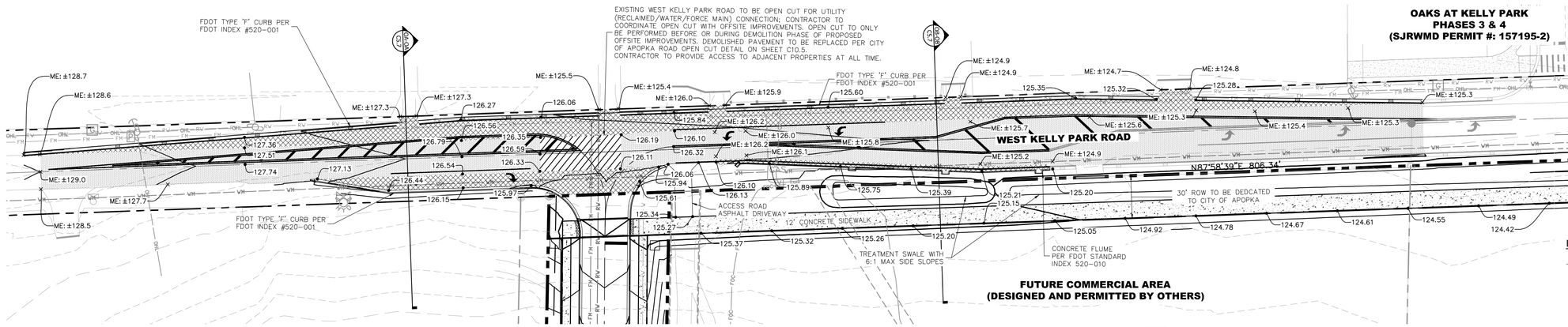


EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'

NOTES:

1. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS WITH UTILITY PROVIDERS.
2. DEVELOPER/CONTRACTOR TO COORDINATE RELOCATION OF MAILBOX WITH PRIVATE PROPERTY OWNER PRIOR TO CONSTRUCTION.
3. KELLY PARK ROAD AS SHOWN ON THIS EXISTING CONDITIONS & DEMOLITION PLAN IS BASED ON CONSTRUCTION PLANS TITLED THE OAKS AT KELLY PARK PHASES 3 AND 4 AND PERMITTED UNDER PERMIT NUMBER 157159-2.

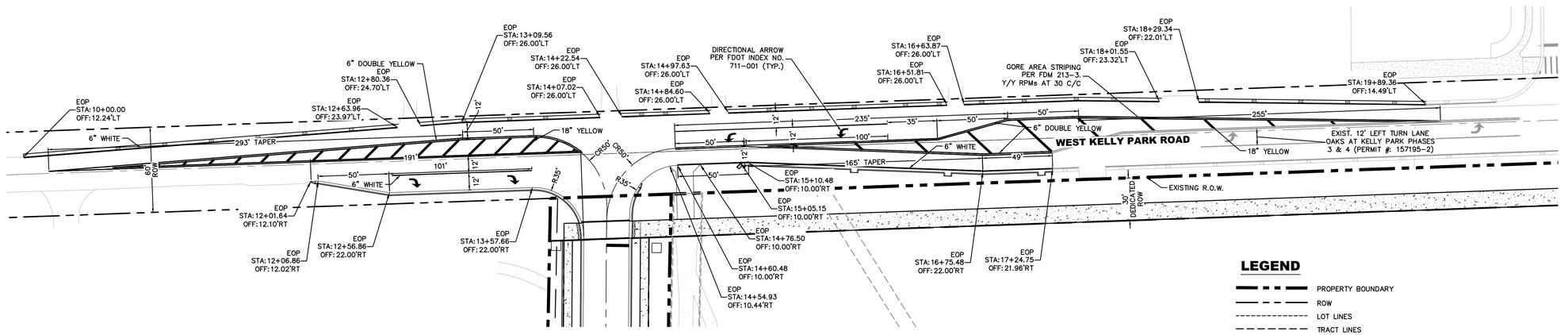


PAVING AND GRADING

SCALE: 1" = 40'

NOTES:

1. CONTRACTOR TO ADJUST THICKNESS FOR CROSS SLOPE CORRECTION AS NECESSARY TO ACHIEVE MINIMUM 2% AND TRANSITION TO/FROM EXISTING ROAD FOR A LENGTH OF 20 FEET.
2. THE PUBLIC WORKS INSPECTOR SHALL VERIFY PRIOR TO RESURFACING THAT UNDERLAYMENT IS STRUCTURALLY SOUND BEFORE PROCEEDING AND THAT ADDITIONAL MILLING MAY BE REQUIRED AT HIS/HER DIRECTION.



SIGNAGE AND STRIPING

SCALE: 1" = 40'

KELLY PARK ROAD POSTED SPEED LIMIT = 45 MPH

KELLY PARK ROAD: EXISTING ADT = 11,768 TRIPS (REFERENCE T.I.A. BY TRAFFIC IMPACT GROUP DATED NOVEMBER 22, 2024)

NOTE:

1. CONTRACTOR TO ADJUST THICKNESS FOR CROSS SLOPE CORRECTION AS NECESSARY TO ACHIEVE MINIMUM 2% AND TRANSITION TO/FROM EXISTING ROAD FOR A LENGTH OF 20 FT.
2. THE PUBLIC WORKS INSPECTOR SHALL VERIFY PRIOR TO RESURFACING THAT UNDERLAYMENT IS STRUCTURALLY SOUND BEFORE PROCEEDING AND THAT ADDITIONAL MILLING MAY BE REQUIRED AT THEIR DIRECTION.
3. ALL EXISTING THERMOPLASTIC LINES TO BE REMOVED BEFORE PAVING.
4. ALL PAVEMENT MARKING INCLUDING THE SPACING ON THE GORE AREA WILL FOLLOW FDOT STANDARDS PLAN 711 –001 AND RPM 706–001.
5. ACCESSIBLE CURB RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
6. DETECTABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.

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NAME: BRIAN S. ASHBY
CERTIFICATE NUMBER & P.E. OR B.S.M.E.

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

WEST KELLY PARK OFFSITE IMPROVEMENTS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.7

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C4.7 OFFSITE IMPROVEMENTS.dwg C4.7 OFFSITE May 26, 2026 6:06pm by: Steven.Powers
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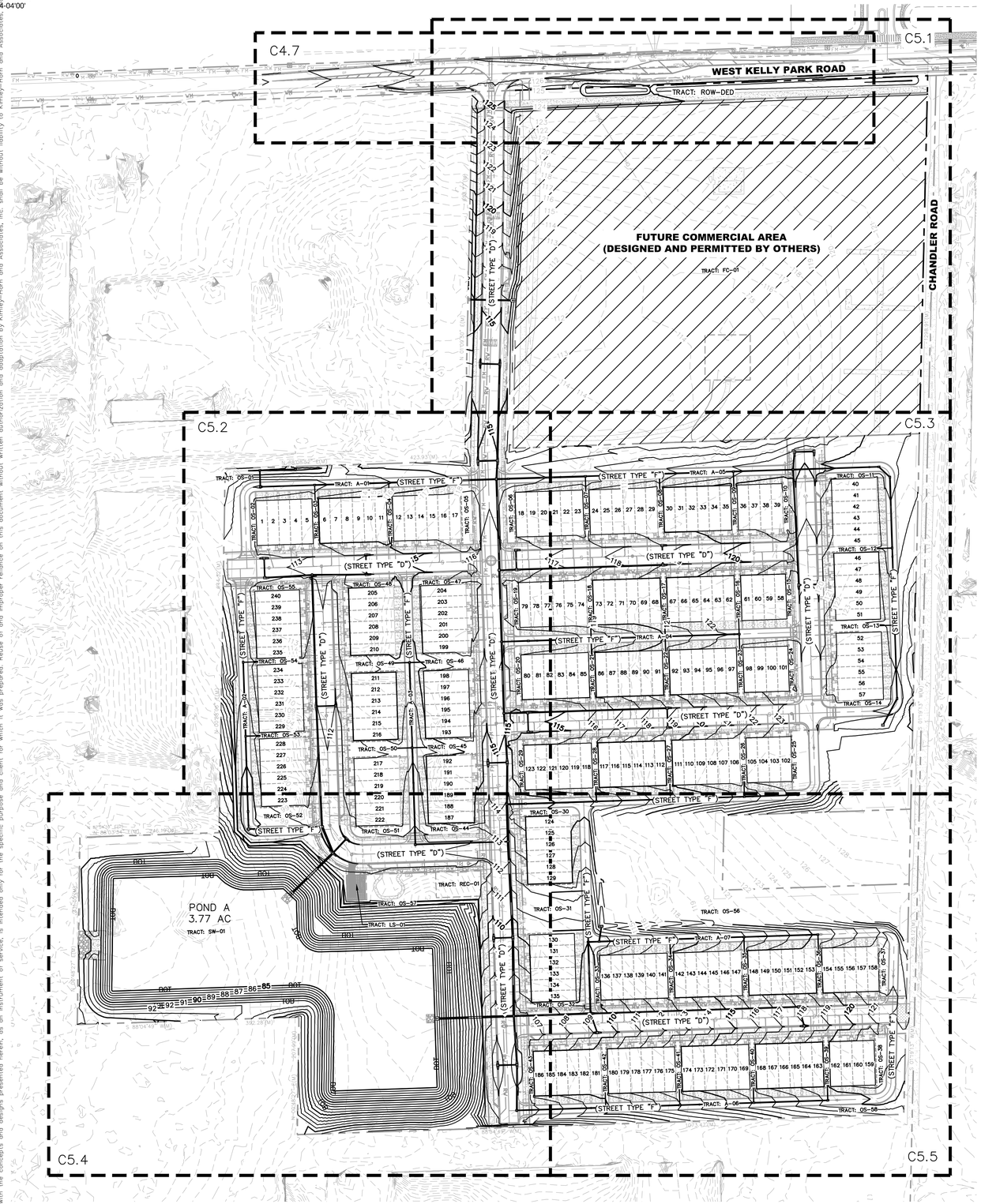
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:14-04'00'





GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

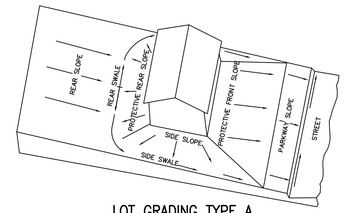
- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED STORM STRUCTURES
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPES
- PROPOSED GUARDRAIL

NOTES:

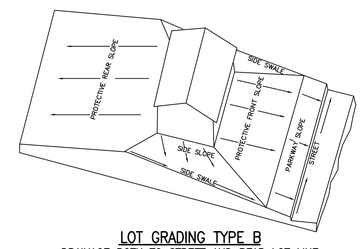
1. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM THE APPROXIMATE CENTER OF GRATE/ RING AND COVER TO THE OUTFALL END OF THE MITERED END SECTION (SEE DETAIL). MITERED END SECTIONS PLACED IN PONDS SHALL BE LOCATED TO MATCH POND SIDE SLOPE AND PIPE LENGTH MAY NEED BE ADJUSTED.
2. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
2.1. RAMPS MAXIMUM SLOPE 1:12. (1:15 PREFERRED).
2.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2% (1.5% PREFERRED).
2.3 SIDEWALK / CROSSWALK MAXIMUM RUNNING SLOPE 1:20. (1:22 PREFERRED).
3. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY FOR ALL / ANY REQUIRED INSPECTIONS FOR WORK WITHIN A PUBLIC RIGHT-OF-WAY.
4. SEE SHEET C1.0 AND C1.1 FOR GENERAL NOTES.
5. SEE SHEET C5.6 FOR SECTIONS.
6. CONTRACTOR SHALL NOT SCALE PLAN BUT REFER TO THE PLAT FOR ALL HORIZONTAL LINE DIMENSIONS.
7. ALL SLOPES 4:1 OR LESS TO BE SODDED. SLOPES 3:1 TO 4:1, SOD TO BE STAKED.
8. CONTRACTOR TO MATCH EXISTING GRADE AROUND TREES TO BE PRESERVED
9. RETAINING WALLS ARE TO BE MAINTAINED BY THE H.O.A.
10. BUILDER TO SET FINISH GARAGE ELEVATION AND INSTALL STAIRS AS NEEDED, TO LIMIT DRIVEWAY SLOPES TO 10% MAX.
11. BUILDER TO CONSTRUCT STAIRS, AS NEEDED, AT THE FRONT AND REAR OF EACH HOME TO MEET PROPOSED FINISHED FLOOR ELEVATIONS AND ADJACENT RIGHT-OF-WAY AND ALLEY ELEVATIONS.

STEM WALL/THICKENED EDGE NOTES:

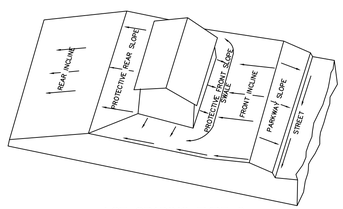
1. SLOPE AWAY FROM BUILDING FOUNDATION NOT TO EXCEED 25%. STEM WALL/THICKENED EDGE TO BE CONSTRUCTED WHERE SLOPES WILL EXCEED 25%.
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO STEM WALL/THICKENED EDGE IS PRESENT SHALL BE THE FINISHED FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL STEM WALL/THICKENED EDGE SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FT ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE STEM WALL SHALL NOT EXCEED 25.0%.
4. TOP 24" OF LOT FILL TO BE CLEAN SANDS WITH LESS THAN 5% FINES.



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

NAME: BRIAN S. ASHBY
REGISTRATION NUMBER: 84906 FLORIDA

OVERALL PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.0

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plonsheets - csp\C5.0 OVERALL PGD PLAN.dwg C5.0 May 26, 2026 6:06pm by Steven.Powers
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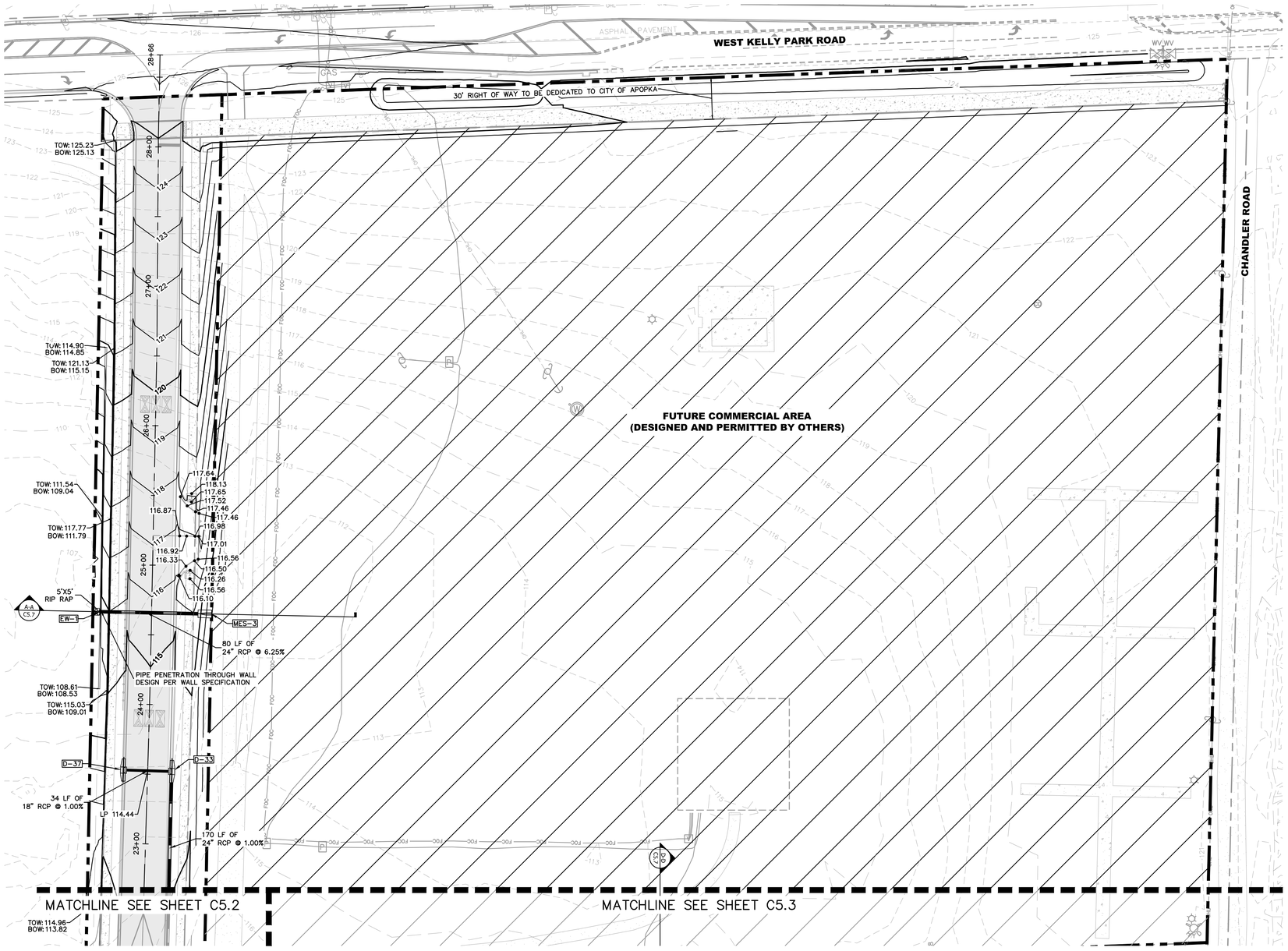
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:16-04'00'



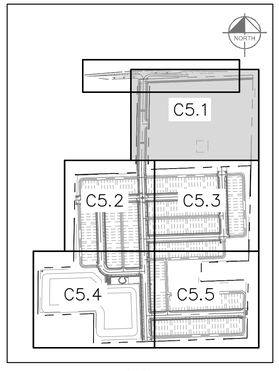
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL (SHOWN FOR REFERENCE ONLY)
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-33	STA: 23+52.49 (17.25 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.50 W. INV IN: 108.17 (18" RCP) S. INV OUT: 107.67 (24" RCP)	BLVD A
D-37	STA: 23+52.49 (-17.25 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.50 E. INV OUT: 108.51 (18" RCP)	BLVD A
EW-1	STA: 24+65.80 (-37.00 LT) STRAIGHT CONCRETE ENDWALL PER FDOT INDEX #430-030 TOP: 110.33 E. INV IN: 108.00 (24" RCP)	BLVD A
MES-3	STA: 24+65.80 (42.99 RT) MITERED END SECTION PER FDOT INDEX #430-021 TOP: 115.25 W. INV OUT: 113.00 (24" RCP)	BLVD A



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.1

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.1 PGD PLAN.dwg C5.1 May 26, 2026 6:07pm by: Steven.Powers
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Brian S Ashby
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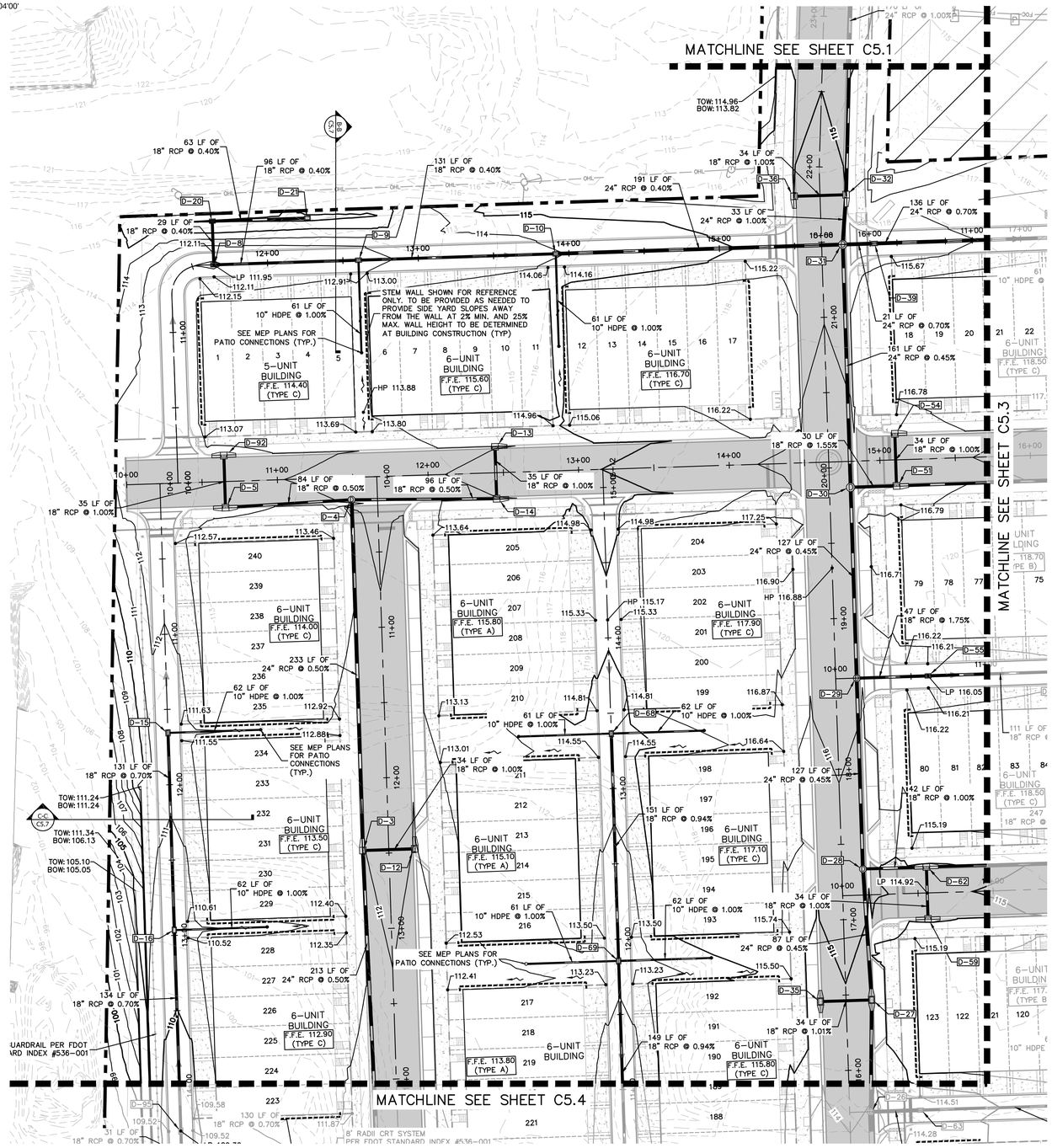

STORM STRUCTURE TABLE			STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:	STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-3	STA: 12+47.72 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 112.37 E. INV IN: 107.92 (18" RCP) N. INV IN: 101.60 (24" RCP) S. INV OUT: 101.60 (24" RCP)	ROAD B	D-30	STA: 19+86.73 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 116.42 N. INV IN: 104.90 (24" RCP) E. INV IN: 106.94 (18" RCP) S. INV OUT: 104.90 (24" RCP)	BLVD A
D-4	STA: 10+14.75 (17.25 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 113.10 E. INV IN: 103.27 (18" RCP) W. INV IN: 103.40 (18" RCP) S. INV OUT: 102.77 (24" RCP)	ROAD B	D-31	STA: 21+47.98 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 115.38 N. INV IN: 105.63 (24" RCP) E. INV IN: 107.83 (24" RCP) W. INV IN: 105.63 (24" RCP) S. INV OUT: 105.63 (24" RCP)	BLVD A
D-5	STA: 10+64.99 (17.25 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 112.89 N. INV IN: 104.23 (18" RCP) E. INV OUT: 103.82 (18" RCP)	ROAD A	D-32	STA: 21+80.98 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 115.50 N. INV IN: 105.96 (24" RCP) W. INV IN: 107.21 (18" RCP) S. INV OUT: 105.96 (24" RCP)	BLVD A
D-8	STA: 11+64.24 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 111.95 N. INV IN: 107.80 (18" RCP) E. INV OUT: 107.80 (18" RCP)	ALLEY ABC	D-35	STA: 16+46.23 (–17.00 LT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 114.59 E. INV OUT: 108.25 (18" RCP)	BLVD A
D-9	STA: 12+60.35 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 112.80 W. INV IN: 107.42 (18" RCP) S. INV IN: 108.55 (10" HDPE) E. INV OUT: 107.42 (18" RCP)	ALLEY ABC	D-36	STA: 21+80.98 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 115.50 E. INV OUT: 107.56 (18" RCP)	BLVD A
D-10	STA: 13+91.35 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 113.95 W. INV IN: 106.89 (18" RCP) S. INV IN: 109.70 (10" HDPE) E. INV OUT: 106.39 (24" RCP)	ALLEY ABC	D-39	STA: 16+02.86 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 115.42 E. INV IN: 107.98 (24" RCP) W. INV OUT: 107.98 (24" RCP)	ALLEY ABC
D-12	STA: 12+47.72 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 112.39 W. INV OUT: 108.26 (18" RCP)	ROAD B	D-51	STA: 15+10.50 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 116.57 N. INV IN: 111.84 (18" RCP) E. INV IN: 107.41 (18" RCP) W. INV OUT: 107.41 (18" RCP)	ROAD A
D-13	STA: 12+45.00 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 114.38 S. INV OUT: 104.09 (18" RCP)	ROAD A	D-54	STA: 15+10.50 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 116.57 S. INV OUT: 112.19 (18" RCP)	ROAD A
D-14	STA: 12+45.00 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 114.38 N. INV IN: 103.75 (18" RCP) W. INV OUT: 103.75 (18" RCP)	ROAD A	D-55	STA: 10+61.34 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 116.05 E. INV IN: 108.75 (18" RCP) W. INV OUT: 108.75 (18" RCP)	ALLEY F
D-15	STA: 11+65.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 111.43 E. INV IN: 107.30 (10" HDPE) S. INV OUT: 104.64 (18" RCP)	ALLEY D	D-59	STA: 10+56.09 (17.25 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.98 N. INV OUT: 110.59 (18" RCP)	ROAD C
D-16	STA: 12+96.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 110.41 N. INV IN: 103.73 (18" RCP) E. INV IN: 106.75 (10" HDPE) S. INV OUT: 103.73 (18" RCP)	ALLEY D	D-62	STA: 10+56.09 (–17.25 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 114.98 S. INV IN: 110.25 (18" RCP) E. INV IN: 107.12 (18" RCP) W. INV OUT: 107.12 (18" RCP)	ROAD C
D-20	STA: 11+64.24 (–29.00 LT) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 114.90 E. INV IN: 107.92 (18" RCP) S. INV OUT: 107.92 (18" RCP)	ALLEY ABC	D-68	STA: 13+36.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 114.52 W. INV IN: 108.95 (10" HDPE) E. INV IN: 111.05 (10" HDPE) S. INV OUT: 107.82 (18" RCP)	ALLEY E
D-21	STA: 12+27.32 (–29.00 LT) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 114.53 W. INV OUT: 108.17 (18" RCP)	ALLEY ABC	D-69	STA: 11+85.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 113.21 N. INV IN: 106.41 (18" RCP) W. INV IN: 107.90 (10" HDPE) E. INV IN: 110.00 (10" HDPE) S. INV OUT: 106.41 (18" RCP)	ALLEY E
D-27	STA: 16+46.23 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 114.59 N. INV IN: 103.36 (24" RCP) W. INV IN: 107.91 (18" RCP) S. INV OUT: 103.36 (24" RCP)	BLVD A	D-92	STA: 10+64.99 (–17.25 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 112.89 S. INV OUT: 104.57 (18" RCP)	ROAD A
D-28	STA: 17+33.23 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 115.29 N. INV IN: 103.75 (24" RCP) E. INV IN: 106.70 (18" RCP) S. INV OUT: 103.75 (24" RCP)	BLVD A			
D-29	STA: 18+59.98 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 116.24 N. INV IN: 104.33 (24" RCP) E. INV IN: 107.92 (18" RCP) S. INV OUT: 104.33 (24" RCP)	BLVD A			

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL (SHOWN FOR REFERENCE ONLY)
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
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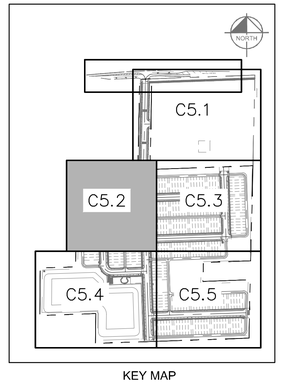

KEY MAP
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1620
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
GRANT K. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
ADDITIONS OR DELETIONS TO SIGNED AND SEALED DOCUMENTS MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
CONNECTICUT LICENSE NO. 31474 FL REF. 85456

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.2

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.1 PGD PLAN.dwg C5.2 May 26, 2026 6:07pm by: Steven.Powers
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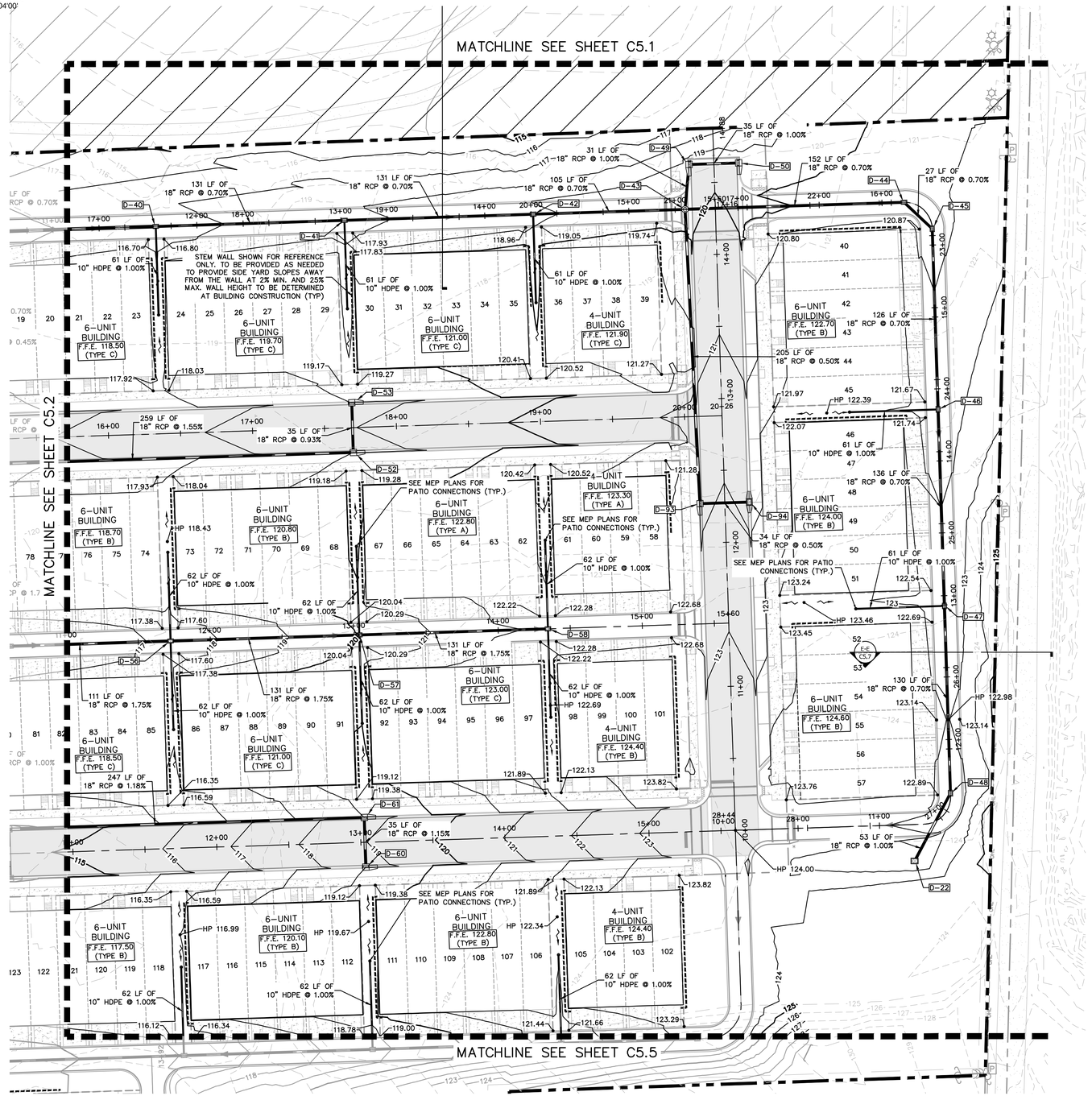


STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-22	STA: 27+19.97 (–25.30 LT) TYPE "D" INLET PER FDOT INDEX #425–052 TOP: 122.00 NE. INV OUT: 116.51 (18" RCP)	ALLEY ABC
D-40	STA: 17+39.36 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 116.59 E. INV IN: 109.43 (18" RCP) S. INV IN: 112.75 (10" HDPE) W. INV OUT: 108.93 (24" RCP)	ALLEY ABC
D-41	STA: 18+70.36 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 117.72 E. INV IN: 110.35 (18" RCP) S. INV IN: 114.10 (10" HDPE) W. INV OUT: 110.35 (18" RCP)	ALLEY ABC
D-42	STA: 20+01.36 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 118.85 E. INV IN: 111.27 (18" RCP) S. INV IN: 115.25 (10" HDPE) W. INV OUT: 111.27 (18" RCP)	ALLEY ABC
D-43	STA: 21+06.86 (0.00) TYPE "P7" MANHOLE PER FDOT INDEX #425–010 TOP: 119.77 E. INV IN: 112.01 (18" RCP) N. INV IN: 112.57 (18" RCP) S. INV IN: 115.88 (18" RCP) W. INV OUT: 112.01 (18" RCP)	ALLEY ABC
D-44	STA: 22+58.86 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 120.51 SE. INV IN: 113.06 (18" RCP) W. INV OUT: 113.06 (18" RCP)	ALLEY ABC
D-45	STA: 22+88.70 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 120.71 S. INV IN: 113.25 (18" RCP) NW. INV OUT: 113.25 (18" RCP)	ALLEY ABC
D-46	STA: 24+14.20 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 121.55 W. INV IN: 116.85 (10" HDPE) S. INV IN: 114.13 (18" RCP) N. INV OUT: 114.13 (18" RCP)	ALLEY ABC
D-47	STA: 25+50.70 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 122.45 S. INV IN: 115.08 (18" RCP) W. INV IN: 117.40 (10" HDPE) N. INV OUT: 115.08 (18" RCP)	ALLEY ABC
D-48	STA: 26+80.77 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 122.72 SW. INV IN: 115.98 (18" RCP) N. INV OUT: 115.98 (18" RCP)	ALLEY ABC
D-49	STA: 14+63.06 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.97 E. INV IN: 112.88 (18" RCP) S. INV OUT: 112.88 (18" RCP)	ROAD D
D-50	STA: 14+63.00 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.98 W. INV OUT: 113.23 (18" RCP)	ROAD D
D-52	STA: 17+69.50 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.03 N. INV IN: 114.43 (18" RCP) W. INV OUT: 111.43 (18" RCP)	ROAD A
D-53	STA: 17+69.50 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.03 S. INV OUT: 114.75 (18" RCP)	ROAD A

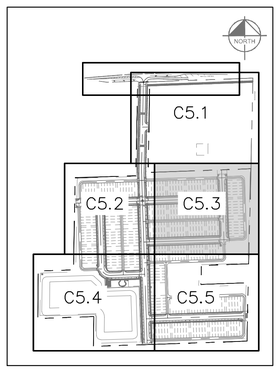
STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-55	STA: 10+61.34 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 116.05 E. INV IN: 108.75 (18" RCP) W. INV OUT: 108.75 (18" RCP)	ALLEY F
D-56	STA: 11+72.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 117.33 E. INV IN: 110.70 (18" RCP) N. INV IN: 113.40 (10" HDPE) S. INV IN: 112.85 (10" HDPE) W. INV OUT: 110.70 (18" RCP)	ALLEY F
D-57	STA: 13+03.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 119.99 E. INV IN: 112.99 (18" RCP) N. INV IN: 115.90 (10" HDPE) S. INV IN: 114.90 (10" HDPE) W. INV OUT: 112.99 (18" RCP)	ALLEY F
D-58	STA: 14+34.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425–052 TOP: 122.09 N. INV IN: 117.30 (10" HDPE) S. INV IN: 117.05 (10" HDPE) W. INV OUT: 115.28 (18" RCP)	ALLEY F
D-59	STA: 10+56.09 (17.25 RT) TYPE "6" CURB INLET PER FDOT INDEX #425–021 TOP: 114.98 N. INV OUT: 110.59 (18" RCP)	ROAD C
D-60	STA: 13+02.88 (17.25 RT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.02 N. INV OUT: 110.44 (18" RCP)	ROAD C
D-61	STA: 13+02.88 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 119.02 S. INV IN: 110.04 (18" RCP) W. INV OUT: 110.04 (18" RCP)	ROAD C
D-62	STA: 10+56.09 (–17.25 LT) TYPE "6" CURB INLET PER FDOT INDEX #425–021 TOP: 114.98 S. INV IN: 110.25 (18" RCP) E. INV IN: 107.12 (18" RCP) W. INV OUT: 107.12 (18" RCP)	ROAD C
D-93	STA: 12+27.47 (–17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425–021 TOP: 122.19 E. INV IN: 116.91 (18" RCP) N. INV OUT: 116.91 (18" RCP)	ROAD D
D-94	STA: 12+27.47 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425–041 TOP: 121.81 W. INV OUT: 117.08 (18" RCP)	ROAD D

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL (SHOWN FOR REFERENCE ONLY)
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1500
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FLORIDA P.E. NO. 84456

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.3

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.1 PGD PLAN.dwg C5.3 May 26, 2026 6:08pm by: Steven.Powers
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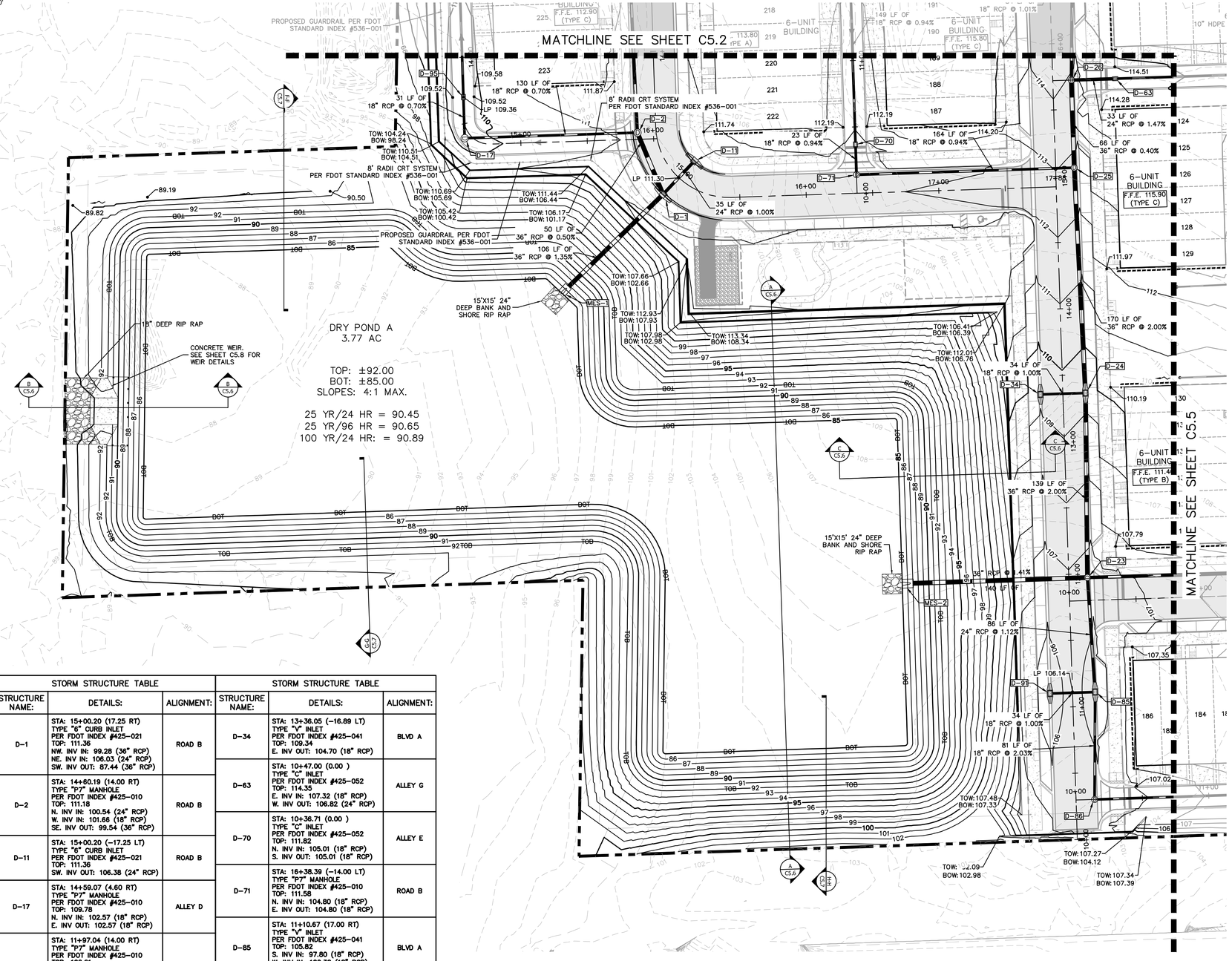
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:20-04'00'
Brian S Ashby



STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-1	STA: 15+00.20 (17.25 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 111.36 NW. INV IN: 99.28 (36" RCP) NE. INV IN: 106.03 (24" RCP) SW. INV OUT: 87.44 (36" RCP)	ROAD B
D-2	STA: 14+60.19 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 111.18 N. INV IN: 100.54 (24" RCP) W. INV IN: 101.66 (18" RCP) SE. INV OUT: 99.54 (36" RCP)	ROAD B
D-11	STA: 15+00.20 (-17.25 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 111.36 SW. INV OUT: 106.38 (24" RCP)	ROAD B
D-17	STA: 14+59.07 (4.60 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 109.78 N. INV IN: 102.57 (18" RCP) E. INV OUT: 102.57 (18" RCP)	ALLEY D
D-23	STA: 11+97.04 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 106.61 S. INV IN: 96.33 (24" RCP) N. INV IN: 95.58 (36" RCP) E. INV IN: 99.34 (24" RCP) W. INV OUT: 87.96 (36" RCP)	BLVD A
D-24	STA: 13+36.04 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 109.33 W. INV IN: 104.36 (18" RCP) N. INV IN: 98.36 (36" RCP) S. INV OUT: 98.36 (36" RCP)	BLVD A
D-25	STA: 15+05.98 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 112.76 N. INV IN: 101.76 (36" RCP) W. INV IN: 103.26 (18" RCP) S. INV OUT: 101.76 (36" RCP)	BLVD A
D-26	STA: 15+71.98 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 113.92 N. INV IN: 103.02 (24" RCP) E. INV IN: 106.34 (24" RCP) S. INV OUT: 102.02 (36" RCP)	BLVD A

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-34	STA: 13+36.05 (-16.89 LT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 109.34 E. INV OUT: 104.70 (18" RCP)	BLVD A
D-63	STA: 10+47.00 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 114.35 E. INV IN: 107.32 (18" RCP) W. INV OUT: 106.82 (24" RCP)	ALLEY G
D-70	STA: 10+36.71 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 111.82 N. INV IN: 105.01 (18" RCP) S. INV OUT: 105.01 (18" RCP)	ALLEY E
D-71	STA: 16+38.39 (-14.00 LT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 111.58 N. INV IN: 104.80 (18" RCP) E. INV OUT: 104.80 (18" RCP)	ROAD B
D-85	STA: 11+10.67 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 105.82 S. INV IN: 97.80 (18" RCP) W. INV IN: 100.32 (18" RCP) N. INV OUT: 97.30 (24" RCP)	BLVD A
D-86	STA: 10+29.78 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 106.42 E. INV IN: 99.44 (18" RCP) N. INV OUT: 99.44 (18" RCP)	BLVD A
D-91	STA: 11+10.67 (-17.00 LT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 105.82 E. INV OUT: 100.66 (18" RCP)	BLVD A
D-95	STA: 14+30.00 (0.00) TYPE "C" INLET PER FDOT IN /52 TOP: 109.36 N. INV IN: 102.79 (18" RCP) S. INV OUT: 102.79 (18" RCP)	ALLEY D

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
MES-1	STA: 14+98.77 (123.66 RT) MITERED END SECTION PER FDOT INDEX #430-021 TOP: 89.33 NE. INV IN: 86.00 (36" RCP)	ROAD B
MES-2	STA: 11+96.91 (-125.50 LT) MITERED END SECTION PER FDOT INDEX #430-021 TOP: 89.33 E. INV IN: 86.00 (36" RCP)	BLVD A

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED GUARDRAIL
- PROPOSED STEM WALL (SHOWN FOR REFERENCE ONLY)
- PROPOSED STORM MANHOLE
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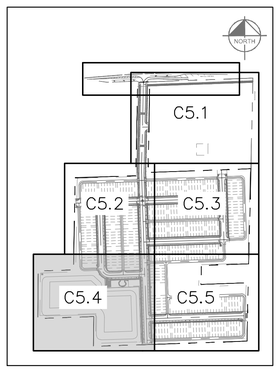

KEY MAP
SCALE: 1" = 500'

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-623-4323
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.4

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.1 PGD PLAN.dwg C5.4 May 26, 2026 6:08pm by: Steven.Powers
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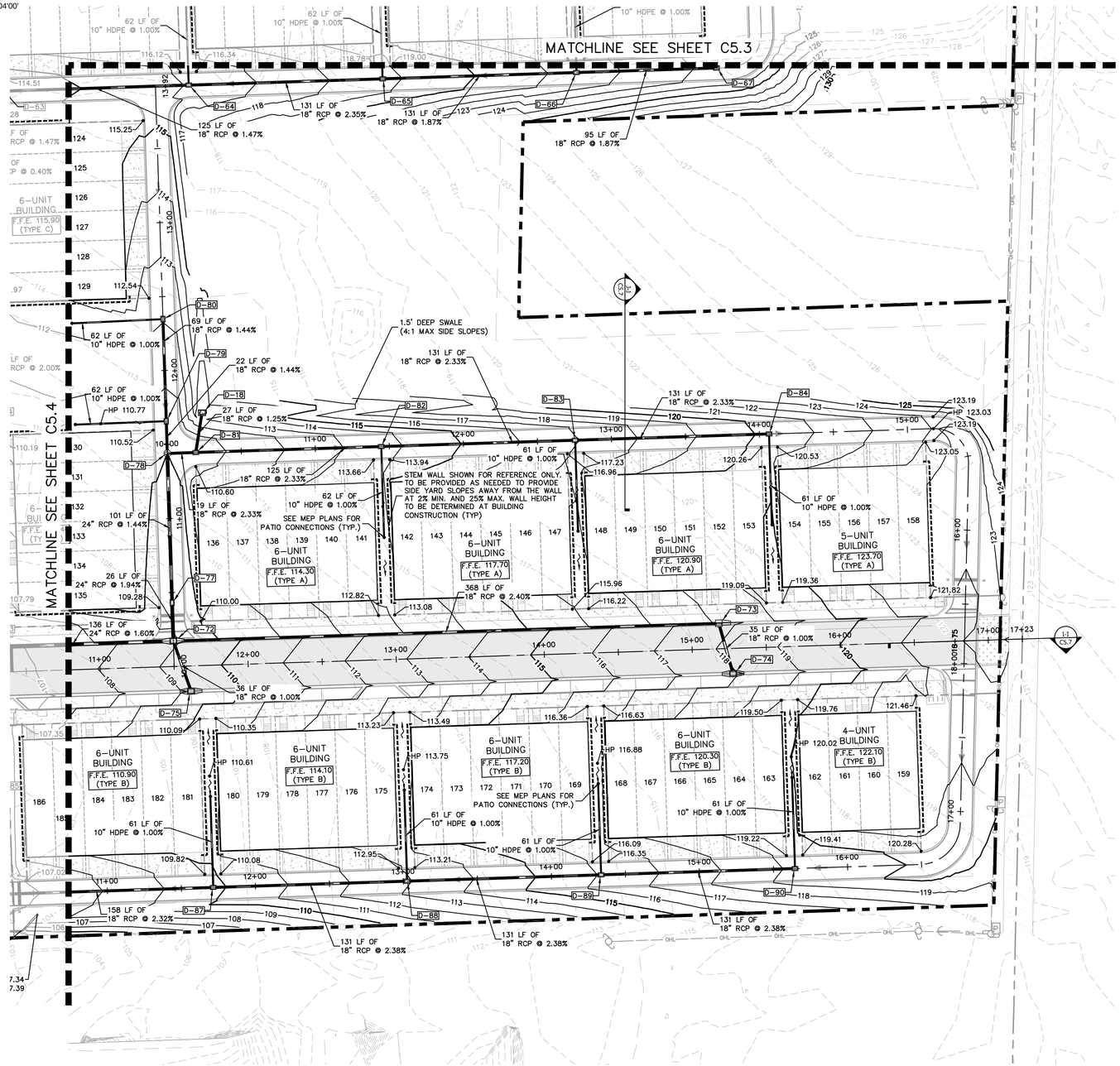
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:21-04'00'



STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-18	STA: 10+24.33 (-26.67 LT) TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 111.00 S. INV OUT: 104.76 (18" RCP)	ALLEY I
D-23	STA: 11+97.04 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 106.61 S. INV IN: 96.33 (24" RCP) N. INV IN: 95.58 (36" RCP) E. INV IN: 99.34 (24" RCP) W. INV OUT: 87.96 (36" RCP)	BLVD A
D-26	STA: 15+71.98 (14.00 RT) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 113.92 N. INV IN: 103.02 (24" RCP) E. INV IN: 106.34 (24" RCP) S. INV OUT: 102.02 (36" RCP)	BLVD A
D-63	STA: 10+47.00 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 114.35 E. INV IN: 107.32 (18" RCP) W. INV OUT: 106.82 (24" RCP)	ALLEY G
D-64	STA: 11+72.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 116.07 E. INV IN: 109.16 (18" RCP) N. INV IN: 112.35 (10" HDPE) W. INV OUT: 109.16 (18" RCP)	ALLEY G
D-65	STA: 13+03.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 118.73 E. INV IN: 112.24 (18" RCP) N. INV IN: 114.90 (10" HDPE) W. INV OUT: 112.24 (18" RCP)	ALLEY G
D-66	STA: 14+34.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 121.39 E. INV IN: 114.68 (18" RCP) N. INV IN: 117.05 (10" HDPE) W. INV OUT: 114.68 (18" RCP)	ALLEY G
D-67	STA: 15+29.00 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 123.17 W. INV OUT: 116.45 (18" RCP)	ALLEY G
D-72	STA: 11+50.00 (-17.25 LT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 108.89 E. INV IN: 102.02 (18" RCP) N. INV IN: 101.52 (24" RCP) S. INV IN: 104.95 (18" RCP) W. INV OUT: 101.52 (24" RCP)	ROAD E
D-73	STA: 15+18.50 (-17.25 LT) TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 118.11 S. INV IN: 113.73 (18" RCP) W. INV OUT: 110.86 (18" RCP)	ROAD E
D-74	STA: 15+27.02 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 117.94 N. INV OUT: 114.08 (18" RCP)	ROAD E
D-75	STA: 11+60.84 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 109.18 N. INV OUT: 105.31 (18" RCP)	ROAD E
D-77	STA: 10+43.08 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 109.15 N. INV IN: 102.02 (24" RCP) S. INV OUT: 102.02 (24" RCP)	ALLEY H

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
D-78	STA: 11+44.00 (0.00) TYPE "P7" MANHOLE PER FDOT INDEX #425-010 TOP: 110.00 E. INV IN: 103.97 (18" RCP) N. INV IN: 103.97 (18" RCP) S. INV OUT: 103.47 (24" RCP)	ALLEY H
D-79	STA: 11+65.74 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 110.49 N. INV IN: 104.29 (18" RCP) W. INV IN: 104.55 (10" HDPE) S. INV OUT: 104.29 (18" RCP)	ALLEY H
D-80	STA: 12+34.75 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 112.05 W. INV IN: 107.85 (10" HDPE) S. INV OUT: 105.28 (18" RCP)	ALLEY H
D-81	STA: 10+19.26 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 110.48 E. INV IN: 104.42 (18" RCP) N. INV IN: 104.42 (18" RCP) W. INV OUT: 104.42 (18" RCP)	ALLEY I
D-82	STA: 11+44.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 113.64 S. INV IN: 109.40 (10" HDPE) E. INV IN: 107.34 (18" RCP) W. INV OUT: 107.34 (18" RCP)	ALLEY I
D-83	STA: 12+75.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 116.94 S. INV IN: 112.70 (10" HDPE) E. INV IN: 110.40 (18" RCP) W. INV OUT: 110.40 (18" RCP)	ALLEY I
D-84	STA: 14+06.50 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 120.23 S. INV IN: 115.75 (10" HDPE) W. INV OUT: 113.46 (18" RCP)	ALLEY I
D-85	STA: 11+10.67 (17.00 RT) TYPE "V" INLET PER FDOT INDEX #425-041 TOP: 105.82 S. INV IN: 97.80 (18" RCP) W. INV IN: 100.32 (18" RCP) N. INV OUT: 97.30 (24" RCP)	BLVD A
D-87	STA: 11+71.53 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 109.79 N. INV IN: 105.70 (10" HDPE) E. INV IN: 103.09 (18" RCP) W. INV OUT: 103.09 (18" RCP)	ALLEY J
D-88	STA: 13+02.53 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 112.92 N. INV IN: 108.85 (10" HDPE) E. INV IN: 106.21 (18" RCP) W. INV OUT: 106.21 (18" RCP)	ALLEY J
D-89	STA: 14+33.53 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 116.06 N. INV IN: 112.00 (10" HDPE) E. INV IN: 109.32 (18" RCP) W. INV OUT: 109.32 (18" RCP)	ALLEY J
D-90	STA: 15+64.53 (0.00) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 119.19 N. INV IN: 114.55 (10" HDPE) W. INV OUT: 112.43 (18" RCP)	ALLEY J

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
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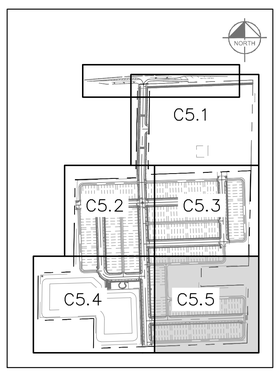

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-898-1511
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STATE OF FLORIDA SEAL
GRANT A. ZAPPE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: P.E. 85495

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

PAVING, GRADING & DRAINAGE PLAN

CHANDLER ROW

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C5.5

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.1 PGD PLAN.dwg C5.5 May 26, 2026 6:08pm by: Steven.Powers
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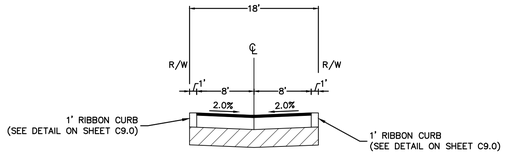
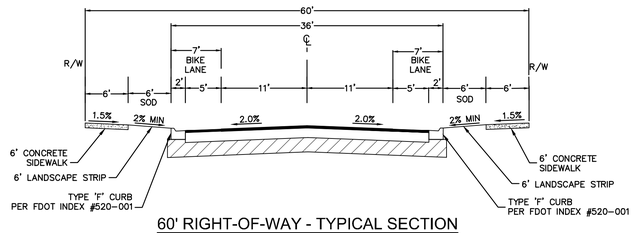
Date: 2026.05.26 19:01:23-04'00'
Brian S Ashby



18' TYPICAL ALLEY SECTION

N.T.S.

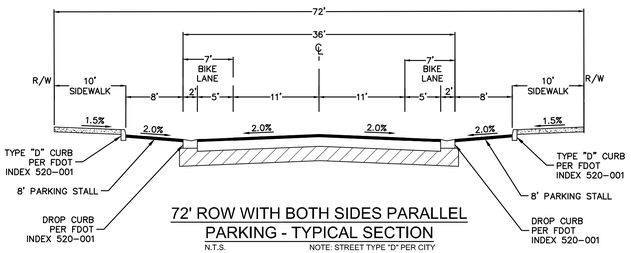
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION

N.T.S.

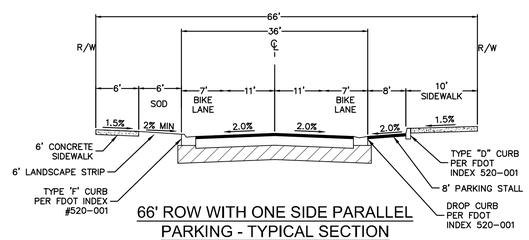
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION

N.T.S.

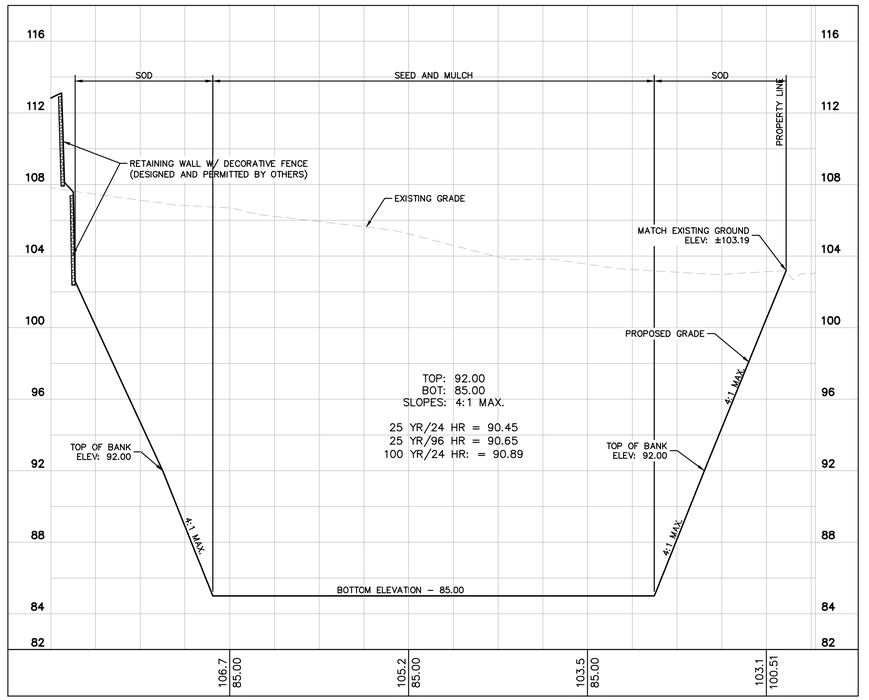
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



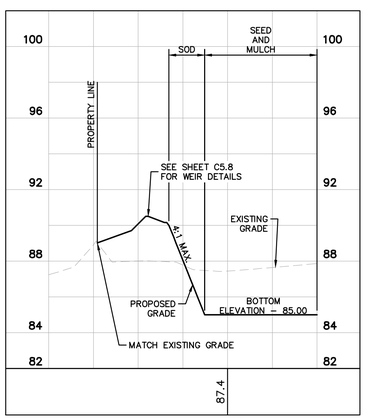
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

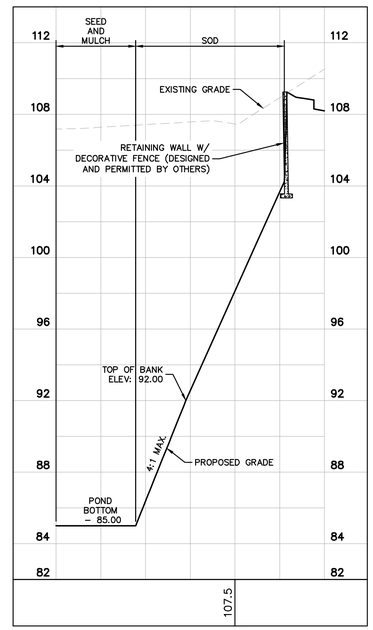


TYPICAL POND SECTION A-A
DRY RETENTION POND



TYPICAL POND SECTION B-B
DRY RETENTION POND

POND DATA	ELEVATION
TOP ELEV.	92.00
BOTTOM	85.00
STORM	MAX. STAGE
25YR–24HR	90.45
25YR–96HR	90.65
100YR–24HR	90.89



TYPICAL POND SECTION C-C
DRY RETENTION POND

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: P.E. 84496

K–H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

TYPICAL SECTIONS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.6

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C5.6 TYPICAL SECTIONS May 26, 2026 06:08:52pm K:\Orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.6 TYPICAL SECTIONS.dwg
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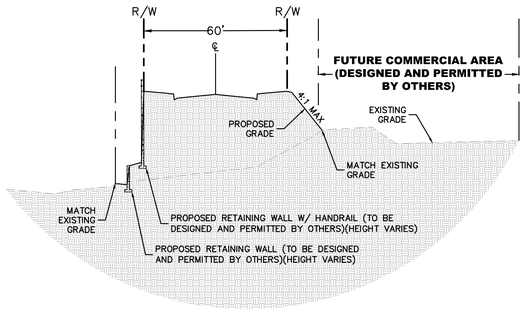
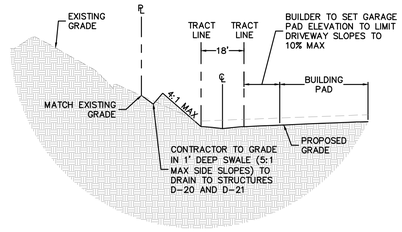
Date: 2026.05.26 19:01:24-04'00'
Brian S Ashby



SECTION A-A
N.T.S.



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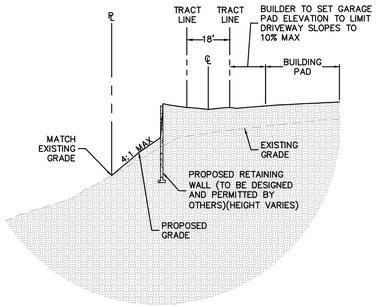
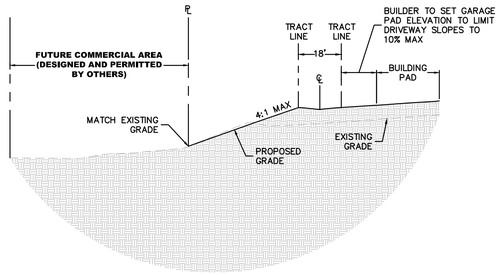


SECTION C-C
N.T.S.



SECTION D-D
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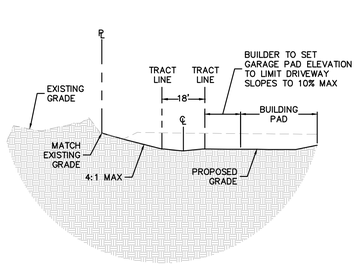
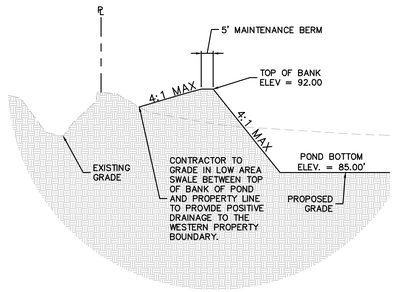


SECTION E-E
N.T.S.



SECTION F-F
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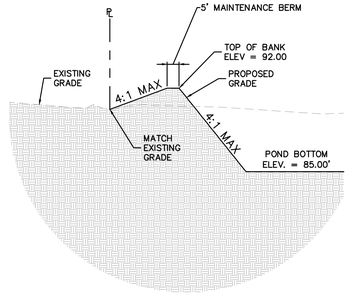

SECTION G-G
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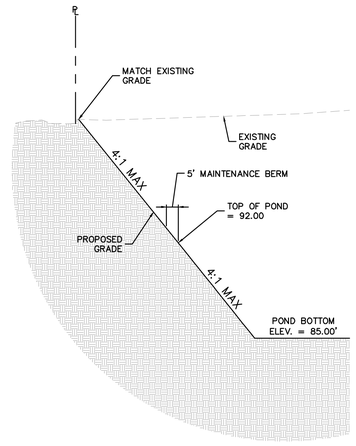
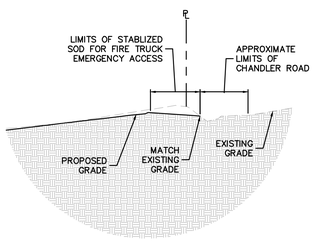
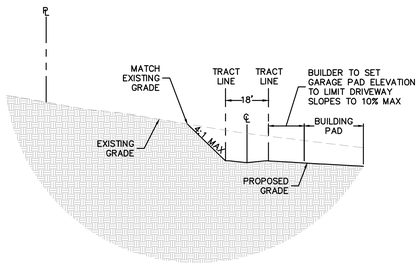


SECTION H-H
N.T.S.



SECTION I-I
N.T.S.



SECTION J-J
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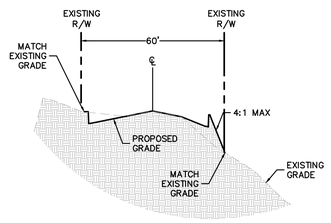

SECTION OA-OA
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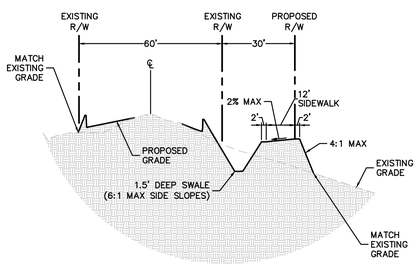

SECTION OB-OB
N.T.S.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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PHONE: 407-674-1433
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84456
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K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 84456

SECTIONS

CHANDLER ROW

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C5.7

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.8 CROSS SECTIONS.dwg C5.7 - TYPICAL SECTIONS May 26, 2026 6:09pm by: Steven.Powers
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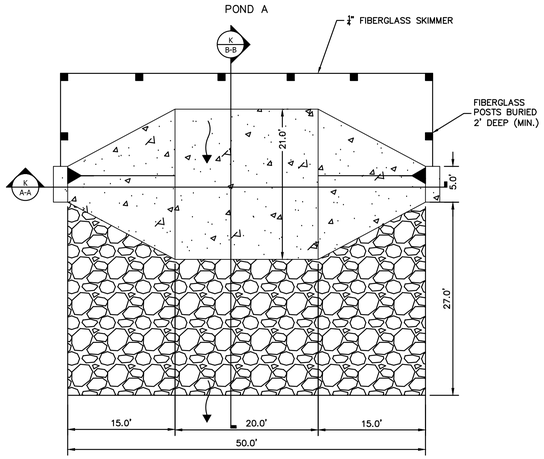
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:26-04'00'



SECTION K CONCRETE WEIR (POND A)
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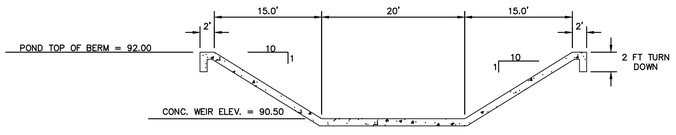

SECTION K (A-A) (POND A)
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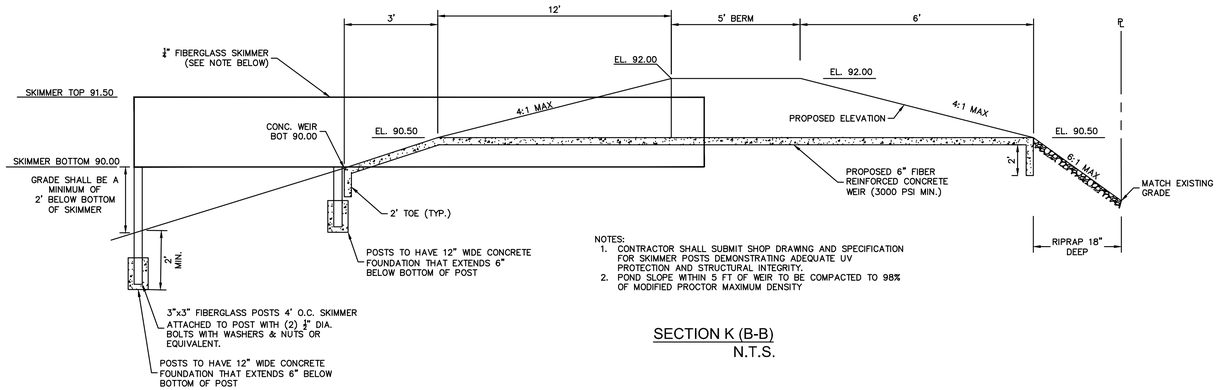

NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWING AND SPECIFICATION FOR SKIMMER POSTS DEMONSTRATING ADEQUATE UV PROTECTION AND STRUCTURAL INTEGRITY.
2. POND SLOPE WITHIN 5 FT OF WEIR TO BE COMPACTED TO 98% OF MODIFIED PROCTOR MAXIMUM DENSITY

SECTION K (B-B)
N.T.S.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
SIGNATURE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 86456
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 86456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

POND DETAILS

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.8

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C5.7 POND DETAILS May 26, 2026 06:09:34pm K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C5.7 CONTROL STRUCTURES DETAILS.dwg
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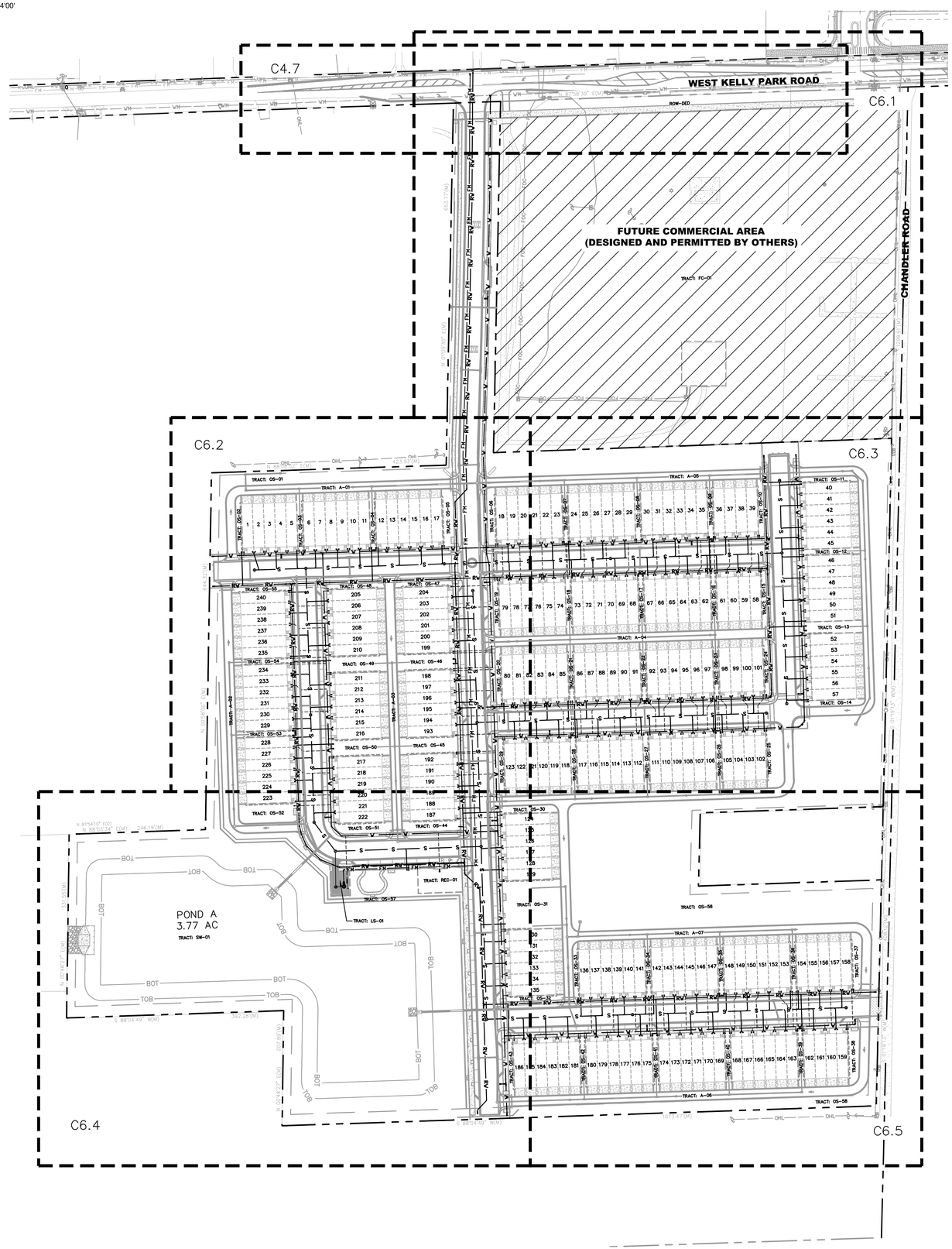
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:27-04'00'



GENERAL UTILITY NOTES:

1. THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988
2. ALL UTILITIES (INCLUDING PUMP STATION) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
4. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
5. CONTRACTOR TO COORDINATE TELECOMMUNICATION SERVICE LINES WITH SERVICE PROVIDER AND OWNER. DESIGNED & PERMITTED BY OTHERS.

GENERAL FIRE SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24: "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST ED.). [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH CITY OF APOPKA UTILITIES AND CITY OF APOPKA FIRE MARSHALL PRIOR TO SHOP DRAWING REVIEW.
3. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 8TH EDITION.
4. THIS UTILITY PLAN SHOULD NOT BE CONSIDERED A FIRE PROTECTION DOCUMENT AS REQUIRED BY NFPA 24. FIRE PROTECTION ENGINEERING DOCUMENTS PER NFPA 24 ARE REQUIRED TO BE SIGNED AND SEALED BY A LICENSED FIRE DESIGNER AND PROVIDED AS A SEPARATE UNDERGROUND FIRE PERMIT.
5. AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
9. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
10. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 21/2 IN. NFPA 1, 18.5.7.
11. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2015).
12. ALL TOWNHOMES MUST BE PROTECTED WITH AN APPROVED FIRE SPRIKLER SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

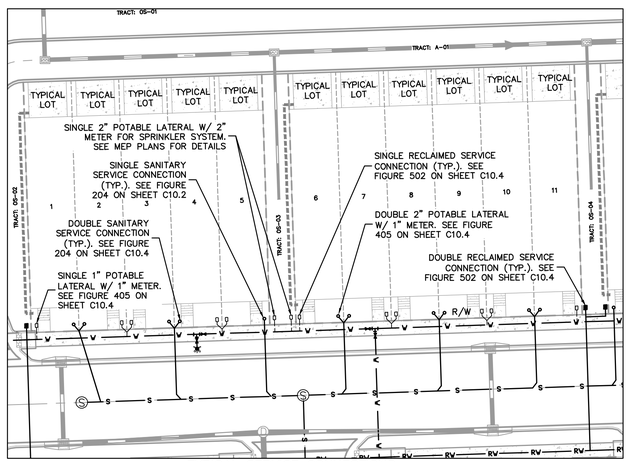
PROPERTY BOUNDARY	
W	EXISTING WATER MAIN
RW	EXISTING REUSE WATER MAIN
FM	EXISTING FORCE MAIN
GAS	EXISTING GAS MAIN
S	EXISTING SANITARY LINE
W	PROPOSED WATER LINE
RW	PROPOSED RECLAIMED WATER LINE
	PROPOSED FIRE HYDRANT
S	PROPOSED SANITARY SEWER MAIN
FM	PROPOSED FORCE MAIN
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM PIPE
	PROPOSED DRAINAGE INLET
	PROPOSED STORM MANHOLE
T	PROPOSED TRANSFORMER
	PROPOSED GATE VALVE
	FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES:

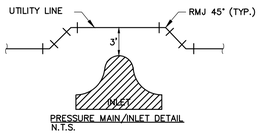
1. ALL FIRE HYDRANTS (TYP.) MUST MAINTAIN 36" CLEAR AROUND.
2. FIRE HYDRANTS (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
3. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 8TH EDITION.

AVERAGE DAILY DEMAND

POTABLE WATER: 84,000 GPD (240 DUS X 350 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 DUS X 300 GPD/UNIT)



TYPICAL SERVICE CONNECTIONS
SCALE: 1"=30'



PRESSURE MAIN/INLET DETAIL
N.T.S.

NOTE:
NO PIPE DEFLECTION ALLOWED.
APPROPRIATE FITTINGS MUST BE USED.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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(407) 427-1333
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
REGISTRATION NUMBER: FL PE 84906

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

OVERALL UTILITY PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.0

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C6.0 OVERALL UTILITY PLAN.dwg C6.0 OVERALL UTILITY PLAN May 26, 2026 6:10pm by: Steven.Powers
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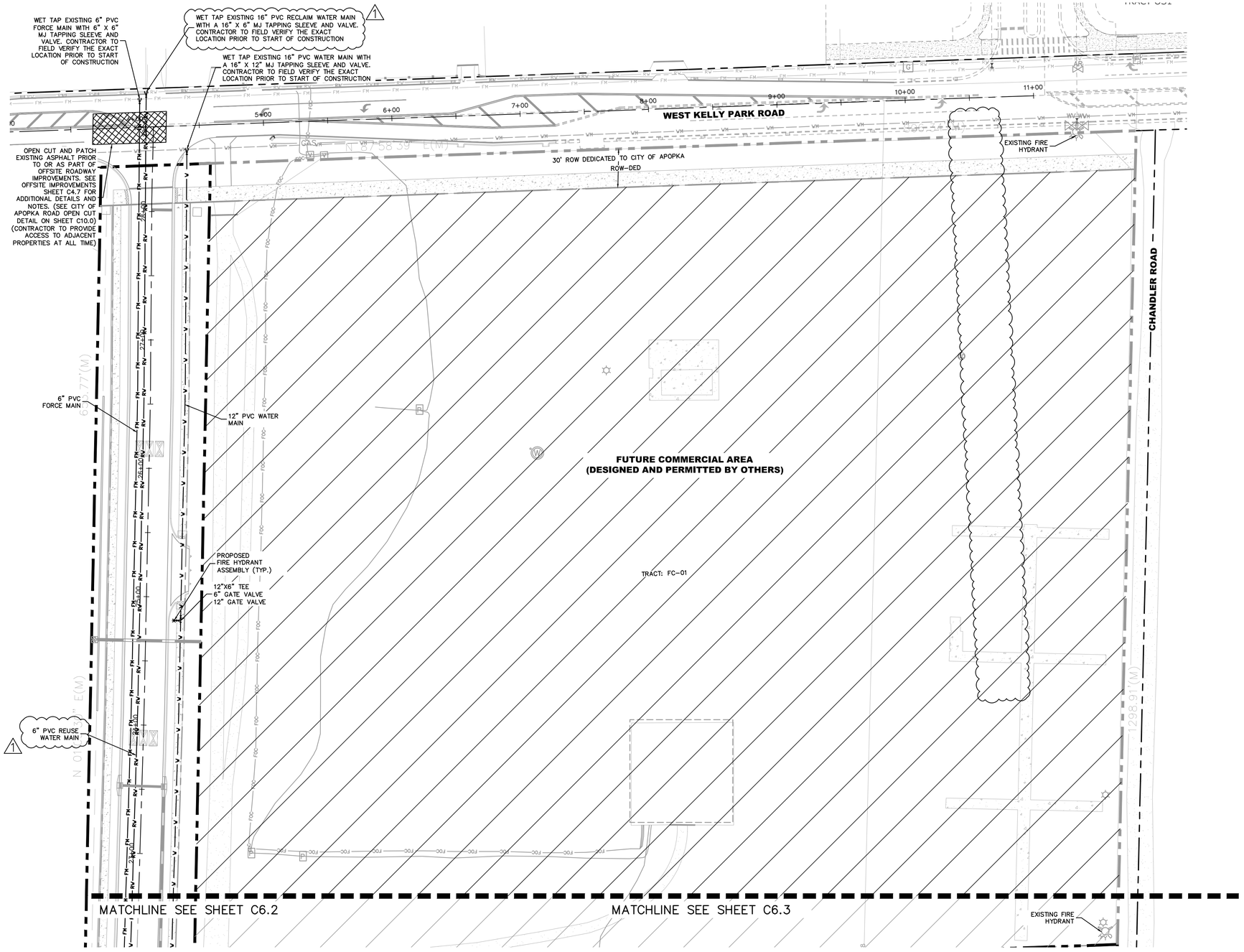
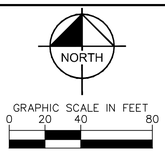
Digitally signed by Brian S Ashby
Brian S Ashby Date: 2026.05.26 19:01:28-04'00'





LEGEND

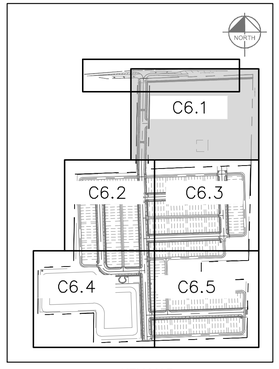
- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED RECLAIMED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED TRANSFORMER
- PROPOSED GATE VALVE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- OPEN CUT & PATCH AREA

NOTES:

1. ALL FIRE HYDRANTS (TYP.) MUST MAINTAIN 36" CLEAR AROUND.
2. FIRE HYDRANTS (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
3. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 8TH EDITION.

AVERAGE DAILY DEMAND:

POTABLE WATER: 84,000 GPD (240 DUs x 350 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 DUs x 300 GPD/UNIT)



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
THE FLORIDA ENGINEER WHOSE SEAL APPEARS HEREON WAS AUTHORIZED TO SEAL THIS DOCUMENT BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84906

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

UTILITY PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.1

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C6.1 UTILITY PLAN.dwg C6.1 UTILITY PLAN May 26, 2026 6:10pm by: Steven.Powers
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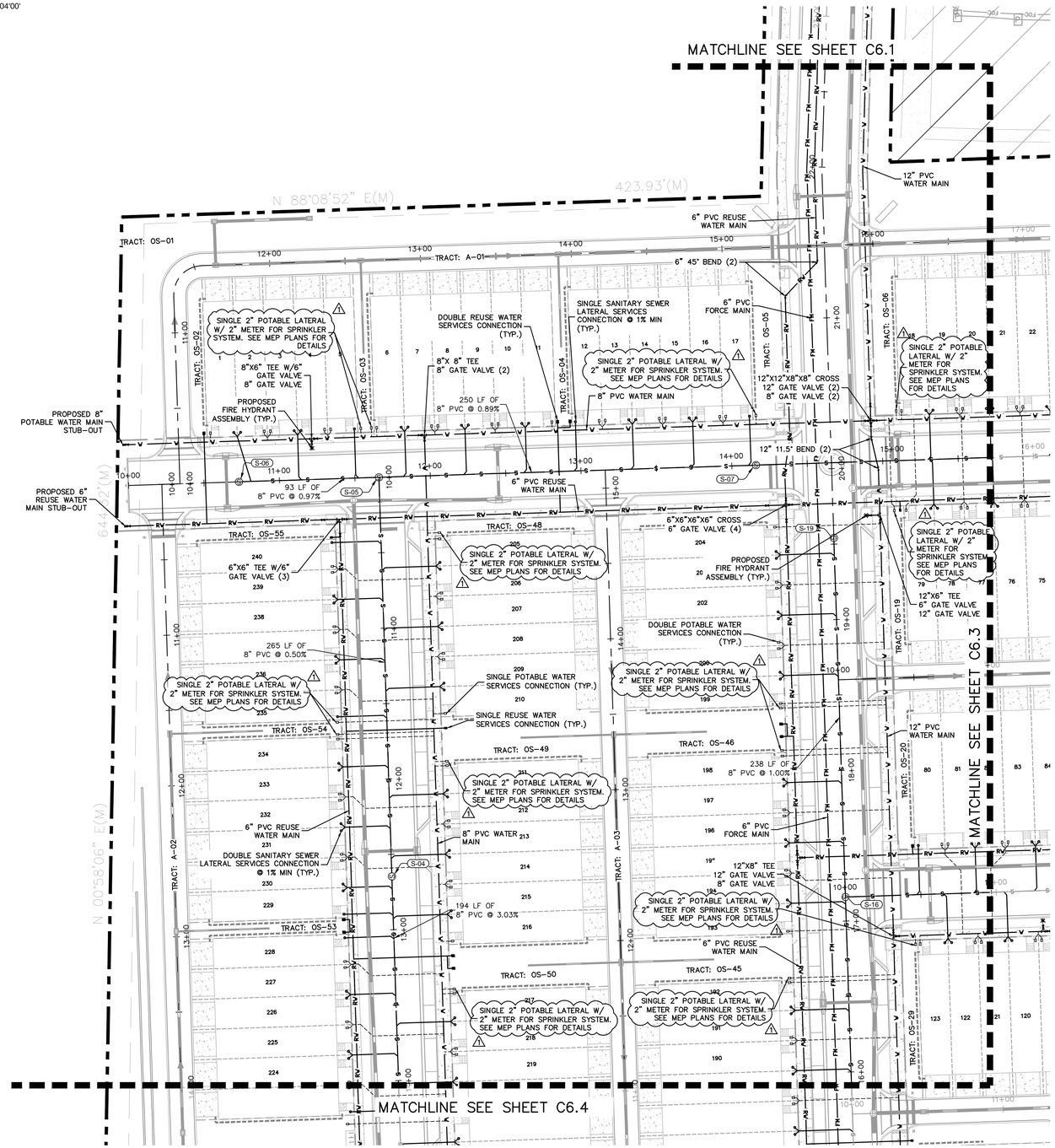
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:30-04'00'



SANITARY SEWER STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
S-04	SANITARY MANHOLE STA:12+64.67 (0.00) TOP: 112.25 N. INV IN: 105.43 (8" PVC) S. INV OUT: 105.33 (8" PVC)	ROAD B
S-05	SANITARY MANHOLE STA:11+66.00 (0.00) TOP: 113.56 E. INV IN: 106.95 (8" PVC) W. INV IN: 106.95 (8" PVC) S. INV OUT: 106.75 (8" PVC)	ROAD A
S-06	SANITARY MANHOLE STA:10+73.15 (0.00) TOP: 112.85 E. INV OUT: 107.85 (8" PVC)	ROAD A
S-07	SANITARY MANHOLE STA:14+16.00 (0.00) TOP: 115.97 E. INV IN: 109.27 (8" PVC) W. INV OUT: 109.16 (8" PVC)	ROAD A
S-16	SANITARY MANHOLE STA:17+15.98 (0.00) TOP: 115.44 E. INV IN: 107.03 (8" PVC) N. INV IN: 107.03 (8" PVC) S. INV OUT: 106.83 (8" PVC)	BLVD A
S-19	SANITARY MANHOLE STA:19+54.08 (0.00) TOP: 116.86 S. INV OUT: 109.41 (8" PVC)	BLVD A

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

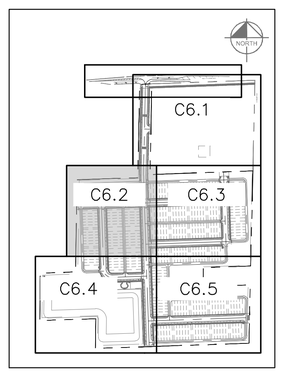
- PROPERTY BOUNDARY
- W — EXISTING WATER MAIN
- RW — EXISTING REUSE WATER MAIN
- FM — EXISTING FORCE MAIN
- GAS — EXISTING GAS MAIN
- S — EXISTING SANITARY LINE
- W — PROPOSED WATER LINE
- RW — PROPOSED RECLAIMED WATER LINE
- PROPOSED FIRE HYDRANT
- S — PROPOSED SANITARY SEWER MAIN
- FM — PROPOSED FORCE MAIN
- S — PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- T — PROPOSED TRANSFORMER
- PROPOSED GATE VALVE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- OPEN CUT & PATCH AREA

NOTES:

1. ALL FIRE HYDRANTS (TYP.) MUST MAINTAIN 36" CLEAR AROUND.
2. FIRE HYDRANTS (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
3. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 8TH EDITION.

AVERAGE DAILY DEMAND:

POTABLE WATER: 84,000 GPD (240 DUs x 350 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 DUs x 300 GPD/UNIT)



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1330
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
ISAAC S. ASHBY, JR. P.E. (FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 84404)
THE FLORIDA ENGINEER WHOSE SEAL APPEARS HEREON WAS AUTHORIZED TO SIGN AND SEAL THIS DOCUMENT BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
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NAME: BRIAN S. ASHBY
LICENSE/DESIGNATION NO. # FLPE 89496

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

UTILITY PLAN

CHANDLER ROW

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C6.2

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C6.1 UTILITY PLAN.dwg C6.2 UTILITY PLAN May 26, 2026
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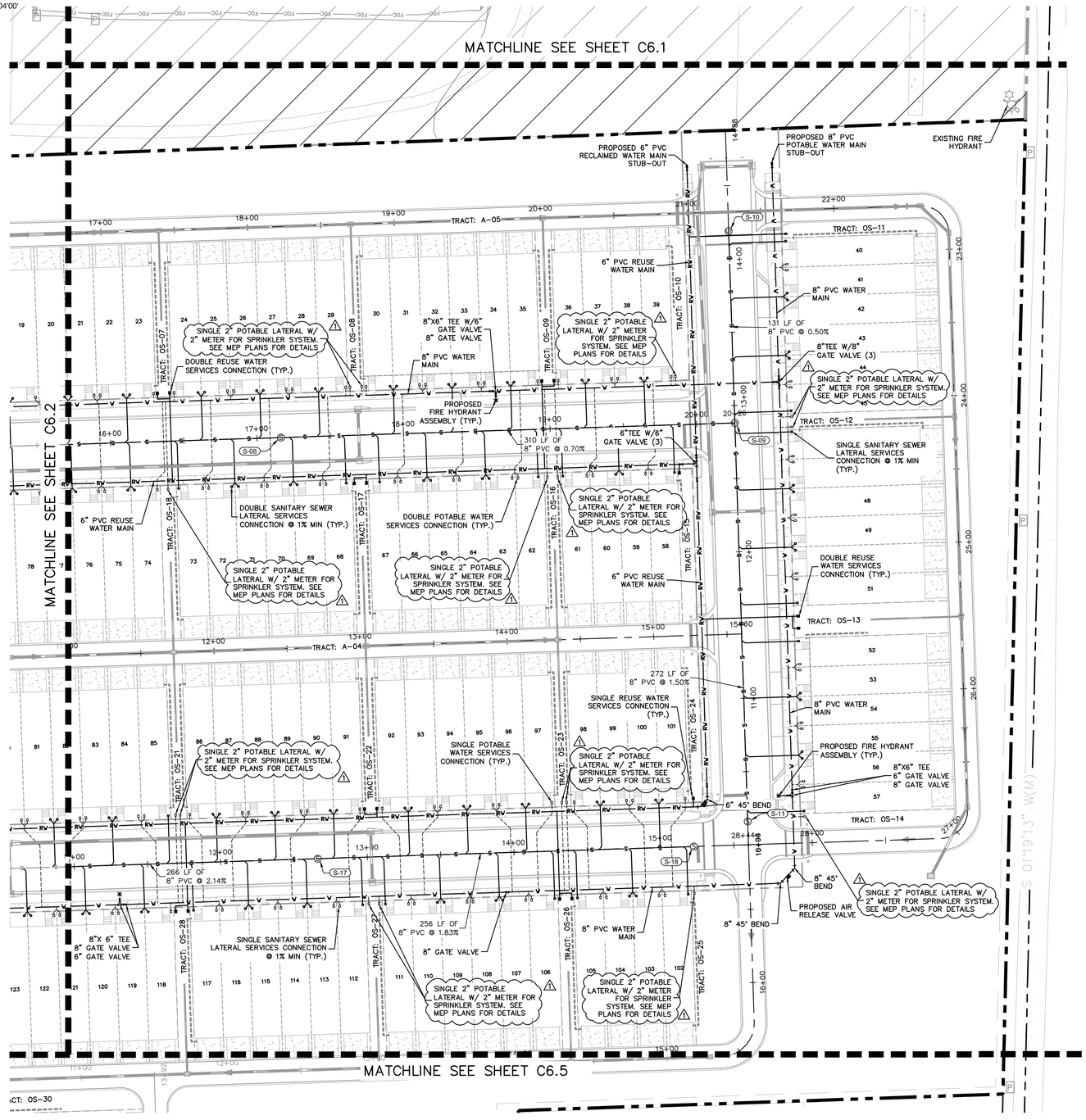
May 26, 2026 6:11pm by: Steven.Powers

Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:31-04'00'
Brian S Ashby



SANITARY SEWER STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
S-08	SANITARY MANHOLE STA:17+16.36 (0.00) TOP: 118.47 E. INV IN: 111.57 (8" PVC) W. INV OUT: 111.37 (8" PVC)	ROAD A
S-09	SANITARY MANHOLE STA:12+88.00 (0.00) TOP: 121.55 S. INV IN: 113.94 (8" PVC) N. INV IN: 113.93 (8" PVC) W. INV OUT: 113.74 (8" PVC)	ROAD D
S-10	SANITARY MANHOLE STA:14+19.00 (0.00) TOP: 120.28 S. INV OUT: 114.59 (8" PVC)	ROAD D
S-17	SANITARY MANHOLE STA:12+66.20 (0.00) TOP: 118.19 E. INV IN: 112.84 (8" PVC) W. INV OUT: 112.74 (8" PVC)	ROAD C
S-18	SANITARY MANHOLE STA:15+22.69 (0.00) TOP: 123.59 W. INV OUT: 117.52 (8" PVC)	ROAD C

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED RECLAIMED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED TRANSFORMER
- PROPOSED GATE VALVE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- OPEN CUT & PATCH AREA

NOTES:

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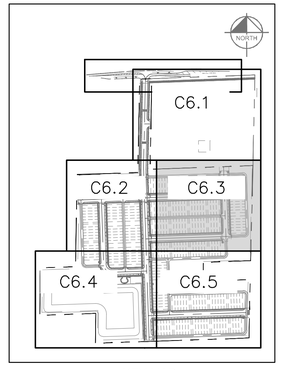
AVERAGE DAILY DEMAND:

POTABLE WATER: 84,000 GPD (240 DUs x 350 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 DUs x 300 GPD/UNIT)



KEY MAP
SCALE: 1" = 500'

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-423-0030
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSED ENGINEER NO. 84906 FL REGISTRATION

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

UTILITY PLAN

CHANDLER ROW

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C6.3

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C6.1 UTILITY PLAN.dwg C6.3 UTILITY PLAN May 26, 2026 6:11pm by: Steven.Powers
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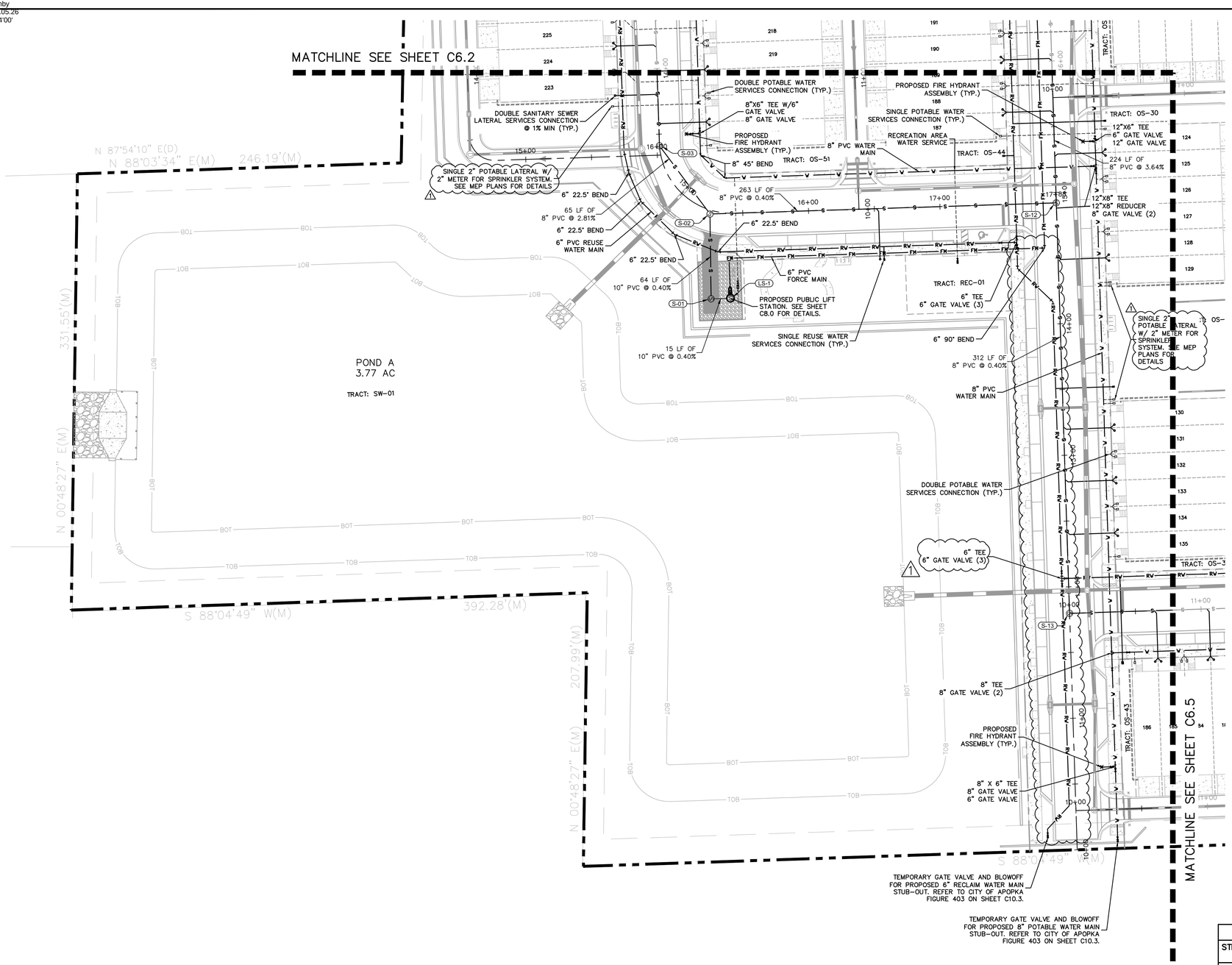
Brian S Ashby Date: 2026.05.26 19:01:33-04'00'



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY LINE
- PROPOSED WATER LINE
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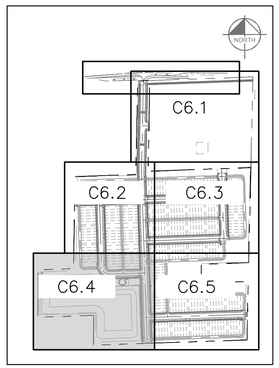
AVERAGE DAILY DEMAND:

POTABLE WATER: 84,000 GPD (240 DUs x 350 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 DUs x 300 GPD/UNIT)

SANITARY SEWER STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	ALIGNMENT:
S-01	SANITARY MANHOLE STA:15+34.50 (66.06) TOP: 112.67 N. INV IN: 96.97 (10" PVC) E. INV OUT: 96.77 (10" PVC)	ROAD B
S-02	SANITARY MANHOLE STA:15+25.73 (2.97) TOP: 111.34 NW. INV IN: 97.43 (8" PVC) E. INV IN: 97.43 (8" PVC) S. INV OUT: 97.23 (10" PVC)	ROAD B
S-03	SANITARY MANHOLE STA:14+58.83 (0.00) TOP: 111.47 N. INV IN: 99.44 (8" PVC) SE. INV OUT: 99.24 (8" PVC)	ROAD B
S-12	SANITARY MANHOLE STA:14+91.98 (0.00) TOP: 112.76 S. INV IN: 98.68 (8" PVC) N. INV IN: 98.68 (8" PVC) W. INV OUT: 98.48 (8" PVC)	BLVD A
S-13	SANITARY MANHOLE STA:11+79.78 (0.00) TOP: 106.62 E. INV IN: 100.13 (8" PVC) N. INV OUT: 99.93 (8" PVC)	BLVD A



KEY MAP
SCALE: 1" = 500'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSED ENGINEER IN FL # LIC. NUMBER

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

UTILITY PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.4

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C6.1 UTILITY PLAN.dwg C6.4 UTILITY PLAN May 26, 2026 6:11pm by: Steven.Powers
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Date: 2026.05.26 19:01:34-04'00'
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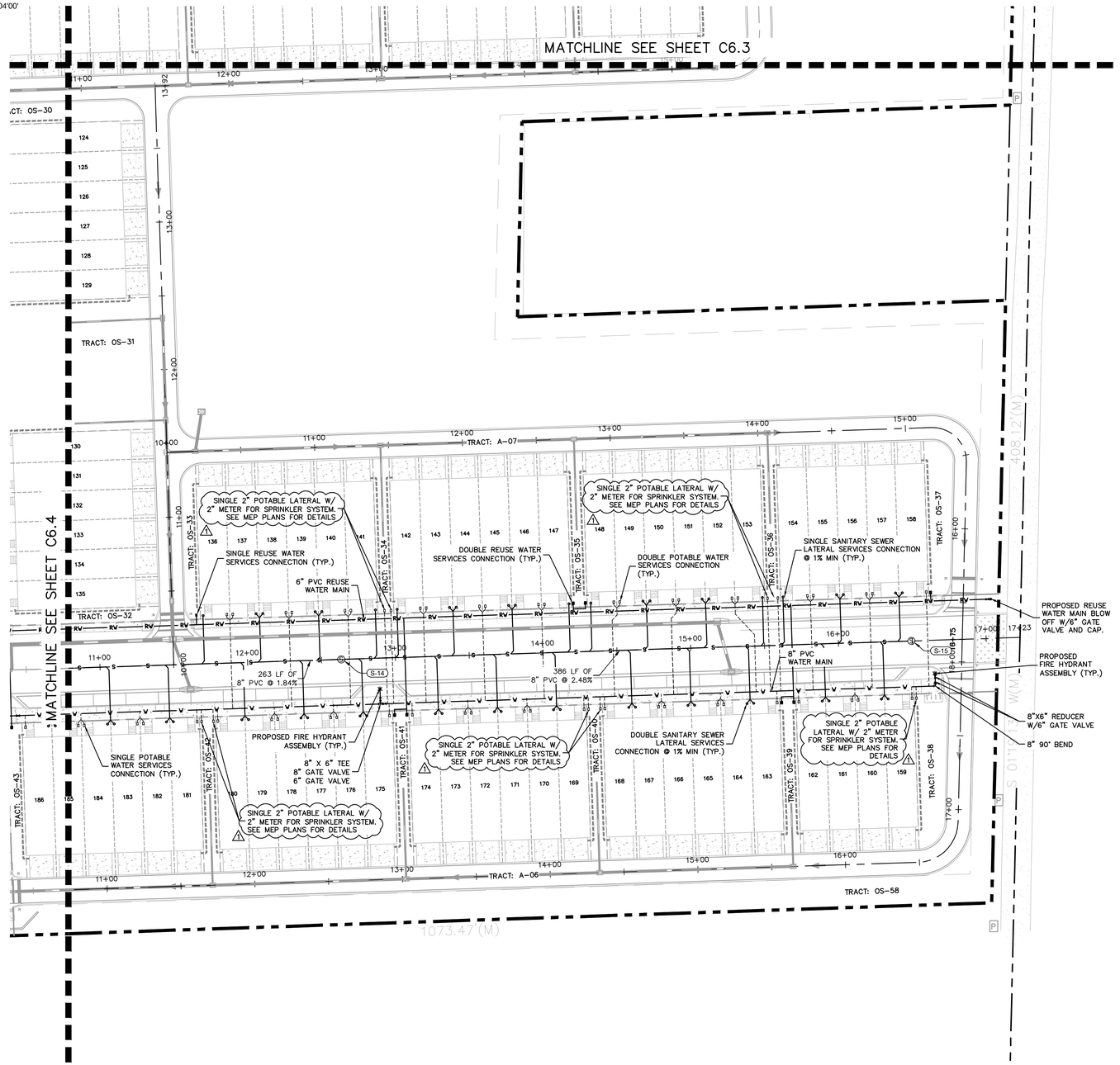

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	ALIGNMENT:
S-14	SANITARY MANHOLE STA:12+63.38 (0.00) TOP: 111.95 E. INV IN: 105.17 (8" PVC) W. INV OUT: 104.98 (8" PVC)	ROAD E
S-15	SANITARY MANHOLE STA:16+49.41 (0.00) TOP: 121.19 W. INV OUT: 114.73 (8" PVC)	ROAD E

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- EXISTING FORCE MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED RECLAIMED WATER LINE
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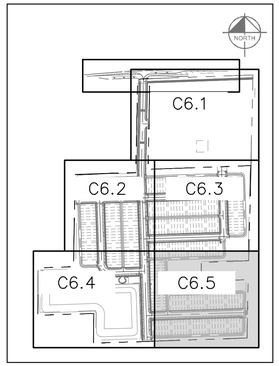

KEY MAP
SCALE: 1" = 500'

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No.	REVISIONS	DATE	BY
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Kimley»Horn

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CERTIFICATION NUMBER & FL P.E. 84906

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

UTILITY PLAN

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.5

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plonsheets - csp\C6.1 UTILITY PLAN.dwg C6.5 UTILITY PLAN May 26, 2026 6:12pm by: Steven.Powers
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Brian S Ashby
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Date: 2026.05.26 19:01:35-04'00'

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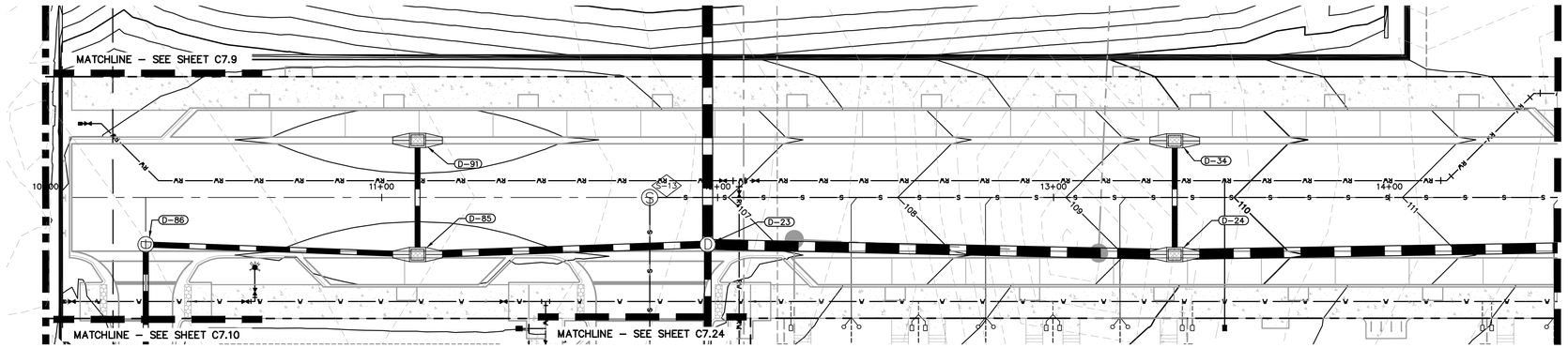

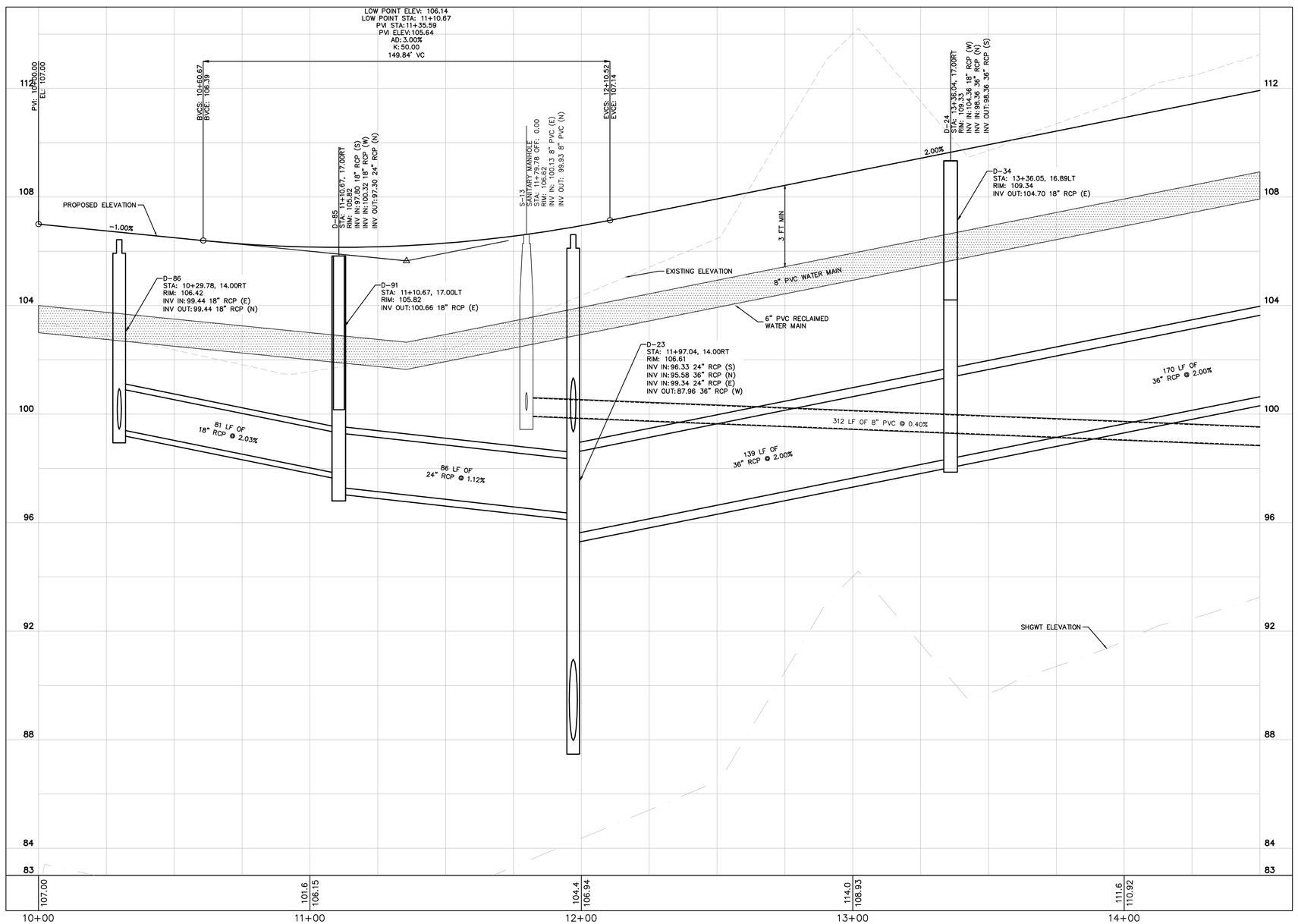

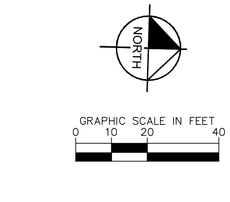

KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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ELECTRONIC SEAL
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CERTIFICATION # & FIRM: 84496

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CHECKED BY BSA

BLVD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
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Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:36-04'00'

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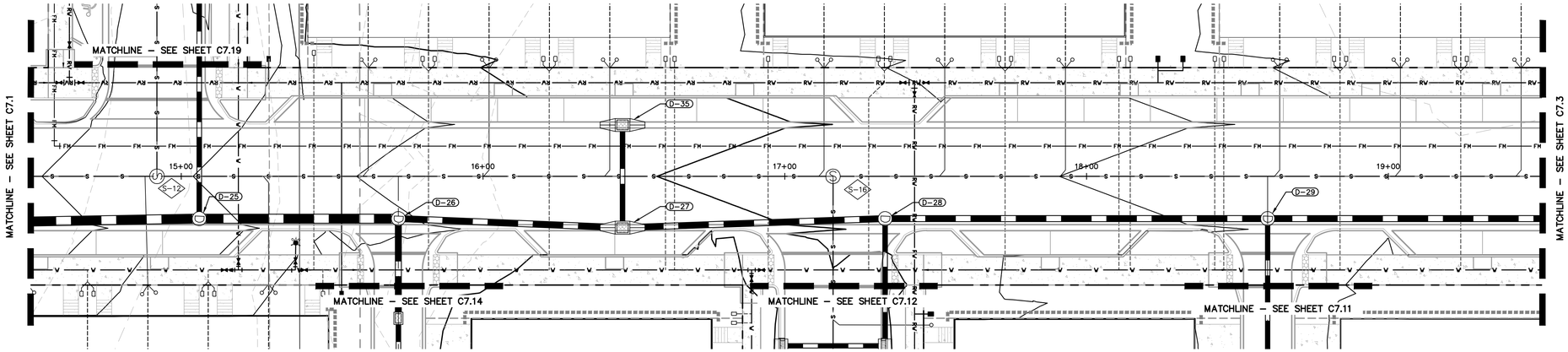
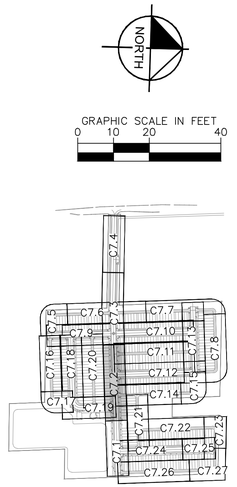
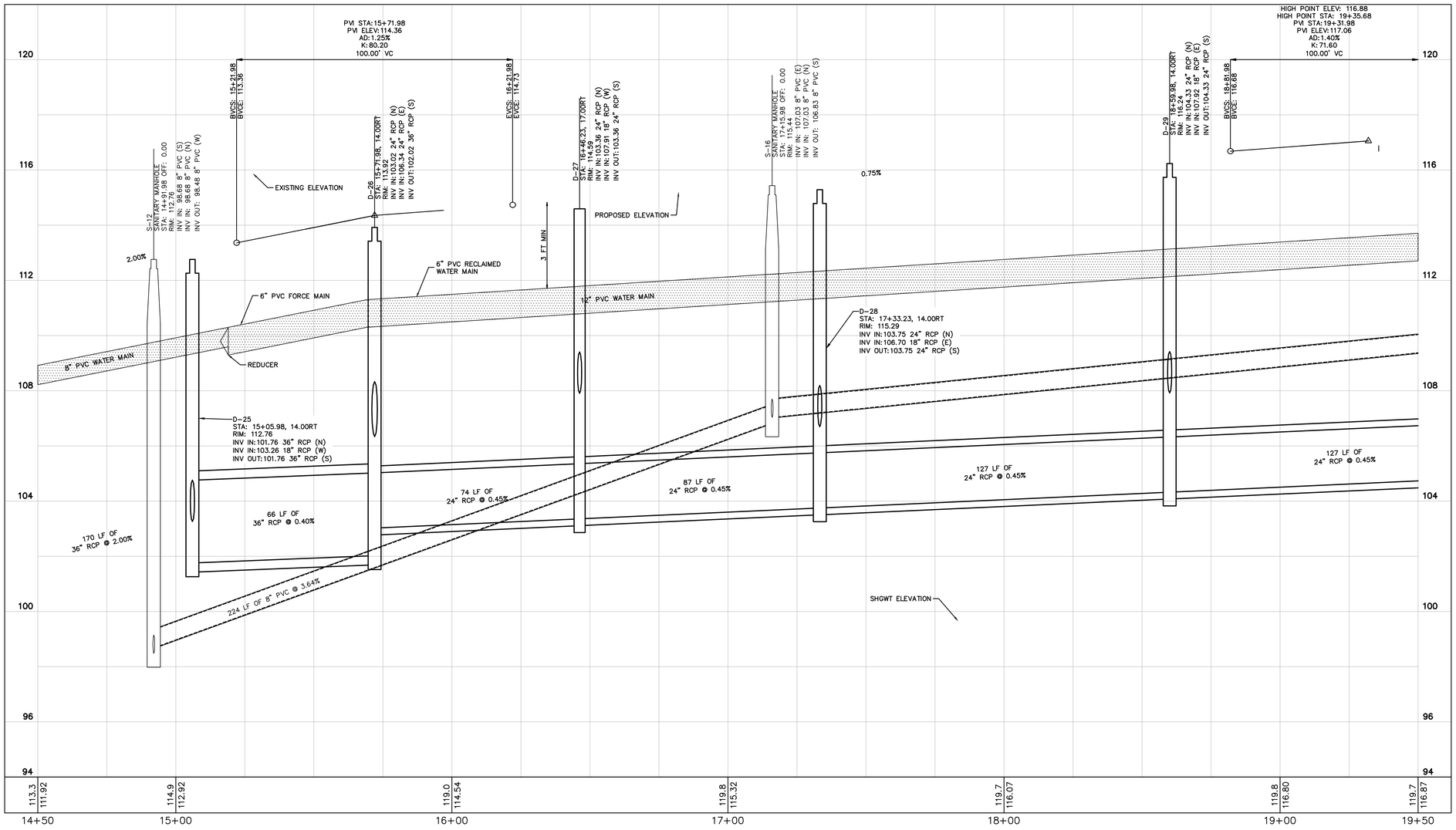




KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-423-4246
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, JR.
LICENSE NO. 84496
STATE OF FLORIDA
ENGINEER
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
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NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

BLVD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.2

Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:38-04'00'

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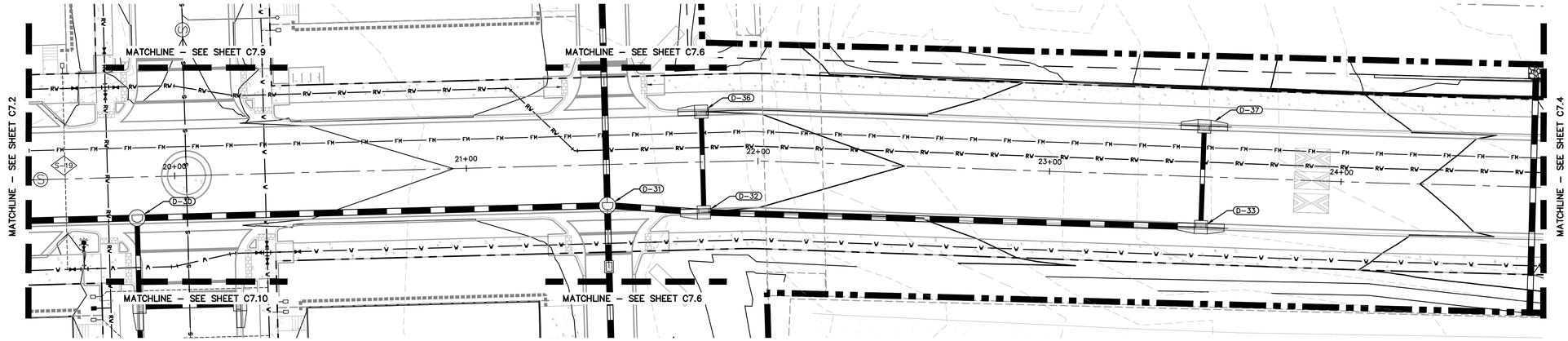
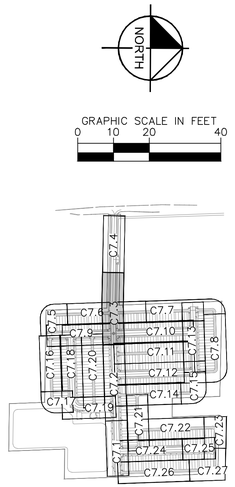
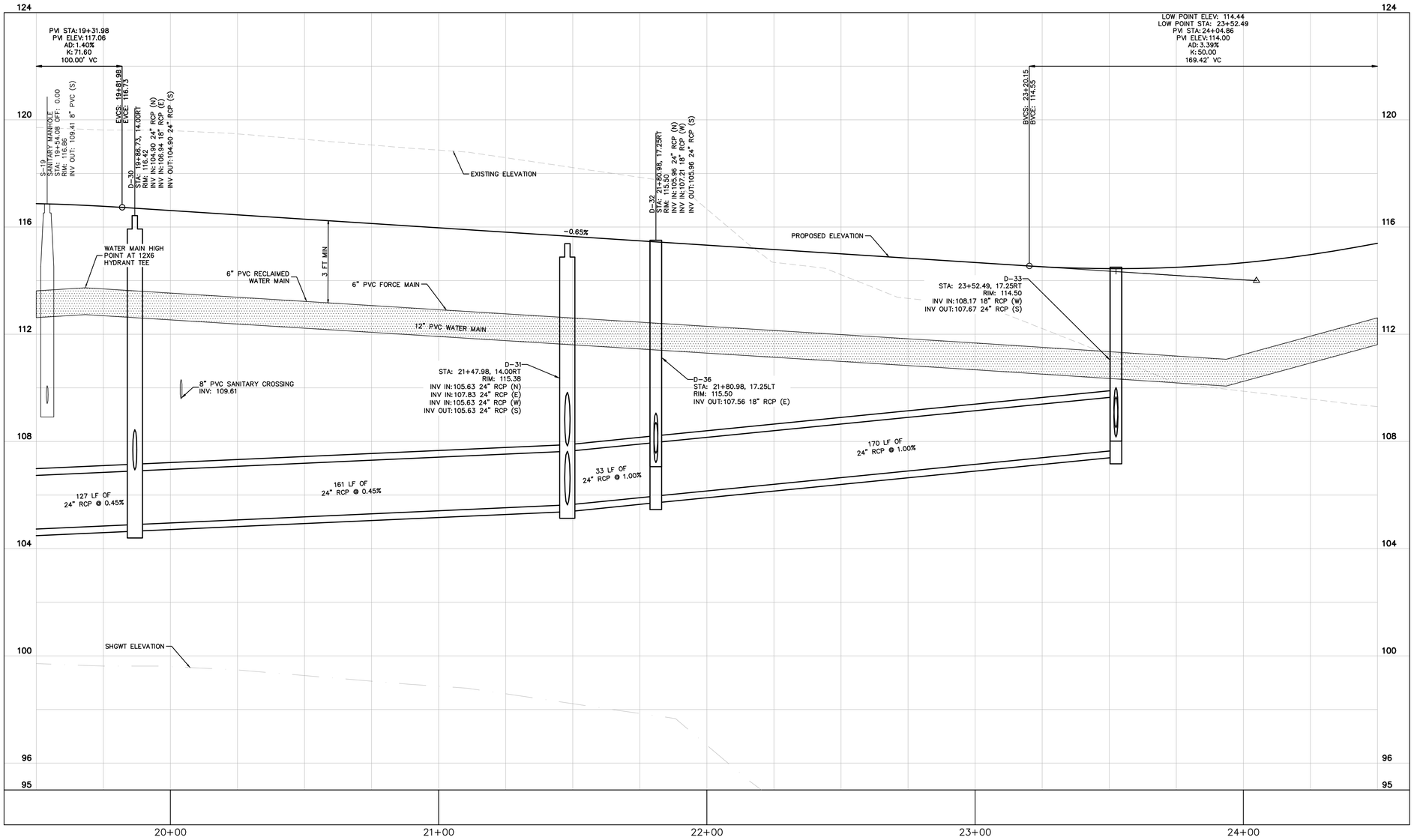




KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER 91495 E. PE. 80496

K-H PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
249490000	AS SHOWN	BJW	SJP	BSA
DATE 05/26/2026				

BLVD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.3

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Date: 2026.05.26 19:01:39-04'00'
Brian S Ashby

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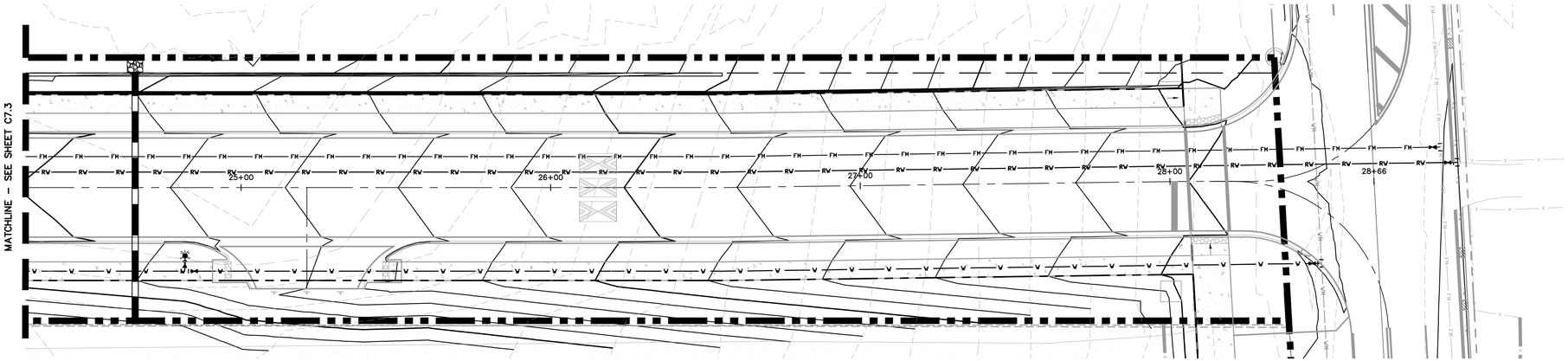



GRAPHIC SCALE IN FEET
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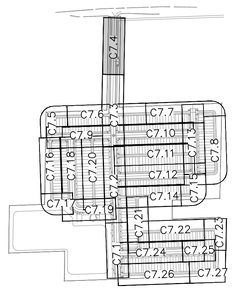
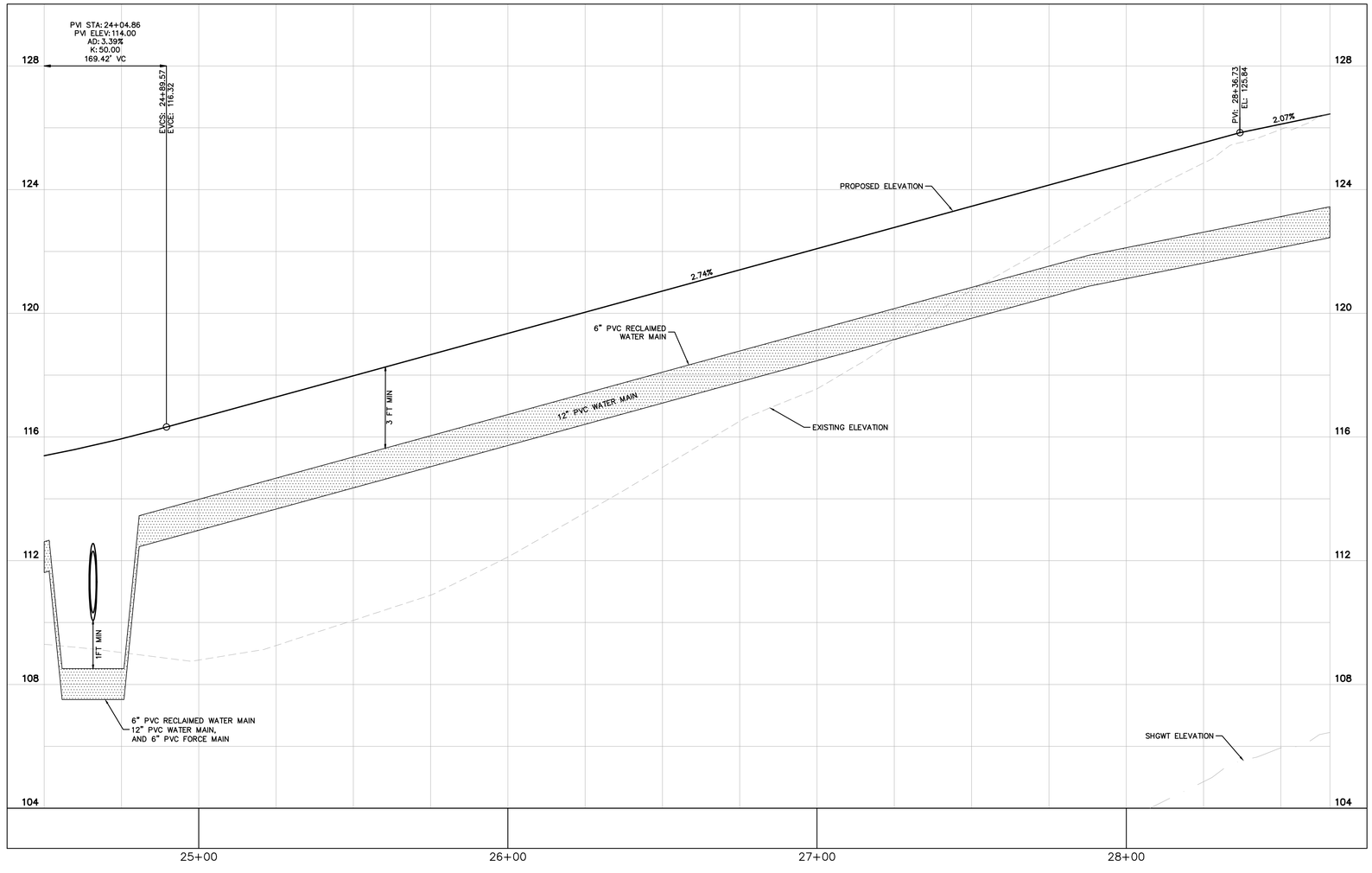


KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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No.	REVISIONS	DATE	BY
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, JR/ST, PE LICENSE, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: P.E. NO. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

BLVD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.4

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Date: 2026.05.26 19:01:41-04'00'

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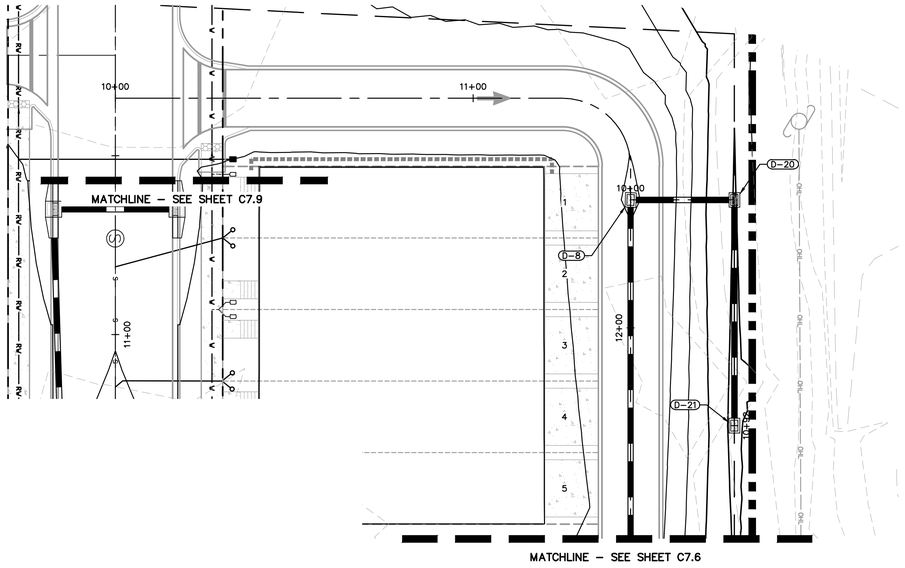

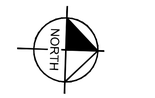

GRAPHIC SCALE IN FEET
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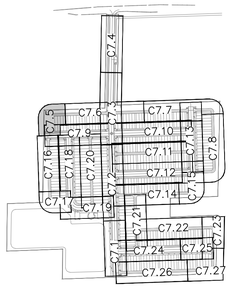
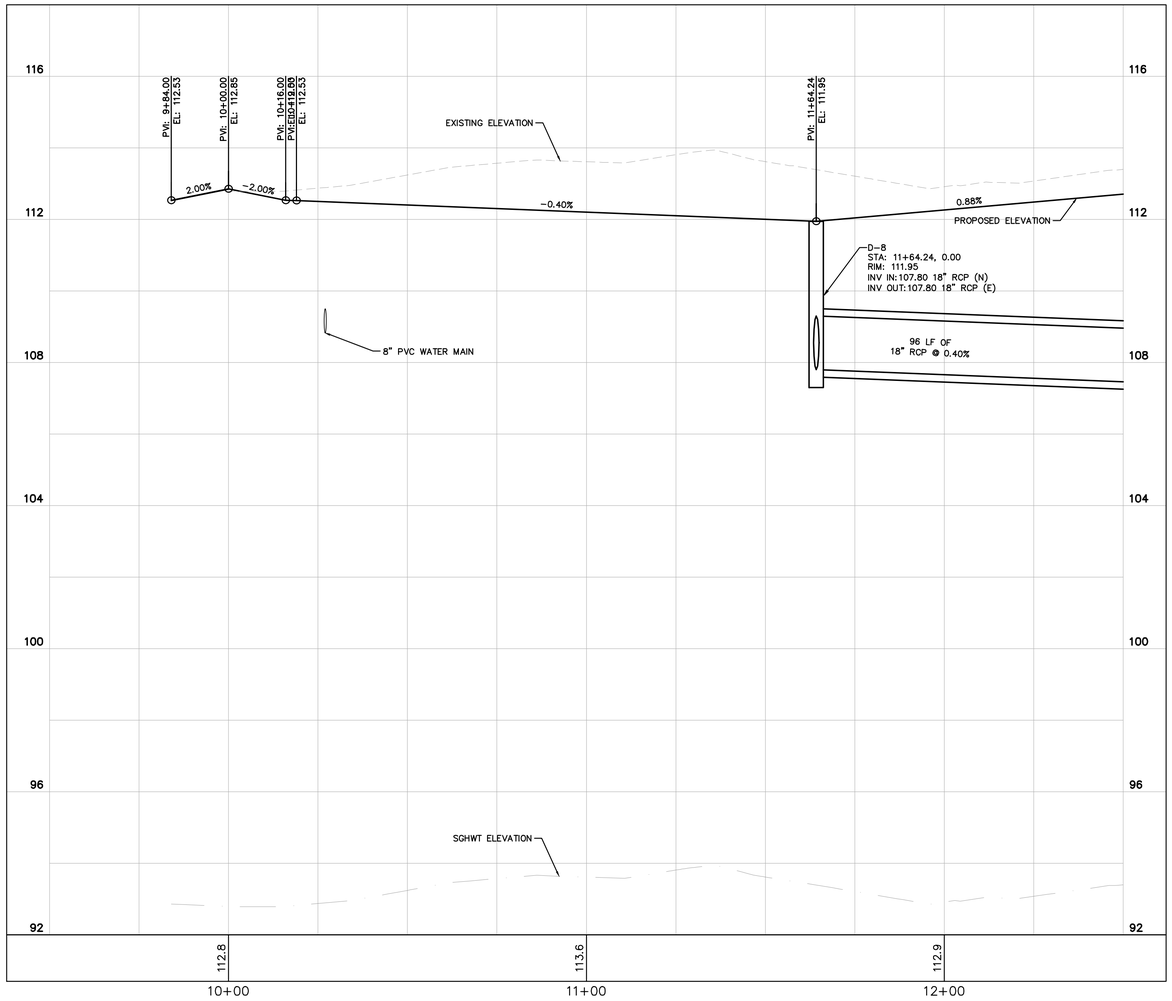
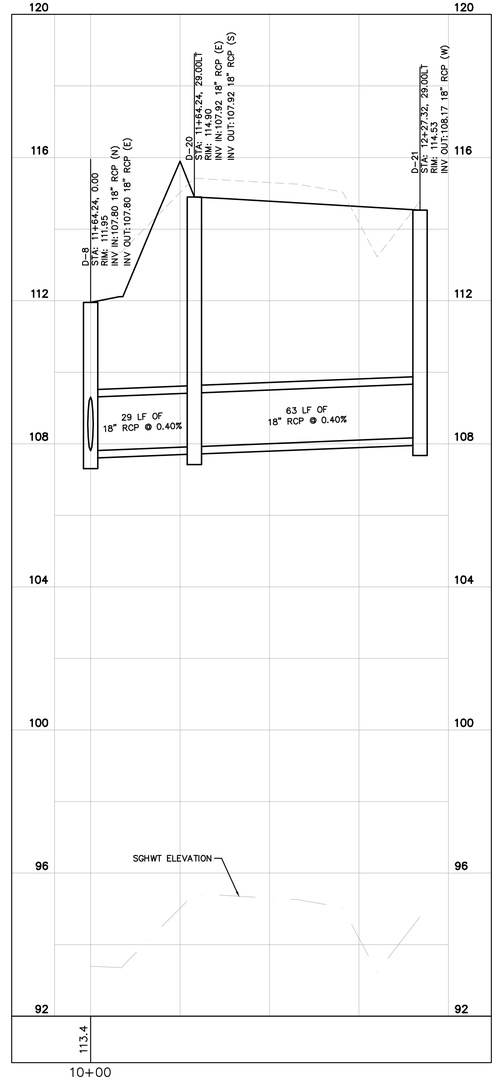
GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL



KEY MAP
SCALE: 1" = 500'





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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
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LICENSE/REGISTRATION #: FL PE 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY ABC PLAN & PROFILE

CHANDLER ROW

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C7.5

Brian S Ashby
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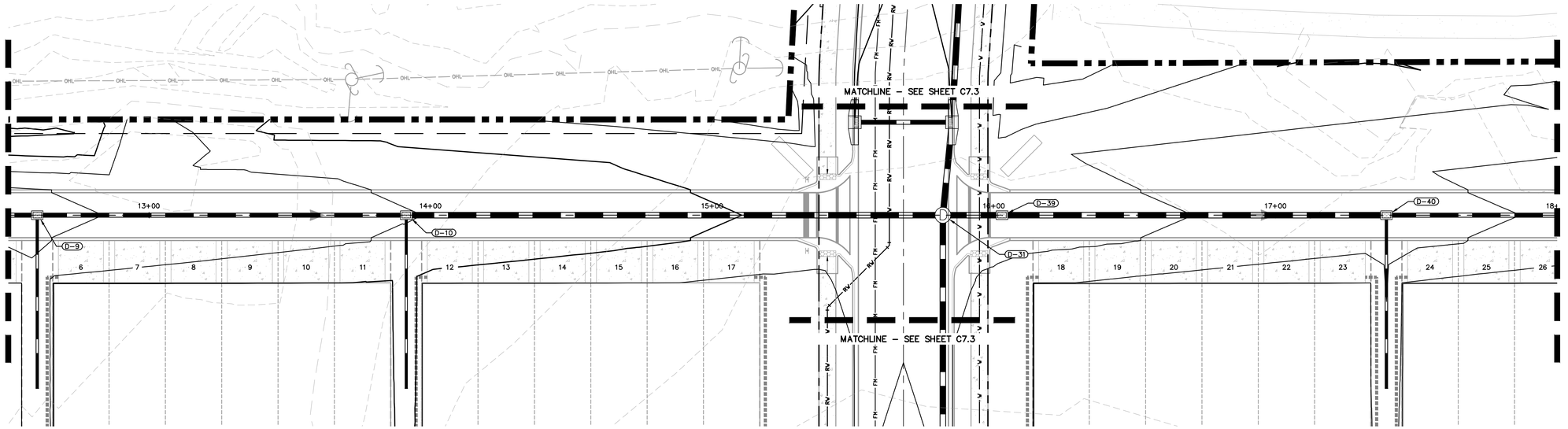
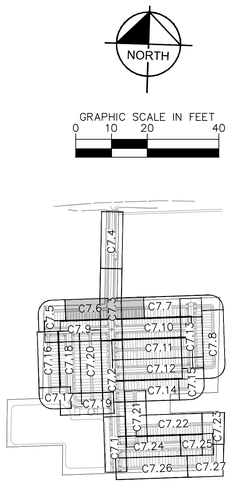
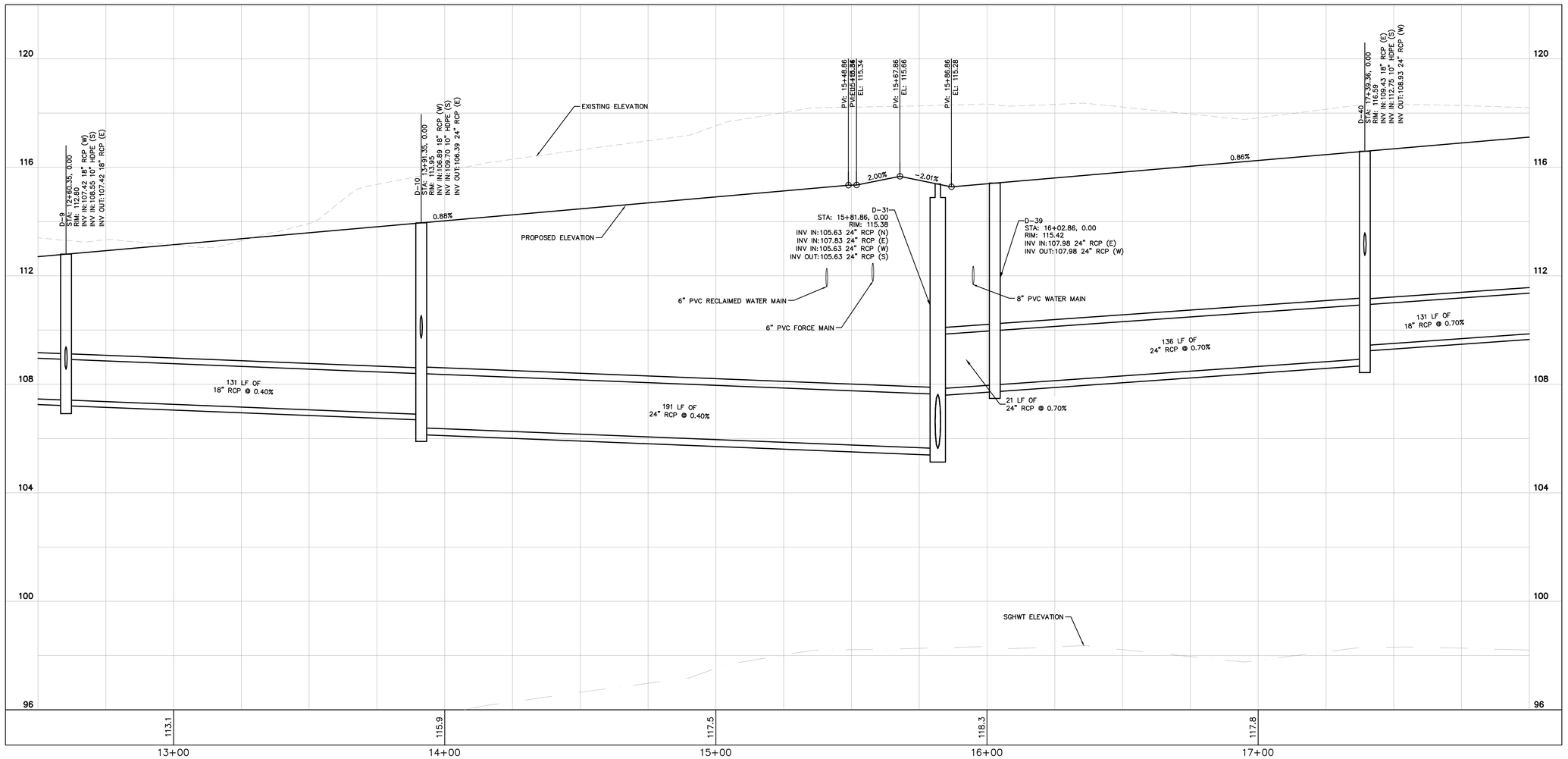




KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
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811 Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
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STATE OF FLORIDA SEAL
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 84494

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY ABC PLAN & PROFILE

CHANDLER ROW

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C7.6

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Brian S Ashby Date: 2026.05.26 19:01:43-04'00'

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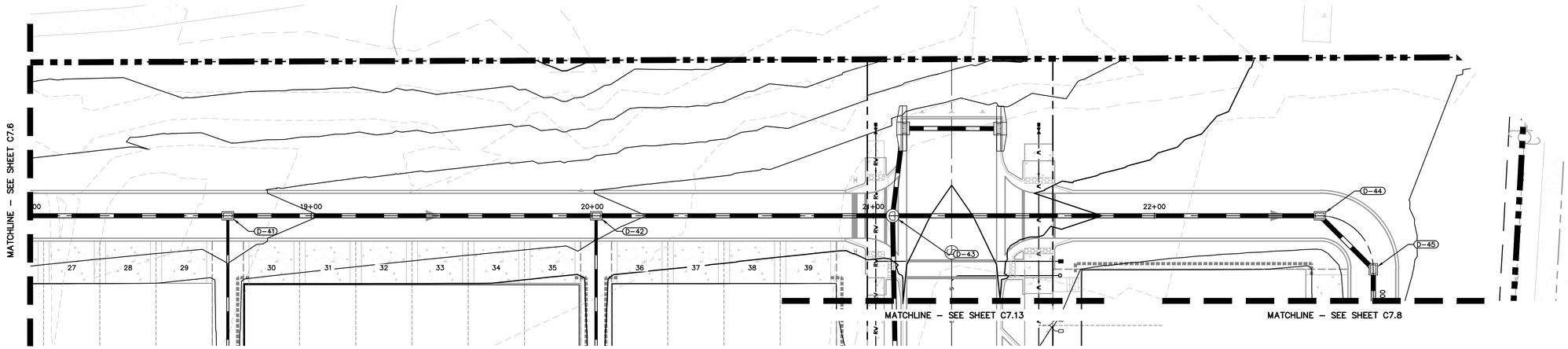



GRAPHIC SCALE IN FEET
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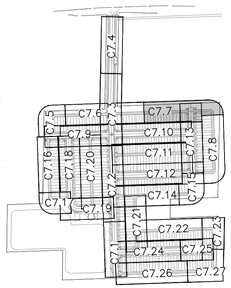
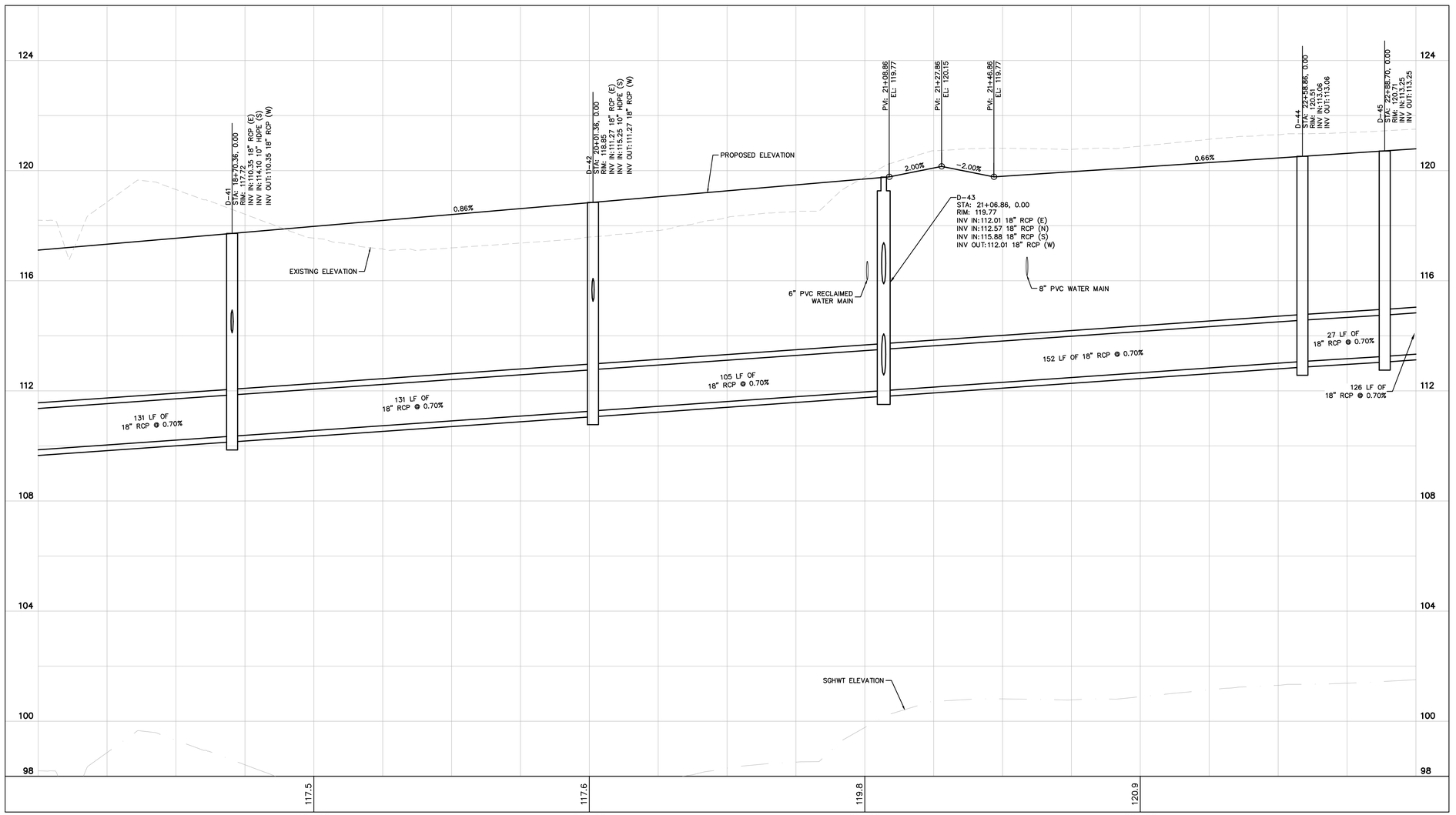


KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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811 Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
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PHONE: 407-659-2433
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

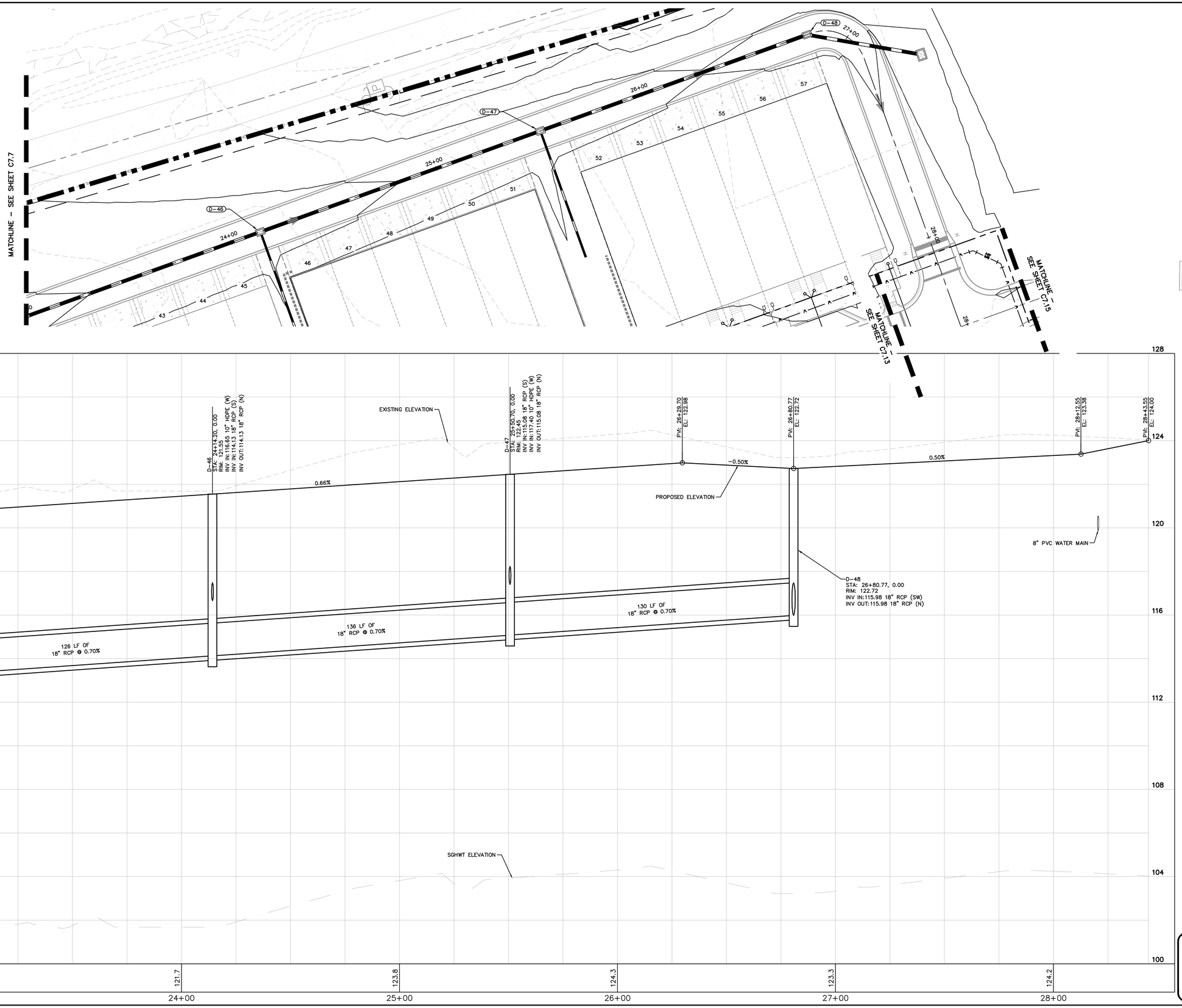
ALLEY ABC PLAN & PROFILE

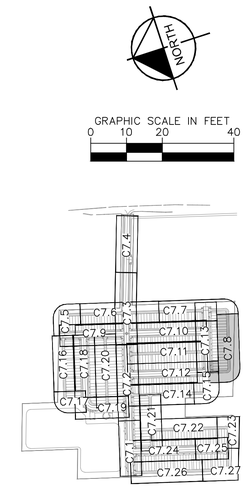
CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.7

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:45-04'00'





KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
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811 Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-602-0423
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ALLEY ABC PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

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Date: 2026.05.26 19:01:47-04'00'
Brian S Ashby

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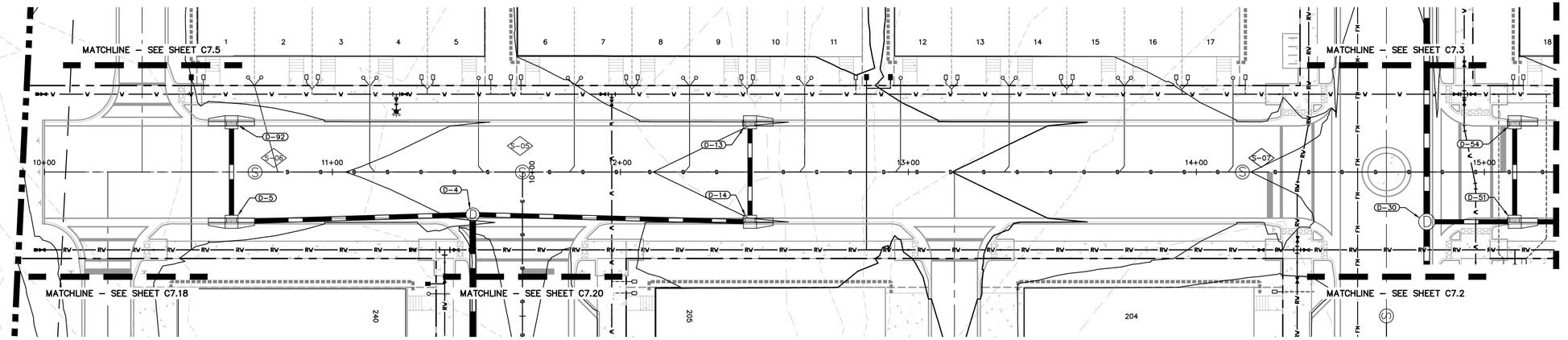
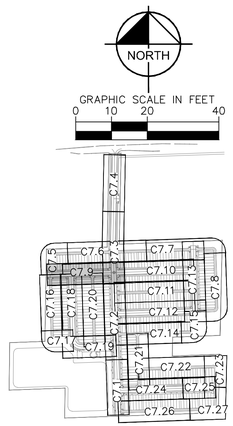
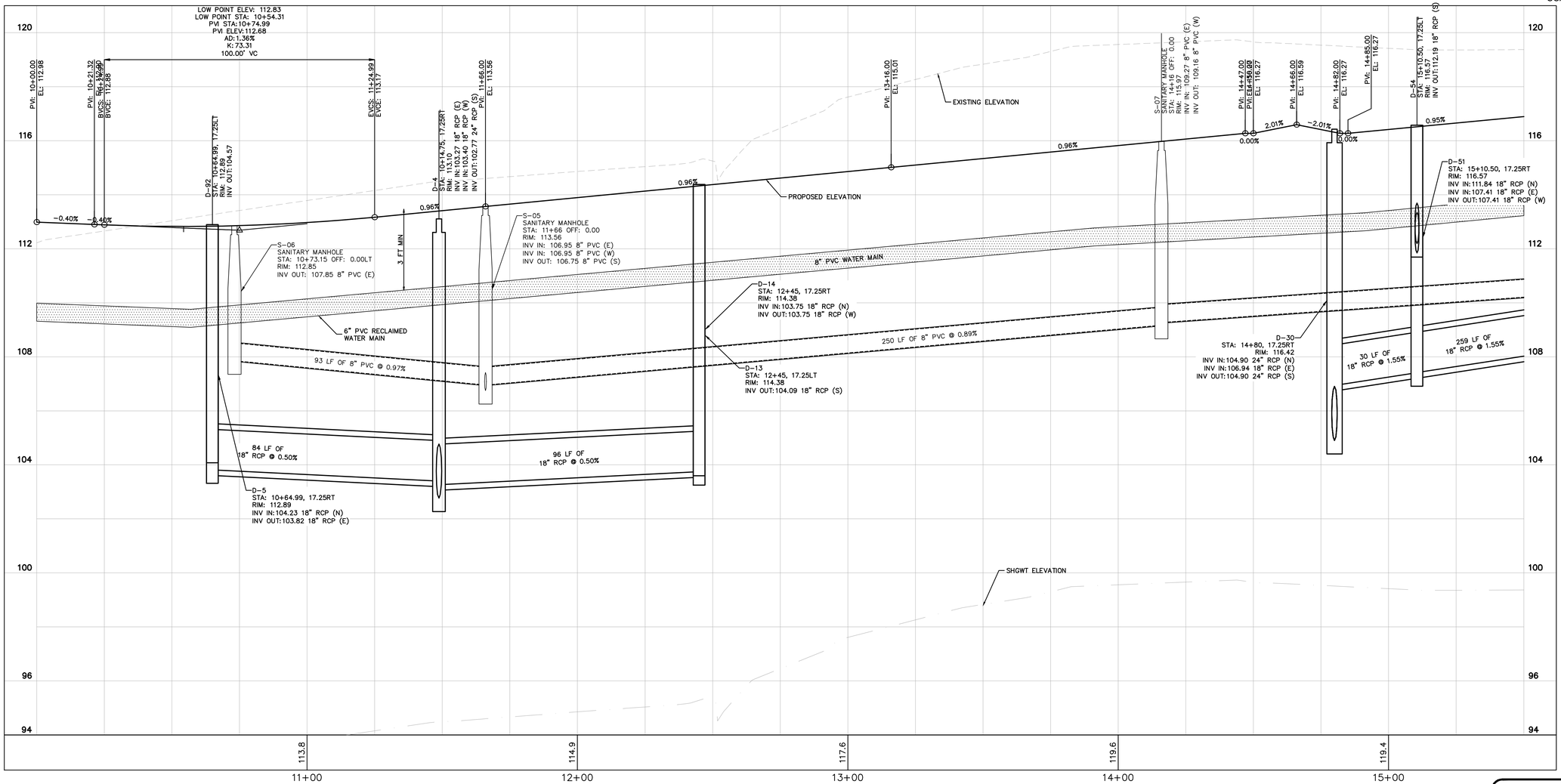




KEY MAP
SCALE: 1" = 500'



0 1 2 4
VERTICAL

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-623-4323
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
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NAME: BRIAN S. ASHBY
LICENSE NUMBER 84906 P.E. OR #####

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ROAD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.9

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:48-04'00'

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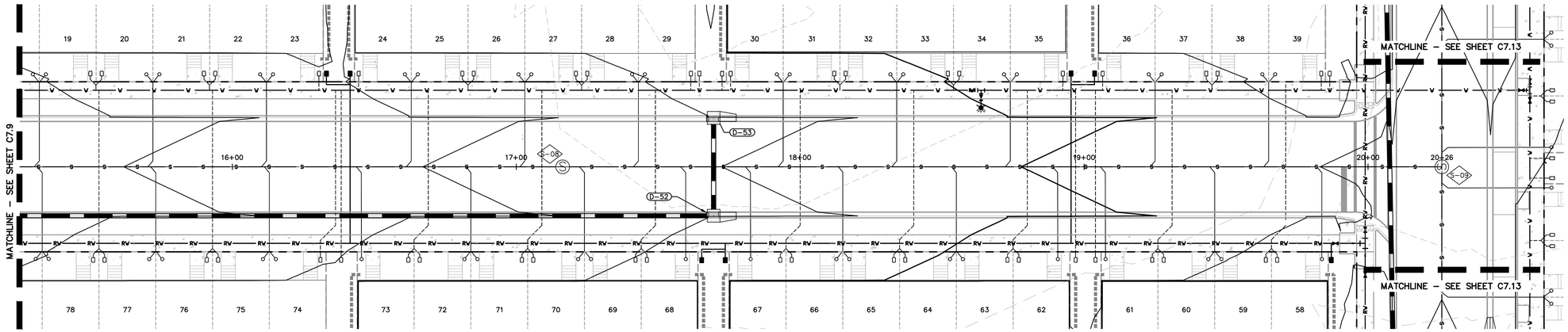
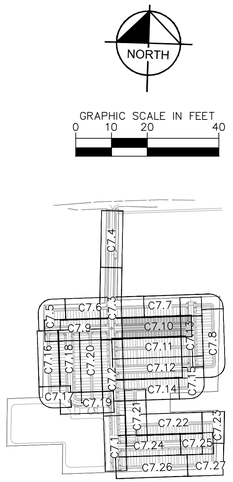
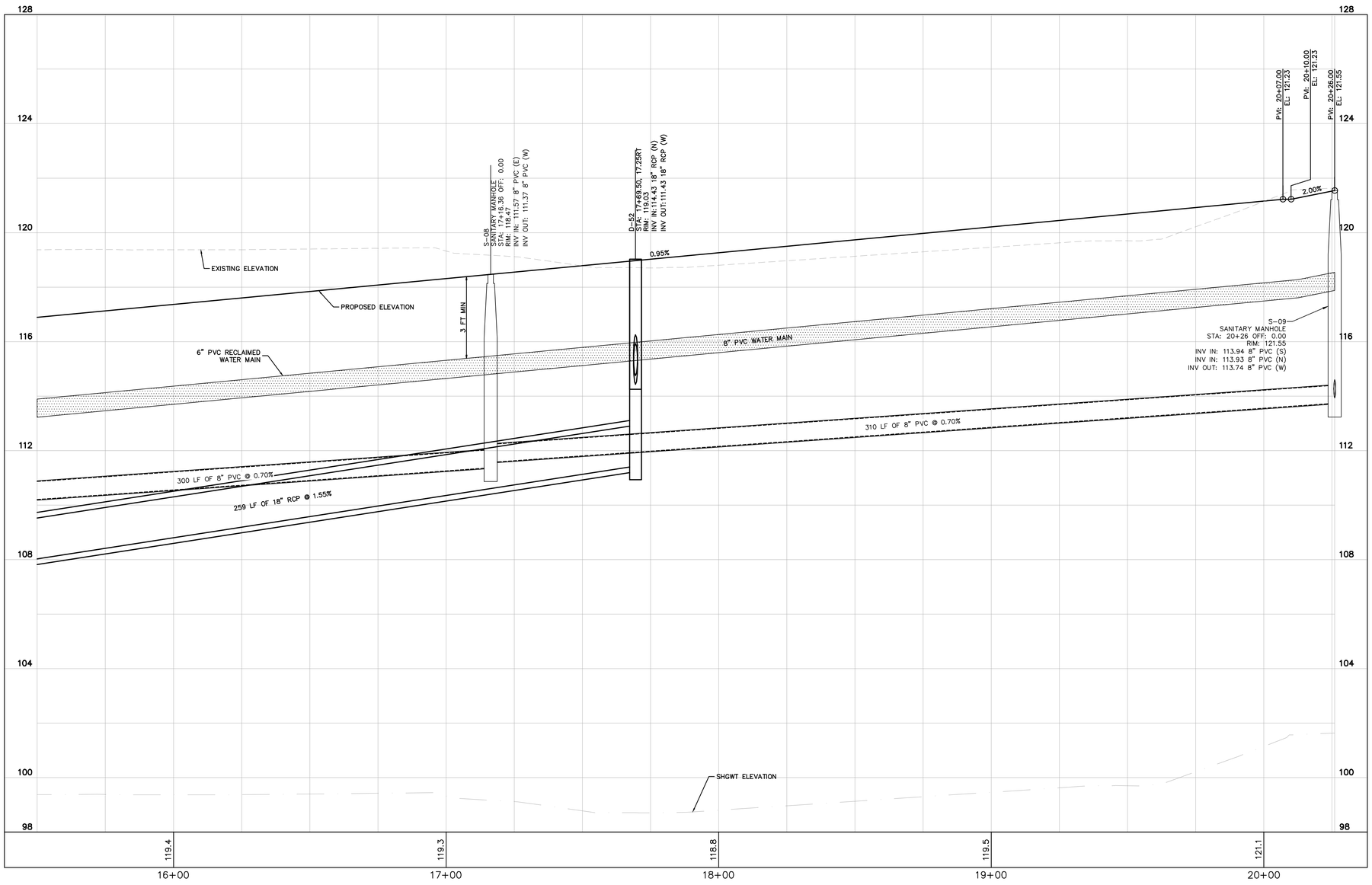




KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
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811 Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ROAD A PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.10

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Date: 2026.05.26 19:01:50-04'00'
Brian S Ashby

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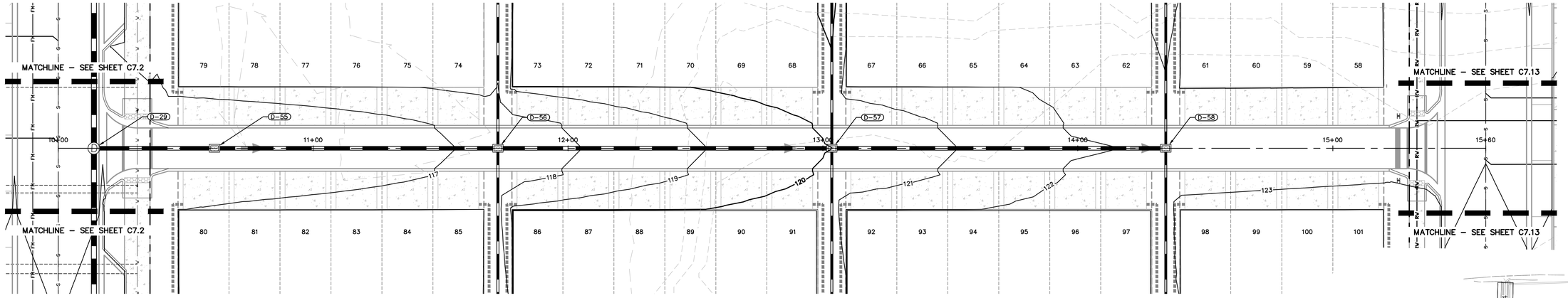
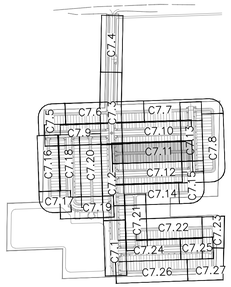


CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
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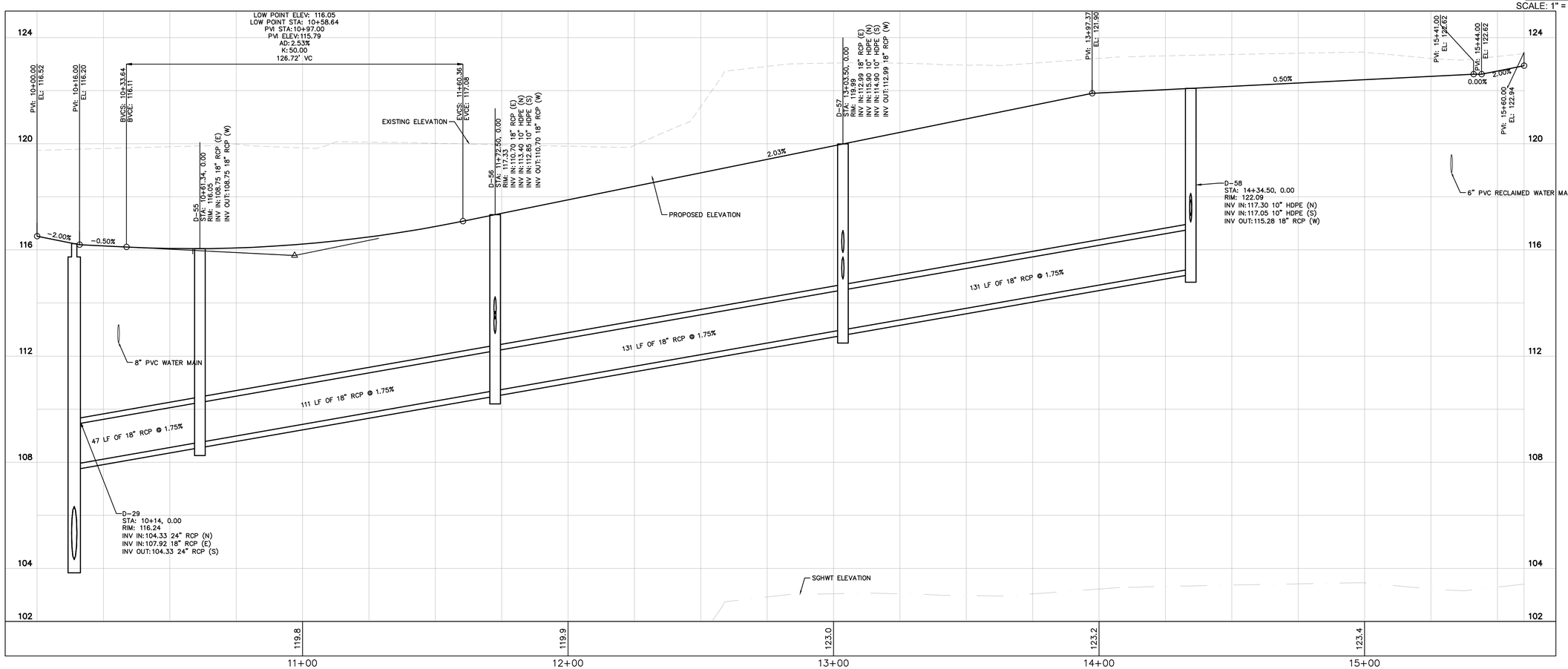
HORIZONTAL

0 1 2 4
VERTICAL



No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-622-2423
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STATE OF FLORIDA SEAL
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NAME: BRIAN S. ASHBY
LICENSE NUMBER: FLORIDA P.E. NO. 84906

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

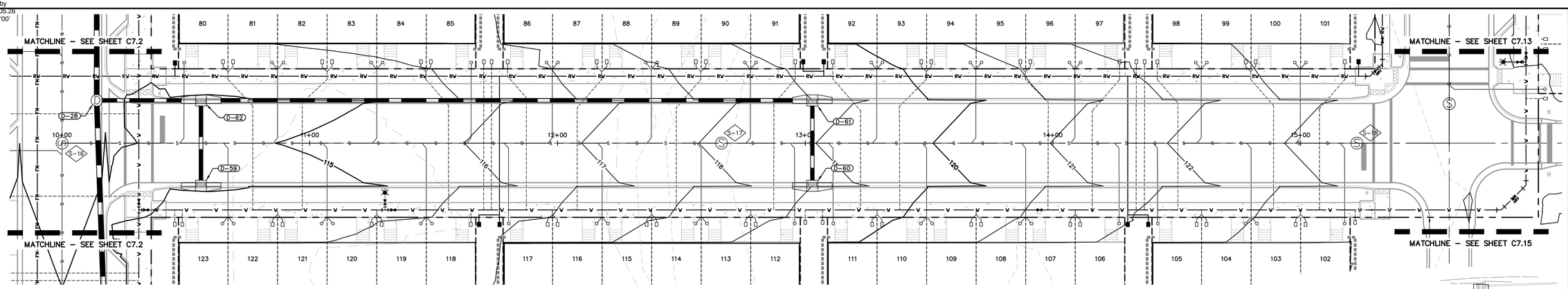
ALLEY F PLAN & PROFILE

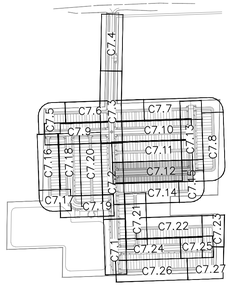
CHANDLER ROW

CITY OF APOPKA FLORIDA

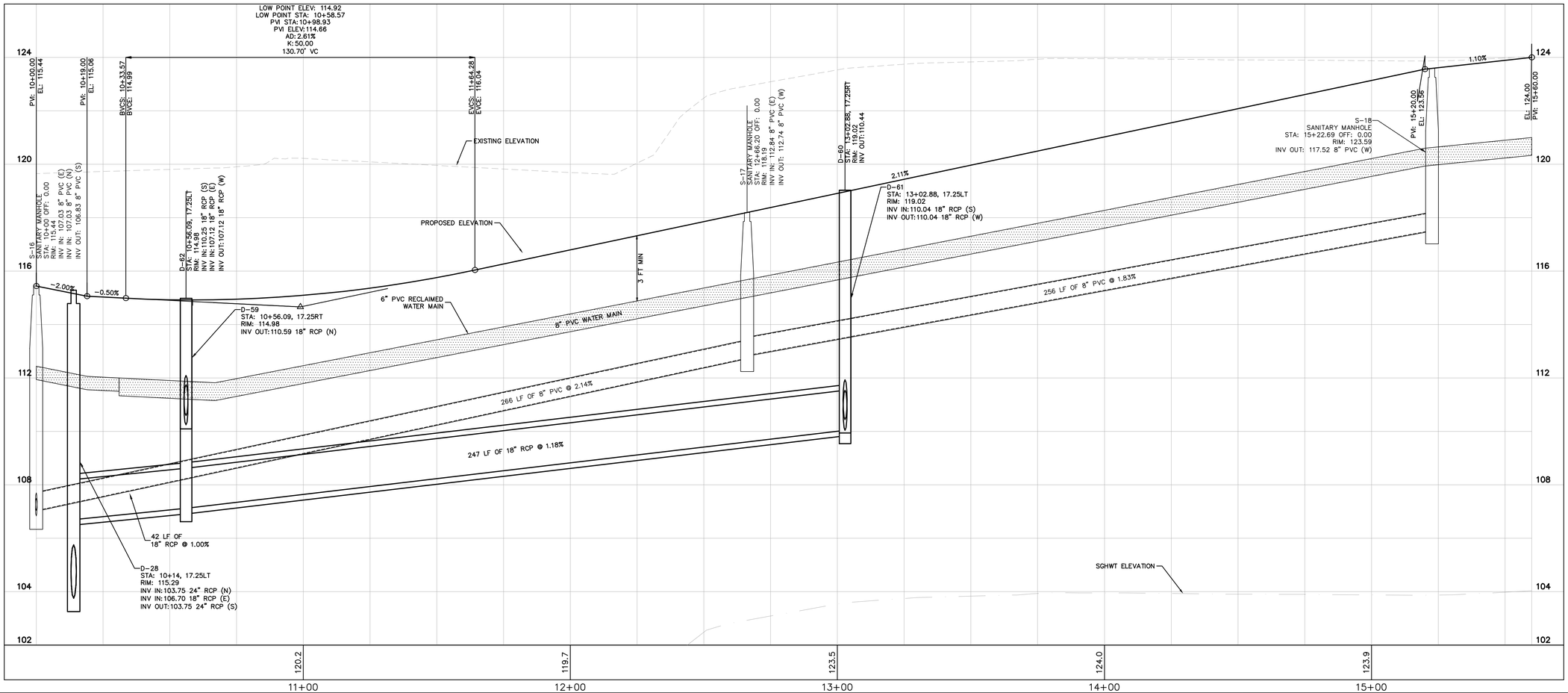
SHEET NUMBER
C7.11

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:01:51-04'00'





KEY MAP
SCALE: 1" = 500'



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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ROAD C PLAN & PROFILE

CHANDLER ROW

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SHEET NUMBER
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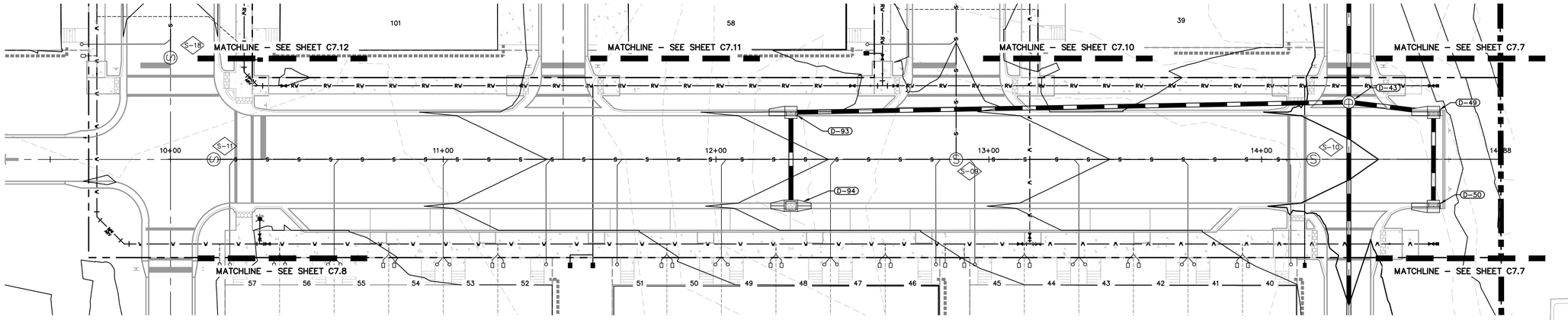
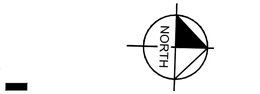
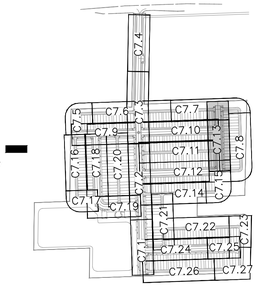
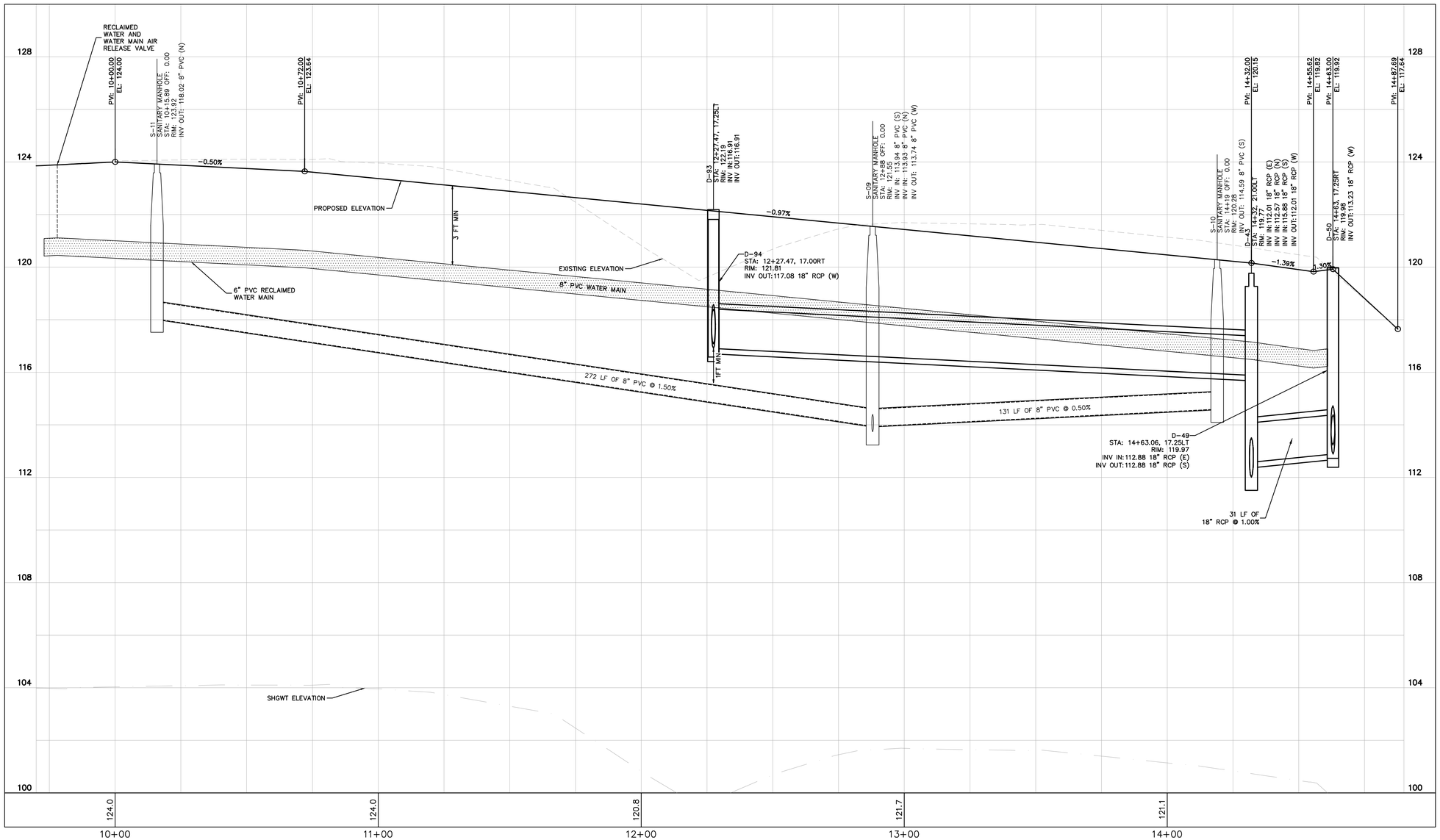






KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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No.	REVISIONS	DATE	BY
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LICENSE/REGISTRATION #: E-81,806

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DATE	05/26/2026
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ROAD D PLAN & PROFILE

CHANDLER ROW

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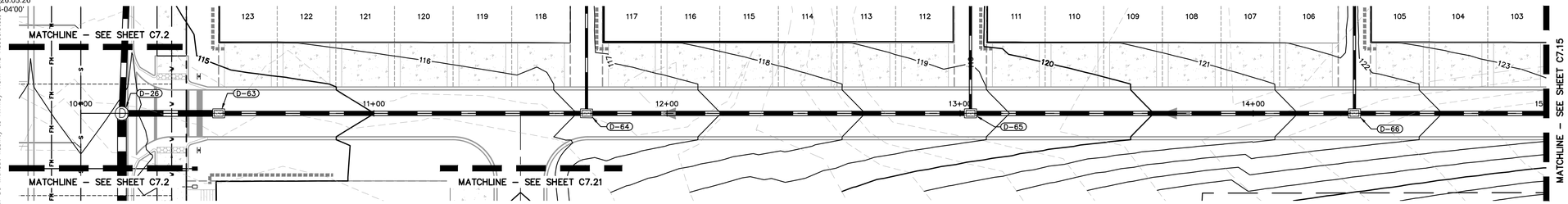

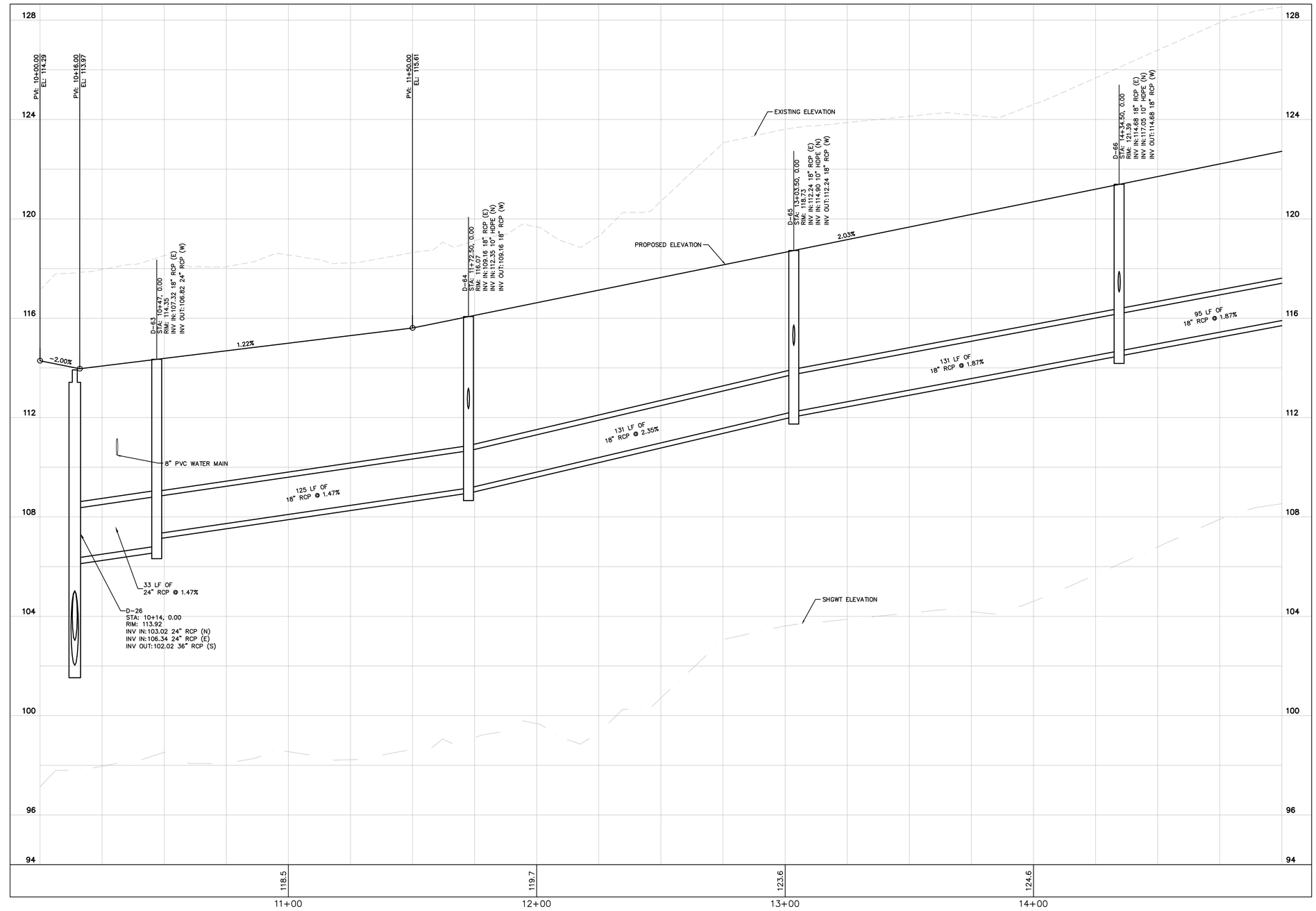

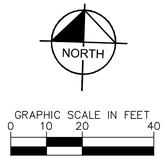

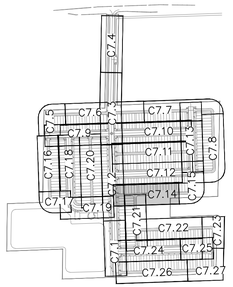

KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ALLEY G PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

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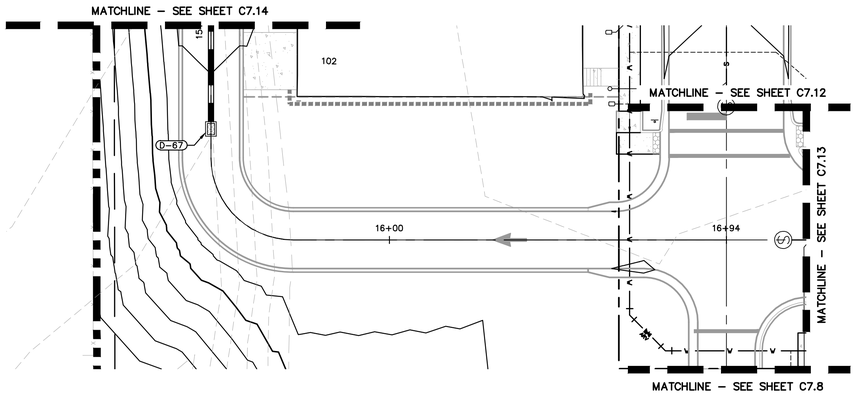

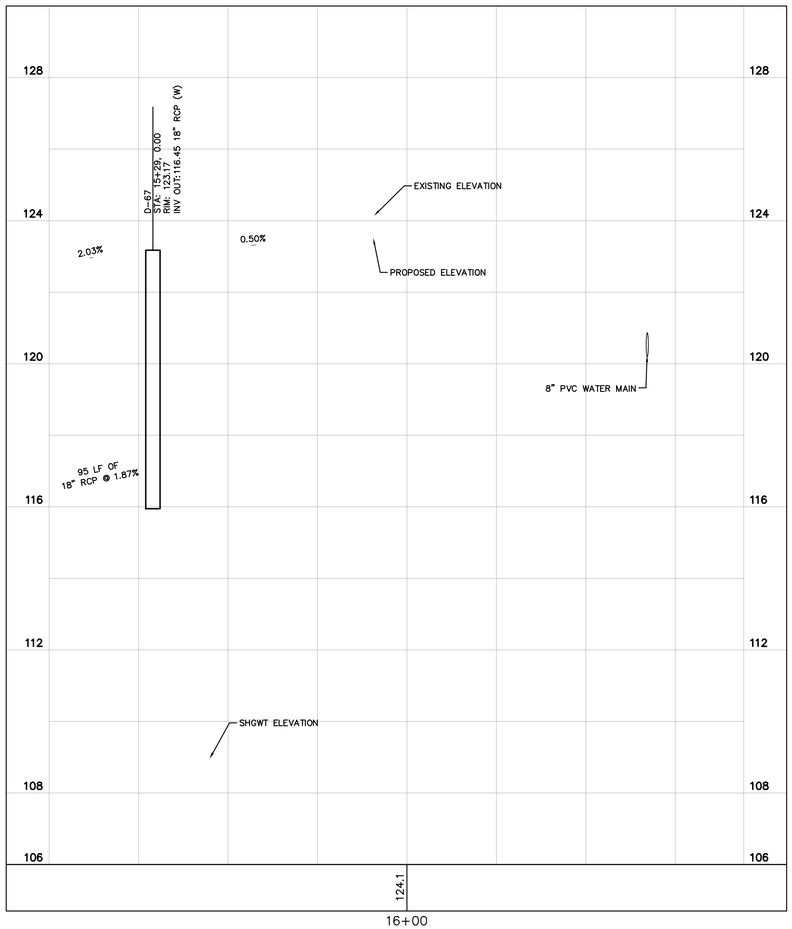

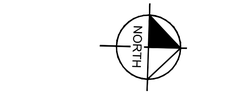

GRAPHIC SCALE IN FEET
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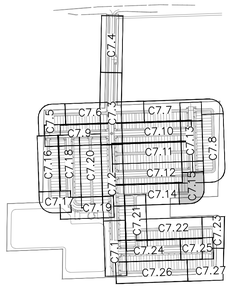

KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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No.	REVISIONS	DATE	BY
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, JR/ST. PT. ENGINEER, PROFESSIONAL ENGINEER, LICENSE NO. 84906
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NAME: BRIAN S. ASHBY
CERTIFICATE OF AUTHORIZATION #: FLIFE 806595

K-H PROJECT	
249490000	
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY G PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.15

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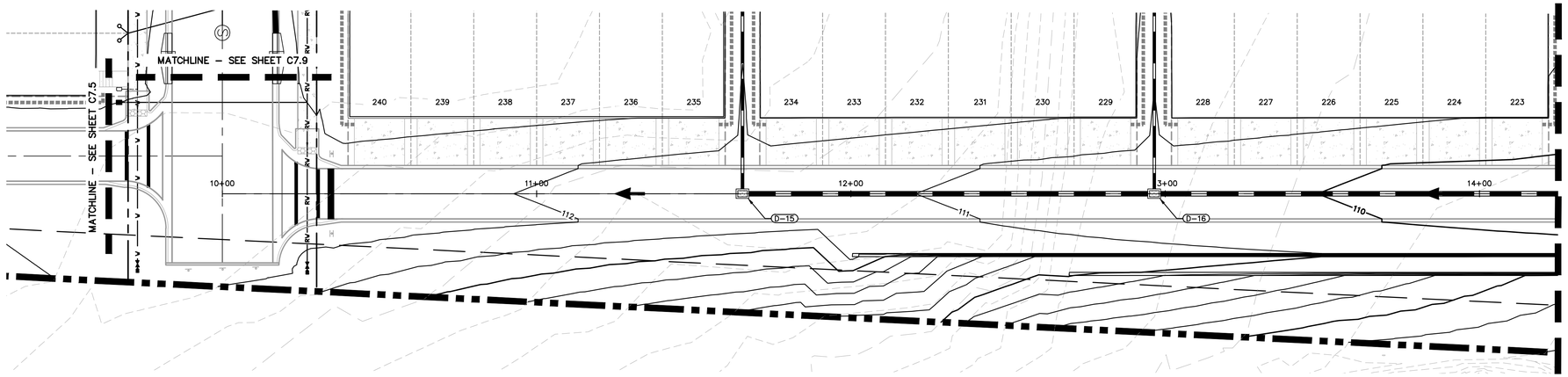

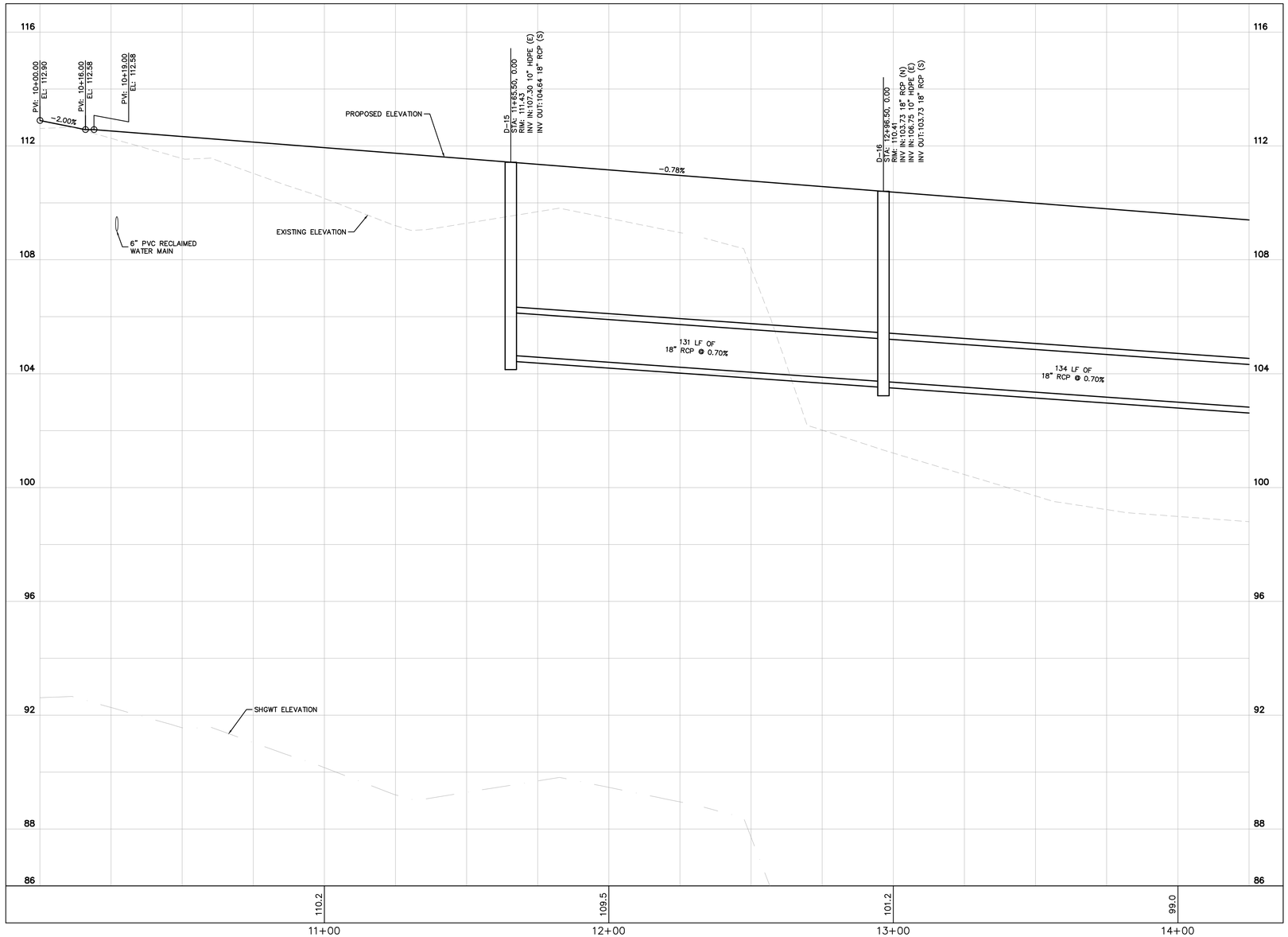

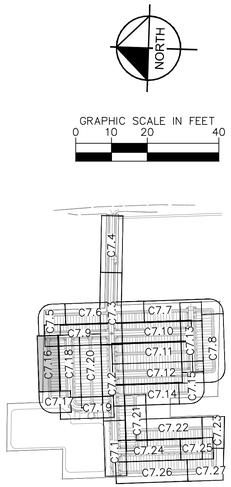

KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, JR/ST. ET. ENGINEER, PROFESSIONAL ENGINEER, LICENSE NO. 84496
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K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY D PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.16

Brian S Ashby
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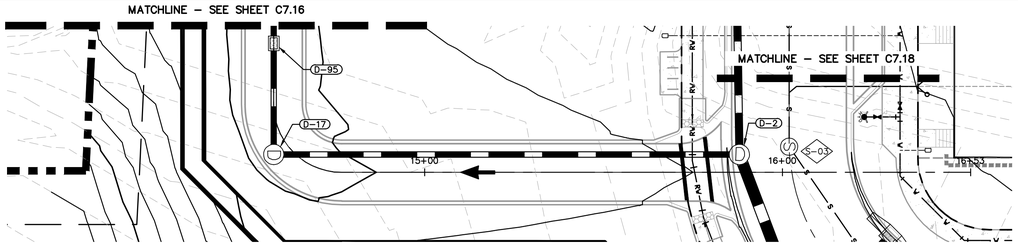
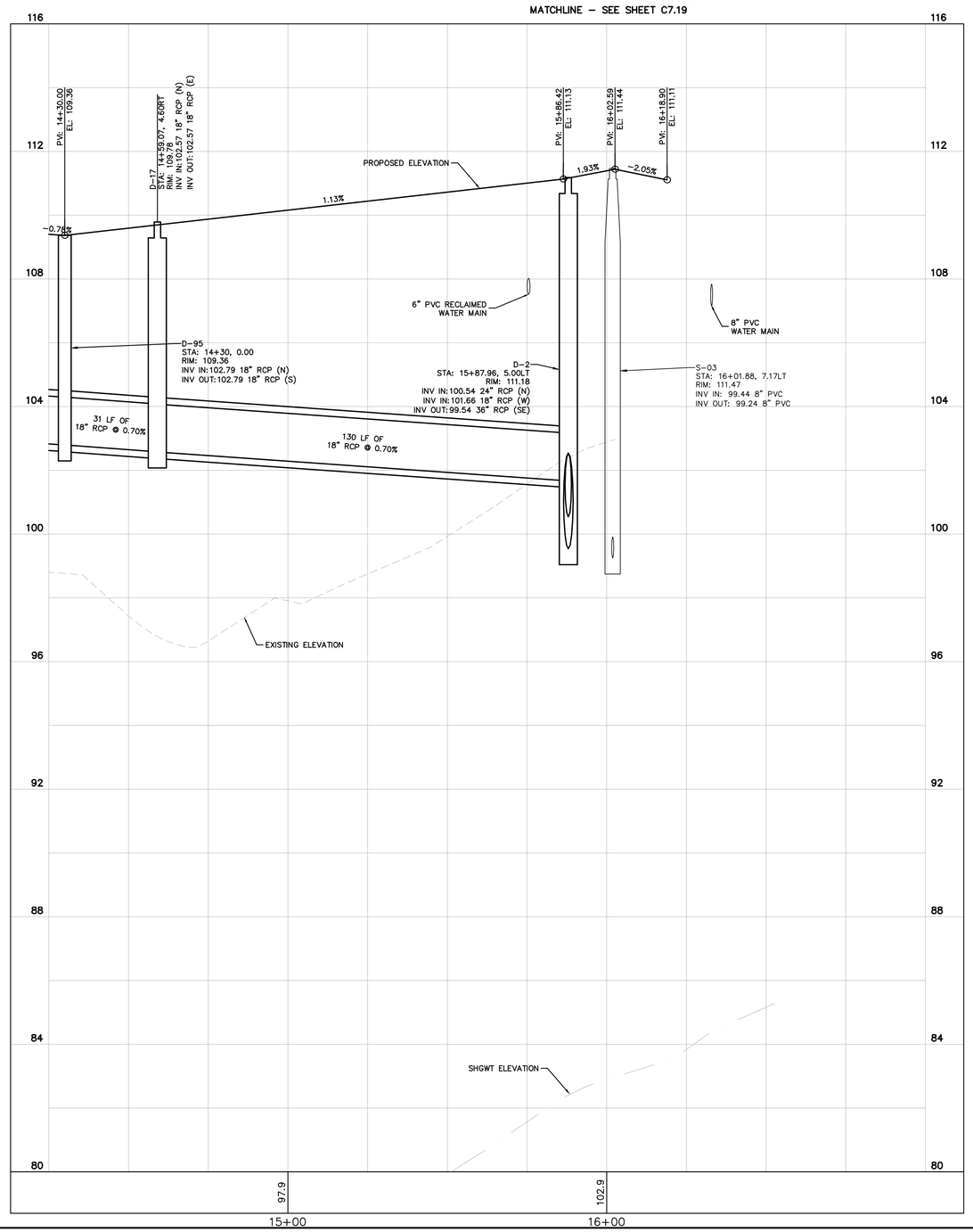
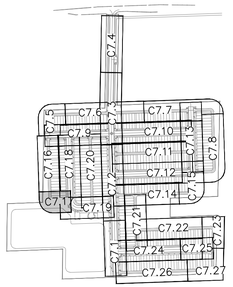


MATCHLINE – SEE SHEET C7.19





KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-602-0423
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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ALLEY D PLAN & PROFILE

CHANDLER ROW

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Brian S Ashby
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Date: 2026.05.26 19:01:58-04'00'

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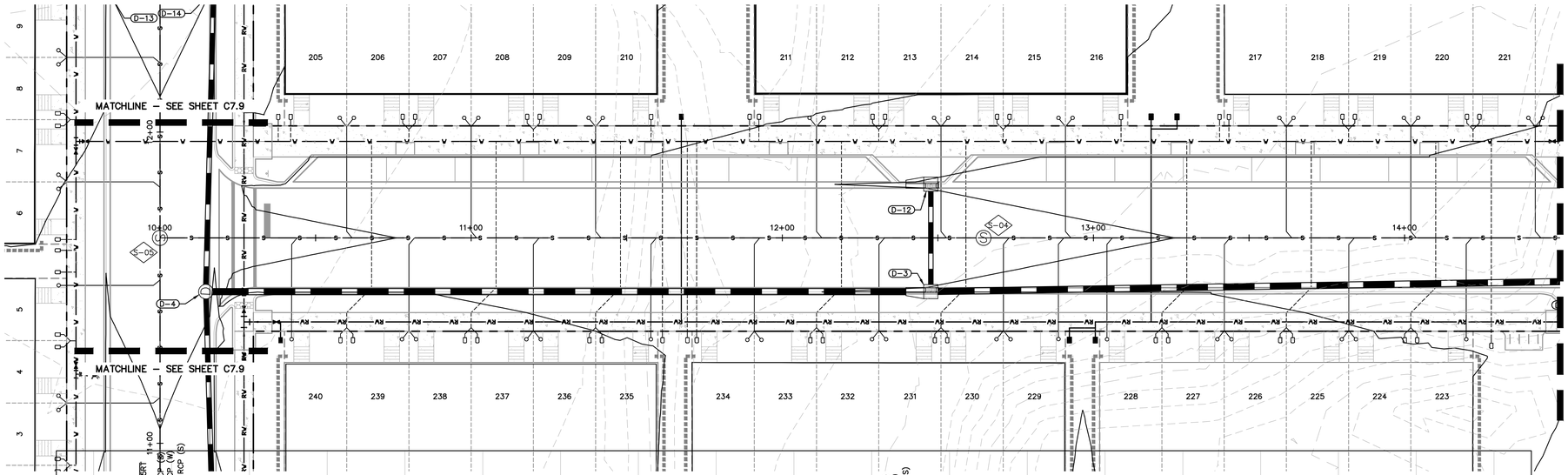
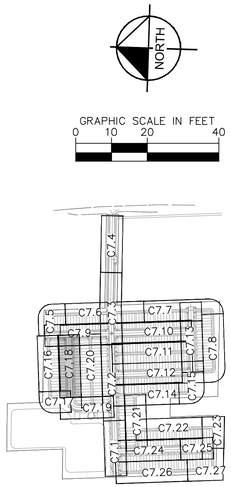
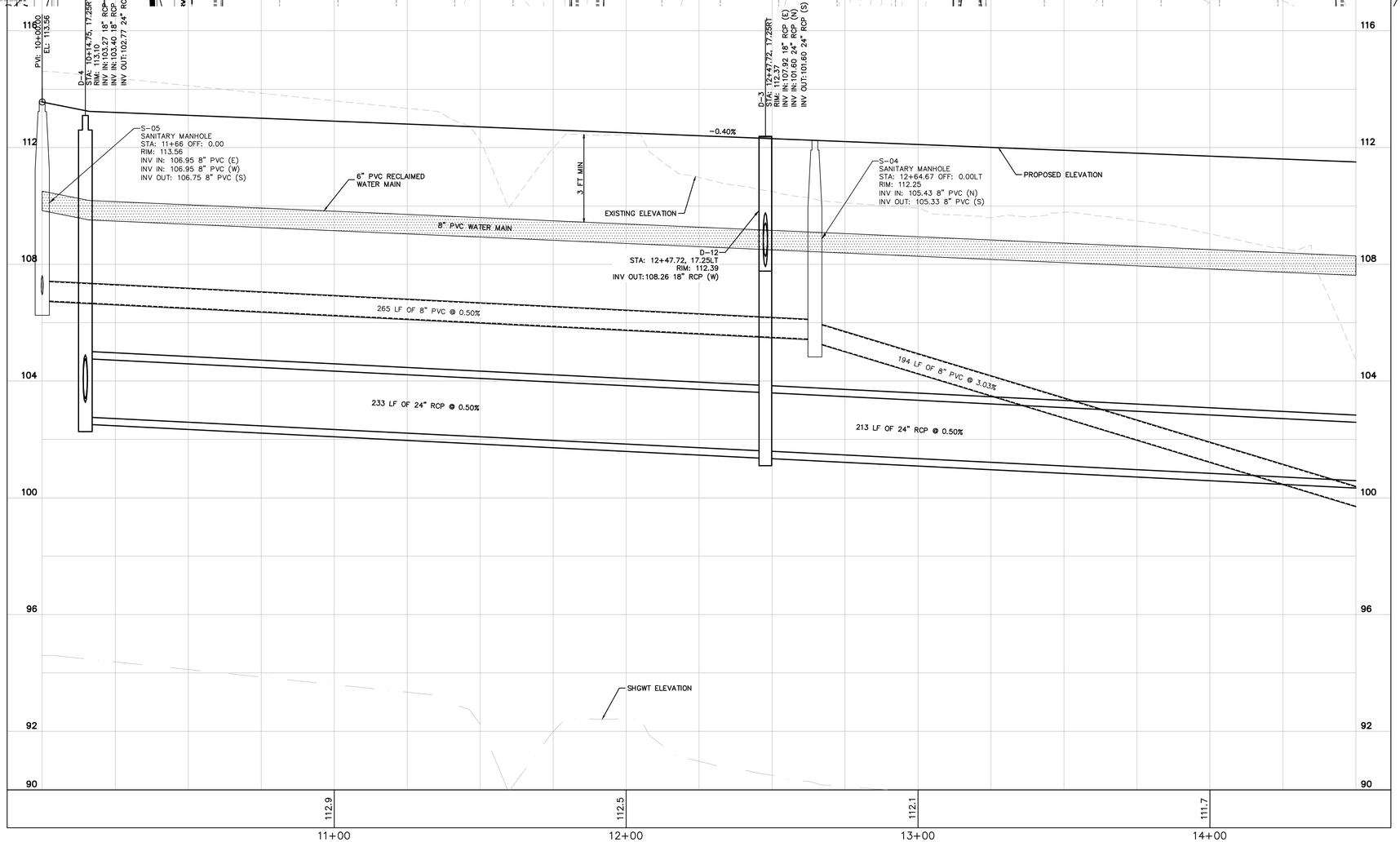




KEY MAP
SCALE: 1" = 500'



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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
ITEM(S) LISTED BELOW WERE SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREIN.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: STATE OF FLORIDA P.E. NO. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

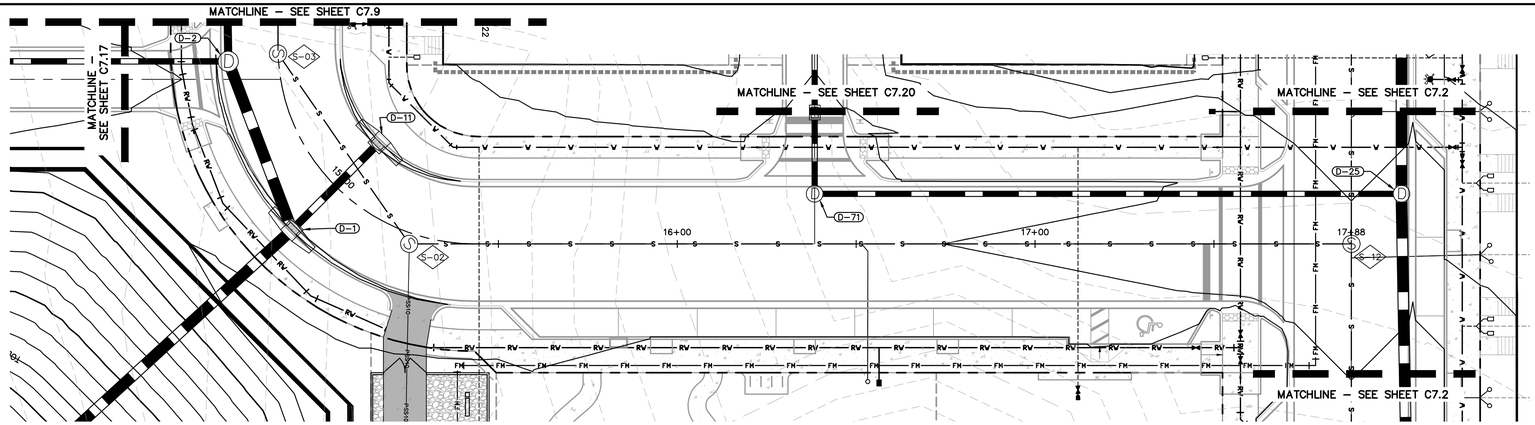
ROAD B PLAN & PROFILE

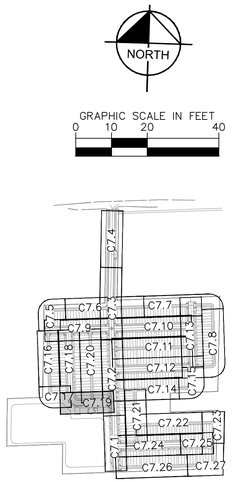
CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.18

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:00-04'00'





KEY MAP
SCALE: 1" = 500'

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION #: FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ROAD B PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER
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Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:01-04'00'

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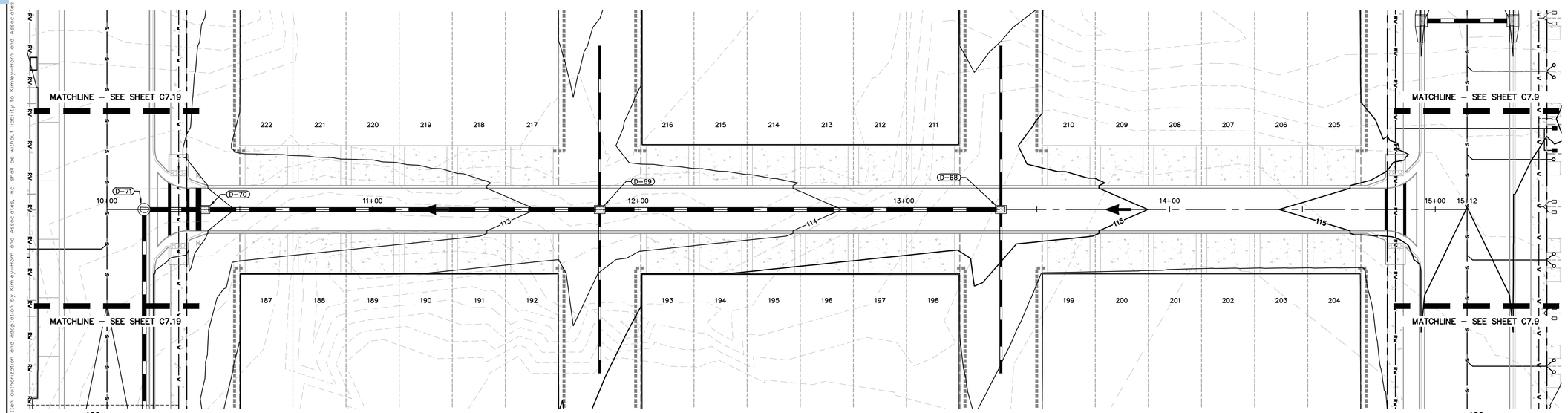

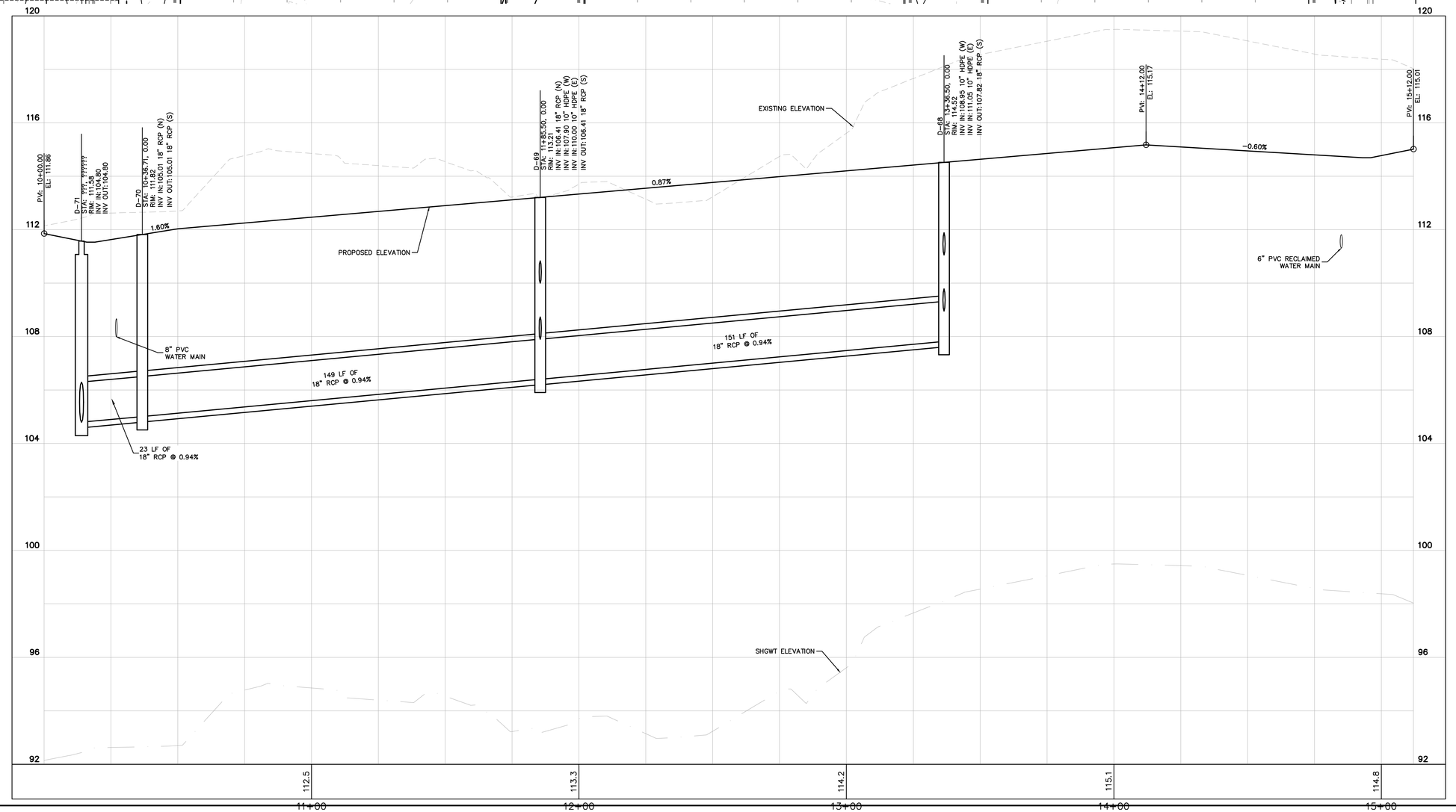

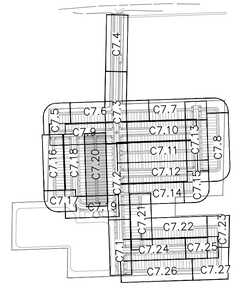

KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84906
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NAME: BRIAN S. ASHBY
LICENSE NUMBER: FLORIDA P.E. NO. 84906

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY E PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.20

Brian S Ashby
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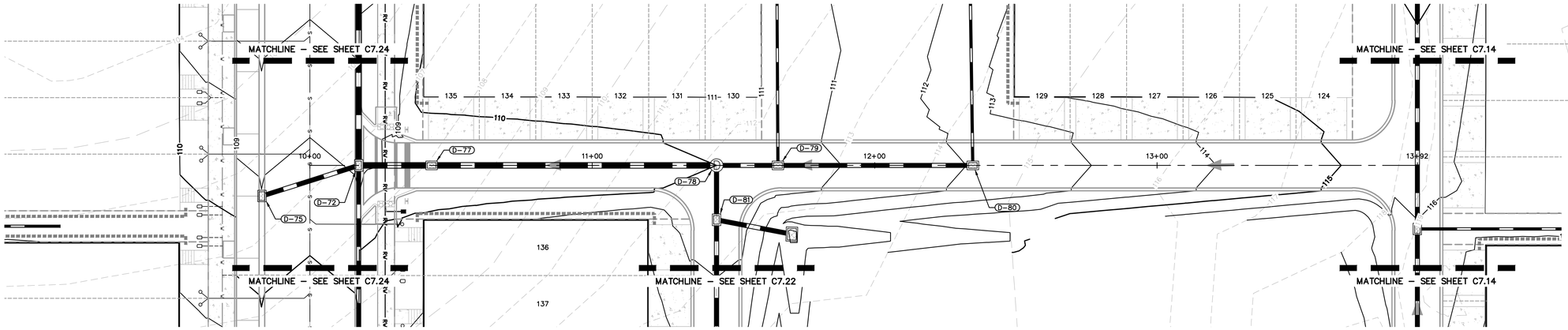
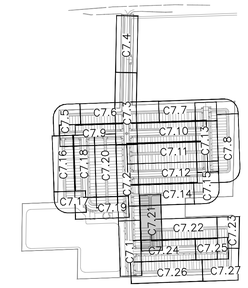
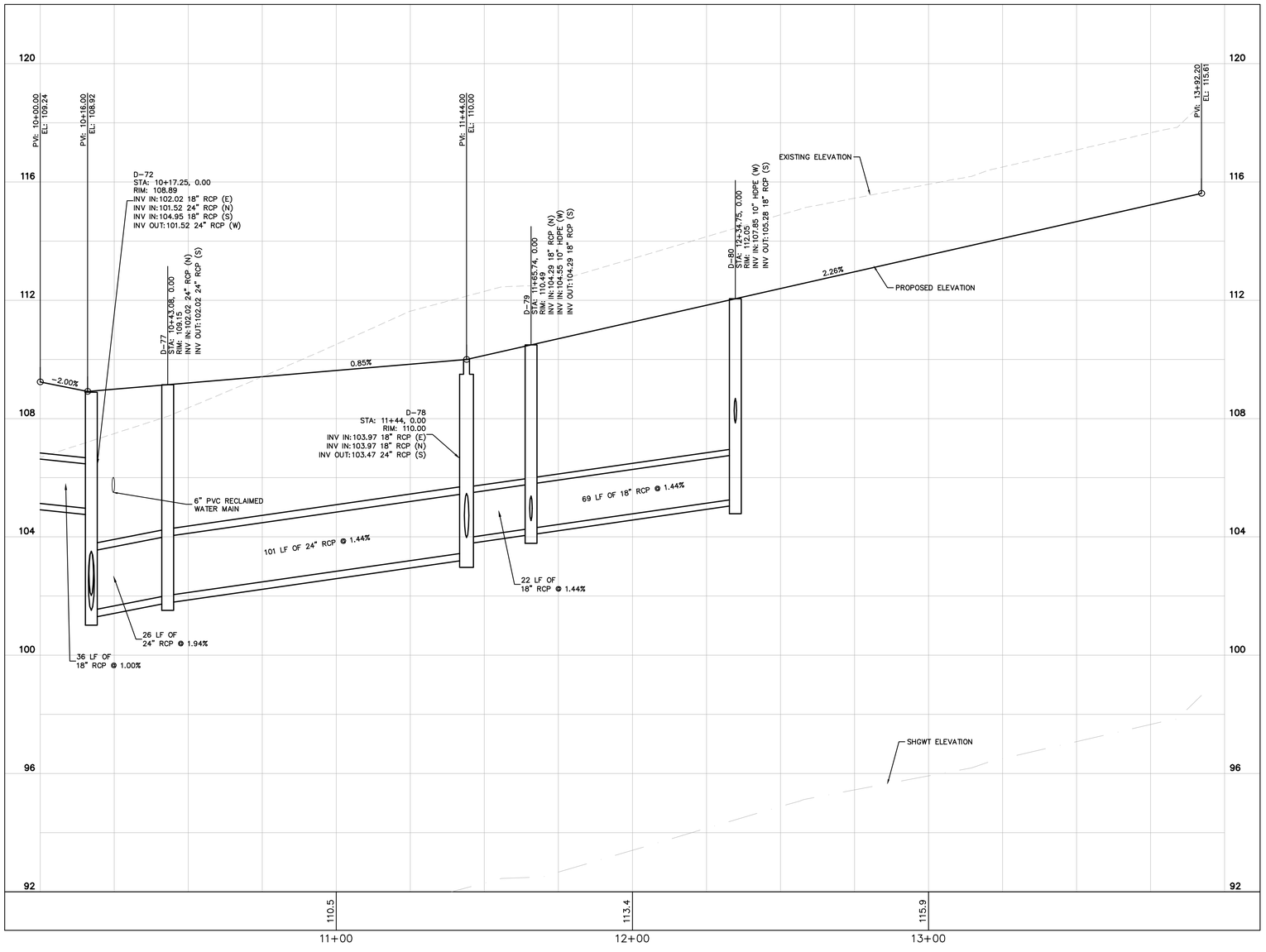
Date: 2026.05.26 19:02:02-04'00'





KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ALLEY H PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
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Brian S Ashby

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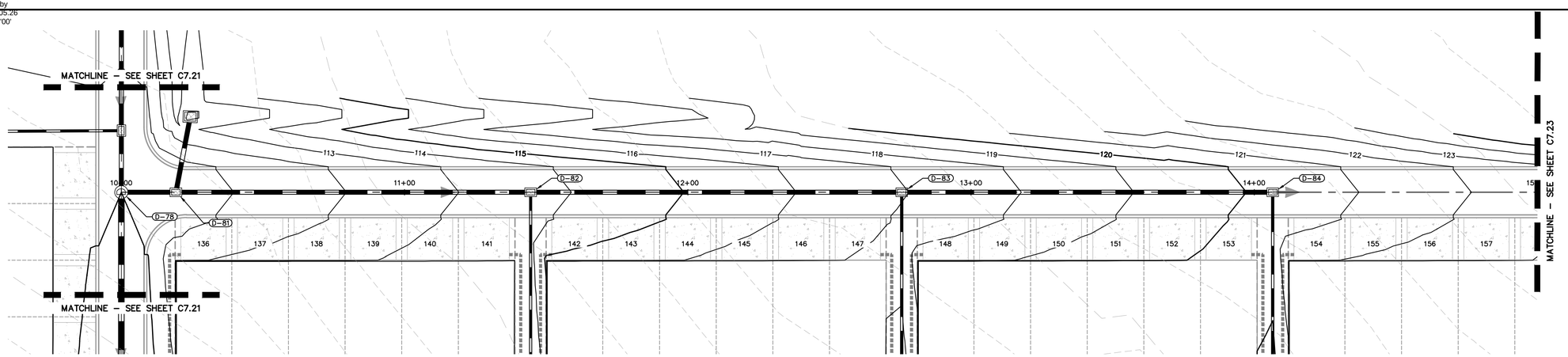
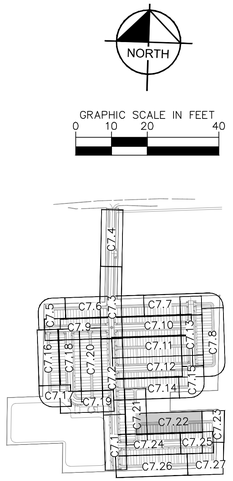
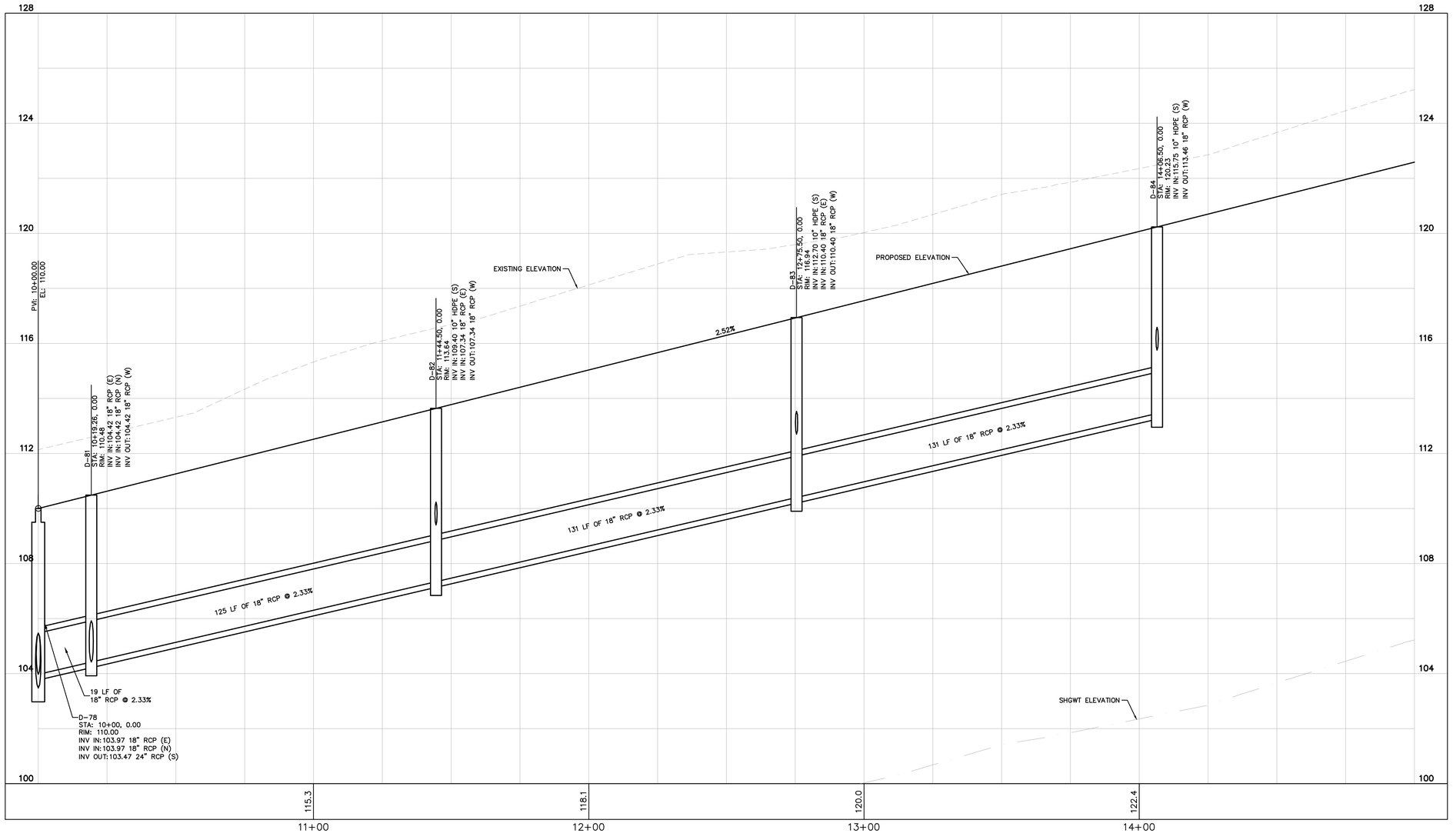




KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-628-2433
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, P.E. LICENSE NO. 84496
ENGINEER, LICENSED IN FL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY I PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.22

Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:05-04'00'
Brian S Ashby

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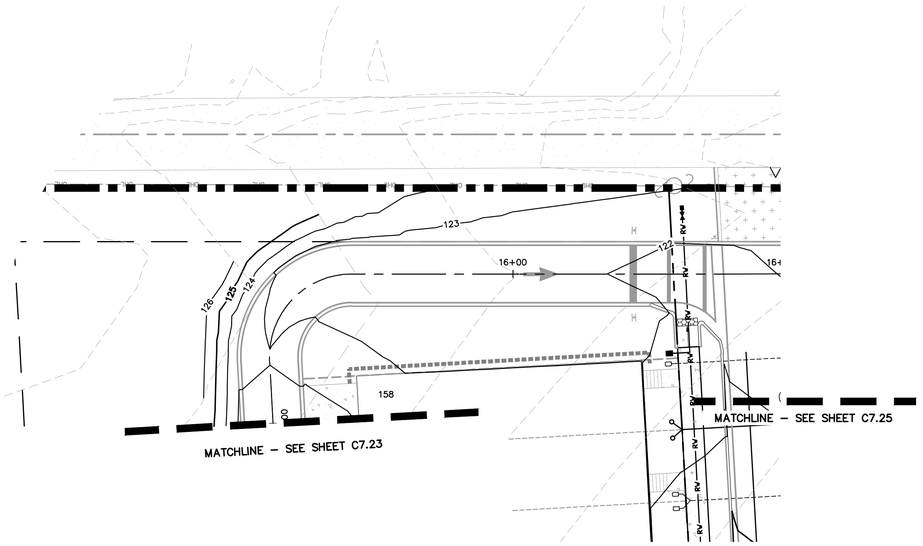
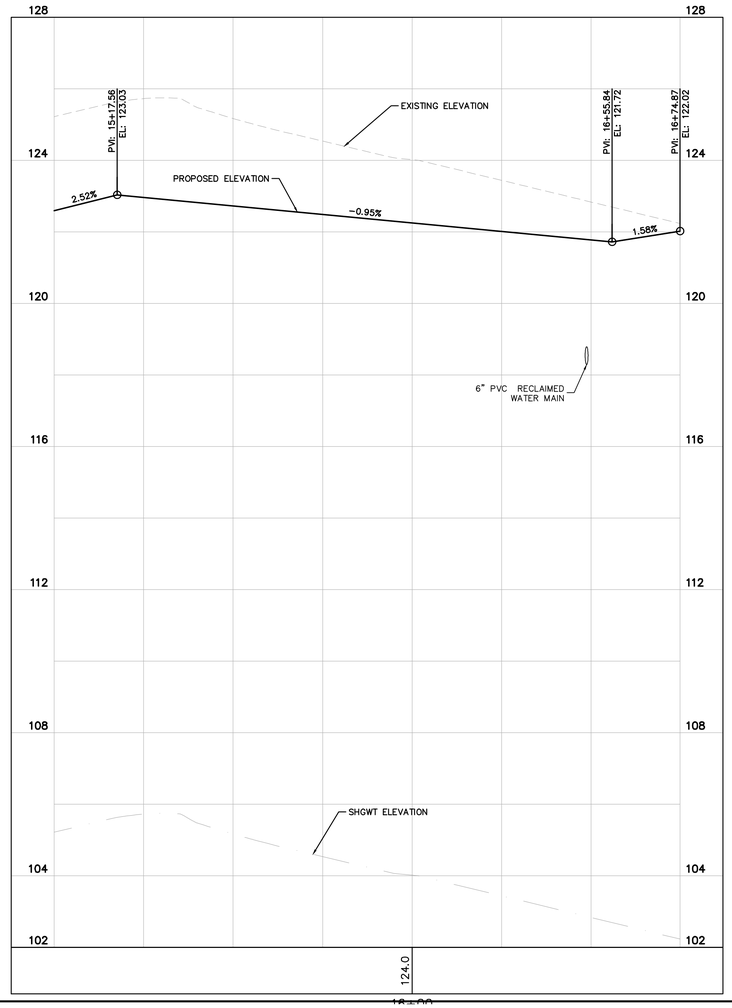
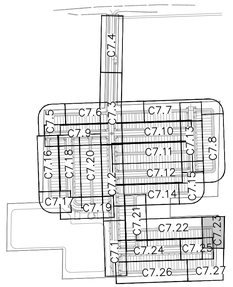






GRAPHIC SCALE IN FEET
0 10 20 40



KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-423-0243
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THE ITEM OR ITEMS SHOWN ON THIS SHEET WERE SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSED ENGINEER NO. 84496 P.E. FOR: 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ALLEY I PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.23

Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:06-04'00'

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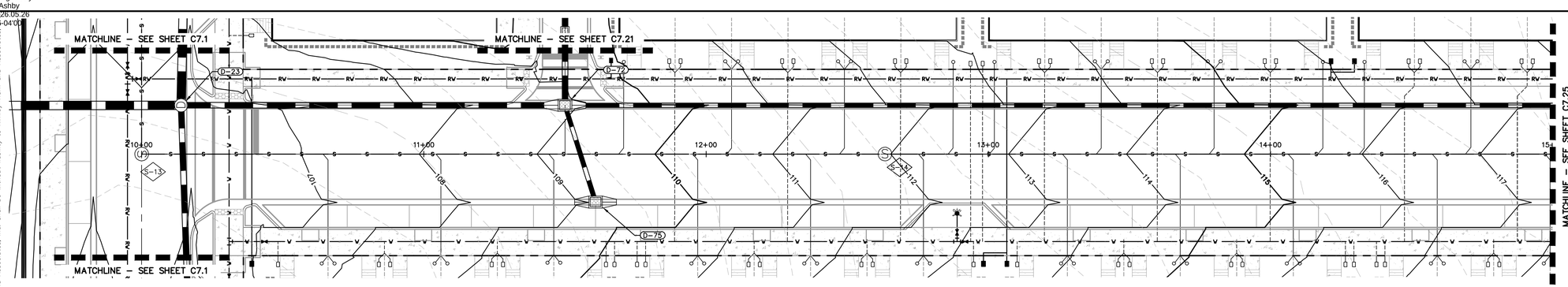
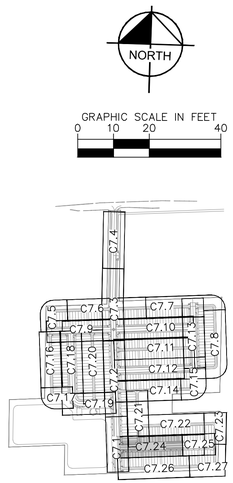
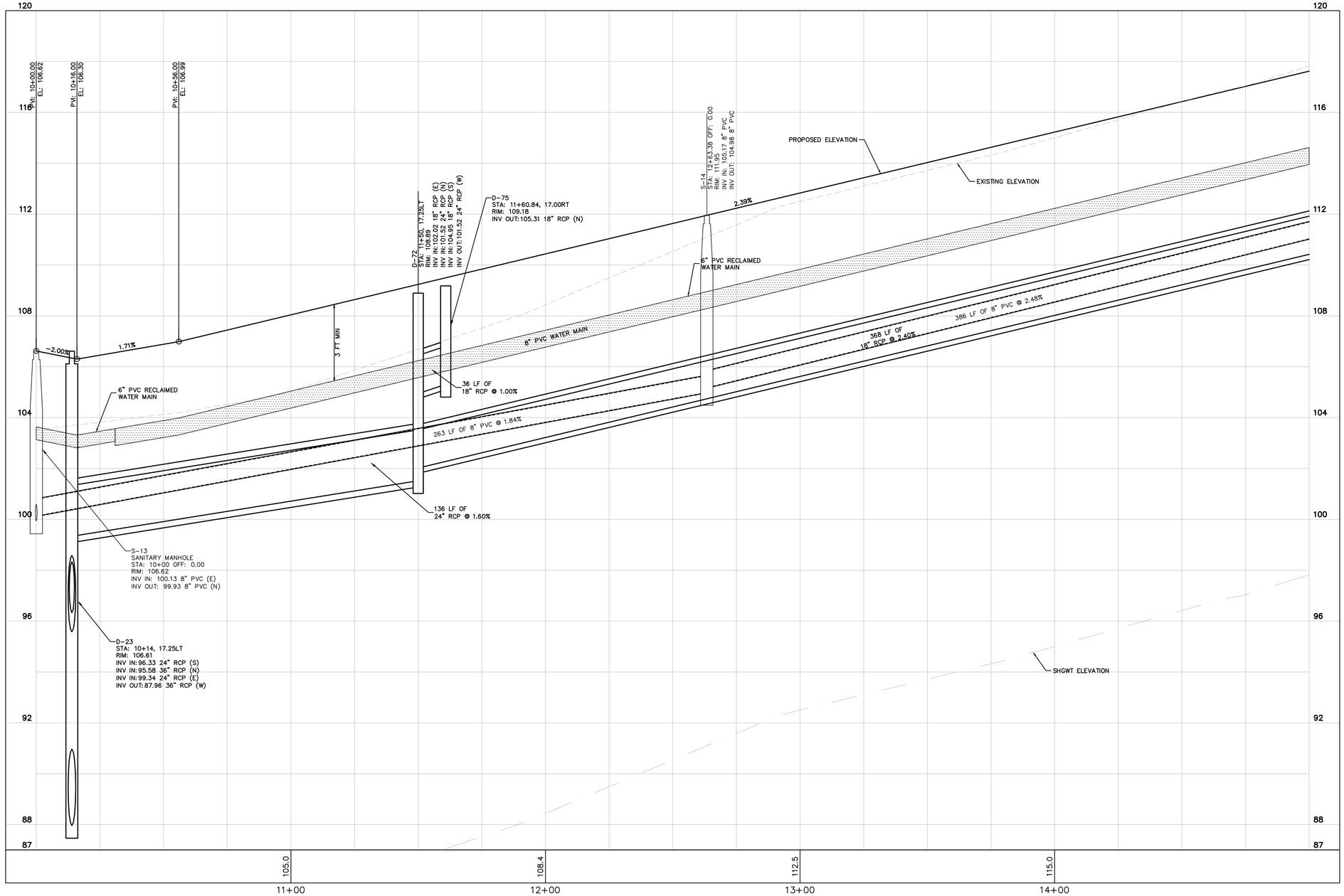




KEY MAP
SCALE: 1" = 500'



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-623-4323
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE NUMBER: FL P.E. 84496

K–H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

ROAD E PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.24

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:07-04'00'

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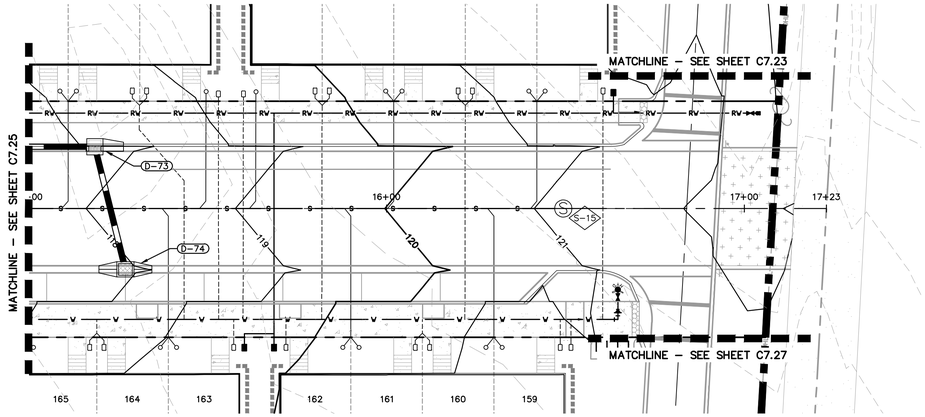

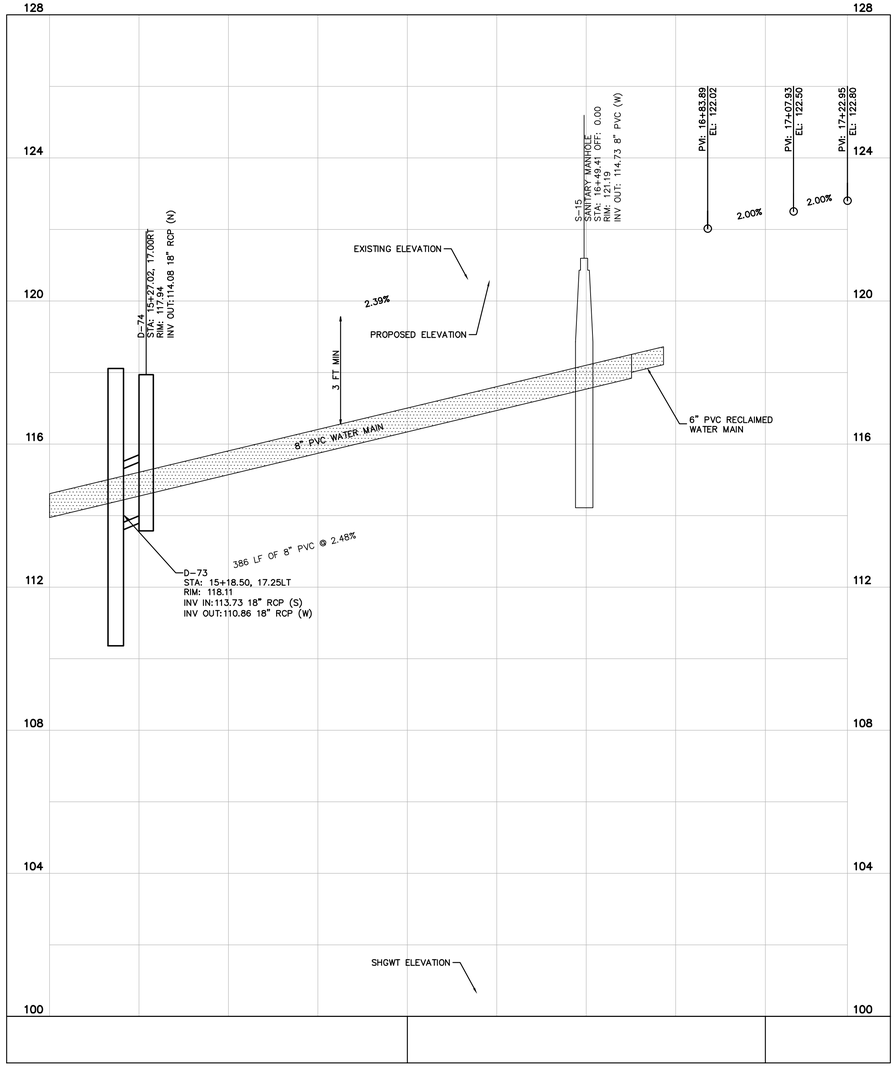



GRAPHIC SCALE IN FEET
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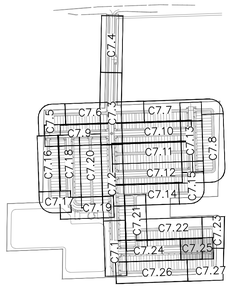

KEY MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-623-4323
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIANA. ASHBY, P.E. LICENSE NUMBER 84496
STATE OF FLORIDA
BRIANA. ASHBY, P.E.
(ENGINEER, LICENSE NO. 84496)
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIANA. ASHBY, P.E. ON THE DATE INDICATED.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIANA. ASHBY
LICENSE NUMBER: FL P.E. 84496

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

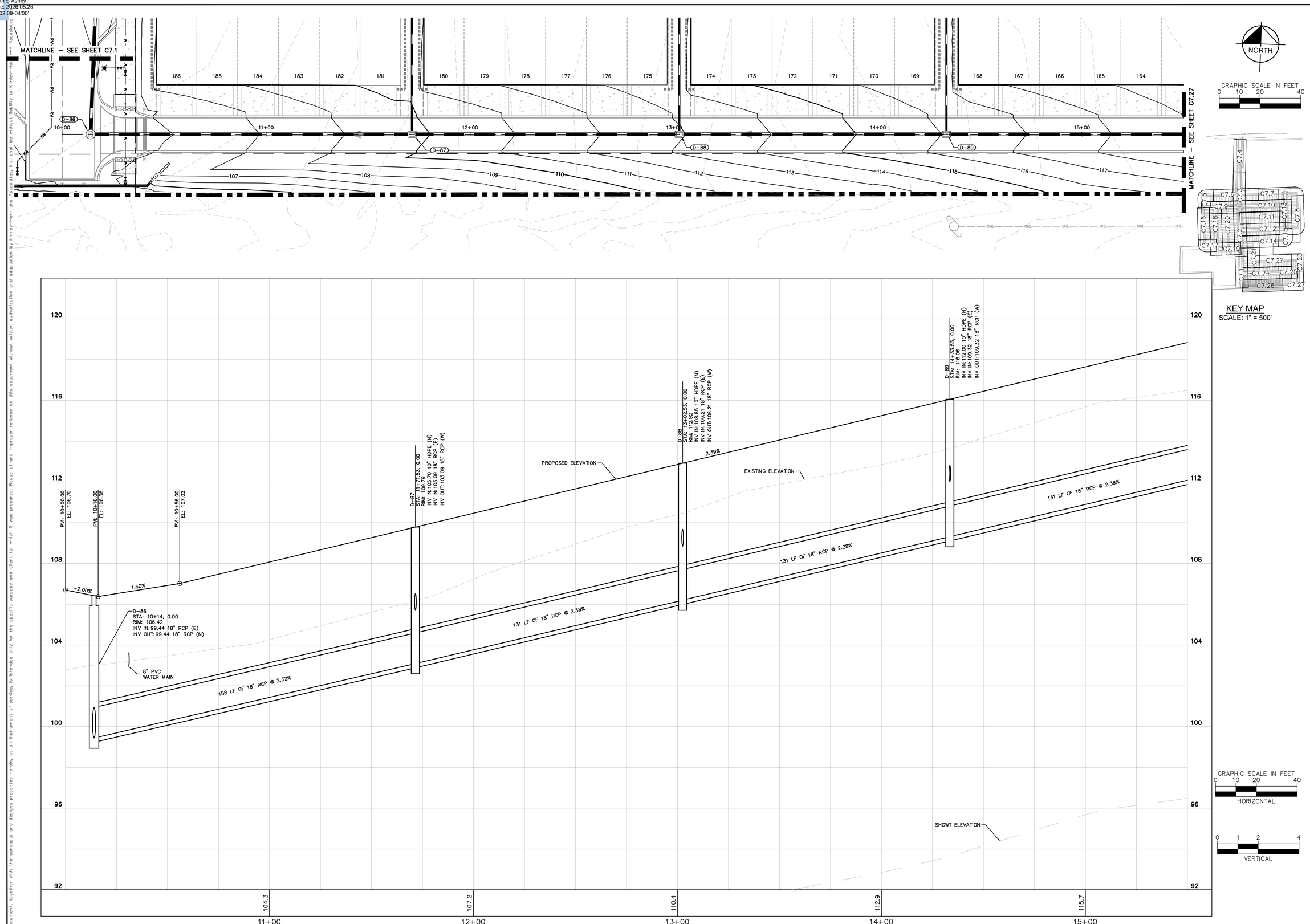
ROAD E PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.25

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:09-04'00'



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No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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PHONE: 407-602-0423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 80456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HERE.
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NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

ALLEY J PLAN & PROFILE

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.26

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:10-04'00'

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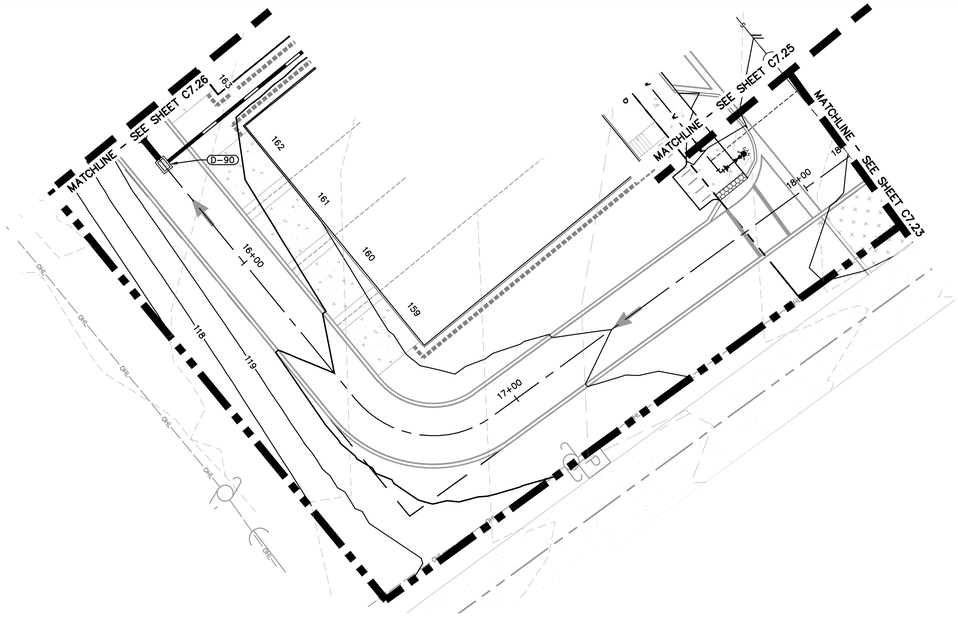
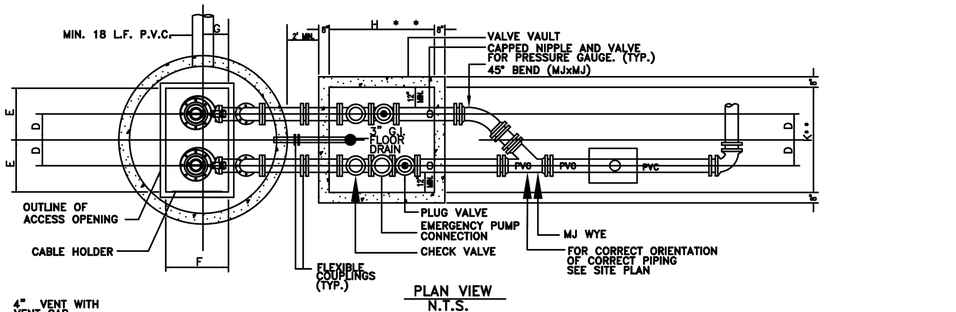
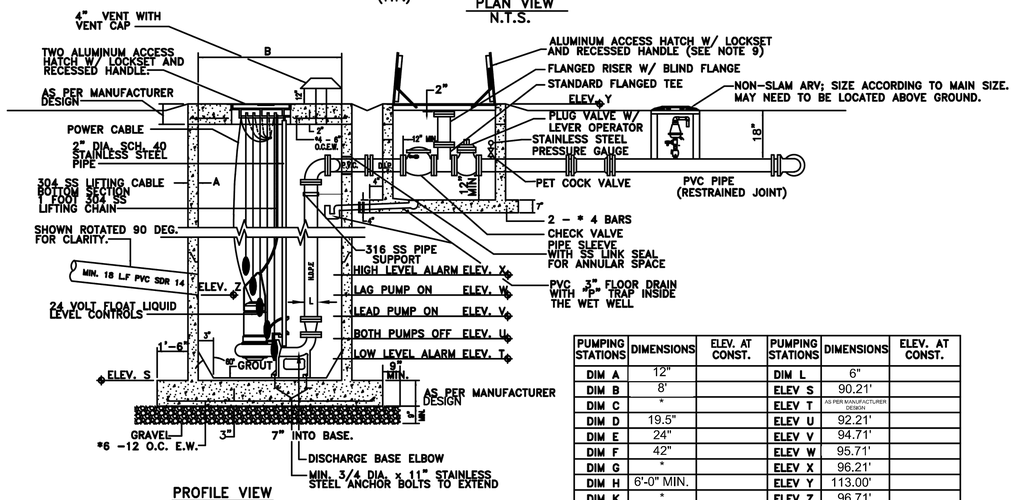

MATCHLINE – SEE SHEET C7.26
MATCHLINE – SEE SHEET C7.25
MATCHLINE – SEE SHEET C7.23
D-90
161
162
161
160
159
16+00
17+00
18+00
118
119
OHL
OHL
OHL

Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:12-04'00'



PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.

PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	12"		DIM L	6"	
DIM B	8'		ELEV S	90.21'	
DIM C	*		ELEV T	AS PER MANUFACTURER DESIGN	
DIM D	19.5"		ELEV U	92.21'	
DIM E	24"		ELEV V	94.71'	
DIM F	42"		ELEV W	95.71'	
DIM G	*		ELEV X	96.21'	
DIM H	6'-0" MIN.		ELEV Y	113.00'	
DIM K	*		ELEV Z	96.71'	

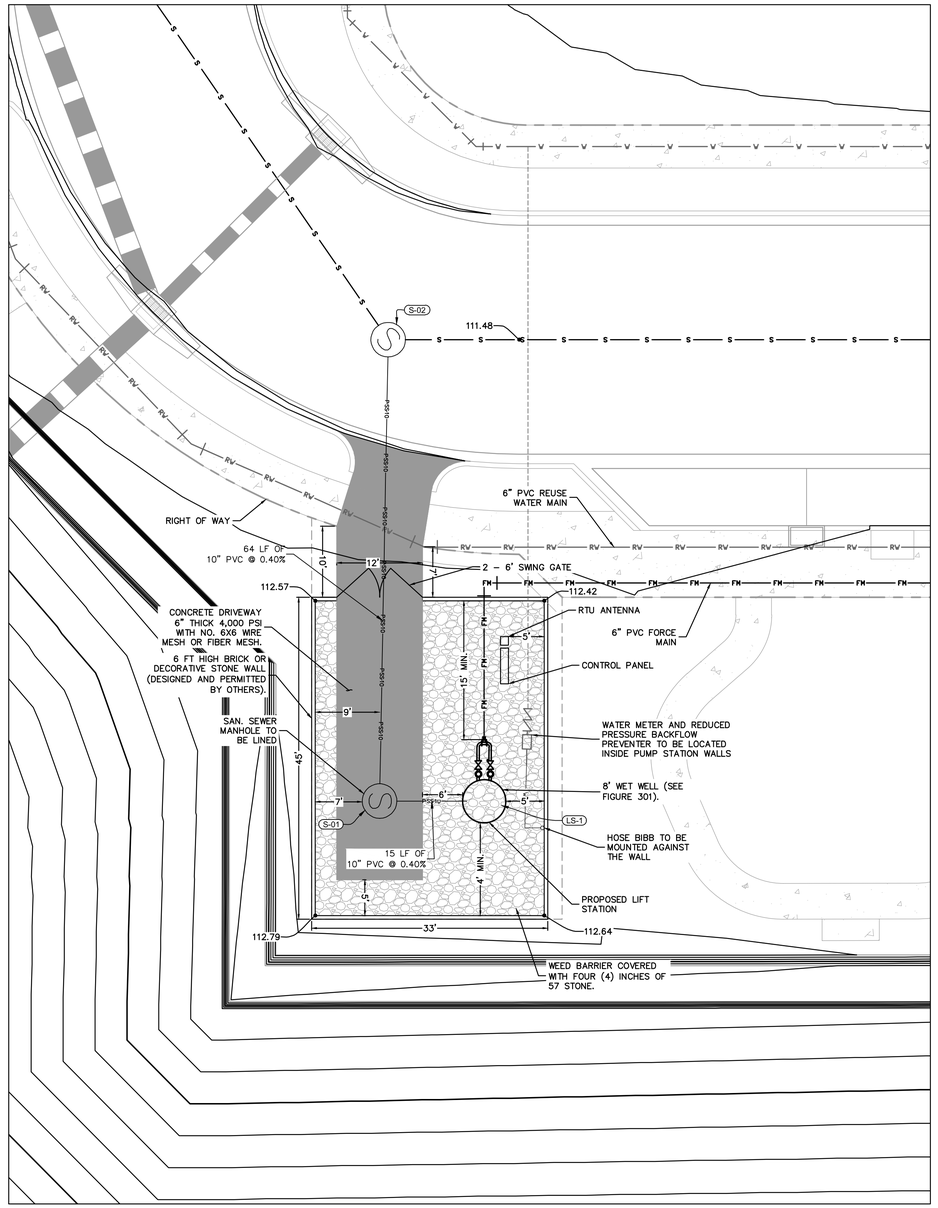
* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:

1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.
2. A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2. B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
    MANUFACTURER: FLYGT ; MODEL: NP 3171 SH 3-277 ; DIA: 180 mm ; SPEED: 3520 RPM ; DISCHARGE SIZE: 4" IN.;
    VOLTAGE: 460 V ; HZ.: 60 ; PHASE: 3~ ; H.P.: 35 ; MIN. SOLID SIZE: _____ IN.
12. OPERATING CONDITIONS SHALL BE 350 GPM AT 149 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	MAY 2022	FIG. 301



LIFT STATION SITE PLAN

NOTES:

1. SITE LAYOUT TO BE DESIGNED PER CITY OF APOPKA DETAIL FIG. 300 ON SHEET C10.5
2. CONTRACTOR TO PROVIDE MAX 2% SLOPE FOR PUMP STATION SITE DRAWING.

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
LS-1	SANITARY MANHOLE TOP: 112.60 W. INV IN: 96.71
S-01	SANITARY MANHOLE TOP: 112.67 N. INV IN: 96.97 E. INV OUT: 96.77
S-02	SANITARY MANHOLE TOP: 111.34 NW. INV IN: 97.43 E. INV IN: 97.43 S. INV OUT: 97.23

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-427-1333
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84496
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
CONSTRUCTION PANTHER #: FL-EE-84496

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

LIFT STATION DETAILS

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER C8.0

Drawing name: K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plonsheets - csp\C8.0 LIFT STATION DETAILS.dwg C8.0 LIFT STATION DETAILS May 26, 2026 6:30pm by: Steven.Powers
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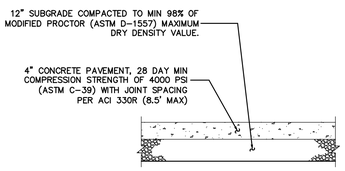
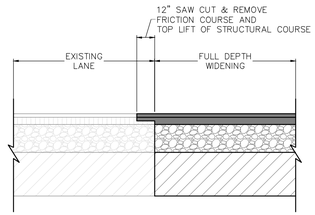
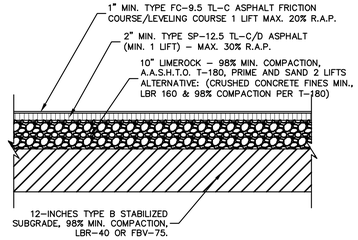
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:13-04'00'



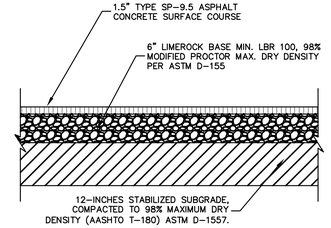
CONCRETE SIDEWALK DETAIL
NTS



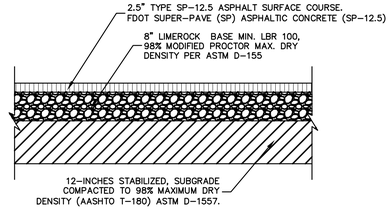
TYPICAL ROADWAY SPLICED SAWCUT DETAIL
NTS



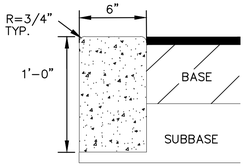
ASPHALT PAVEMENT DETAIL
WEST KELLY PARK ROAD
CITY OF APOPKA
DESIGN SPEED = 55 MPH/POSTED SPEED 45 MPH OR MATCH EXISTING CONDITIONS, WHICHEVER IS GREATER.



STANDARD DUTY ASPHALT PAVEMENT DETAIL
PER GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED: 10/24/2022

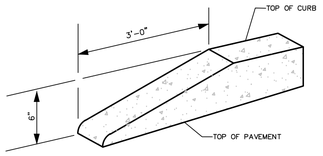


HEAVY DUTY ASPHALT PAVEMENT DETAIL
PER GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED: 10/24/2022



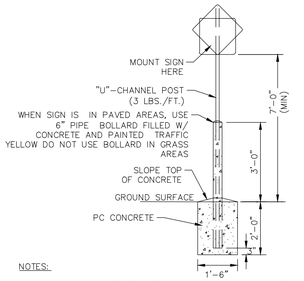
CONCRETE RIBBON CURB DETAIL
NTS

NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4" MINIMUM).
3. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
4. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



CURB TERMINUS TRANSITION DETAIL
NTS

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

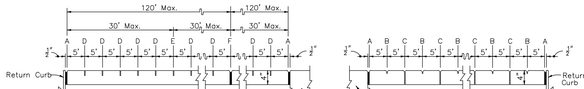


NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

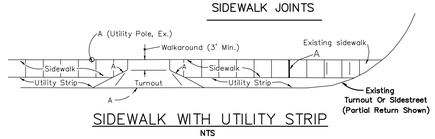
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.



SAWED JOINTS — EXAGGERATED SCALE LONGITUDINAL SECTION — OPEN JOINTS

SIDEWALK JOINTS



SIDEWALK WITH UTILITY STRIP
NTS

JOINT LEGEND
- A- ½" EXPANSION JOINTS (PREFORMED JOINT FILLER)
- B- ½" DUMMY JOINTS, TOOLED
- C- ½" FORMED OPEN JOINTS
- D- ½ SAW CUT JOINTS, ½" DEEP (96 HOUR) MAX. 5' CENTERS
- E- ½ SAW CUT JOINTS, ½" DEEP (12 HOUR) MAX. 30' CENTERS
- F- ½" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
- G- COLD JOINT WITH BOND BREAKER, TOOLED

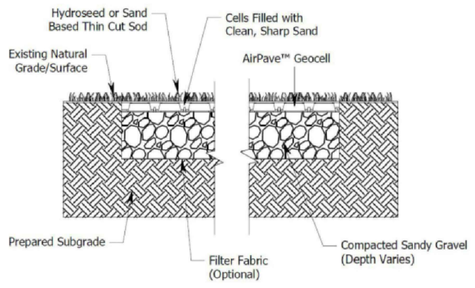
FOOTNOTES:
ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.
* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

GENERAL NOTES

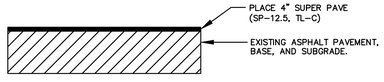
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522, EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH FDOT INDEX 522-002.

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 1/2".

CONCRETE SIDEWALK DETAIL
NTS

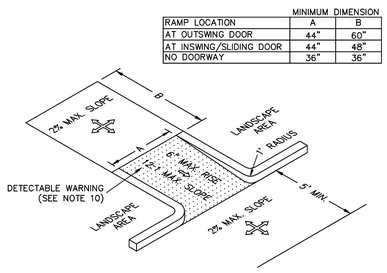


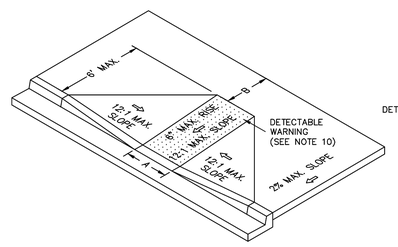
AirPave™ Flush Natural Edging

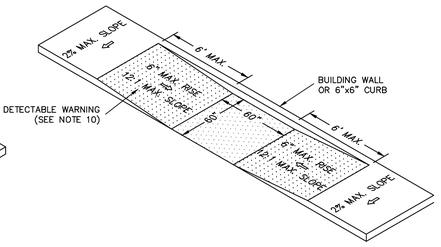


OVERLAY ASPHALT PAVEMENT SECTION
NTS

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







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

ACCESSIBLE RAMPS
N.T.S

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn

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6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-602-7423
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL
BRIAN S. ASHBY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 84456
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN S. ASHBY, P.E. ON THE DATE INDICATED HEREON.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NAME: BRIAN S. ASHBY
LICENSE REGISTRATION NO. P.E. 84456

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

GENERAL CONSTRUCTION DETAILS

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.0

Plotted By: Powers, Steven Sheet Set: Kelly Park - CSP Layout: C9.0 GENERAL CONSTRUCTION DETAILS May 26, 2026 08:31:07pm K:\Orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C9.0 GENERAL CONSTRUCTION DETAILS.dwg
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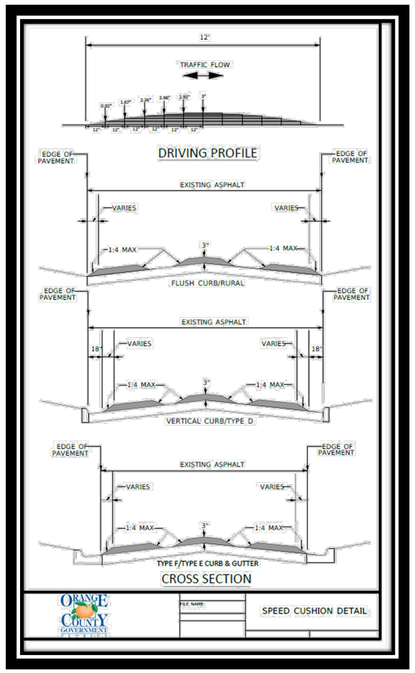
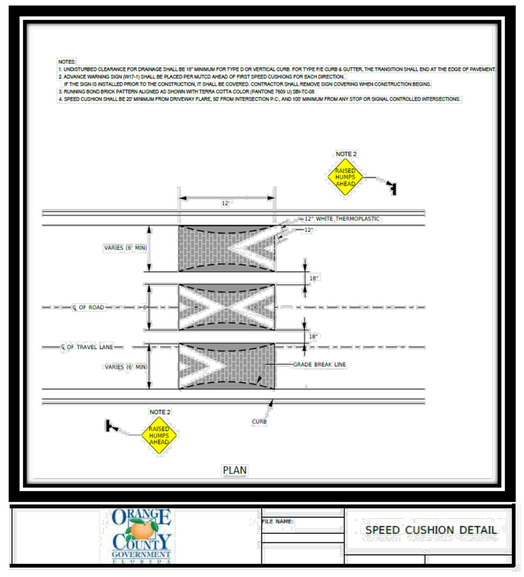
Brian S Ashby
Digitally signed by Brian S Ashby
Date: 2026.05.26 19:02:14-04'00'





No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: BRIAN S. ASHBY
LICENSE/REGISTRATION # FL PE 80456

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

GENERAL CONSTRUCTION DETAILS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.1

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C9.1 GENERAL CONSTRUCTION DETAILS May 26, 2026 06:31:10pm K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C9.0 GENERAL CONSTRUCTION DETAILS.dwg
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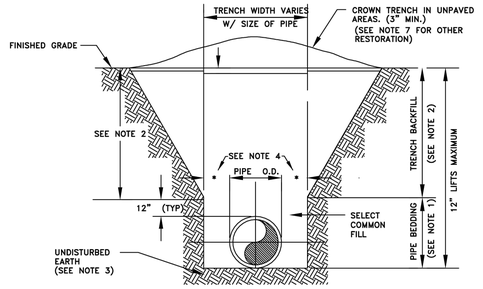
GENERAL NOTES

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 in 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 "Prevention, Control, and Abatement of Erosion and Water Pollution", 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.

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

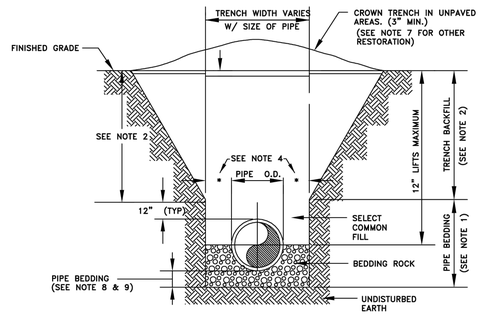


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 100



NOTES:

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

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 101

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. /
   SOIL DESIGNATION:SM(SAND SILT) WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_3__
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

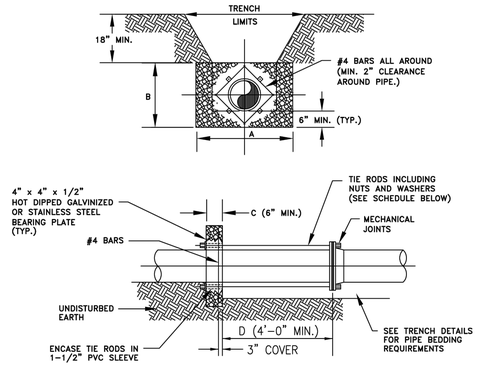
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:_____
   WORKING PRESSURE:__150__P.S.I.** ** FM = 100 P.S.I. /
   SOIL DESIGNATION:__SM(SAND SILT)__ WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_____3_____
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JAUARY 2014 | FIG. 106



NOTES:

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

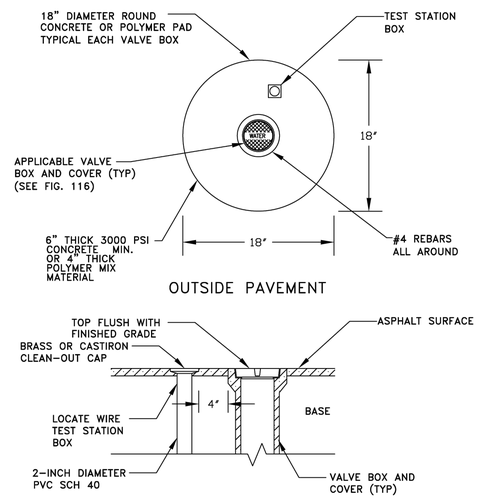
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF __2,000__ LBS. PER SQ. FT. SOIL RESTRAINT (1,500 MIN) BEARING. SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

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



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

VALVE BOX

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

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

STATE OF FLORIDA SEAL

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

CITY OF APOPKA DETAILS

CHANDLER ROW
CITY OF APOPKA FLORIDA

SHEET NUMBER C10.0

Plotted By:Flowers, Steven Sheet Set:Kelly Park – CSP Layout:C10.0 CITY OF APOPKA DETAILS May 26, 2026 06:31:26pm K:\orl_civil\249490000-kelly park mixed use\CAD\CONSTR\plansheets – csp\C10.0 CITY OF APOPKA DETAILS.dwg
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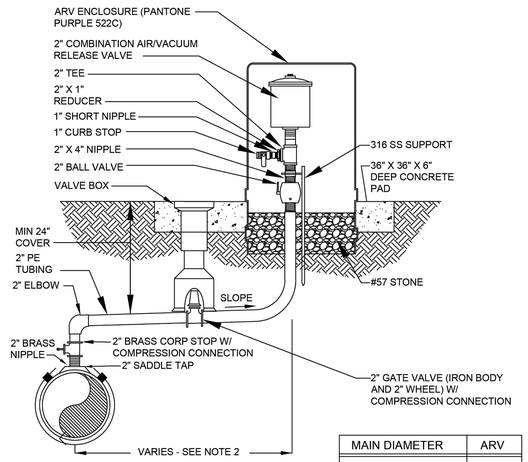
MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

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

** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110

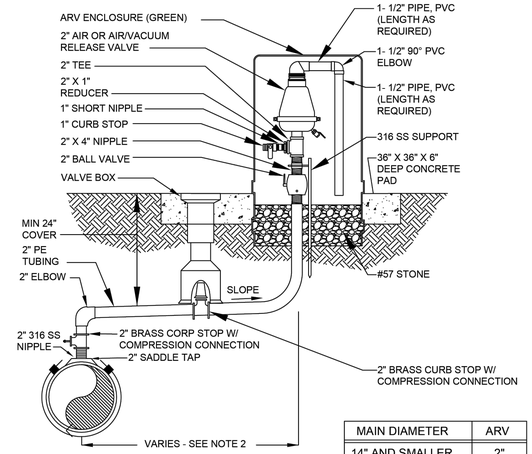


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.
5. ASSEMBLY PIPE, FITTINGS, AND APPURTENANCES TO MATCH ARV SIZE..

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - RECLAIMED WATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

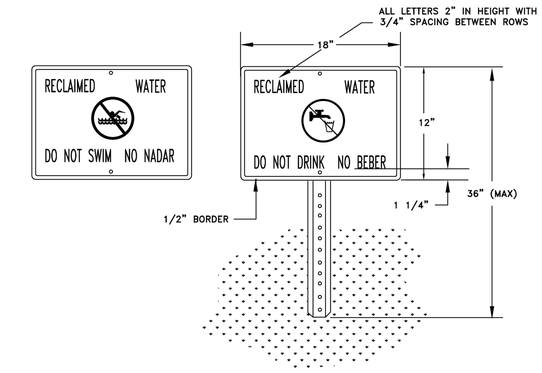


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

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

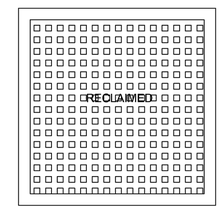
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114



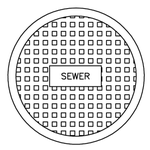
NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4.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

RECLAIMED WATER ADVISORY SIGN

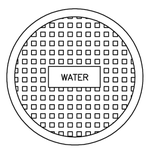
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



RECLAIMED WATER



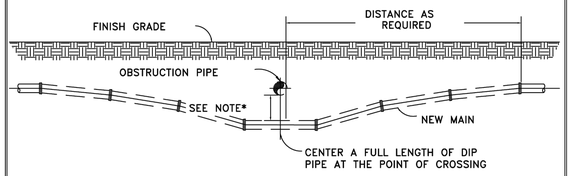
SEWER



POTABLE WATER

TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

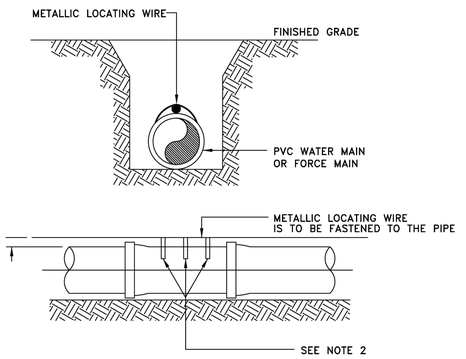


NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

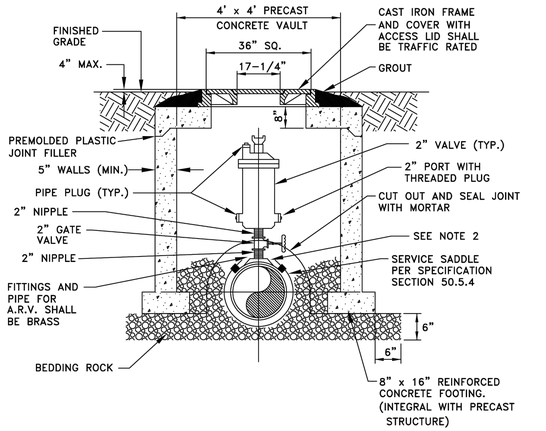
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



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

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

CITY OF APOPKA DETAILS

CHANDLER ROW

FLORIDA

CITY OF APOPKA

SHEET NUMBER C10.1

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C10.1 CITY OF APOPKA DETAILS May 26, 2026 06:31:28pm K:\orl_civil\249490000-kelly park mixed use\CAD\CONST\plantsheets - csp\C10.0 CITY OF APOPKA DETAILS.dwg
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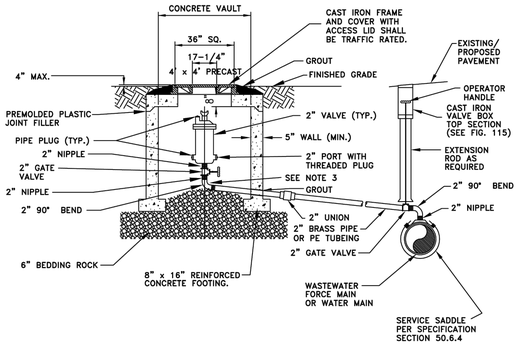
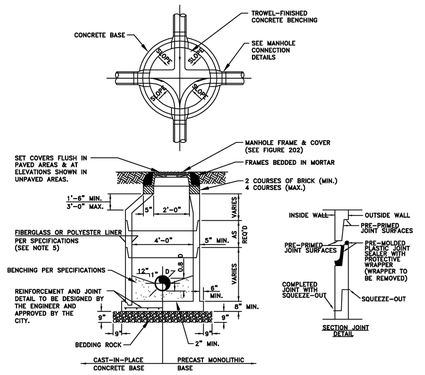


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

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

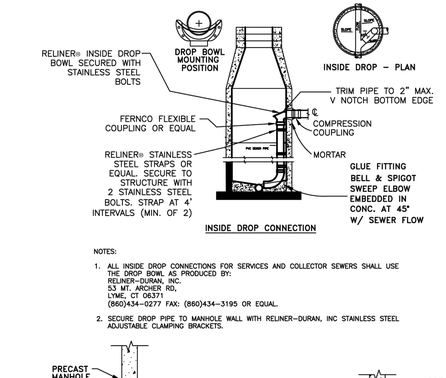
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

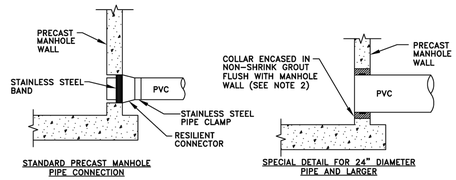
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



INSIDE DROP CONNECTION

NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.



STANDARD PRECAST MANHOLE PIPE CONNECTION

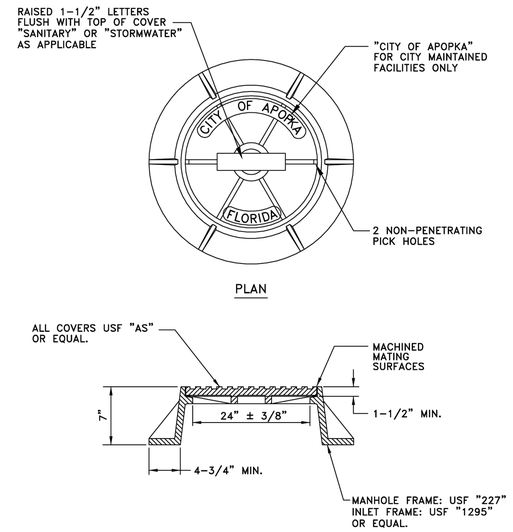
SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201



PLAN

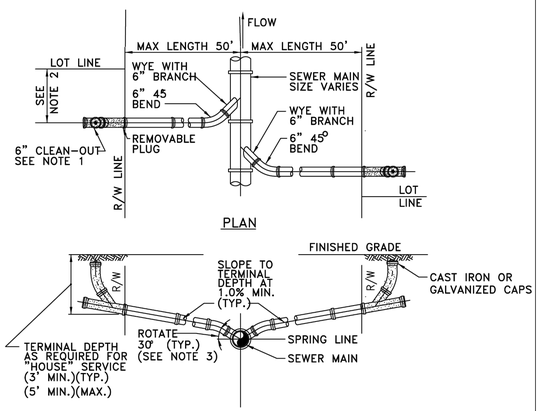
PROFILE

NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



PLAN

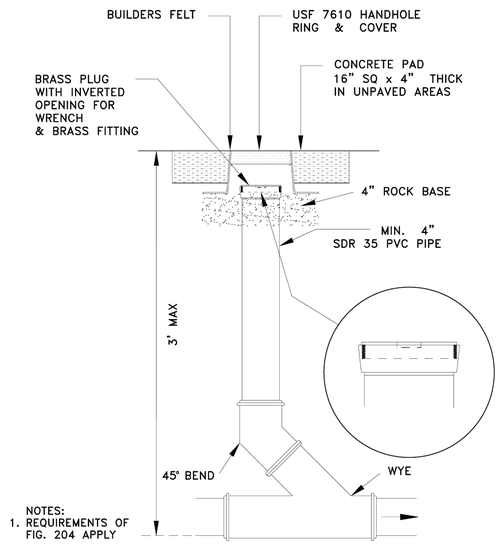
PROFILE

NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	MAY 2022	FIG. 204

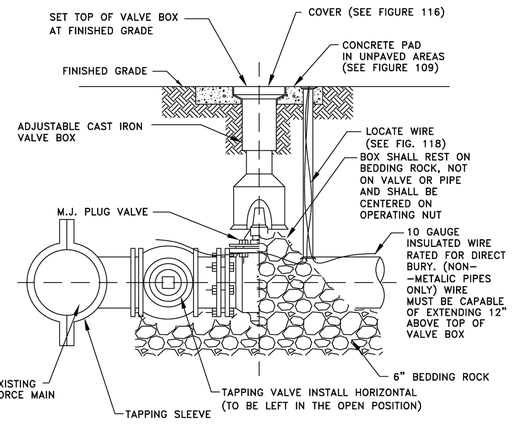


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

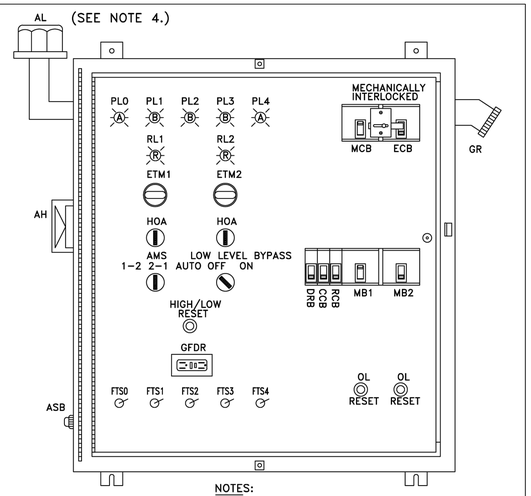
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206



NOTES:

1. 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

NO.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

CITY OF APOPKA DETAILS

CHANDLER ROW — CITY OF APOPKA, FLORIDA

SHEET NUMBER
C10.2

Plotted By:Powers, Steven Sheet Set:Kelly Park — CSP Layout:C10.2 CITY OF APOPKA DETAILS May 26, 2026 06:31:54pm K:\orl_civil\249490000-kelly park mixed use\CAD\CONST\plansheets — csp\C10.0 CITY OF APOPKA DETAILS.dwg
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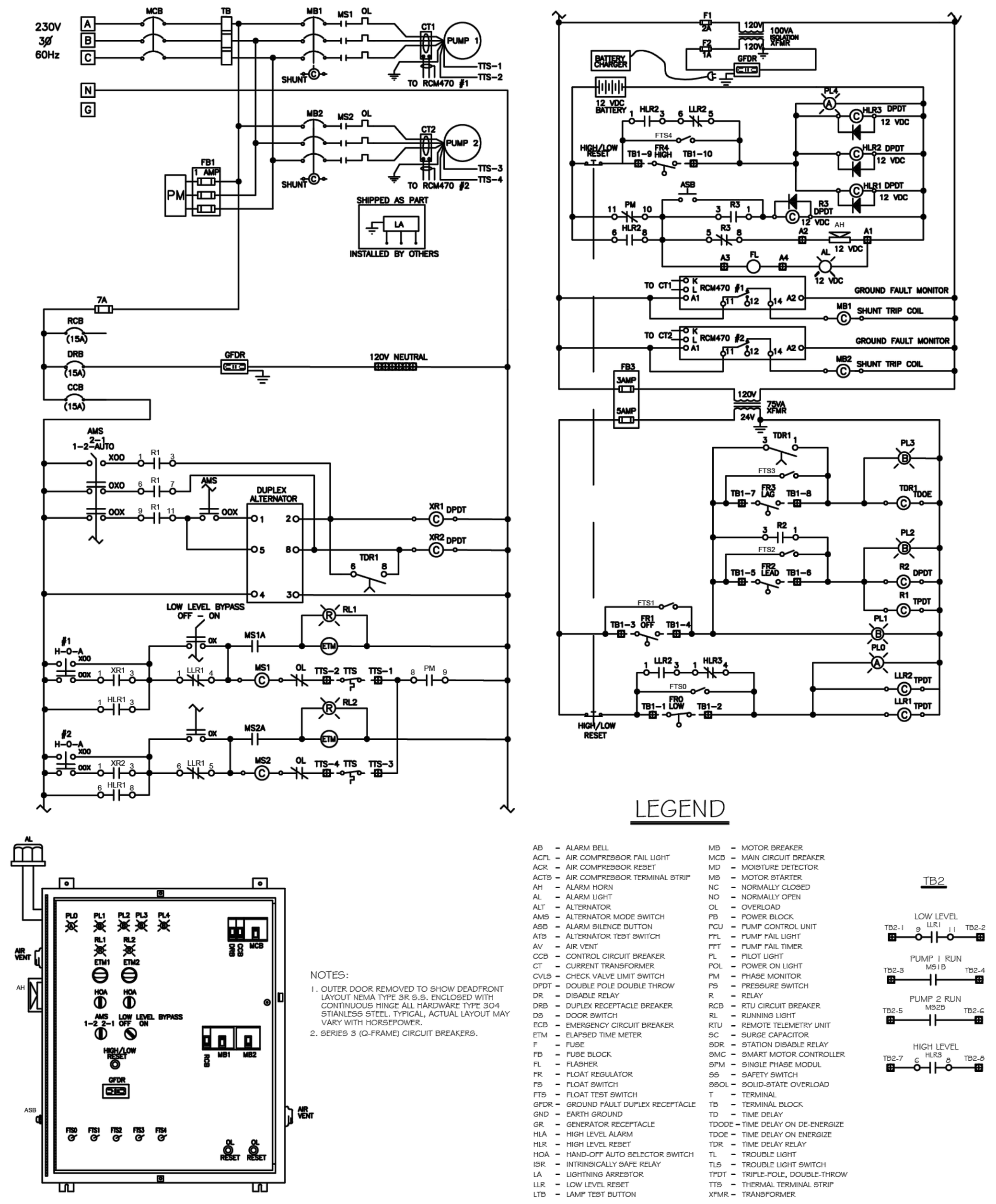
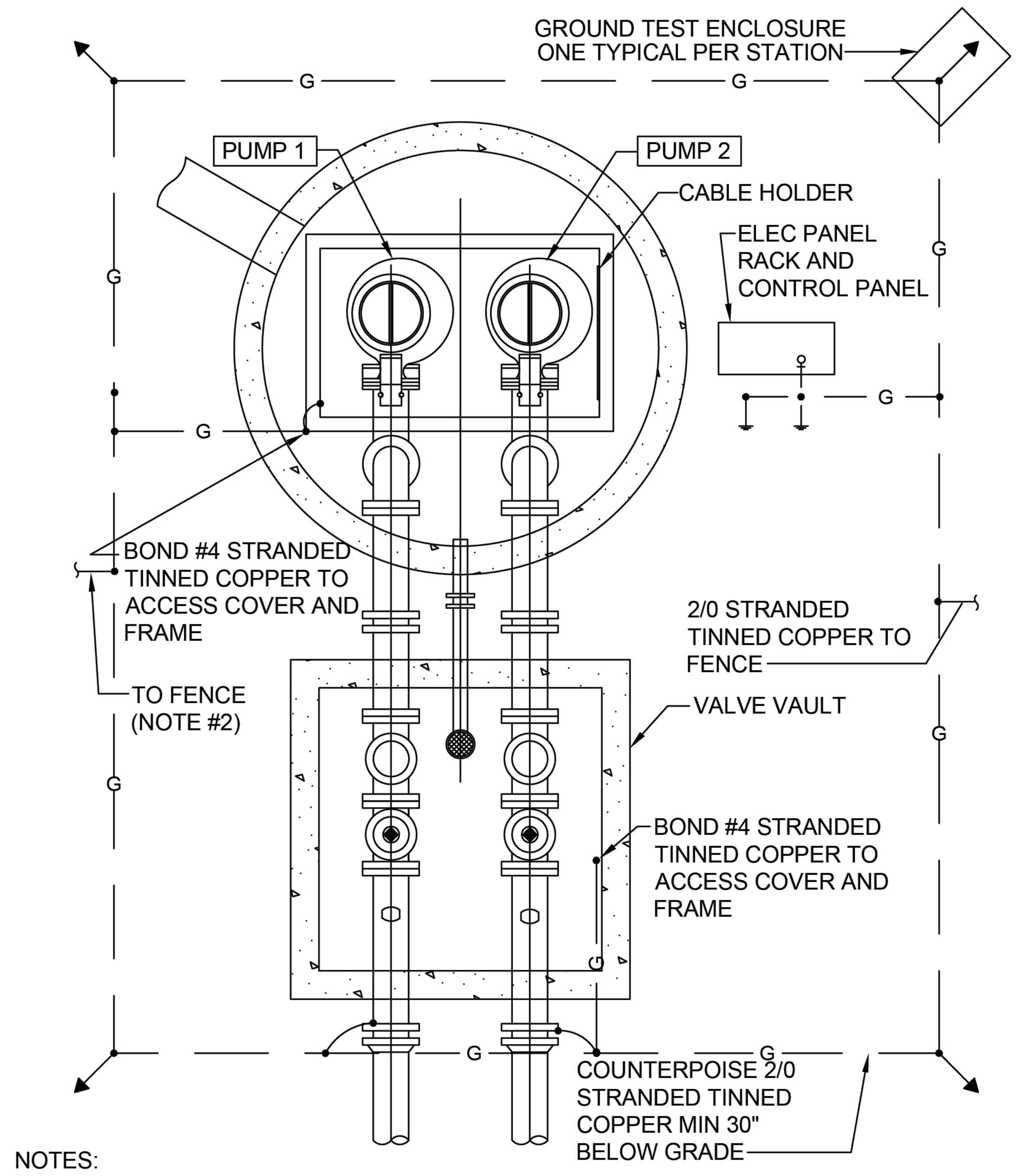


DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC

(230V-3PH)
WITHOUT GENERATOR RECEPTACLE

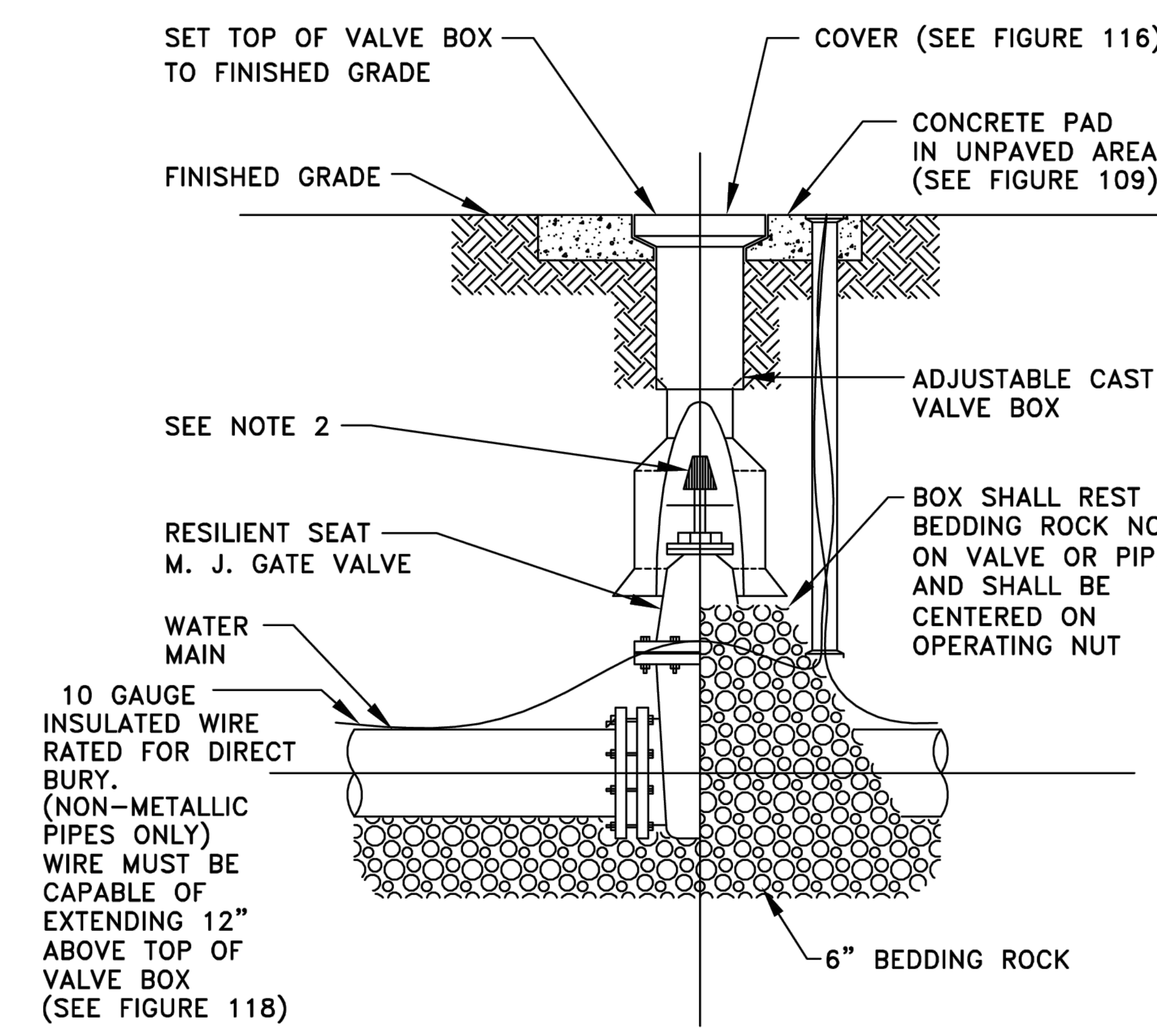
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 B



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

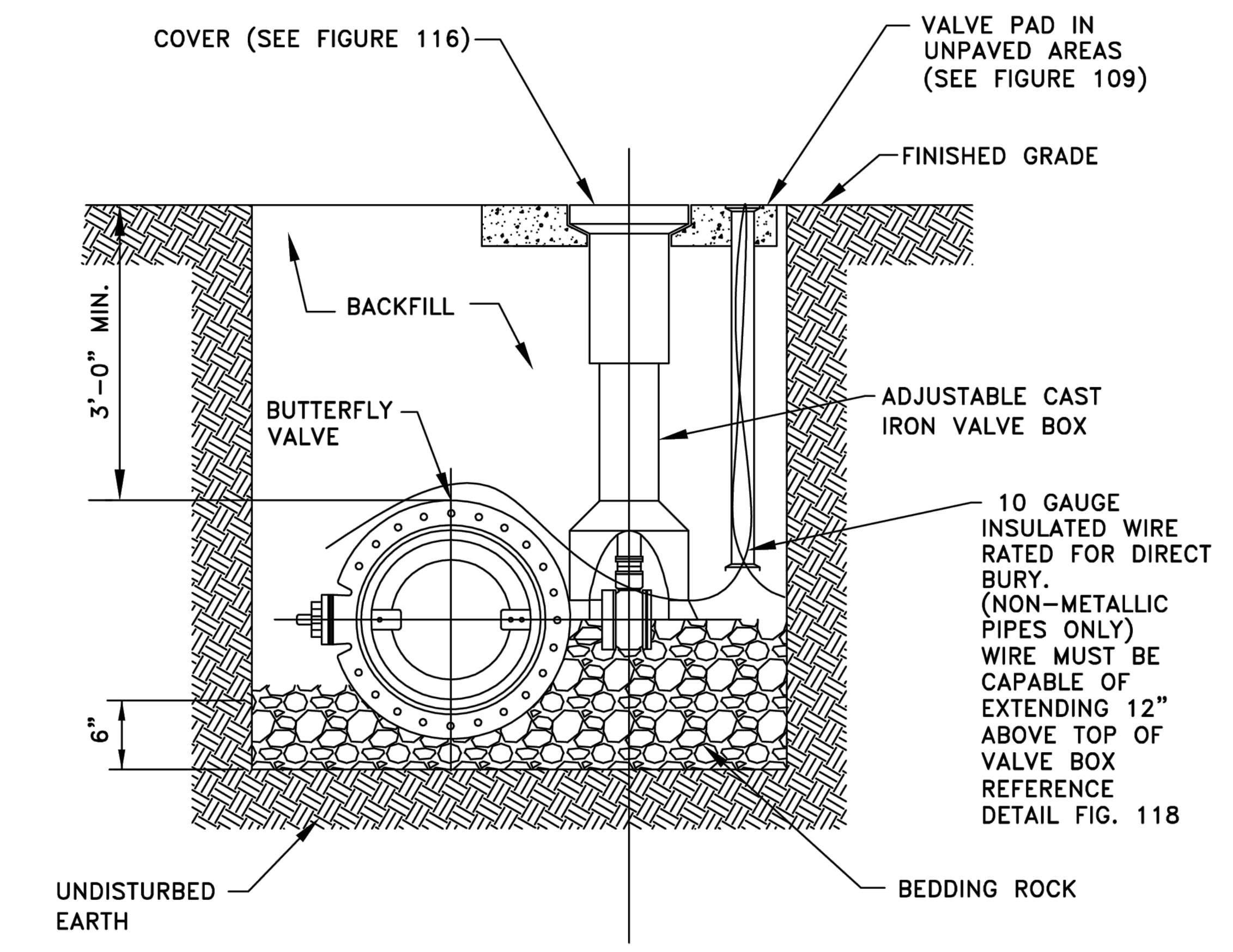


NOTES:

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

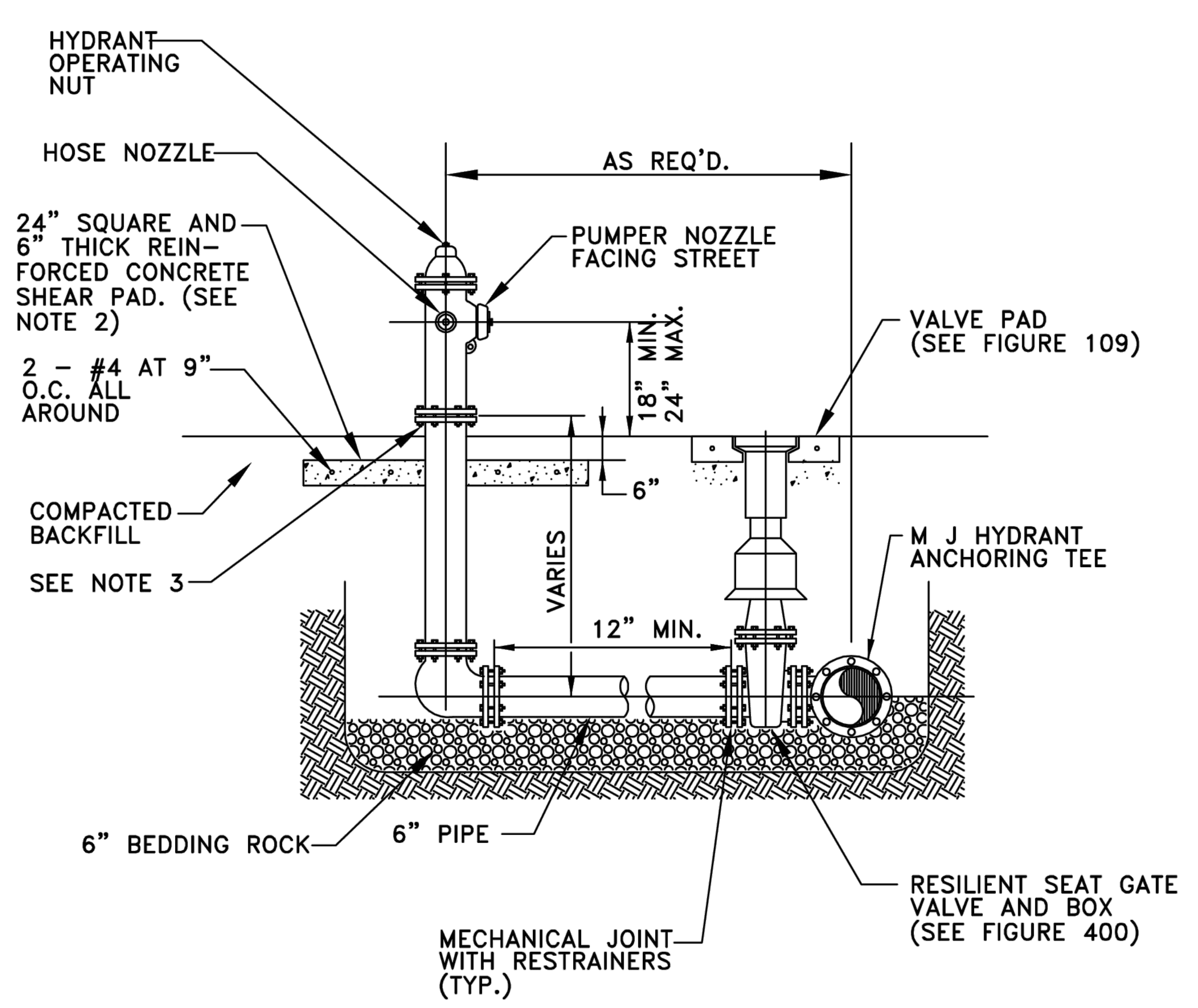


NOTES:

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

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

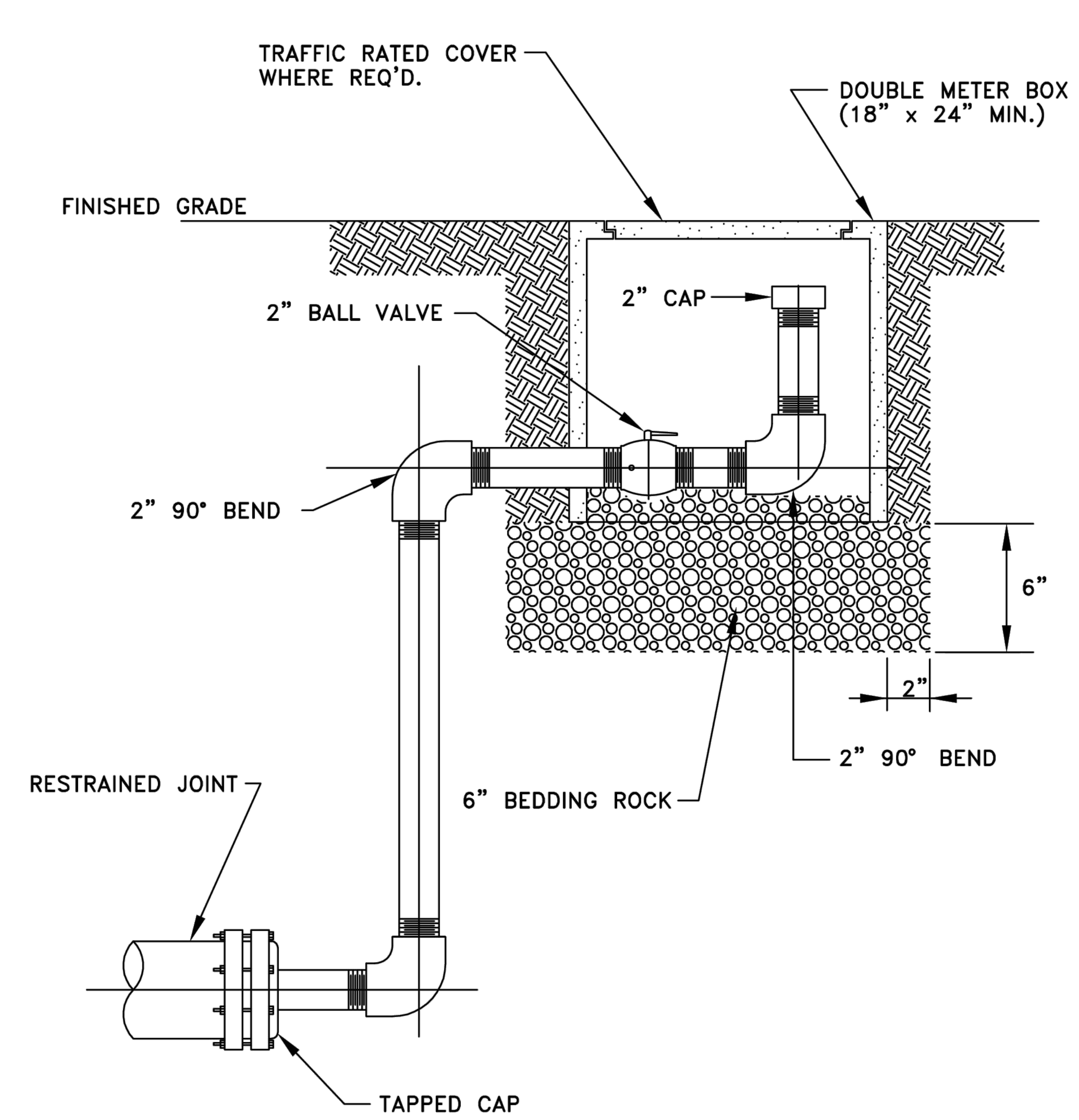


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

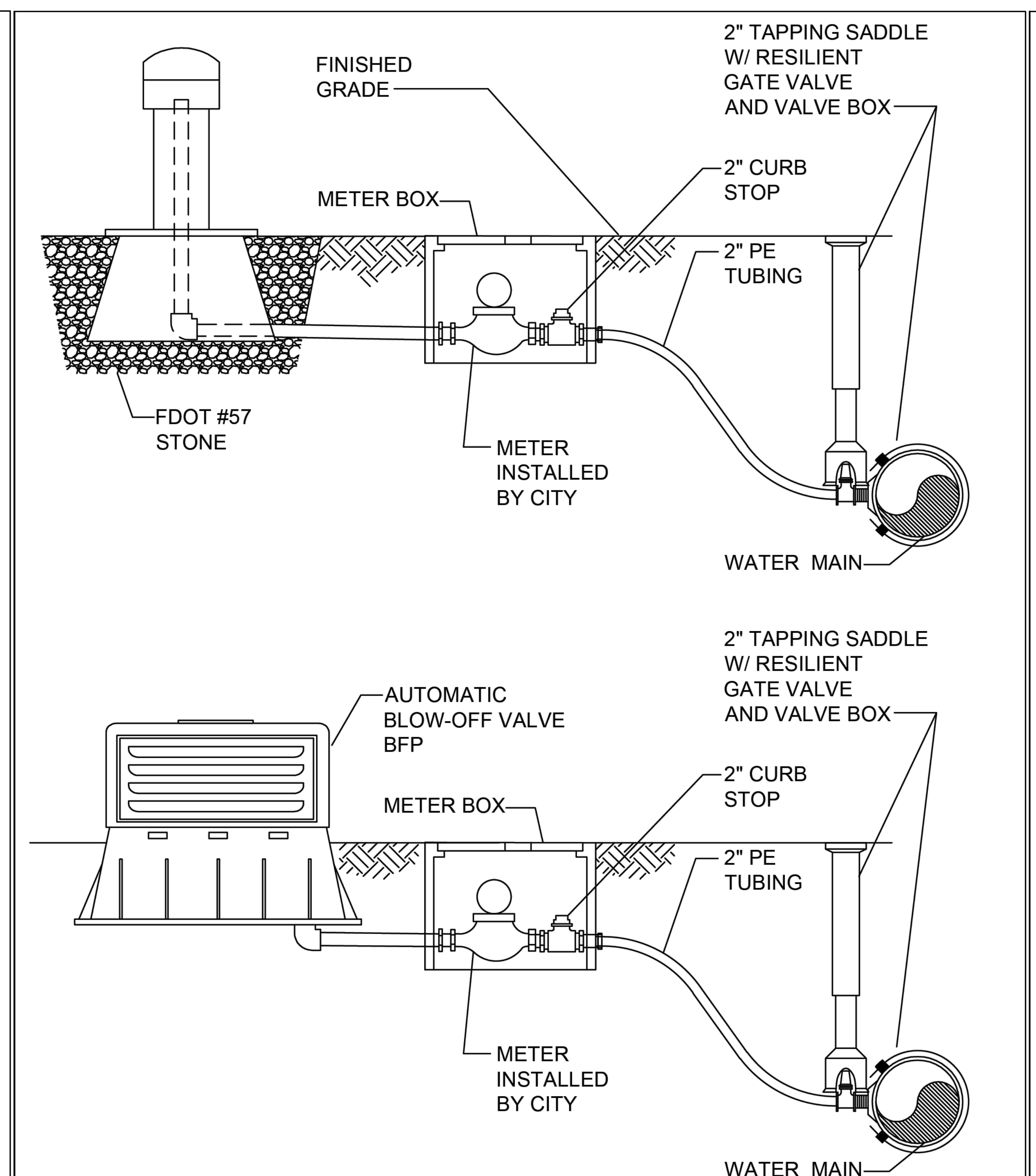


NOTES:

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

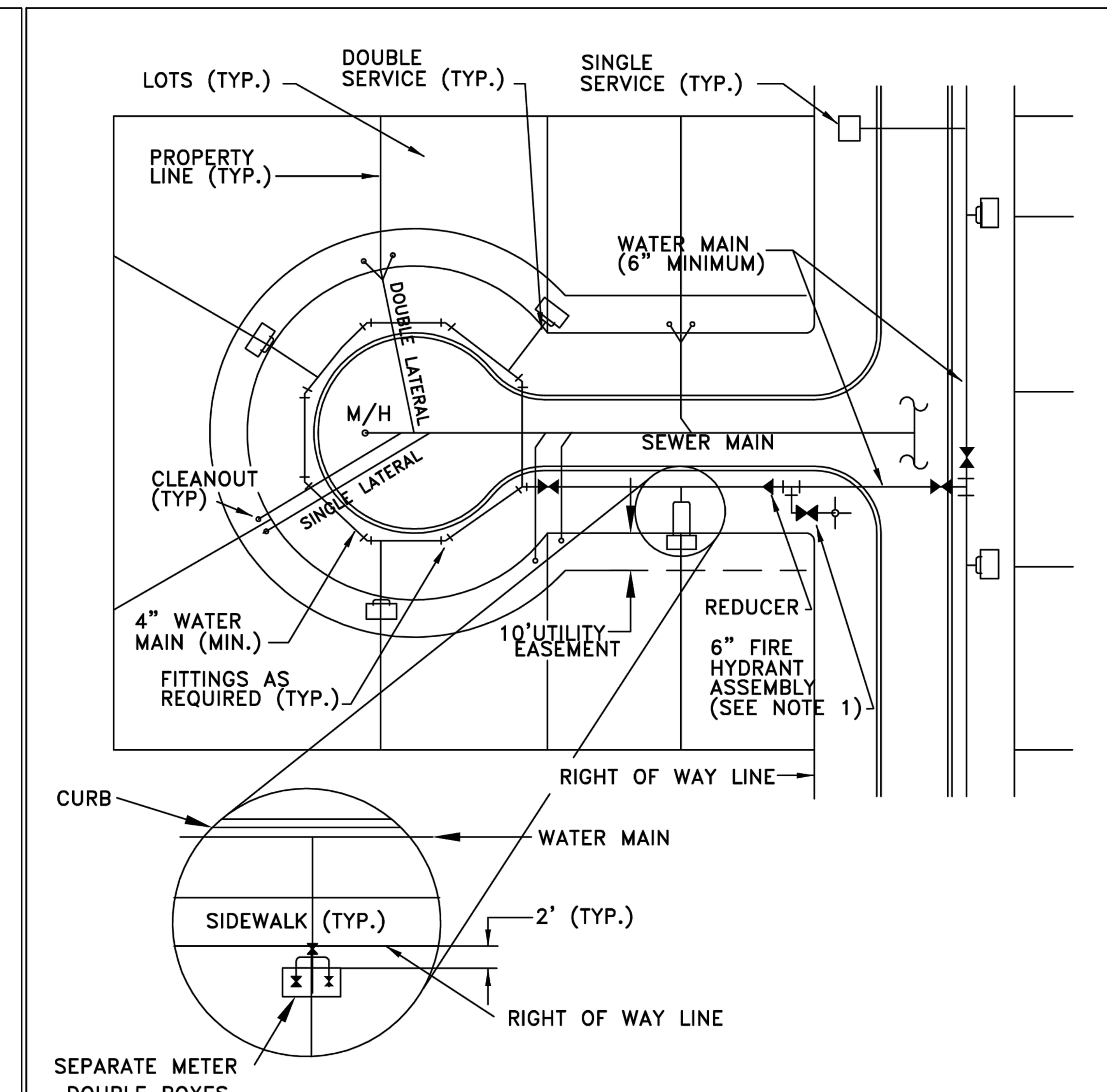
BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



BLOW OFF VALVE DETAIL (AUTOMATIC)

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



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

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

CITY OF APOPKA DETAILS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C10.3

Plotted By: Powers, Steven Sheet Set: Kelly Park - CSP Layout: C10.3 CITY OF APOPKA DETAILS May 26, 2026 06:32:28pm K:\orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C10.0 CITY OF APOPKA DETAILS.dwg
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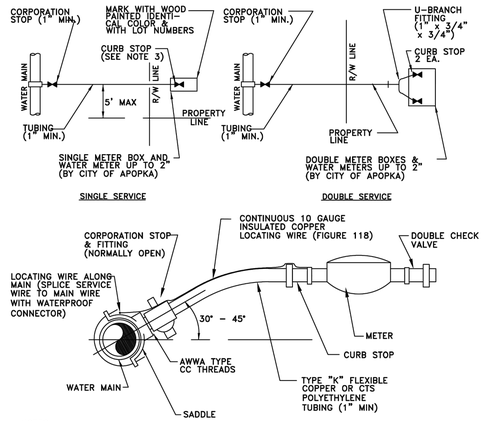
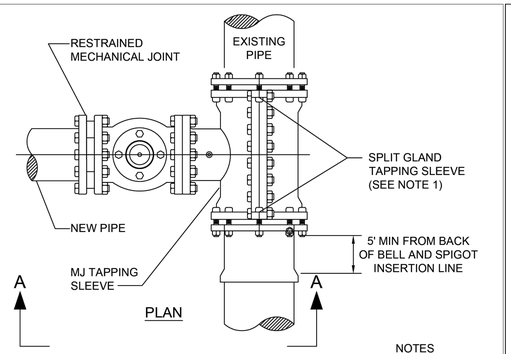


NOTES:

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

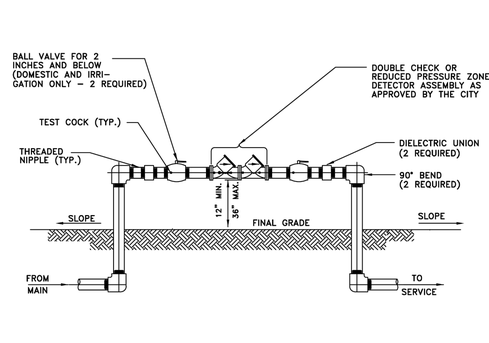


NOTES

1. 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



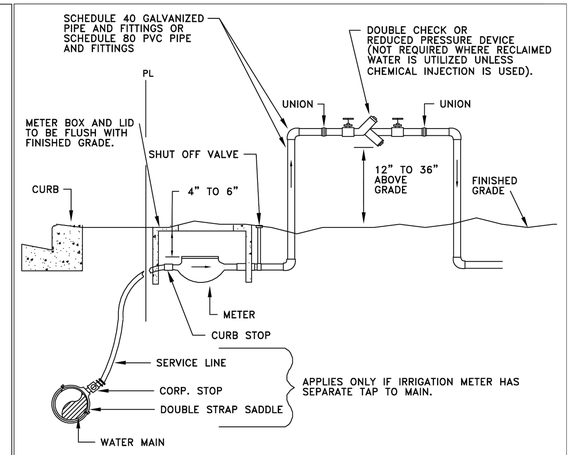
NOTES:

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

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

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

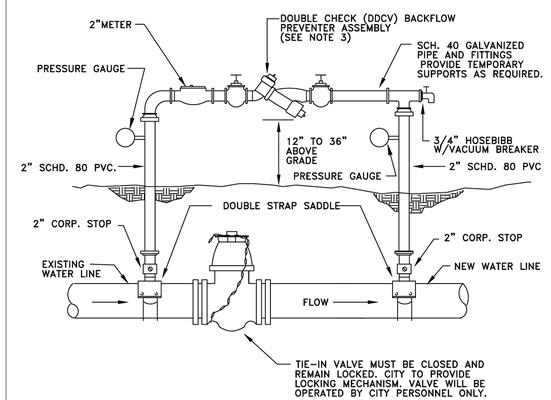


NOTES:

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

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

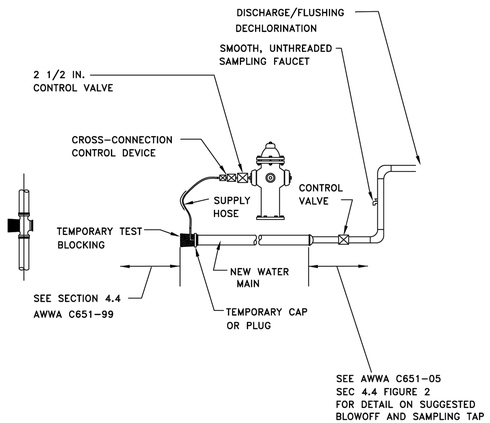


NOTE:

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

TEMPORARY JUMPER CONNECTION

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



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

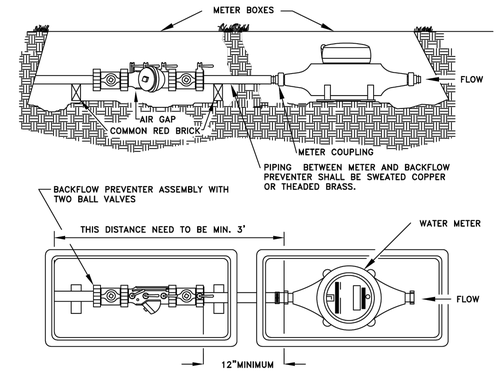
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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



1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505

No.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL

K-H PROJECT	249490000
DATE	05/26/2026
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	SJP
CHECKED BY	BSA

CITY OF APOPKA DETAILS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C10.4

Plotted By:Powers, Steven Sheet Set:Kelly Park - CSP Layout:C10.4 CITY OF APOPKA DETAILS May 26, 2026 08:32:45pm K:\Orl_civil\249490000-kelly park mixed use\CADD\CONST\plansheets - csp\C10.0 CITY OF APOPKA DETAILS.dwg
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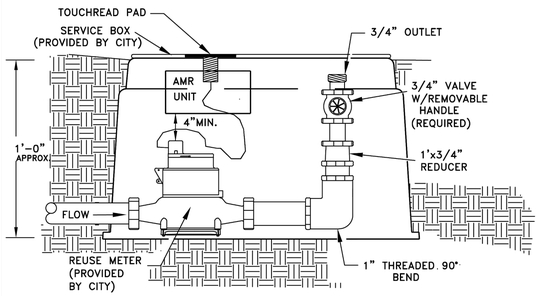
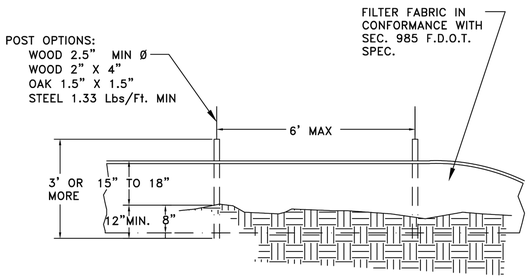
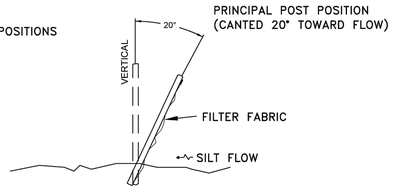


RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506



ELEVATION VIEW

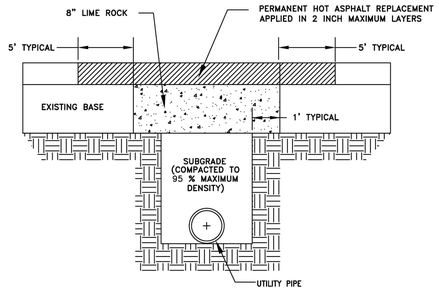


SECTION VIEW

SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

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



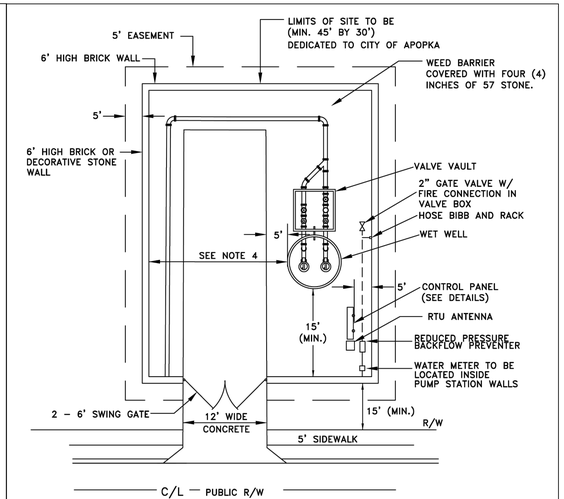
GENERAL NOTES:
1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL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

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

LIME ROCK
HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702



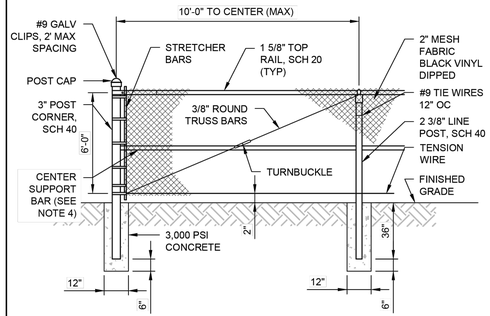
NOTES:
1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
4. MEASUREMENT SHALL BE EQUAL TO OR GREATER THAN THE DEPTH OF THE WET WELL.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	MAY 2022	FIG. 300

APPENDIX A	STANDARD DRAWINGS

CHAIN LINK FENCE

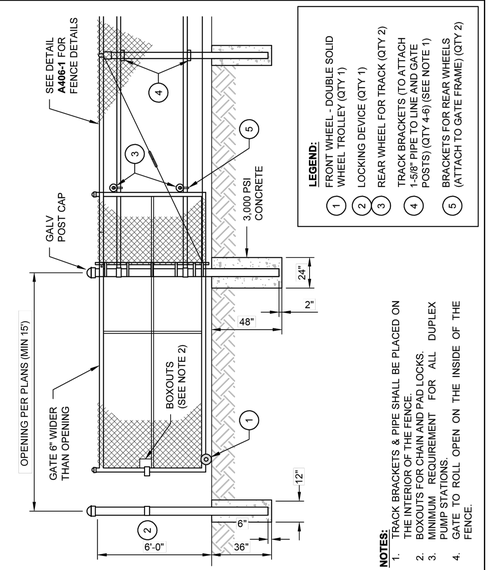


NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.
2. PROVIDE CHAIN AND LOCK FOR SECURING GATE
3. FENCING AND POSTS SHALL BE BLACK, VINYL DIPPED.
4. CENTER SUPPORT BAR IS REQUIRED ON ALL FENCE SECTIONS.

ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL	FIGURE A406-1 10/10/2021

APPENDIX A	STANDARD DRAWINGS

ROLLING SLIDE GATE ON CHAIN LINK FENCE



NOTES:
1. TRACK BRACKETS & PIPE SHALL BE PLACED ON THE INTERIOR OF THE FENCE.
2. BOXOUTS FOR CHAIN AND PAD LOCKS.
3. MINIMUM REQUIREMENT FOR ALL DUPLEX PUMP STATIONS.
4. GATE TO ROLL OPEN ON THE INSIDE OF THE FENCE.

ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL	FIGURE A406-2 10/10/2021

NO.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/26/26	BJW

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STATE OF FLORIDA SEAL

K-H PROJECT 249490000
DATE 05/26/2026
SCALE AS SHOWN
DESIGNED BY BJW
DRAWN BY SJP
CHECKED BY BSA

CITY OF APOPKA DETAILS

CHANDLER ROW

CITY OF APOPKA FLORIDA

SHEET NUMBER
C10.5

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