



Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

Wednesday, May 18, 2022, 10:00 AM

AGENDA

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes for April 20, 2022
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Conditional Use Permit; Golden Triangle Church of Christ, Inc** (Project Name); 2719 W. Old Highway 441(Location); GoldenTriangle Church of Christ, Inc. (Applicant).Project No. CUP22-01.
 1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
 4. Public Input
 5. Commission deliberation and action
 - B. **Request for Site Plan; Bristol Park Apartments** (Project Name); 19510 US 4541(Site Address) Limit Ave (South) US Hwy 441 (North East) (Location); Cagan Management Group, Inc. (Applicant); Wicks Engineering Services, Inc. (Engineer); L.R. Huffstetler, Inc. (Landscape Architect); Forum Architecture & Interior Design (Architect). Project No. SP22-03.
 1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
 4. Public Input
 5. Commission deliberation and action
 - C. **Request for Preliminary Plat; Villages of Loch** (Project Name) 18740 SR 44 (Location); RGC Ventures LLC (Owner); Park Square Homes (Applicant); Poulos and Bennett, LLC (Engineer). Project No. PR22-02PREL.

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

VI. Announcement of next scheduled meeting date

A. June 15, 2022 at 10:00 a.m.

VII. Adjournment

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the *Americans with Disabilities Act*, persons needing a special accommodation to participate in this proceeding should contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance, if hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

**CITY OF
MOUNT DORA, FLORIDA
PLANNING AND ZONING
COMMISSION
MINUTES**



April 20, 2022

Call to Order

Having been duly advertised as required by law Chairman, Harmon Massey called the regular meeting of the Planning and Zoning Commission to order at 10:02 a.m. on Wednesday, April 20, 2022.

Roll Call with Determination of Quorum

Present:

Committee Members: Harmon Massey, *Chairperson*, Miles Beach, Tom Dring, James Homich and Kris Haukoos.

Absent: Ryan Parent and Rebecca Carter, *Vice-Chair*.

City Staff and Attorney: Vince Sandersfeld, *Planning Director*; Michele Janiszewski, *Senior Planner*; Sherry Sutphen, *City Attorney*; Emily Ragusa, *Associate Planner*; Whitney Scott, *Administrative Coordinator*

Presenters: Jimmy Crawford, *Crawford, Modica, & Holt*; Daniel Blasco, *Kimley-Horn and Associates, Inc.*

Approval of Minutes of February 16, 2022

Having the March 16, 2022 meeting canceled, Mr. homich motioned to approve the meeting minutes dated February 16, 2022. Mr. Beach seconded the motion, and it was approved unanimously.

Public participation/hearing for non-agenda items

None

New Business

- A. **Request for Site Plan; Dollar Tree** (Project Name); Located on Southeast Corner of Robie Ave and US 441 (Site Address); 21761 US 441 (Location); FRP Properties LLLP (Owner); Dynamic Commercial Real Estate Advisors (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); Clark, Geer, Latham, and Associates (Architect). Project No. SP21-13.
1. Swearing in of witnesses by City Attorney
 2. Ex Parte Communication regarding this item.
 3. Staff/Applicant presentation
 4. Public Input
 5. Commission deliberation and action

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.

No Ex Parte Communication regarding these agenda items.

Mr. Sandersfeld gave a summary of the proposed application and Staff recommends approval with conditions for the above-referenced request for a Site Plan. Approval subject to the outstanding Development Review Committee comments being addressed.

Applicant's Attorney, Mr. Jimmy Crawford provided an overview of the proposed project and stated that they planted as many trees as they could to offset the ones being removed.

Mr. Dring asked if there are any original trees left on site and if so, are there any defects causing them to be removed other than spacing concerns.

Project Applicant, Mr. Daniel Blasco stated that there are a couple of original trees located on the southwest corner of the property to be maintained but other trees had to be removed due to the design of the project, but a tree bank contribution will be made.

Mr. Beach had a discussion with the applicants regarding existing live oaks that are in conflict with utility storm drainage.

Mr. Blasco stated that Lake County is working with the neighboring developer to widen Robie Avenue and Mr. Blasco stated that he plans to remove the trees along Robie Avenue now to assist with the road widening project.

Mr. Sandersfeld stated that City Staff will work with the Applicant to address the tree preservation, and possible utility configuration.

Mr. Dring and Mr. Sandersfeld had a conversation regarding the requirements for landscaping buffer, tree spacing and tree replacement.

Mr. Homich, Mr. Beach and Mr. Massey expressed their concerns for the two entrances along Robie Ave., regarding traffic backup, deliveries and emergency vehicles.

Mr. Sandersfeld stated City Staff will work with the applicants regarding entrances and flow of traffic. Mr. Blasco and Mr. Crawford stated that they will work with Florida Department of Transportation and Lake County for traffic standards along Robie Ave and US Highway 441.

Mr. Blasco and Mr. Crawford explained that although eliminating one may be an issue, switching locations of the main entrance may be a viable alternative.

Mr. Homich motioned to approve Site Plan request with conditions and specified Development Review Committee comments to be resolved. Ms. Haukoos seconded the motion and it was approved by a roll call vote (5:0)

Other Business

Mr. Sandersfeld introduced Ms. Michele Janiszewski as the City's new Senior Planner and Michele gave a brief introduction of herself and experience.

Mr. Sandersfeld provided new project development updates to the Commission.

Mr. Dring and Mr. Sandersfeld had a conversation regarding how many individuals are calculated for each new residential project, and Mr. Sandersfeld stated 2.5 persons per household is the formula for the Planning Department review.

Ms. Haukoos and Mr. Sandersfeld had a discussion about new development and school capacity.

Mr. Sandersfeld explained the school capacity is governed by the school board, but schools are notified of all projects. School board members are liaison members of the Planning and Zoning commission and are encouraged to participate.

Mr. Sandersfeld discussed the upcoming building heights survey and stated it would be sent via email, postal mail and hand delivery to merchants and tenants in the core downtown area.

Ms. Sutphen clarified with Mr. Sandersfeld that one of the survey questions was how the person is affiliated with the City.

Mr. Sandersfeld stated he would bring back the survey results at a future meeting.

Announcement of next scheduled meeting date

A. Regularly Scheduled meeting: Wednesday, May 18, 2022 at 10:00 a.m.

Adjournment

The meeting was adjourned at 10:46 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey, *Commission Chair*



**CITY OF
MOUNT
DORA**

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113**

E-mail: plandev@cityofmoundora.com

DATE: May 18, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Conditional Use Permit (CUP) to operate a church and associated uses within the C-3 zoning district; Golden Triangle Church of Christ, Inc.; Located at The Golden Triangle Shopping Center; Moore Properties Corporation; Marshall Bailey. Project No. CUP 22-01.

SUMMARY OF RECOMMENDATION:

Staff recommends approval the above-referenced request for the proposed CUP to allow for a Church and associated uses within the C-3 Zoning District and issuance of Development Order.,

REFERENCES/SUPPORT:

Section 2.5.1.5 and 3.4.8.3.h of the City's Land Development Code (LDC)

SITE SUMMARY:

Existing Use: Shopping Center
Proposed Use: Church and Classrooms for Grades Pre-K to 12
Church Attendees: 64 Maximum (seating)
Future Land Use: Multi-Use Transitional or MU-1
Zoning: Highway Commercial or C-3
Overlay Zones: None
Building Size: 3,000 S.F. Suite within a multi-tenant commercial building
Site Area: 19.70 +/- acres

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	County	Urban Low	R-1	Residential	Sylvan Shores Subdivision
South	City	Mixed Use Transitional	C-3	Commercial	Mount Dora Plaza
East	City & County	Commercial & Urban Low	C-3, C-2A, R-1	Residential and Industrial	Sylvan Shores Subdivision and RoMac Surplus Outlet
West	City & County	MU-1, High Density, & Urban Low	R-3, C-2A, R-1, C-1	Residential and Commercial	Bowling Alley, Palms of Mount Dora Condos, and Gas Station

SUMMARY OF REQUEST:

The subject property is zoned C-3 and is developed with multiple, multi-tenant commercial buildings and is known as the Golden Triangle Shopping Center built in 1961. The Applicant is seeking to utilize 3,000 square feet of the 134,094 square foot commercial building for a church and classrooms. Pursuant to Land Development Code (LDC) Section 3.4.8.3.h, Churches are a conditional use within the C-3 zoning district and can only be permitted on the property once a conditional use permit is approved.

Due to the proposed church use size and hours of operation, there are no impacts to parking or traffic management. This is an existing shopping center with sufficient parking. The applicant will be required to procure city building permits for interior renovations through the City's normal change in use permitting process.

STAFF ANALYSIS:

A review of the criteria in Section 2.5.1(5) of the Land Development Code reveals the following:

- a. The use should not be detrimental to the area or inconsistent with development trends in the area.
The proposed church is seeking to locate into a suite within a commercial building developed along an arterial road (Old Highway 441). The subject property is developed with various non-residential uses. The proposed development is in harmony with the adjacent property uses, Zoning, and with the Future Land Use designated as Mixed-Use Transitional.
- b. The use should not have an unduly adverse effect on traffic patterns, movement, or intensity.
The subject property was developed in 1961 and contains a surplus of parking for anticipated patrons. There are no other churches on the subject property and the application indicates that the church will provide seating for 64 attendees and the average weekly attendance is anticipated to be a total of 45-50 patrons. There are no anticipated adverse impacts on the traffic patterns, parking, and road capacity based on the scale of the use, surplus of existing parking, proposed and existing hours of operations, and the property's location along an arterial road.
- c. The use is consistent with the Comprehensive Plan.
The subject property is part of the Mixed Use Transitional Future Land Use Category. Comprehensive Plan Objective 4.g.13 of the Future Land Use Element states that this category allows for public, civic, commercial, office, multi-family residential, and limited single-family land uses. The proposed church is consistent with this requirement.
- d. There is no evidence that the use will adversely affect the public interest.
There are no anticipated, adverse impacts on the public interest associated with the proposed use.

STAFF DETERMINATION: Staff reviewed the application and found it consistent with the City's Land Development Code and Mount Dora Comprehensive Plan 2045.

ATTACHMENTS:

Vicinity Map
Application

Legend



City Limits

Subject Property

VICINITY MAP

N



N.T.S.



Date: 4/19/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112



**CITY OF
MOUNT
DORA**

CUP22-01

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
E-mail: plandev@cityofmounddora.com**

**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Date: 03/30/2022 Project Name: Golden Triangle Church of Christ, Inc

1. Applicant's Name: Marshall Bailey
Company's Name: Golden Triangle Church of Christ, Inc.
Address: 4425 N Hwy 19A
City, State & Zip: Mount Dora, FL 32757
Phone: 352-409-0421 E-mail: Don.Bailey2@comcast.net
2. Owner's Name: Moore Properties Et Al Corporation
Company's Name: Moore Properties Et AL Corporation
Address: 17507 S. DuPont Hwy
City, State & Zip: Harrington, DE 19952
Phone: 302.674.0365 E-mail: LoretteS@americanfinancellc.com
3. The property generally located and list adjacent streets: 2719 W. Old Highway 441
Mount Dora, FL 32757, a unit in the Golden Triangle Shopping Center
4. The address(s) of the property: 2719 W. Old Hwy 441, Mount Dora, FL 32757
5. Building Size Existing: 3000 sq. ft. Proposed: 3000 sq. ft.
6. Size of property in Acres: _____ Square Feet: _____
7. Does property have, or will it have Central Water or Center Sewer? yes, it is on
Mt. Dora utilities (electric, water and sewer).
8. Does property have, or will it have Well or Septic Tank? No, city provided utilities
only

9. Zoning District: C3 / MU-1
- Future Land Use Category: Church, as conditional use with approval from the Planning Dept.
10. Provide description of the proposed use: Church, see the attached additional information.
11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section 3.4.8. paragraph 3.H.
12. State the reason for this request (attach written summary if additional space is needed):
See the attached additional summary.
13. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.
- Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.
- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - c. Is consistent with the Comprehensive Plan; and
 - d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


Owner/Applicant Signature

04/06/22
Date

Additional Information – Conditional Use Permit (CUP)

Question 9 – Zoning District

The property in question, unit 2719 at the Golden Triangle Shopping Center, is zoned as C-3, Highway Commercial District and MU-1.

Question 10 – Description of Proposed Use.

We are seeking a CUP to allow the use of Unit 2719 as a church. Our church activities include weekly Sunday morning and Wednesday evening services. The Sunday morning services include Bible study classes for all ages and the main church service (acapella singing, prayers, communion, and gospel preaching). In addition, the Wednesday night service includes a Bible study and prayer service for all ages. See our website for more information <goldentrianglechurch.com>.

The weekly meeting times are as follows.

Sunday am Bibles Classes – 9:30 to 10:15 am

Sunday am Worship Service – 10:30 to 11:45 am

Wednesday night Bible Study / prayer service: 7:00 to 8:00 pm

We do not conduct any other functions at the location including the following.

- We do not provide meals or complete food preparation of any kind.
- We do not provide childcare services.
- We do not sell goods or materials of any kind.
- We do not offer any form of counseling services.

Question 11 – Land Code Section.

The municipal code lists a church as an approved conditional use within a C-3 zoning district, under Chapter III, 3.4.8. paragraph 3. H, pursuant to approval by the Planning and Zoning Dept. as outlined in Chapter 2, section 5.1.5.

Question 12 – Reason for this request.

We are seeking the use of the proposed property, Unit 2719 of the Golden Triangle Shopping Center, to continue our service to the Golden Triangle community and long-time church members. Due to the change of ownership of our current leased property at Lake Receptions, and subsequent lease non-renewal by the new owners, we are seeking a new location for our church. This location was chosen due to its proximity to our current meeting place, availability, and cost. We have been a part of Lake County since the 1960's, have been incorporated as a FL State Non-profit since 1998, and were formerly located in Umatilla and Eustis. For the past ten years we have been located at Lake Receptions of Mt. Dora and desire to remain in the Golden Triangle area for the benefit our members. Our weekly attendance averages 45 – 50 persons from the surrounding cities of Mount Dora, Eustis, and Tavares.

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Marshall Bailey, Trustee of Church of Christ in The Golden Triangle, Inc. to act as agent for the purpose of submitting and processing of a Conditional Use Permit application for 2719 Old US 441 Hwy Unit 7, Mount Dora FL 32728.

Signed:



Frank Moore, President

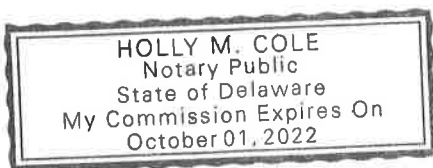
Date:

4/6/2022

Notary Public
State of Delaware

Before me, the undersigned authority, personally appeared Frank Moore, who acknowledges that he is appointing Marshall Bailey to act as their agent for the purpose of submitting for CUP application for the above referenced property and that he did _____ or Did not X take an oath, and is known to me _____ or produced _____ as identification on this 6th Day of **April, 2022**.

(Seal)



Print Name:

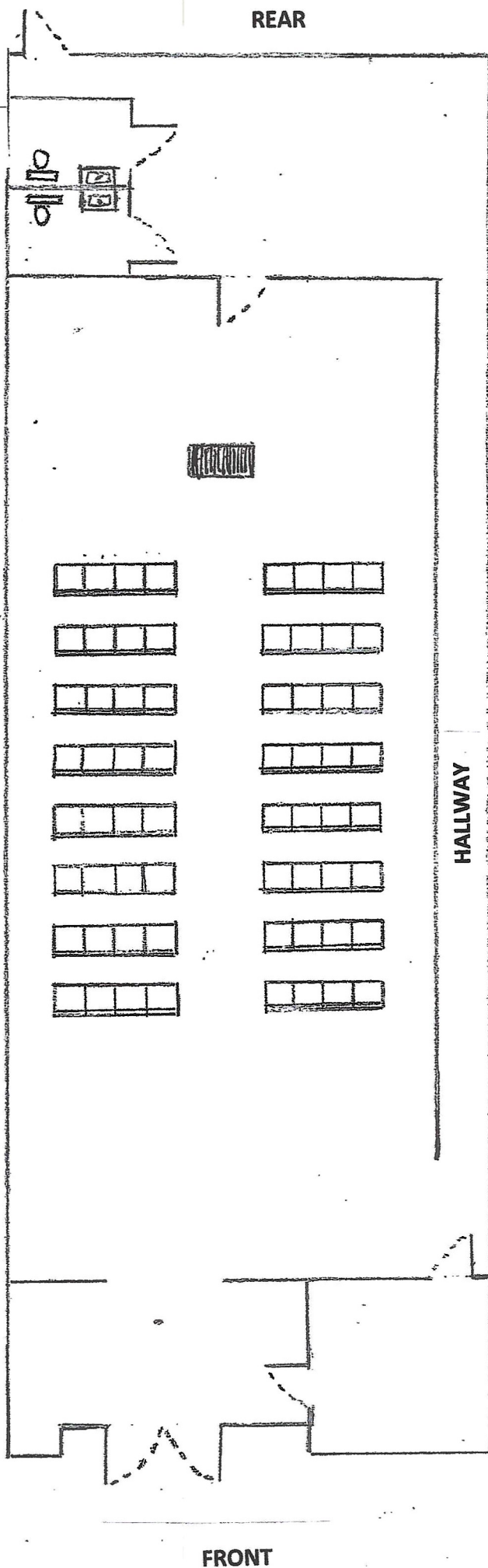
Holly M Cole

Sign:



Commission Expires:

10/1/2022



Classroom 2
PreK to Grade 6

Legend

-  Speaker Podium
-  Seating for 64 persons

Dimensions (Approx.)

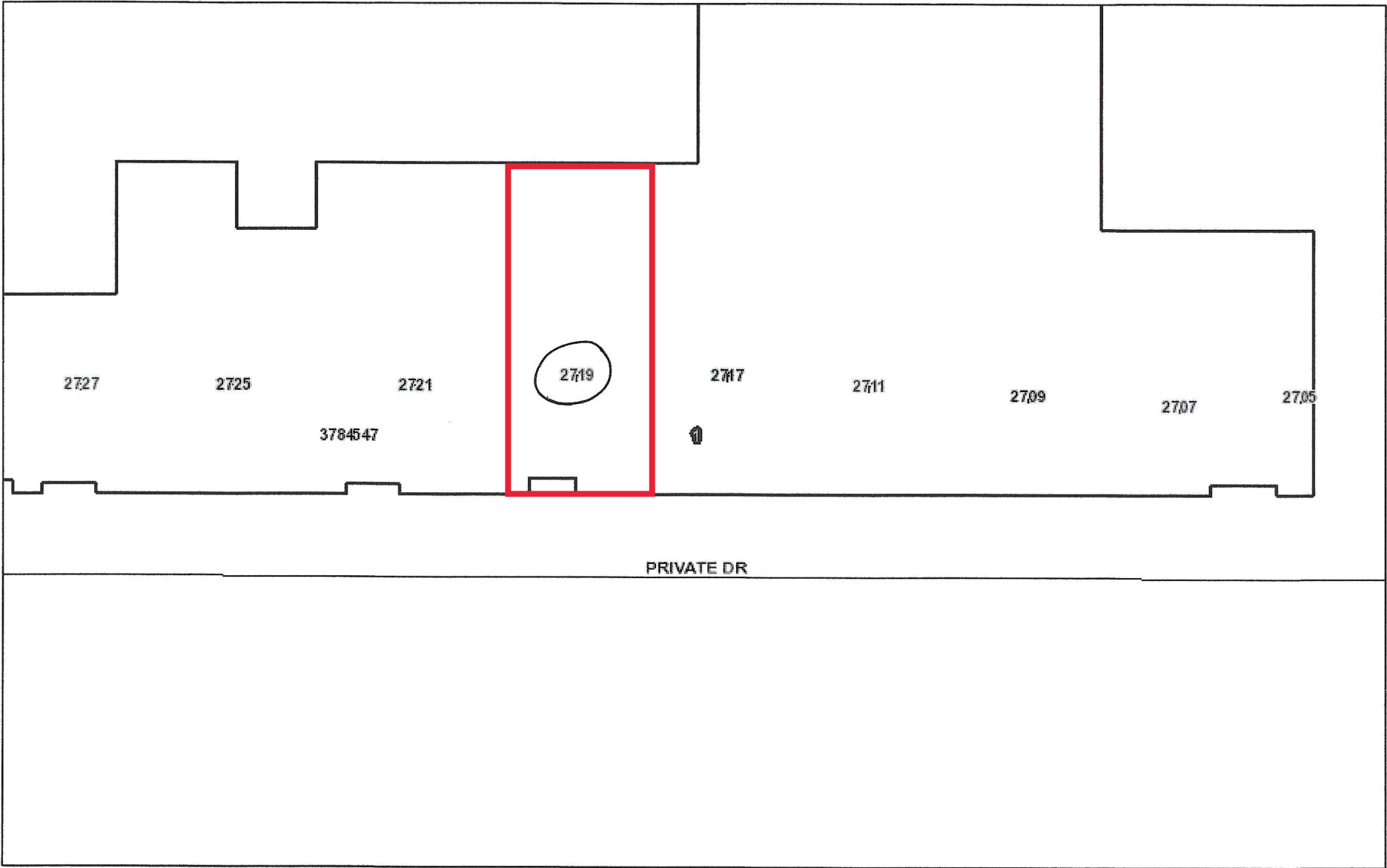
- 1 Unit #2719, 3000 ft²
- 2 Main Seating area, 1675 ft²
(67' x 24' 6")
- 3 Classroom 1, 130 ft²
(11' 4" x 11' 6")
- 4 Classroom 2, 338 ft²
(23' x 14' 8")
- 5 Bathroom 1, 48 ft²
(6' x 8')
- 6 Bathroom 2, 48 ft²
(6' x 8')

Notes

The average weekly attendance is
45 - 50 persons (total)

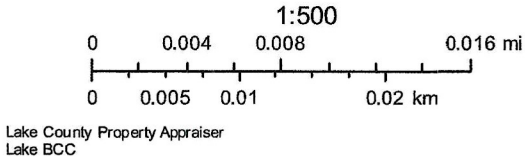
Classroom 1
Grades 7 - 12

Unit 2719 - Golden Triangle Shopping Center

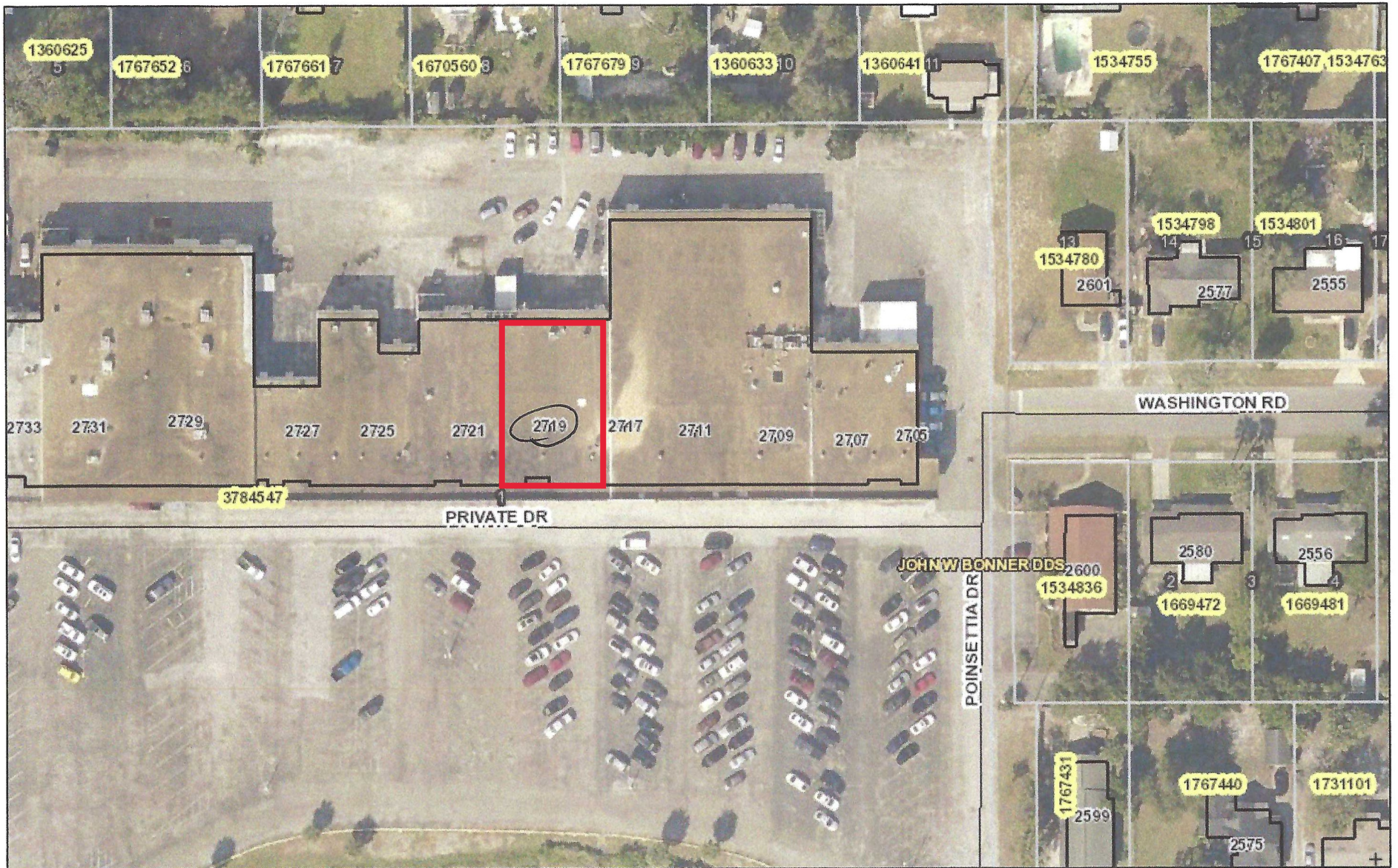


April 5, 2022

- | | | |
|-------------------------|-----------------------|---------------------------|
| — Street Names | □ Building Footprints | Tax Parcels Alternate Key |
| — Local Streets | + Address Locations | □ Tax Parcels |
| Subdivision Lot Numbers | Property Name | |

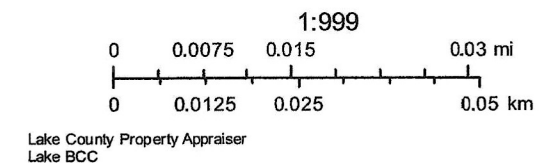


Unit 2719 - Golden Triangle Shopping Center



April 5, 2022

- | | | |
|-------------------------|-----------------------|-----------------------------|
| — Street Names | □ Building Footprints | □ Tax Parcels Alternate Key |
| — Local Streets | + Address Locations | □ Tax Parcels |
| Subdivision Lot Numbers | Property Name | |



Google Maps Unit 2719 - right of Fat Cats



Image capture: May 2019 © 2022 Google

PROPERTY RECORD CARD

General Information

Name:	MOORE PROPERTIES CORPORATION ET AL	Alternate Key:	3784547
Mailing Address:	17507 S DUPONT HWY HARRINGTON, DE 19952 Update Mailing Address	Parcel Number: ⓘ	25-19-26-0525-000-00100
		Millage Group and City:	00MD Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2711 OLD HIGHWAY 441 MOUNT DORA Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, GOLDEN TRIANGLE SHOPPING CENTER SUB LOT 1--LESS FROM SW COR OF SW 1/4 OF NW 1/4 OF SEC 25 RUN N 89DEG 39MIN 00SEC E 328.69 FT TO A POINT ON W LINE OF E 3/4 OF SW 1/4 OF NW 1/4, N 00DEG 30MIN 03SEC W 165.57 FT FOR POB, CONT N 00DEG 30MIN 03SEC W 229.87 FT, S 90DEG 00MIN 00SEC E 222.29 FT, S 02DEG 40MIN 16SEC W 230.11 FT, S 90DEG 00MIN 00SEC W 209.56 FT TO POB--PB 41 PGS 17-18 ORB 1664 PG 0264, ORB 1994 PG 0539, ORB 1994 PG 0542		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SHOPPING CENTER COMMUNITY ANCHORED (1600)	0	0	LOT 1	646018.320	Square Feet	\$0.00	\$710,620.00
2	WETLAND (9600)	0	0	LAKE	5.000	Acre	\$0.00	\$225.00
				Click here for Zoning Info ⓘ				
				FEMA Flood Map				

Commercial Building(s)

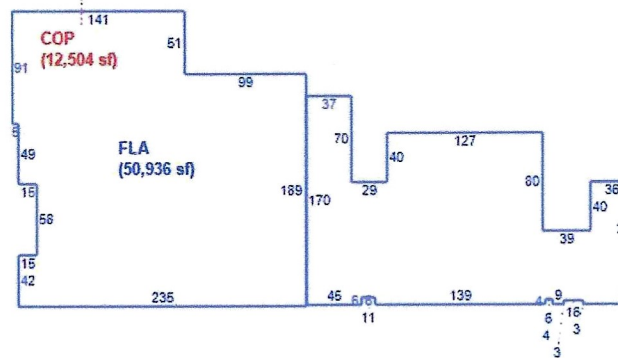
Building 1

Commercial	Building Value: \$1,552,064.00 Building Use: SHOPPING CENTER COMMERCIAL (16C) Structure Type:
Summary	Section(s)
Year Built: 1961	Section Type No. Stories Ground Floor Area

Total Effective Area: 134094
 Full Bathrooms: 0
 Half Bathrooms: 0
 Elevators: 0
 Elevator Landings: 0
 Residential Units: 0
 Kitchens: 0
 Fireplaces: 0

COMMERCIAL CANOPY (COP) 1.00 12504
 FINISHED LIVING AREA (FLA) 1.00 121590

[View Larger](#)



Building 2

Commercial

Building Value: \$457,719.00

Building Use: SHOPPING CENTER COMMERCIAL (16C)

Structure Type:

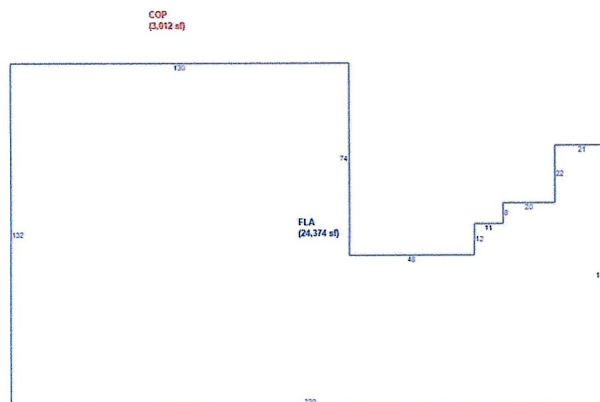
Summary

Section(s)

Year Built:	1961	Section Type	No. Stories	Ground Floor Area
Total		COMMERCIAL CANOPY (COP)	1.00	3012
Effective Area:	27386	FINISHED LIVING AREA (FLA)	1.00	24374

Full Bathrooms: 0
 Half Bathrooms: 8
 Elevators: 0
 Elevator Landings: 0
 Residential Units: 0
 Kitchens: 0
 Fireplaces: 0

[View Larger](#)





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Detail by Entity Name

Foreign Profit Corporation

MOORE PROPERTIES, ET AL CORPORATION

Filing Information

Document Number F01000003736

FEI/EIN Number 51-0408657

Date Filed 07/16/2001

State DE

Status ACTIVE

Principal Address

17507 S DUPONT HWY
HARRINGTON, DE 19952

Changed: 06/12/2019

Mailing Address

17507 S DUPONT HWY
HARRINGTON, DE 19952

Changed: 06/12/2019

Registered Agent Name & Address

MOORE-DOWD, LILLIAN
717 SECRET HARBOR LANE UNIT 205
LAKE MARY, FL 32746

Name Changed: 04/23/2015

Address Changed: 06/03/2019

Officer/Director Detail

Name & Address

Title P

MOORE, FRANK R
1730 LOVE POINT ROAD
STEVENSVILLE, MD 21666

Title T

MOORE JR, PAUL
143 GLENN STREET
DOVER, DE 19901

Title S

MOORE JR, PAUL
143 GLENN STREET
DOVER, DE 19901

Annual Reports

Report Year	Filed Date
2020	02/04/2020
2021	01/27/2021
2022	01/28/2022

Document Images

01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/23/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- Reg. Agent Change	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
05/09/2008 -- ANNUAL REPORT	View image in PDF format
07/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
05/04/2005 -- ANNUAL REPORT	View image in PDF format
05/05/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
07/16/2001 -- Foreign Profit	View image in PDF format

Prepared By/Return To:
ROBERT F. VASON, JR., P.A.
Post Office 1430
Mount Dora, Florida 32756

Parcel Identification Number(s): 251926090000000100

CFN 2001082947
BOOK 01994 PAGE 0542 - 0544
DATE: 08/28/2001 11:57:03 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DUC 0.70

THIS SPACE SAVED FOR RECORDING DATA

THIS QUIT-CLAIM DEED, Executed this 22nd day of August, A.D. 2001, by PAUL T. MOORE, SR. and AIKO MOORE, Husband and Wife, as to an undivided 12% interest, PAUL T. MOORE, JR., as to an undivided 44% interest, and FRANK R. MOORE, as to an undivided 44% interest, whose post office address is 4200 N. Dupont Highway, Dover, Delaware 19901, first party, to MOORE PROPERTIES, ET AL CORPORATION, whose post office address is 4200 N. Dupont Highway, Dover, Delaware 19901, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, and to its heirs and assigns, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

Lot 1 and Lot 3, Golden Triangle Shopping Center, according to the Plat thereof recorded in Plat Book 41, Page 17, Public Records of Lake County, Florida.

Grantors covenant and warrant that the above-described real property is not homestead property as defined by the Constitution and the Laws of the State of Florida.

THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH, AND THE LEGAL DESCRIPTION WAS SUPPLIED BY THE PARTIES; THE PREPARER OF THIS INSTRUMENT ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR ANY INACCURACY OF THE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF the said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Deborah L. Lepore
Print: Deborah L. Lepore
Kimberly T. Longest
Print: Kimberly T. Longest

Carolee W. Knight
Print: Carolee W. Knight
Rhonda Webster
Print: Rhonda Webster

Carolee W. Knight
Print: Carolee W. Knight
Rhonda Webster
Print: Rhonda Webster

Paul T. Moore, Sr.
PAUL T. MOORE, SR.

Aiko Moore
AIKO MOORE

Paul T. Moore, Jr.
PAUL T. MOORE, JR.

Frank R. Moore
FRANK R. MOORE

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 17th day of August, 2001, by PAUL T. MOORE, SR. and AIKO MOORE,

☒ who are personally known to me and did not take an oath.

☐ who have produced _____ as identification and did take an oath stating they were indeed the persons set forth herein.

Karen K. Maxwell
NOTARY PUBLIC - State of Florida
My Commission Expires:



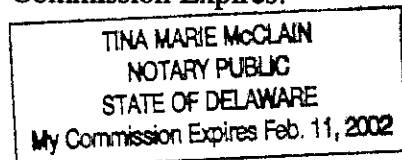
STATE OF DELAWARE

COUNTY OF Kent

The foregoing instrument was acknowledged before me this 22nd day of August, 2001, by PAUL T. MOORE, JR.,

- (☒) who is personally known to me and did not take an oath.
- () who has produced _____ as identification and did take an oath stating he was indeed the person set forth herein.

Tina Marie McClain
NOTARY PUBLIC - State of Delaware
My Commission Expires:



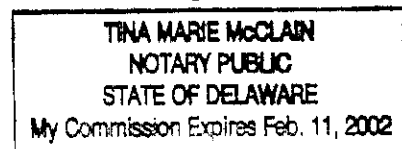
STATE OF DELAWARE

COUNTY OF Kent

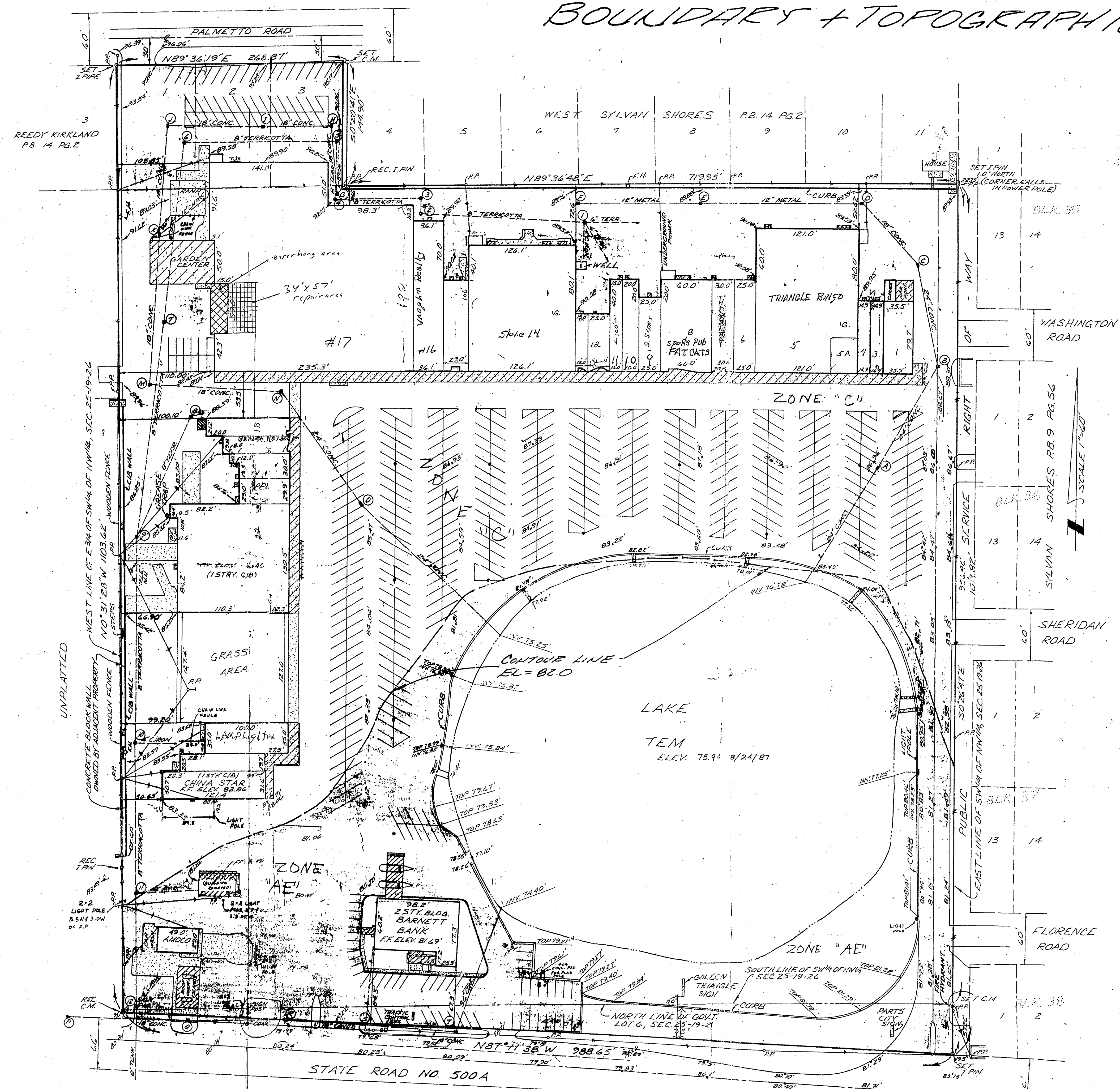
The foregoing instrument was acknowledged before me this 22nd day of August, 2001, by FRANK R. MOORE,

- (☒) who is personally known to me and did not take an oath.
- () who has produced _____ as identification and did take an oath stating he was indeed the person set forth herein.

Tina Marie McClain
NOTARY PUBLIC - State of Delaware
My Commission Expires:



BOUNDARY + TOPOGRAPHICAL SURVEY



DESCRIPTION

ALL THAT PART OF THE EAST 3/4 OF GOVERNMENT LOT 6, SECTION 25, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 500 (U.S. HIGHWAY NO. 441). ALSO: THAT PART OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF WEST SYLVAN SHORES SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALSO: LOTS 1, 2, 3 AND 3 OF WEST SYLVAN SHORES SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

"BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 120137-0001B, AND USGS PUBLISHED MAPS OF FLOOD PRONE AREAS, PORTIONS OF THE PROPERTY REPRESENTED ON THIS PLAT OF SURVEY DO LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE." (ZONE "AE"). THE 100 YEAR FLOOD ELEVATION FOR POND IS 82' MSL.

NOTE:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AS SHOWN.
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.

* THIS IS TO CERTIFY THAT ON THE DATE SHOWN I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON WHICH MEETS THE USUAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND THEREFORE THERE ARE NO ERRORS OR OMISSIONS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.	
CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE HOWARD DURDEN, P.L.S. NO. 1916	
REPRODUCTION OF THIS PLAT NOT VALID UNLESS ENDORSED WITH SURVEYOR'S SEAL AND CERTIFICATION LIMITED TO PERSON OR PERSONS HEREON.	
durden & assoc., inc. 220 West 7th Street P.O. Box 245 Tavares, Florida 32778-1245 phone: 904-233-5001	
CERTIFIED TO: PAVANLE SHAPING CENTER INC., CHICAGO TITLE INSURANCE CO., BARNETT BANK OF LAKE COUNTY N.A. BARNETT, STONE & BLANCHARD P.A.	
DATE: 5-15-89	SCALE: 1"=40'
UPDATE:	DRAWN BY: F.D.P.
FOUND:	CHECKED BY: M.P.
FINAL:	FB/PG:
REV:	JOB NO: 9-0247
REV:	COMP. FILE
REV:	FILE NO: 1-1950

NOTE: BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING FOR THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SEC. 25-19-26, BEING S0°26'41"E.

GOLDEN TRIANGLE SHOPPING CENTER

Sheet 1 of 2

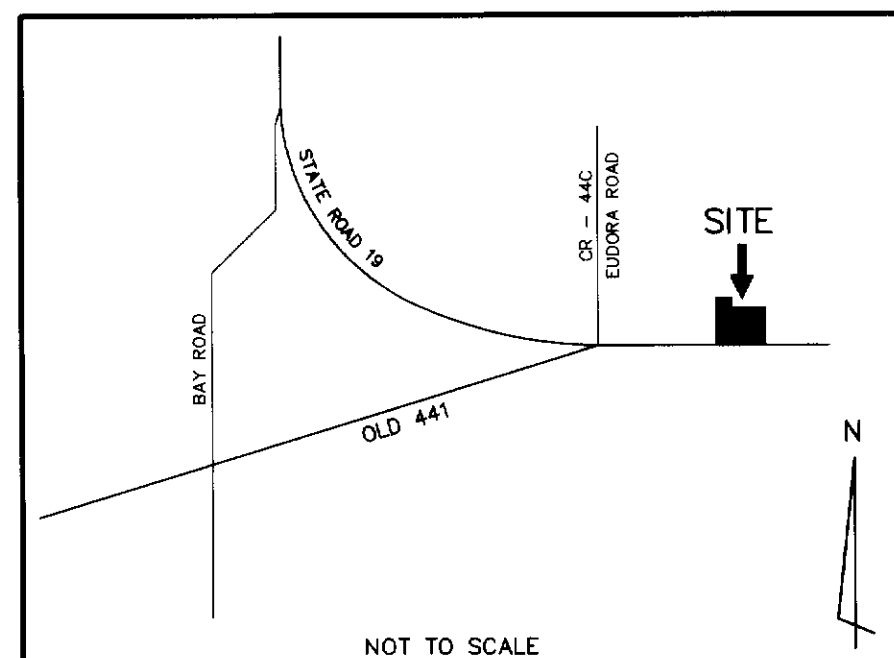
 PLAT BOOK 41
 AND PAGE 17

lying in Section 25, Township 19 South, Range 26 East,
 City of Mount Dora, Lake County, Florida, and being a
 partial replat of Lots 1, 2 and 3, of West Sylvan Shores,
 Plat Book 14, page 2, Public Records of Lake County, Florida.

DESCRIPTION:

From the SW corner of the SW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 26 East, Lake County, Florida, run N 89°39'00" E along the South line of said SW 1/4 of NW 1/4 of said Section 25; thence S 00°30'03" E, along said West line of the East 3/4 of the SW 1/4 of the NW 1/4 of said Section 25, a distance of 3.04 feet to the Northerly right of way of Old U.S. Highway No. 441, and the Point of Beginning; thence run N 00°30'03" W, along said West line of the East 3/4 of the SW 1/4 of the NW 1/4 of said Section 25, a distance of 1103.60 feet to the NW corner of Lot 1, West Sylvan Shores, according to the plat thereof as recorded in Plat Book 14, Page 2, Public Records of Lake County, Florida; thence run N 89°39'55" E, along the North line of Lots 1 through 3 of said West Sylvan Shores, a distance of 268.81 feet to the NE corner of said Lot 3; thence S 00°14'38" E, along the East line of said Lot 3, a distance of 144.85 feet to the SE corner of said Lot 3; thence run N 89°40'37" E, along the South line of Lots 4 through 11 of said West Sylvan Shores, a distance of 720.29 feet to the SE corner of said Lot 11 and a point on the East line of the SW 1/4 of the NW 1/4 of said Section 25; thence run S 00°24'53" E, along said East line of the SW 1/4 of the NW 1/4 of said Section 25, a distance of 1013.03 feet to a point on the North right of way line of Old U.S. Highway No. 441; thence run N 87°10'44" W, along said North right of way line, a distance of 988.59 feet to the Point of Beginning;

Also described as (according to Official Records Book 1323, page 2435, Public Records of Lake County, Florida): All that part of the East 3/4 of Government Lot 6, Section 25, Township 19 South, Range 26 East, lying North of the right-of-way of St. Highway No. 500, U.S. Highway 441; ALSO that part of the East 3/4 of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 25, Township 19 South, Range 26 East, lying South of WEST SYLVAN SHORES, as recorded in Plat Book 14, Page 2, in the Public Records of Lake County, Florida; ALSO, Lots 1, 2 and 3 of WEST SYLVAN SHORES, as recorded in Plat Book 14, Page 2, in the Public Records of Lake County, Florida.



NOT TO SCALE
 LOCATION MAP

LEGEND AND ABBREVIATIONS

- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) (CONCRETE MONUMENT # 1916)
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.) (CONCRETE MONUMENT PLS 3351 PRM)
- = SET NAIL & DISC (PLS 3351)
- = FOUND 1-1/2" PIPE (P.R.M.) (NO NUMBER)
- = FOUND 3/8" IRON PIN (NO IDENTIFICATION)
- = SET 5/8" IRON PIN (PLS 3351)
- △ = FOUND NAIL & DISC (# 3517)
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- P.B. - PG. = PLAT BOOK AND PAGE

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 LAKE COUNTY, FLORIDA.

NOTES:

- BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SEC. 25-19-26 AS BEING N89°39'00"E.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHT-OF-WAY OF THE ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY.

Stevenot Land Surveying, Inc.
 32 West Dicie Drive
 Eustis, Florida 32726
 Telephone (352) 357-9922

STATE OF _____ COUNTY OF _____
 The foregoing Dedication was acknowledged before me this _____ day of _____, 19____, by _____ as _____ of _____ He (is personally known to me) or (has produced as identification) and (did) (did not) take an oath.
 Signature of Acknowledger _____
 Printed name of Acknowledger _____
 Title or Rank _____
 Commission Number, if any _____
 My commission Expires: _____ (SEAL OR STAMP)

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City of Mount Dora, Lake County, Florida, and approved by said City of Mount Dora for record, and the dedication of _____ is accepted for municipal purposes of said city on _____, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within _____ days from the date of approval by said City of Mount Dora.

CITY OF MOUNT DORA, FLORIDA

Bernice Brunson
 City Clerk

Pauline Alexander
 Mayor

DEDICATION

GOLDEN TRIANGLE SHOPPING CENTER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the _____ shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned owner _____ have executed this Dedication in the manner provided by law on _____ Signed, sealed and delivered in our presence as witnesses:

WITNESSES:

Signature: _____
 Printed name: ROBERT F. VASIN, JR.

Signature: _____
 Printed name: _____

Signature: _____
 Printed name: _____

Signature: _____
 Printed name: _____

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Signature: _____
 Printed name: _____

OWNER(S):

Signature: _____
 Printed name: Frank R. Moore

Signature: _____
 Printed name: Moore Holding Corp., a Delaware Corporation

Signature: _____
 Printed name: Paul T. Moore, Sr.

Signature: _____
 Printed name: _____

Signature: _____
 Printed name: _____

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 Printed name: _____

STATE OF _____ COUNTY OF _____
 The foregoing Dedication was acknowledged before me this _____ day of _____, 19____, by _____ as _____ of _____ He (is personally known to me) or (has produced as identification) and (did) (did not) take an oath.
 Signature of Acknowledger _____
 Printed name of Acknowledger _____
 Title or Rank _____
 Commission Number, if any _____
 My commission Expires: _____ (SEAL OR STAMP)

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under (his/her) supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Signature: _____ Date: 11-16-98
 Ronald R. Stevenot Registration P.L.S. #3351
 Address of Surveyor and Mapper or Name, Address and registration number of Legal Entity:
 32 West Dicie Drive
 Eustis, Florida 32726

REVIEWER STATEMENT

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

Signature: William S. Barley Date: 12/16/98 Registration Number: 3815
 William S. Barley
 Farmer-Barley and Associates, Inc.
 350 N. Sinclair Avenue
 Tavares, Florida 32778
 City Surveyor
 City of Mt. Dora, Florida

CERTIFICATE OF APPROVAL BY MUNICIPAL

PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Planning and Zoning Commission, City of Mount Dora, for record.

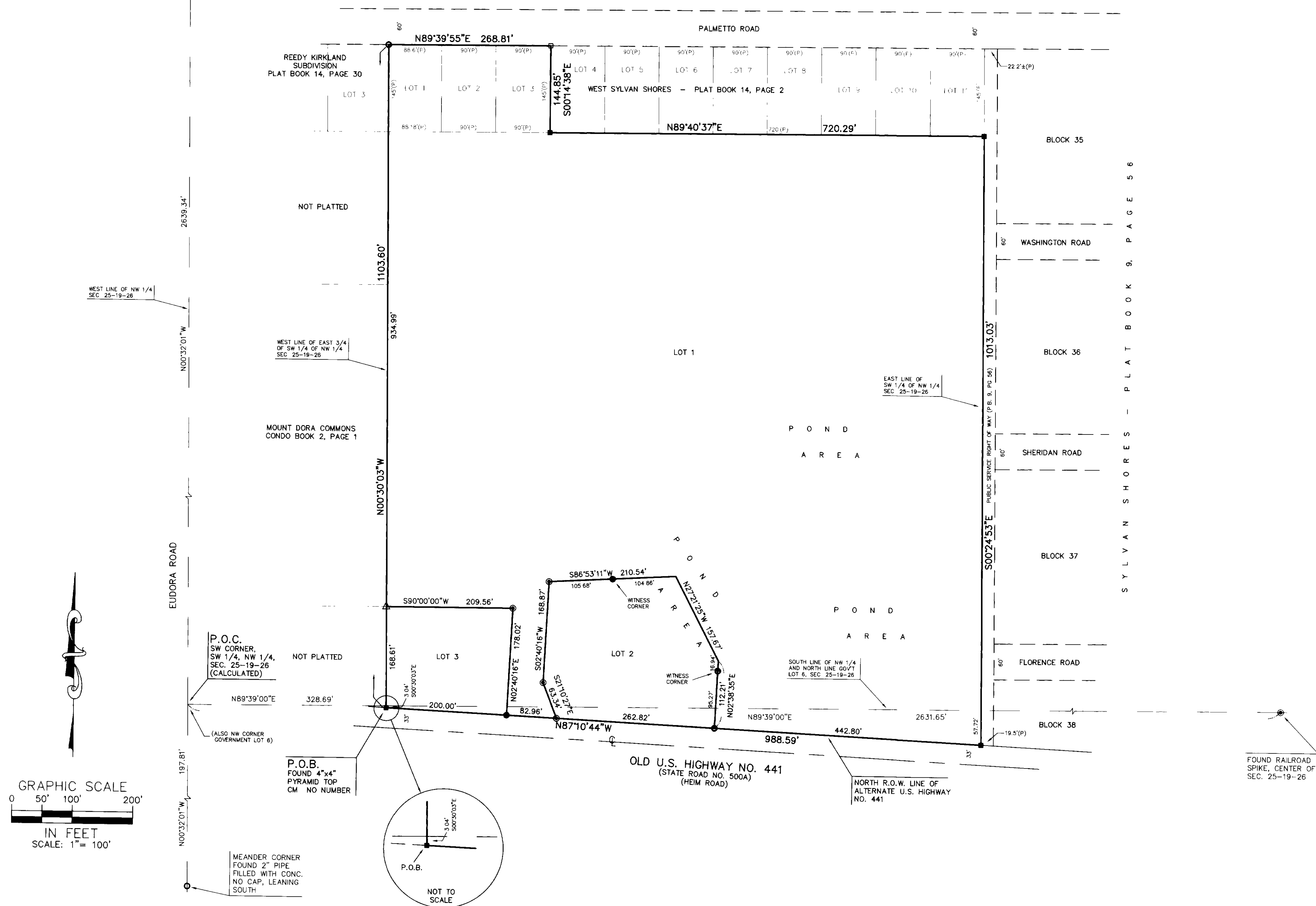
Signature: _____ Chairman

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at 11:04 A.M. File No. 98-95874
 Signature: _____
 Clerk of the Circuit Court
 in and for Lake County, Florida

PLAT BOOK	41
AND PAGE	18

FOUND ALUM.
PLATE UNDER
PAVEMENT
NW CORNER
SEC. 25-19-26





**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DUE: May 18, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: Request for Site Plan Approval; Bristol Park Apartments (Project Name); Located south side of US Highway 441 at Bristol Lakes Road intersection, and north side of Limit Avenue; Bristol Lakes Phase II, LLC (Owners); Cagan Management Group, Inc. (Applicant); Wicks Engineering Services, Inc. (Project Engineer); L.R. Huffstetler, Inc (Landscape Architect). Project No. SP22-03

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to engineering requirements prior to issuance of the Site Development Permit.

REFERENCES/SUPPORT:

Section 5.1 LDC

SITE SUMMARY:

Existing Use: Vacant Land – Former Orange Groves
Proposed Use: Multi-Family Apartments with Club House and Pool
Future Land Use: Residential High (maximum 18.00 du/ac)
Zoning: R-3
Overlay Zones: Northeast Community Redevelopment Area (NE-CRA)
Building Height: 35 feet Maximum
Buildings: 9 Apartment Buildings 3-Stories
Units: Allowed: 344 Units
Proposed: 300 MF Units
Density: 15.69 du/ac (300 units/19.12 acre)
Site Area: 19.12 +/- acre

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	Ag	Orange Groves
South	City	Res. Med.	R-2	SFR and Vacant Land
East	City	Res. High	R-3	Apartments (Bristol Lakes)
West	County	Regional Office	R-6	Orange Groves

ANALYSIS:

The Site Plan includes the proposed parking layout, drainage, and landscaping improvements. The site is adjacent to the east of the existing Bristol Lake Apartment completed in 1999 for a total of 252 apartment units (12 buildings 2-stories) with mixture of bedroom types. The proposed Bristol Park Apartment Building Numbers 1, 3, 4, 5, 7, 8, and 9 contain 36 units each. Building Numbers 2 and 6 contain 24 units each. Both apartment sites (existing and proposed) are under same ownership and control of Cagan Management Group, Inc.

There are a total proposed 300 units with mixture of 1 and 2 bedrooms with living areas ranging from 794 square feet to 1,218 living area (600 square feet minimum living area required by LDC). The applicant has proposed several garages throughout the site. The garage structure located adjacent to Limit Avenue will require additional architectural features for the facade facing Limit Avenue, to enhance the design elements for this elevation.

Parking space ratios are based on two spaces per unit, plus a ratio of 1:3 for visitor parking (one additional space per three units will be provided for visitors). A total of 18 handicap parking spaces are being proposed, per ADA requirements. A total of 524 (600 spaces per parking formula). The applicant has requested modifications and reduction in required parking based on the apartment use allowed under Section 6.5.12(1.e) LDC: *"The city recognizes that in some cases the required number of spaces may be more than the intended building use requires. If a developer feels that the parking requirements are excessive for his intended use, he may appeal to the planning and zoning commission for relief of this requirement. They must show sufficient cause for their belief and also show that if the number of parking spaces approved prove to be insufficient, they can and will correct the situation by adding the number of spaces needed to meet the city's minimum standards. The planning and zoning commission shall approve or deny a request for a waiver of the minimum number of parking spaces."*

Ingress/egress to the site is located from two access points. The main access is from Bristol Lakes Road via U.S. Highway 441, which will be gated. There is a secondary access off Limit Avenue. In addition, the site configuration include a cross-connection to the exiting Bristol Lakes Apartment (between Buildings #4 and #9). This has been design to provide traffic management between the exiting apartment complex and the proposed Bristol Park and include options for overflow guest parking, if needed. There are pedestrian walkway connection at Building #3 that is being proposed between the two apartment communities.

In addition, as required by Lake County the applicant has proposed 40 feet dedication of right-of-way along Limit Avenue. Access management and permit off Limit Avenue is under Lake County jurisdiction.

Street naming of the internal drives are requirement. The applicant will be required to provide these "street" names (private). This is required to assign address numbers to the apartment building and units.

The overall site includes several on-site retention ponds for stormwater management.

ATTACHMENTS:

Vicinity Map

DRC – LDC Items

Design Elements

Parking Study

Application

Elevations

Site Plan

Legend



City Limits

Subject Property

VICINITY MAP

N



N.T.S.



Date: 3/8/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

From: [Sandersfeld, Vince](#)
To: [Sandersfeld, Vince](#)
Subject: FW: Bristol Park Site Plan Review Comments Lake County Engineering
Date: Monday, May 9, 2022 7:44:12 AM

From: Lynch, Seth <SLynch@lakecountyfl.gov>
Sent: Thursday, May 5, 2022 8:14 AM
To: Scott, Whitney <scottw@ci.mount-dora.fl.us>
Cc: Sandersfeld, Vince <sandersfeldv@ci.mount-dora.fl.us>; Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us>
Subject: RE: JPA Notice; May 25th

I have the following comments.

1. The county will only allow emergency stabilized driveway apron that is gated with a fire lock off Limit Ave for the Phase 2. The exit only will not be allowed. A driveway connection permit is required for permitting the emergency access only.
2. A right-of-way utilization permit will be required for the sidewalk and utility work along Limit Ave.
3. Additional right-of-way dedication of 40-ft from centerline will be needed.

Thanks,
Seth

SETH LYNCH

Development Engineer/Project Manager

DEPARTMENT OF PUBLIC WORKS

Engineering Division, Development Section

A P.O. BOX 7800, 350 N. Sinclair Ave, Tavares, FL, 32778

P 352-253-9052

E slynch@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: Florida has a very broad public records law.

Your email communications may be subject to public disclosure.



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

DELIVERED VIA E-MAIL

April 28, 2022

Mr. Vince Sandersfeld
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Bristol Park Site Plan
SP 22-03
Second Review

Dear Mr. Sandersfeld,

We are in receipt of the Site Plan submittal and associated documents for the above listed development. The submittal package included the Site Plan application, Construction Plans, Environmental Reports, Drainage Report, Landscape Plans, and Topographic Survey. The following comments are based upon our review of the Site Plan submittal provided by Wicks Engineering Services, Inc. and received on April 15, 2022. Our comments are as follows:

Application:

1. Acknowledged – this development is Bristol Park Apartments and the neighboring development is Bristol Lake Apartments.
2. Resolved

Construction Plans:

3. Resolved
4. Resolved
5. Resolved
6. Sheet 2 of 26 – there are some squared numbers on the survey, can a legend of these be provided. **Repeat comment – there is a squared “13” and “14” on the survey that are not described in any legend.**
7. Resolved
8. Resolved
9. Resolved
10. Resolved
11. Resolved
12. Resolved
13. Sheet 4 of 26 – now sheet 6 – **the City will be the utility provider for potable water, sanitary sewer, reuse, and electrical utility service, but does not want to own these facilities within the development. The City may consider owning and**

maintaining the lift station provided it is designed and constructed to City standards.

14. Resolved, however, Applicant requesting parking requirement waiver request. CPH defers approval of request to City.
15. Resolved
16. Resolved
17. Resolved
18. Sheet 4 of 26 Site Data Notes – Setbacks:
 - a. Resolved
 - b. Resolved
 - c. LDC Section 3.5, Table III.1 requires a 90' building setback from the centerline of Limit Avenue. **Repeat Comment – Noted setback is required. Show setback on plan, with no encroachments.**
 - d. Update setback chart and revise/add setback lines on site plan. **Repeat Comment.**
19. Resolved
20. Sheet 4 of 26 – Site Data Notes - Provide loading space requirement/calculation consistent with LDC Section 6.5.10. Indicate loading spaces on plan. **Repeat comment, City will not grant waiver for this requirement.**
21. Resolved
22. Resolved
23. Resolved
24. Sheet 5 of 26 – recommend a 24 foot wide entrance road up to the gate house. **Repeat comment – if the exit lane is to be 16-feet wide to allow a fire truck and large trucks to easily exit, the entrance lane should also be 16-feet wide to allow for them to easily enter.**
25. Resolved
26. Sheet 8 of 26 – show the storm elevations in the ponds and the estimated season high groundwater elevation. **Repeat comment**
27. Sheet 9 of 26 – provide a master drainage plan sheet(s) of the development. **Repeat comment**
28. Sheet 9 of 26 – list the slopes of the gravity sewers on all profile views. **Repeat comment**
29. Sheet 9 of 26 – provide a storm structure table listing rims, inverts, and connecting pipes. **Repeat comment**
30. Resolved
31. Sheet 9 of 26 – are the buildings to have gutters and downspouts? Show the downspout connections to the storm water collection system on all plan view sheets. **Repeat comment – to confirm that the gutters and downspouts will be discharging onto the ground and/or parking areas and not connecting to the stormwater collection system.**
32. Resolved
33. Sheet 10 of 26 – now sheet 12 - storm structure D-9 is only 2.3 feet deep and has an 18-inch pipe connected to it and D-10 is only 3.16 feet deep with an 18-inch pipe connected to it. The storm pipe will be into the base or subbase of the drive aisle. **Repeat comment**
34. Resolved

35. Sheet 11 of 26 – now sheet 14 - storm structure D-28 is only 3.27 feet deep with an 18-inch pipe connected to it. The storm pipe will be into the subbase of the drive aisle. **Repeat Comment**
36. Resolved
37. Sheet 17 of 26 – now sheet 19 - does the stormwater system discharge off site or is it totally contained on site? If fully contained on site, then show the 25 year, 96 hour storm criteria and stage/storage for no discharge (City LDC Chapter VI – 6.2.5). **Repeat comment**
38. Resolved
39. Resolved
40. Resolved
41. Sheet 19 of 26 – are the buildings to be sprinklered? Is so please show the fire line connections, FDC, and DDCA's for each building. If the buildings are to be sprinklered, additional fire hydrants will be required not dedicated to the FDC connections. **Repeat comment – also the locations of the FDCs.**
42. Sheet 19 of 26 – if the development is to be master metered, the master meter should be located at the tap to the existing City water main in the US 441 ROW. **Repeat comment**
43. Sheet 19 and 20 of 26 – if the development is to be master metered, why are individual meters required? Or is the complex owner to sub-meter each unit? If the City is to own the meters, it is recommended that the meters be placed outside of the buildings in boxes and the City provided an easement over the boxes/meters. **Repeat comment**
44. Sheet 20 of 26 – if the development plan is to install a wall along the Limit Avenue property line, the master meter and DDCA will need to be located in the road ROW or an easement will be required if behind the wall. **Repeat comment**
45. Sheet 20 of 26 – now sheet 22 - provide the missing information on the reuse connection to the existing City system. **Repeat comment – it should be connected to the reuse system and not the force main.**
46. Sheet 20 of 26 – now sheet 22 - the reuse connection will require a master meter but not a BFV. **Repeat comment**
47. Resolved
48. Sheet 21 of 26 – now sheet 23 - Notes #22 references an emergency generator that is not shown on the plan. **Repeat comment – provide detail on the generator**
49. Sheet 21 of 26 – now sheet 23 - it is recommended that the wet well be constructed with an antimicrobial crystalline protection impregnation of the concrete. **Repeat comment**
50. Sheet 22 of 26 – use the City of Mount Dora Standard Details, leave the details in their page layout. **Repeat comment – sheet 28 is not using City standard details.**

Landscape Plans:

51. Show the potable water, sanitary sewer, and stormwater collection piping on the plans and relocate or shift trees and shrubbery to not conflict with these pipelines. **Repeat comment – trees within 10 feet of water or sewer pipelines will require root shields.**
52. Resolved
53. Resolved

Traffic Impact Analysis Review:

54. Refer to attached memo from Sandra Gorman, dated 4/27/22.

Environmental Review:

55. Informational – Recommendations from March 17, 2022 Memo, prepared by Corey Moore, Environmental Scientist, remain applicable to this project.

Storm Water Report Review: - a revised storm report was not received

56. Provide call outs on the Post Basin map for the four (4) drainage basin areas.
57. Is WRA Pond #1 in Basin 2? Is WRA Pond #2 in Basin 3?
58. The Water Quality Treatment Volume table shows the areas for Basins 1, 2 and 3. The area adds up to 16.31 ac. The cover sheet states the Project Area is 18.51 Ac. Where is the 2.2 acres of remaining area? There is no description in the storm report, that we see. **A response was provided for comment 58. However, it is not clear how it applies to the comment. Please provide updated Post Basin maps.**

Items not provided:

59. Boundary Survey
60. Resolved
61. Resolved
62. Resolved
63. Pavement sections for the access drive and the drive aisle parking areas.

ADDITIONAL COMMENTS:

64. Sheet 3 of 32 – General Notes #11 - refers to inspections by authorized personnel but the last sentence discusses “Wastewater Division in the review of for approval”. This sentence is missing words and may be in the wrong location as it is also in note #13.
65. Sheet 3 of 32 – General Notes #14 – all tests shall also be copied to the City.
66. Sheet 3 of 32 – General Notes #21 - all tests shall also be copied to the City.
67. Sheet 3 of 32 – General Notes #22 – the last sentence is missing words.
68. Sheet 3 of 32 – Demolition and Earthwork Notes #1 - should correctly reference contacting Sunshine 811 by including the following language: “Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately response to the Positive Response System.”
69. Sheet 3 of 32 – Demolition and Earthwork Notes #5 – should either be merged with note #1 or deleted.

70. Sheet 3 of 32 – Demolition and Earthwork Notes #11 – debris burn permits are issued through the State of Florida – Florida Forest Service and approved by the City and/or County.
71. Sheet 3 of 32 – Stormwater and Grading Notes #10 – the wrong date is provided for the referenced Geotechnical Report.
72. Sheet 3 of 32 - Stormwater and Grading Notes #13 – does not correctly reference the surveyor that performed by the topographic surveying of the property.
73. Sheet 4 of 32 - Utility Notes #2 - should correctly reference contacting Sunshine 811 by including the following language: “Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately response to the Positive Response System.”
74. Sheet 4 of 32 – these Utility Notes shall reference that the design and construction of the water, sanitary sewer, and reuse systems shall be per the City of Mount Dora’s specifications and standards. And instating this all detailed specs of the utility systems can be deleted and only provide specs for items that are not per the City’s specifications so they can be reviewed appropriately.
75. Sheet 4 of 32 Water Distribution #2 – pipe less than 4 inches in diameter shall be meet the AWWA C901 standards. Schedule 40, 80, and 120 are not approved.
76. Sheet 4 of 32 Water Distribution #2 – the NFPA reference shall be to latest edition as opposed to 1995.
77. Sheet 4 of 32 Water Distribution #3 – solvent welded connections are not permitted.
78. Sheet 4 of 32 Water Distribution #8 – the reference to AWWA Standards shall be latest edition and not 1999.
79. Sheet 4 of 32 Water Distribution #16 – the irrigation connection to the City’s reuse system will not require any type of BFV.
80. Sheet 9 of 32 – did not print correctly in this submittal.
81. Sheet 11 of 32 – storm structure D-25 is only 3.02 feet deep. The City requires all structures be at least 4 feet deep.
82. Sheet 15 of 32 – in the left hand profile view the water is shown to be at the same elevation as the sanitary sewer. Please correct with appropriate separation distances.
83. Sheet 17 of 32 – sanitary manhole D-11 is only 3.77 feet deep. The City requires that all manholes be at least 4 feet deep.
84. Sheet 17 of 32 - sanitary manhole D-34 is only 3.64 feet deep. The City requires that all manholes be at least 4 feet deep.
85. Sheet 20 of 32 – install a fire hydrant at approximately the connection of the entrance road to Bristol Park to the entrance road to Bristol Lake Roads.
86. Sheet 21 and 22 of 32 – provide a DDCA assembly on the fire lines to each building.
87. Sheet 21 and 22 of 32 – provide an RPZ assembly on the potable line to each building.
88. Sheet 21 and 22 of 32 – provide an FDC on the fire line to each building.
89. Sheet 23 of 32 – if the elevation from the influent pipe to the slab bottom is to be 7’-6” the proposed inside bottom of the wet well can not be 168.66.

Water and Sewer Flows and Pump Station Design:



90. Why are there two sheet 1/1 - which is to be used?
91. Peak hour flows are typically 4 times the average daily flows not 2 times the max day flow which results in f times the ADF.
92. The adjustment of the peak hour flow rate may result in stepping down to a pump that would put the operating point more in the middle of the pump curve.

This concludes our review of the plans and documents. Kindly ask the applicant to provide a detailed response to each comment (to include where and how comment has been addressed, cloud changes). Please feel free to contact us should you have any questions.

Sincerely,
CPH, INC.

A handwritten signature in cursive script, reading 'Allen C. Lane, Jr.', is positioned above the typed name.

Allen C. Lane, Jr., P.E.
Project Manager

CC: Michelle H. Tanner
Javier E. Omana, CNU-a
David Wheeler, P.E.
File

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Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Memo

Date: April 27, 2022
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Re: Traffic Impact Study – Final Review
Bristol Park TIA
VHB

As requested, CPH has reviewed the Traffic Impact Analysis for the proposed Bristol Park Apartments prepared by VHB dated January 11, 2021 and offer the following comments:

- 1) No additional comments.
- 2) No additional comments.
- 3) No additional comments.
- 4) No additional comments.
- 5) No additional comments.
- 6) Comment addressed.
- 7) Comment addressed.

At this time all comments have been sufficiently addressed and CPH has no further comments. If you have any questions concerning the review, or would like to discuss these items in more detail, please do not hesitate to contact me.



CITY OF
MOUNT
DORA

Public Works Department
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS PUBLIC WORKS

DATE: April 27, 2022
FROM: Joe Grusauskas, Public Works & Utilities Director
THROUGH: Christopher D. Gaw, P.E., CoMD Utilities Engineer
George Marek, P.E., City Public Works Engineer
PROJECT NAME: Site Plan: Bristol Park Apartments; 2nd Resubmittal

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Utilities Comments:

Standard Comments

1. CoMD Standard Details and Drawings. Ensure that all CoMD standard details and drawings needed for the successful construction of the project are included and are the most current version available. Included standard details and drawings shall remain in their native state. **REPEAT COMMENT not addressed. Plan Sheet 28 appears as a conglomeration of potable water details broken out of their native state. These details also appear to be from August 2005.**

Plan Sheet Comments - Previous

2. Plan Sheet 48 20. The 10" diameter potable water (PW) main is shown with a tee connection to the existing 10" water main (WM) along the west side of US Hwy 441. Replace the tee connection with a 10"x10" wet tap to allow existing water main to remain in service. Field confirmation of existing water main is required. **Partially addressed. Wet tap connection should be called-out as 10"x10" wet tap. Call-out should include note for contractor to confirm location and size of existing water main.**
3. Plan Sheet 48 20. Existing potable water (PW) main shown at entrance to Bristol Lakes Apartments not depicted accurately. Line crosses under US Hwy 441 from east to west as

an 8" diameter. Line stubs out on the north side of the entrance drive as 10" diameter.
REPEAT COMMENT not addressed.

4. Plan Sheet ~~19/20~~ **21/22**. A potable water master meter and double detector check valve (DDCV) assembly are shown on the plan sheet for the US Highway 441 and Limit Avenue connections. A call-out is provided for each. No size information is provided for the meters. Provide meter sizing on the plan sheets. **REPEAT COMMENT not addressed.**
5. Plan Sheet ~~20~~ **22**. The potable water point of connection along Limit Avenue is called out as a wet-tap, however no diameter sizing is provided. Call-out also includes an 8" gate valve and an un-dimensioned tee fitting. If the line is to be wet-tapped, why is a tee fitting needed? Provide clarification for the need of a tee fitting. Partially addressed. **Wet tap connection should be called-out as ???x8" wet tap.**
6. Plan Sheet ~~20~~ **22**. The point of connection for the potable water main crossing of Limit Avenue is shown. However, no method of installing the roadway crossing is provided. Limit Avenue is a Lake County roadway. Provide roadway-crossing method on the plan sheets and include appropriate associated standard details and drawings. **Partially addressed. Include Lake County standard detail for directional drill, if available. Coordinate with Lake County for right-of-way (ROW) permitting.**
7. Plan Sheet ~~20~~ **22**. The existing reclaimed water line along Limit is shown with a "W" line type. Change line type to "RW." **REPEAT COMMENT not addressed. Linetype now reads as "FM."**
8. Plan Sheet ~~20~~ **22**. The reclaimed water point of connection along Limit Avenue is called out as a wet-tap, however no diameter sizing is provided. Call-out also includes an un-dimensioned tee fitting. If the line is to be wet-tapped, why is a tee fitting needed? Provide necessary dimension information for the existing reclaimed water main and clarify the need for the tee fitting. **Partially addressed. Call-out reads as 8" "Wet Tap Force Main." Wet tap connection should be called-out as ???x8" wet tap.**
9. Plan Sheet ~~18~~ **20**. The 10" PW water main is shown to be installed 11 LF off the property line and at the south edge of the 10 LF landscape buffer. The PW water main is shown entering and exiting the water retention area embankment. Clarification / revision is needed. **REPEAT COMMENT not addressed.**
10. Plan Sheet ~~19~~ **21**. The 10" PW water main is shown reducing to an 8" diameter immediately after the master meter assembly. Continue 10" diameter PW water main to the tee connection immediately following the master meter along Street "A." **REPEAT COMMENT not addressed.**

11. Plan Sheet ~~19/20~~ **21/22**. All fire hydrant assemblies are shown without any isolation valving. Provide isolation valving for all fire hydrant assemblies. **REPEAT COMMENT not addressed.**
12. Plan Sheet ~~19/20~~ **21/22**. Provide isolation valving for the potable water system in accordance with CoMD land development code (LDC) section 7.13.2.2.e. Valves are needed for all branch connections, loop ends, fire hydrant stubs, or other locations for maintenance, repair, and operability of the system. Minimum allowable length for shutdown repair work is 500 feet for high-density residential. **REPEAT COMMENT not addressed.**
13. Plan Sheet ~~19~~ **21**. The PW connection for Building #2 is shown connecting from the 8" PW main in front of Building #3. This connection runs under sidewalk concrete and parking lot asphalt. Consider making connection from the 8" main directly in front of Building #2. This connection would run under grassed / landscaped area making maintenance and repair less problematic and less expensive. **REPEAT COMMENT not addressed.**
14. Plan Sheet ~~19/20~~ **21/22**. Provide call-outs for all pipe crossings. Include a crossing table with pertinent data to ensure minimum pipe separation and clearance are maintained. **REPEAT COMMENT not addressed.**
15. Plan Sheet ~~20~~ **22**. Plan sheet shows Street "C" 8" PW main call-out for 8" Elbows. Elbows appear to be 45o bends. Label all fittings with the appropriate numeric degree for the bend required. **REPEAT COMMENT not addressed.**
16. Plan Sheet ~~20~~ **22**. Potable water and reclaimed water wet-tap call-outs along Limit Avenue show with multiple question marks (e.g.,?x??). Provide full information for call-outs. Existing potable and reclaimed line size diameters not shown. Provide existing line size diameters. **REPEAT COMMENT not addressed.**
17. Plan Sheet ~~20~~ **22**. An unlabeled stray potable water line segment is shown existing outside the project boundary east of Building #9. Revise accordingly. **REPEAT COMMENT not addressed.**
18. Plan Sheet ~~18~~ **20**. The existing 8" potable water main for the existing Bristol Lakes Apartments is not shown on the plan sheet. This line needs to be shown on the plan as the proposed 6" FM is shown along the same alignment on the opposite side of the water retention area. **REPEAT COMMENT not addressed.**
19. Plan Sheet ~~18~~ **20**. No proposed connection is shown for the proposed 6" FM at the US Hwy 441 entrance to the proposed project. No existing FM is shown on the plan sheet along US Hwy 441. Both need to be provided and shown on the plan set. **Partially**

addressed. Call-out reads as 6" "Wet Tap Force Main." Wet tap connection should be called-out as 6"x6" wet tap.

20. ~~Plan Sheet 18-20.~~ The lift station (LS) call-out for the wet well shows with a "?" for the bottom elevation. Plan sheet 21 shows the wet well bottom elevation as 152.50. Clarification and/or revision required. **Lift Station relocated and redesigned.**
21. ~~Plan Sheet 18/21~~ **20/22.** Submission of the proposed ownership of the LS is required. Is the LS to be owned by the CoMD or will it be a private lift station? **REPEAT COMMENT not addressed.**
22. ~~Plan Sheet 19/20~~ **21/22.** Sanitary sewer laterals are showing as 6" diameter and sanitary sewer mains show as 8" diameter. Existing Bristol Lakes Apartments as-builts show 8" sanitary laterals and 10" sanitary sewer mains. Discuss sizing difference in sanitary sewer system between the two complexes and provide total unit comparison for the existing and proposed developments. **REPEAT COMMENT not addressed.**
23. ~~Plan Sheet 9-16~~ **11-18.** Plan and profiles do not provide linear feet (LF) sanitary sewer distances between connected manholes nor percent slope values along those runs. This information needs to be provided in both the plan and profile portions of the plan set along with invert elevations and direction at the receiving manholes. This information is shown on Plan Sheets 18-20. **REPEAT COMMENT not addressed.**
24. ~~Plan Sheet 18-20.~~ Percent slope calculation for MH #15 to LS wet well invert is shown as 0.75%. Percent slope calculation using provided information results in 1.0% value. **Lift Station relocated and redesigned. Sanitary system redesigned.**
25. ~~Plan Sheets 18-20.~~ Sanitary sewer system appears to be designed at a minimum 0.75% slope for the majority of sewer runs (there are a few that are greater than this value). Explain the purpose/need for designing the system at this minimum value. The CoMD minimum acceptable value for sanitary sewer percent slope is 0.35% slope per the CoMD land development code section 7.8.2.1.e. **It should be noted that CoMD will not approve any constructed sanitary sewer run with less than a 0.35% slope.**
26. ~~Plan Sheet 21.~~ The plan view shows the LS influent invert elevation at 153.20. The profile view shows the LS influent invert elevation at 159.63. Plan Sheet 18 shows the influent invert to the LS wet well at 159.63. Clarification and/or revision needed **Lift Station relocated and redesigned. Sanitary system redesigned.**
27. ~~Plan Sheet 21.~~ The profile view of the LS & Valve Box indicates that it is a scaled representation. However, the LS influent invert is at 18.87 feet below the top elevation. The influent invert elevation is 7.13 feet to the bottom of the wet well. Based on these distances, the drawing does not appear to be to scale. Clarification / revision needed. **Lift**

Station relocated and redesigned. Sanitary system redesigned.

28. Plan Sheets ~~23/24~~ 23/28. These sheets present what appear to be CoMD standard details; however, they have been broken out of their native format. Revise and leave details in their native format. Ensure details are the most current available. Include all details needed for the successful construction of the project. Refer to Standard Comment #2. **REPEAT COMMENT not addressed. Plan Sheet 28 appears as a conglomeration of potable water details broken out of their native state. These details also appear to be from August 2005. See also Plan Sheet 23 with a detached CoMD standard detail header from February 2005.**

Plan Sheet Comments – Submission 2

29. Plan Sheet 7/21/23. Lift Station (LS) and combined loading area location is not sufficient spatially and turn radius too tight for lift station servicing equipment.
30. Plan Sheet 23. Includes detached CoMD standard detail header from February 2005. Clarify its purpose under the blow-up of the Lift Station re-location area.
31. CoMD Standard Detail SS007-1 not included with submission. This detail needs to be included. Will Lift Station be a public or private utility? If the proposed ownership is public, then all pertinent CoMD Lift Station standard details should be included with this submission.
32. Plan Sheet 23. The Lift Station re-location area blow-up details a chain-link fencing dimension of 30'x30'. CoMD Standard Detail SS007-1 requires a minimum chain-link fencing dimension of 40'x40'. Will the Lift Station be a public or private utility.
33. Plan Sheet 23. The Lift Station re-location area blow-up details a 6' double swing gate.. CoMD Standard Detail SS007-1 requires a 7' double swing gate. Will Lift Station be a public or private utility?
34. Plan Sheet 23. There is no call-out for a DFS antenna. Will Lift Station be a public or private utility?
35. Plan Sheet 23. There is no stub-out for a pressure transducer. Will Lift Station be a public or private utility?
36. Plan Sheet 23. The potable water service to the Lift Station is showing that it will be sub-metered since it is after the master metering at the two points of potable water connection

(i.e., US Hwy 441 and Limit Avenue). Is there a reason for sub-metering this service?

37. Plan Sheet 20. There is a kink in the proposed force main crossing of Bristol Lakes Road. Provide an explanation / clarification on why this segment of line is not straight.
38. Plan Sheet 21/22. Note 1 in the upper right corner under the graphic scale and North arrow indicates that all individual apartment units will be submetered. Provide information on the set-up of this sub-metering as well as the provision for back-flow prevention between the services.
39. Plan Sheet 21/22. Note 1 in the upper right corner under the graphic scale and North arrow indicates that the body of all private fire hydrants shall be painted grey in color. If the utilities are proposed to be public, why is this note included with this submission? Or are the fire hydrants only proposed to be private.
40. Plan Sheet 20. If the lift station is to be private, provide a secondary valve vault at the property line with a check and plug valve prior to the FM point of connection. This valve vault will prevent FM back flowing and allow CoMD access for connection shut-down.
41. Coordinate with the CoMD to arrange a meeting to discuss CoMD Utility concerns and maintain the forward progress through the DRC process.

Public Works Comments:

1. The design storm needs to be 25-year / 96-hour event because a positive outlet does not exist at this location. Revise drainage report and plans accordingly. No revised drainage design report was received with this submittal. Please provide the revised drainage design report and plan revision, if any, for review and approval.

ATTACHMENT 1

LDR Section 3.4.4 (5.B)

Design Elements -

Building Elements -

Apartment units / buildings and clubhouse shall make use of smart home technology, including the incorporation of LED lighting, Energy Star certified products, programable thermostats, and specifically in the clubhouse. Occupancy sensors and dimmers, also need to be incorporated all where appropriate.

Architectural Elements –

High performance windows shall be installed in all buildings, and insulated glazing, which will reduce noise and heat gain from the exterior.

Site Elements -

The Bristol Park Project is designed to provide 40% of the base sites area as open space. The LDR requirement is a total of 35%. Also, the project stormwater management system consists of dry retention areas. These WRA's are designed with improved pedestrian walkways (5' width) around the entire perimeter of WRA's 2 & 3. These walkways are connected to the internal sidewalks, which will provide pedestrian access throughout the entire project.

The sidewalk network also provides direct access to the clubhouse, pool and amenities provided with the project. A "Dog Park" is proposed that will provide a "park like" atmosphere for the users. As noted, the WRA's are designed and will function as dry facilities, which will allow recreational activities and passive uses.

These elements will satisfy the intent of the site elements needed to achieve the residential densities as proposed.

ATTACHMENT 2

BRISTOL PARK APARTMENTS

PARKING REQUIREMENTS

The Bristol Park Apartment Project is proposed to contain 300 residential apartment units. The Mount Dora Land Development Regulations requires two (2) spaces per dwelling unit and 1 additional space per three units within the project. This equates to 2.33 spaces per unit.

A total of 600 spaces are proposed for the 300 apartment units. This includes 21 handicap spaces and 76 garage spaces. (See Development Plan).

A parking study was completed by VHB Consultants to address total parking needs of the residential multi family apartment project. As noted above, the project is providing parking at the rate of 2 spaces per unit for a total of 600 spaces consistent with the results of the study.

Experience with the adjacent Bristol Lakes Apartment project, which was completed and provided parking at the 2.33 spaces per unit, has demonstrated that this rate exceeds the actual demand, resulting in unused spaces. The 2 spaces per unit have proved in that case to be more than adequate. Also, please note that a paved connection to the Bristol Lakes parking has been provided for overflow parking those unused spaces, should it be needed.

Based upon this information, relief from the additional 1 space per every 3 units is requested. A copy of the VHB Parking Study is attached.



To: Mr. Vince Sandersfeld
Planning Director
City of Mount Dora

Date: April 12, 2022

Memorandum

From: Kok Wan Mah, P.E.
Senior Transportation Engineer

Project #: 63862.01
Re: Bristol Park Apartments
Parking Study
Mount Dora, Florida

CC: Ted Wicks
Jeff Cagan
Bryan Cagan

Introduction

VHB has been retained by Wicks Engineering Service, Inc. to provide transportation planning services in support of a parking waiver request for the proposed residential land use on the Bristol Lakes Apartments property (approximately 21 acres). The purpose of this tech memo will be to show a comparison of the different parking rates from the City's Land Development Code, surveys of comparable sites, and other published documentation. The comparison will provide support for a lower parking requirement than what is shown in the City's Land Development Code.

Parking Space Comparison

The *City of Mount Dora Land Development Code* includes requirements for parking for each land use. This is seen in Table 6.5.2 in the LDC. For multi-family dwelling units, the required number of spaces is two (2) per dwelling unit plus 1 space per three units to provide for visitors. This equates to 2.33 spaces per unit. This requirement is the same for multiple types of residential units, including duplex, and townhomes.

Several surveys were conducted by Atlantic Housing in May and June of 2012. Surveys were conducted at age-restricted multi-family developments (2), non-age restricted multi-family units (5), and non-age restricted townhome developments (2). All of the surveys were conducted at developments in Florida. Data was taken after 10:00pm for all but one of the sites. The number of registered resident vehicles per dwelling unit is summarized below:

- 1.24 vehicles per DU for non-age restricted apartments (range: 0.70 to 1.58)
- 0.94 vehicles per DU for age-restricted apartments (range: 0.93 to 0.95)
- 1.30 vehicles per DU for non-age restricted townhomes (range: 1.26 to 1.35)

The number of actual occupied spaces observed by the surveys show an average of:

225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, FL 32801-4326
P 407.839.4006

- 1.17 spaces per dwelling unit for non-age restricted apartments (between 1.09 and 1.21 for the five sites)
- 0.71 spaces per dwelling unit for age-restricted apartments (between 0.64 and 0.77 for the two sites).

No average space per unit was provided for non-age restricted townhomes due to garages located on both of those properties, resulting in incomplete data. A summary of the survey and collected data is shown on **Table 1**.

ITE Parking Generation Manual, 4th Edition includes parking generation rates by land use, based on national surveys. For suburban low and mid-rise apartments (Land Use Code 221), the average peak period parking demand is 1.23 vehicles per dwelling unit with a 95% confidence of between 1.10 to 1.37 vehicles per dwelling unit. This is based off 21 surveys.

For townhome communities (LUC 230), the average peak period parking demand is 1.38 vehicles per dwelling unit and is based off 12 surveys. Pages from the *ITE Parking Generation Manual* are included with this tech memo.

Table 2 shows a comparison of the parking requirements from the City of Mount Dora Land Development Code with parking demand from surveys for comparable sites in Florida and rates contained in the *ITE Parking Generation Manual*, 4th Edition and local jurisdictions.



Memorandum

Table 1 - AHP Parking Count Surveys
Conducted Thursday, May 31, 2012 (Non-Age Restricted Properties)
Conducted Thursday, May 22, 2014 (Cove at St. Andrews - Non-Age Restricted Property)
Conducted Thursday, June 14, 2012 (Age Restricted Properties)

Non-Age Restricted Apartments														
Property	Number of Units				Total Provided Parking Spaces	Parking Spaces Provided Per Unit	Registered Resident Vehicles				Total Empty Parking Spaces	Total Used Parking Spaces	Parking Spaces Used Per Unit	Time Count Conducted
	1 Bed	2 Bed	3+ Bed	TOT			Cars	Motorcycles	Total	Per Unit				
Fountains at Millenia	18	45	317	380	733	1.93	595	4	599	1.58	276	457	1.20	10:15pm-1:30am
Lake Sherwood	0	0	210	210	420	2.00	295	0	295	1.40	166	254	1.21	11:30pm
Oviedo Town Center	67	44	125	236	482	2.04	280	0	280	1.19	197	285	1.21	12:10am
Taylor Place	4	12	90	106	263	2.48	140	0	140	1.32	143	120	1.13	8:00pm
Cove at St. Andrews	40	88	56	184	358	1.95	129	0	129	0.70	158	200	1.09	10:05pm
AVERAGE										1.24			1.17	

Age Restricted Apartments														
Property	Number of Units				Total Provided Parking Spaces	Parking Spaces Provided Per Unit	Registered Resident Vehicles				Total Empty Parking Spaces	Total Used Parking Spaces	Parking Spaces Used Per Unit	Time Count Conducted
	1 Bed	2 Bed	3+ Bed	TOT			Cars	Motorcycles	Total	Per Unit				
Fountains at Falkenburg	78	52	22	152	291	1.91	145	0	145	0.95	174	117	0.77	10:30pm
Pershing Park	46	36	10	92	161	1.75	86	0	86	0.93	102	59	0.64	10:30pm
AVERAGE										0.94			0.71	

Non-Age Restricted Townhomes																
Property	Number of Units				Total Provided Parking Spaces	Parking Spaces Provided Per Unit	Registered Resident Vehicles				Empty Parking Spaces				Parking Spaces Used Per Unit**	Time Count Conducted
	1 Bed	2 Bed	3+ Bed	TOT			Cars	Motorcycles	Total	Per Unit	Parking Space	Driveway	Total Empty	Total Used		
Covington Club	0	0	94	94	283	3.01	127	0	127	1.35	69	34	103	180	1.91	10:22pm
Howell Branch Cove	0	0	58	58	136	2.34	73	0	73	1.26	10	15	25	111	1.91	11:15pm
AVERAGE										1.30					N/A**	

**** Covington Club and Howell Branch Cove are townhome communities, with one garage space per unit. The counts provided assume that all of the garage spaces are occupied. This overstates the number of spaces used. Since the total number of registered vehicles per unit is similar to the non-townhome communities, the total number of used spaces should be similar.**

225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, FL 32801-4326
P 407.839.4006



Memorandum

Table 2 - Comparison of Parking for Multi-Family Land Uses

Land Use	Mount Dora LDC	Atlantic Housing Surveys	ITE Parking Generation	Eustis LDC	Lake County LDC
Multi-Family Residential	2 spaces per DU	1.24 veh per DU	1.23 veh per DU	1.5 Spaces per DU	1.5 Spaces per DU
Townhome Residential	2 spaces per DU	1.3 veh per DU	1.38 veh per DU	1.5 spaces per DU	1.5 spaces per DU
Age-Restricted Multi-Family	2 spaces per DU*	0.94 veh per DU	- -	1.5 spaces per DU*	1.5 spaces per DU*

* The LDC does not distinguish between age-restricted and non-age restricted

Table 3 shows parking spaces required for the City of Orlando. The parking demand is based on number of beds for multi-family units (as shown below).

Table 3 - City of Orlando Parking Demand for Multi-Family Land Uses

Number of Beds	Parking Spaces Required
1	1.5 per Bed
2	1.75 per Bed
3	2 per Bed

Applying this criterion to the proposed development plan for Bristol Park, the following depicts the total spaces required:

- 1-bedroom units: $132 * 1.5$ parking spaces = 198 parking spaces
- 2-bedroom units: $168 * 1.75$ parking spaces = 294 parking spaces
- Total parking spaces = $198 + 294 = 492$ parking spaces

The total number of spaces yields a ratio of 1.64 spaces per dwelling unit (492 spaces/300 units).

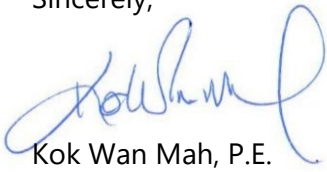
Conclusion

Although the City of Mount Dora Land Development Code includes a requirement for 2.33 parking spaces per dwelling unit (2 parking spaces per dwelling unit, plus 1 space for every 3 dwelling units), surveys conducted at comparable sites, land development code requirements by other jurisdictions, and rates contained in the *ITE Parking Generation Manual*, 4th Edition show that the actual demand is considerably less than the 2.33 parking spaces per dwelling unit. The applicant is proposing a parking supply at a rate of 2.0 spaces per dwelling unit, for a total of 600 spaces. This is higher than the rates required within the City of Orlando, City of Eustis, Lake County, parking surveys, and ITE Parking Generation, ITE Parking Generation, and Lake County. Bristol Park is intended to have interconnectivity with Bristol Lakes Apartments to the

east. Bristol Lakes includes 2.33 parking spaces for each dwelling unit. Historically, many of these parking spaces stand empty each day. The proposed site can utilize this connection for parking overflow to accommodate over 2.0 spaces per dwelling unit if necessary. It is the desire of the Applicant to limit the impervious surface on the site and have the opportunity to amenitize the area gained from a lower parking rate. **We respectfully request a waiver to the LDC parking requirement and instead propose a parking reduction recommendation of 2.0 spaces per dwelling unit be considered by the City for the proposed Bristol Park Apartments.**

If you have any questions, please do not hesitate to contact us.

Sincerely,



Kok Wan Mah, P.E.
Senior Transportation Engineer
VHB
kmah@vhb.com
407.641.0690

• **9.03.06 Parking Requirements. Lake County**

Table 9.03.06 - Parking Space Requirements

Off-Street Parking Requirements	
Activity Type/Land Use	Minimum Parking Spaces
Residential Activity Types	
Single-family	Two (2) spaces per dwelling unit.
Mobile home	Two (2) spaces per dwelling unit.
Duplex	Two (2) spaces per dwelling unit.
Multi-family	One and one-half (1.5) spaces per dwelling unit.
Community Facility Activity Types	
Cemetery	One (1) space per two hundred fifty (250) square feet of gross leasable area, excluding burial Structures.
Community assembly	One (1) space per one hundred (100) square feet of gross leasable area.
Convent or monastery	Two (2) spaces, plus one (1) space per ten (10) residents.
Correctional facility	To be determined by parking study.
Day care center	Five (5) spaces for transient Use plus one (1) per employee.
Day care home for children	Two (2) spaces, plus one (1) per employee per shift of greatest employment.
Dormitory	One (1) space per two (2) rooming units.
Family care; group care; institutional care	One (1) space per four (4) beds plus one (1) per employee.
Golf course (public)	Six (6) spaces per green.
Golf course (private)	Six (6) spaces per green.
Hospital	One and one-half (1.5) spaces per bed plus one (1) per employee.
Neighborhood health clinic	One (1) space per two hundred (200) square feet of gross leasable area.
Nursing Home	One (1) space per four (4) beds plus one (1) space per employee.
Parks and recreation, active (except golf course)	To be determined by the County Manager or designee based on a parking study.
Parks and recreation, passive	To be determined by the County Manager or designee based on a parking study.
Place of worship	To be determined by the County Manager or designee based on a parking study.
Government Services	One (1) space per five hundred (500) square feet of gross leasable area.
Utilities, minor; utilities, major; transportation terminal	To be determined by a Traffic and Parking study.

- FIGURE 26. RESIDENTIAL PARKING REQUIREMENTS - City of Orlando

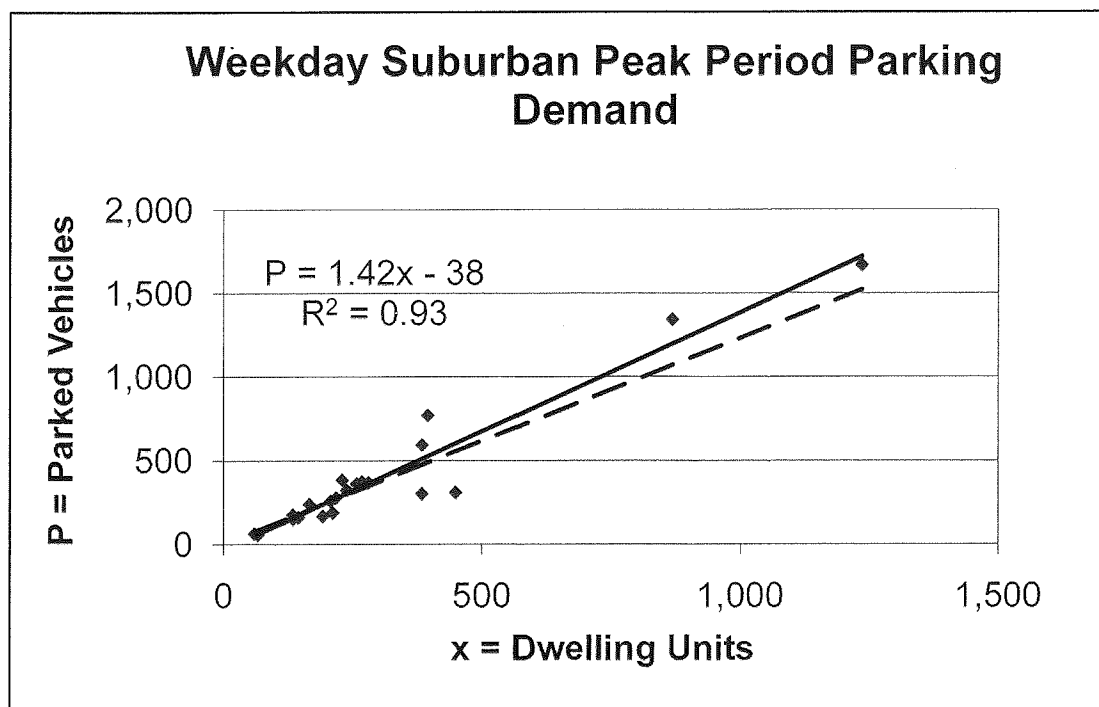
Use	Per Dwelling Unit	Per Rated Patron Capacity	Special Requirements
Accessory Dwelling Units	1		For units larger than 500 sq. ft. only
Assisted living facilities		0.2	Plus 1 space
Duplexes and Tandems and Townhomes	1		Plus 1 space for each dwelling unit over 1,500 sq. ft. of gross floor area
Group housing		0.5	Plus 2 spaces
Mobile home dwellings	1		
Multi-family and multiplex dwellings:			
Efficiency apt.	0.75		
Studio	1.0		
1 bedroom	1.5		
2-bedrooms	1.75		
3 or more bedrooms	2		
Nursing homes		0.5	
Single family Detached dwellings	1		Plus 1 space for a dwelling unit over 1,500 sq. ft. of gross floor area

Land Use: 221

Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	21
Average Size of Study Sites	311 dwelling units
Average Peak Period Parking Demand	1.23 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	21%
95% Confidence Interval	1.10–1.37 vehicles per dwelling unit
Range	0.59–1.94 vehicles per dwelling unit
85th Percentile	1.94 vehicles per dwelling unit
33rd Percentile	0.68 vehicles per dwelling unit



♦ Actual Data Points

— Fitted Curve

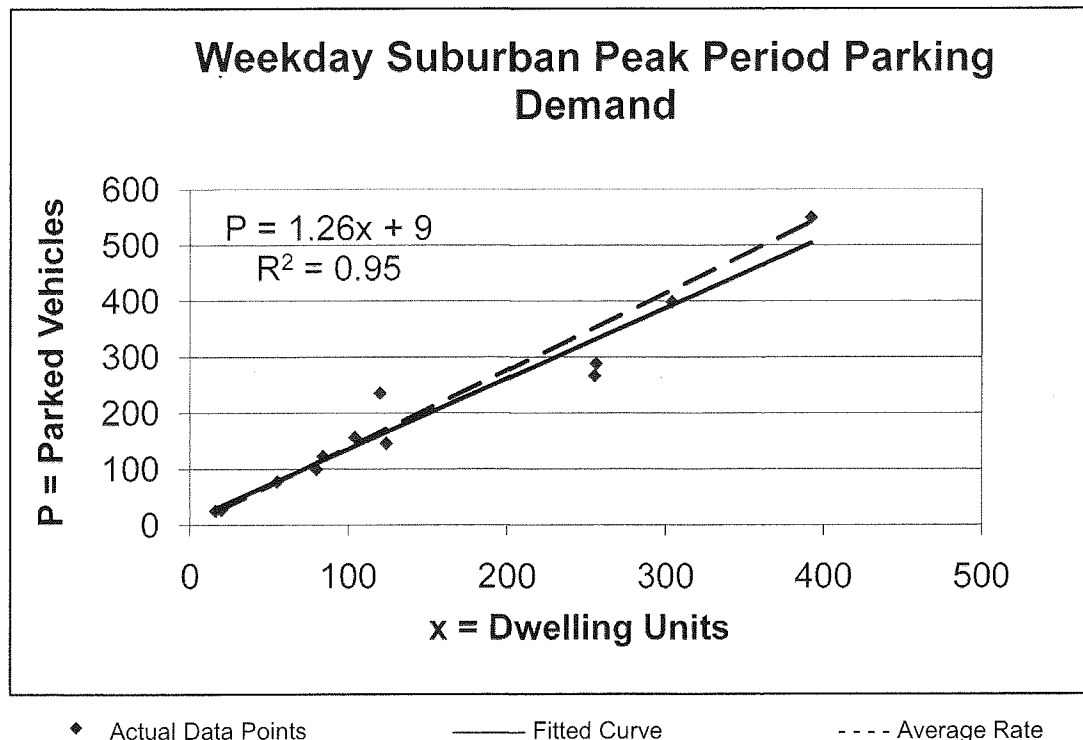
---- Average Rate

Land Use: 230

Residential Condominium/Townhouse

Average Peak Period Parking Demand vs. Dwelling Units
On a Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 p.m.–6:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	151 dwelling units
Average Peak Period Parking Demand	1.38 vehicles per dwelling unit
Standard Deviation	0.24
Coefficient of Variation	17%
Range	1.04–1.96 vehicles per dwelling unit
85th Percentile	1.52 vehicles per dwelling unit
33rd Percentile	1.28 vehicles per dwelling unit



Parallel parking spaces for persons with disabilities shall be located either at the beginning or end of a block or adjacent to alley entrance. Each such parking space shall be conspicuously marked with blue and shall be posted with a permanent, above-grade sign bearing the symbol of "PARKING BY DISABLED PERMIT ONLY".

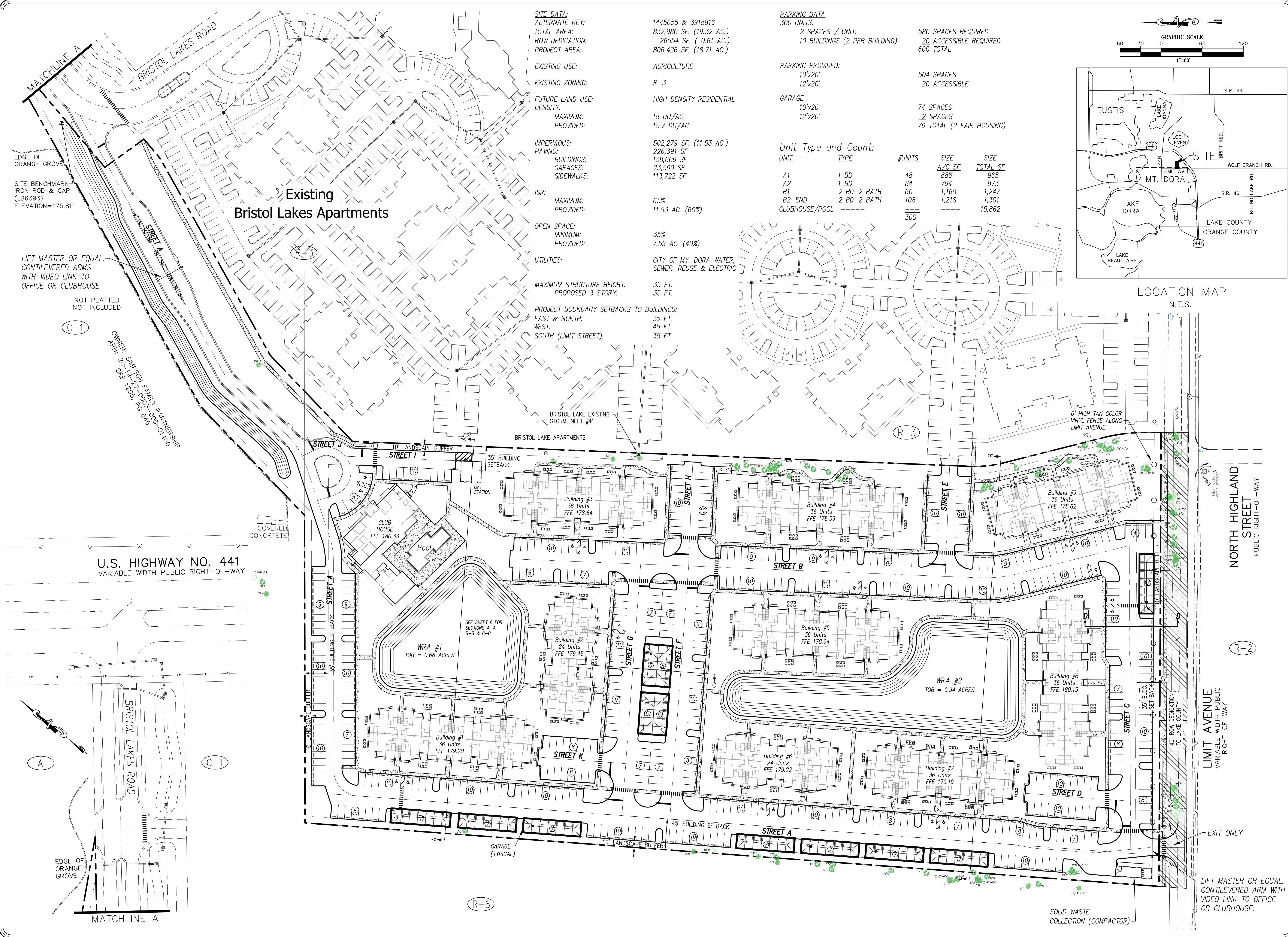
(n) *Off-street loading* .

- (1) *Semi-truck and trailer parking* . No on street or off street parking and loading facilities for semi-trucks and trailers shall be allowed in any residential area or mixed-use land use district developed as residential.
- (2) Schools, hospitals, nursing homes, and other similar institutional uses and mid and high-rise residential uses shall provide one loading space for the first 100,000 square feet of gross floor area or fraction thereof, and one space for each additional 100,000 square feet or fraction thereof.
- (3) Auditoriums, gymnasiums, stadiums, theaters, convention centers, and other buildings for public assembly shall provide one space for the first 20,000 square feet of gross floor area or fraction thereof, and one space for each additional 100,000 square feet.
- (4) Office and financial institutions shall provide one space for the first 75,000 square feet of gross floor area or fraction thereof and one space for each additional 25,000 square feet.
- (5) Retail commercial, service, road service, and commercial entertainment uses shall provide one space for the first 10,000 square feet of gross floor area and one space for each additional 20,000 square feet.
- (6) Industrial uses shall provide one space for every 10,000 square feet of gross floor area.
- (7) The standard off-street loading space shall be 10 feet wide, 25 feet long with a vertical clearance of 15 feet with sufficient space for maneuvering and ingress and egress. The length of one or more of the loading spaces may be increased up to 55 feet if full-length tractor-trailers must be accommodated.

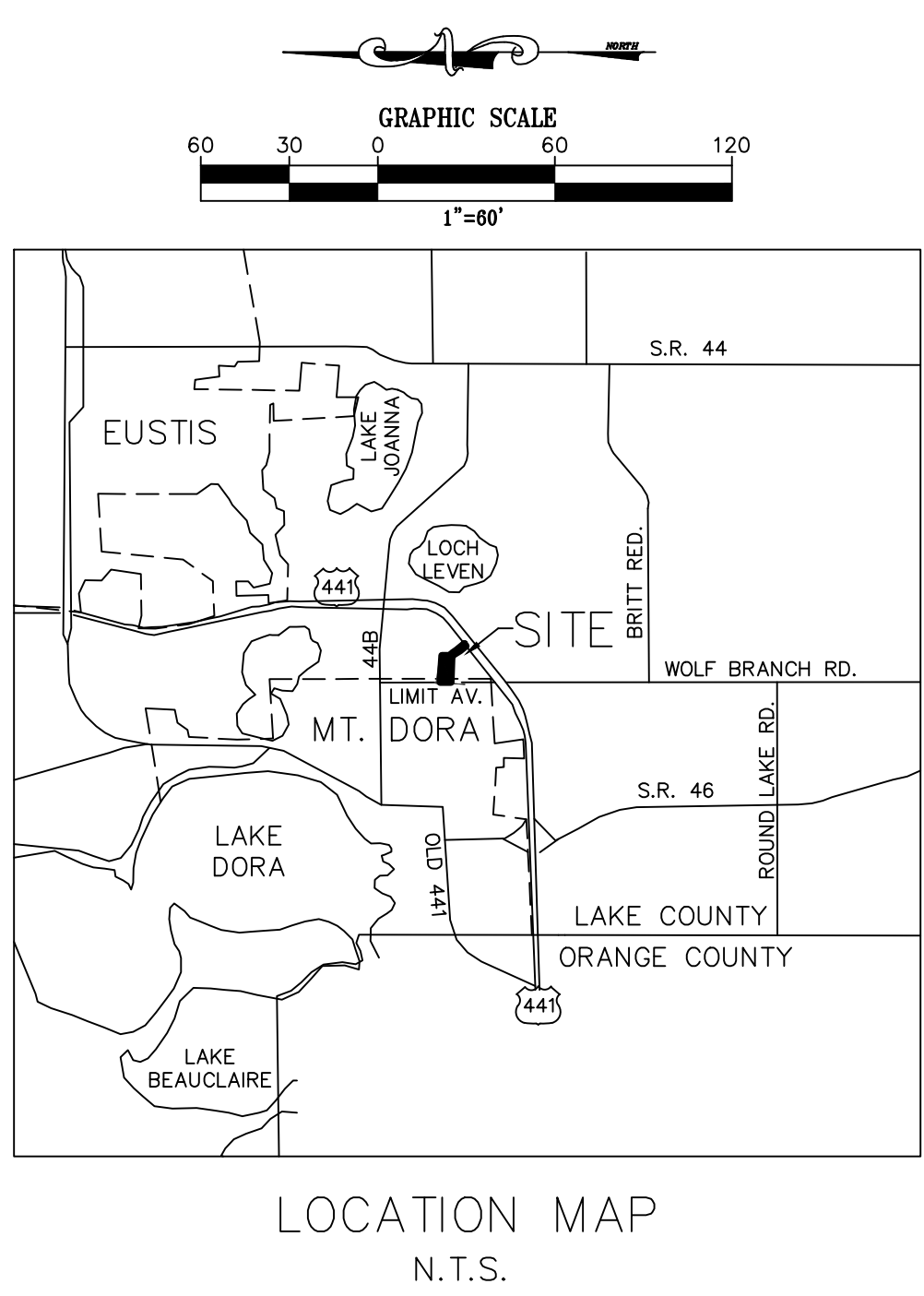
Table 5200-1 Parking Spacing Requirements
Off-Street Parking Requirements

****In addition to vehicle parking spaces, any business operation, which utilizes merchandise/shopping carts, must provide a parking area for said carts.****

Activity Type/Land Use	Minimum Parking Spaces
Residential Activity Types :	
Single-family	Two spaces per dwelling unit.
Mobile home	Two spaces per dwelling unit.
Duplex	Two spaces per dwelling unit.
Multi-family	1.5 spaces per dwelling unit. Efficiency apartments 1 space per unit.



SITE DATA:		1445655 & 3918816	PARKING DATA		580 SPACES REQUIRED
ALTERNATE KEY:		832,980 SF. (19.32 AC.)	300 UNITS:		20 ACCESSIBLE REQUIRED
TOTAL AREA:		- 26554 SF. (0.61 AC.)	2 SPACES / UNIT:		600 TOTAL
ROW DEDICATION:		806,426 SF. (18.71 AC.)	10 BUILDINGS (2 PER BUILDING)		
PROJECT AREA:					
EXISTING USE:		AGRICULTURE	PARKING PROVIDED:		504 SPACES
EXISTING ZONING:		R-3	10'x20'		20 ACCESSIBLE
FUTURE LAND USE:		HIGH DENSITY RESIDENTIAL	12'x20'		
DENSITY:			GARAGE		74 SPACES
MAXIMUM:		18 DU/AC	10'x20'		2 SPACES
PROVIDED:		15.7 DU/AC	12'x20'		76 TOTAL (2 FAIR HOUSING)
IMPERVIOUS:		502,279 SF. (11.53 AC.)	Unit Type and Count:		
PAVING:		226,391 SF			
BUILDINGS:		138,606 SF	UNIT	TYPE	#UNITS
GARAGES:		23,560 SF	A1	1 BD	48
SIDEWALKS:		113,722 SF	A2	1 BD	84
ISR:			B1	2 BD-2 BATH	60
MAXIMUM:		65%	B2-END	2 BD-2 BATH	108
PROVIDED:		11.53 AC. (60%)	CLUBHOUSE/POOL		300
OPEN SPACE:		35%	SIZE	SIZE	
MINIMUM:		7.59 AC. (40%)	A/C SF	TOTAL SF	
PROVIDED:			886	965	
UTILITIES:		CITY OF M.Y. DORA WATER, SEWER, REUSE & ELECTRIC	794	873	
MAXIMUM STRUCTURE HEIGHT:		35 FT.	1,168	1,247	
PROPOSED 3 STORY:		35 FT.	1,218	1,301	
PROJECT BOUNDARY SETBACKS TO BUILDINGS:				15,862	
EAST & NORTH:		35 FT.			
WEST:		45 FT.			
SOUTH (LIMIT STREET):		35 FT.			



Wicks Engineering Services, Inc.
225 West Main Street, Tallahassee, Florida 32308
www.wicksengineering.com (352) 343-8667
C.A. #00062

Bristol Lakes Phase II, LLC
16554 Cagan Crossings
Boulevard, Suite 4
Clermont, FL 34719

BRISTOL PARK APARTMENTS
DEVELOPMENT PLAN
MOUNT DORA, FLORIDA 34736

Kenneth R. Wicks, P.E.
No. 33274
FLORIDA PROFESSIONAL ENGINEER
DATE: 07/28/21

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW	1 COUNTY COMMENTS	03-18-22
Date:	03-04-22		
Scale:	AS SHOWN		
File No.:	19123		

Sheet: 4 of 27



CITY OF
MOUNT
DORA

SP22-03

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
E-mail: plandev@cityofmoundora.com

SITE PLAN
APPLICATION

Date: 03/03/2022 Project Name: Bristol Park Apartments

1. Site Address: _____
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Jeffrey Cagan
Company's Name: Cagan Management Group, Inc.
Address: 16554 Cagan Crossing Blvd. Suite 4
City, State & Zip: Clermont, FL 34714
Phone: (352) 242-2444 E-mail: JCagan@cagan.com

3. Property Owner's Name(s): Bristol Lakes Phase II, LLC
Company's Name: Cagan Management Group, Inc.
Address: 16554 Cagan Crossing Blvd. Suite 4
City, State & Zip: Clermont, FL 34714
Phone: (352) 242-2444 E-mail: JCagan@cagan.com

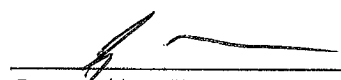
4. Engineer's Name: Kenneth R. Wicks
Company's Name: Wicks Engineering Services, Inc.
Address: 225 West Main Street
City, State & Zip: Tavares, FL 32778
Phone: (352) 343-8667 E-mail: tedwicks@wicksengineering.com

5. Landscape Architect's Name: Lawrence R. Huffstetler
Company's Name: L.R. Huffstetler, Inc.
Address: 36955 Lake Yale Drive
City, State & Zip: Grand Island, FL 32735
Phone: (352) 516-5254 E-mail: bobhuff3@yahoo.com

6. Architect's Name: Karen McIntyre
Company's Name: Forum Architecture & Interior Design
Address: 237 S Westmonte Dr Suite 220V
City, State & Zip: Altamonte Springs, FL 32714
Phone: (407) 830-1400 E-mail: kmcintyre@forumarchitecture.com
7. Briefly describe the property project and proposed use(s): Property is currently vacant and Agricultural Classified - Hay production; Proposed 300 Unit MF Apts.
8. Property is located on the following adjacent streets: Limit Ave (South) US Hwy 441 (North East)
9. Zoning District: R-3 Future Land Use Category: High Density Residential
10. Building Size Existing (SF): 0 Proposed (SF): 138,606
Total (SF): 138,606 (9 Bldgs) Floor Area 334,980 - Apts., 15,862 Clubhouse
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 19.12 Square Feet: 832,980
13. Number of structures to be built on the site: 10 Total
14. Height of structures(s): Max 35' Building Stories: 3
15. Total square footage of impervious surface: 10.43 AC (454,330 SF)
16. The percentage of lot coverage: 60%
17. Are vested rights being requested as part of this application? Yes _____ No X
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature
Site Plan Application

Date

BUILDING ELEMENTS
APARTMENT UNITS/BUILDINGS AND CLUBHOUSE SHALL MAKE USE OF
SMART HOME TECHNOLOGY INCLUDING THE INCORPORATION OF LED
LIGHTING, ENERGY STAR CERTIFIED PRODUCTS, PROGRAMMABLE
THERMOSTATS, AND SPECIFICALLY IN THE CLUBHOUSE ALSO OCCUPANCY
SENSORS AND DIMMERS; ALL WHERE APPROPRIATE.

ARCHITECTURAL ELEMENTS
HIGH PERFORMANCE WINDOWS SHALL BE INSTALLED IN ALL BUILDINGS,
INSULATED GLAZING WILL REDUCE NOISE AND HEAT GAIN FROM THE
EXTERIOR.

37 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
407.830.1400
AR97193

www.forumarchitecture.com

Bristol Park Apartments

City of Mount Dora, FL

**Preliminary - Not
For Construction**

ET DISTRIBUTIONS:

[illegible]

SHEET REVISIONS:

[illegible]

PROJECT NO: 4346

Building Type II - Exterior Elevations

A6.22



2 Building Type II - Right / Left Elevation

$$3/32^m = 1'-0''$$


Building Type II - Front / Rear Elevation

$$3/32'' = 1'-0'$$

BUILDING ELEMENTS
APARTMENT UNITS, BUILDINGS AND CLUBHOUSE SHALL MAKE USE OF
SMART HOME TECHNOLOGY INCLUDING THE INCORPORATION OF LED
LIGHTING, ENERGY STAR CERTIFIED PRODUCTS, PROGRAMMABLE
THERMOSTATS, AND SPECIFICALLY IN THE CLUBHOUSE ALSO OCCUPANCY
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HIGH PERFORMANCE WINDOWS SHALL BE INSTALLED IN ALL BUILDINGS,
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EXTERIOR.

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PROJECT NO: 4346

A6.32



2 Building Type III - Right / Left Elevation



1 Building Type III - Front / Rear Elevation

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SW 7005 - Pure White

SW 7634 - Pediment

SW 7840 - Hammered Silver

ROOF - CertainTeed Landmark
Colonial Slate



2 Building Type IV - Right / Left Elevation



1 Building Type IV - Front / Rear Elevation
3/32" = 1'-0"

FOR ZONING DENSITY INCREASE

BUILDING ELEMENTS
APARTMENT UNITS/BUILDINGS AND CLUBHOUSE SHALL MAKE USE OF SMART HOME TECHNOLOGY INCLUDING THE INCORPORATION OF LED LIGHTING, ENERGY STAR CERTIFIED PRODUCTS, PROGRAMMABLE THERMOSTATS, AND SPECIFICALLY IN THE CLUBHOUSE ALSO OCCUPANCY SENSORS AND DIMMERS; ALL WHERE APPROPRIATE.

BUILDING MATERIALS

ROOFING: FIBERGLASS ASPHALT SHINGLES

WALLS: MIXTURE OF FIBER CEMENT SIDING, PANEL AND SHINGLES

NOTE: CLUBHOUSE HAS STONE ACCENTS

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ARCHITECTURE &
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PROJECT NO: 4346

Building Type IV - Exterior Elevations

A6.41

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ARCHITECTURAL ELEMENTS
HIGH PERFORMANCE WINDOWS SHALL BE INSTALLED IN ALL BUILDINGS,
INSULATED GLAZING WILL REDUCE NOISE AND HEAT GAIN FROM THE
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Bristol Park Apartments

City of Mount Dora, FL

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SHEET REVISIONS:

[illegible]

PROJECT NO: 4346

Building Type IV - Exterior Elevations

A6.42



2 Building Type IV - Right / Left Elevation

$$3/32'' = 1'-0''$$


1 Building Type IV - Front / Rear Elevation

$$3/32'' = 1'-0''$$

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SW 7005 - Pure White

SW 7634 - Pediment

SW 7840 - Hammered Silver

ROOF - CertainTeed Landmark
Colonial Slate

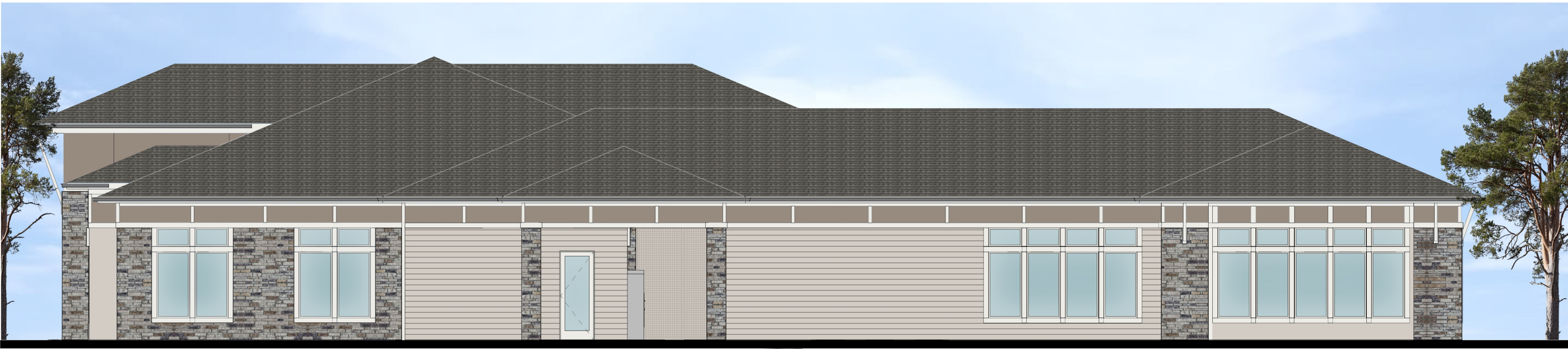
STONE - Wellington - Chisel Cut
Grout Color - Gray



4 Clubhouse - Left Elevation
1/8" = 1'-0"



3 Clubhouse - Rear Elevation



2 Clubhouse - Right Elevation
1/8" = 1'-0"



1 Clubhouse - Front Elevation
1/8" = 1'-0"

BUILDING MATERIALS

ROOFING: FIBERGLASS ASPHALT SHINGLES

WALLS: MIXTURE OF FIBER CEMENT SIDING, PANEL AND SHINGLES

NOTE: CLUBHOUSE HAS STONE ACCENTS

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INTERIOR DESIGN, INC.

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City of Mount Dora, FL

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[illegible]

PROJECT NO: 4346

Clubhouse - Exterior Elevations

A17.61

Bristol Park Apartments

City of Mount Dora, FL

**Preliminary - Not
For Construction**

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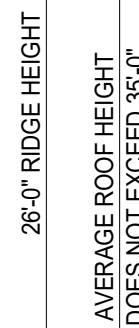
PROJECT NO: 4346

Clubhouse - Exterior Elevations

A17.63


$$1/8" = 1'-0"$$


1/8" = 1'-0"



1/8" = 1'-0"


$$1/8" = 1'-0"$$

ROOFING: FIBERGLASS ASPHALT SHINGLES

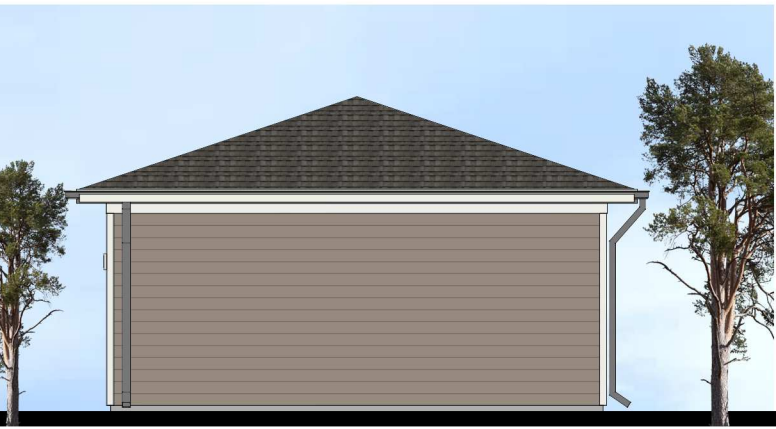
WALLS: MIXTURE OF FIBER CEMENT SIDING, PANEL AND SHINGLES

NOTE: CLUBHOUSE HAS STONE ACCENTS

SW 7634 - Pediment

SW 7840 - Hammered Silver

ROOF - CertainTeed Landmark
Colonial Slate


$$1/8'' = 1'-0''$$

$$1/8" = 1'-0"$$

$$1/8'' = 1'-0''$$

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PROJECT NO:

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Garage 7 - Exterior Elevations

A19.11

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Bristol Park Apartments

City of Mount Dora, FL

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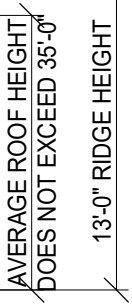
 SHEET REVISIONS:

[illegible]

PROJECT NO: 4346

Garage 7 - Exterior Elevations

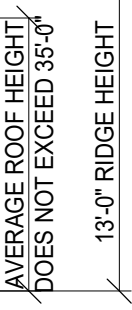
A19.13



3 Right / Left Elevation



2 Rear Elevation



1 Front Elevation

ROOFING: FIBERGLASS ASPHALT SHINGLES

WALLS: MIXTURE OF FIBER CEMENT SIDING, PANEL AND SHINGLES

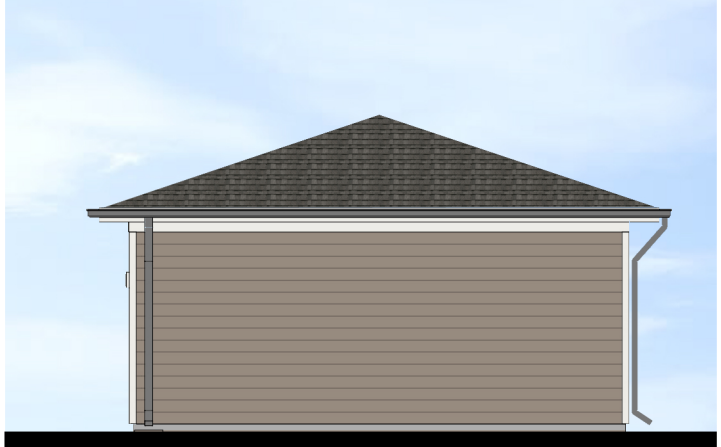
NOTE: CLUBHOUSE HAS STONE ACCENTS

SW 7005 - Pure White

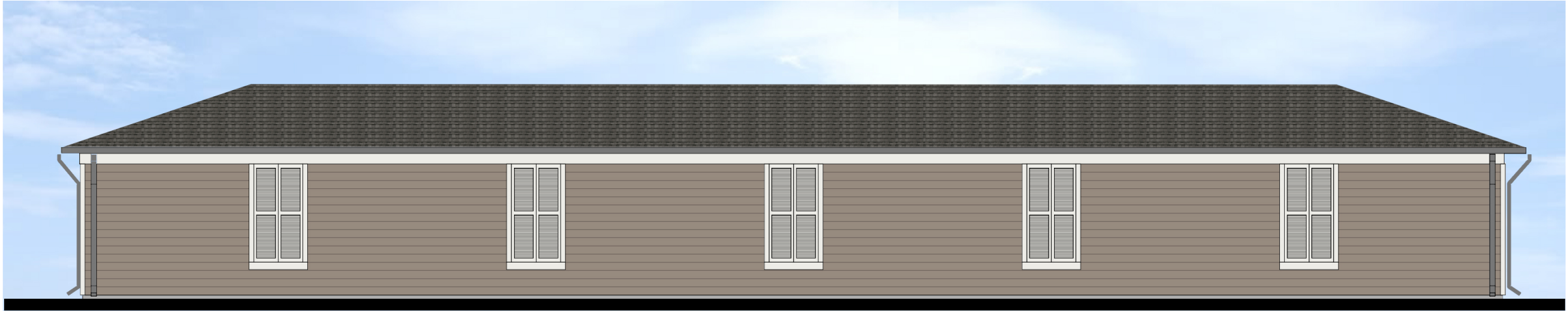
SW 7634 - Pediment

SW 7840 - Hammered Silver

ROOF - CertainTeed Landmark
Colonial Slate



4 Right / Left Elevation

$$1/8'' = 1'-0''$$


3 Rear Elevation on Limit Ave

1/8" = 1'-0"



2 Rear Elevation

$$1/8'' = 1'-0''$$


1 Front Elevation
1/8" = 1'-0"

1/8" = 1'-0"

FORUM

ARCHITECTURE &
INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
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407.830.1400
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www.forumarchitecture.com

City of Mount Dora, FL

**Preliminary - Not
For Construction**

SET DISTRIBUTIONS:

3/31/2022	60% CD Set
4/20/2022	Permit Set

3/31/2022	60% CD Set
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 SHEET REVISIONS:

[illegible]

PROJECT NO: 4346

Garage 7-ACC - Exterior Elevations

A20.11

City of Mount Dora, FL

SET DISTRIBUTIONS:

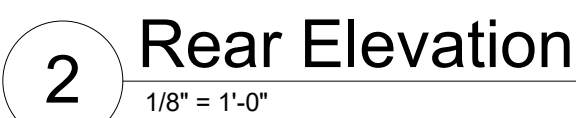
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[illegible]

PROJECT NO: 4346

A20.13



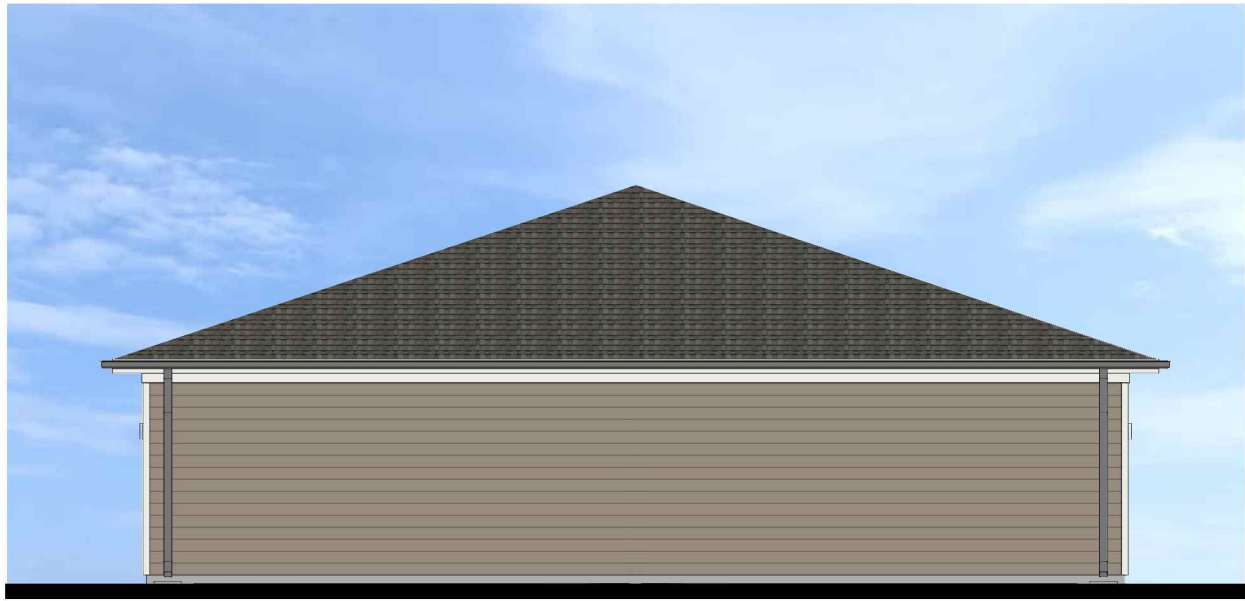
ROOFING: FIBERGLASS ASPHALT SHINGLE:

WALLS: MIXTURE OF FIBER CEMENT SIDING, PANEL AND SHINGLE:

NOTE: CLUBHOUSE HAS STONE ACCENTS

SW 7634 - Pediment

ROOF - CertainTeed Landmark
Colonial Slate



2 Right / Left Elevation



1 Front / Rear Elevation
1/8" = 1'-0"

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Bristol Park Apartments

City of Mount Dora, FL

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SET DISTRIBUTIONS:

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△ SHEET REVISIONS

[illegible]

PROJECT NO:

4346

Garage 10 - Exterior Elevations

A21.11

Bristol Park Apartments

City of Mount Dora, FL

**Preliminary - Not
For Construction**

[illegible][illegible]

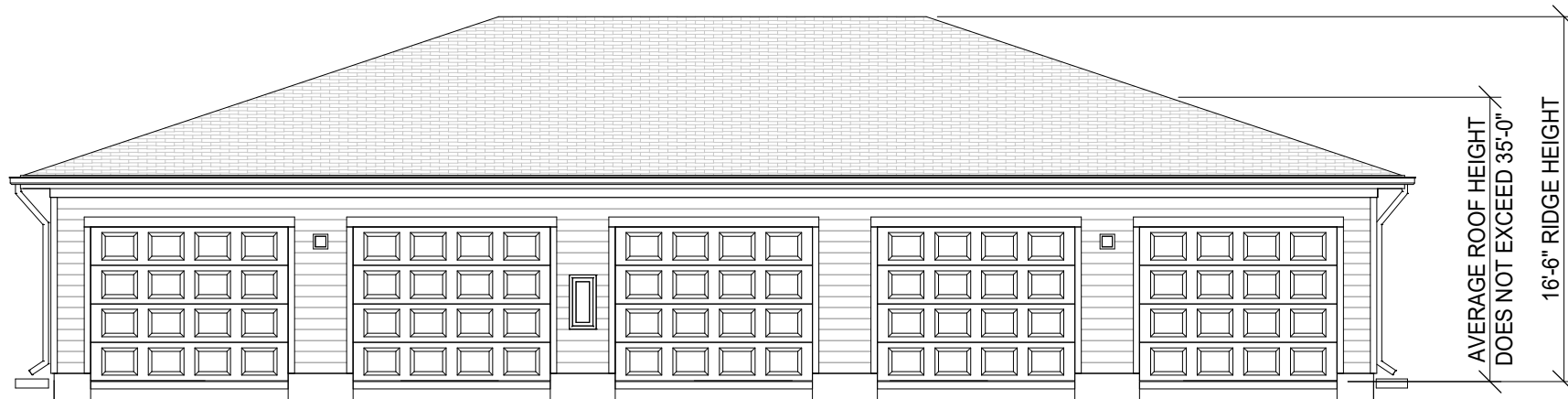
PROJECT NO: 4346

Garage 10 - Exterior Elevations

A21.13



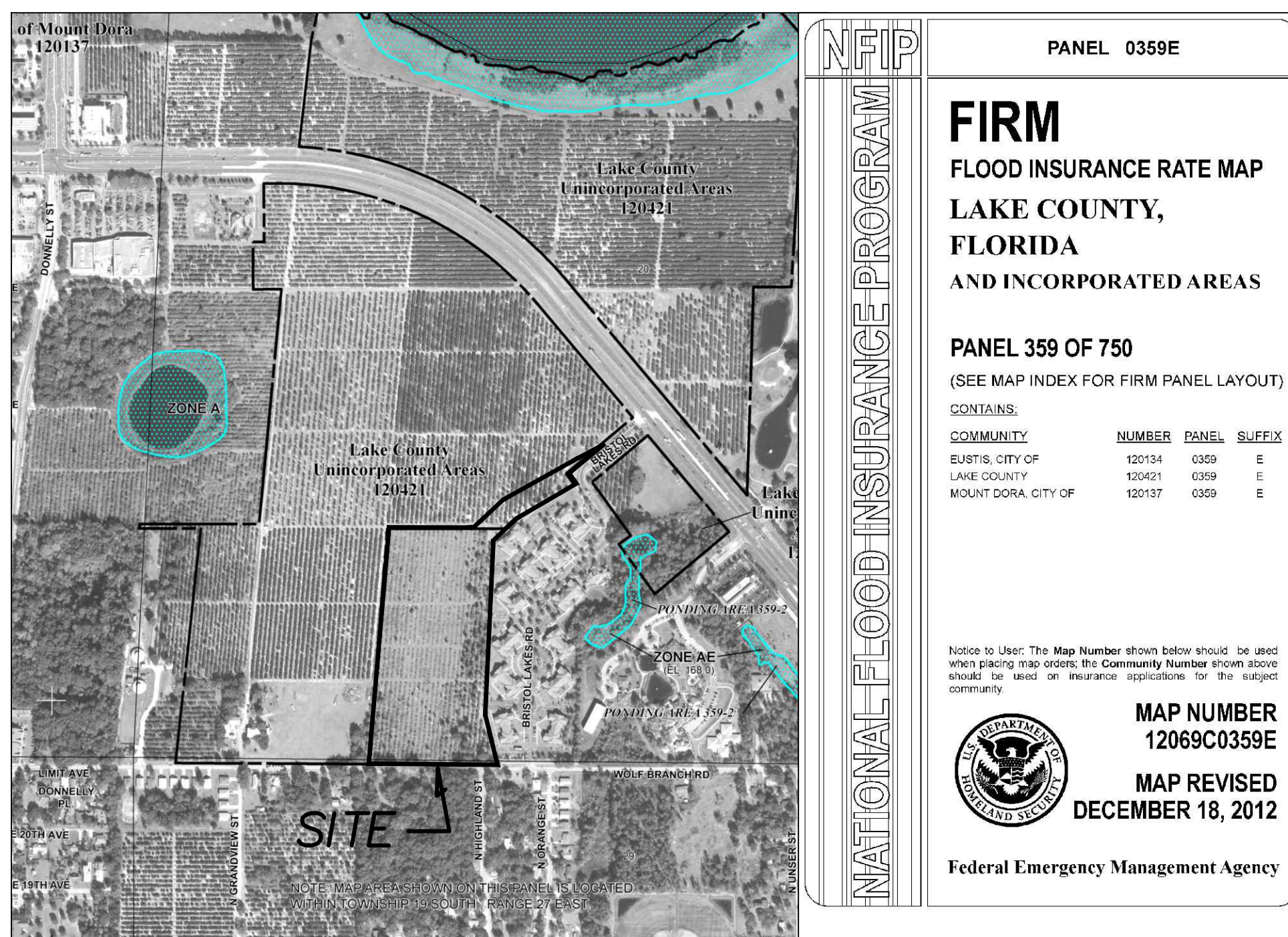
2 Right / Left Elevation



1 Front / Rear Elevation
1/8" = 1'-0"

BRISTOL LAKES PHASE II, LLC
16554 CAGAN CROSSINGS BLVD.
CLERMONT, FLORIDA 34719

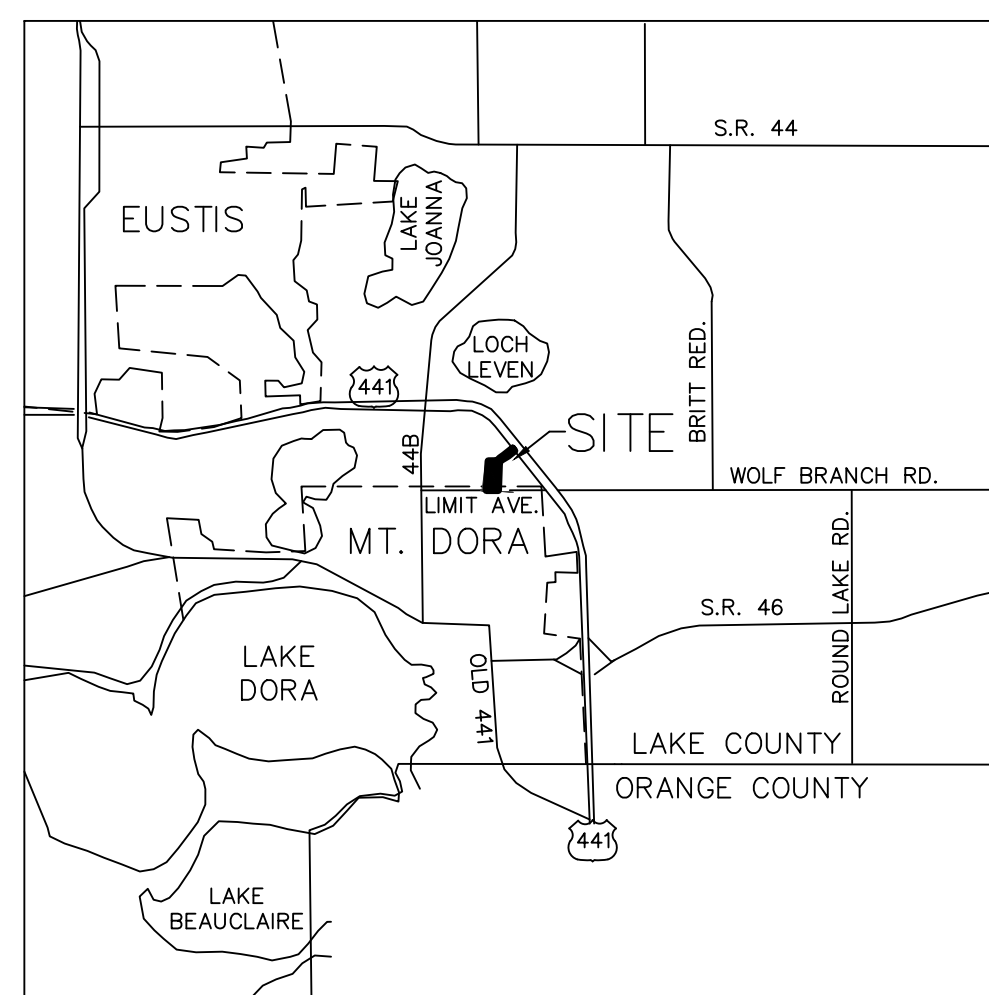
SURVEYOR
AMERICAN SURVEYING & MAPPING
3191 MAGUIRE BOULEVARD
SUITE 200
ORLANDO, FLORIDA 32803



AERIAL

Wicks Engineering Services, Inc.

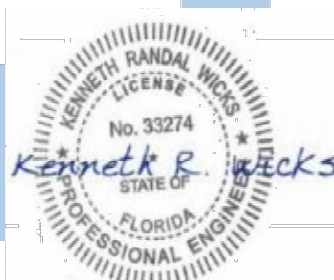
225 West Main Street, Tavares, Florida 32778
www.wicksengineering.com (352) 343-8667
C.A. #30062



LOCATION MAP
N.T.S.

- INDEX OF SHEETS**
1. COVER SHEET
2. SURVEY
3. GENERAL NOTES
4. UTILITY NOTES
5. EROSION & DEMOLITION PLAN
6. DEVELOPMENT PLAN
- 7-9. GEOMETRY PLAN
10. SECTIONS A-A B-B & C-C
- 11-18. GRADING & DRAINAGE PLAN
19. STORM POND DETAILS
- 20-22. UTILITY PLANS
- 23-24. LIFT STATION DETAILS
- 25-30. CONSTRUCTION DETAILS
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- L1-L7. LANDSCAPE AND IRRIGATION PLAN
- L8. CLUBHOUSE & POOL AREA PLANTING
DETAILS
- L9. TREE REMOVAL & MITIGATION PLAN
- L10. TYPICAL IRRIGATION BY BUILDING TYPE
AND IRRIGATION DETAILS

Digitally signed by Kenneth R. Wicks.
DN: C=US,
E=tedwicks@wicksengineering.com,
O="Wicks Engineering Services,
INC", OU="FL Reg PE #33274",
CN=Kenneth R. Wicks
Date: 2022.04.13 11:21:08-04'00'

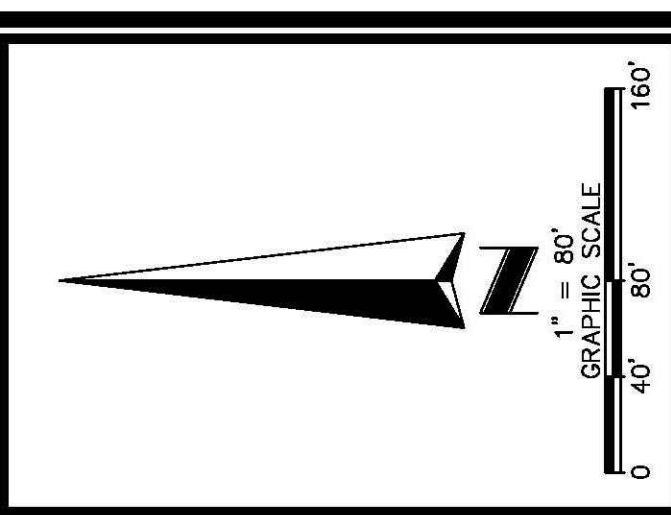
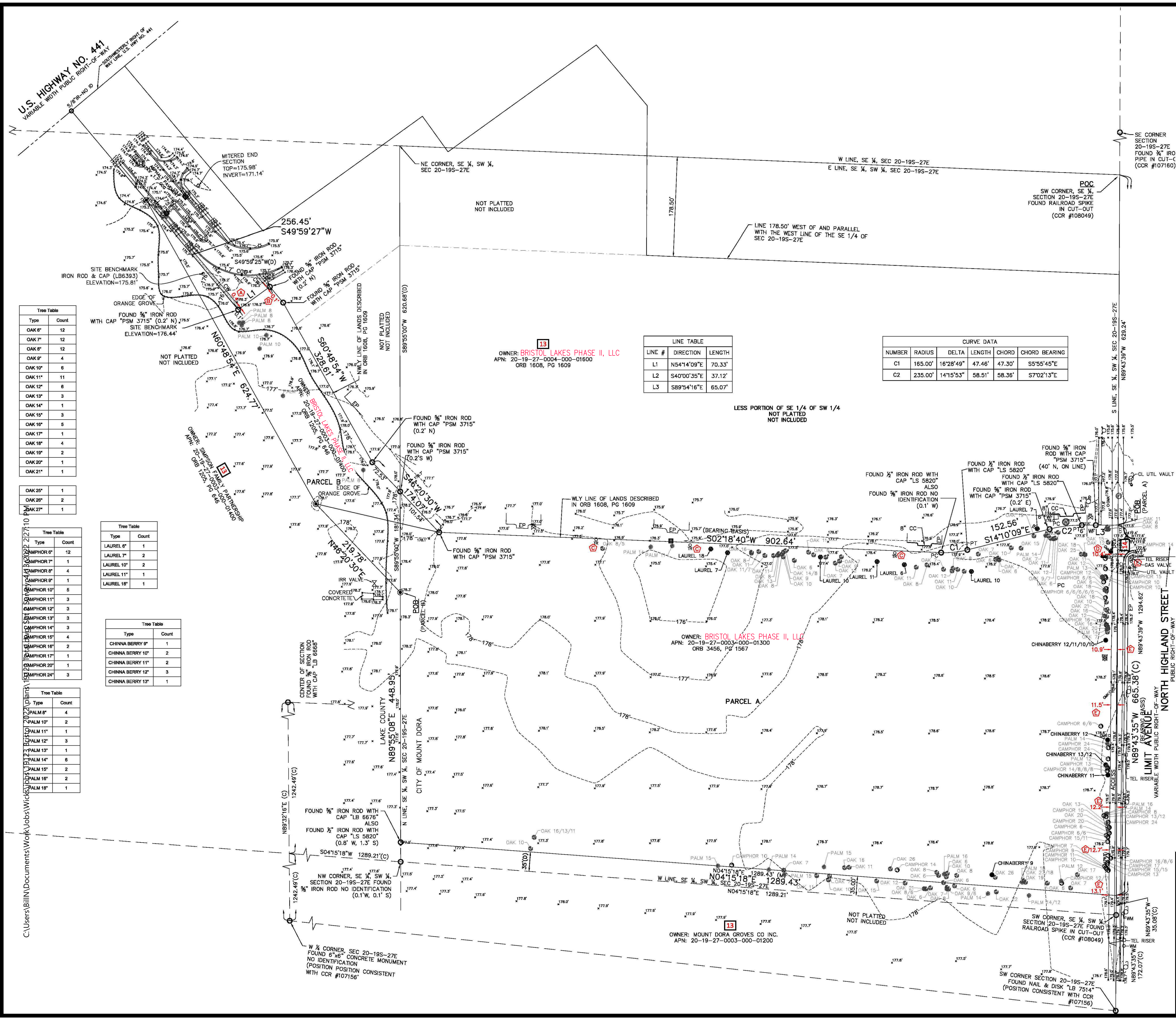


Bristol Lakes Phase II, LLC
16554 Cagan Crossings
Boulevard, Suite 4
Clermont, FL 34719

Wicks Engineering Services, Inc.
225 West Main Street, Tavares, Florida 32778
www.wicksengineering.com (352) 343-8667
C.A. #30062

BRISTOL PARK APARTMENTS
 COVER SHEET
 MOUNT DORA, FLORIDA 34736

Drawn: WSR	REVISION:	DATE:
Checked: KRW	1 COUNTY COMMENTS	03-18-22
Date: 03-04-22		
Scale: AS SHOWN		
File No.: 19123		
Sheet: 1 of 32		



LEGAL DESCRIPTION - BOUNDARY SURVEY

PARCEL A:
A PARCEL OF LAND IN THE EAST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°43'39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 629.24 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'39" WEST, ALONG SAID LINE, A DISTANCE OF 665.38 FEET TO A POINT ON A LINE PARALLEL WITH AND 35.00 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4); THENCE NORTH 04°15'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF AFORESAID SECTION 20; THENCE NORTH 89°55'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 630.29 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1808, PAGE 1609, OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID LANDS, AND THE SOUTHERLY PROLONGATION THEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) SOUTH 48°20'30" WEST, A DISTANCE OF 101.54 FEET; (2) SOUTH 02°18'45" WEST, A DISTANCE OF 822.64 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 16°28'49", AND A CHORD LENGTH OF 47.30 FEET, WHICH BEARS SOUTH 05°55'45" EAST; (3) COUNTER CLOCKWISE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 14°15'53", AND A CHORD LENGTH OF 58.36 FEET, WHICH BEARS SOUTH 07°02'13" EAST; (4) A DISTANCE OF 152.56 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 14°15'53", AND A CHORD LENGTH OF 58.36 FEET, WHICH BEARS SOUTH 07°02'13" EAST; (5) COUNTER CLOCKWISE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 14°15'53", AND A CHORD LENGTH OF 58.36 FEET, WHICH BEARS SOUTH 07°02'13" EAST; (6) SOUTH 00°05'44" WEST, A DISTANCE OF 65.07 FEET RETURNING TO THE POINT OF BEGINNING.
CONTAINING 762,817 SQUARE FEET OR 17.512 ACRES, MORE OR LESS.

PARCEL B:
A PARCEL OF LAND IN THE EAST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
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CONTAINING 70,163 SQUARE FEET OR 1.611 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, WHICH BEARS N89°43'35"W, PER DESCRIPTION.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON AERIAL PHOTOGRAPHS, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR HAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- VERTICAL INFORMATION BASED ON: BENCHMARK 11 91-GPS 5 HAVING A PUBLISHED ELEVATION OF 171.71' (NAVD 88) DESCRIBED AS: SURVEY DISK ON CONCRETE MONUMENT AT SOUTHWEST CORNER OF US 441 AND STATE ROAD 44.
- THIS IS NOT A BOUNDARY SURVEY, IT IS INTENDED TO BE USED FOR TOPOGRAPHIC AND TREX ONLY PURPOSES ONLY. TREES AS SHOWN HEREON ARE SHOWN BY SPECIES AND DIAMETER, IN INCHES, OF THE TRUNK AT BREAST HEIGHT.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, (MAP NO. 12069C0359E), WHICH BEARS AN EFFECTIVE DATE OF 12/18/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNDERGROUND UTILITIES:

UNDERGROUND UTILITIES ARE NOT SHOWN. NO SUB-SURFACE EXCAVATION OR EXPLORATION WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SURVEY, ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES IS SHOWN.

OBSERVED ENCROACHMENT

- END OF CONCRETE WALK CROSSES BOUNDARY BY AT MOST 0.4'.
- END OF CONCRETE WALK CROSSES BOUNDARY BY AT MOST 0.1'.
- TELEPHONE RISERS CROSS BOUNDARY WITHOUT APPARENT EASEMENT.
- GUY POLE, GUY ANCHORS AND WIRES CROSS BOUNDARY WITHOUT APPARENT EASEMENT.
- ASPHALT PAVEMENT CROSSES BOUNDARY BY AT MOST 13.3'.

60000 LEGEND AND ABBREVIATIONS

(C)	CONCRETE SURFACE	(W)	WATER VALVE
(CC)	CALCULATED DATA	(RW)	RECLAIMED WATER VALVE
(CR)	CONCRETE CURB	(RWV)	RECLAIMED WATER AIR RELEASE
(CGR)	CONCRETE GUTTER	(V)	VALVE
(CNC)	CERTIFIED CORNER RECORD	(OR)	OFFICIAL RECORD BOOK
(CW)	CONCRETE WALL	(PC)	POINT OF CURVATURE
(E)	EDGE OF PAVEMENT	(P)	PAGES
(L)	LICENSED BUSINESS	(PB)	POINT OF BEGINNING
(ORB)	OFFICIAL RECORD BOOK	(POC)	POINT OF COMMENCEMENT
(PC)	POINT OF CURVATURE	(PSM)	PROFESSIONAL SURVEYOR
(P)	PAGES	(M)	AND MAPPER
(PB)	POINT OF BEGINNING	(T)	POINT OF TANGENCY
(POC)	POINT OF COMMENCEMENT	(R)	RANGE
(PSM)	PROFESSIONAL SURVEYOR	(S)	SECTION
(M)	AND MAPPER	(SQ.FT.)	SQUARE FEET
(T)	POINT OF TANGENCY	(W)	WOOD FENCE
(R)	RANGE		
(S)	SECTION		
(SQ.FT.)	SQUARE FEET		
(W)	WOOD FENCE		

SHEET 1
OF 1

LEGAL DESCRIPTION - BOUNDARY SURVEY

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TECH

REVISIONS

DATE

REVISIONS

DATE

TOPOGRAPHIC AND TREE SURVEY OF
BRISTOL LAKE APARTMENTS PHASE 2
LIMIT AVENUE
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY
MOUNT DORA, FLORIDA

ASAM

AMERICAN SURVEYING & MAPPING, INC.

3110 N. W. 11TH AVE., SUITE 200
Ocala, FL 34474
TEL: 352.236.1234
WWW.ASAM-SURVEYING.COM

JOB NO.: 190531

SCALE: 1" = 80'

FIELD DATE: 04/19/2021

FIELD BY: JWH

DRAWN BY: GHF

APPROVED BY: EGT

DRAWING FILE #

190531.BRISTOL LAKES
PHASE 2 TOPO TREEDWG

C:\Users\Bilin\Documents\Work\Jobs\Bristol Lakes\Bristol Lakes.dwg

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GENERAL NOTES

1. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE WRITTEN NOTIFICATION.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT WERE PERFORMED BY OTHERS AND WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY, IN WHOLE OR IN PART, FOR THE COMPLETENESS AND ACCURACY OF THE SURVEYS. WICKS CONSULTING SERVICES, INC. HAS RELIED UPON THE SURVEYS IN PREPARING THE CIVIL ENGINEERING DESIGN SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC DATA, THE LOCATION OF EXISTING SITE FEATURES, UTILITIES AND ALL OTHER SITE CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING WORK. DIFFERING SITE CONDITIONS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTE NUMBER 1.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
4. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTIONS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHERE THE SPECIFICATIONS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
5. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING GROUND WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE. DIFFERING SITE CONDITIONS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTE NUMBER 1.
6. THE SITE IS CLASSIFIED AS ZONE "X", PER FEMA FLOOD MAP PANEL 12069C0359E DATED December 18th., 2012.
7. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS"
8. ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED (INCLUDING THE WALKING SURFACE) IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SECTION 11 AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX 304.
9. THE CONTRACTOR SHALL COORDINATE CIVIL DRAWINGS WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, IRRIGATION, FIRE SYSTEMS. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
10. SIGNAGE AND STRIPING SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). SIGNS SHALL BE ERECTED ACCORDING TO THE REFERENCE NUMBERS DESIGNATED BY THE FDOT OR THE MUTCD.
11. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES. ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO REQUIRED INSPECTIONS. WASTEWATER DIVISION IN THE REVIEW OF SHOP DRAWINGS FOR APPROVAL.
12. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND AGENCY APPROVAL PRIOR TO PROCUREMENT OF MATERIALS. WASTEWATER DIVISION IN THE REVIEW OF SHOP DRAWINGS FOR APPROVAL.
14. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
15. 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 YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER & SURVEYOR WITHOUT DELAY. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
16. ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE LOCAL JURISDICTION.
17. REFER TO F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX FOR CONSTRUCTION OF SITE ITEMS.
18. CONTRACTOR SHALL MEET ALL LOCAL STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC (MOT) PLANS & SIGNAGE THAT WILL BE REQUIRED FOR THIS PROJECT AND SHALL BE INCLUDED IN THE BID FOR THIS PROJECT.
19. ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.
20. *UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL OF THE WORK TO BE CONSTRUCTED. 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.*

21. ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING. TESTING OF SUB GRADE, BASE, AND ASPHALT FOR THICKNESS AND DENSITY SHALL BE PERFORMED AT NO MORE THAN 200' INTERVALS.
22. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. WASTEWATER DIVISION IN THE REVIEW OF SHOP DRAWINGS FOR APPROVAL.
23. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY, EASEMENTS AND ON CONSTRUCTION SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL MAKE GOOD ALL DAMAGE TO PAVEMENT, BUILDINGS, TELEPHONE OR OTHER CABLES, SANITARY PIPES, OR OTHER STRUCTURES BEYOND THE LIMITS OF THIS PROJECT WHICH MAY BE ENCOUNTERED, WHETHER OR NOT SHOWN ON THE DRAWINGS.
24. TEMPORARY FACILITIES: THE CONTRACTOR SHALL FURNISH WATER AND ELECTRIC POWER AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TEMPORARY CONNECTIONS AND FOR REMOVING SAME AFTER CONSTRUCTION HAS BEEN COMPLETED. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND ENCLOSURES FOR THE USE OF ALL WORKMAN, AT A LOCATION ON THE PROJECT WHICH SHALL BE APPROVED BY THE JURISDICTION. SUCH FACILITIES SHALL COMPLY WITH ALL LOCAL CODES AND SHALL BE MAINTAINED IN SANITARY CONDITION AT ALL TIMES. NO WORK SHALL BE STARTED UNTIL THESE FACILITIES ARE ON THE JOB SITE.

GENERAL NOTES (CONT)

25. MAINTENANCE OF TRAFFIC: THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE COURSE OF CONSTRUCTION, FOR PROPER MAINTENANCE, CONTROL, AND DETOUR OF TRAFFIC IN THE AREA OF CONSTRUCTION. ALL TRAFFIC CONTROL AND MAINTENANCE PROCEDURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #000 AND LAKE COUNTY, FLORIDA, WITHIN THEIR RESPECTIVE AREAS OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AS BIDDER, PRIOR TO SUBMITTING HIS BID, TO DETERMINE THE REQUIREMENTS OF THESE AGENCIES SO THAT HIS PROPOSAL REFLECTS ALL COSTS TO BE INCURRED. NO CLAIMS FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED FOR COSTS INCURRED DUE TO THE PROPER MAINTENANCE, CONTROL, DETOUR, AND PROTECTION OF TRAFFIC.
26. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.
27. ALL AREAS WITHIN RIGHT-OF-WAY SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GRADES. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMESTOCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.

DEMOLITION AND EARTHWORK NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PAVEMENT REPAIRS AND/OR RESURFACING TO ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION.
4. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL STATE, AND LOCAL REGULATIONS. (REFER TO TREE PROTECTION REQ.)
5. THE LOCATION 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. 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 FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE INTEGRITY OF THE SYSTEM.
6. PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW DIRECTIONS FROM EXISTING BUILDINGS WHICH ARE TO REMAIN. IF DEMOLITION WILL CUT OFF THESE FACILITIES, THE ENGINEER, ARCHITECT, OWNER (AND/OR OWNERS REPRESENTATIVE) SHALL BE CONTACTED IMMEDIATELY.

EARTHWORK

7. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
8. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.
10. WHEN CLEARING LAND FOR THE PROJECT, A BURN PERMIT MUST BE OBTAINED FROM THE JURISDICTION AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
11. THE FIRE DEPARTMENT WILL ISSUE A BURNING PERMIT TO ALLOW BURNING OF CLEARED MATERIAL ONLY IF THE FOLLOWING CONDITIONS ARE MET:
 - A. AN AIR CURTAIN INCINERATOR PROCESS IS USED DURING THE BURNING PROCESS.
 - B. THE BURN PIT IS AT LEAST 300 FEET AWAY FROM ANY STRUCTURE.
 - C. THE BURN PIT IS AT LEAST 100 FEET AWAY FROM THE ROAD.
12. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.
13. ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR: (NPDES) PERMITTING:
 - A. PREPARING AND SUBMITTING FDEP NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AND FORMS.
 - B. FDEP NOTICE OF INTENT APPLICATION FEES.
 - C. PREPARING THE FDEP STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
2. PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL POST A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AT THE SITE.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE APPROPRIATE WATER MANAGEMENT DISTRICT PERMITS PRIOR TO COMMENCING WORK FOR THIS PROJECT AND HAVE POSTED AT CONSTRUCTION SITE.
4. SILT SCREENS AND TURBIDITY BARRIERS MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
5. THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED TO MAINTAIN SITE EROSION SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

EROSION & SEDIMENT CONTROL NOTES (CONT)

6. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT, AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS, FOOT INDEX #102 AND BEST MANAGEMENT PRACTICES.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
8. ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
9. PRIOR TO INITIATING CONSTRUCTION OF PLANNED IMPROVEMENTS, ALL WRA'S WILL BE EXCAVATED AND ROUGH GRADED TO PROVIDE SEDIMENT AND RUNOFF CONTROL DURING CONSTRUCTION.
10. ALL DISTURBED AREAS WILL BE BROUGHT TO FINAL GRADE AND SEEDED AND MULCHED AS SOON AS POSSIBLE.
11. AREAS WHICH MAY ERODE DUE TO SLOPES OR CONCENTRATED RUNOFF DURING CONSTRUCTION WILL BE TREATED. TEMPORARY SLOPE DRAIN PROTECTION WILL BE PROVIDED PER FDOT ROAD DESIGN STANDARD INDEX NO. 100.
12. OFF SITE DISCHARGE OF UNTREATED STORMWATER WILL BE PREVENTED USING TEMPORARY BERMS AND DIKES WHERE NEEDED.
13. INSPECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NPDES PERMIT BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES AND MAINTENANCE SHALL BE PERFORMED WITHOUT DELAY.
14. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
15. EROSION AND SEDIMENT MATERIALS FROM THIS PROJECT SHALL BE CONTAINED ON-SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS.

STORMWATER AND GRADING NOTES

1. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED OR LINED WITH APPROVED REINFORCED EARTH MATTING. APPROVED RIP RAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION.
2. BENCHMARK LOCATIONS AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. SPOT ELEVATIONS SHOWN FOR INLETS AND MANHOLES ARE AT TOP OF RIM.
4. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE LOCAL JURISDICTION'S CODE.
5. ALL OPEN AREAS WITHIN LIMITS OF CONSTRUCTION AND CONSTRUCTION EASEMENTS SHALL BE SODDED WITH BAHIA SOD BY CONTRACTOR UNLESS OTHERWISE NOTED ON PLANS.
6. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH 4' OF FILTER FABRIC CENTERED ON EACH JOINT.
7. CONTRACTOR SHALL DEWATER WHERE REQUIRED TO MEET TECHNICAL REQUIREMENTS.
8. ALL CONCRETE STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE CLASS III, EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR REQUIRED BY JURISDICTION. HDPE STORM PIPE SHALL BE APPROVED BY JURISDICTION AND ENGINEER AND SHALL MEET ASTM-477. PVC STORM PIPE SHALL BE.
9. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF WICKS CONSULTING SERVICES, INC. AND HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT'S IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
10. GEOTECHNICAL REPORT PREPARED BY: ANDREYEV ENGINEERING, INC. REPORT #: GPGT-15-0102 REPORT DATE: MARCH 30, 2019.
11. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
12. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
13. EXISTING TOPOGRAPHY BASED ON DRAWING PREPARED BY: SURVEYOR: STEVENOT LAND SURVEYING, INC.
14. ALL STORMWATER STRUCTURES SHALL HAVE CEMENT BENCHING FROM THE BOTTOM OF THE STRUCTURE TO THE LOWEST PIPE INVERT AND SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE UNLESS OTHERWISE NOTED.
15. ALL DISTURBED AREAS ON-SITE SHALL BE SODDED WITH SOD OF LIKE TYPE AND QUALITY TO MATCH EXISTING. ALL DISTURBED AREAS OFF-SITE SHALL BE SODDED WITH ARGENTINA BAHIA. ALL SOD SHALL BE NON-MUCK FARM GROWN.

ROUTINE MAINTENANCE --- STORMWATER

1. AFTER COMPLETION OF CONSTRUCTION, WRA'S WILL BE MOWED AND MAINTAINED AS PART OF THE NORMAL LAWN AND OPEN SPACE MAINTENANCE.
2. TRASH AND DEBRIS THAT ACCUMULATES WITHIN THE WRA'S, SWALES, PIPES, AND INLETS WILL BE MANUALLY COLLECTED AND DISPOSED OF WITH OTHER NORMAL SOLID WASTE.
3. ANY EROSION, LOSS OF GRASS, ETC., WILL BE REPAIRED OR REPLACED ROUTINELY AND AS NEEDED.
4. PIPES, INLETS, FLUMES, AND OTHER CONTROL DEVICES WILL BE INSPECTED ANNUALLY AND REPAIRS MADE AS NEEDED.
5. BEST MANAGEMENT PRACTICES SHALL BE USED TO ASSURE EROSION AND SEDIMENT IS CONTROLLED. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

TREE PROTECTION REQUIREMENTS

1. PROTECT DESIGNATED EXISTING TREES AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
 - EXCESS FOOT OR VEHICULAR TRAFFIC
 - PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY TREE PROTECTION FENCING AS SHOWN ON THE DETAIL SHEETS. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING, ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20' DBH, BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION'S CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

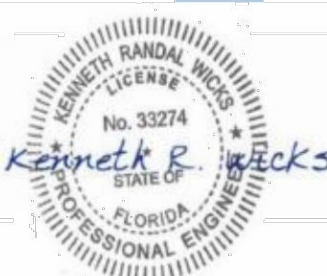
RECORD DRAWINGS

1. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH RECORD SURVEYS OF THE INSTALLED WATER, RECLAIM, WASTEWATER AND STORMWATER SYSTEMS. REQUIREMENTS ARE AS FOLLOWS:
 - a. PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR.
 - b. SIX SIGNED AND SEALED RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD.
 - c. ELECTRONIC FORMATS OF THE RECORD DRAWINGS SHALL BE IN AUTOCAD 2000 OR HIGHER. A COPY OF THE ELECTRONIC FILES SHALL BE PROVIDED TO THE ENGINEER OF RECORD. IT IS PREFERRED TO USE THE APPROVED PLANS WITH STRIKE THROUGH CORRECTIONS.
2. REQUIRED RECORD DRAWING DATA:
 - a. WATER, FORCEMAIN & RECLAIMED WATER LINE LOCATIONS, SIZE AND MATERIALS.
 - b. LOCATION OF WATER, FORCEMAIN, RECLAIMED WATER & SEWER VALVES AND APPURTENANCES
 - c. MANHOLE TOP AND INVERT ELEVATIONS
 - d. DEPICT POTABLE WATER LINE CROSSING AND PROVIDE ACTUAL SEPARATION DISTANCES
 - e. SAMPLE POINT LOCATIONS IN ACCORDANCE WITH THE FDEP PERMIT.
 - f. GRAVITY STORM AND SEWER LOCATIONS, INVERTS, PIPE SIZE AND MATERIALS.
 - g. PHOTOS OF ALL UTILITIES CROSSING AND WATER MAINS SHALL BE TAKEN AT THE TIME OF CONSTRUCTION PRIOR TO BACKFILLING.
 - h. ALL STORMWATER MANAGEMENT AREAS SHALL BE DETAILED WITH CROSS SECTIONS AND/OR CONTOURS PROVING FINISH GRADE ELEVATIONS.
 - i. ALL OUTFALL STRUCTURES SHALL BE VERIFIED WITH SPECIFIC DESIGN ELEVATIONS AS SHOWN ON THE PLANS. (I.e. TOPS, WEIRS, ORIFICE AND SKIMMERS SHOULD ALL BE VERIFIED.
 - j. FINISHED GRADES AT HIGH POINTS AND GRADE BREAKS, BUILDING PADS OR FINISH FLOOR ELEVATIONS.

STANDARD ABBREVIATIONS

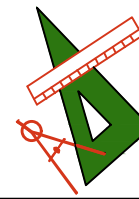
ARV	AIR RELEASE VALVE	HP	HIGH POINT
BFP	BACKFLOW PREVENTER	HR	HANDICAPPED RAMP
BOC	BACK OF CURB	INV	INVERT
BTM	BOTTOM	LF	LINEAR FEET
BV	BALL VALVE	LP	LOW POINT
C	CENTER LINE	LS	LIFT STATION
OMP	CORRUGATED METAL PIPE	MES	MITERED END SECTION
CO	CLEANOUT	MH	MANHOLE
CONC	CONCRETE	NWL	NORMAL WATER LEVEL
DCDVA	DOUBLE CHECK DETECTOR VALVE ASSEMBLY	PIV	POST INDICATOR VALVE
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE
DHWL	DESIGN HIGH WATER LEVEL	PV	PLUG VALVE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	RWM	RECLAIMED/REUSE WATER MAIN
FDC	FIRE DEPARTMENT CONNECTION	R/W	RIGHT OF WAY
FFE	FINISHED FLOOR ELEVATION	SAN	SANITARY
FH	FIRE HYDRANT	SHWT	SEASONAL HIGH WATER TABLE
FM	FORCE MAIN	SP	SAMPLE POINT
GV	GATE VALVE	TOB	TOP OF BANK
HDPE	HIGH DENSITY POLYETHYLENE	TOS	TOE OF SLOPE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	TYP	TYPICAL
		WM	WATER MAIN
		RPZ	REDUCED PRESSURE ZONE BACKFLOW DEVICE

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BRISTOL PARK APARTMENTS

GENERAL NOTES

MOUNT DORA, FLORIDA 34736

Drawn: WSR

Checked: KRW

Date: 03-04-22

Scale: AS SHOWN

File No.: 19123

REVISION:

1

COUNTY

COMMENTS

03-18-22

Sheet: 3 of 32

UTILITY NOTES

- 1. SHOULD ANY DISCREPANCIES BE DISCOVERED THAT WOULD PREVENT CONSTRUCTION OF NEW IMPROVEMENTS AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 48 HOURS FOR A DETERMINATION AS TO THE DISPOSITION OF THE DISCREPANCIES. NO CLAIM WILL BE ALLOWED BY THE CONTRACTOR SHOULD HE FAIL TO PROVIDE THE REQUIRED NOTIFICATION PRIOR TO CONSTRUCTION.
- 2. THE LOCATION 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. 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 FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE LOCATION AND INTEGRITY OF THE SYSTEM.
- 3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE FOLLOWING COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR:

POWER

CITY OF MOUNT DORA

WATER

CITY OF MOUNT DORA

SANITARY SEWER

CITY OF MOUNT DORA

TELEPHONE

COMCAST

CABLE TV, INTERNET

COMCAST
- 4. ALL PIPING TO HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE NOTED ON THE PLANS.
- 5. WHERE PAVEMENT IS REMOVED, THE SURFACING MATERIAL SHALL BE MECHANICAL SAW-CUT PRIOR TO TRENCH EXCAVATION, LEAVING A UNIFORM AND STRAIGHT EDGE, WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IMMEDIATELY FOLLOWING THE SPECIFIED BACKFILLING AND COMPACTION, A TEMPORARY SAND SEAL COAT SURFACE SHALL BE APPLIED TO THE CUT AREAS AND CONTINUE TO PROVIDE A SMOOTH TRAFFIC SURFACE WITH THE EXISTING ROADWAY AND SHALL BE MAINTAINED UNTIL FINAL RESTORATION.
- 6. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY EASEMENT ON SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF.

WATER DISTRIBUTION

- 1. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS, AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS, AND COUPLINGS.
- 2. UNLESS OTHERWISE SHOWN ON THE PLANS, PIPE SHALL BE MANUFACTURED FROM POLYVINYL CHLORIDE RESIN CONFORMING TO ASTM DESIGNATION D 1784. THE PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER PIPE. PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900, (D.R. 18) "STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4 INCHES THROUGH 12 INCHES FOR WATER" AND SHALL BE FURNISHED IN CAST IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS LISTED C900 STANDARD. DI PIPE SHALL CONFORM WITH AWWA C-150/C-151. POLYVINYL CHLORIDE PIPE LESS THAN 4 INCHES IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 (SDR 21, PC 200). DR 14 SHALL BE USED FOR FIRE LINES AND INSTALLED IN ACCORDANCE W/ NFPA 24, 1995.
- 3. CONNECTIONS FOR PIPE 2" IN DIAMETER AND LARGER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN SDR. RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D1869, AND SUITABLE FOR THE DESIGNATED SERVICE. OTHER CONNECTIONS FOR PIPE; SOLVENT WELDED SLEEVE TYPE JOINT, FITTINGS FOR 2 INCH AND SMALLER PIPE SHALL BE P.V.C. SOLVENT WELDED JOINTS. FITTINGS FOR USE WITH P.V.C. PIPE WILL BE CAST IRON OR DUCTILE IRON WITH MECHANICAL JOINT RUBBER COMPRESSION RING TYPE JOINTS. WHERE MECHANICAL JOINT IRON FITTINGS OR DUCTILE IRON PIPE ARE TO INTERFACE WITH PVC PIPE, A TRANSITION GASKET, CLOW F-6340 OR EQUAL, SHALL BE USED. NO P.V.C. FITTINGS WILL BE ALLOWED EXCEPT ON PIPE AND FITTINGS SMALLER THAN 3 INCHES.
- 4. PVC PIPE CONNECTED TO HEAVY FITTINGS AND/OR RIGID STRUCTURES SHALL BE SUPPORTED SO THAT NO SUBSEQUENT RELATIVE MOVEMENT BETWEEN THE PVC PIPE AT THE JOINT AND THE RIGID STRUCTURE IS POSSIBLE.
- 5. RESTRAINED JOINTS SHALL BE USED AT ALL BENDS & TEES.
- 6. BACKFILLING OF THE TRENCH FROM THE BOTTOM UP TO TWELVE (12)INCHES OVER THE TOP OF THE PIPE SHALL BE COMPACTED IN SIX (6) INCH LAYERS USING DRY FRIABLE SOIL (MAXIMUM PARTICLE OR FRAGMENT DIMENSION 1") TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED WITH EXCAVATED EARTH MATERIAL (MAXIMUM ROCK OR FRAGMENT DIMENSION 6") IN NINE (9) INCH LAYERS COMPACTED TO NINETY FIVE (95) PERCENT MAXIMUM DENSITY, NINETY-EIGHT (98) PERCENT UNDER AREAS TO BE PAVED. DENSITY DETERMINATIONS SHALL BE MADE IN ACCORDANCE WITH AASHTO SPECIFICATION T-180. MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE THIRTY-SIX (36) INCHES UNLESS OTHERWISE SHOWN. IF POSSIBLE, JOINTS SHOULD BE LEFT UNCOVERED UNTIL AFTER TESTING HAS BEEN SATISFACTORILY COMPLETED.
- 7. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).
- 8. AFTER COMPLETION OF CONSTRUCTION AND TESTING, THE WATER SYSTEM SHALL BE DISINFECTED WITH CHLORINE SOLUTION BEFORE ACCEPTANCE FOR DOMESTIC OPERATION. THE AMOUNT OF CHLORINE APPLIED SHALL BE SUFFICIENT TO PROVIDE A DOSAGE SOLUTION OF NOT LESS THAN FIFTY (50) PARTS PER MILLION. PRIOR TO INTRODUCING THE CHLORINE SOLUTION, THE LINE SHALL BE THOROUGHLY FLUSHED WITH CLEAN POTABLE WATER. CHLORINE SOLUTION SHALL BE INTRODUCED IN ACCORDANCE WITH AWWA STANDARD C-651-92 AND SHALL REMAIN IN THE SYSTEM FOR A CONTACT PERIOD OF AT LEAST TWENTY-FOUR (24) HOURS, DURING WHICH TIME EVERY VALVE IN THE SYSTEM SHALL BE OPENED AND CLOSED SEVERAL TIMES TO ASSURE CONTACT WITH EVERY SURFACE OF THE SYSTEM. AFTER COMPLETION OF THE DISINFECTION PROCEDURE, THE SYSTEM SHALL BE FLUSHED USING CHLORINATED WATER FROM THE CENTRAL WATER SUPPLY. SAMPLES SHALL BE TAKEN FROM THE NEW SYSTEM FOR TESTING BY A D.H.R.S. CERTIFIED LAB AND SUBMITTED TO THE ENGINEER FOR SUBMITTAL TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR CLEARANCE BEFORE IT IS PLACED INTO ACTIVE SERVICE.
- 9. GATE VALVES SHALL BE MUELLER CLASS 200 RESILIENT SEATED VALVES, OR APPROVED EQUAL, WITH MECHANICAL JOINT ENDS, MANUFACTURED TO MEET OR EXCEED REQUIREMENTS OF AWWA C509, LATEST REVISION. EACH VALVE SHALL BE FITTED WITH A CAST IRON BOX AND COVER
- 10. FIRE HYDRANT(S) SHALL BE MUELLER STANDARD OR APPROVED EQUAL 3-WAY WITH TWO (2) 2-1/2 INCH HOSE CONNECTIONS AND ONE (1) 4-1/2 INCH PUMPER NOZZLE. MAIN BARREL VALVE SIZE SHALL BE 5-1/4 INCHES. AFTER INSTALLATION THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
- 11. ALL WATER SERVICE LINES TWO (2) INCHES AND UNDER SHALL BE POLYETHYLENE, SDR 9, WITH A PRESSURE RATING OF 160 PSI.
- 12. ALL PVC WATER MAINS SHALL BE LAID WITH METALLIC LOCATING TAPE PLACED 18" ABOVE THE CENTER OF THE WATERLINE. FOR FUTURE LOCATING PURPOSES, #14 COPPER ARMORED POLYGUARD WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE VALVE OPERATION.

UTILITY NOTES (CONT)

- 13. SURVEY AS-BUILT DRAWING IS REQUIRED.
- 14. DEDICATED FIRE MAINS SHALL BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR PER F.S. 633.021(5)
- 15. AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IS REQUIRED FOR THE DOMESTIC WATERLINE (A.S.S.E. 1013). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL CITY OR COUNTY WATER SYSTEM. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL CITY OR COUNTY UTILITY DEPARTMENT.
- 16. THE IRRIGATION AND FIRE SYSTEMS ARE REQUIRED TO HAVE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (A.S.S.E. 1015). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL UTILITIES WATER SYSTEM, IN THE HORIZONTAL POSITION. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL UTILITY DEPARTMENT.
- 17. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL JURISDICTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY.
- 18. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A COPY OF THE FDEP WATER AND SEWER PERMITS ON SITE AT ALL TIMES AND PERFORM BACTERIOLOGICAL TESTING (B.T.) AFTER DISINFECTION IN ACCORDANCE WITH THE FDEP WATER PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR TO SUBMIT A SET OF AS-BUILT WATER AND SEWER DRAWINGS TO THE ENGINEER. THE AS-BUILT WATER DRAWING WILL NEED TO BE PREPARED PER CITY OR COUNTY REQUIREMENTS. THE AS-BUILT SURVEY/ DRAWINGS WILL NEED TO BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR.
- 19. THE CONTRACTOR SHALL PROTECT THE EXISTING ACTIVE WATER MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS DURING CONSTRUCTION. ALL PROTECTION METHODS SHALL CONFORM TO THE LOCAL UTILITY COMPANIES, FDEP, AND AWWA STANDARD SPECIFICATIONS.
- 20. UPON COMPLETION OF THE WATER DISTRIBUTION SYSTEM CONTRACTOR SHALL FURNISH TO THE LOCAL FIRE DISTRICT AND ENGINEER CERTIFIED FIRE FLOW DATA FOR ALL FIRE HYDRANTS WITHIN THE PROJECT.
- 21. ALL WATER PIPE NEW OR RELOCATED SHALL BE COLOR CODED OR DETAIL MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. RECLAIMED WATER PIPING SHALL BE PURPLE COLORED PIPE.
- 22. ALL WATER MAIN MATERIAL AND APPURTENANCES, PIPES, JOINTING AND PACKING MATERIAL INTERNAL COATING, AND LININGS, FITTINGS, AND APPURTENANCES SHALL BE IN THE ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS IN COMPLIANCE WITH PARAGRAPH 62-555 FLORIDA ADMINISTRATIVE CODE.
- 23. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL COMPLY WITH THE LEAD USE PROHIBITION RULE IN 62-555.322 FLORIDA ADMINISTRATIVE CODE.

GENERAL SPECIFICATION NOTES:

- 1. THE CITY OF MOUNT DORA SPECIFICATIONS WILL TAKE PRECEDENCE IF THEY ARE MORE STRINGENT THAN THESE SPECIFICATIONS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

FORCEMAIN NOTES

- 1. FORCEMAIN PIPE SHALL BE INSTALLED AND MAINTAINED AT A 3' MINIMUM DEPTH THROUGH-OUT PROJECT EXCEPT WHERE SHOWN ON PLANS AND APPROVED SPECIFICATIONS. MAINTAIN 12" BELOW WATER MAIN.
- 2. FORCEMAIN PIPE TO BE PVC C900, DR18 CLASS 100 AWWA.
- 3. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS AND COUPLINGS.
- 4. PVC SEWER MAINS SHALL BE LAID WITH METALLIC TAPE PLACED 18" ABOVE THE CENTER OF THE FORCEMAIN WITH CONTINUOUS MARKING "CAUTION SEWAGE PRESSURE LINE" FOR FUTURE LOCATING PURPOSES. #10 COPPER ARMORED POLYGUARD WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE LIFT STATION VALVE BOX.
- 5. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 100 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).

ALLOWABLE LEAKAGE = L = (ND/P)/7400 DURATION 2 HOURS.

L = ALLOWABLE LEAKAGE GPM/HR

N = # OF JOINTS IN LENGTH TESTED

P = AVERAGE TEST PRESSURE (PSI)

D = NOMINAL DIAMETER OF PIPE (IN)

SANITARY GRAVITY SEWER

THE SEWER SYSTEM SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS SPECIFIED WITHIN W.P.C.F. MANUAL OF PRACTICE NO. 9, AND CHAPTER 20 OF THE TEN-STATE STANDARDS--RECOMMENDED STANDARDS FOR SEWAGE WORKS AND F.A.C. 17-6.050 COLLECTION/TRANSMISSION SYSTEMS, FDEP RULES. ALL MATERIALS TO BE FURNISHED BY CONTRACTOR.

- 1. PRECAST REINFORCED MANHOLES SHALL BE IN ACCORDANCE WITH ASTM DESIGNATION C-478, WITH PREFORMED FLEXIBLE PLASTIC JOINT SEALER CONFORMING TO FEDERAL SPECIFICATION SS-5-0210 (GSA-FSS), "RAM-NEK", AS MANUFACTURED BY THE K.I. SNYDER CO., INC.; HOUSTON, TEXAS, OR APPROVED EQUAL. COMPACTION PRIOR TO MANHOLE PLACEMENT SHALL BE NOT LESS THAN 98% OF MAXIMUM DENSITY.
- 2. MANHOLE FRAMES AND COVERS SHALL BE GRAY CAST IRON CONFORMING TO ASTM A 48, CLASS 30. COVERS SHALL HAVE NO PERFORATIONS AND SHALL BE FOUNDRY MARKED WITH THE WORDS "CITY OF MOUNT DORA" & "SEWER". FRAMES AND COVERS SHALL BE FULLY BEDDED IN MORTAR TO THE CORRECT FINISH GRADE ELEVATION, WITH ADJUSTMENT BRICK COURSES PLACED BELOW, AS PER DETAIL FOR PRECAST MANHOLES. THERE ARE TO BE NO STEPS IN MANHOLES. ALL MANHOLE COVERS AND FRAMES SHALL BE TRAFFIC BEARING TO MEET AASHTO H-20 LOADINGS.
- 3. MANHOLE FLOW-CHANNELS SHALL HAVE SMOOTH AND CAREFULLY SHAPED BOTTOMS, BUILT-UP SIDES, AND BENCHING CONSTRUCTED FROM CONCRETE. CHANNELS SHALL CONFORM TO THE DIMENSIONS OF THE ADJACENT PIPE AND PROVIDE CHANGES IN SIZE, GRADE, AND ALIGNMENT EVENLY.
- 4. THE INTERIOR SURFACES OF ALL MANHOLES SHALL BE PROTECTED BY THE APPLICATION OF TWO (2) COATS OF KOPPERS BITUMASTIC NO. 300M, OR APPROVED EQUAL. EXTERIOR SURFACES SHALL RECEIVE TWO (2) COATS OF KOPPERS BITUMASTIC BLACK SOLUTION OR APPROVED EQUAL.

SANITARY GRAVITY SEWER

- 5. MANHOLES SHALL NOT BE LOCATED IN DRAINAGE SWALES OR ANY OTHER LOW AREA LIKELY TO COLLECT OR POND WATER DURING RAINS UNLESS APPROVED BY THE ENGINEER.
- 6. WHERE SANITARY SEWERS CONNECT TO STRUCTURES, PIPE JOINT BELL SHALL NOT BE INSTALLED AT THE WALL FACE. CORE BORE INTO THE EXISTING MANHOLE AND USE KOR-N-SEAL FLEXIBLE CONNECTORS OR APPROVED EQUAL WITH STAINLESS STEEL STRAPS ON ALL PIPE TO MANHOLE CONNECTORS.
- 7. PIPE MATERIAL SHALL BE PVC GRAVITY SEWER PIPE, ASTM D3034, SDR 35 (TO A MAX. DEPTH OF 10' DEEP) PIPES DEEPER THAN 10' SHALL BE ASTM D3034, SDR 26. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- 8. ALL PVC PIPE SHALL REQUIRE GREEN INSULATED METALLIC LOCATING WIRE, #10 GAUGE COPPER, CAPABLE OF DETECTION BY A CABLE LOCATOR. THE WIRE SHALL BE TAPED TO THE PIPE DIRECTLY ABOVE THE CENTERLINE.
- 9. THE MINIMUM ALLOWABLE COVER FOR GRAVITY SEWERS SHALL BE 3.0' FROM THE TOP OF THE PIPE TO FINISH GRADE.
- 10. WHERE PIPES OF ALTERNATE MATERIALS ARE TO BE CONNECTED BETWEEN MANHOLES, SUITABLE APPROVED TRANSITION COUPLINGS SHALL BE INSTALLED. THE CUTTING OF PIPE SHALL BE PERFORMED WITH THE PROPER TOOLS AND BY MANUFACTURER'S RECOMMENDED METHOD.
- 11. GRAVITY SEWER PIPE BEDDING SHALL BE IN COMPLIANCE WITH ASTM D2321-74, BEDDING AND BACKFILL COMPACTION DENSITY TO 95% MODIFIED PROCTOR AASHTO T-180 & ASTM D-1557.
- 12. WHEN TRENCHES ARE CUT IN PAVEMENTS, COMPACTION AS DETERMINED BY AASHTO SPECIFICATION T-180, SHALL BE FOR EACH 6-INCH BACKFILL LIFT, EQUAL TO 98 PERCENT OF MAXIMUM DENSITY, WITH COMPACTION IN OTHER AREAS NOT LESS THAN 95 PERCENT OF MAXIMUM DENSITY. DENSITY TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR TRENCHES WITHIN PAVEMENT OR ACROSS ROADS.
- 13. PAVEMENT OR ROADWAY SURFACES CUT OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL.
- 14. CASING PIPES CROSSING UNDER TOWN, COUNTY, OR STATE ROADWAYS SHALL BE INSTALLED WITHIN BORED AND JACKED STEEL CASING PIPE WITH A MINIMUM OF 36 INCHES DEPTH OF COVER BETWEEN THE TOP OF THE CASING PIPE AND THE SURFACE OF THE ROADWAY WITH CASING ENDS EXTENDING A MINIMUM OF 6 FEET BEYOND THE EDGE OF PAVEMENT. CASINGS SHALL BE NEW PRIME STEEL PIPE CONFORMING TO ASTM DESIGNATION A-139, GRADE B. THE MINIMUM CASING SIZE AND THICKNESS SHALL BE: OUTSIDE DIAMETER 20 INCHES, WALL THICKNESS 0.250 INCHES.
- 15. SHEETING & BRACING -- PROCEDURES AND MATERIALS USED FOR SHEETING, SHEET PILING, CRIBBING, BRACING, SHORING AND UNDERPINNING SHALL BE IN GOOD SERVICEABLE CONDITION AND INSTALLED AS REQUIRED BY OSHA REGULATIONS.
- 16. SEWER CLEAN-OUTS NOT IN THE PAVEMENT SHALL HAVE AROUND THEIR TOPS CONCRETE PADS, WHICH WILL BE FLUSH WITH THE TOP OF THE CURB, WITH MINIMUM DIMENSIONS OF 24 BY 24 BY 4 INCHES.
- 17. SERVICE CONNECTIONS -- INSTALLATION SHALL BE PERFORMED BY THE PROPER METHODS, INCLUDING THE WYE BRANCHES INSTALLED IN THE SEWER MAIN AT THE POINT OF CONNECTION, AND THE SERVICE PIPE AND REQUIRED FITTINGS EXTENDED TO THE PROPERTY LINE, PERPENDICULAR TO SAID LINE, TERMINATING WITH STOPPERED ENDS OR FITTINGS. THE MINIMUM SERVICE PIPE SIZE SHALL BE 6 INCHES IN DIAMETER AND MAY PROVIDE FOR SINGLE OR DOUBLE CONNECTIONS. ON CURBED STREETS, THE EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING AN "S" IN THE CONCRETE CURB AND PAINTED GREEN. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A METHOD APPROVED BY THE ENGINEER.
- 18. SURVEYED AS-BUILT DRAWING IS REQUIRED BY A REGISTERED SURVEYOR PRIOR TO FINAL CERTIFICATION OF CONSTRUCTION.
- 19. TESTING (SEWER)

A) THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY GRAVITY SEWERS, AS SET FORTH IN THE FOLLOWING, AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM WICKS CONSULTING SERVICES, INC., WITH 48 HOURS ADVANCE NOTICE PROVIDED.

B) SANITARY SEWERS TO BE TESTED SHALL BE WITHIN SECTIONS. TESTING SHALL NOT PROCEED UNTIL ALL FACILITIES ARE IN PLACE AND CONCRETE CURED. ALL PIPING SHALL BE THOROUGHLY CLEANED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER.

C) ZERO GALLONS OF INFILTRATION WILL BE ACCEPTED. TESTING SHALL PROCEED FOR A CONTINUOUS PERIOD OF TWO (2) HOURS, WITH INFILTRATION AMOUNTS MEASURED BY METHODS APPROVED WICKS CONSULTING SERVICES, INC.,.

D) SHOULD ANY TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR, AND THE TEST REPEATED UNTIL THE ESTABLISHED LIMITS ARE MET.

E) ALL SANITARY GRAVITY SEWER LINES SHALL BE OWNED BY THE CITY WILL BE CCTV INSPECTED BEFORE PAVING OF PROJECT AND ALL DEFICIENCIES IF ANY, MUST BE REPAIRED AND RE-INSPECTED PRIOR TO CITY ACCEPTANCE.

F) AS-BUILT PLANS TO BE FURNISHED TO WICKS CONSULTING SERVICES, INC., UPON COMPLETION OF PROJECT, WITH ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEMS COMPONENTS, INCLUDING ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEMS COMPONENTS, INCLUDING LOCATION OF EACH LATERAL. AS-BUILT DATA SHALL BE COLLECTED BY A REGISTERED LAND SURVEYOR.

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Date: 2022.04.13 11:21:08-0400'



Wicks Engineering Services, Inc.

225 West Main Street, Tallahassee, Florida 32378

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C.A. #00062

Bristol Lakes Phase II, LLC

16554 Cagan Crossings

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BRISTOL PARK APARTMENTS

UTILITY NOTES

MOUNT DORA, FLORIDA 34736

Drawn: WSR

Checked: KRW

Date: 03-04-22

Scale: AS SHOWN

File No.: 19123

REVISION:

1 COUNTY COMMENTS

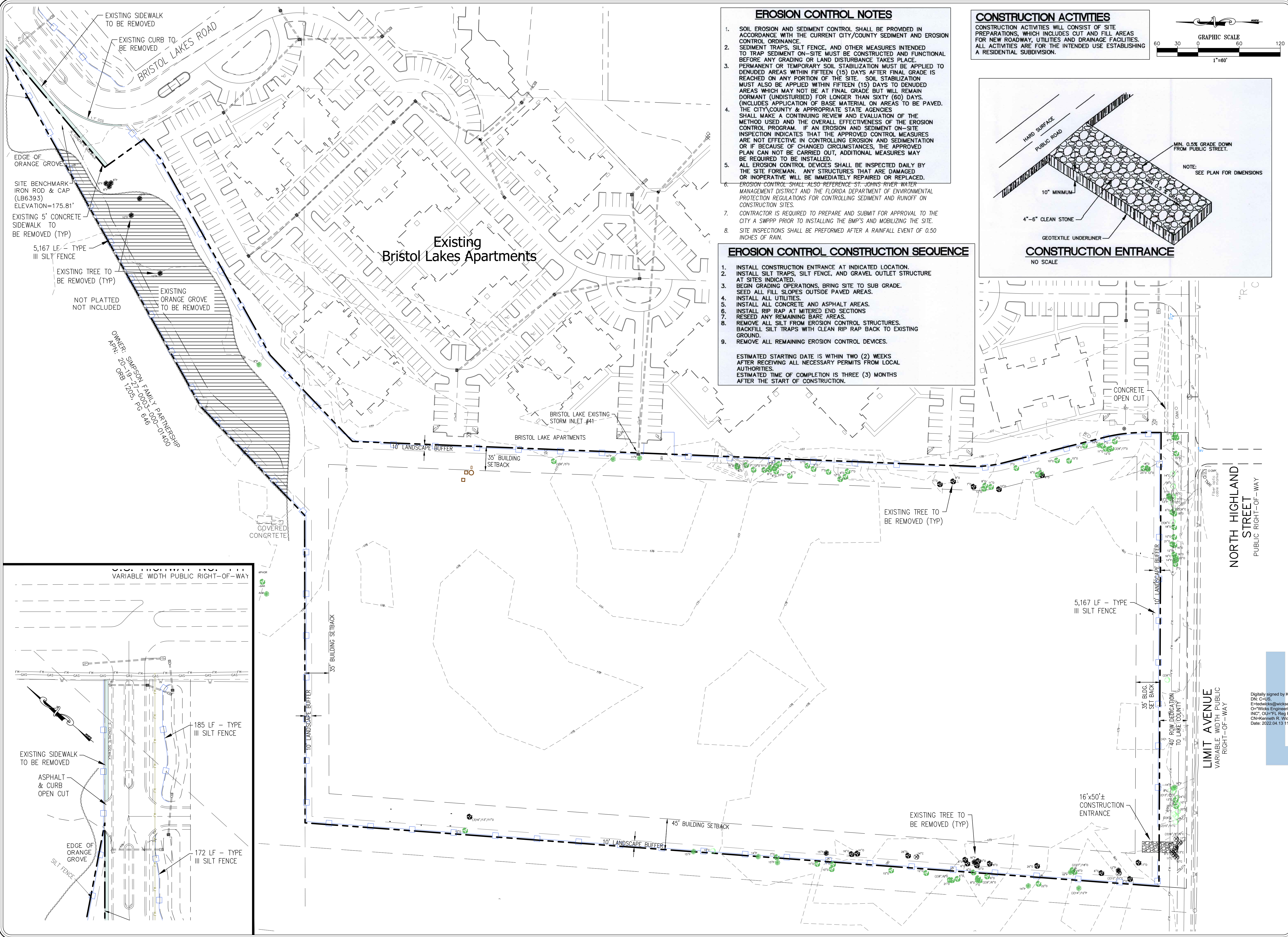
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EROSION CONTROL NOTES

- SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT CITY/COUNTY SEDIMENT AND EROSION CONTROL ORDINANCE.
- SEDIMENT TRAPS, SILT FENCE, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE MUST BE CONSTRUCTED AND FUNCTIONAL BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DENUDED AREAS WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED WITHIN FIFTEEN (15) DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN SIXTY (60) DAYS. (INCLUDES APPLICATION OF BASE MATERIAL ON AREAS TO BE PAVED.)
- THE CITY/COUNTY & APPROPRIATE STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PROGRAM. IF AN EROSION AND SEDIMENT ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR IF BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CAN NOT BE CARRIED OUT, ADDITIONAL MEASURES MAY BE REQUIRED TO BE INSTALLED.
- ALL EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE SITE FOREMAN. ANY STRUCTURES THAT ARE DAMAGED OR INOPERATIVE WILL BE IMMEDIATELY REPAIRED OR REPLACED.
- EROSION CONTROL SHALL ALSO REFERENCE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS FOR CONTROLLING SEDIMENT AND RUNOFF ON CONSTRUCTION SITES.
- CONTRACTOR IS REQUIRED TO PREPARE AND SUBMIT FOR APPROVAL TO THE CITY A SWPPP PRIOR TO INSTALLING THE BMP'S AND MOBILIZING THE SITE.
- SITE INSPECTIONS SHALL BE PERFORMED AFTER A RAINFALL EVENT OF 0.50 INCHES OF RAIN.

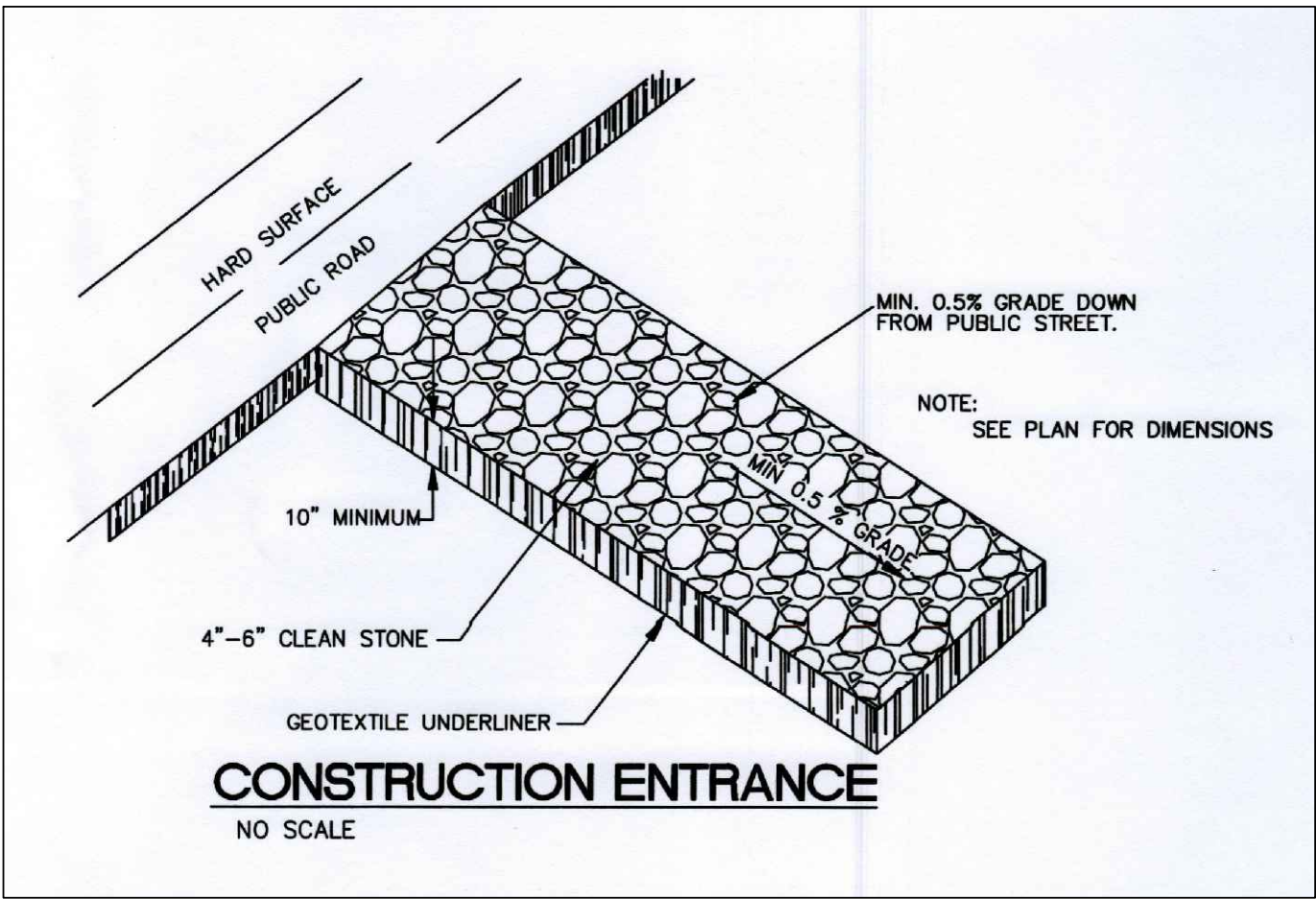
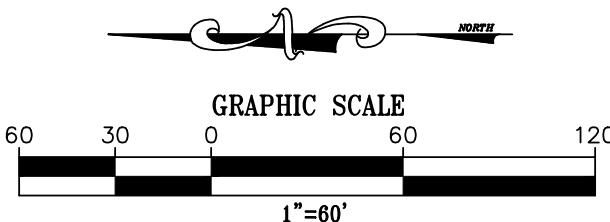
EROSION CONTROL CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCE AT INDICATED LOCATION.
- INSTALL SILT TRAPS, SILT FENCE, AND GRAVEL OUTLET STRUCTURE AT SITES INDICATED.
- BEGIN GRADING OPERATIONS, BRING SITE TO SUB GRADE. SEED ALL FILL SLOPES OUTSIDE PAVED AREAS.
- INSTALL ALL UTILITIES.
- INSTALL ALL CONCRETE AND ASPHALT AREAS.
- INSTALL RIP RAP AT MITERED END SECTIONS.
- RESEED ANY REMAINING BARE AREAS.
- REMOVE ALL SILT FROM EROSION CONTROL STRUCTURES.
- BACKFILL SILT TRAPS WITH CLEAN RIP RAP BACK TO EXISTING GROUND.
- REMOVE ALL REMAINING EROSION CONTROL DEVICES.

ESTIMATED STARTING DATE IS WITHIN TWO (2) WEEKS AFTER RECEIVING ALL NECESSARY PERMITS FROM LOCAL AUTHORITIES.
ESTIMATED TIME OF COMPLETION IS THREE (3) MONTHS AFTER THE START OF CONSTRUCTION.

CONSTRUCTION ACTIVITIES

CONSTRUCTION ACTIVITIES WILL CONSIST OF SITE PREPARATIONS, WHICH INCLUDES CUT AND FILL AREAS FOR NEW ROADWAY, UTILITIES AND DRAINAGE FACILITIES. ALL ACTIVITIES ARE FOR THE INTENDED USE ESTABLISHING A RESIDENTIAL SUBDIVISION.

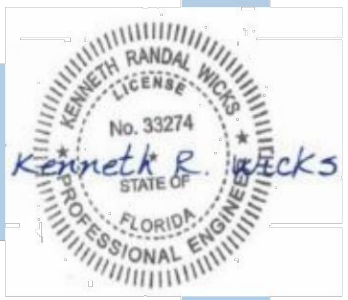


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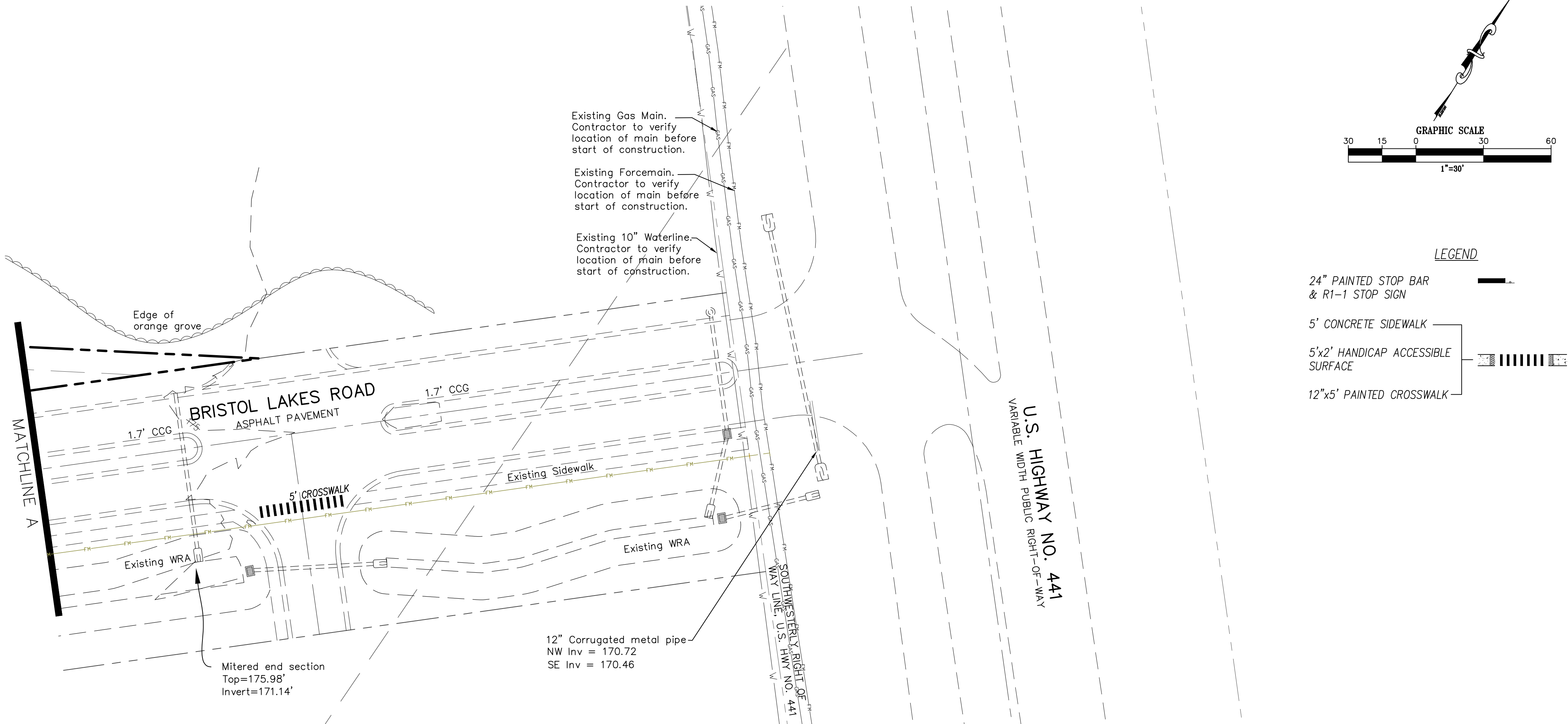
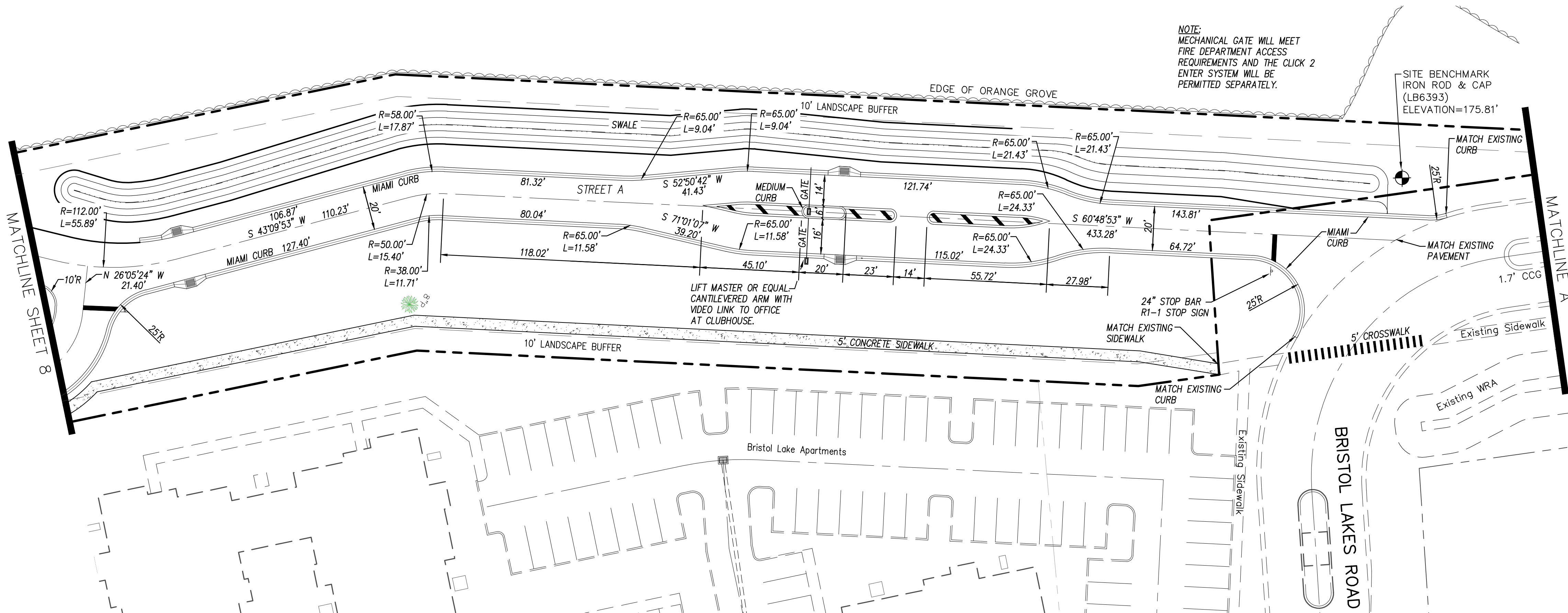
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BRISTOL PARK APARTMENTS
EROSION & DEMOLITION PLAN
MOUNT DORA, FLORIDA 34736

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Drawn:	WSR	Revision:	DATE:
Checked:	KRW	1 COUNTY COMMENTS	03-18-22
Date:	03-04-22		
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File No.:	19123		
Sheet:	5 of 32		



Digitally signed by Kenneth R. Wicks
DN: C=US,
E=tewdicks@wicksengineering.com,
O="Wicks Engineering Services,
INC", OU="FL Reg PE #33274",
CN=Kenneth R. Wicks
Date: 2022.04.13 11:21:08-04'00'

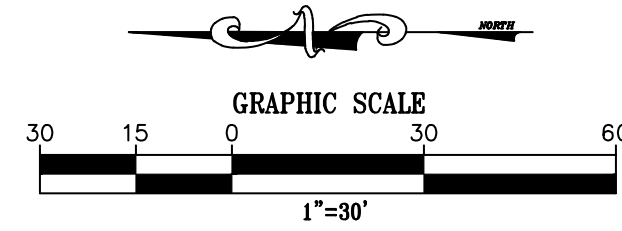
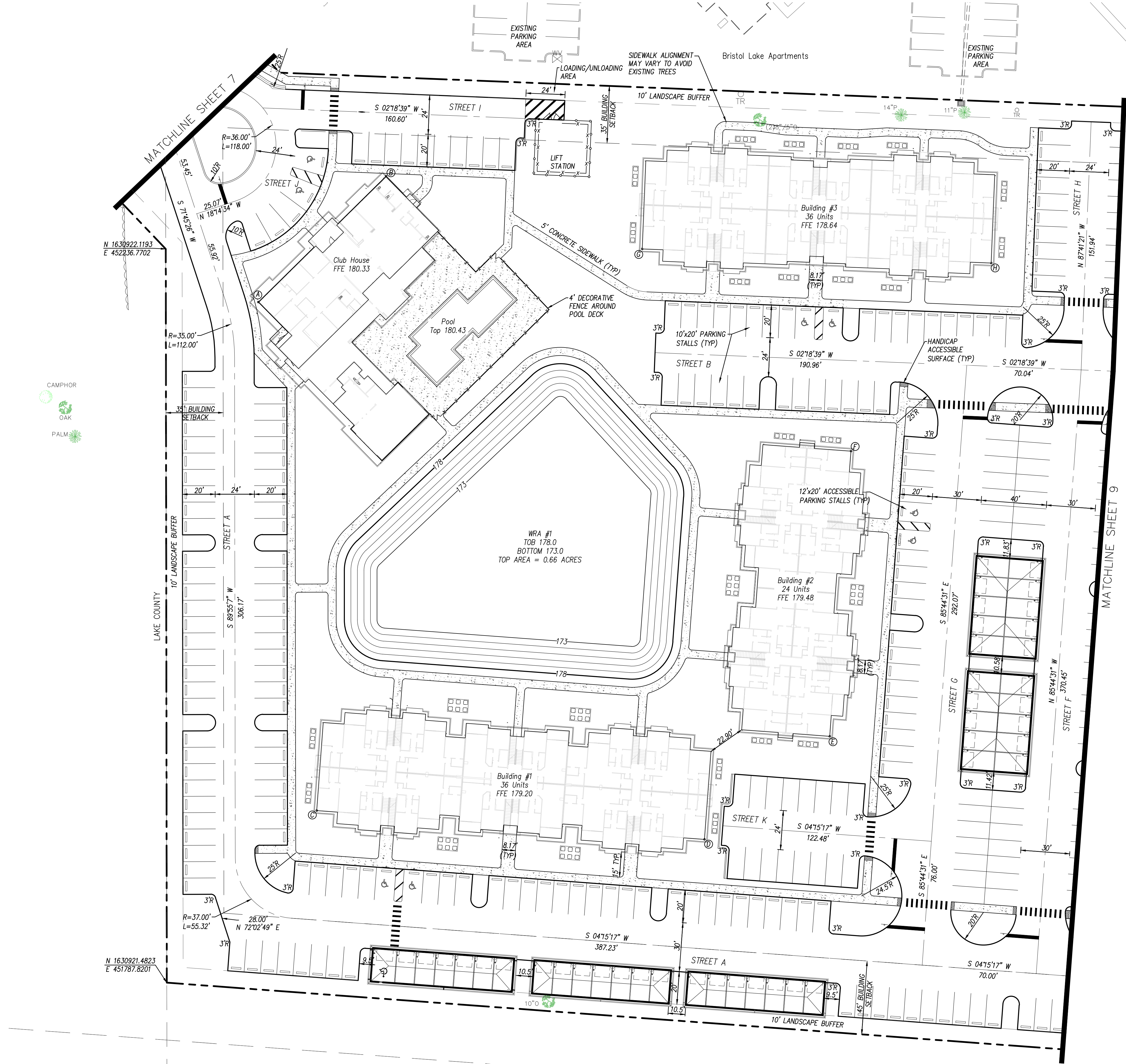


BRISTOL PARK APARTMENTS
GEOMETRY PLANS
MOUNT DORA, FLORIDA 34736

Bristol Lakes Phase II, LLC
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www.wicksengineering.com (904) 343-8667
C.A. #30062

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File No.: 19123		
Sheet: 7 of 32		



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② N 1630787.3498 E 452281.3228
③ N 1630829.7484 E 451893.0963
④ N 1630592.4042 E 451875.4393
⑤ N 1630515.7315 E 451938.5324
⑥ N 1630502.7377 E 452113.0493
⑦ N 1630630.5378 E 452236.7455
⑧ N 1630416.8785 E 452228.1238

LEGEND

- 24" PAINTED STOP BAR & R1-1 STOP SIGN
5' CONCRETE SIDEWALK
5'x2' HANDICAP ACCESSIBLE SURFACE
12"x5' PAINTED CROSSWALK
12'x20' ACCESSIBLE STALL
10'x20' LANDSCAPE ISLAND
10'x20' PARKING STALL

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Sheet: 8 of 32

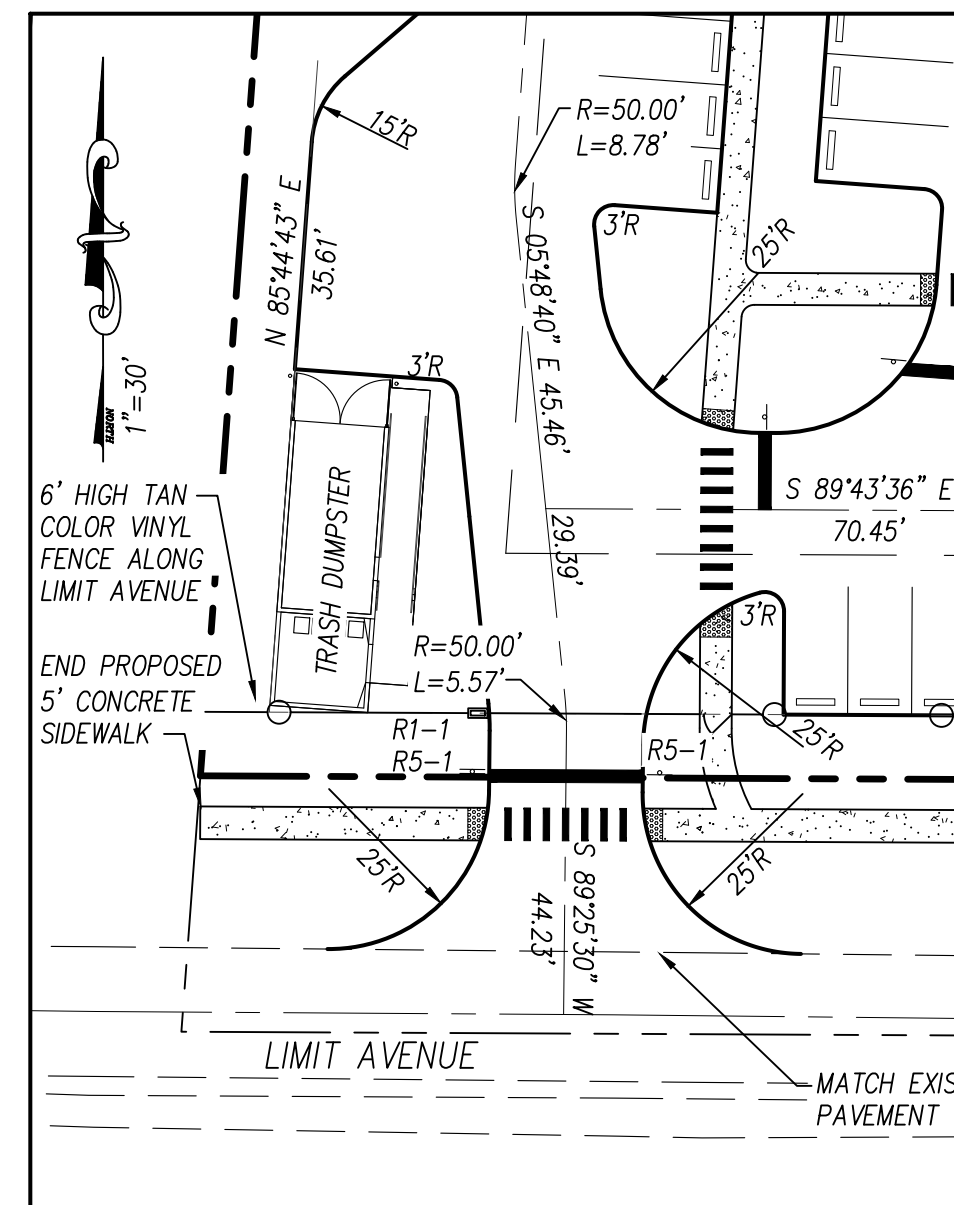
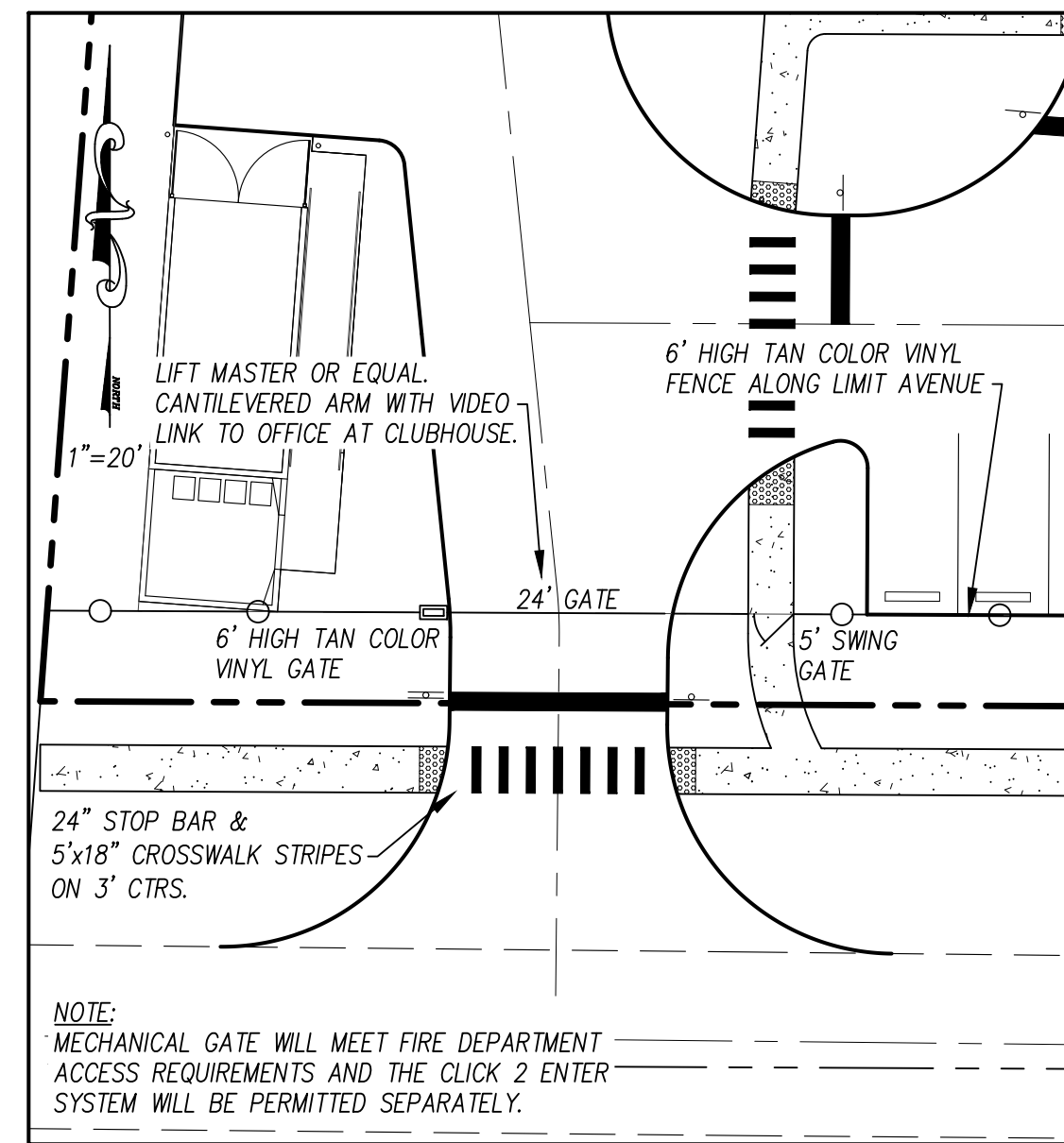
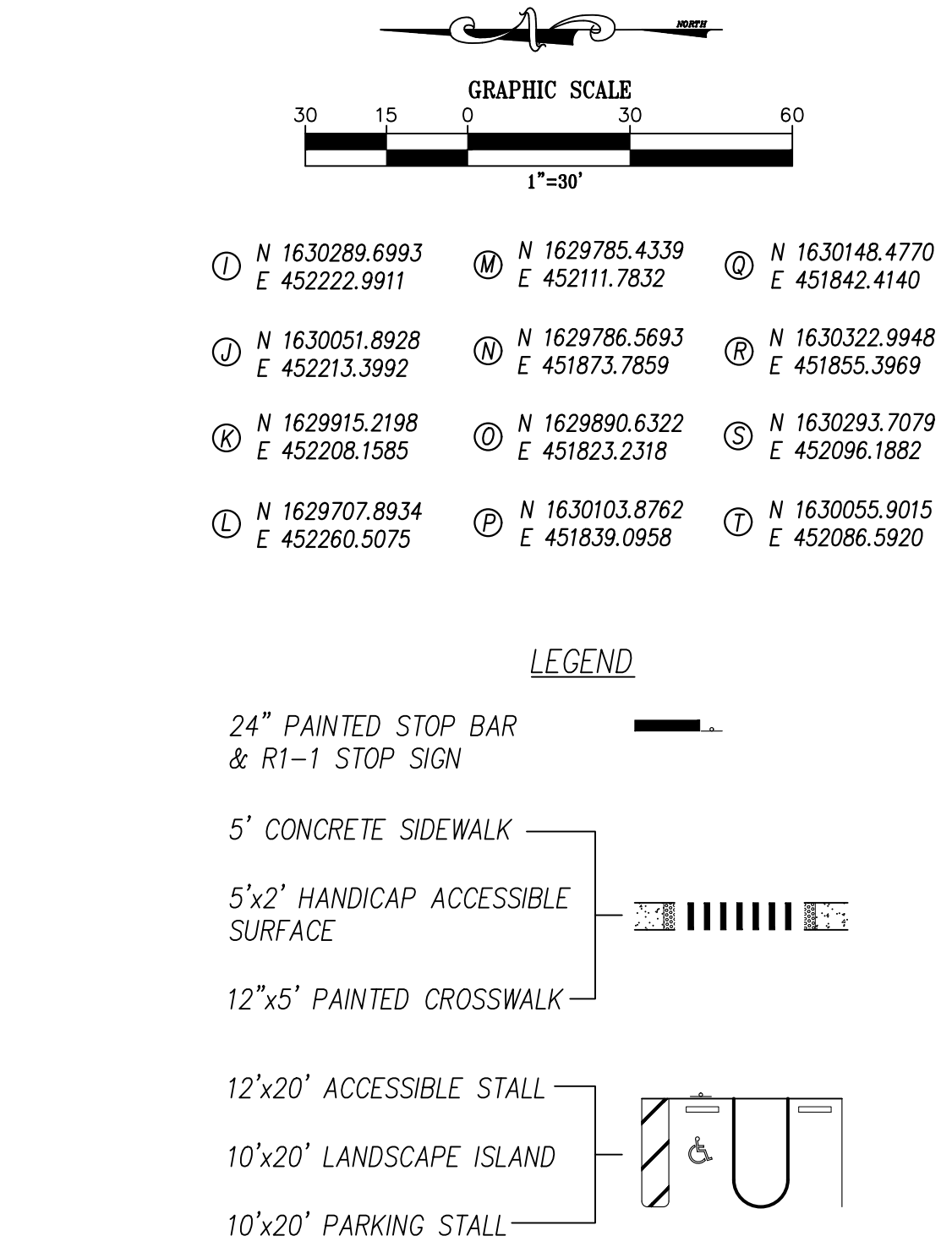
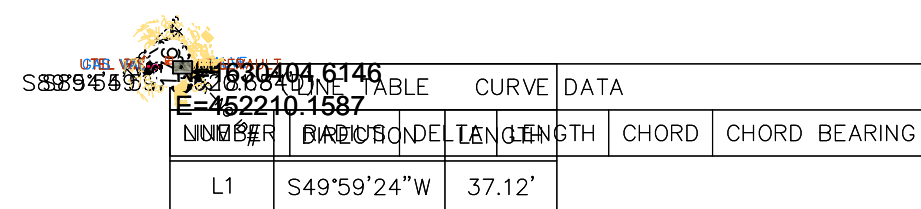
STREET E

STREET B

STREET C

STREET D

STREET A



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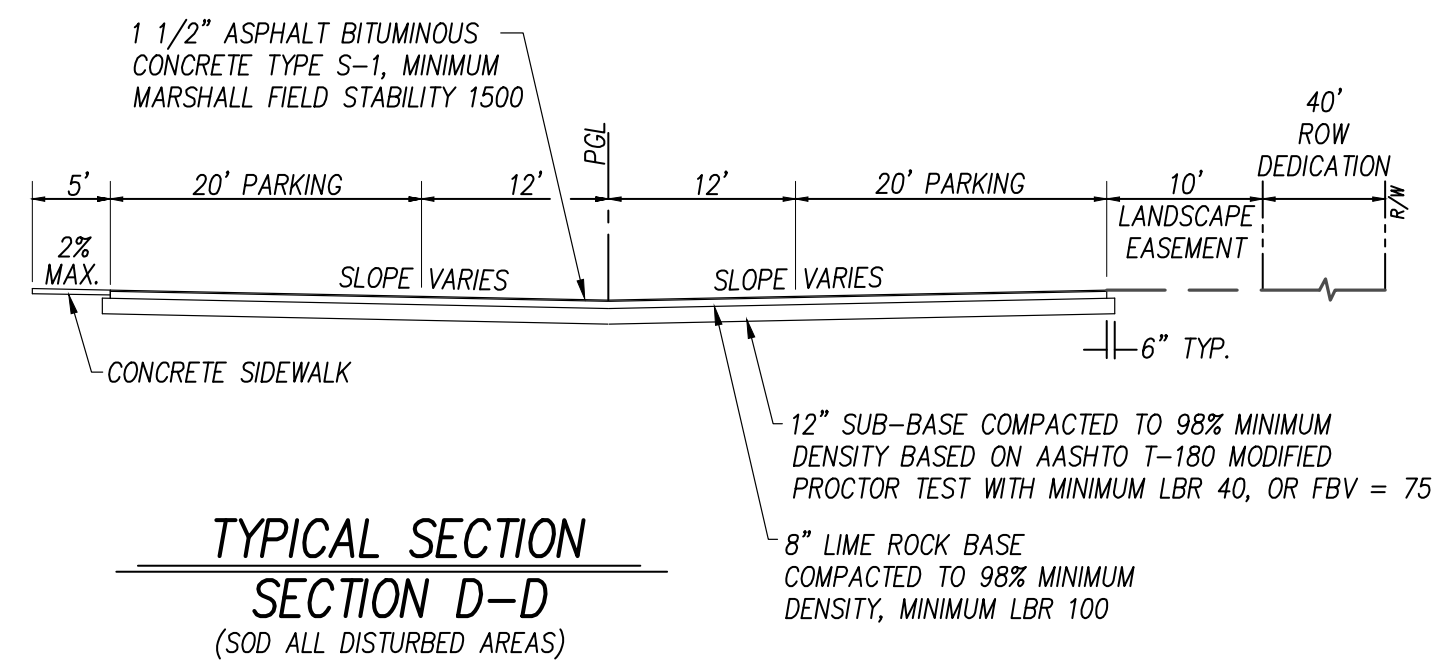
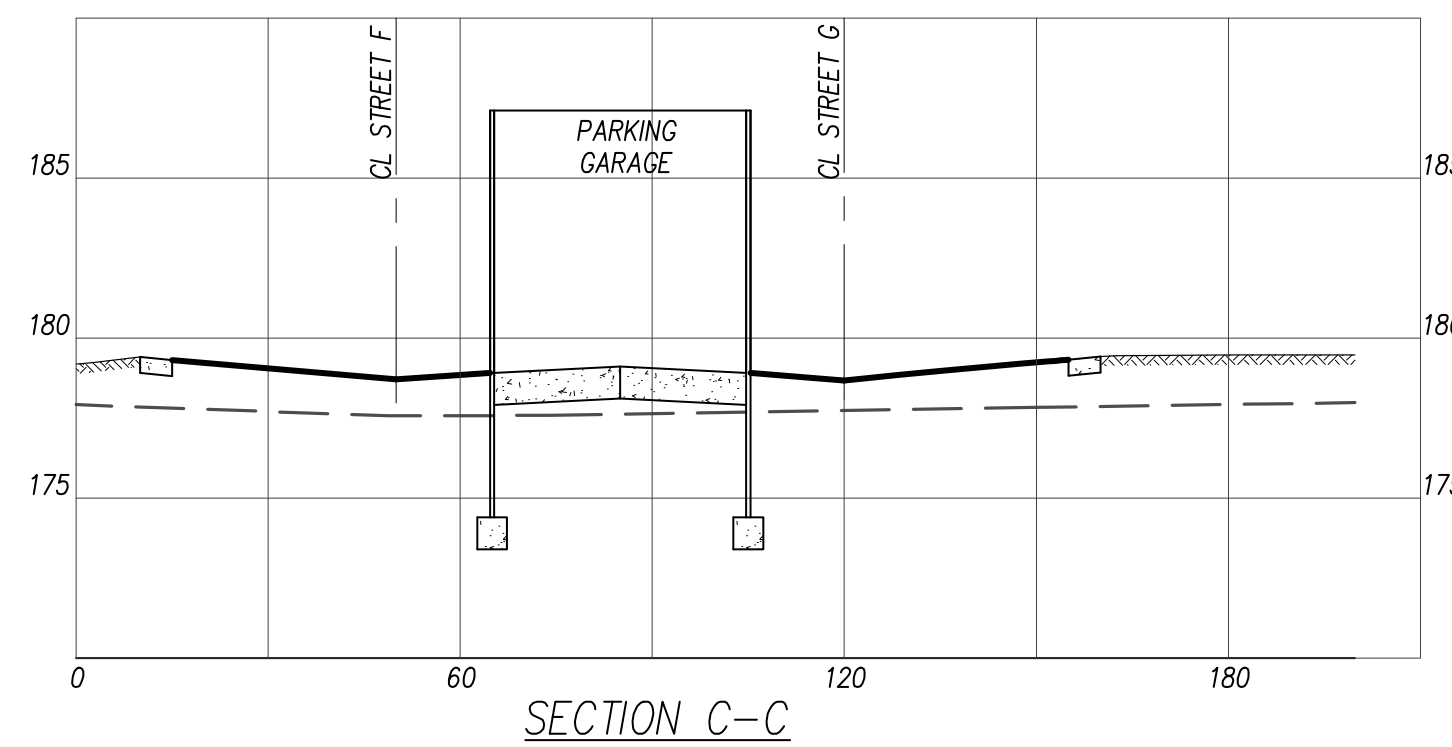
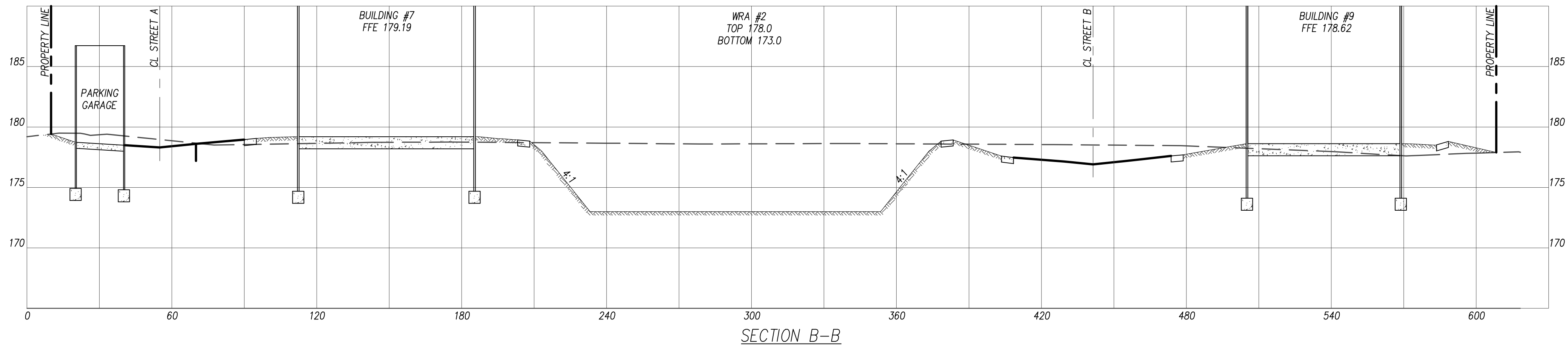
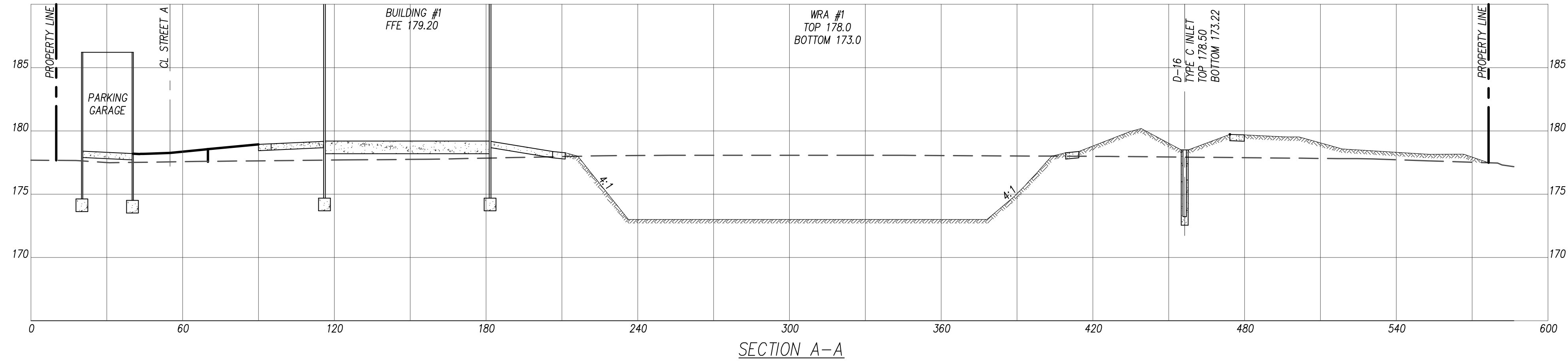
BRISTOL PARK APARTMENTS
GEOMETRY PLANS
MOUNT DORA, FLORIDA 34736

Drawn: WSR	REVISION:	DATE:
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Date: 03-04-22		
Scale: AS SHOWN		
File No.: 19123		
Sheet: 9 of 32		

Sheet: 9 of 32

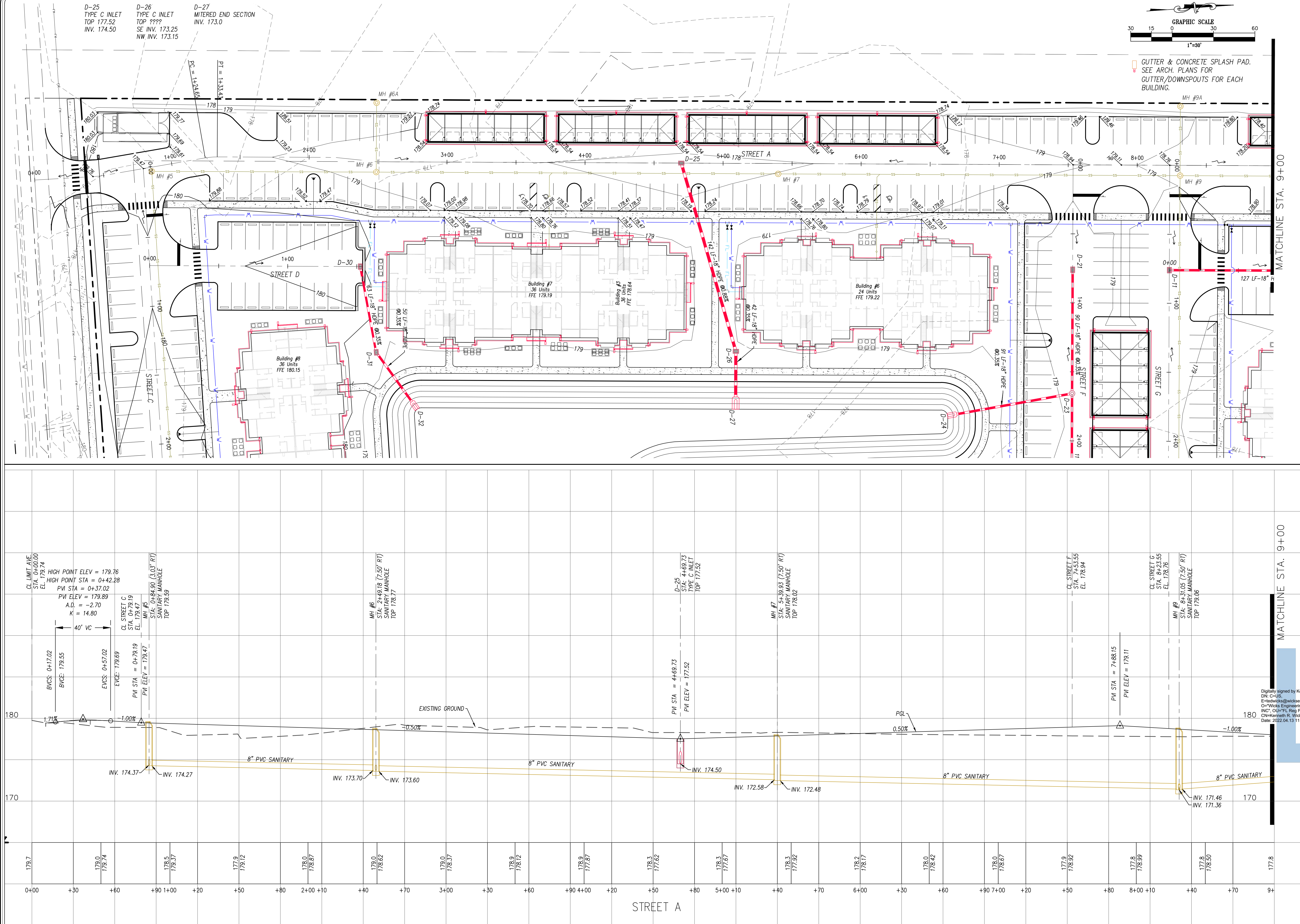
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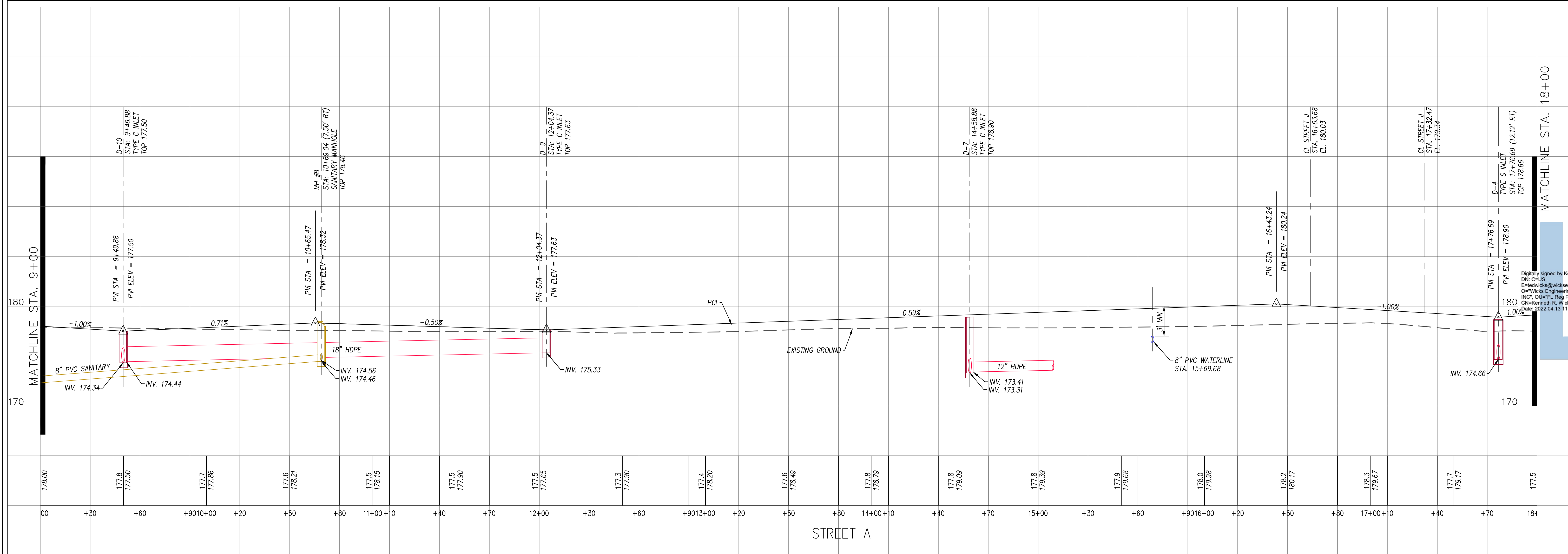
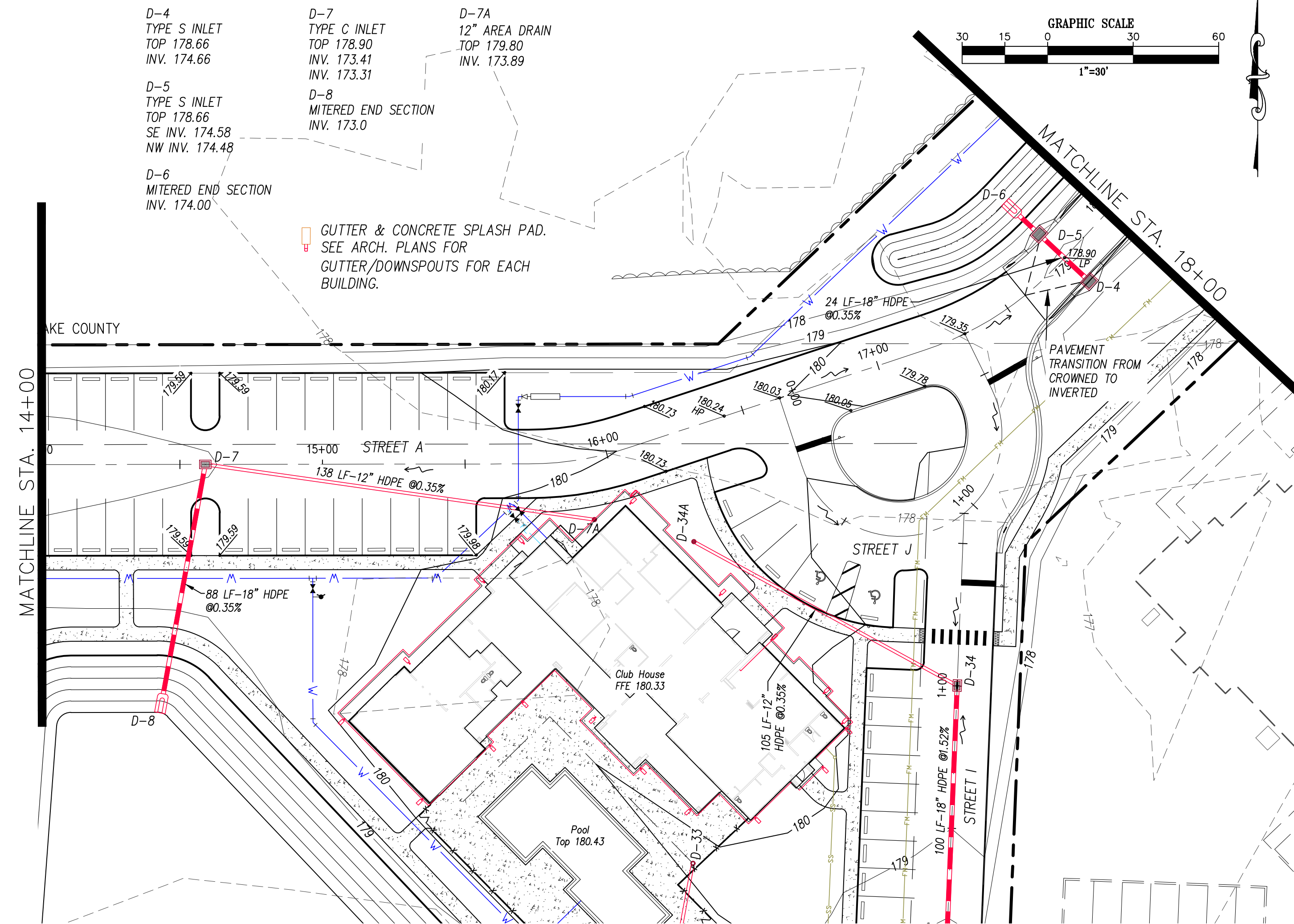
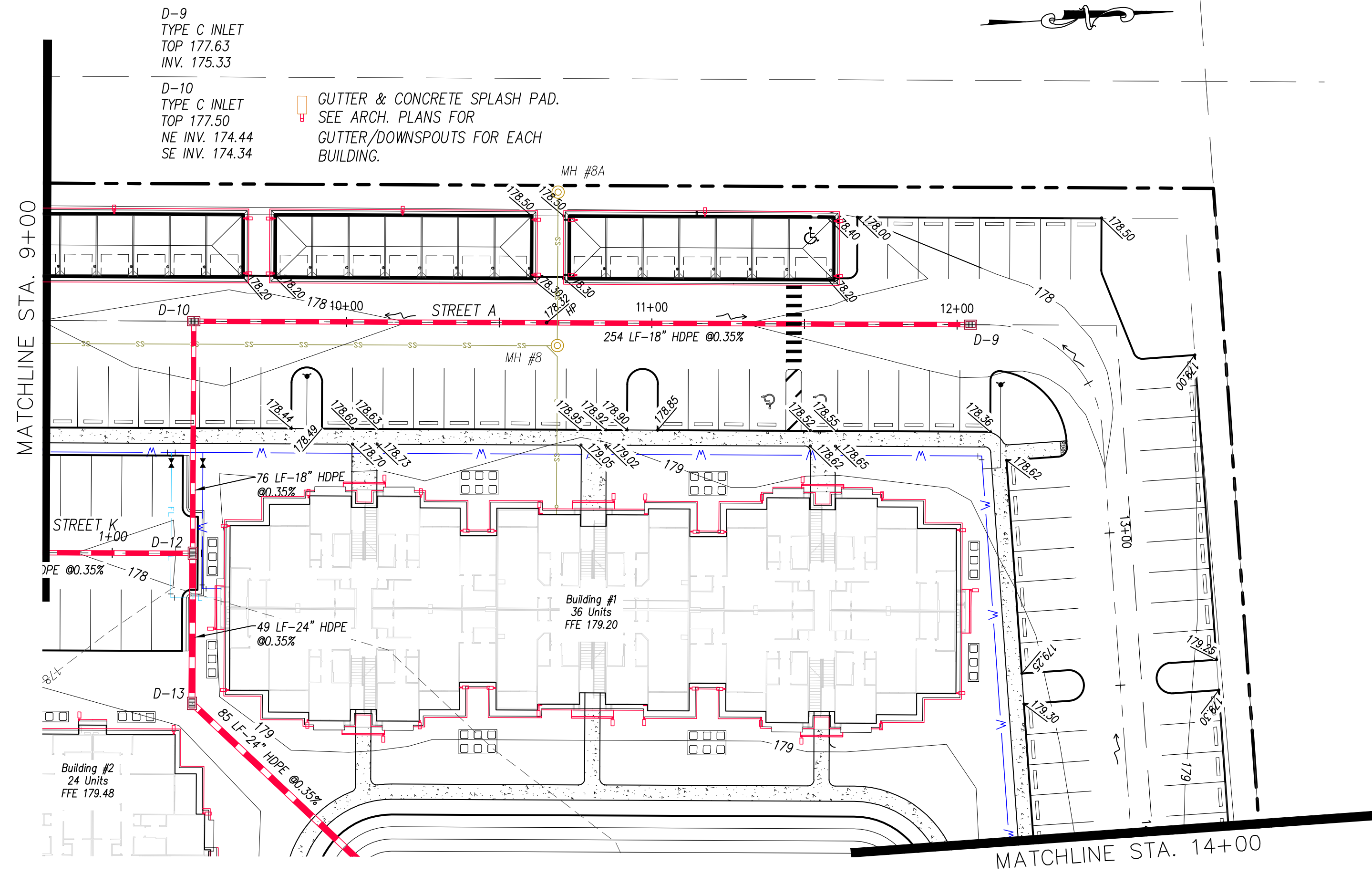


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Checked:	KRW	1 COUNTY COMMENTS	03-18-22
Date:	03-04-22		
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File No.:	19123		
Sheet: 10 of 32			



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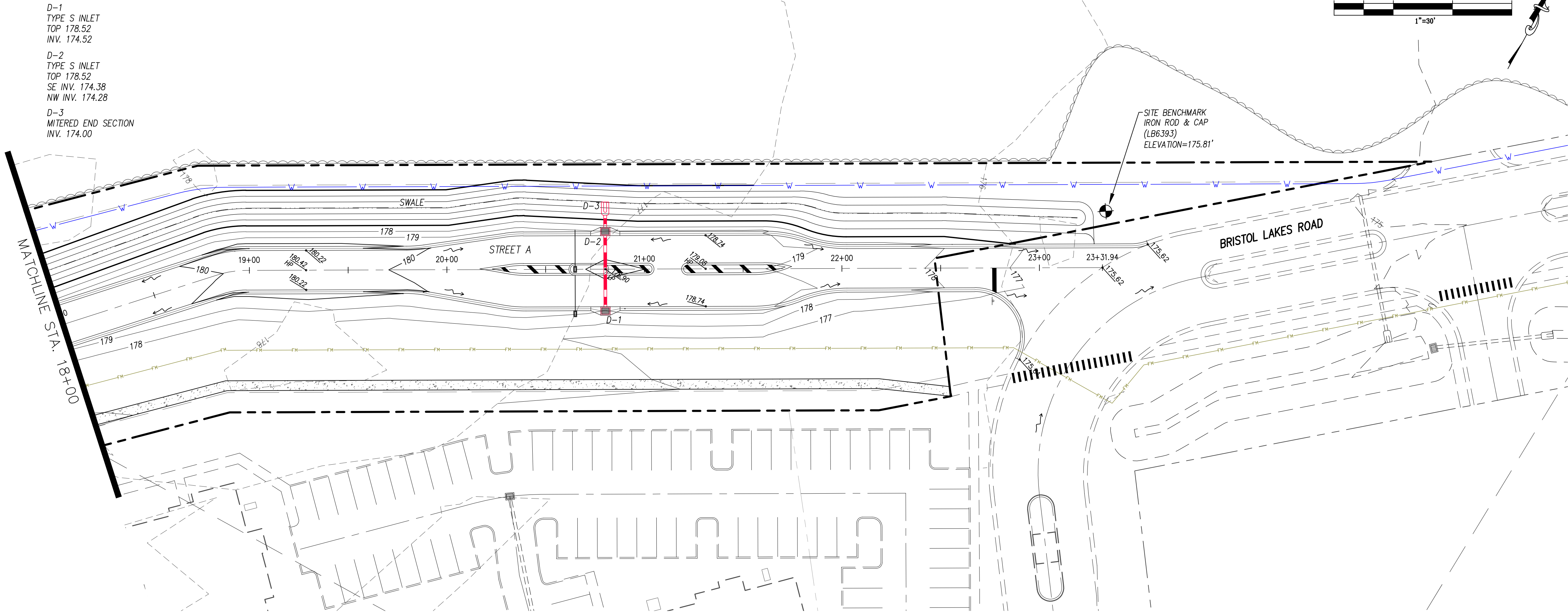
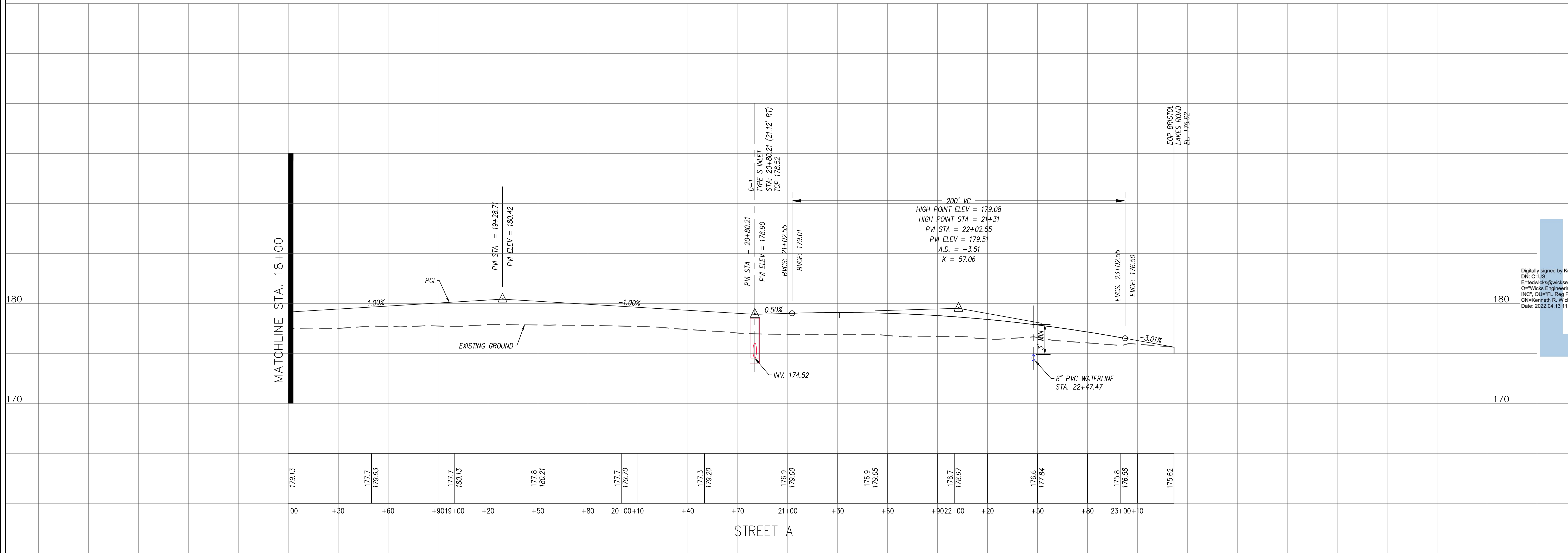
Bristol Lakes Phase II, LLC
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Boulevard, Suite 4
Clermont, FL 34719

BRISTOL PARK APARTMENTS
PLAN & PROFILE STREET A
MOUNT DORA, FLORIDA 34736

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DN: cn=KRW, o=Wicks Engineering Services, Inc., ou=Engineering, email=ken@wicksengineering.com, c=US
Date: 2022.04.13 11:21:08 -0400

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW	1 COUNTY COMMENTS	03-18-22
Date:	03-04-22		
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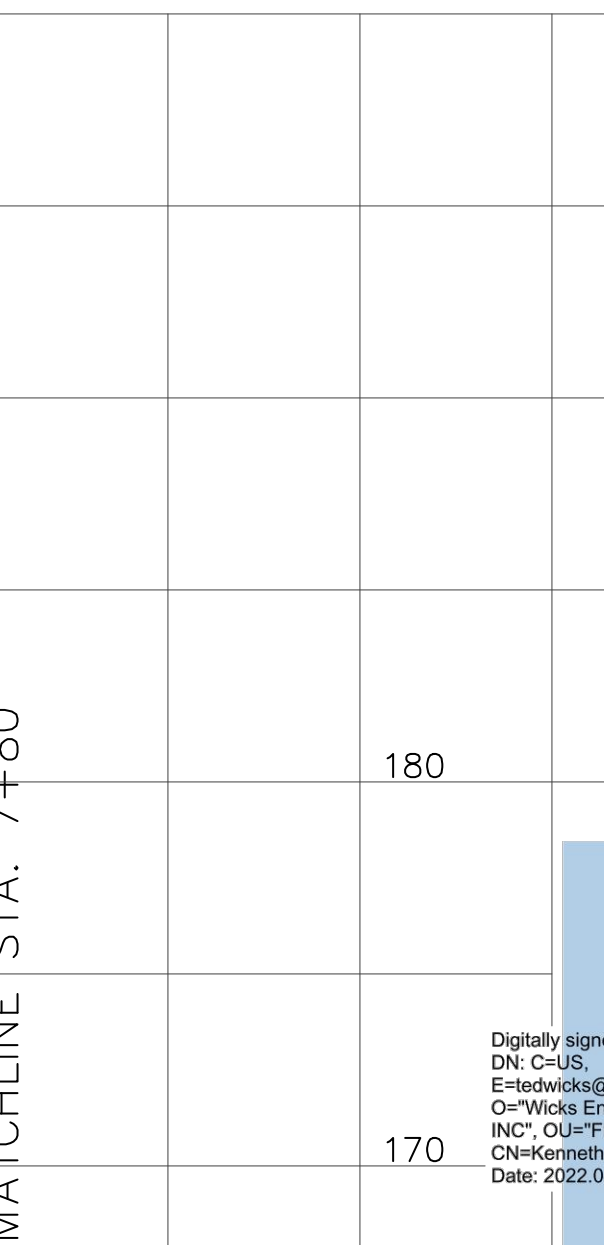
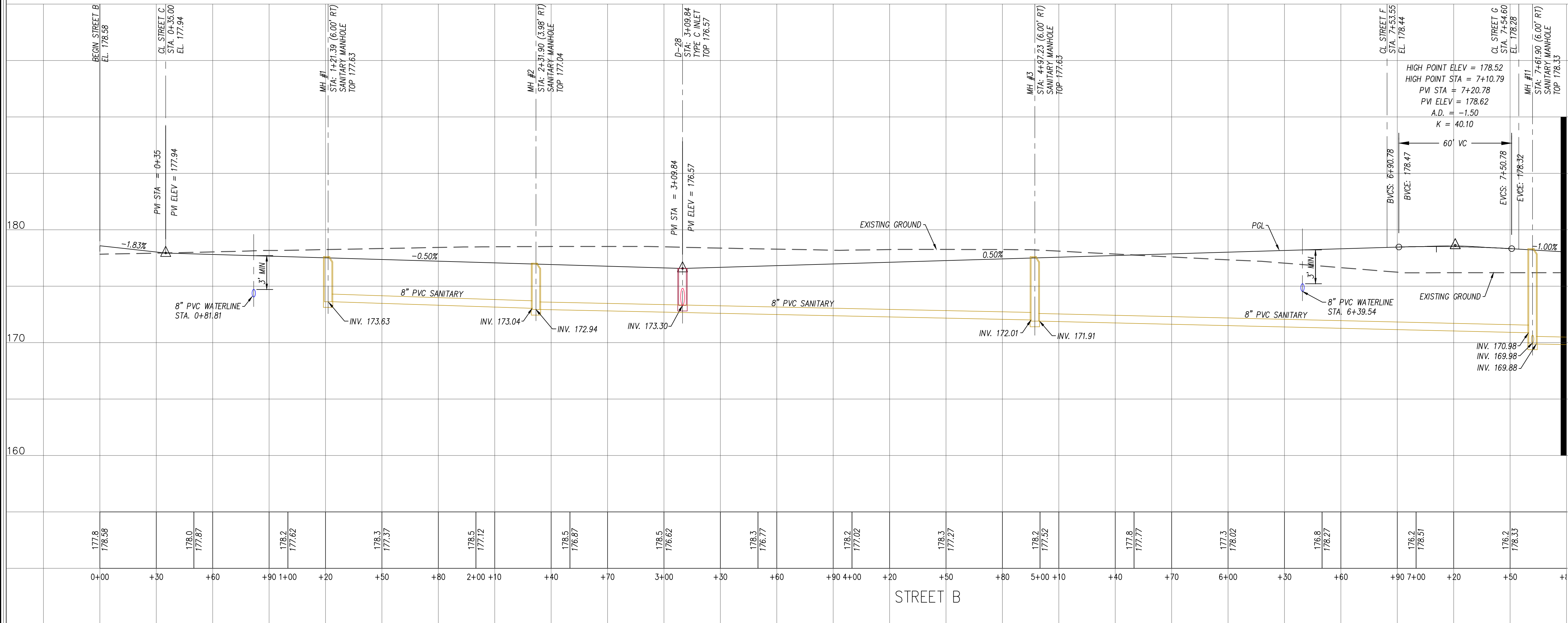
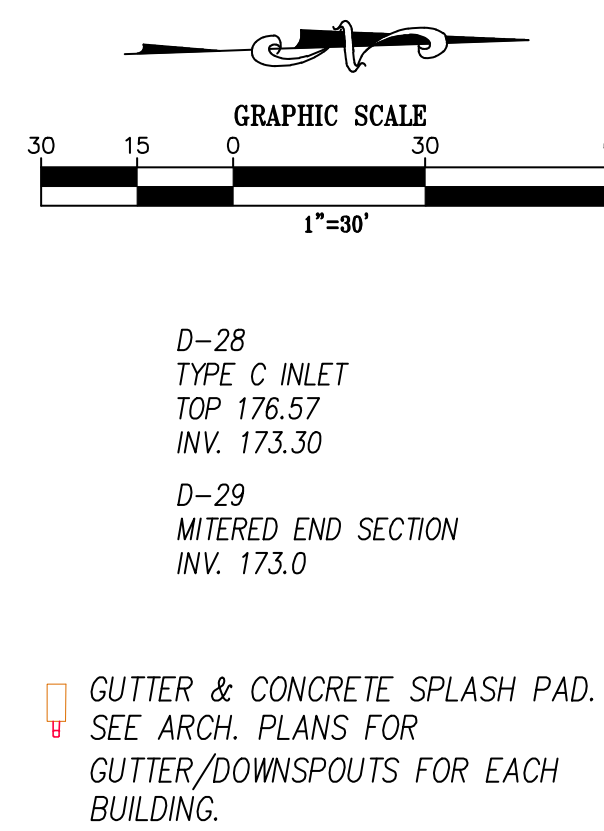
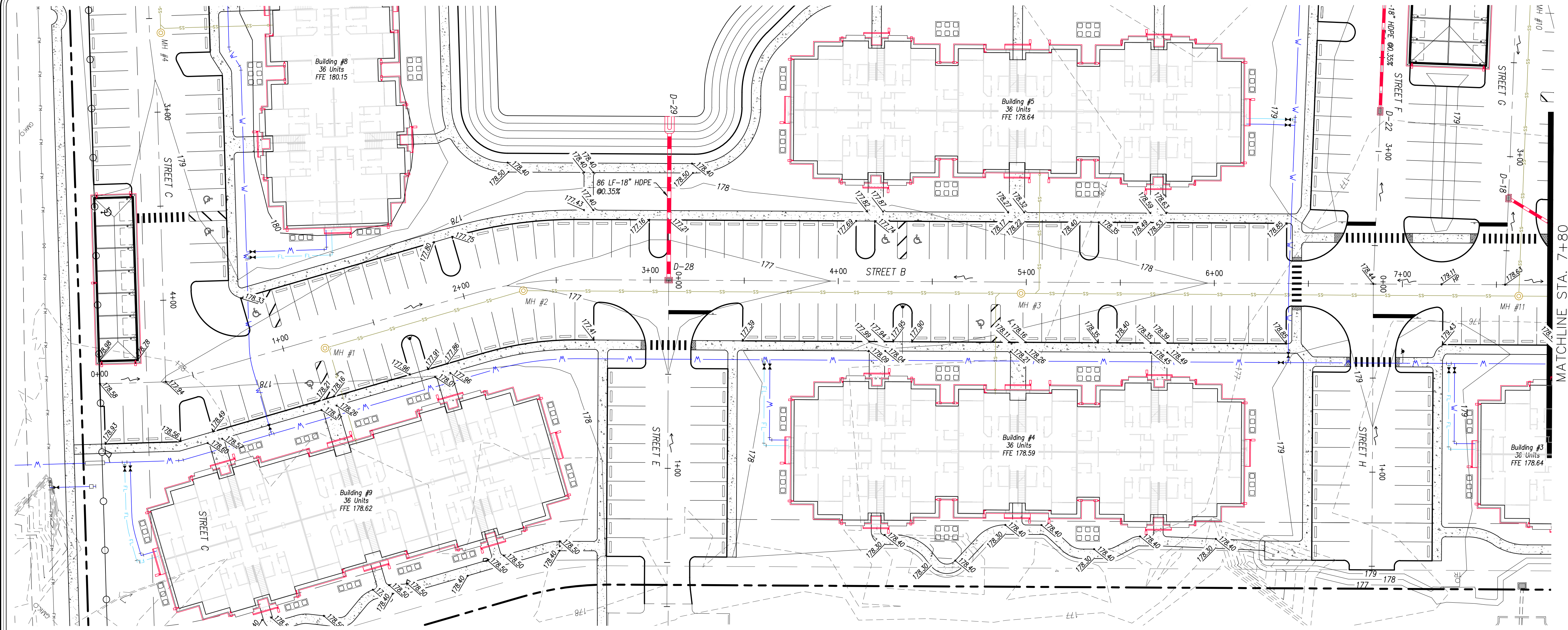
BRISTOL PARK APARTMENTS
PLAN & PROFILE STREET A
MOUNT DORA, FLORIDA 34736

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225 West Main Street, Tallahassee, Florida 32309
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C.A. #00062

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Date:	03-04-22		
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Sheet: 13 of 32			

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225 West Main Street, Tallahassee, Florida 32309
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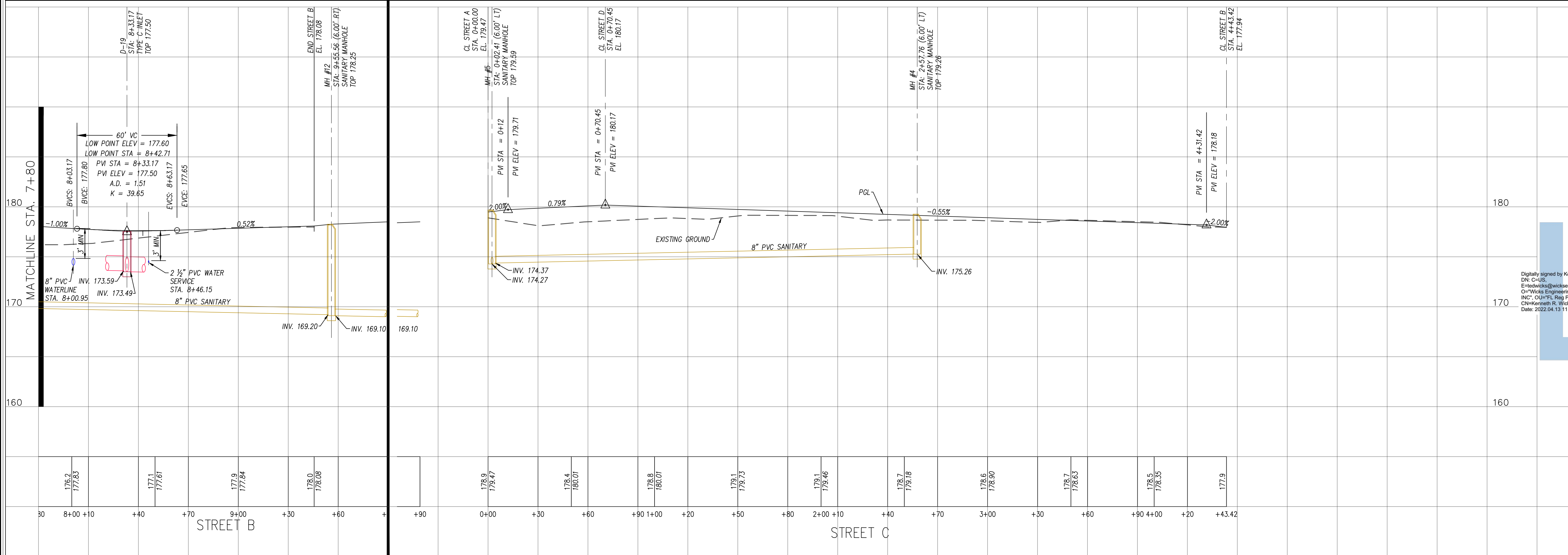
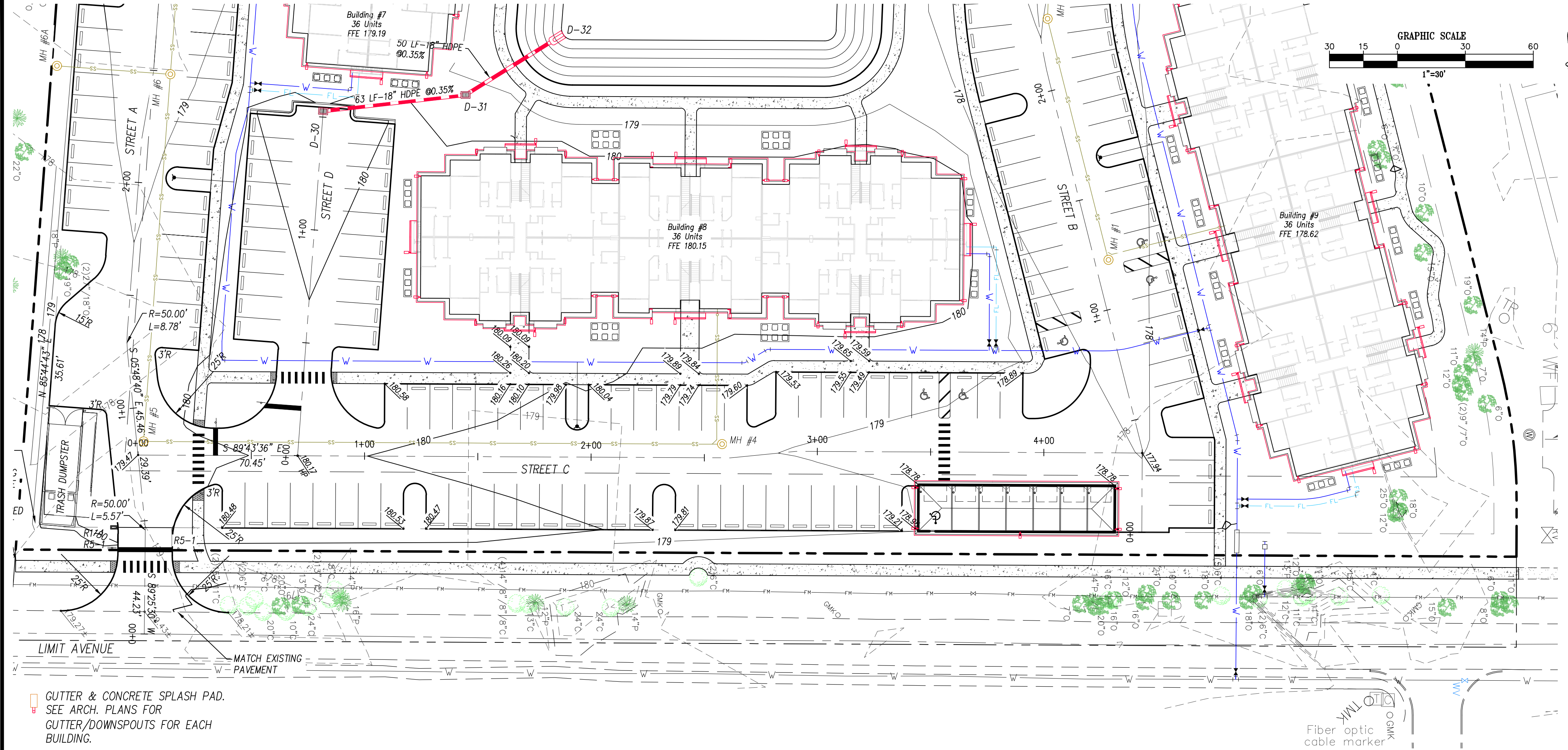
Bristol Lakes Phase II, LLC
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Clermont, FL 34719

BRISTOL PARK APARTMENTS
PLAN & PROFILE STREET B
MOUNT DORA, FLORIDA 34736

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Date: 2022.04.13 11:21:08 -0400

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Date:	03-04-22		
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File No.:	19123		

Sheet: 14 of 32

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E=tedwicks@wicksengineering.com,
O="Wicks Engineering Services,
INC", OU="FL Reg PE #33274",
CN=Kenneth R. Wicks
Date: 2022.04.13 11:21:08-04'00'

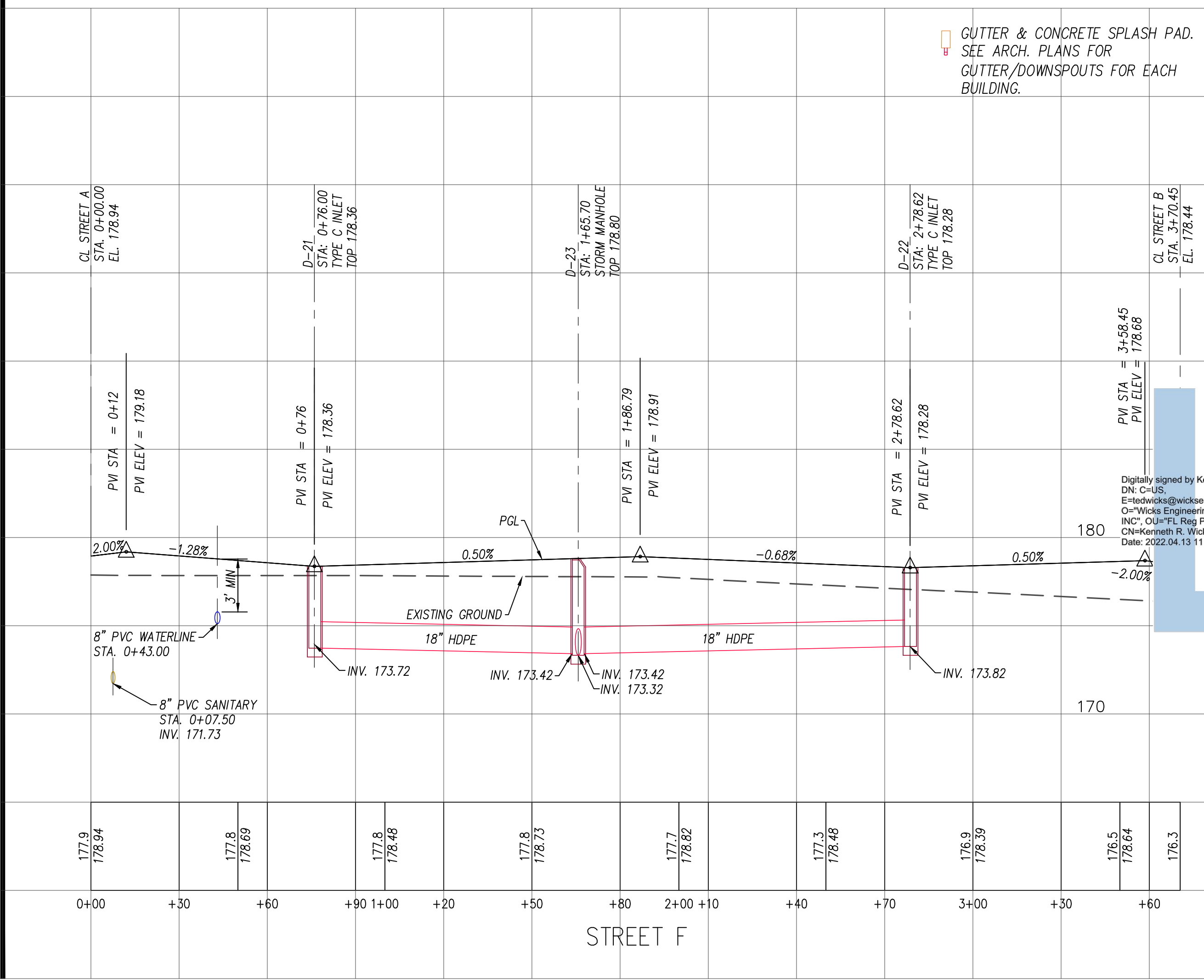
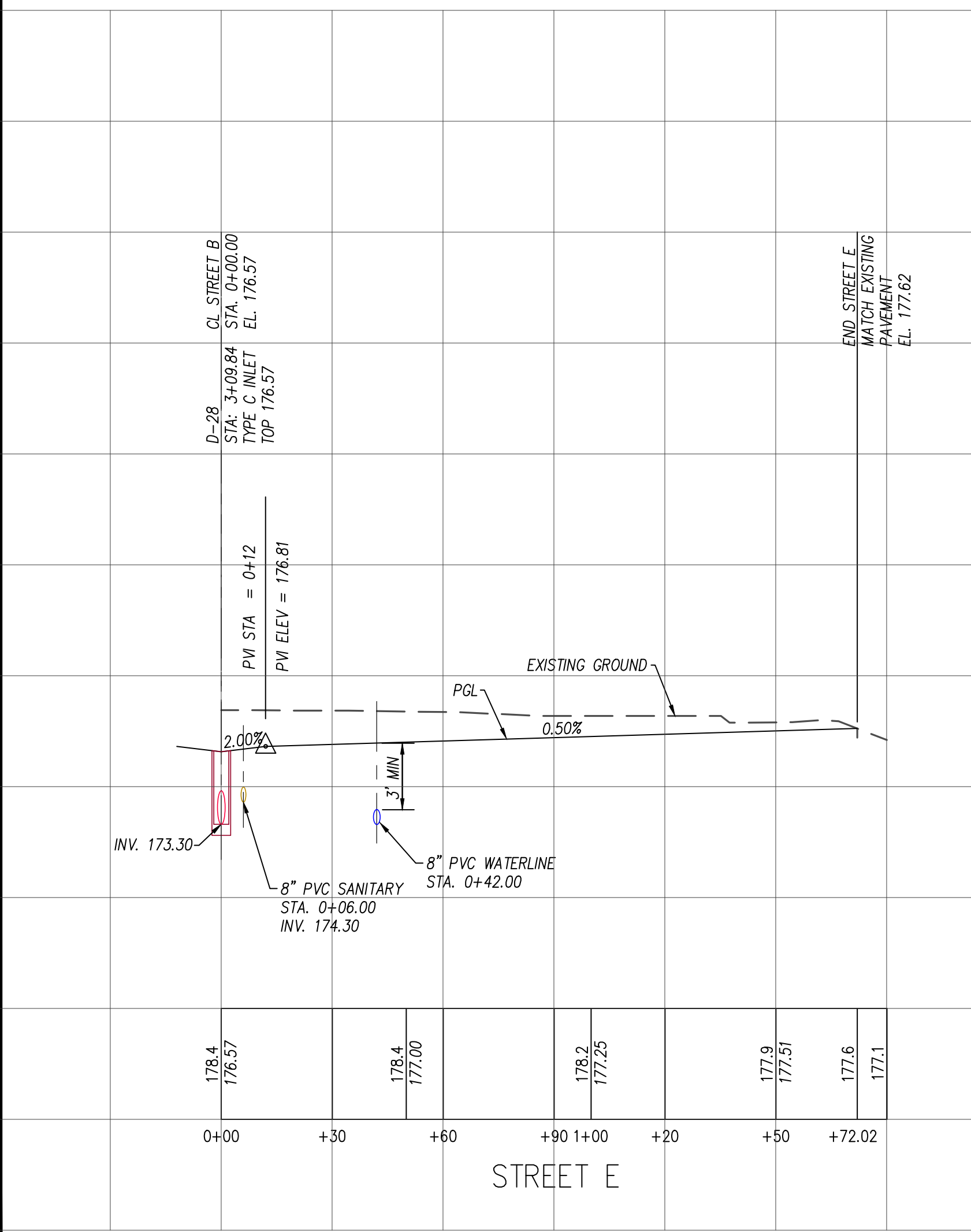
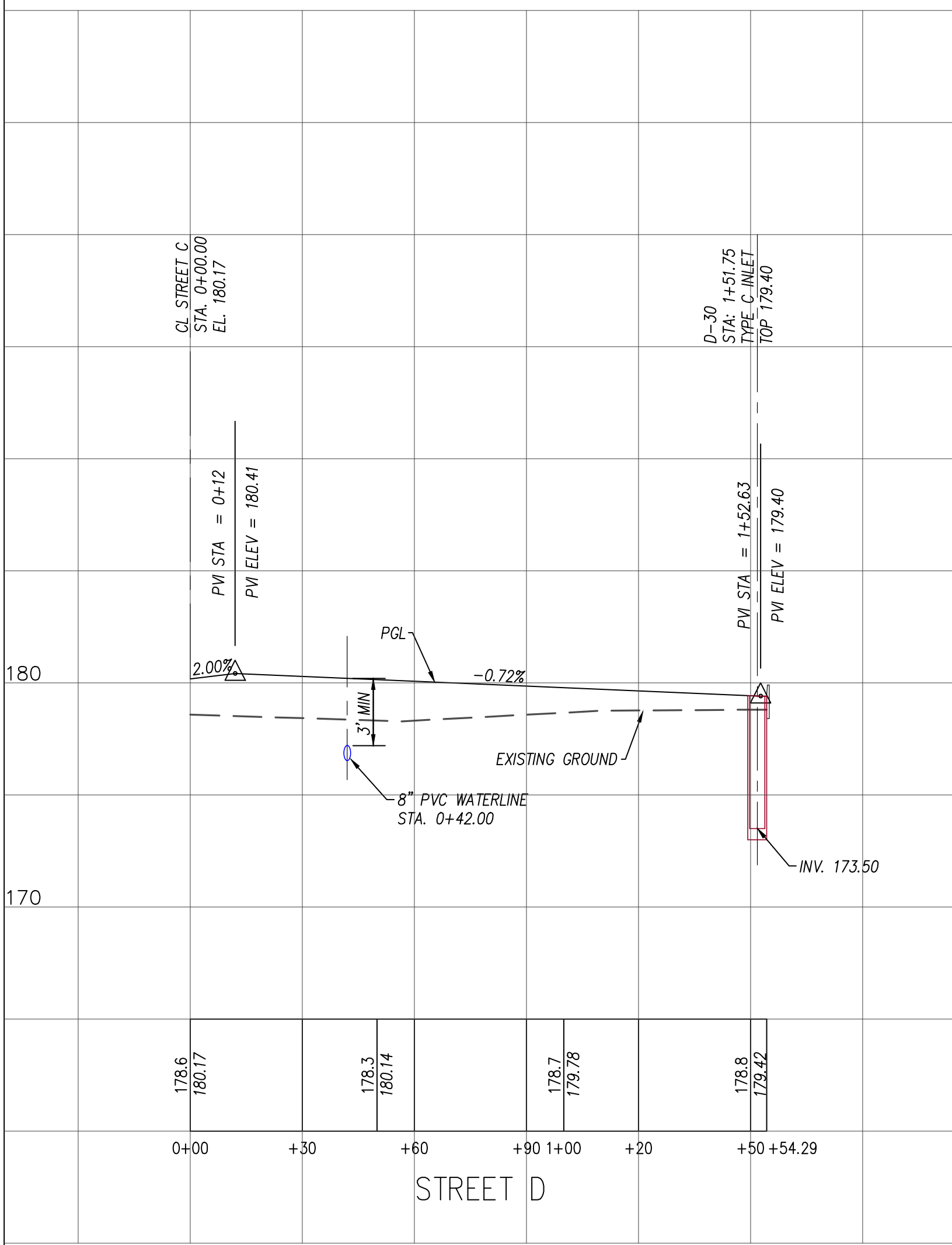
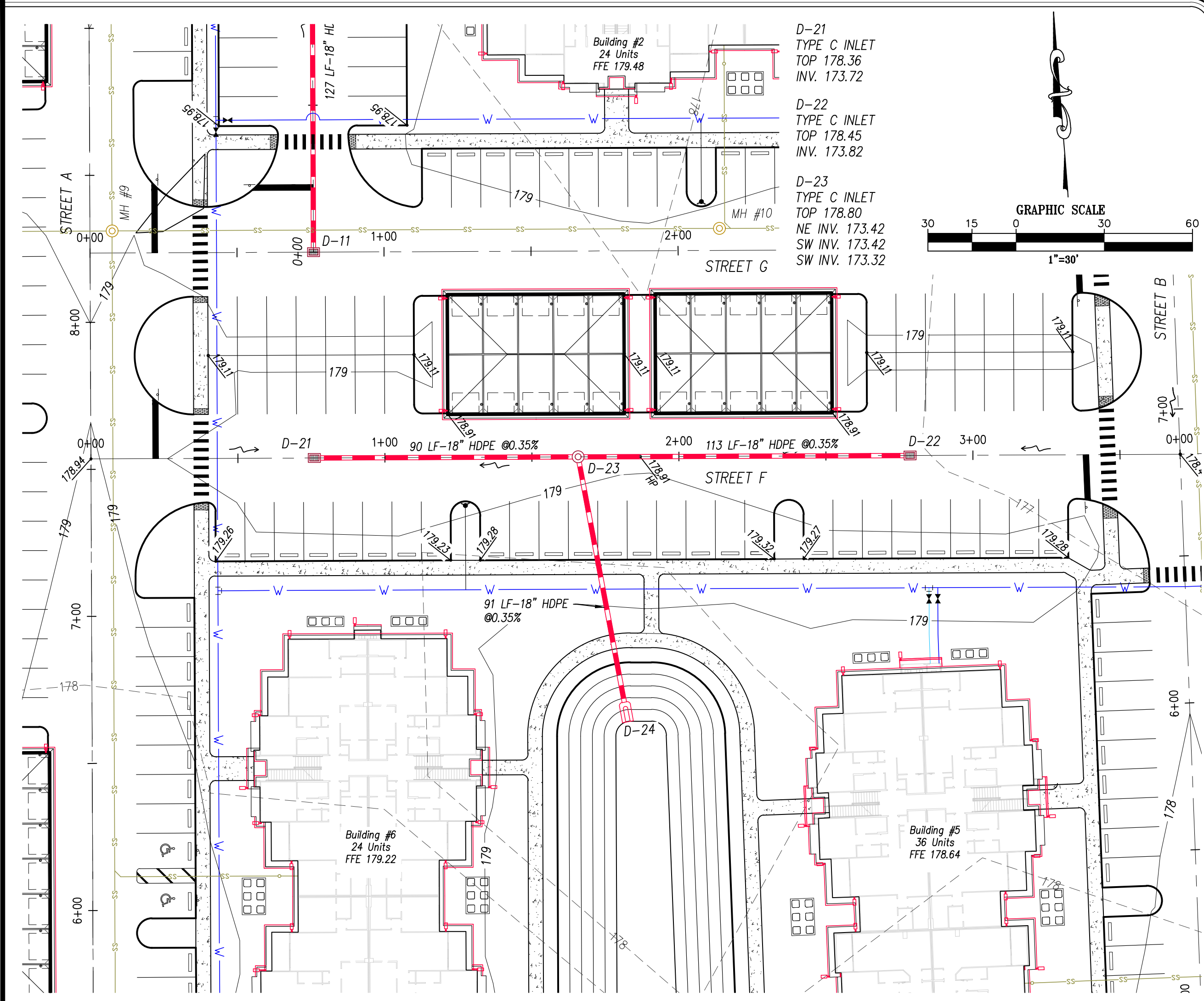
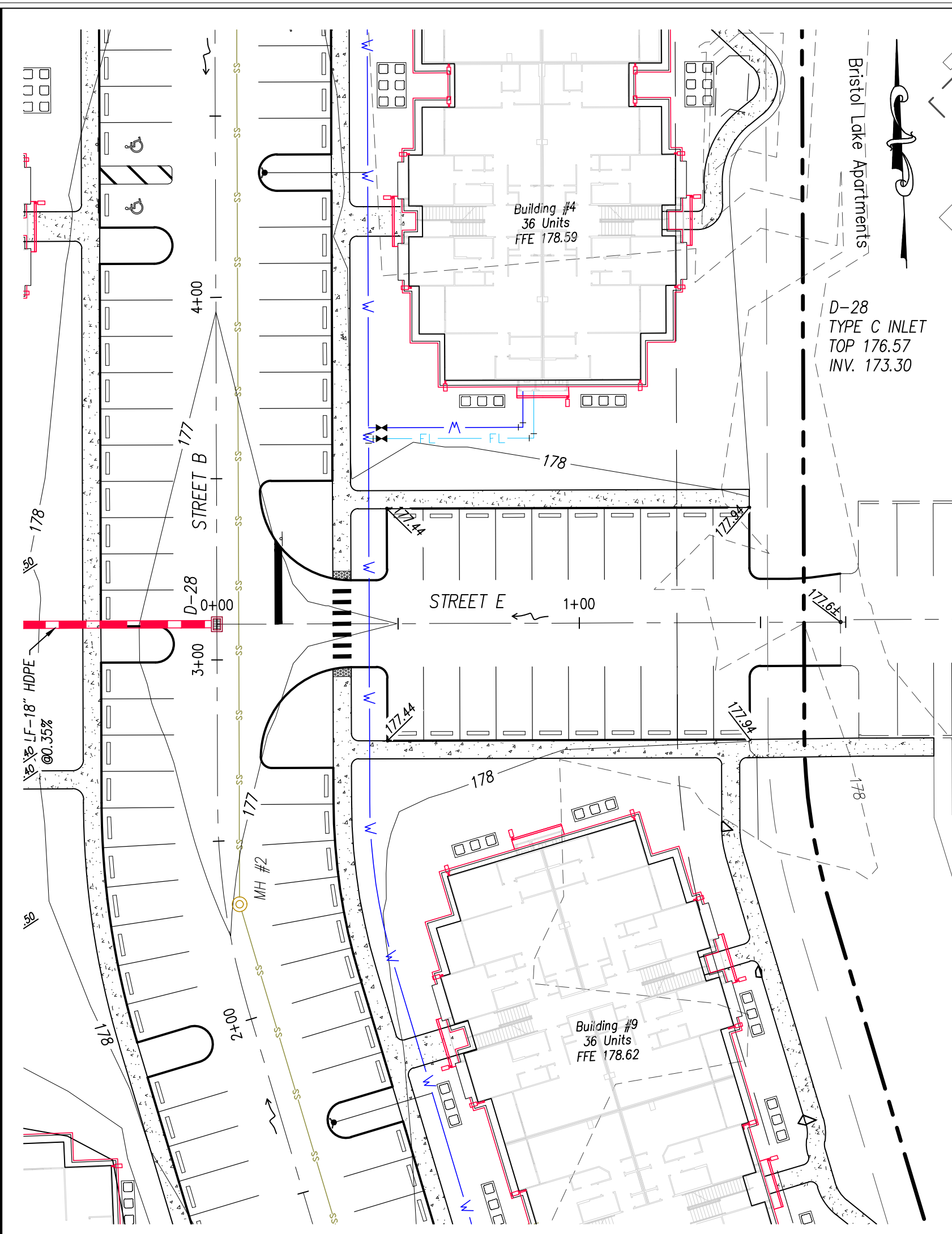
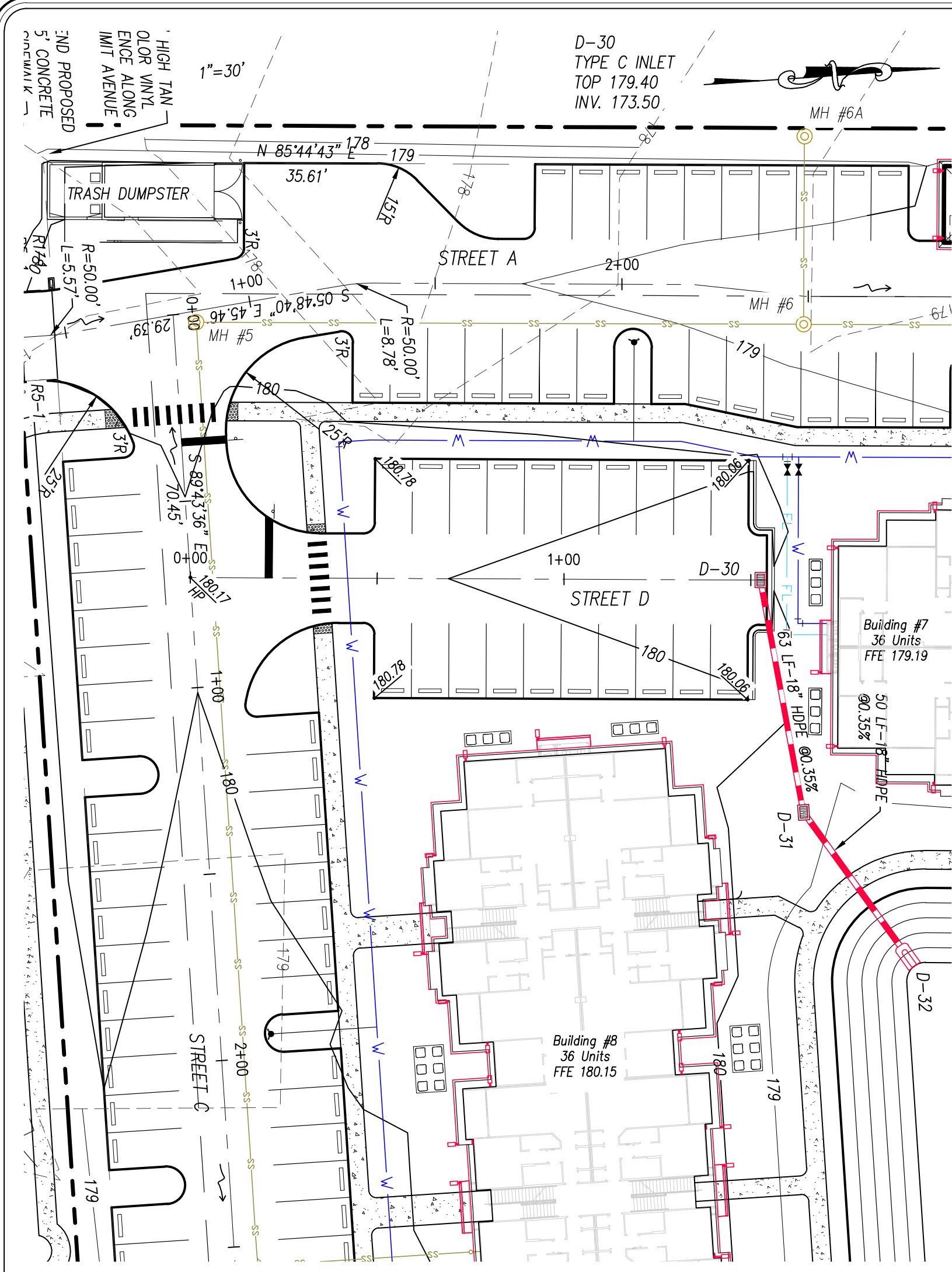


BRISTOL PARK APARTMENTS
PLAN & PROFILE STREETS B & C
MOUNT DORA, FLORIDA 34736

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Date: 03-04-22		
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File No.: 19123		
Sheet: 15 of 32		



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CA #00662

Bristol Lakes Phase II, LLC
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Boulevard, Suite 4
Clermont, FL 34719

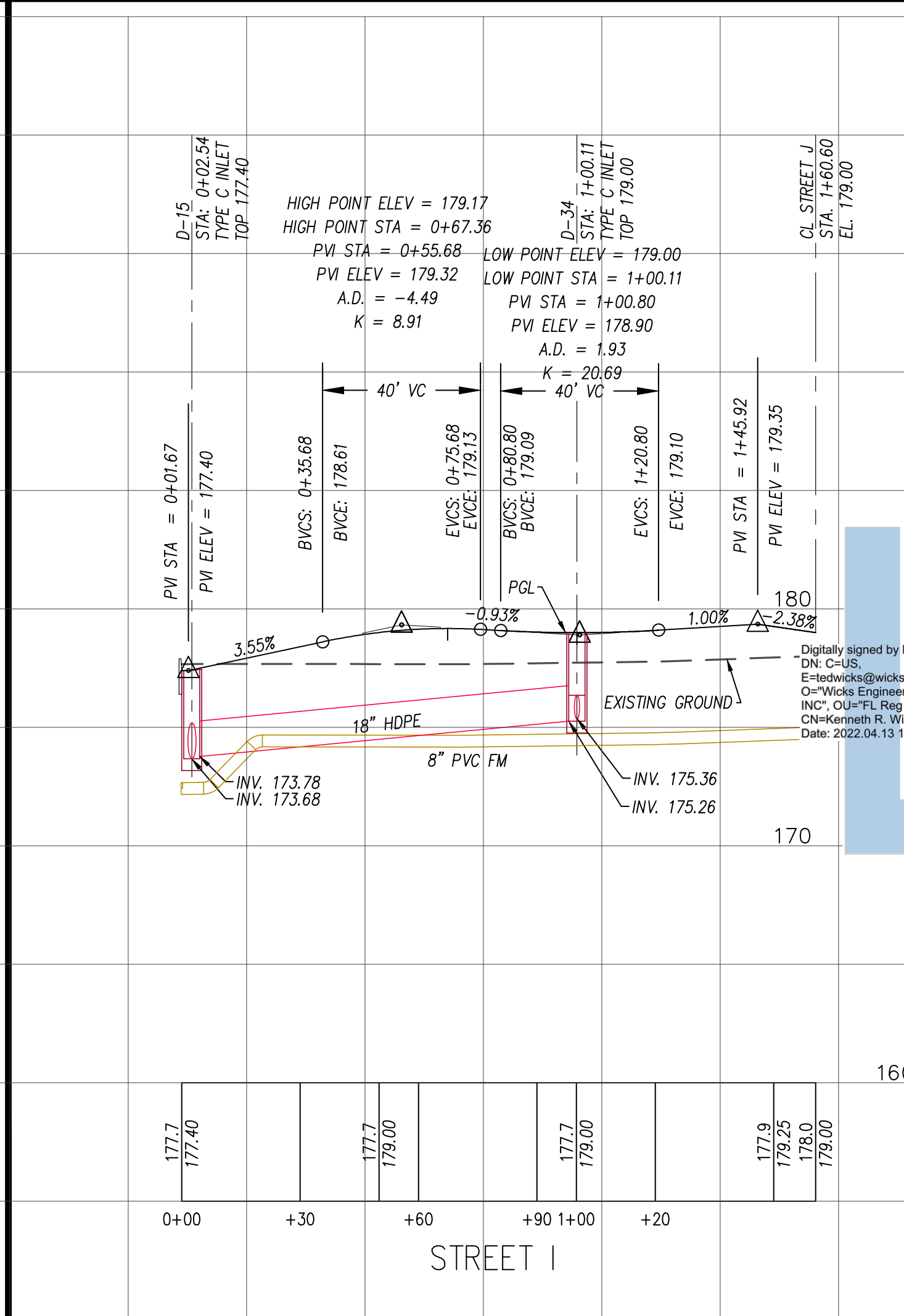
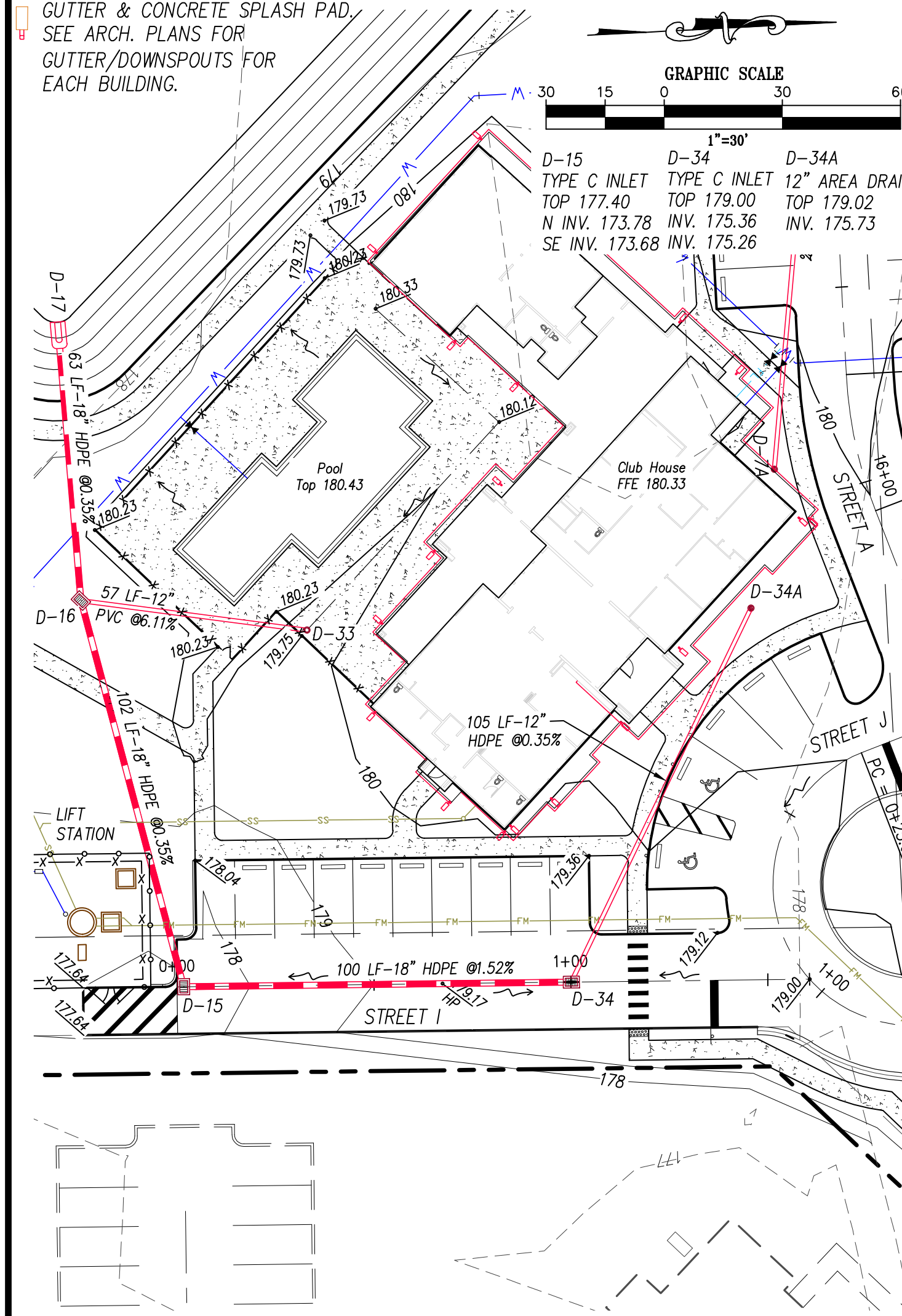
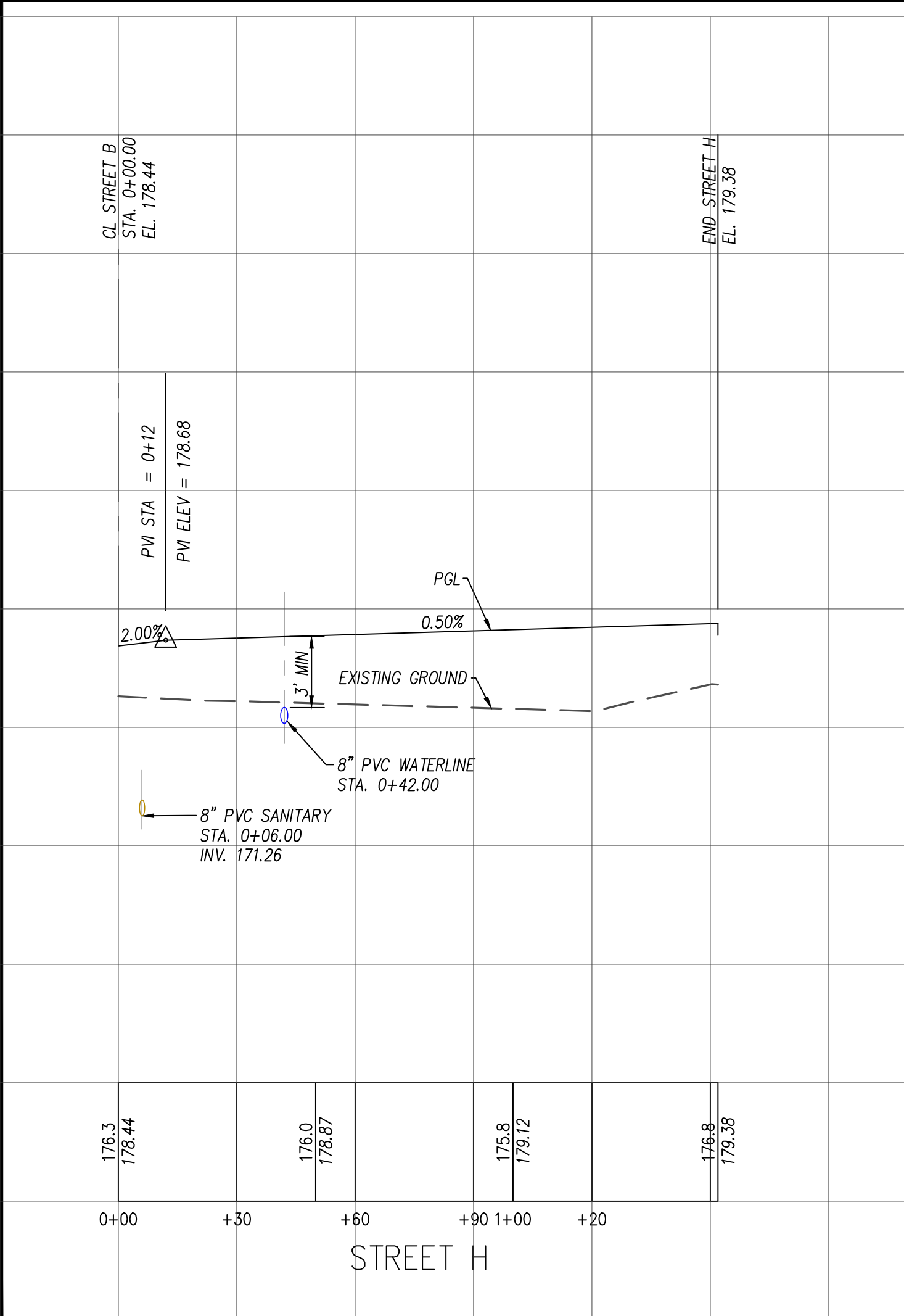
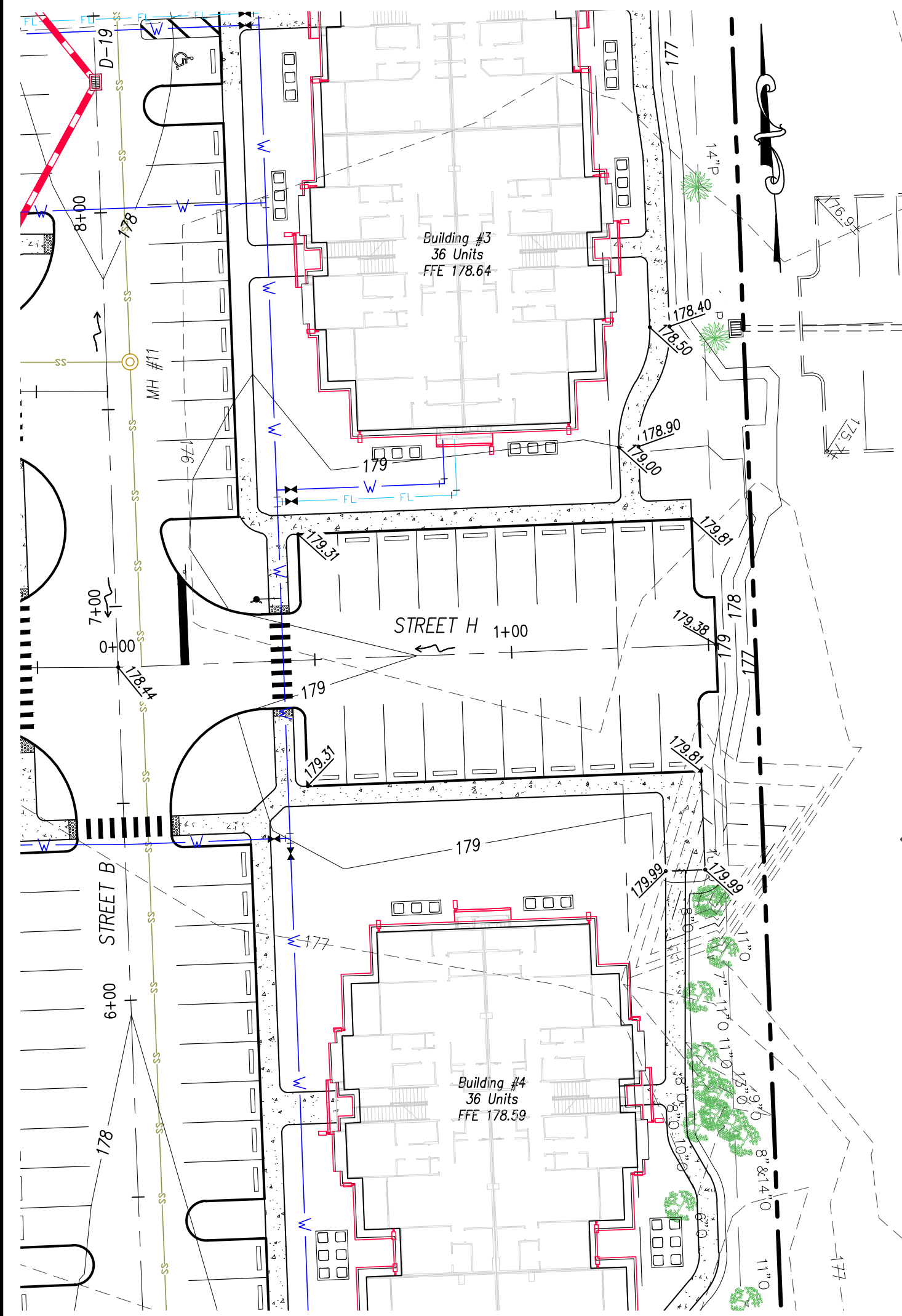
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PLAN & PROFILE STREETS D, E & F
MOUNT DORA, FLORIDA 34736

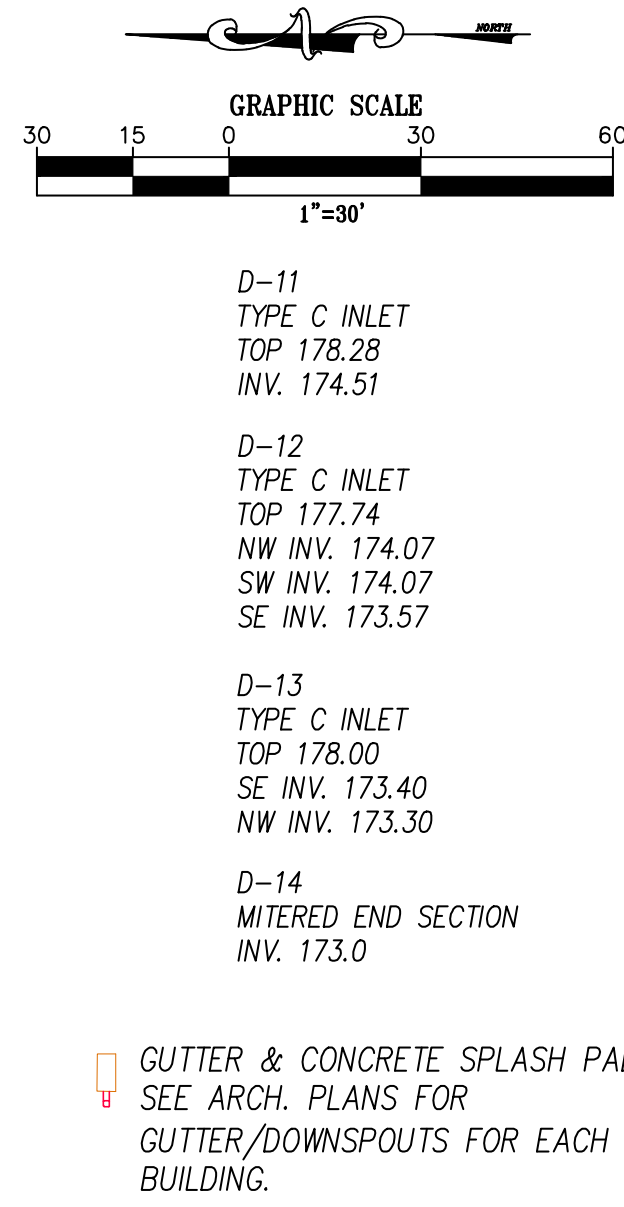
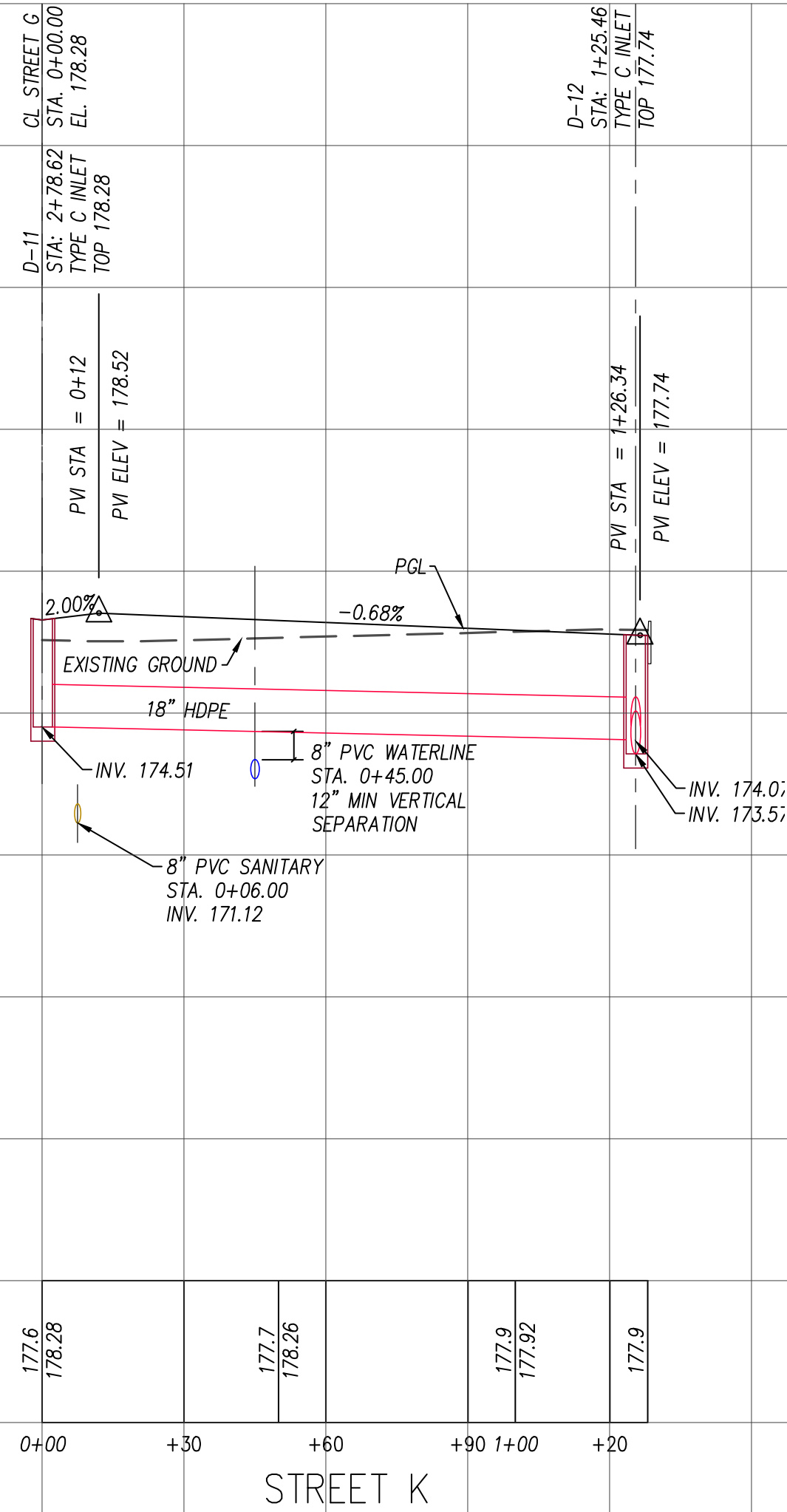
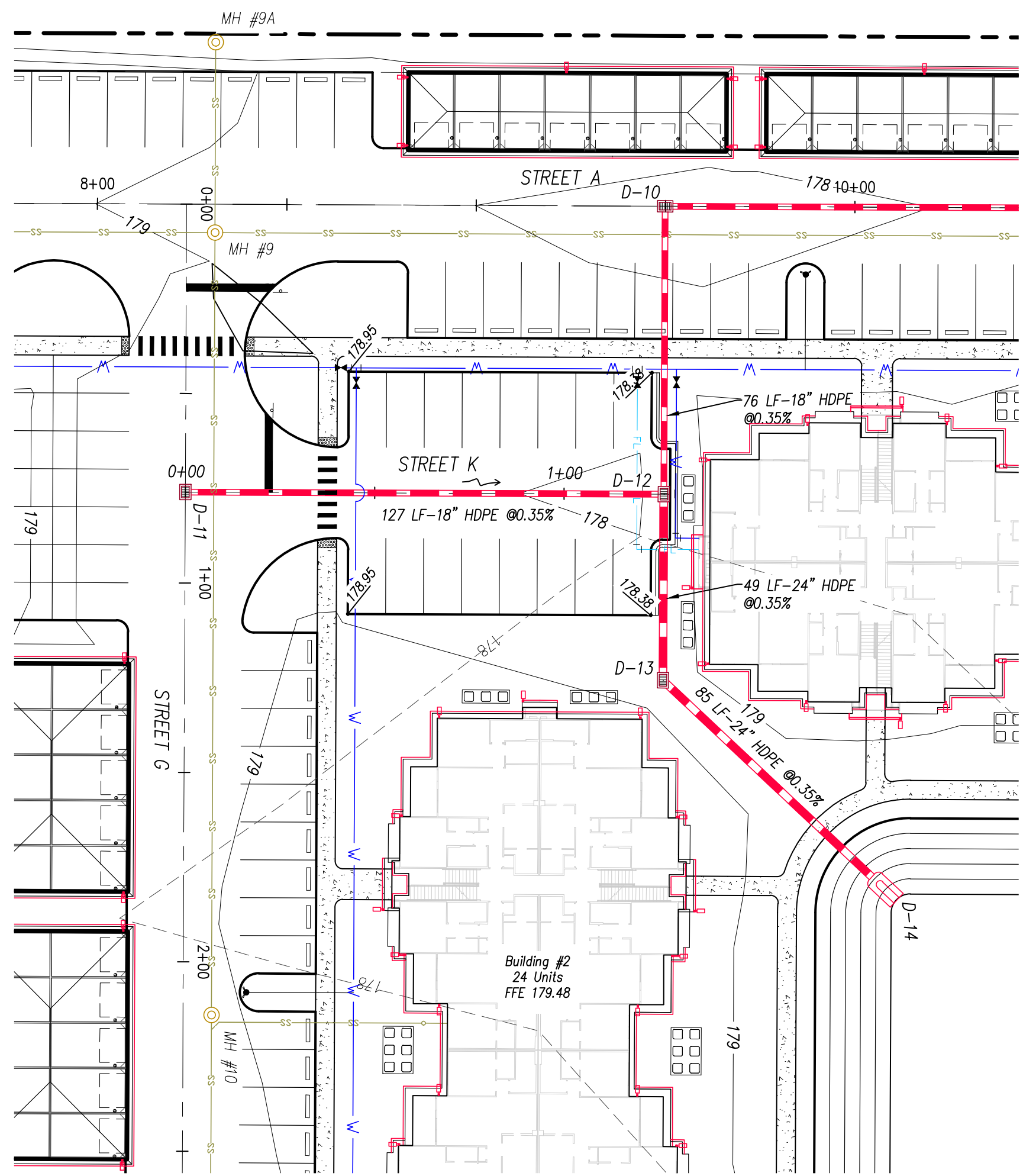
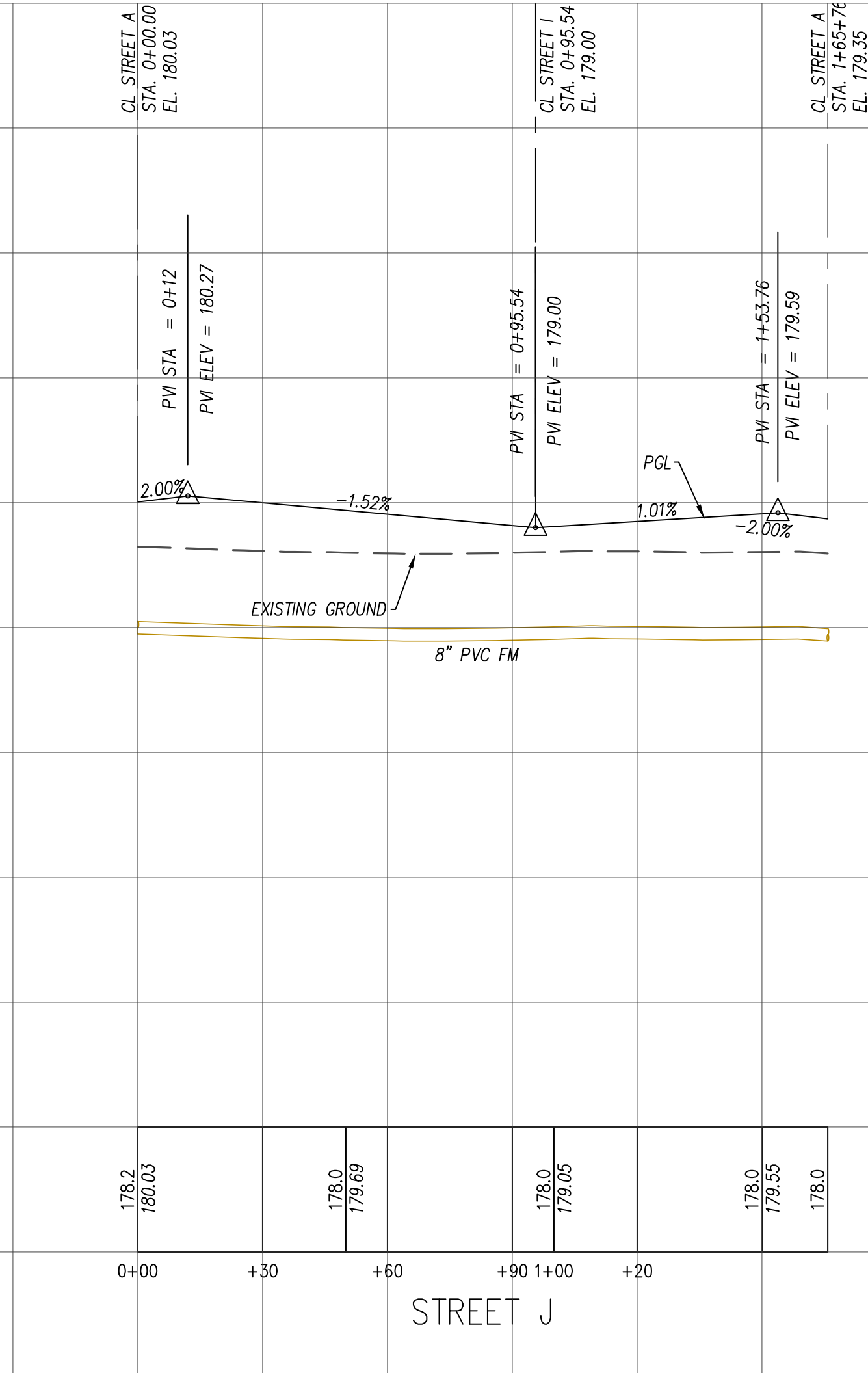
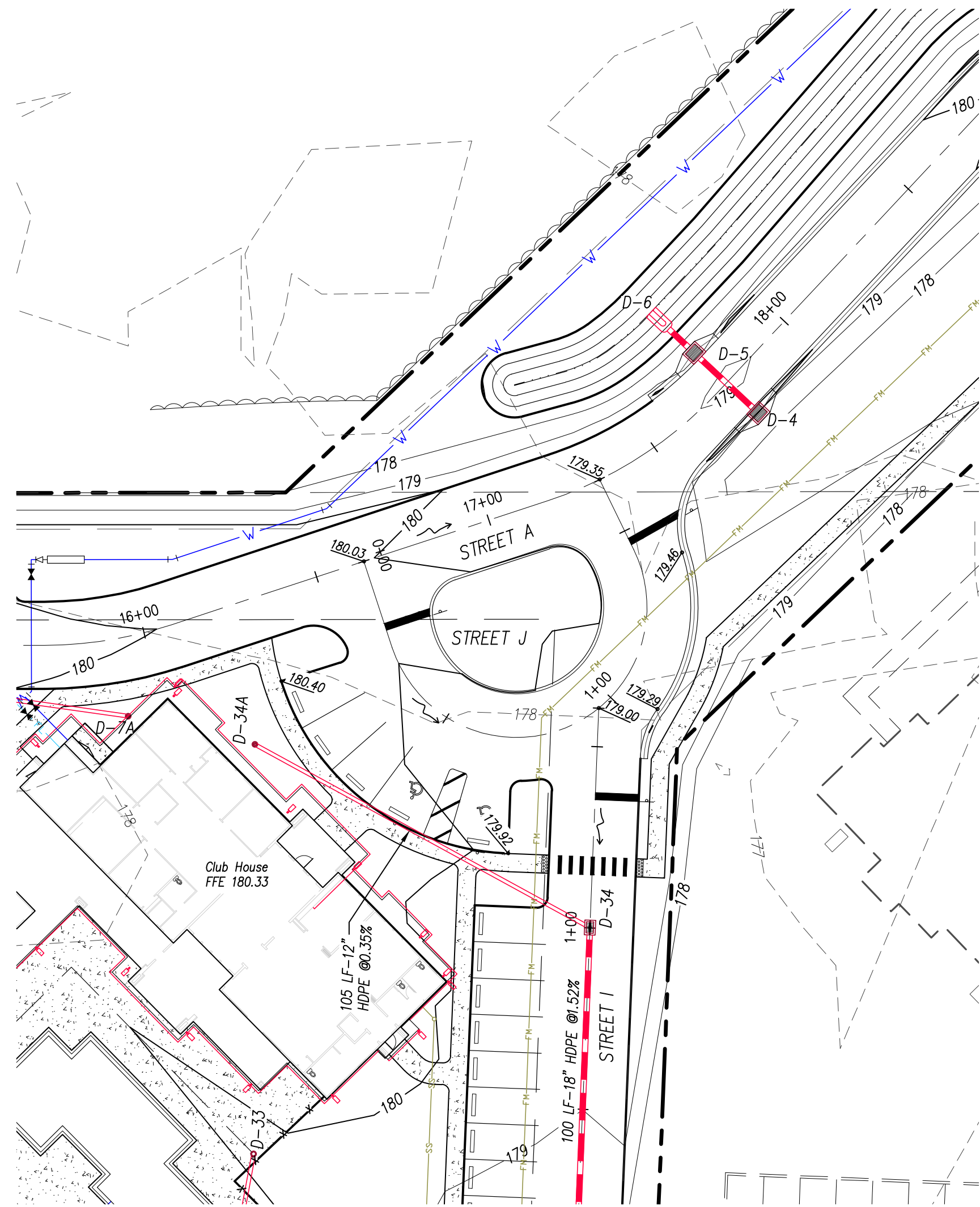
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REVISION:
1 COUNTY COMMENTS 03-18-22

DATE:
03-18-22

Sheet: 16 of 32





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C.A. #00062

Bristol Lakes Phase II, LLC
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Boulevard, Suite 4
Clermont, FL 34719

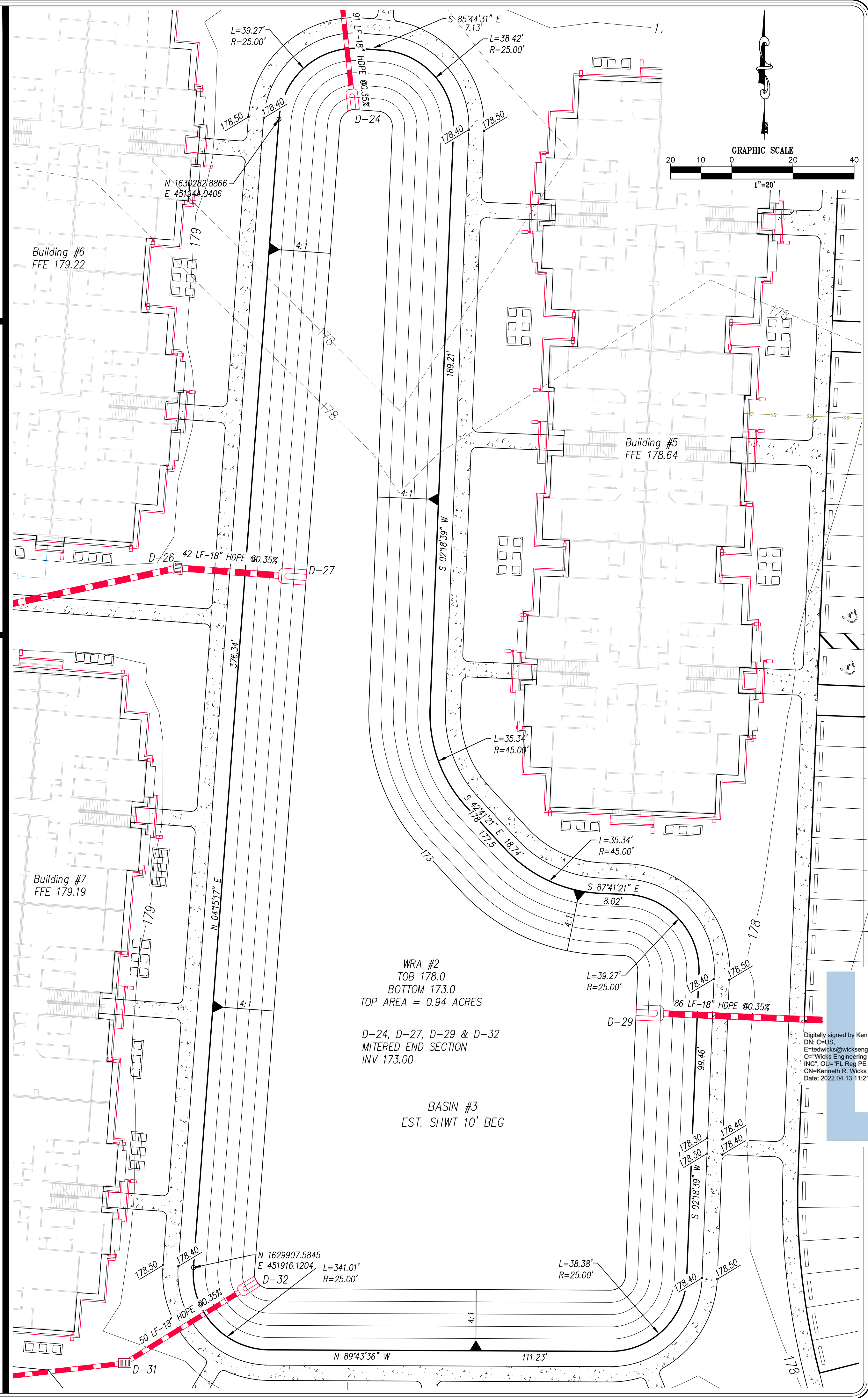
BRISTOL PARK APARTMENTS
PLAN & PROFILE STREETS J & K
MOUNT DORA, FLORIDA 34736

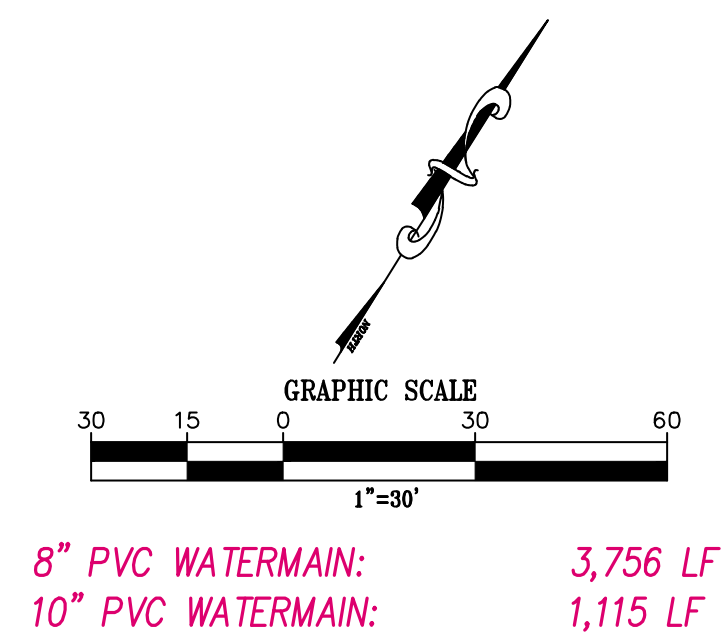
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REVISION:
1 COUNTY COMMENTS 03-18-22

DATE:
03-18-22

Sheet: 18 of 32



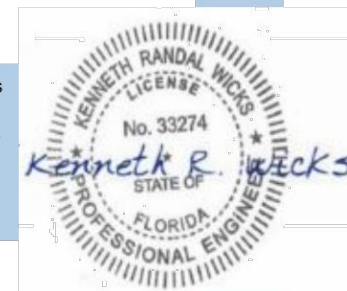


BRISTOL PARK APARTMENTS
UTILITY PLANS
MOUNT DORA, FLORIDA 34736

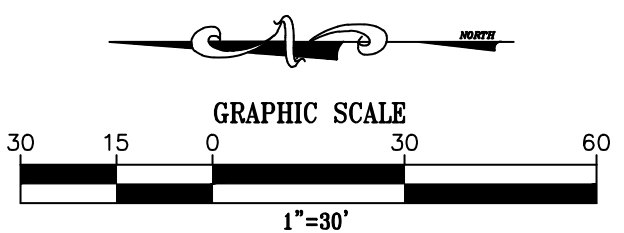
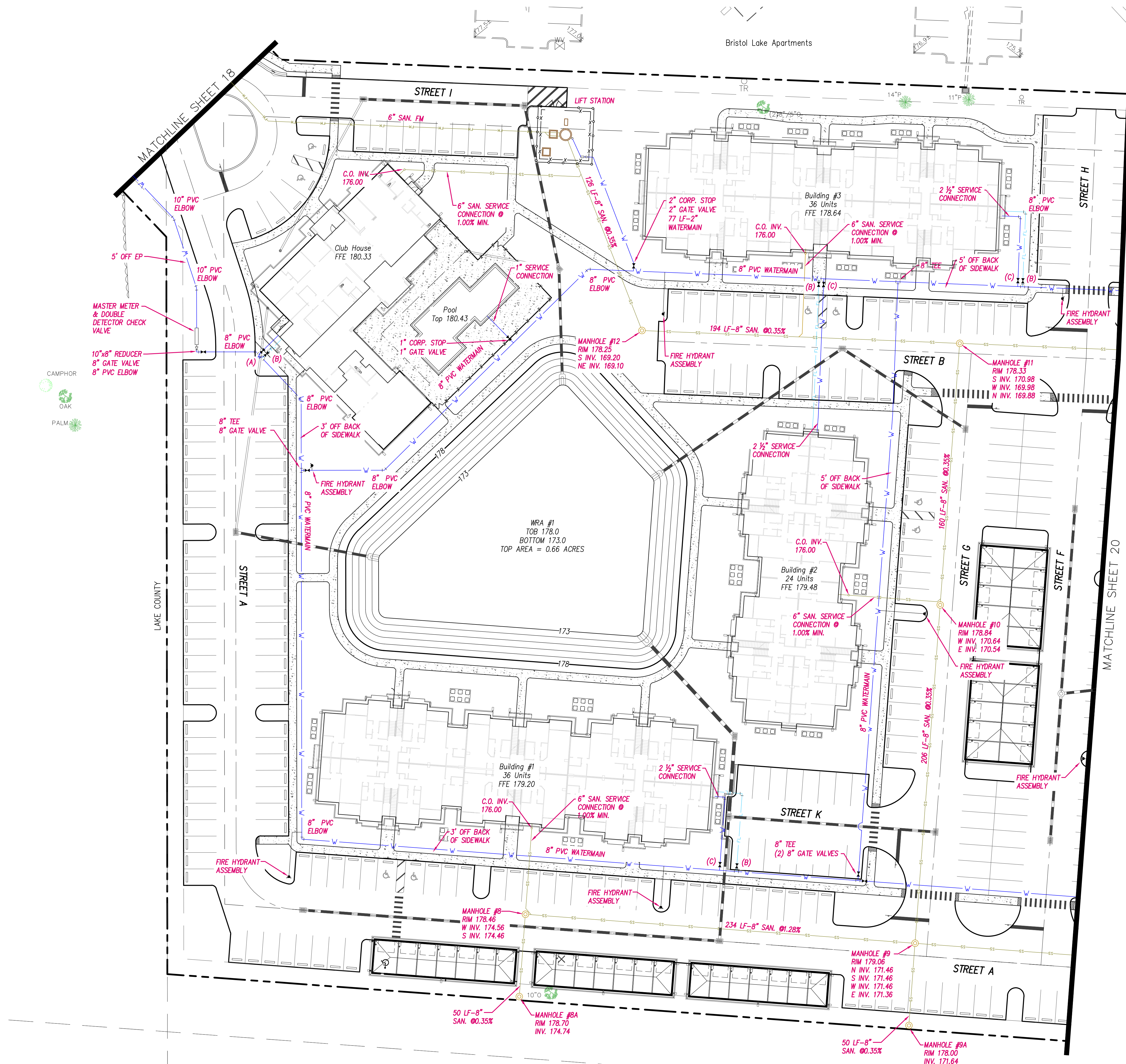
Bristol Lakes Phase II, LLC
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Checked:	KRW	# COUNTY COMMENTS	03-18-22
Date:	03-04-22		
Scale:	AS SHOWN		
File No.:	19123		
Sheet: 20 of 32			



NOTES:
INDIVIDUAL APARTMENT WATER METERS
ARE LOCATED IN MECHANICAL ROOM.
(SUB METERED)

THE BODY OF PRIVATE FIRE HYDRANTS
SHALL BE PAINTED SILVER IN COLOR.
COLOR-CODING OF THE FIRE HYDRANTS
TO ILLUSTRATE AVAILABLE FIRE FLOW
AMOUNTS SHALL BE ACCOMPLISHED PER
THE GUIDELINES OF (NFPA 291).

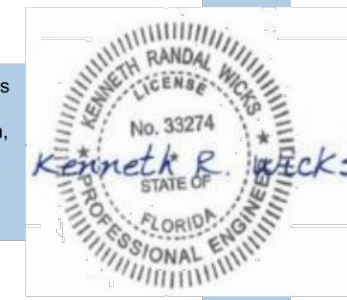
- (A) 1 1/2" CORP. STOP
1 1/2" GATE VALVE
- (B) 8" FIRE LINE
8" TEE
8" GATE VALVE
- (C) 2 1/2" CORP. STOP
2 1/2" GATE VALVE

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CA #00662

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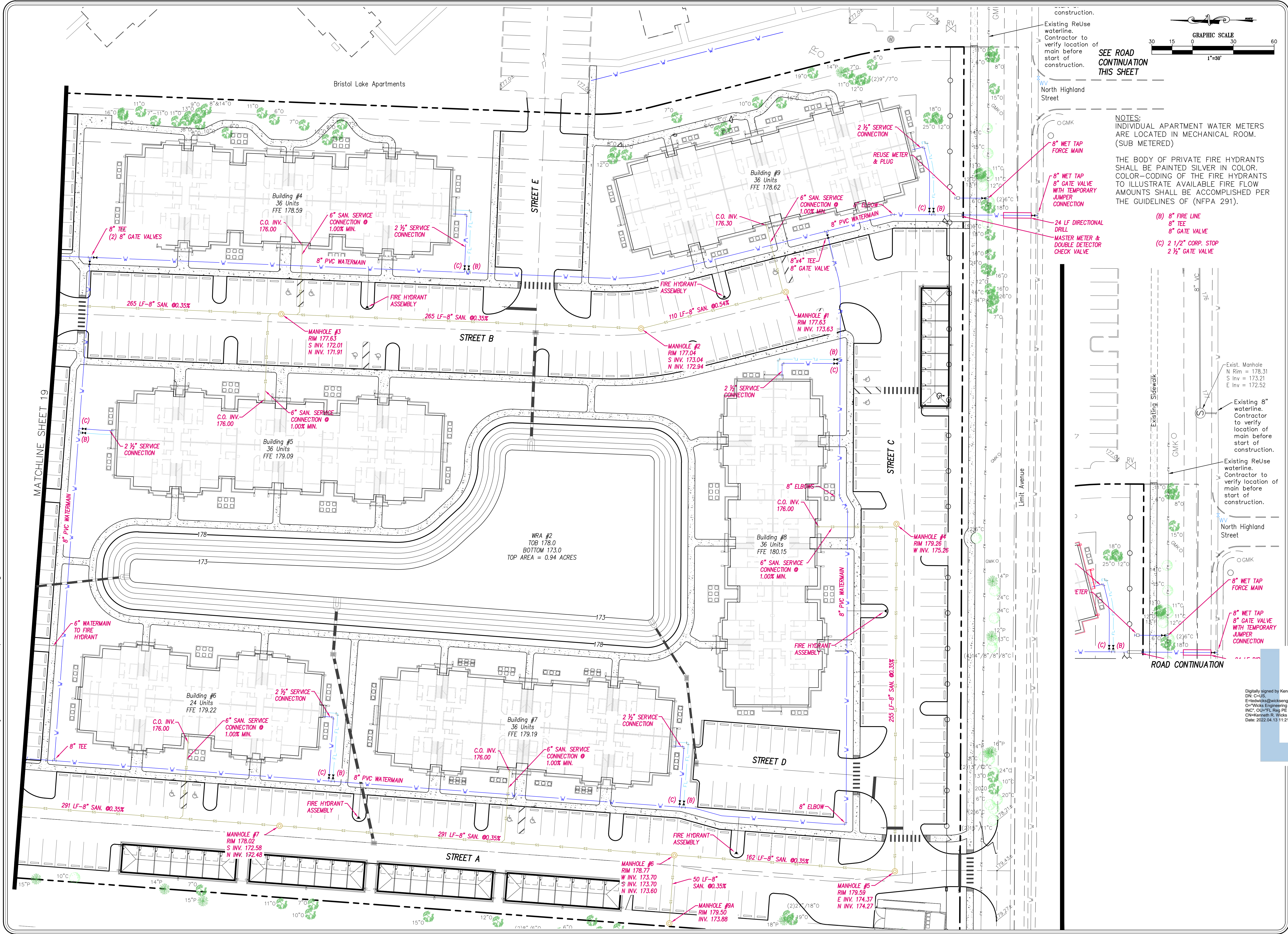
BRISTOL PARK APARTMENTS
UTILITY PLANS
MOUNT DORA, FLORIDA 34736

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Sheet: 21 of 32

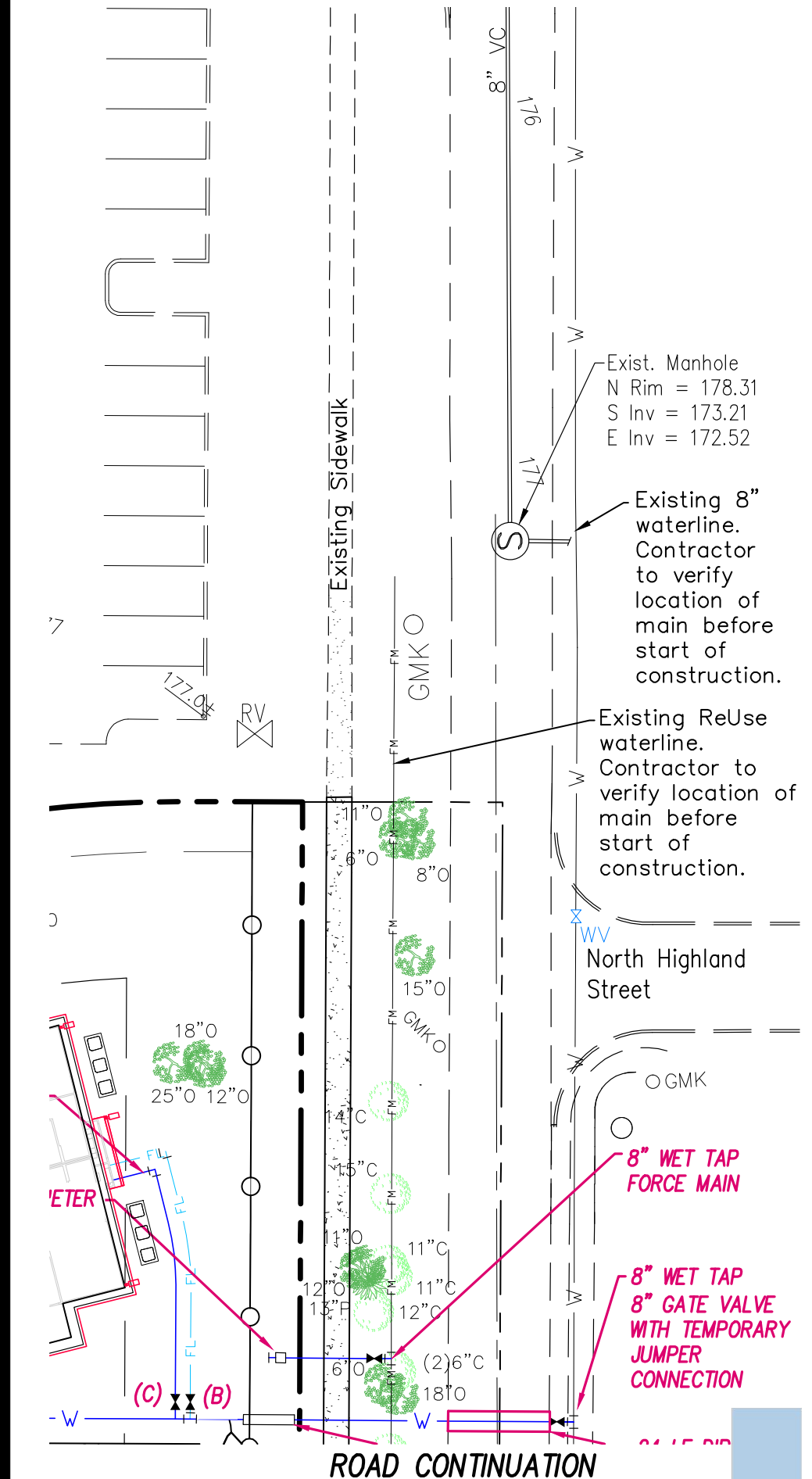


SEE ROAD
CONTINUATION
THIS SHEET

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- (B) 8" FIRE LINE
8" TEE
8" GATE VALVE
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2 1/2" GATE VALVE



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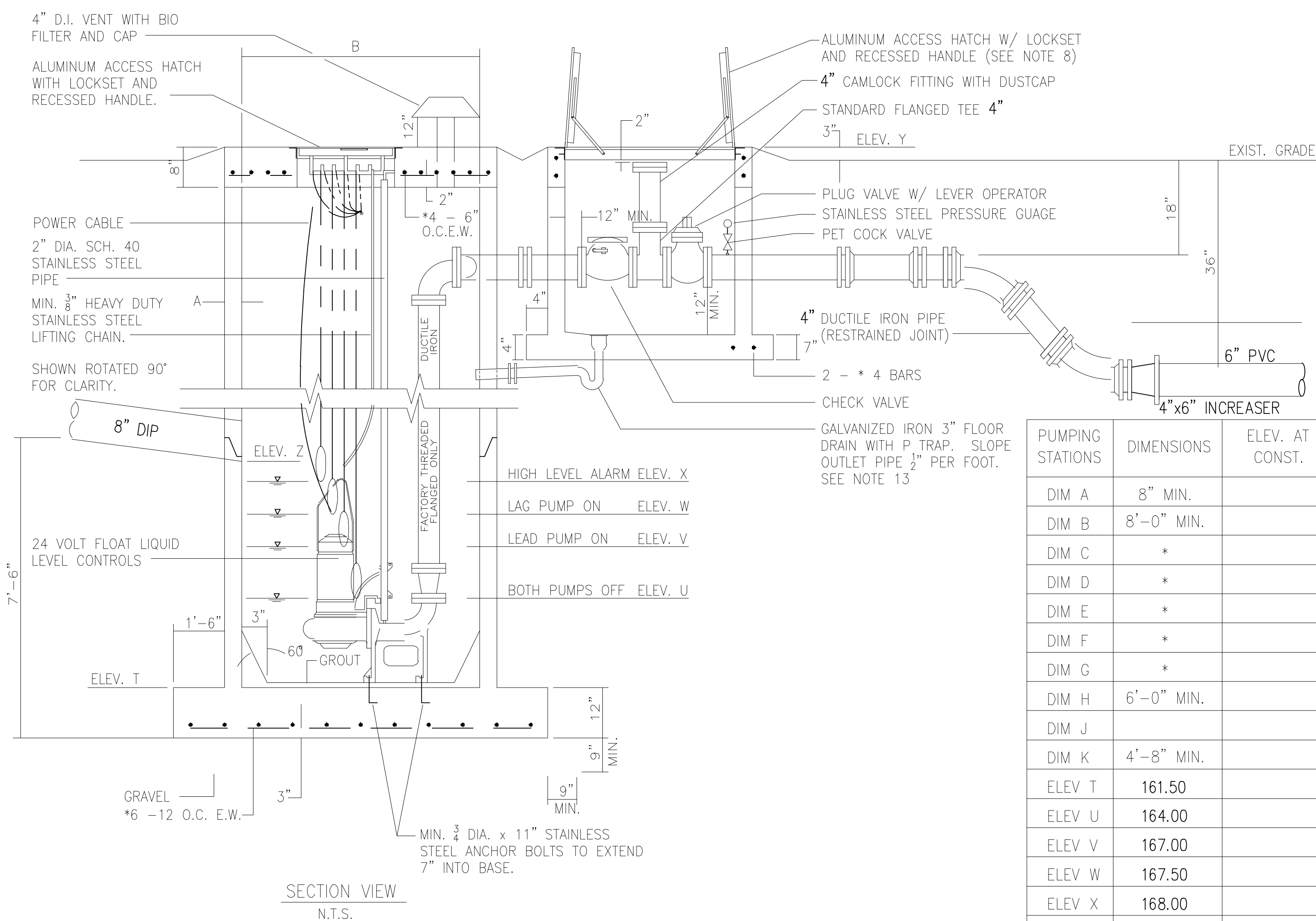
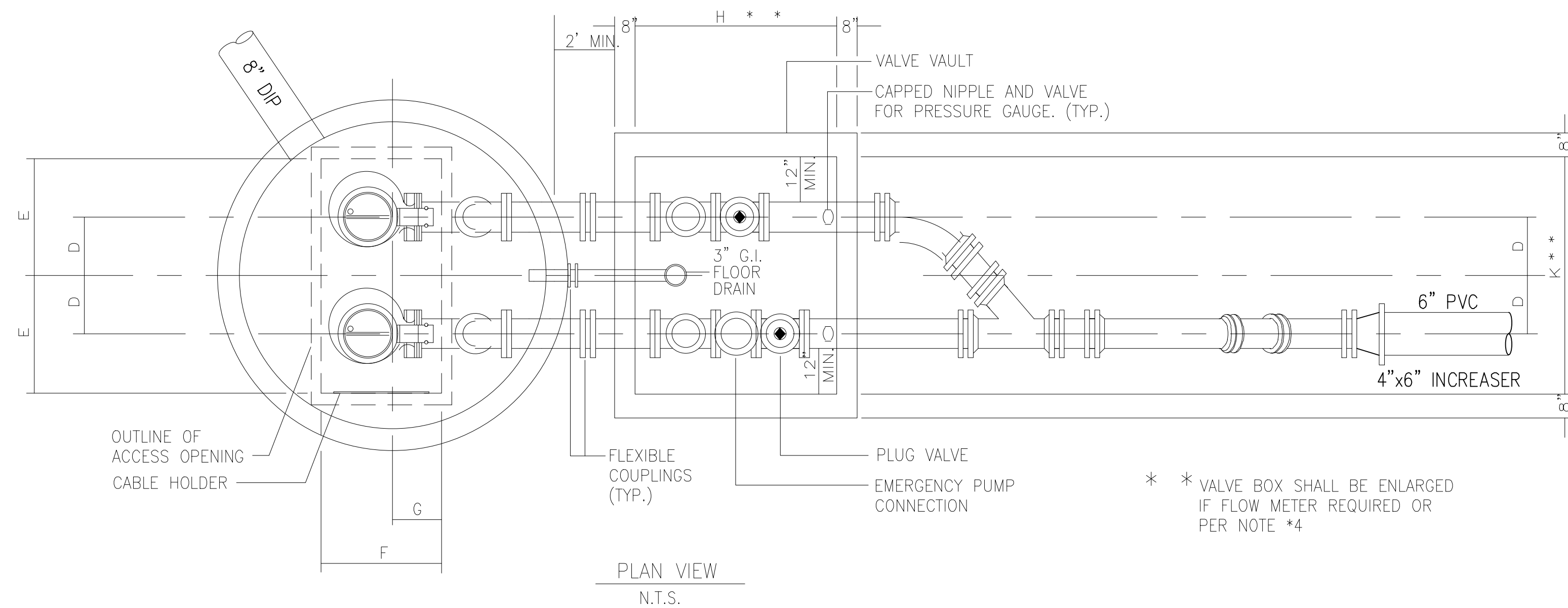
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BRISTOL PARK APARTMENTS
UTILITY PLANS
MOUNT DORA, FLORIDA 34736

Professional Engineer
Kenneth R. Wicks
No. 33274
Florida

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Sheet:	22 of 32		



PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	8" MIN.	
DIM B	8'-0" MIN.	
DIM C	*	
DIM D	*	
DIM E	*	
DIM F	*	
DIM G	*	
DIM H	6'-0" MIN.	
DIM J		
DIM K	4'-8" MIN.	
ELEV T	161.50	
ELEV U	164.00	
ELEV V	167.00	
ELEV W	167.50	
ELEV X	168.00	
ELEV Y	178.50	
ELEV Z	168.66	

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:

1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT.
2. WET WELL AND VALVE VAULT SHALL BE COATED WITH SUPER COAT INSIDE AND OUT.
3. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
4. 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.
5. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
6. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND NON-SHRINK GROUT.
7. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
8. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 3/16 U.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
9. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.

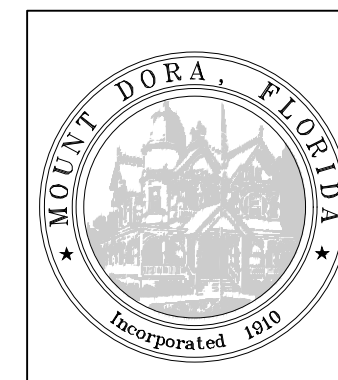
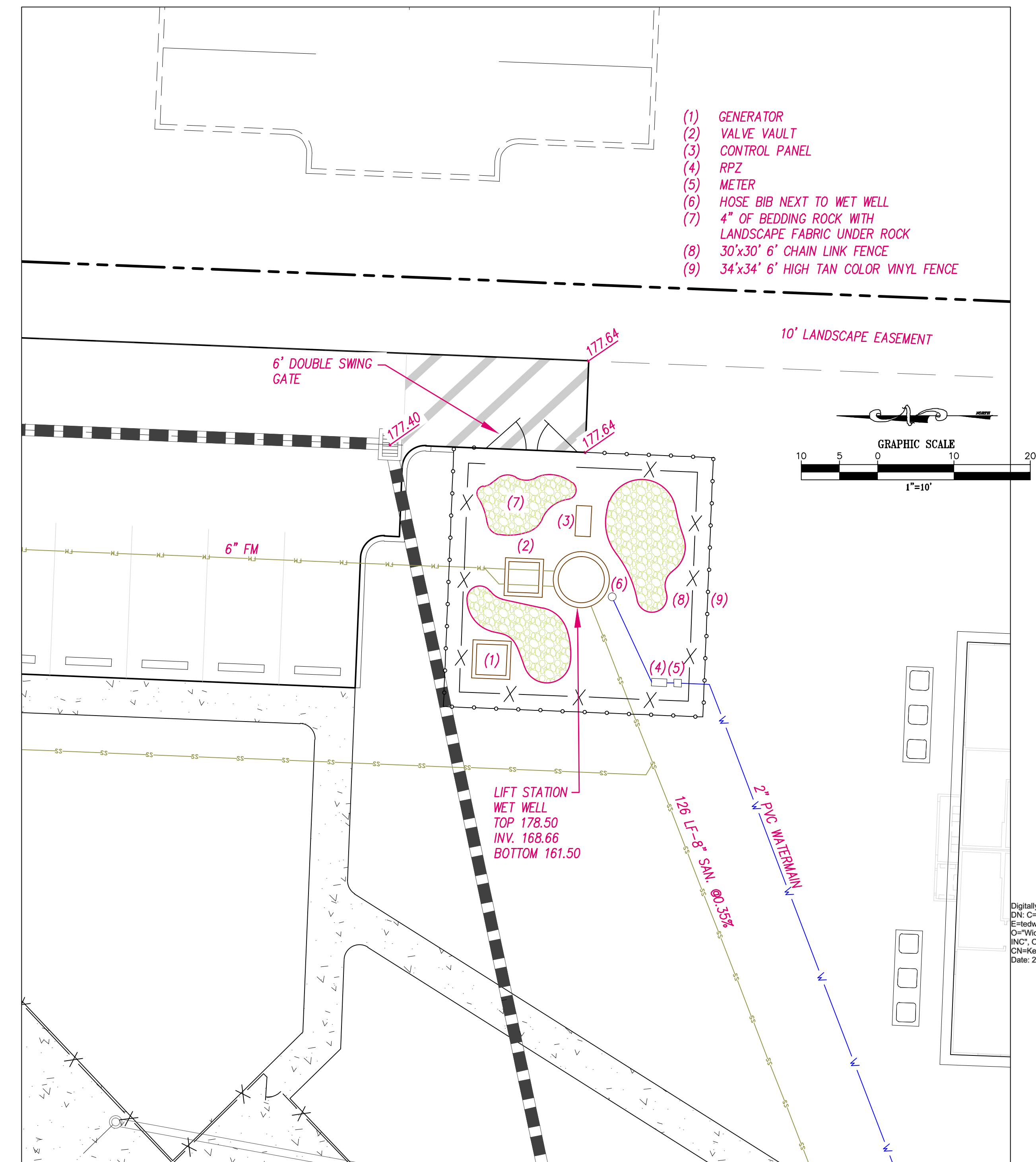
10. PUMPS SHALL BE:

MANUFACTURER: FLYGT ; MODEL: NP3171 HT3 ; IMP: 454 ; DIA: 270 mm ;
MM, SPEED: 1750 RPM; DISCHARGE SIZE: 4" IN; VOLTAGE: ;
HZ: 60 ; PHASE: 3 ; H.P.: 25 ;
MIN. SOLID SIZE: 3 IN; CURVE: .

MANUFACTURER: _____; MODEL: _____; IMP: _____; DIA: _____;
MM, SPEED: _____ RPM; DISCHARGE SIZE: _____ IN.; VOLTAGE: _____;
HZ.: _____; PHASE: _____; H.P.: _____;
MIN. SOLID SIZE: _____ IN.; CURVE: _____.

MANUFACTURER: _____; MODEL: _____; IMP: _____; DIA: _____;
MM, SPEED: _____ RPM; DISCHARGE SIZE: _____ IN.; VOLTAGE: _____;
HZ.: _____; PHASE: _____; H.P.: _____;
MIN. SOLID SIZE: _____ IN.; CURVE: _____.

11. OPERATING CONDITIONS SHALL BE 315 GPM AT 118 FEET TDH.
12. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
13. CONTRACTOR SHALL INSTALL A "P" TRAP BETWEEN THE VALVE VAULT AND WET WELL.



PUMP STATION DETAILS

PLAN, SECTION, AND NOTES

SS007-2A

DATE: 28FEB05

DRIP LINE

5" MIN.

HORIZONTAL
2' x 4' BOARDS (2)

UPRIGHT

3' MIN.

NOTE:
BARRIER MUST BE ERECTED
PRIOR TO CONSTRUCTION

WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS

1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES' CHANCE FOR SURVIVAL IS GREATLY ENHANCED

SPECIFICATIONS FOR WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 2' x 4" LUMBER PAINTED SAFETY YELLOW
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

TREE PROTECTION MEASURES

GU0023-1

ISSUED: 2017

REVISED: -- 2019

5'-0" UNLESS OTHERWISE NOTED
ON DRAWINGS

SLOPE 1/8" / FT.

4" (MIN.)

2500 P.S.I. CONC. (TYP.)

6"x6"x10' WWF

SECTION

1/2" EXPANSION JOINT (TYP.)

FLAG (TYP.)

4'-0"

4'-0"

4'-0"

12'-0" BETWEEN JOINTS

PROFILE

NOT TO SCALE

CONCRETE WALKWAY DETAIL

GU0019-1

ISSUED: 2017

REVISED: --

R/W OR EASEMENT LINE

VALVE & VALVE BOX

ROAD SURFACE OR OTHER AREA TO BE DRILLED

VALVE & VALVE BOX

EXIST. GRADE

2' MIN.

8X PIPE DIA. OR 4' MIN.

2' ADAPTER

4' MAX SLOPE

EXISTING D.I.P. OR P.V.C. PIPELINE

PERPENDICULAR CONNECTION
PLAN VIEW

STRAIGHT RUN CONNECTION

VALVE & BOX

EXISTING PIPELINE

ADAPTER

P.V.C. OR D.I.P. PIPE

HDPE PIPE & ADAPTER

LIMITED ACCESS CONNECTION

MJ SPLIT GLAND

GASKET

MJ FITTING

HDPE PIPE

HDPE ADAPTER

BUTT FUSION WELD

HDPE-MJ ADAPTER

NOTES:

1. DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DUCTILE IRON SIZE.
2. ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
3. ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILL DETAIL

N.T.S.

6.0' (TYP)

3.5' MIN.

OUTSIDE EOP

7'

SIGN

CROSSWALK SIGN
R1-6A

STOP SIGN
R1-1

ALL WAY
R1-3P

SPEED LIMIT SIGN
R2-1

DO NOT ENTER
R5-1

SIGN DETAILS

N.T.S.

2"

2.35"

2.35"

PLAN VIEW

0.9"

0.2"

TRUNCATED DOME

Dome pattern shall be in line with direction of travel.

All sidewalk curb ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24" (610 mm) from the back of curb.

CURB RAMP DETECTABLE WARNING

N.T.S.

1/2"R

1'-0"

1'-0"

1/4"

.0208'

0.11' ABOVE E.P.

9"

5.45"

1.5"

1.16"

7 1/2"

0.625"

2'-0"

SURFACE ON LOW SIDE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER EXCEPT FC-2 TO BE 5/8" AND FC-3 TO BE 3/4" ABOVE LIP. SURFACE ON HIGH SIDE TO BE FLUSH WITH GUTTER.

MIAMI CURB & GUTTER

N.T.S.

Digitally signed by Kenneth R. Wicks
DN: cn=KRW,
E=kedwicks@wicksengineering.com,
O=Wicks Engineering Services,
INC., ou=FL Reg FE #63274,
CN=Kenneth R. Wicks
Date: 2022.04.13 11:21:08 -0400

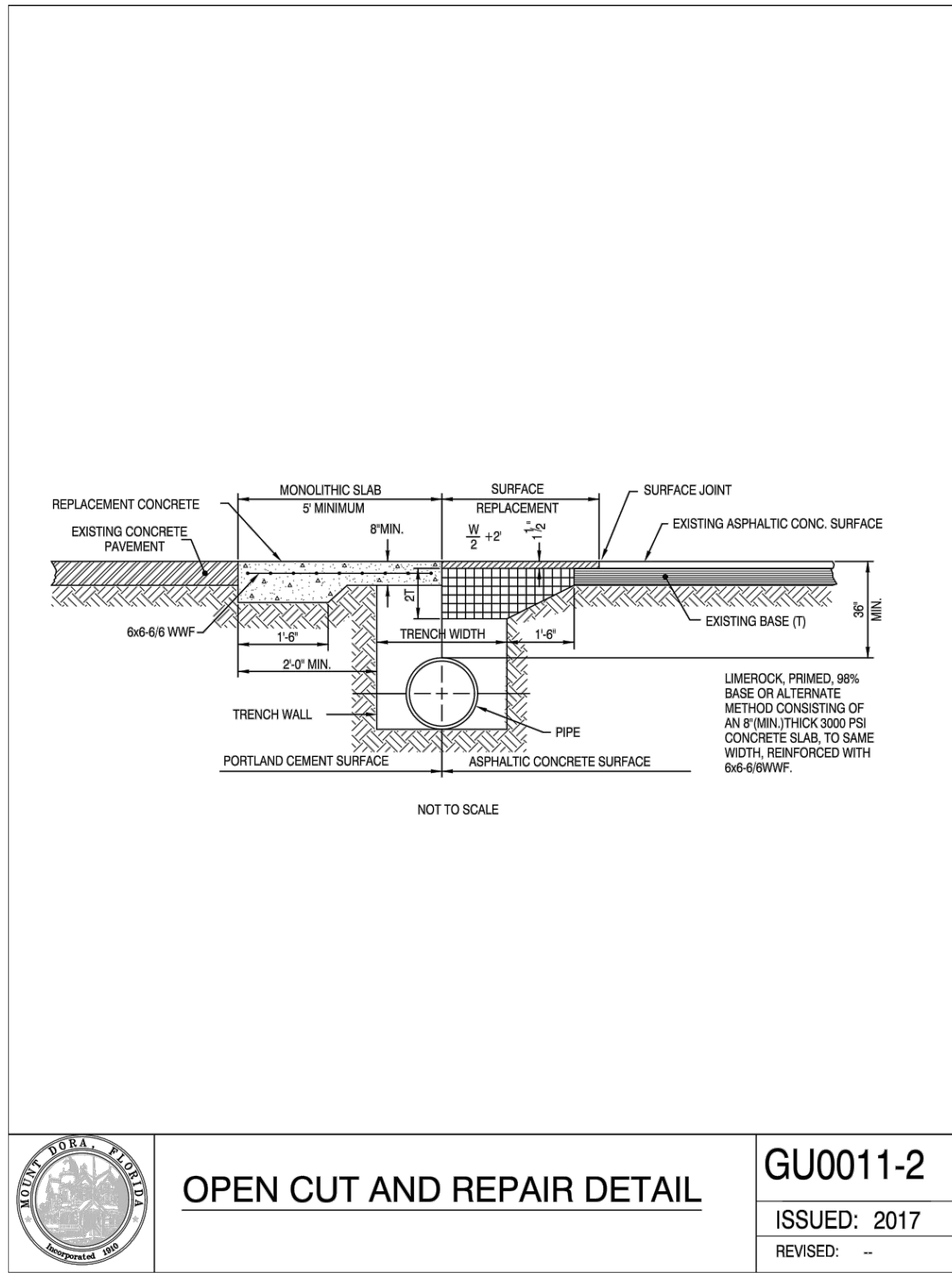
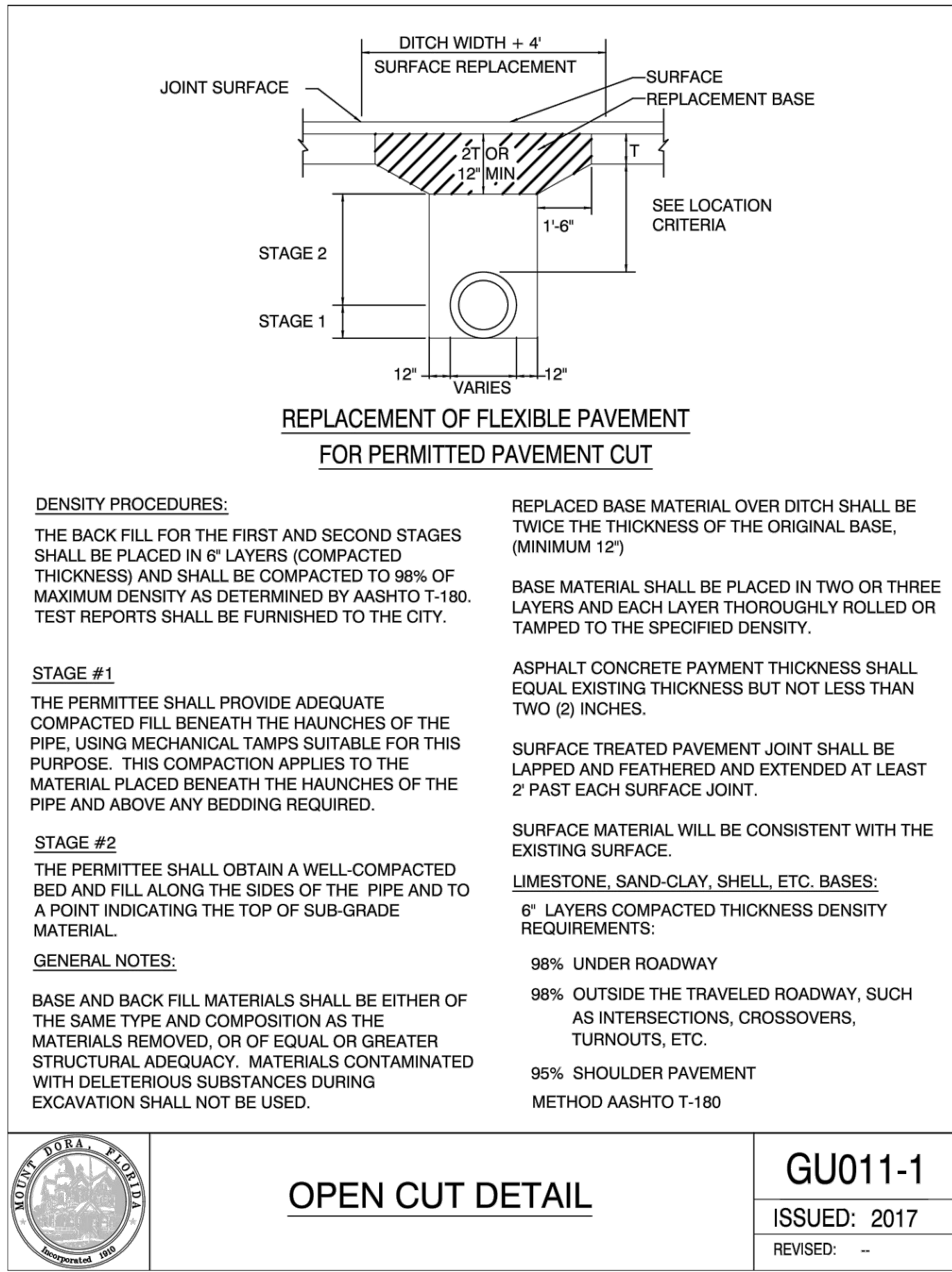
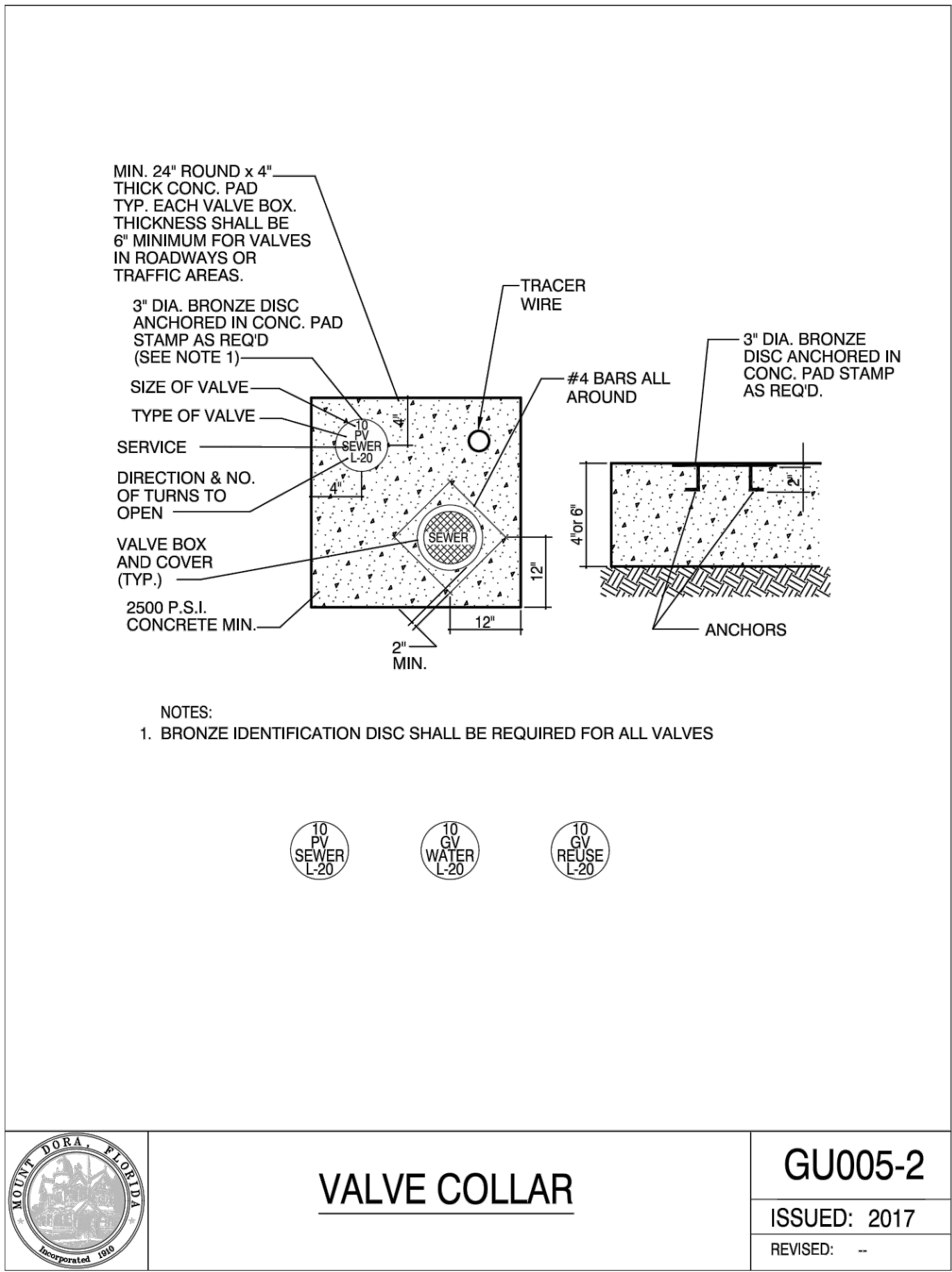
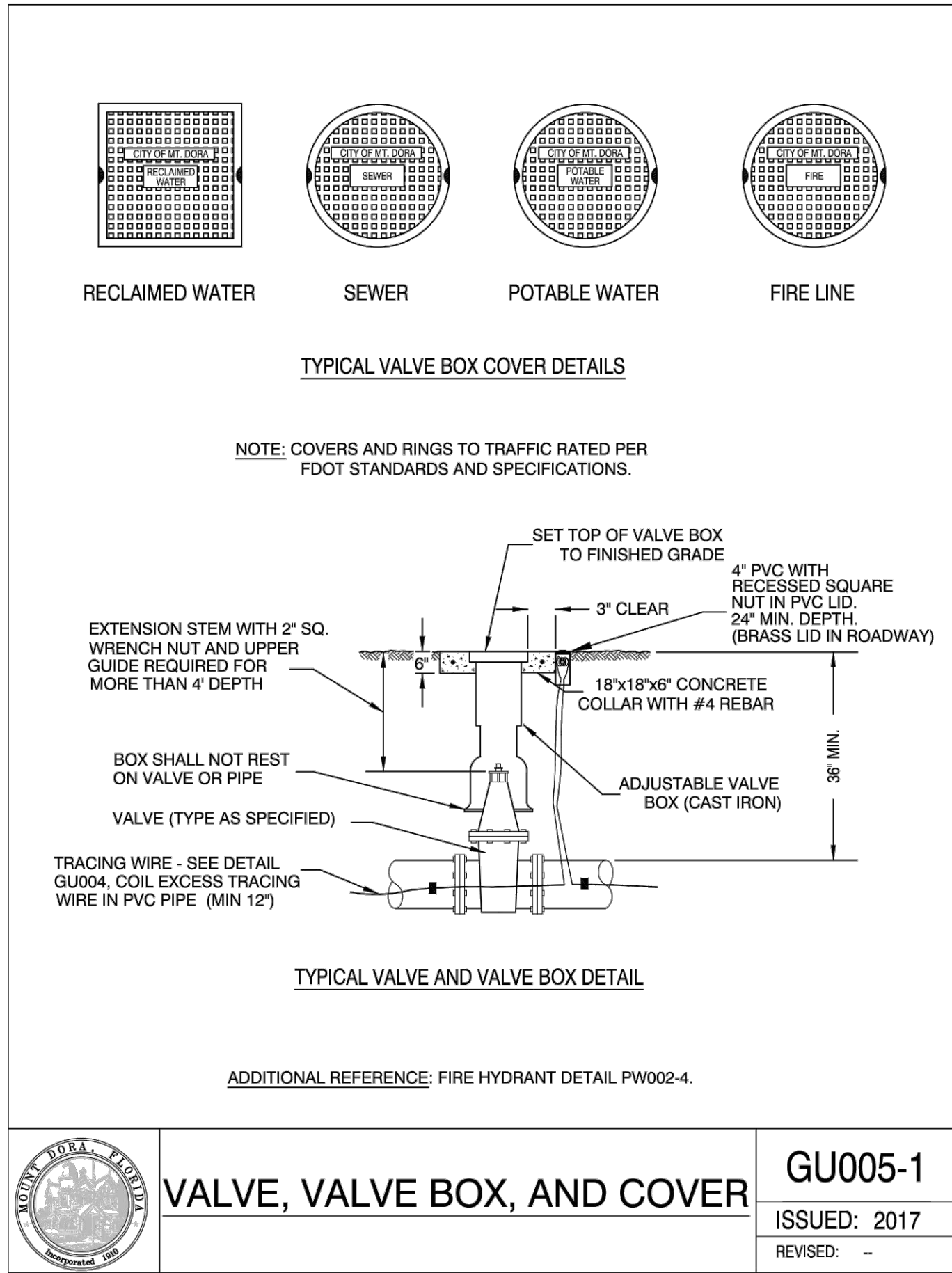
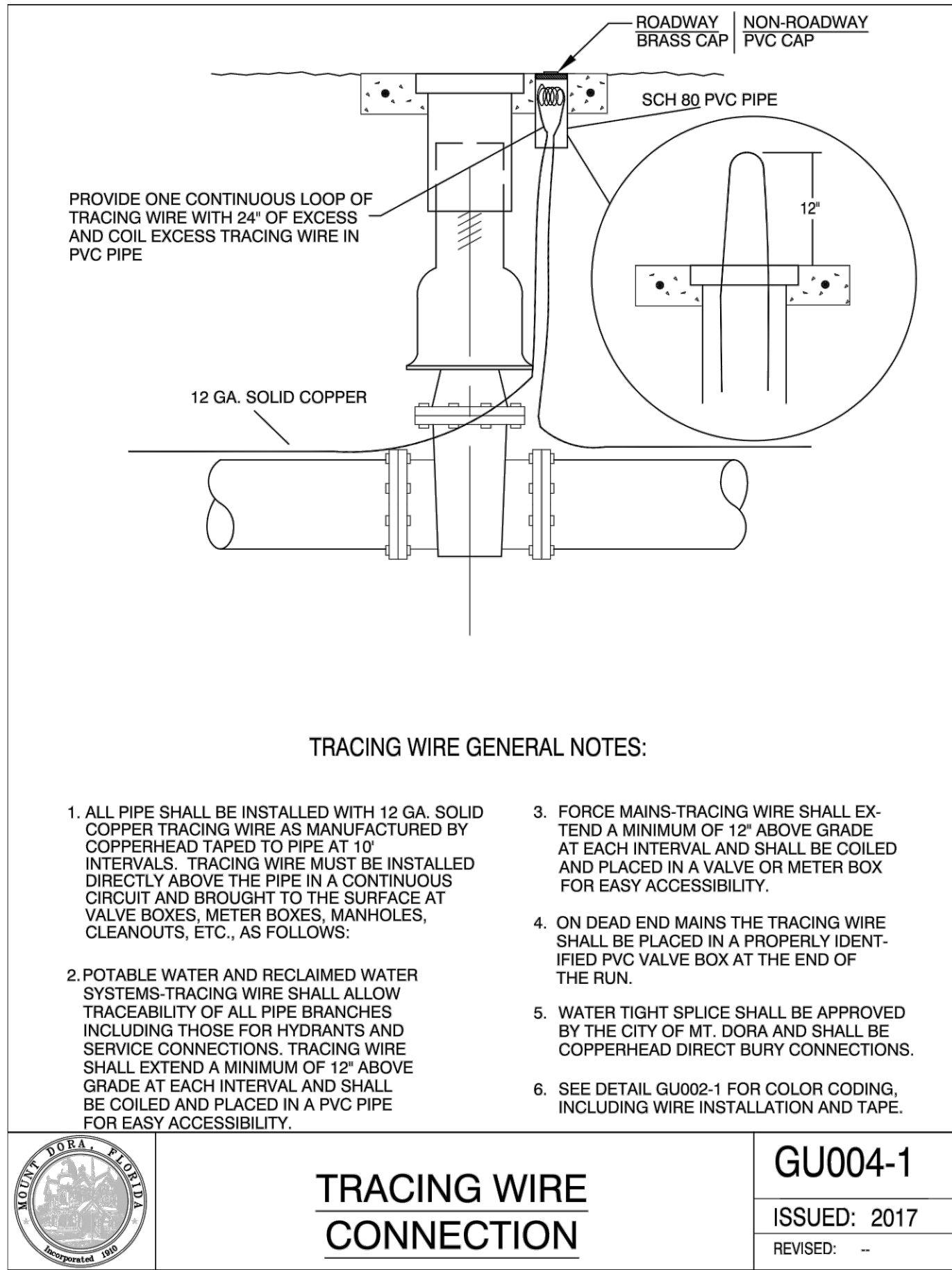
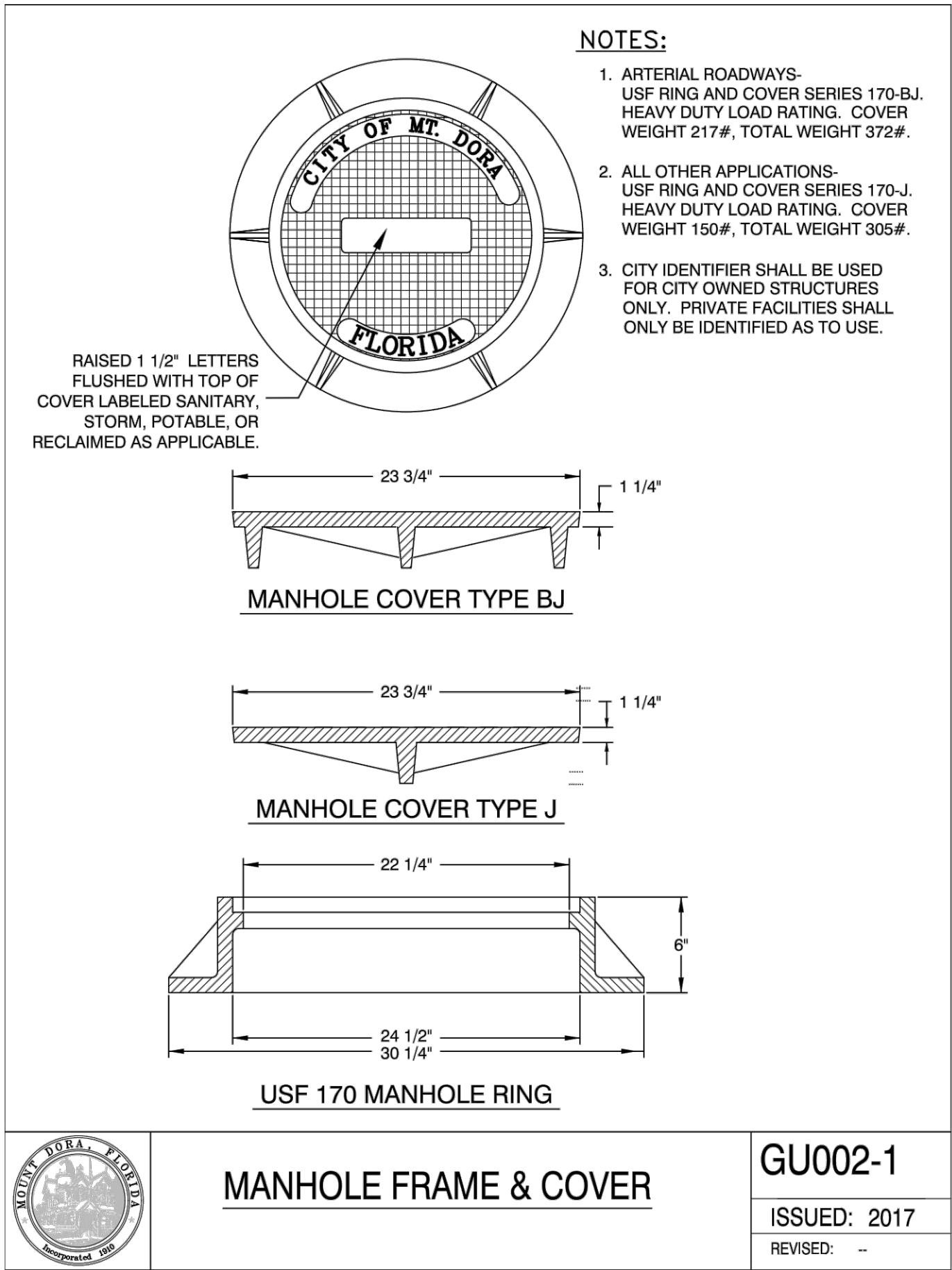


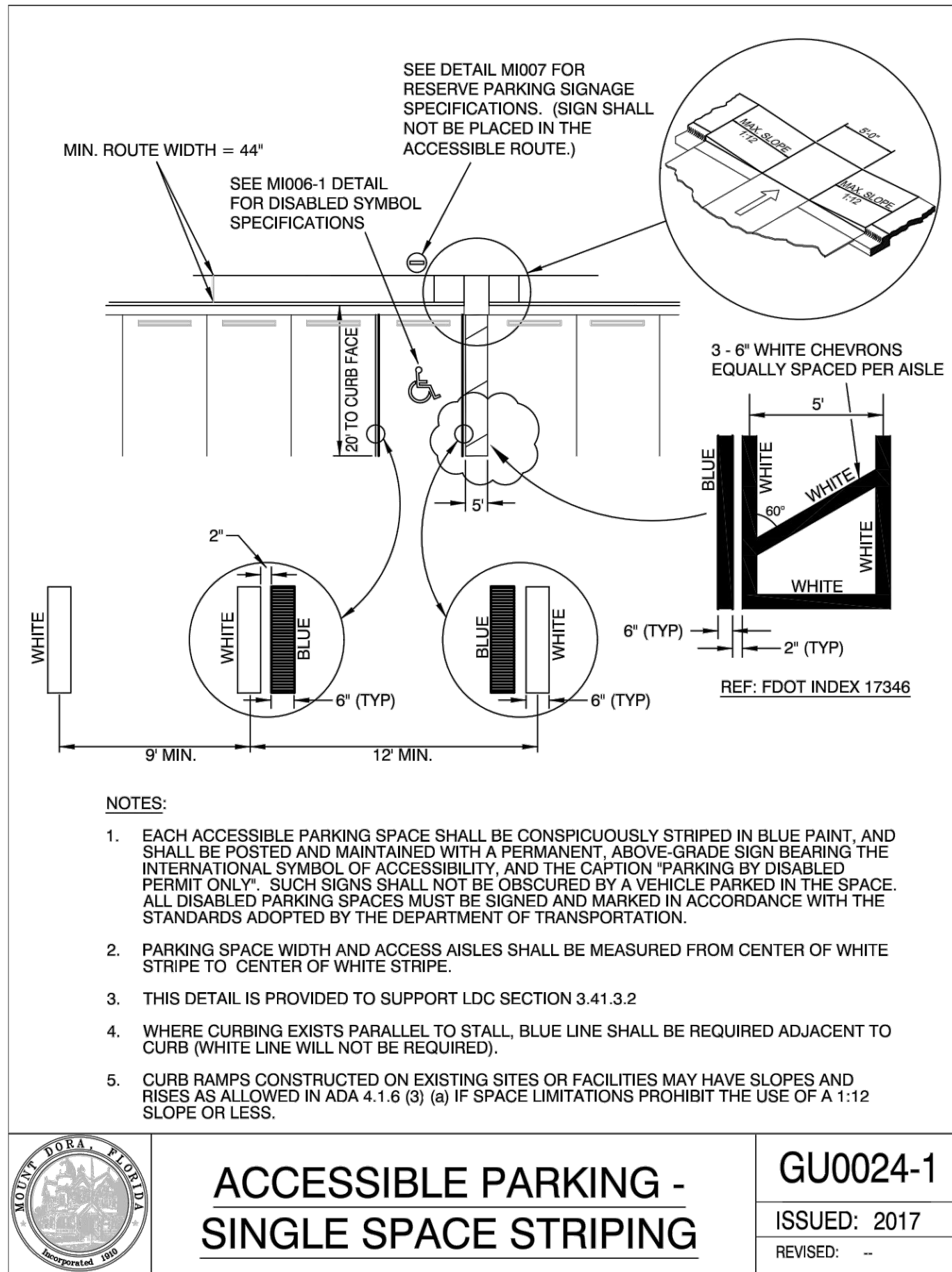
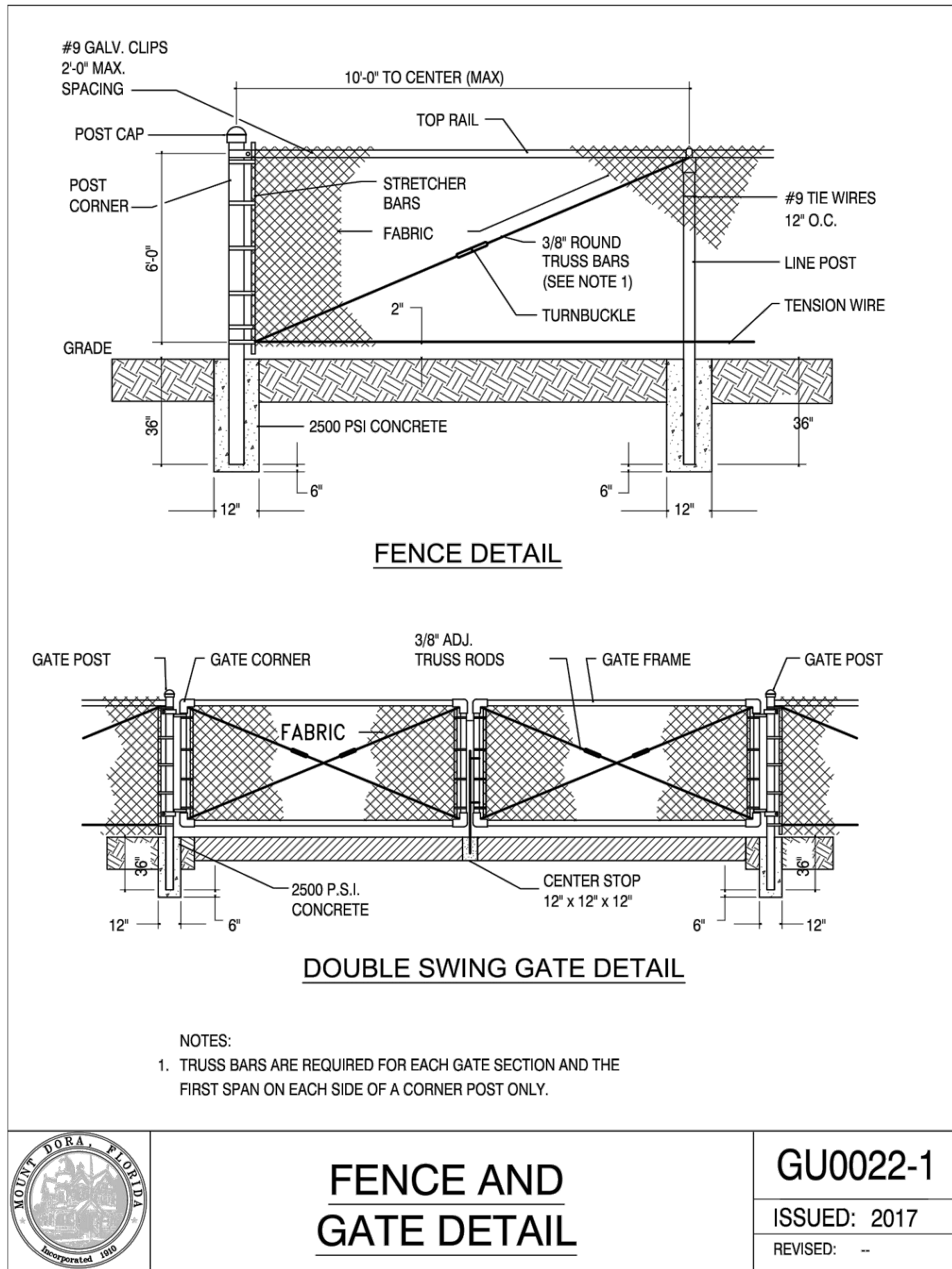
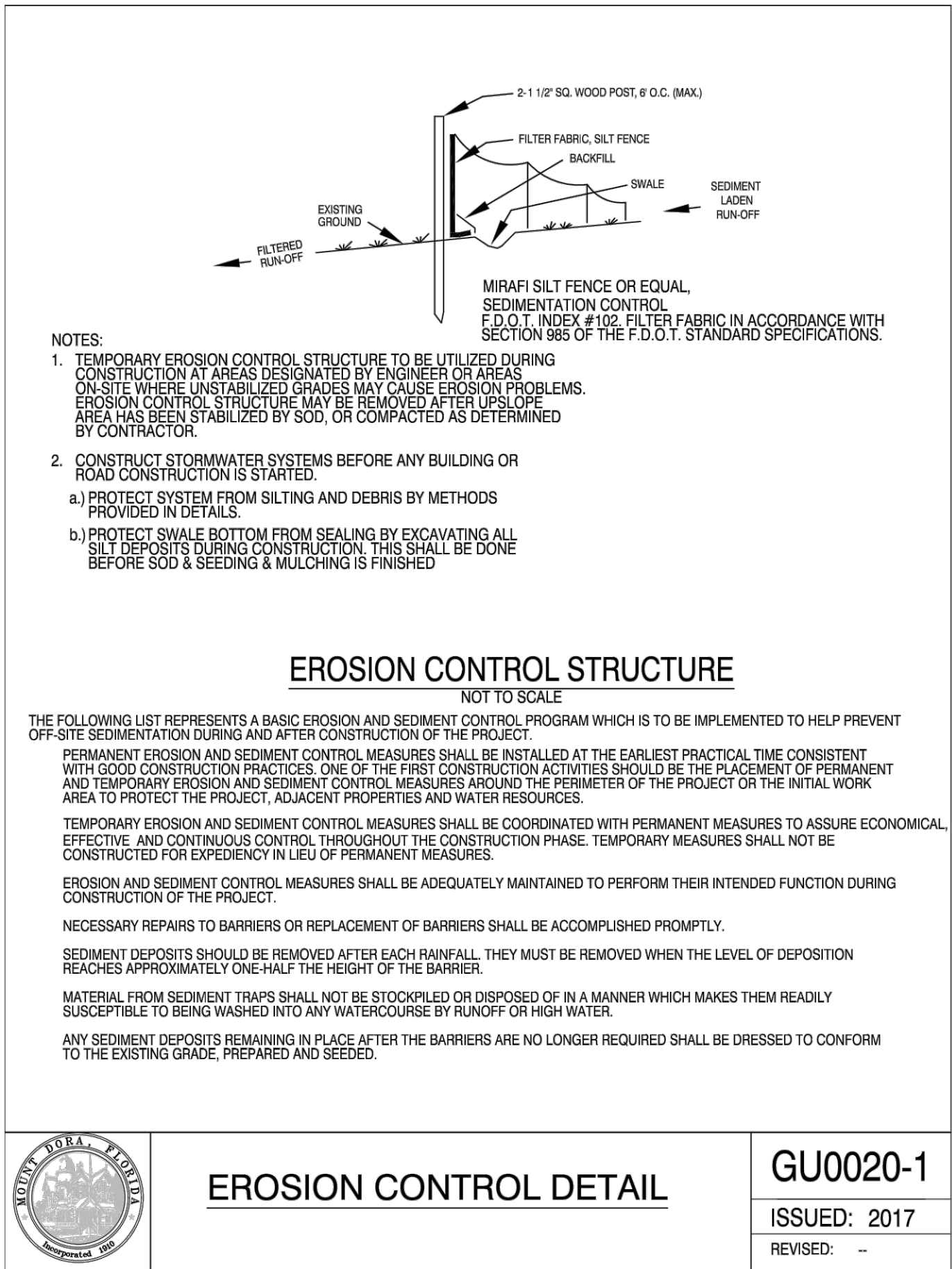
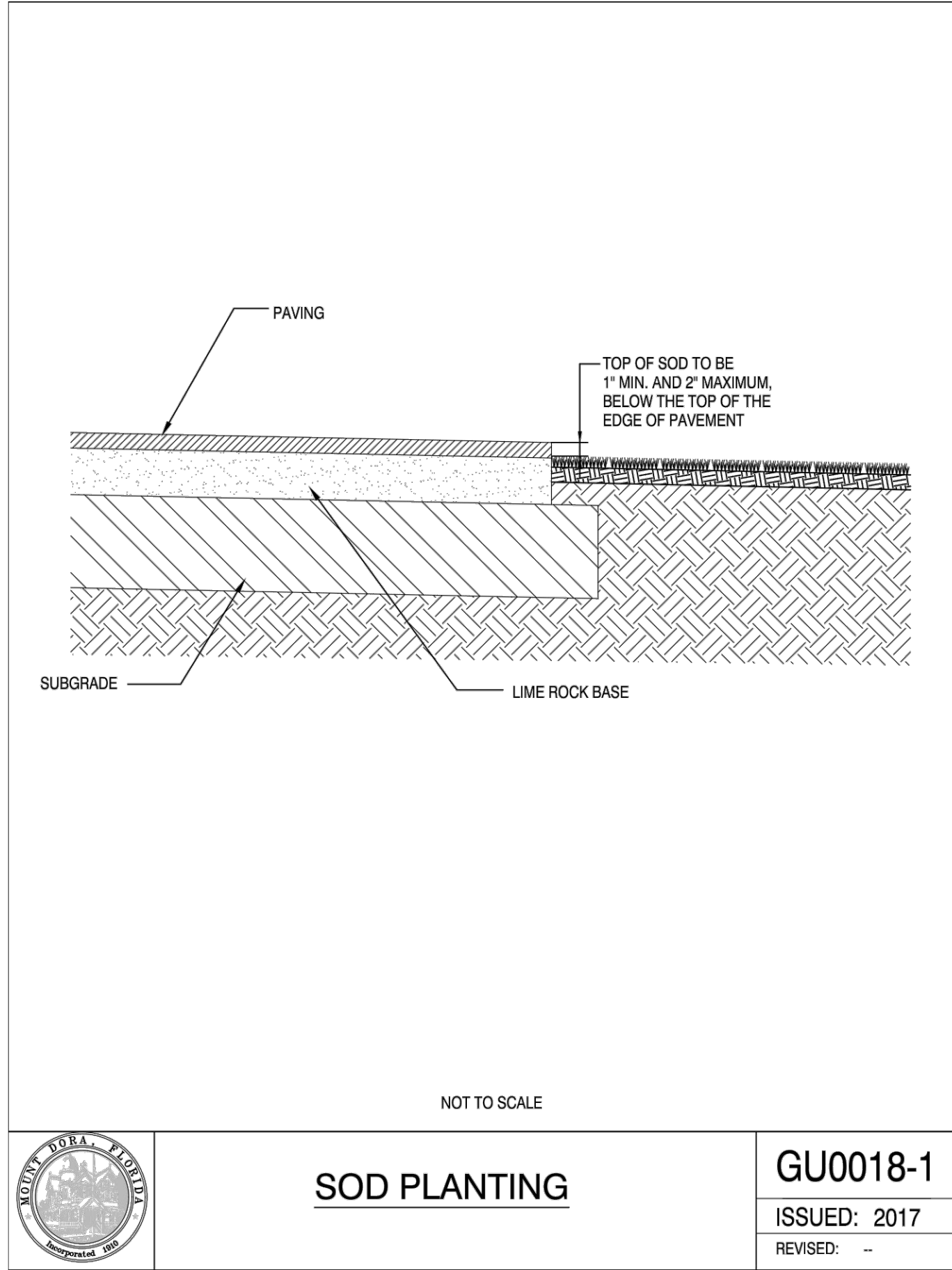
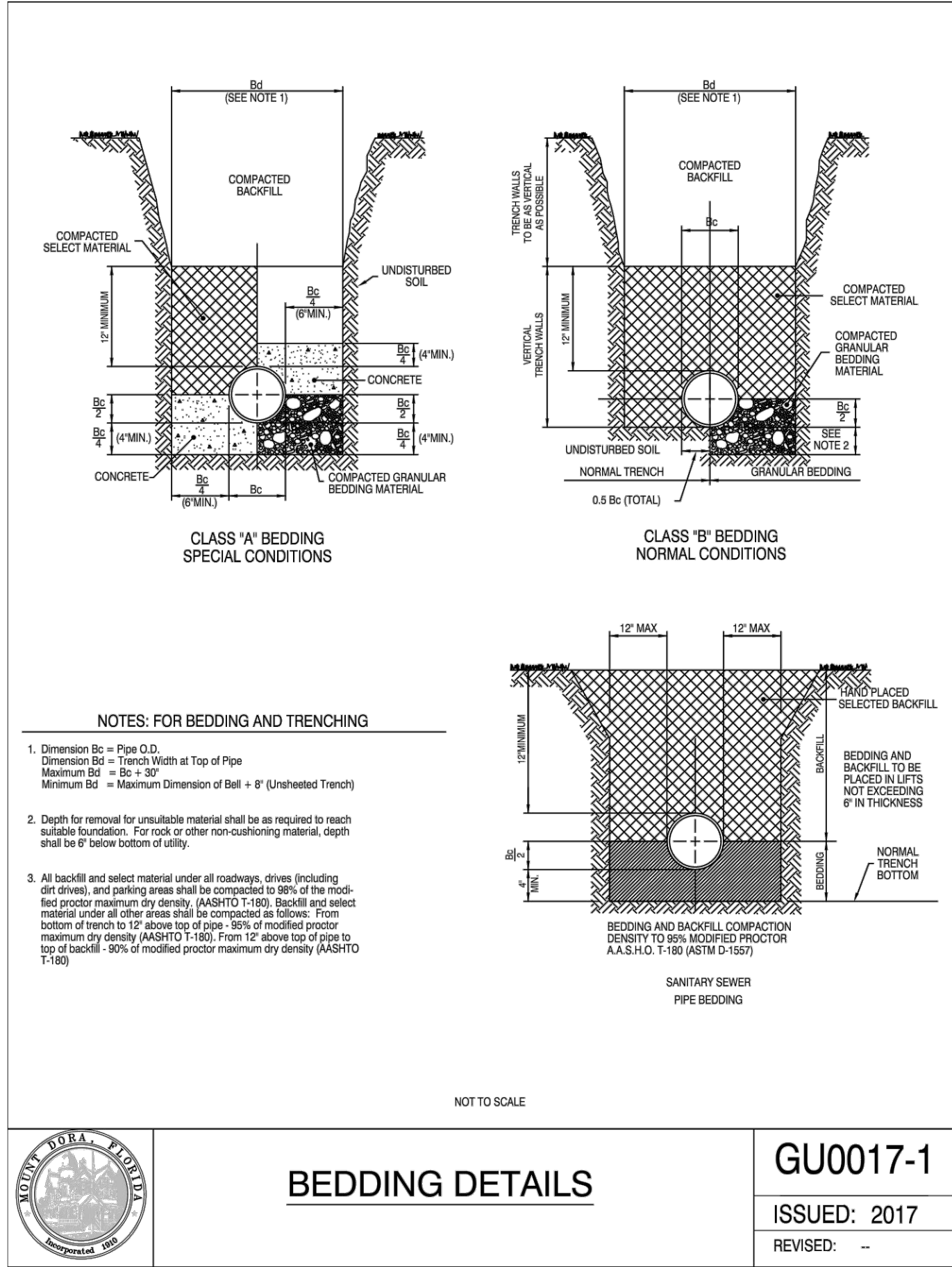
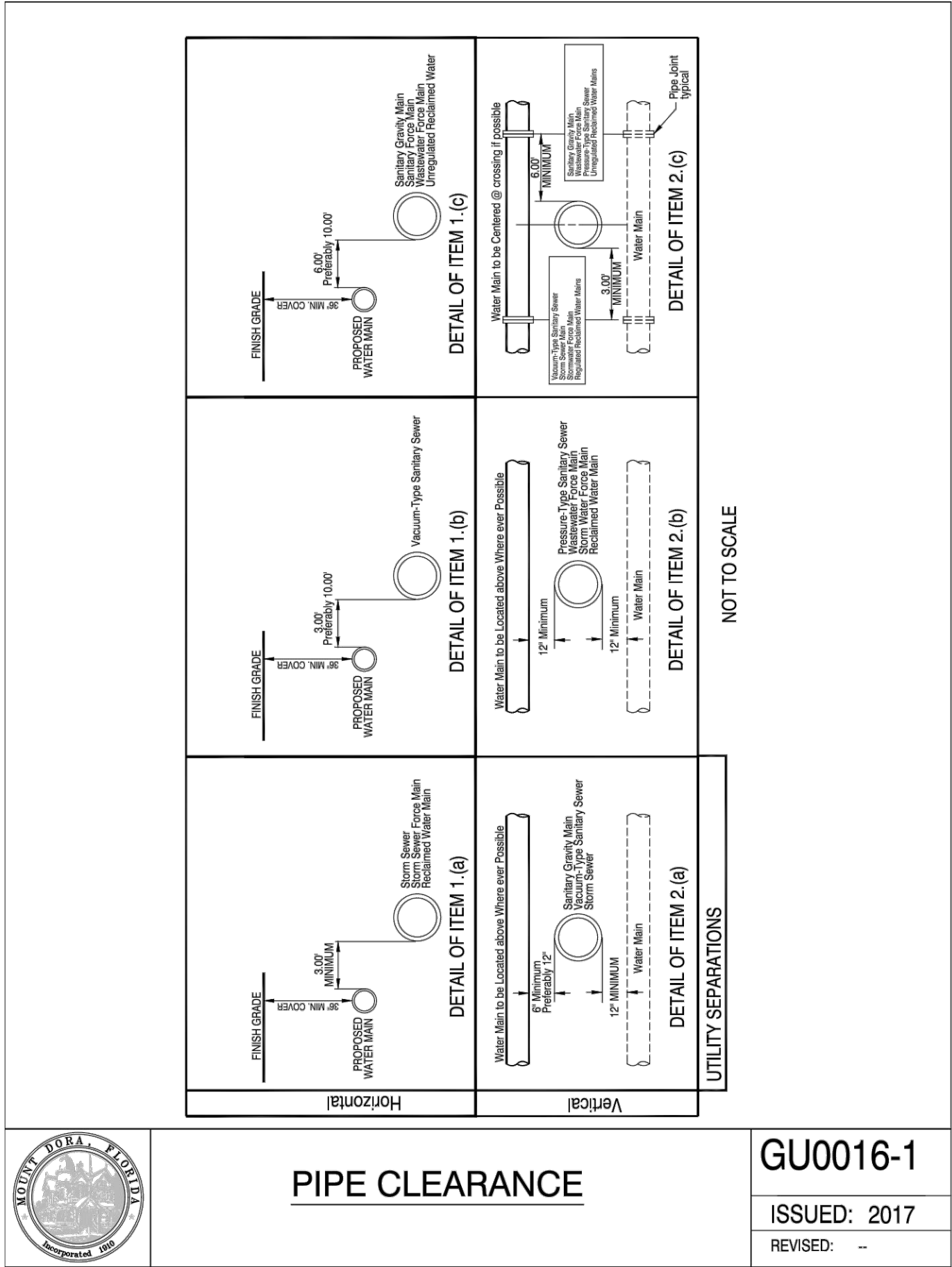
BRISTOL PARK APARTMENTS
CONSTRUCTION DETAILS
MOUNT DORA, FLORIDA 34736

Bristol Lakes Phase II, LLC
16554 Cagan Crossings
Boulevard, Suite 4
Clermont, FL 34719

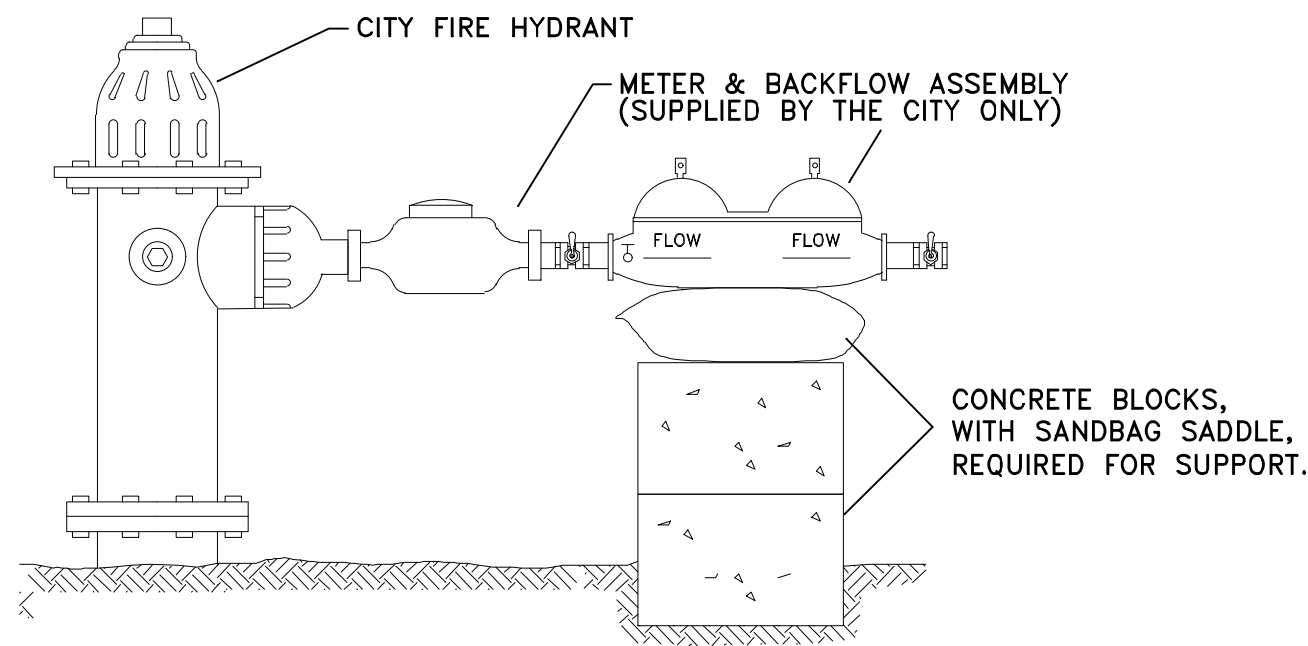
Wicks Engineering Services, Inc.
225 West Main Street, Tallahassee, Florida 32304
www.wicksengineering.com (352) 343-8667
C.A. #30062

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Date:	03-04-22		
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Sheet: 25 of 32			



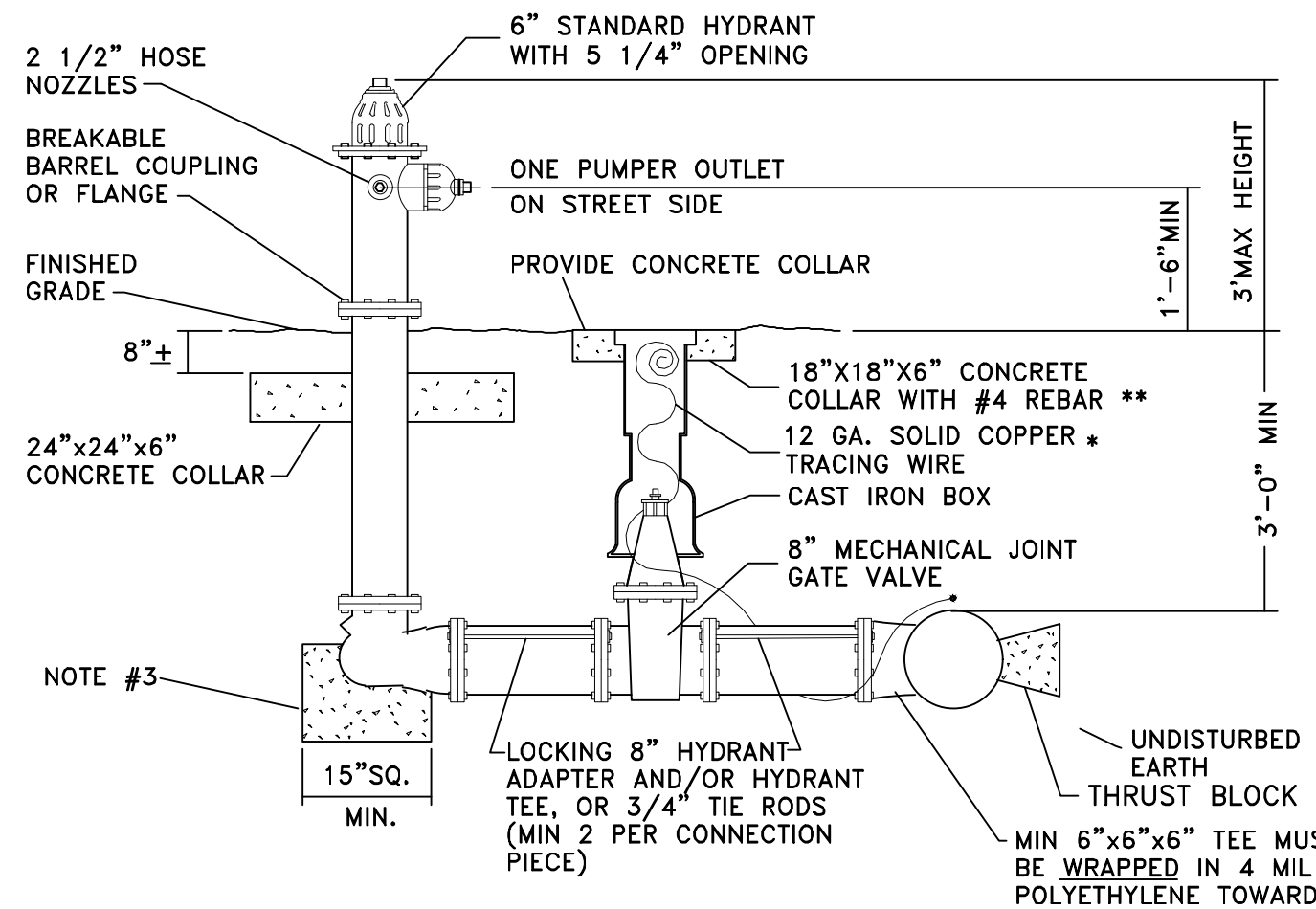


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- NOTES:
1. HYDRANT MUST BE FULLY OPENED DURING USE.
 2. METER AND BACKFLOW ASSEMBLY SUPPLIED BY CITY ONCE DEPOSIT IS PAID.

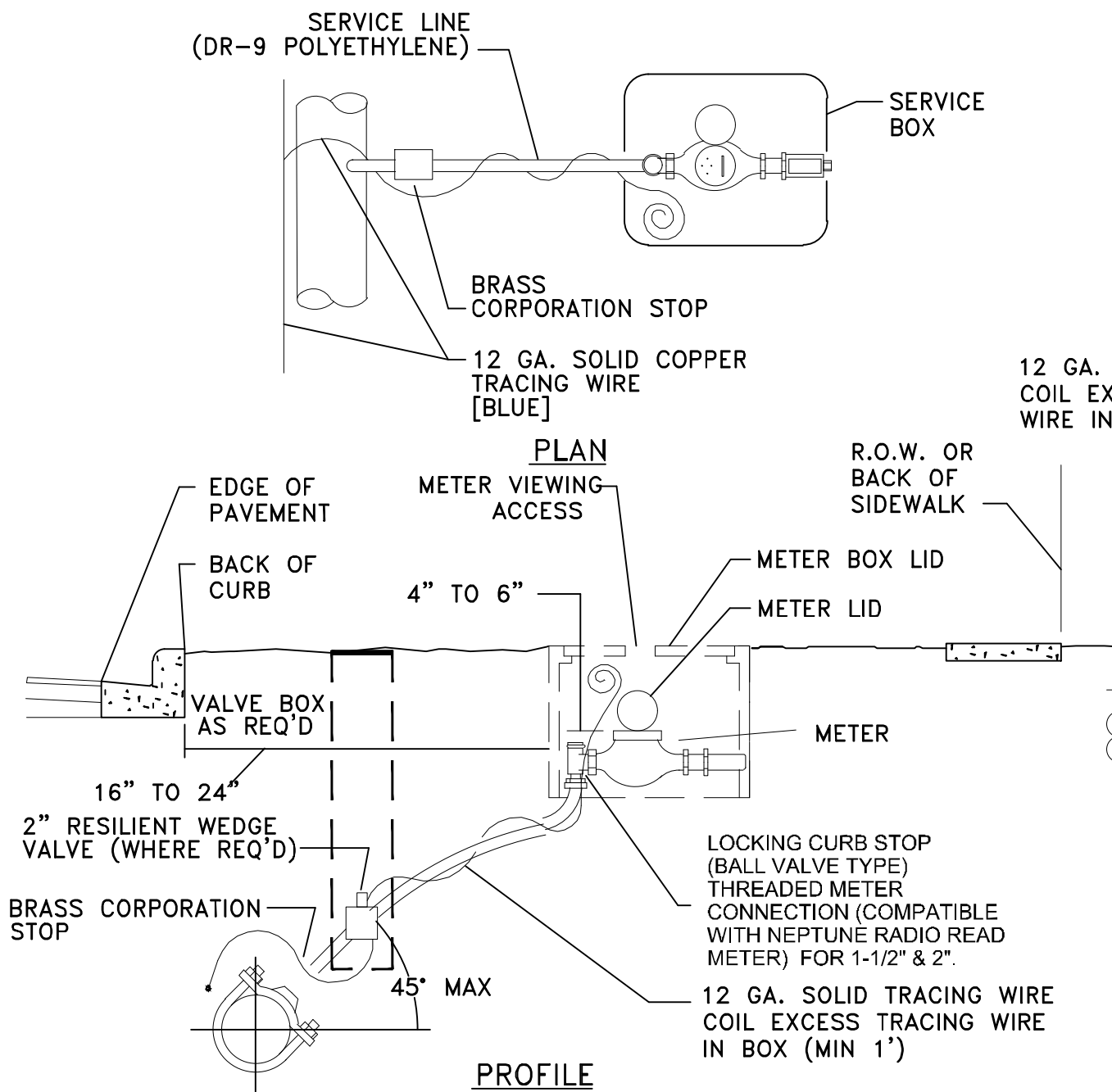
TEMPORARY METER (1"/2") TYPICAL INSTALLATION



- NOTES:
1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.
 2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
 3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE
 4. WEEP HOLES TO BE PLUGGED.
 5. A VERTICAL CLEARANCE SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS.
 6. PRIVATELY-OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS.
 7. ANNUAL MAINTENANCE RECORDS FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT.

STANDARD FIRE HYDRANT ASSEMBLY

*COIL EXCESS TRACING WIRE IN BOX.
**A 16" DIAMETER X 6" THICK CIRCULAR COLLAR MAY BE SUBSTITUTED FOR THE 18"x18"x6" COLLAR.



- NOTES:
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR.
 2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
 3. ALL POTABLE WATER IRRIGATION METERS REQUIRE A CITY APPROVED BACKFLOW PREVENTER.
 4. ALL PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (RECLAIMED, WELL, ETC.) REQUIRE CITY APPROVED BACKFLOW PREVENTERS.
 5. SERVICE LINE SHALL NOT BE LESS THAN METER SIZE.
 6. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.

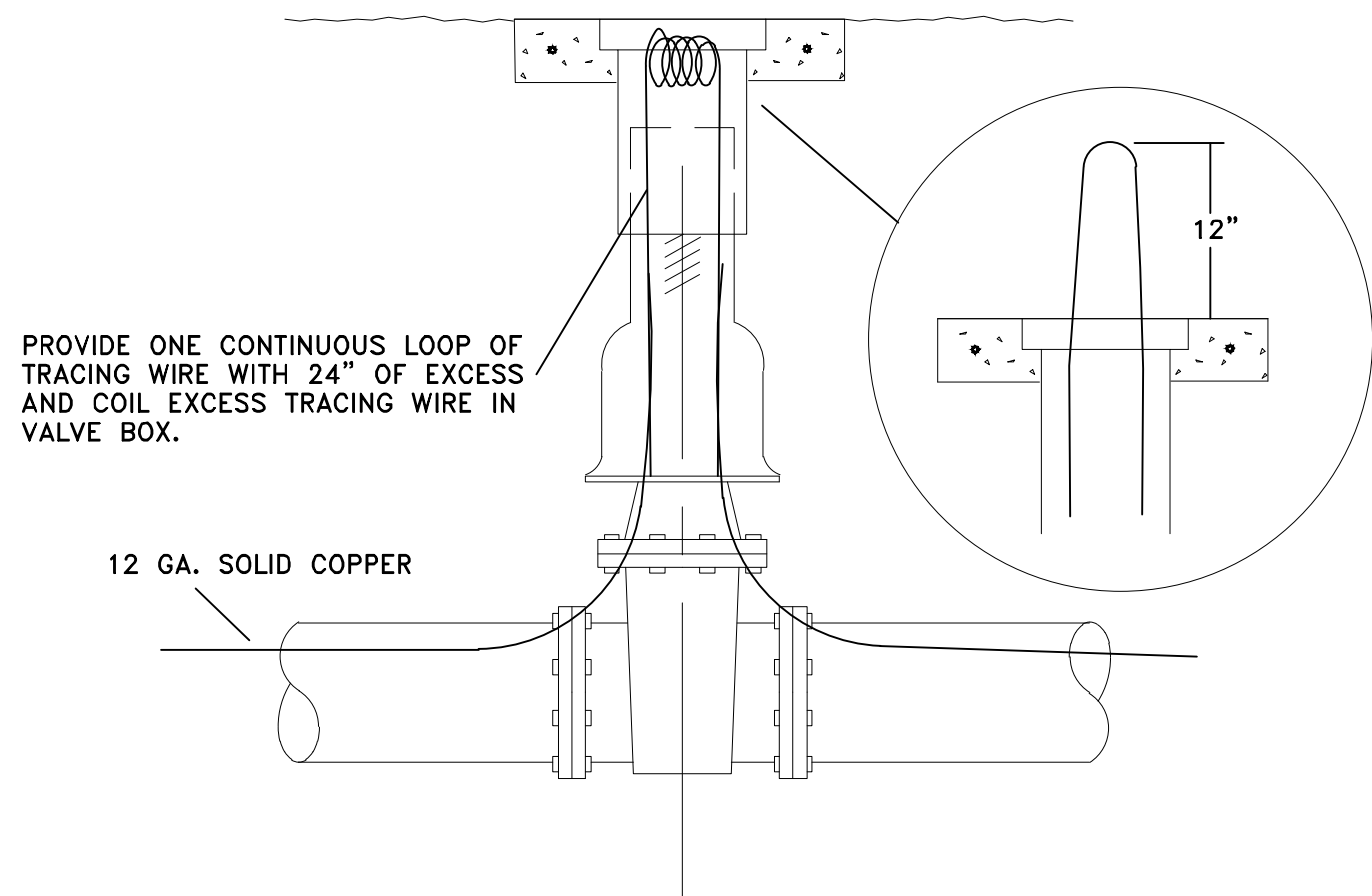
TYPICAL WATER SINGLE SERVICE CONNECTION FOR 3/4" TO 2" METERS

SYMBOL	REVISIONS	BY	DATE	APPRVD

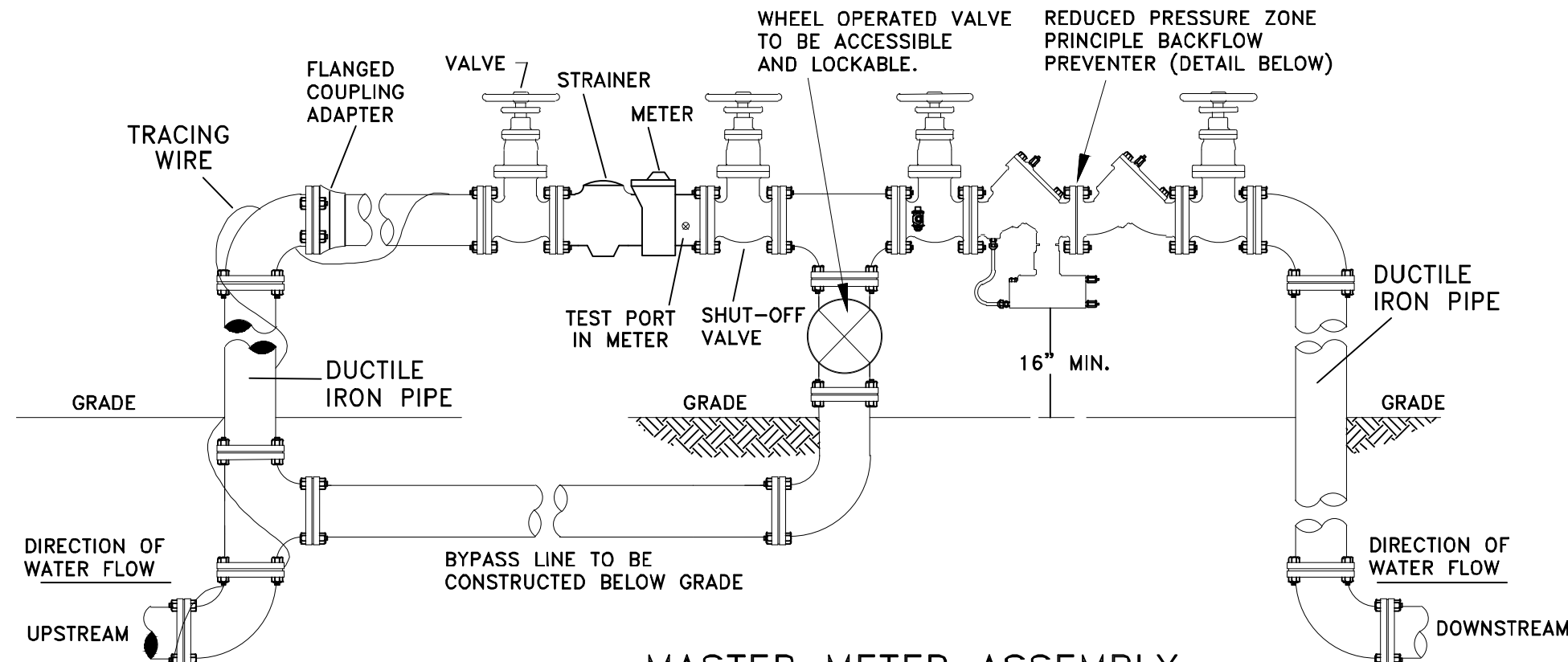
TRACING WIRE GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED WITH 12 THHN SOLID COPPER TRACING WIRE. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT 500' INTERVALS AS FOLLOWS:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE BOX FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.

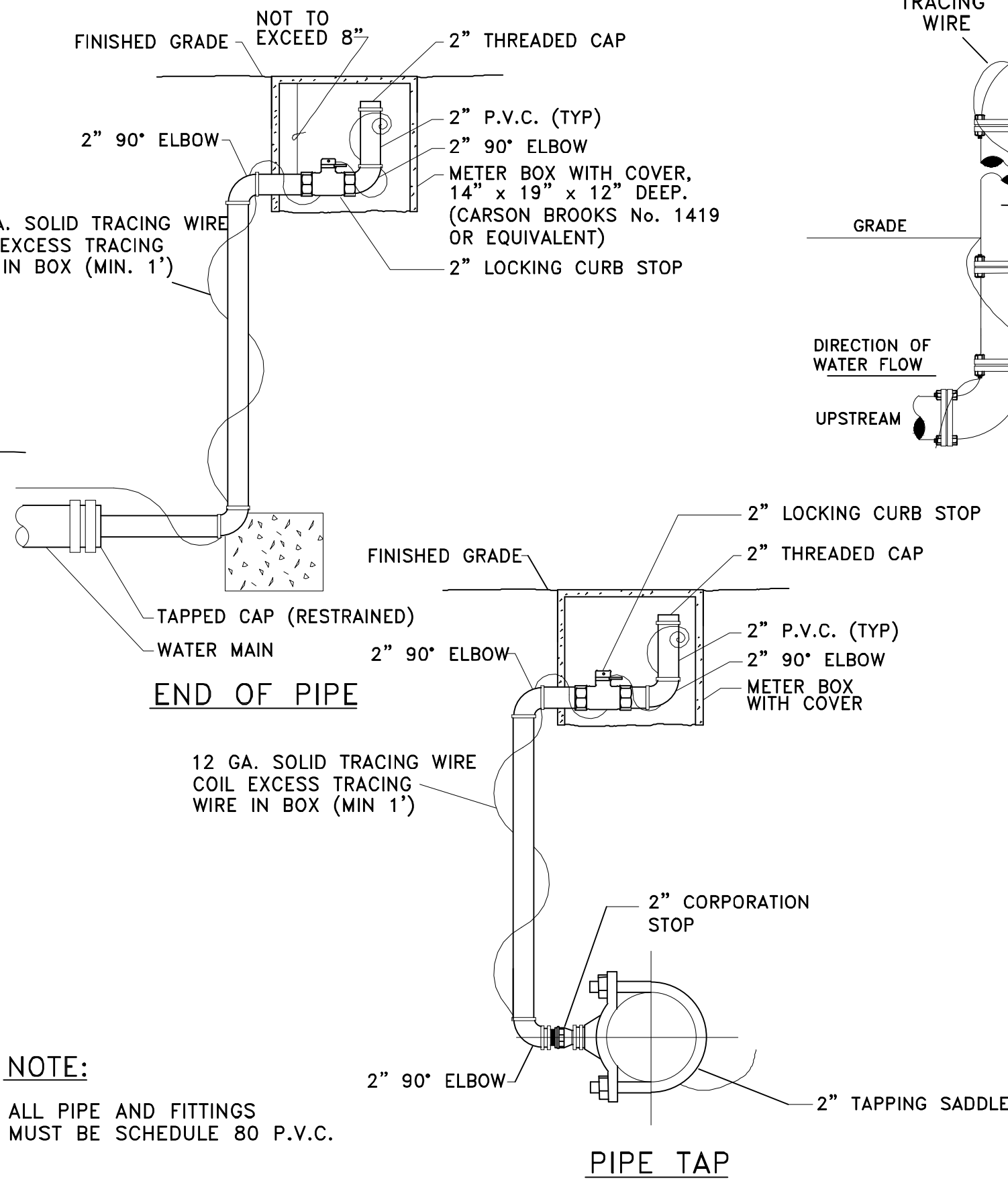
TRACING WIRE CONNECTION



- NOTES:
1. ALL DOMESTIC METERS TO BE COMPOUND OR FIRE LINE.
 2. IRRIGATION METERS TO BE APPROVED TURBINE METERS.
 3. METERS UP TO, AND INCLUDING 2" TO BE PURCHASED FROM THE CITY. LARGER THAN 2" TO BE APPROVED BY CITY ENGINEER & PURCHASED BY OWNER.
 4. METERS TO BE INSTALLED ABOVE GROUND.
 5. BOLLARDS & CONCRETE COLLAR REQUIRED WHEN IN TRAFFIC AREAS.



MASTER METER ASSEMBLY WITH BY-PASS



NOTE:
ALL PIPE AND FITTINGS
MUST BE SCHEDULE 80 P.V.C.

LINE FLUSHING ASSEMBLIES



DESIGNED BY:
DRAWN BY:
PROJECT ENGR:
CHECKED BY:
APPROVED BY:

SEALED BY:
SEALED DATE:

CITY OF MT. DORA
DEPARTMENT OF PUBLIC SERVICES

POTABLE WATER STANDARD DETAILS

DATE: 03AUG05
SCALE: N.T.S.

PW-011-2

SHEET 1 OF 1

Wicks Engineering Services, Inc.
225 West Main Street, Tallahassee, Florida 32301
www.wicksengineering.com (352) 343-8667
C.A. #00062

Bristol Lakes Phase II, LLC
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BRISTOL PARK APARTMENTS
CONSTRUCTION DETAILS
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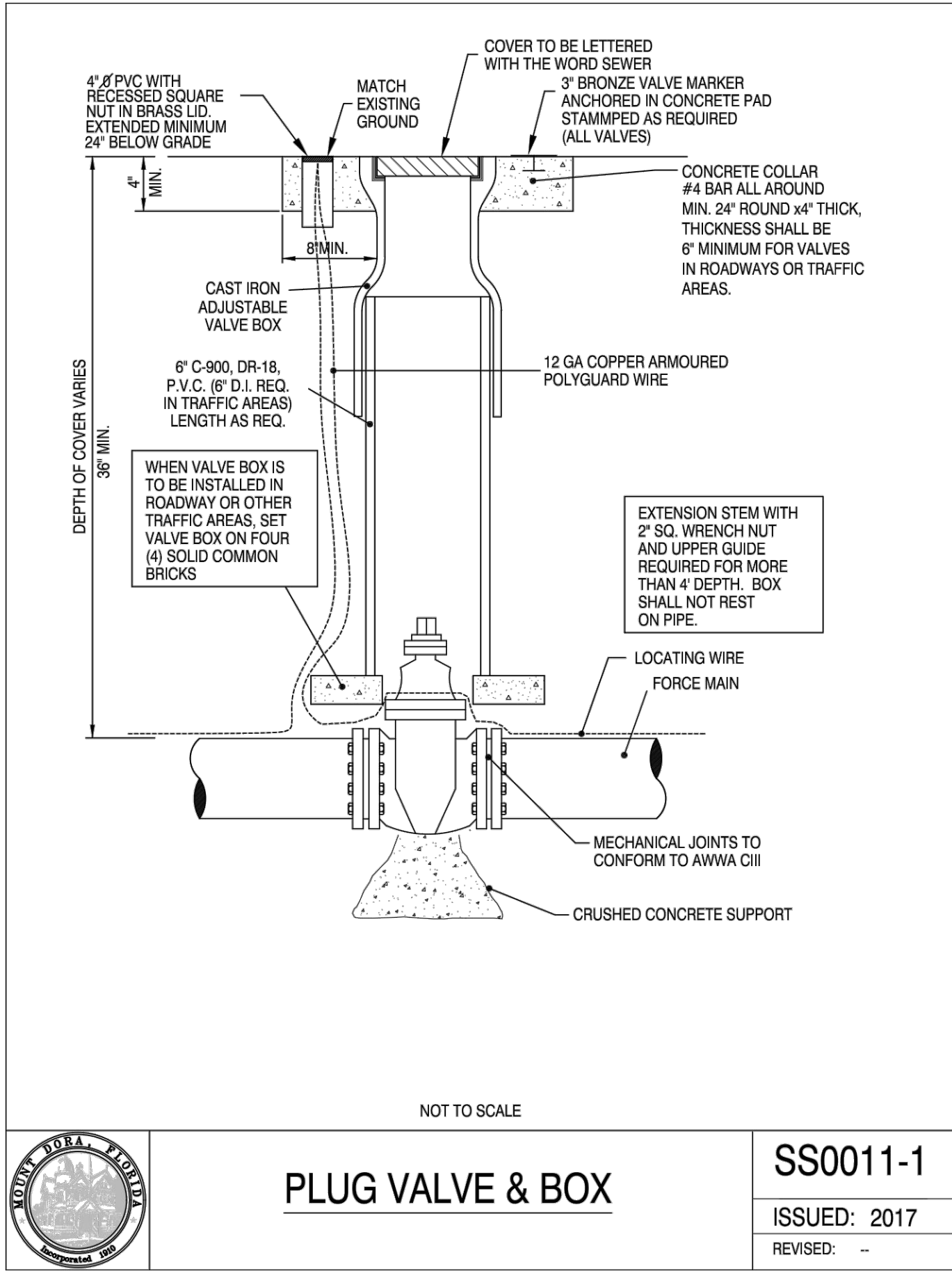
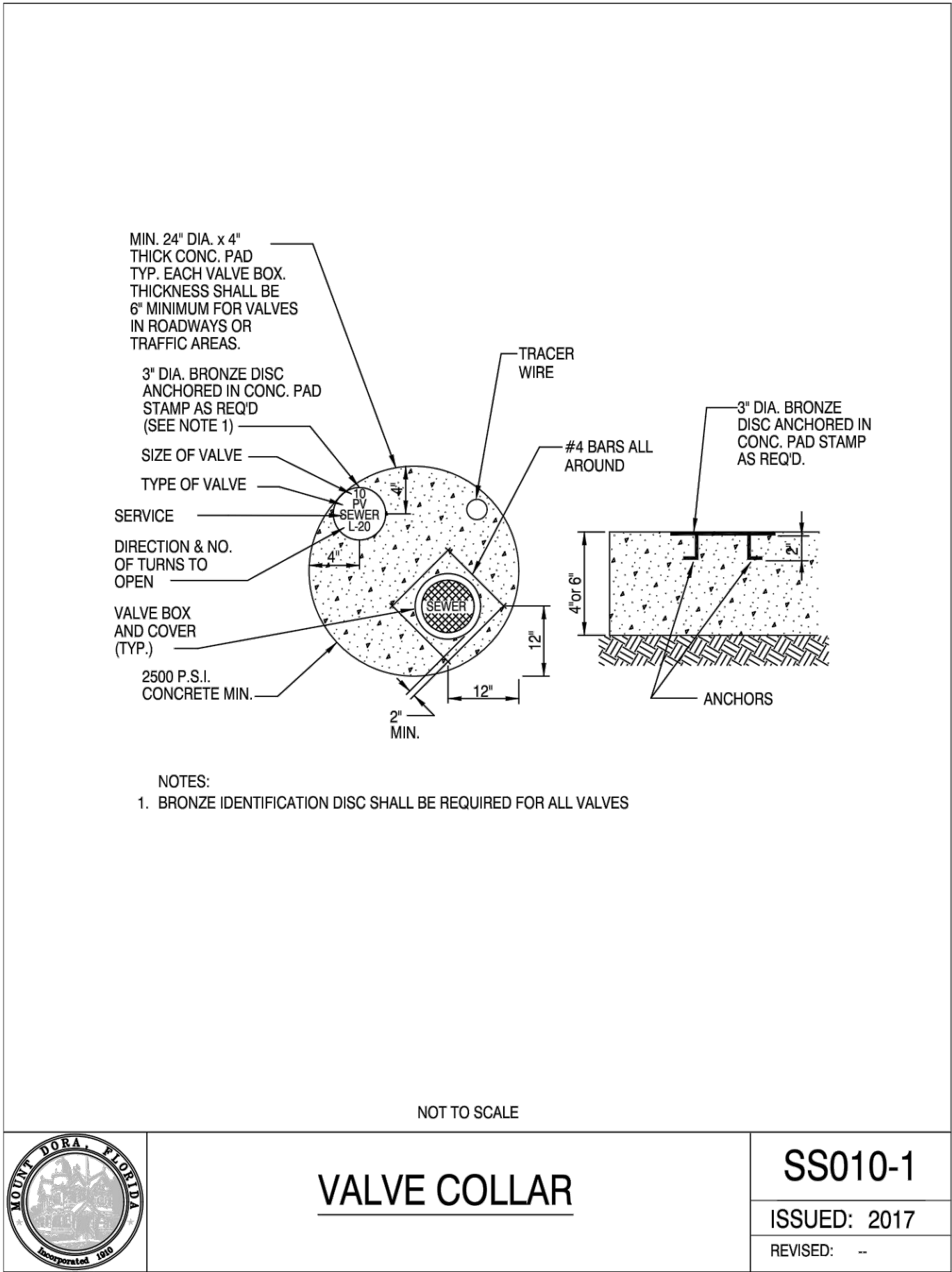
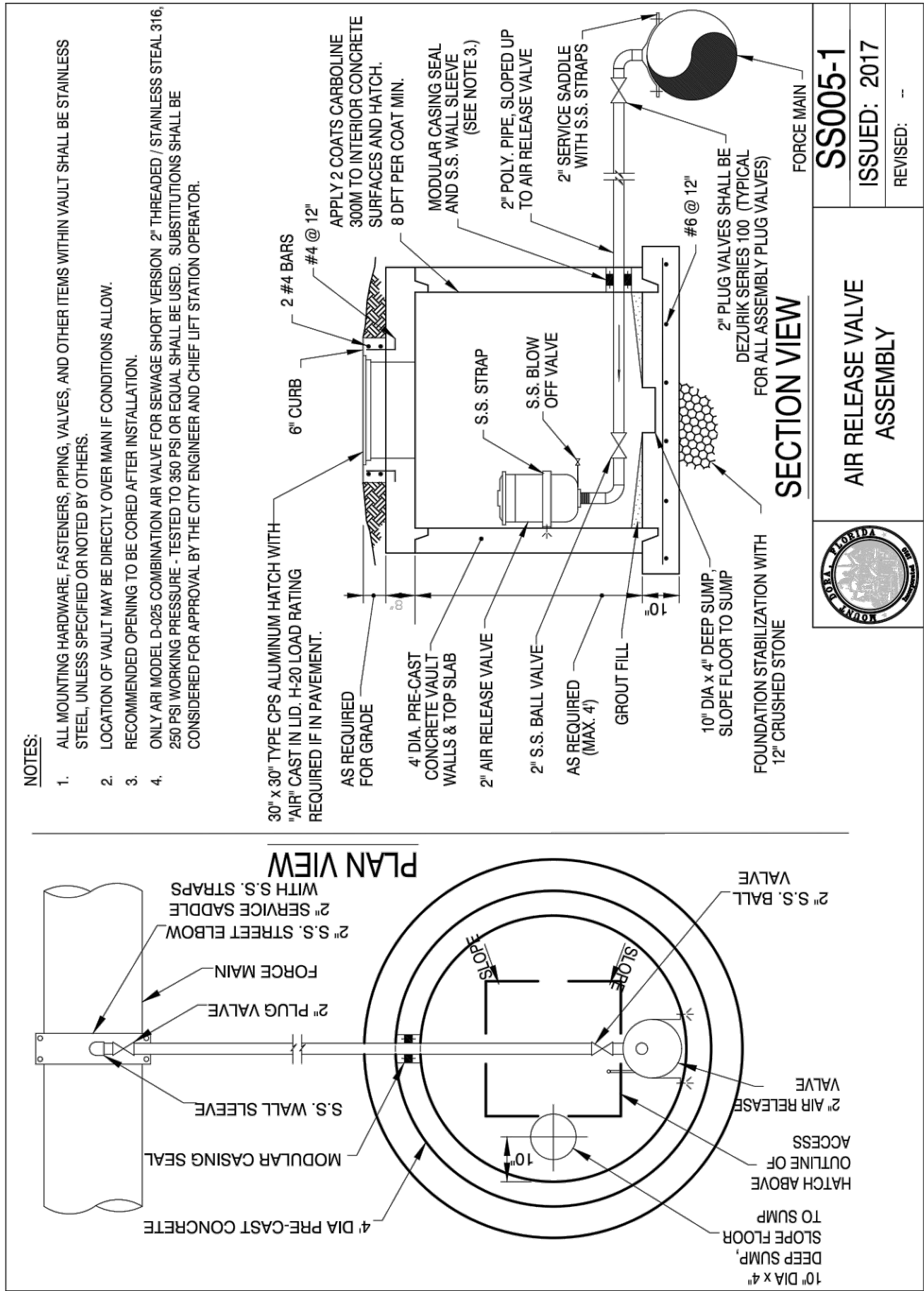
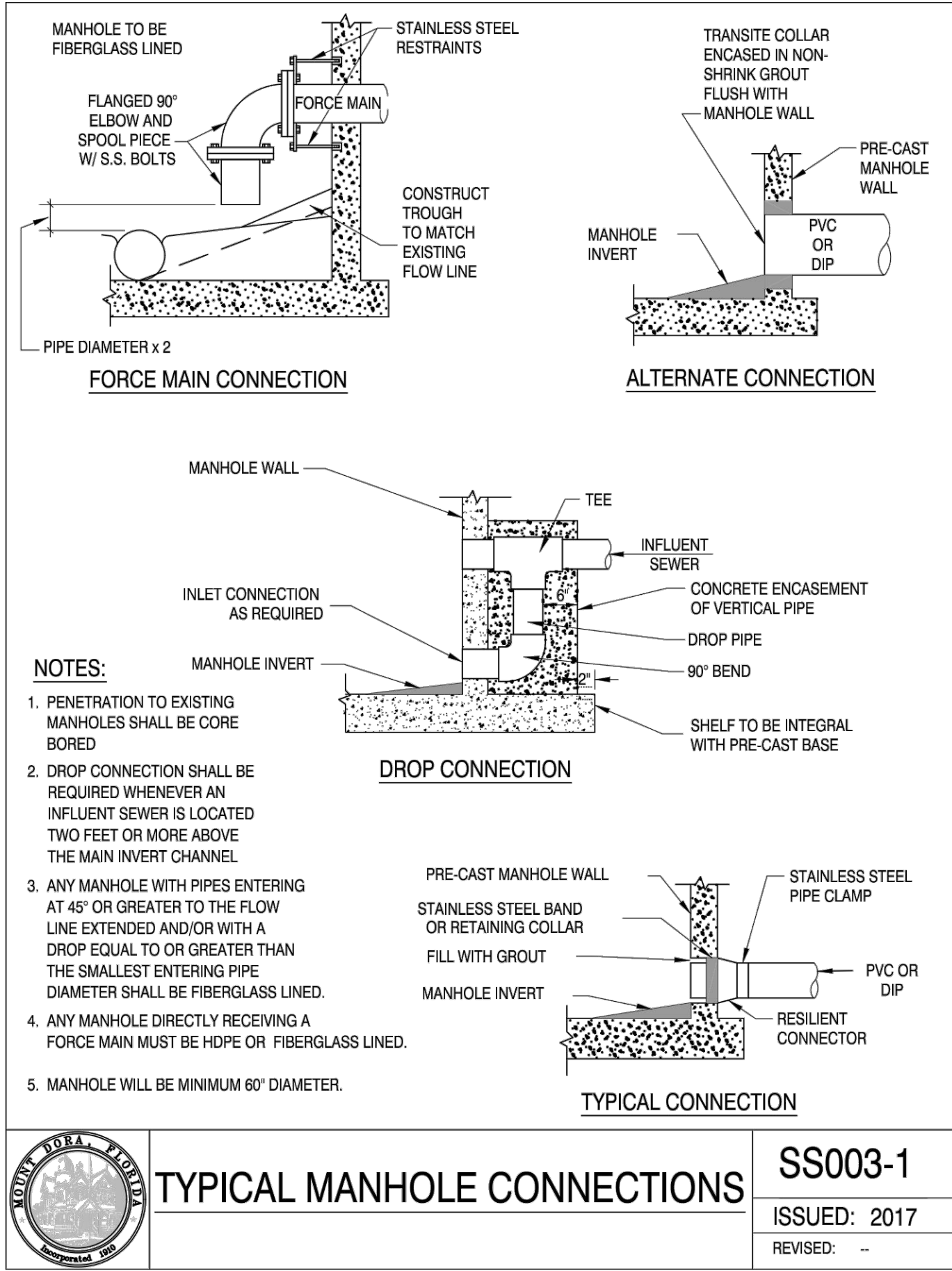
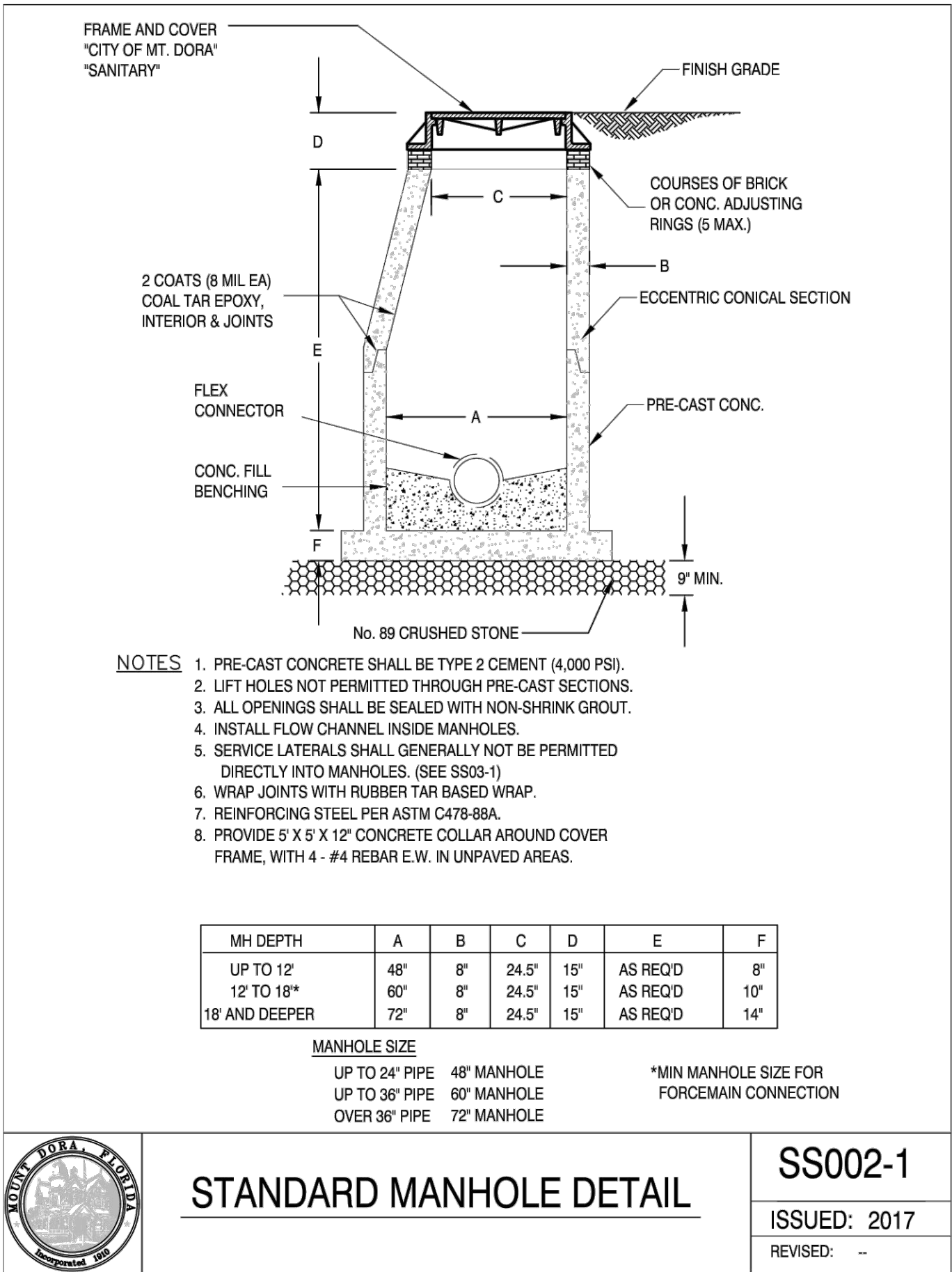
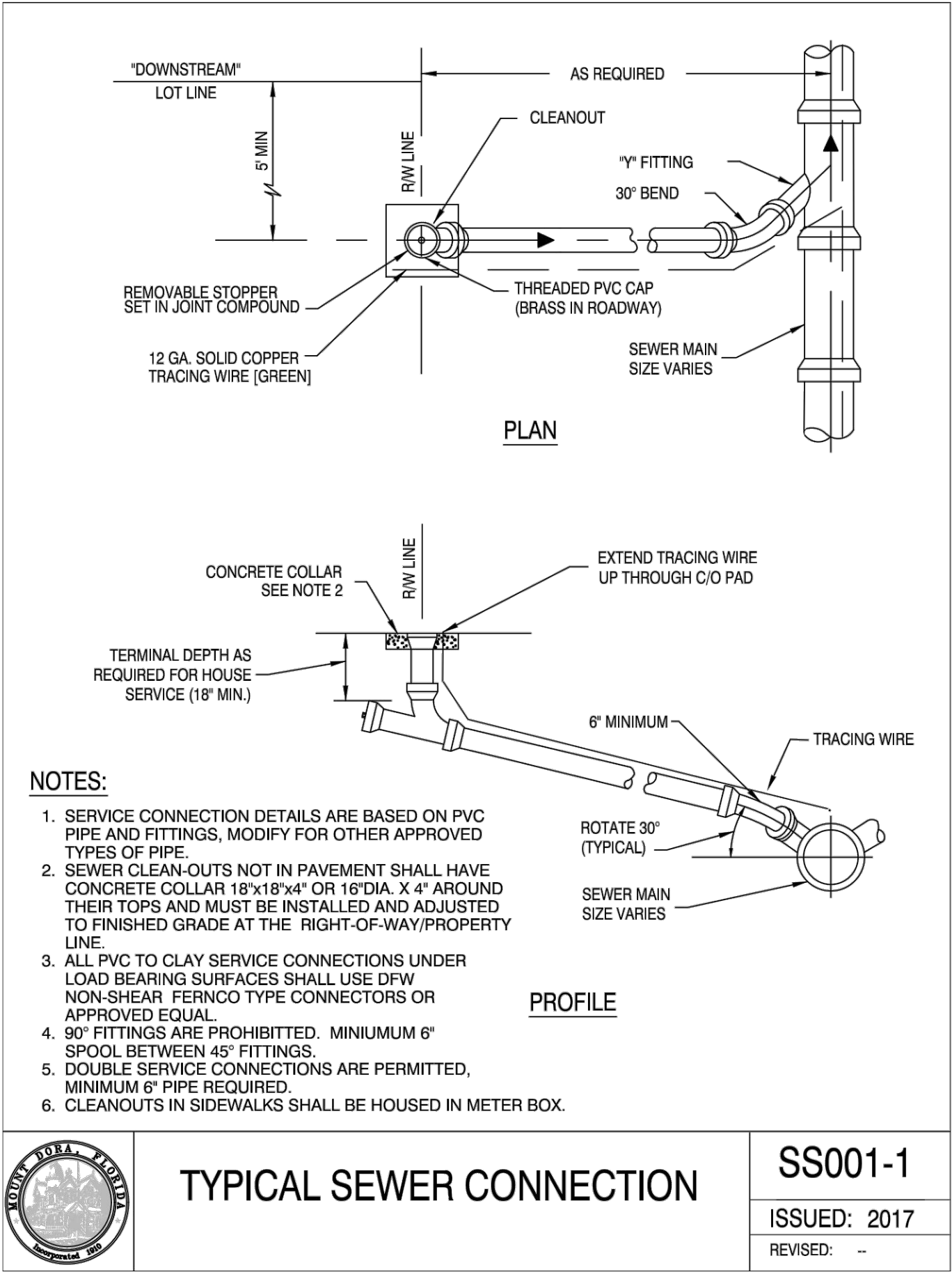
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DN: cn=KRW, o=Wicks Engineering Services, Inc., ou=Engineering, email=KRW@wicksengineering.com, c=US
Date: 2022.04.13 11:21:08 -0400



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Checked: KRW
Date: 03-04-22
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File No.: 19123

REVISION:
1 COUNTY COMMENTS 03-18-22

Sheet: 28 of 32



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FDEP SEPARATION REQUIREMENTS
under 62-555.314 Effective 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION	
		WATER ABOVE	WATER BELOW
STORM SEWER	3FT MIN	12" PREF, 6" MIN	12" MIN
STORM FORCE MAIN	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (REG'D UNDER 62-610)	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (NOT UNDER 62-610)	10FT PREF, 6FT MIN	12" MIN	12" MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12" PREF, 6" MIN	12" MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN*	12" PREF, 6" MIN	12" MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12" MIN	12" MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM 10FT MIN (NO ALTERNATIVES)			

- * 3FT MINIMUM IF BOTTOM OF WATER MAIN IS 6" ABOVE THE GRAVITY SEWER MAIN
- THESE TABLES ARE NOT COMPREHENSIVE AND ARE NOT A SUBSTITUTE FOR THE TEXT IN 62-555.314. (SEE TEXT BELOW)
 - THIS TABLE WAS CREATED BY A PRIVATE INDIVIDUAL AND IS NOT AN OFFICIAL FDEP TABLE.
 - ALL DISTANCES ARE MEASURED OUTSIDE TO OUTSIDE.
 - IT IS PREFERABLE TO LAY THE WATER PIPE ABOVE THE HAZARD PIPE.
 - WATER MAINS CANNOT COME INTO CONTACT WITH ANY HAZARD STRUCTURES WITHOUT PRIOR APPROVAL BY FDEP.
 - EXCEPTIONS ARE ONLY ALLOWED ON A CASE-BY-CASE BASIS WITH JUSTIFICATION TO FDEP BEFORE INSTALLATION.

"AT CROSSINGS, CENTER WATER PIPE ON CROSSING OR MAINTAIN THE FOLLOWING JOINT SPACING:"

HAZARD	ALTERNATIVE JOINT SPACING
STORM SEWER	3FT MIN
STORM FORCE MAIN	3FT MIN
RECLAIMED WATER (REG'D UNDER 62-610)	3FT MIN
RECLAIMED WATER (NOT UNDER 62-610)	6FT MIN
VACUUM SANITARY SEWER	3FT MIN
GRAVITY SANITARY SEWER	6FT MIN
SANITARY SEWER FORCE MAIN	6FT MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM N/A	

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS TEXT.

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 the outside 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.

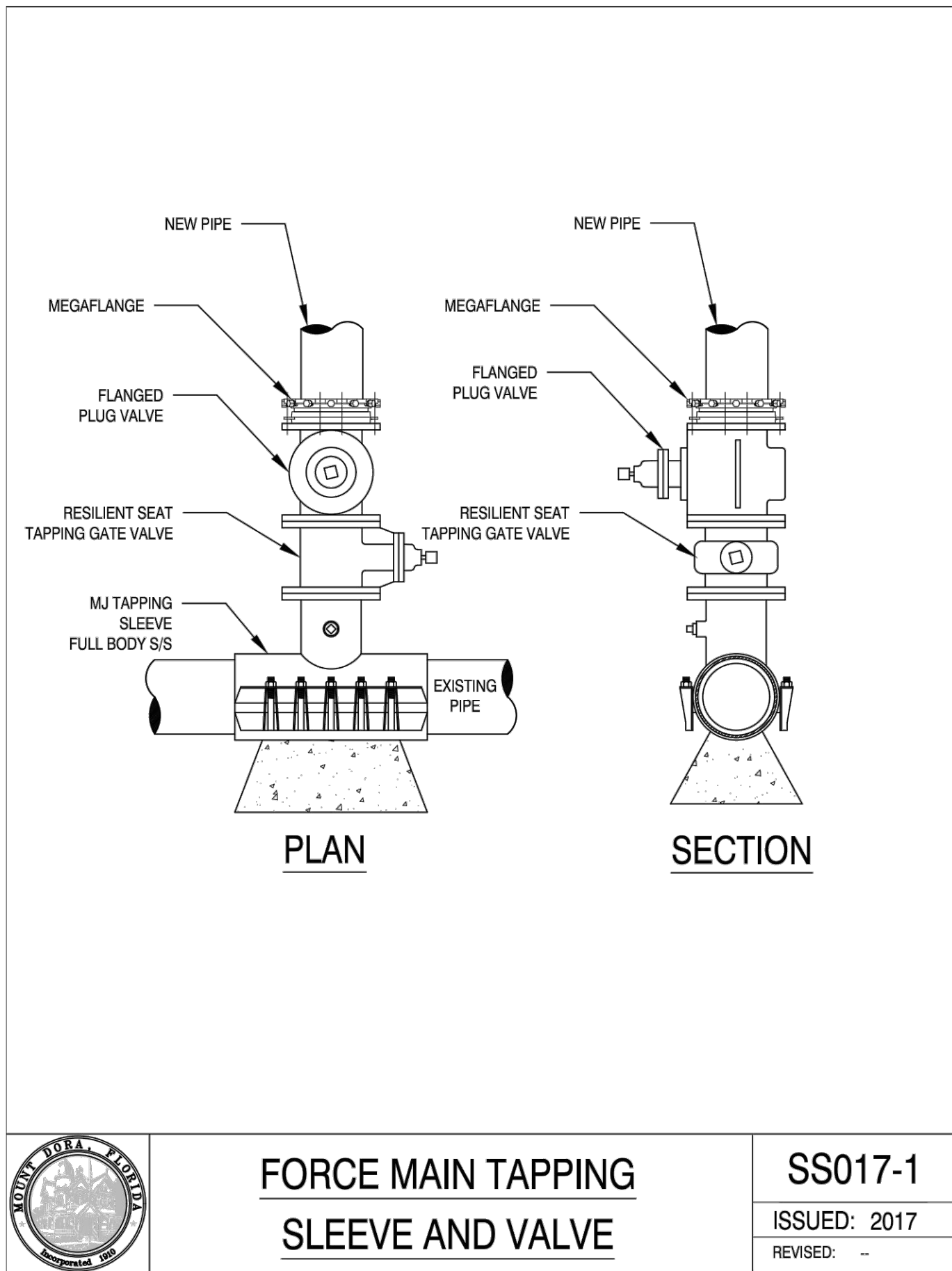
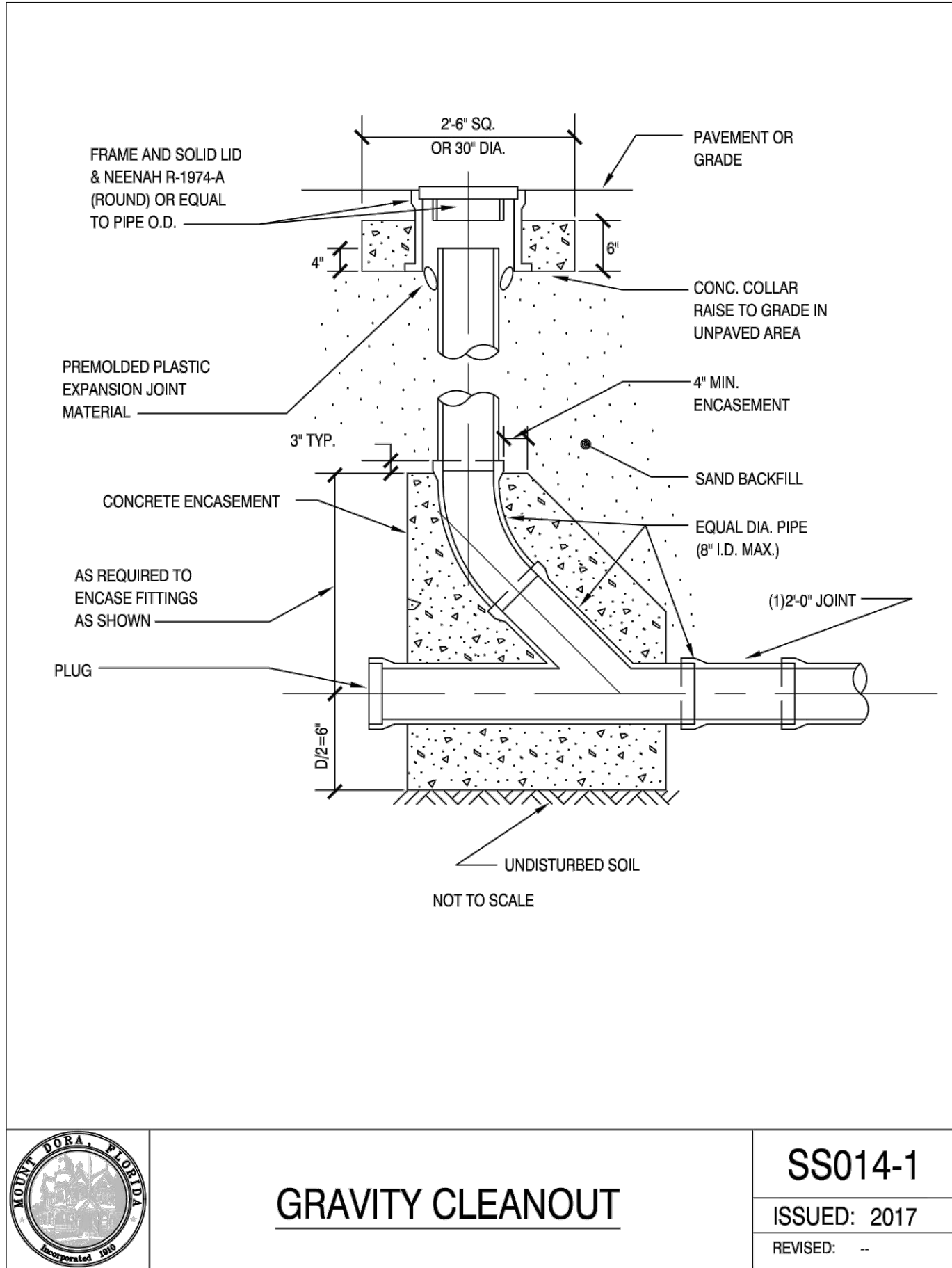
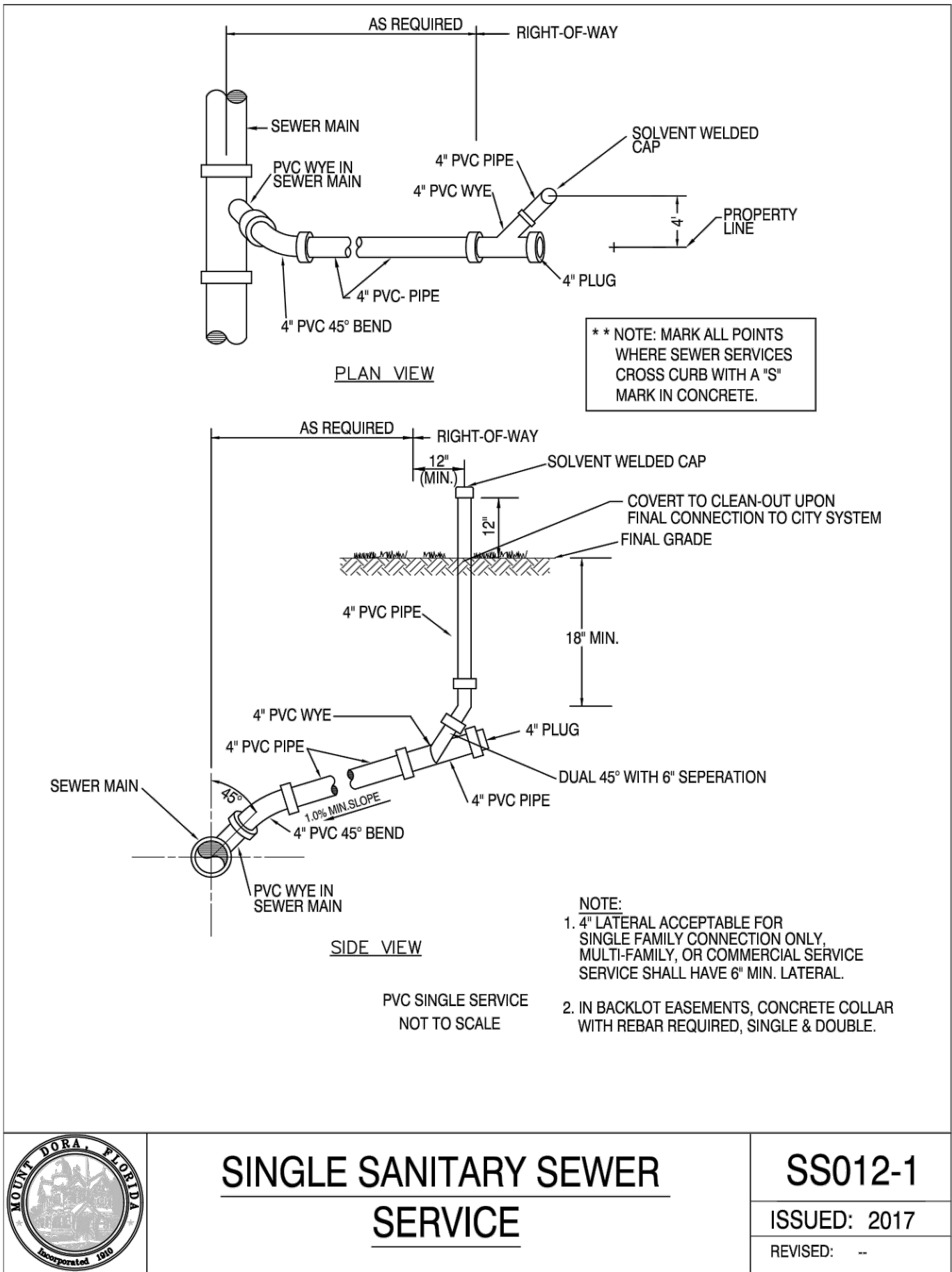
(a) No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.

(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. Where it is not technically feasible or economically sensible to comply with this requirement (i.e., where there is a conflict in the routing of a water main and a storm sewer and where alternative routing of the water main or the storm sewer is not technically feasible or is not economically sensible), the Department shall allow exceptions to this requirement (i.e, the Department shall allow construction of conflict manholes), but suppliers of water or persons proposing to construct conflict manholes must first obtain a specific permit from the Department in accordance with Part V of this chapter and must provide in the preliminary design report or drawings, specifications, and design data accompanying their permit application the following information:

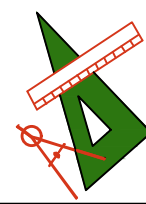
1. Technical or economic justification for each conflict manhole.
2. A statement identifying the party responsible for maintaining each conflict manhole.
3. Assurance of compliance with the design and construction requirements in sub-subparagraphs a. through d. below.
 - a. Each water main passing through a conflict manhole shall have a flexible, watertight joint on each side of the manhole to accommodate differential settling between the main and the manhole.
 - b. Within each conflict manhole, the water main passing through the manhole shall be installed in a watertight casing pipe having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe).
 - c. Each conflict manhole shall have an access opening, and shall be sized, to allow for easy cleaning of the manhole.
 - d. Gratings shall be installed at all storm sewer inlets upstream of each conflict manhole to prevent large objects from entering the manhole.

(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 Section 381.0065(2), F.S., and Rule 64E-6.00s, F.A.C.

(UPDATED 6-15-04)



Wicks Engineering Services, Inc.



Bristol Lakes Phase II, LLC
16554 Cagan Crossings
Boulevard, Suite 4
Clermont, FL 34719

BRISTOL PARK APARTMENTS
CONSTRUCTION DETAILS

MOUNT DORA, FLORIDA 34736

Digitally signed by Kenneth R. Wicks
DN: cn=KRW, o=Wicks Engineering Services, ou=Engineering, email=kenneth@wicksengineering.com, c=US
Date: 2022.04.13 11:21:08 -0400



Drawn: WSR

Checked: KRW

Date: 03-04-22

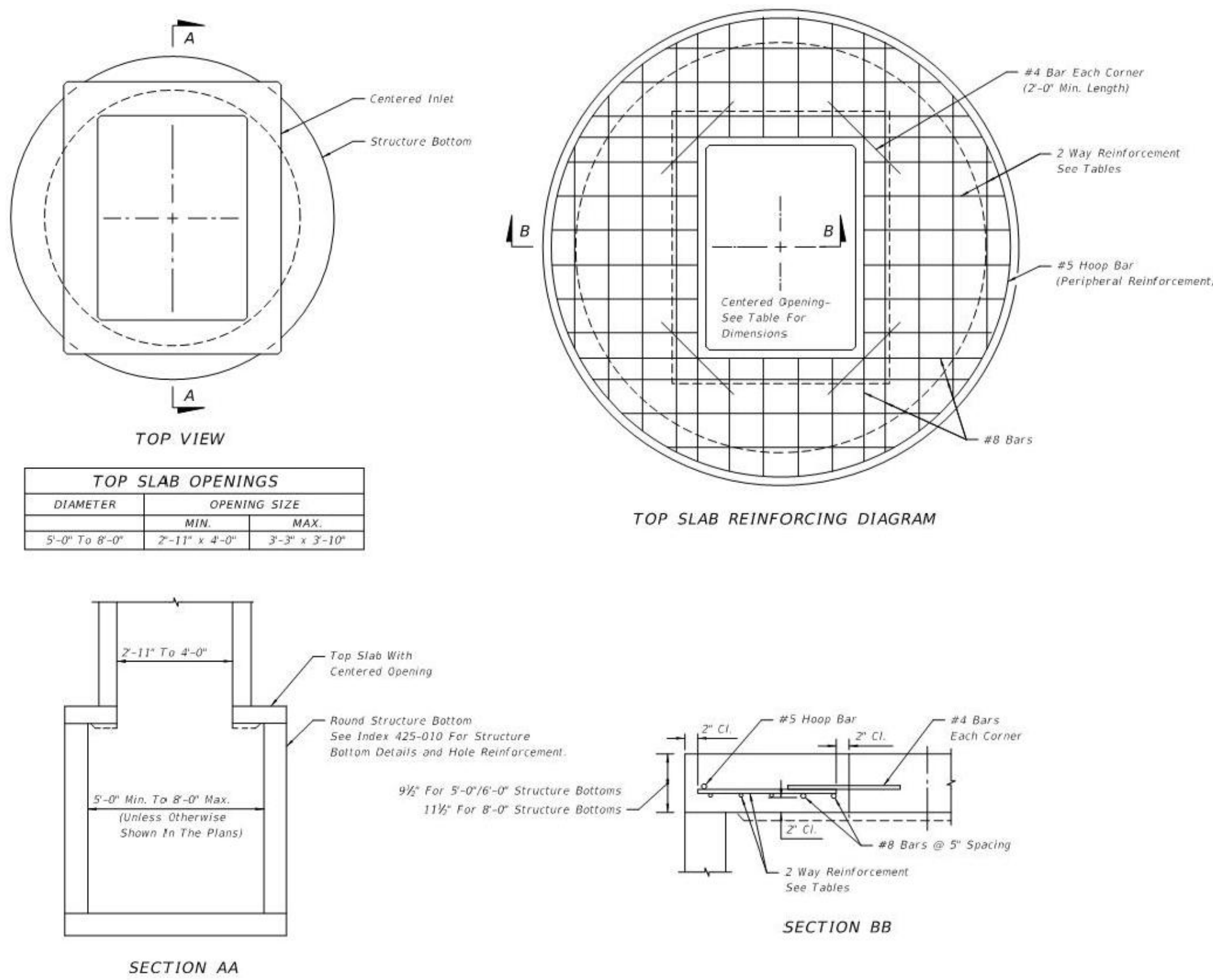
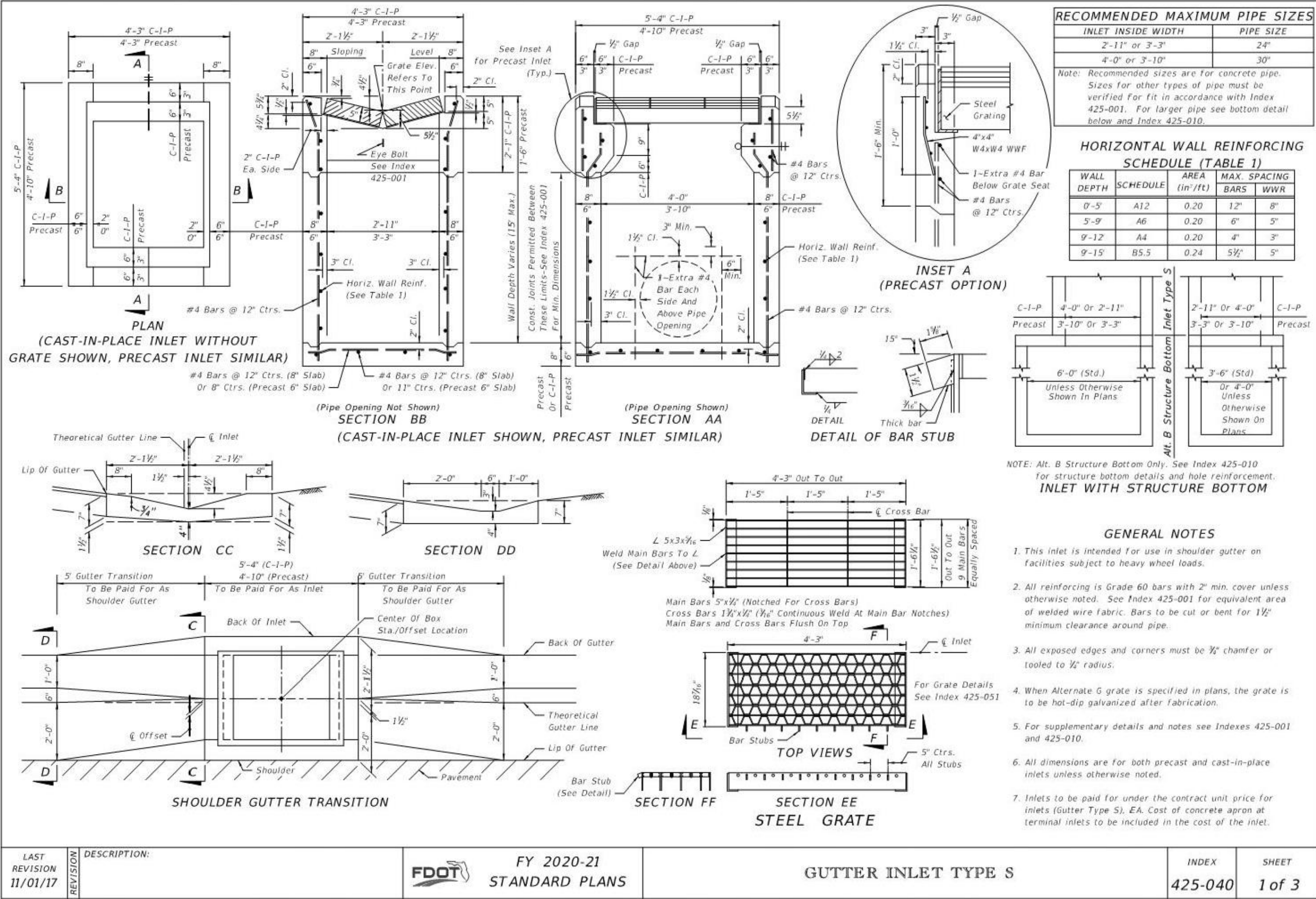
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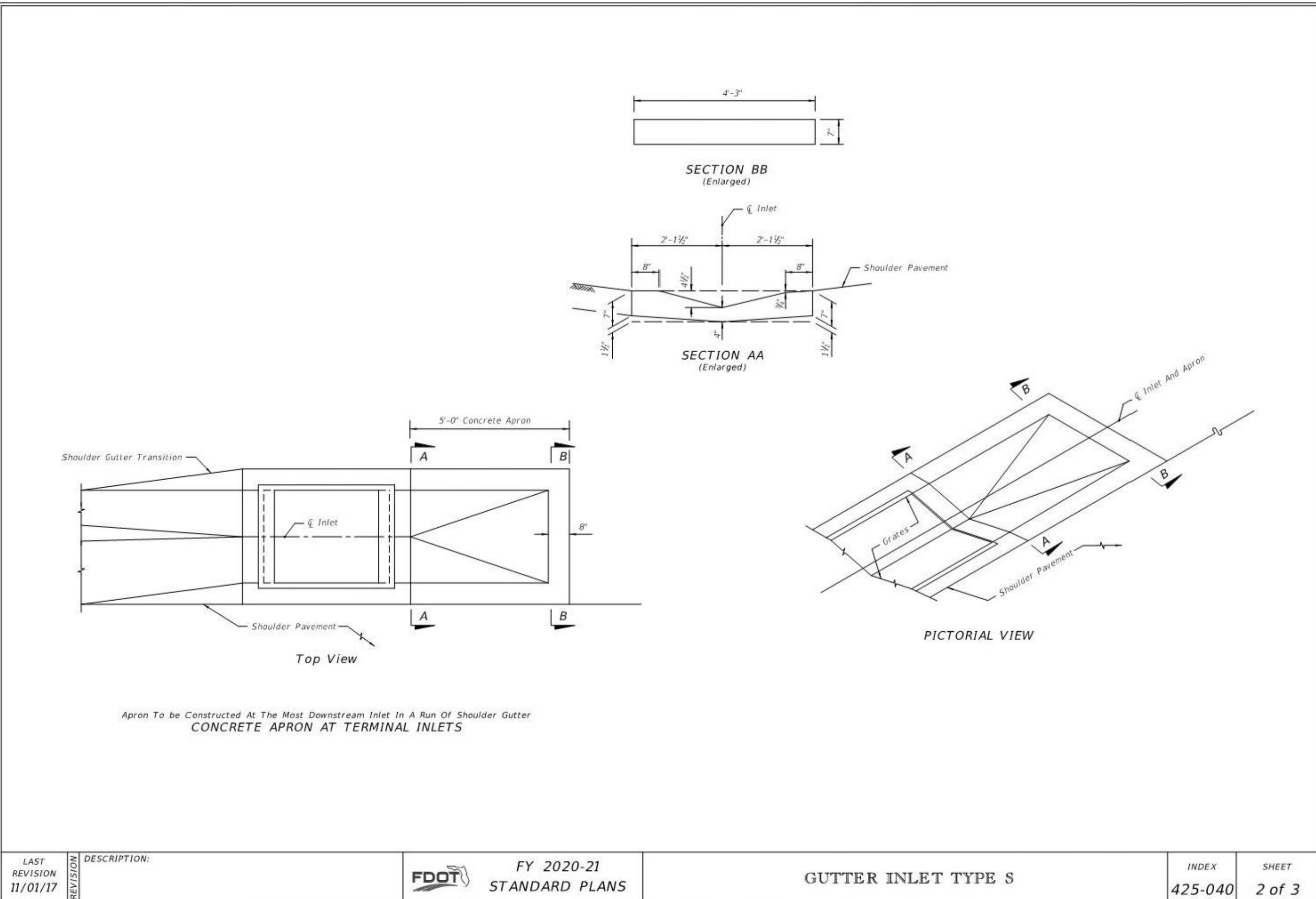
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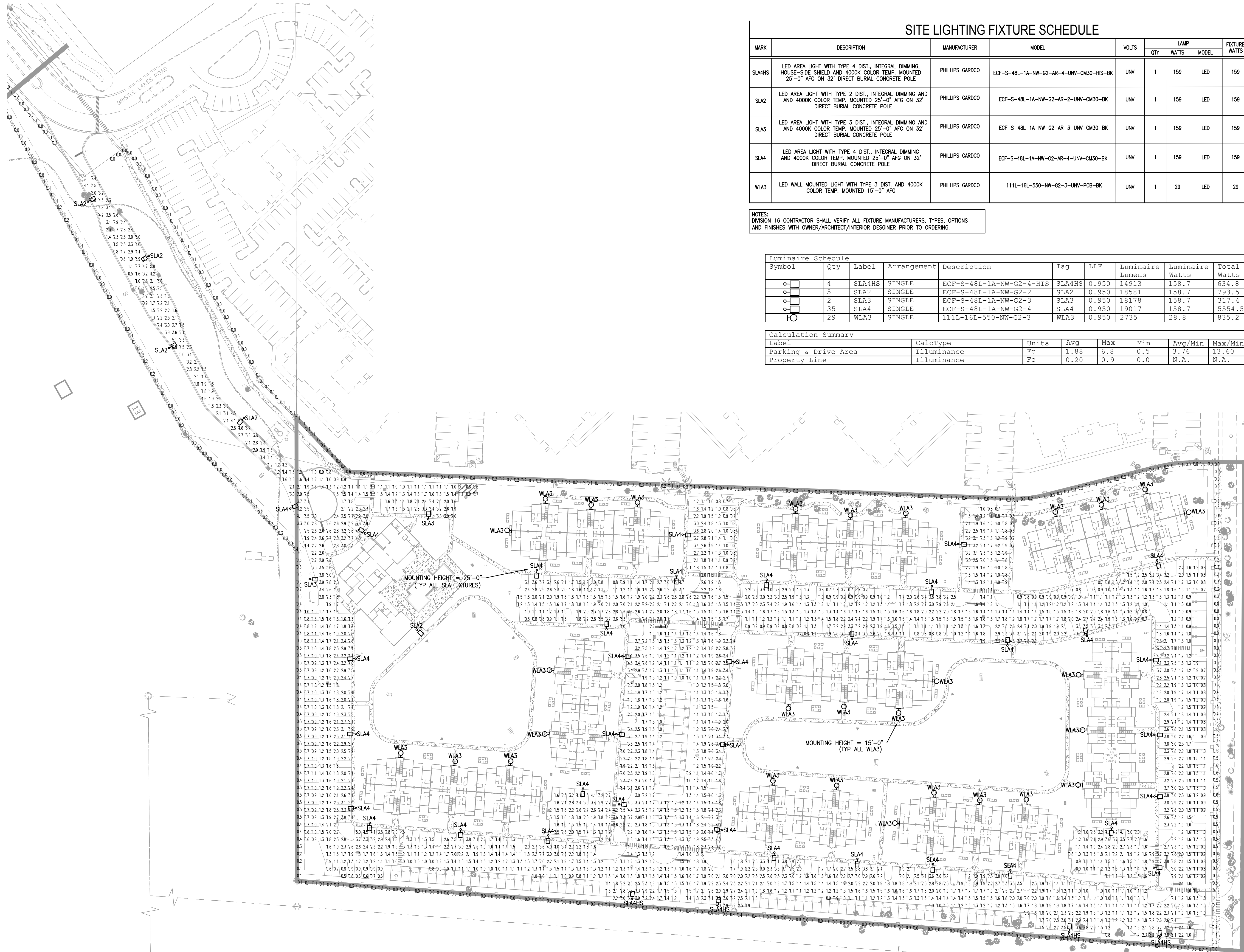
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Sheet: 30 of 32



LAST REVISION	DESCRIPTION:	FY 2020-21 STANDARD PLANS	GUTTER INLET TYPE S	INDEX	SHEET
11/01/17				425-040	3 of 3





1 Site Plan - Photometrics

1" = 60'-0"

SITE LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP			FIXTURE WATTS
					QTY	WATTS	MODEL	
SLA4HS	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING, HOUSE-SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-HIS-BK	UNV	1	159	LED	159
SLA2	LED AREA LIGHT WITH TYPE 2 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-2-UNV-CM30-BK	UNV	1	159	LED	159
SLA3	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-BK	UNV	1	159	LED	159
SLA4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-BK	UNV	1	159	LED	159
WLA3	LED WALL MOUNTED LIGHT WITH TYPE 3 DIST. AND 4000K COLOR TEMP. MOUNTED 15'-0" AFG	PHILLIPS GARDCO	111L-16L-550-NW-G2-3-UNV-PCB-BK	UNV	1	29	LED	29

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	SLA4HS	SINGLE	ECF-S-48L-1A-NW-G2-4-HIS	SLA4HS	0.950	14913	158.7	634.8
	5	SLA2	SINGLE	ECF-S-48L-1A-NW-G2-2	SLA2	0.950	18581	158.7	793.5
	2	SLA3	SINGLE	ECF-S-48L-1A-NW-G2-3	SLA3	0.950	18178	158.7	317.4
	35	SLA4	SINGLE	ECF-S-48L-1A-NW-G2-4	SLA4	0.950	19017	158.7	5554.5
	29	WLA3	SINGLE	111L-16L-550-NW-G2-3	WLA3	0.950	2735	28.8	835.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Area	Illuminance	Fc	1.88	6.8	0.5	3.76	13.60
Property Line	Illuminance	Fc	0.20	0.9	0.0	N.A.	N.A.

Bristol Park Apartments

Mount Dora, FL
JLC22.0007.00

Preliminary - Not For Construction

SET DISTRIBUTIONS:

SHEET REVISIONS:

EDITED BY: SMR/BUS
PROJECT NO. 4346

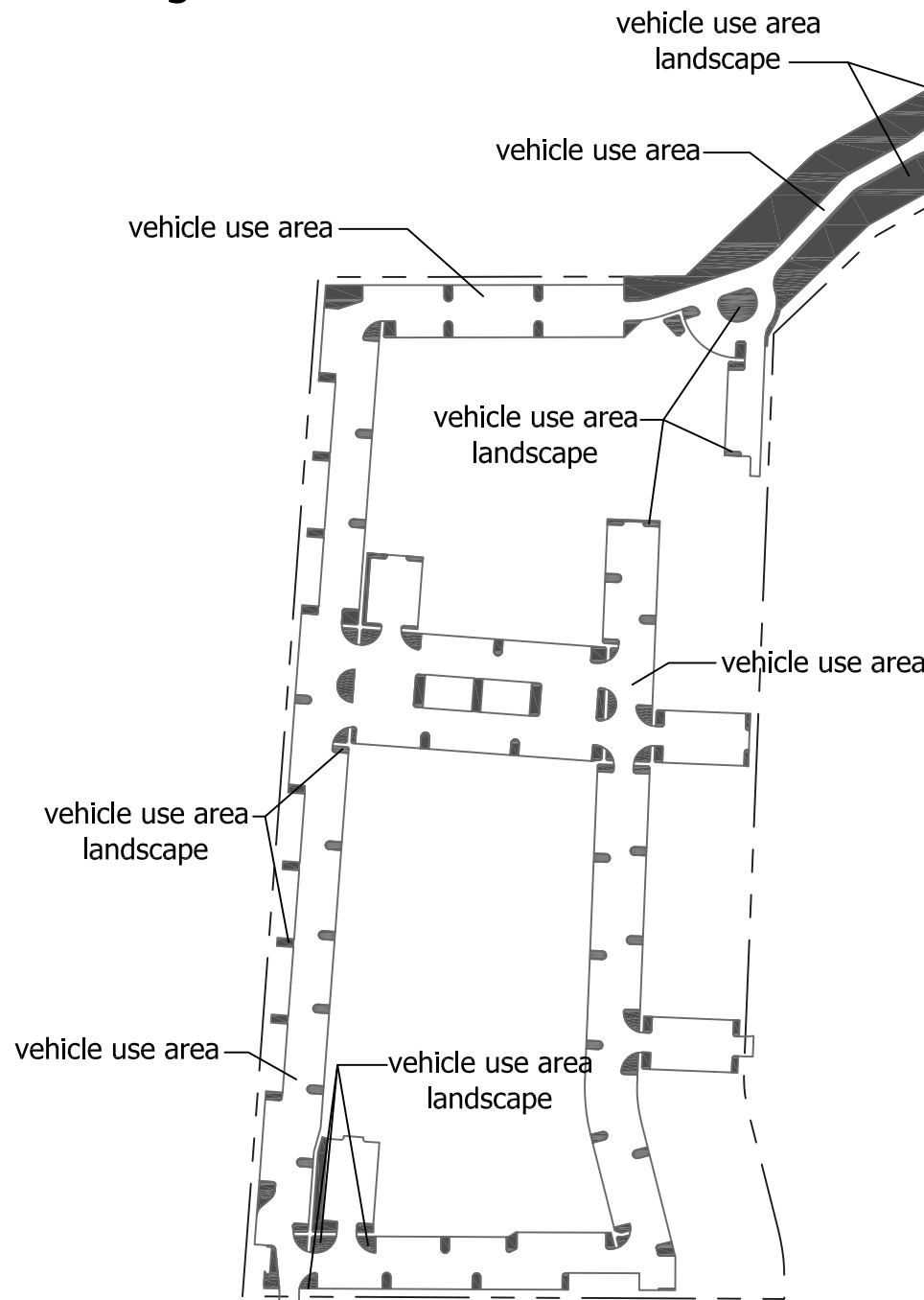
plant list:

Symbol	Quantity	Common Name	Scientific Name	Soil Moisture Range	Native	Spacing	Notes
TREES							
Replacement Tree	4	Southern live oak, cathedral oak	Quercus virginiana	L, M	Yes	as shown	3.5" cal., 15'
Replacement Tree	4	American Sweetgum	Liquidambar styraciflua	L, M	Yes	as shown	3.5" cal., 15'
Replacement Tree	7	Bald Cypress	Taxodium distichum	L, M	Yes	as shown	3.5" cal., 15'
Replacement Tree	7	DD Blanchard Magnolia	Magnolia grandiflora	L, M	Yes	as shown	3.5" cal., 15'
see tree legend	6	American Sweetgum	Liquidambar styraciflua	L, M	Yes	as shown	2" cal. X 8'
see tree legend	34	DD Blanchard Magnolia	Magnolia grandiflora	L, M	Yes	as shown	2" cal. X 8'
see tree legend	13	Long Leaf Pine	Pinus palustris	L, M	Yes	as shown	2" cal. X 8'
see tree legend	118	Southern live oak, cathedral oak	Quercus virginiana	L, M	Yes	as shown	2" cal. X 8'
see tree legend	2	Sylvester Palm	Phoenix sylvestris	L	No	as shown	14" d. hard trunk
see tree legend	76	Cabbage palm, sabal palm, cabbage palmetto	Sabal palmetto	L, M	Yes	as shown	regenerated head, slick trunk
see tree legend	82	Muscogee Crape myrtle	Lagerstroemia indica 'Muscogee'	L, M	No	as shown	2" cal X 6', MT
see tree legend	30	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	L, M	No	as shown	2" cal X 6', MT
see tree legend	17	Tuscarora Crape myrtle	Lagerstroemia indica 'Tuscarora'	L, M	No	as shown	2" cal X 6', MT
see tree legend	7	Eagleston Holly	Ilex x attenuata 'Eagleston'	L, M	Yes	as shown	1.5" cal X 6'
see tree legend	23	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	L, M	Yes	as shown	1.5" cal X 6'
see tree legend	107	Yaupon Holly	Ilex vomitoria	L, M	Yes	as shown	2" cal. X 8'
SHRUBS							
ADR	18	Apricot Drift Rose	Rosa 'Meimroir'	M, H	No	3' oc	3G, 24"
IC	126	Dwarf Burford Holly	Ilex cornuta 'Compacta'	M	No	3' oc	3G, 24"
CA	18	Crimm Lily	Crimum asiaticum	M	No	as shown	7 G
CH1	32	Southern Charm Azalea	Rhododendron indica 'Southern Charm'	L, M	No	3' oc	3G, 24"
CH2	28	European fan palm	Chamaerops humilis	L, M	No	as shown	7G
CH3	3	European fan palm	Chamaerops humilis	L, M	No	as shown	15G
CH3	2	European fan palm	Chamaerops humilis	L, M	No	as shown	100G specimen
IF	149	Florida anise, red magnolia	Illicium floridanum	M, H	Yes	3' oc	3G, 24"
RI	837	Formosa Azalea	Rhododendron indica 'Formosa'	L, M	No	3' oc	3G, 24"
LI1	31	Indian hawthorn	Raphiolepis indica	L, M	No	3' oc	3G, 24"
LC1	465	Ligustrum Tree Form	Ligustrum japonicum	L, M	No	as shown	8'X8'
LC3	120	Loropetalum Plum Dwarf	Loropetalum chinense 'Plum Dwarf'	L, M	No	3' oc	3G, 24"
LC4	6	Loropetalum Purple Pixie	Loropetalum chinense 'Purple Pixie'	L, M	No	3' oc	3G, 24"
GM1	53	Loropetalum Ruby	Loropetalum chinense 'Ruby'	L, M	No	as shown	7G
GM2	3	Miami Supreme Gardenia	Gardenia spp.	M	No	as shown	7G
CS3	46	Miami Supreme Gardenia	Gardenia jasminoides	M	No	3' oc	3G, 24"
VA	6	Mine-No-Yuki Camellia	Camellia sasanqua 'Mine-No-Yuki'	M, H	No	3' oc	3G, 24"
AS	514	Mirror Leaf Viburnum	Viburnum awabuki	M, H	No	as shown	7G
MC	135	Pineapple Guava	Acca sellowiana	L, M	No	3' oc	3G, 24"
CAE	34	Pink Muhly Grass	Muhlenbergia capillaris	L, M	Yes	3' oc	3G, 24"
VS	466	Queen Emma Lily	Crimum sugustum	M	No	as shown	7G
IV	166	Sandankwa viburnum	Viburnum suspensum	M, H	No	3' oc	3G, 24"
CS1	168	Shillings Holly	Ilex vomitoria 'Shillings Dwarf'	L, M	Yes	3' oc	3G, 24"
MF1	31	Shishi Gashira Camellia	Camellia sasanqua 'Shishi Gashira'	M	No	3' oc	3G, 24"
MF2	14	Simpson stopper, twinberry	Myrcianthes fragrans	L, M	Yes	3' oc	7G
OF	286	Simpson stopper, twinberry	Myrcianthes fragrans	L, M	Yes	3' oc	3G, 24"
GG1	38	Tea olive, fragrant olive, sweet osmanthus	Osmanthus fragrans	L, M	No	3' oc	3G, 24"
GG2	59	Thyallis, rain-of-gold, shower of gold	Galphimia glauca	L, M	No	as shown	7G
CO2	1,208	Thyallis, rain-of-gold, shower of gold	Galphimia glauca	L, M	No	3' oc	3G, 24"
KO	34	Walter's Viburnum	Viburnum obovatum	L, M, H	Yes	4' oc	3G, 24"
CS2	36	White Camellia	Camellia japonica	M	No	as shown	7G
		Red Knock-Out Rose	Rosa spp.	M, H	No	as shown	7G
		Yuletide Camellia	Camellia sasanqua 'Yuletide'	M	No	3' oc	3G, 24"
GROUND COVER							
AE	412	Cast Iron Plant	Aspidistra elatior	L	No	24" oc	1G
DI	597	African iris, butterfly iris	Dietses fidoides	L, M	No	24" oc	1G
TAM	2,520	Asiatic Jasmine Minima	Trachelospermum asiaticum 'Minima'	L, M	No	24" oc	1G
TAS	222	Asiatic Jasmine Summer Sunset	Trachelospermum asiaticum 'Summer Sunset'	L, M	No	24" oc	1G
TAT	845	Asiatic Jasmine Tricolor	Trachelospermum asiaticum 'Tricolor'	L, M	No	24" oc	1G
AA	170	Lily of the Nile	Agapanthus africanus	M, H	No	24" oc	1G
ZF2	149	Coontie	Zamia floridana	L	Yes	24" oc	1G
LIH	1,833	Lily turf, Liriope Evergreen Giant	Liriope muscarif 'Evergreen Giant'	L	No	24" oc	1G
PP	200	Perennial Peanut	Arschisia glabrata - Benth	L, M	No	24" oc	1G
SP	772	Purple Heart	Selcressa pallida	L, M	No	24" oc	1G
DB	136	Yellow African Iris	Dietses bicolor	L, M	No	24" oc	1G
SOD							
sf	TBD	Zoysia	Zoysia japonica	L, M	No		sod

Installation and Maintenance Notes:

- The work consists of the complete plant material installation as shown on the drawings and as herein specified. This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
- Adjustments to planter beds as shown on plans may be necessary due to walk locations, berming, relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count will be submitted to the owner prior to final payment.
- The contractor shall fully acquaint themselves with the related site grading, water supply, electrical supply, and other utilities to preclude any misunderstanding and facilitate a trouble free installation.
- No substitution shall be made without consulting with the Landscape Architect.
- In the event of a variation between the plant list and the number of plants shown on the plans, contact the Project Landscape Architect.
- Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is re-inspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
- All materials shall be installed in a neat and workmanlike manner. The owner or his Landscape Architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual method of such work.
- All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", Parts 1 and 2, as published by the Florida Department of Agriculture and Consumer Services, and shall conform to ANN standards for nursery stock (ansi 260, 1-1980).
- All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
- All trees 8' or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
- Planting soil shall consist of the existing soil amended if required.
- Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
- All plants shall be watered thoroughly when planted.
- Sod shall be well matted with grass roots. The sod shall be taken up in rectangles preferably 12" by 24", a minimum of 2" in thickness, and shall be reasonably free of weeds and other grasses and shall have a soil mat of sufficient thickness adhering firmly to the roots to withstand all necessary handling. The sod shall be shaded and kept moist until it is planted. Damaged sod will be rejected. Replanting shall be done within 48 hours after time of harvesting or kept damp until planted.
- Sodding schedule:
 - All lawn areas shall be planted with a species specified by the Owner (limits determined by Owner).
 - Soft spots and inequalities in grade shall be corrected before starting work.
 - Lay sod without voids. Thoroughly water after planting. The surface shall be true to finish grade lines and even and firm at all points.
 - Place sod with staggered joints closely butted, tamped or rolled to an even surface. Erosion control measures are mandatory in swales, rights of ways, or any other areas subject to erosion.
 - Fertilize with 16-4-8 fertilizer at the rate of 8 lbs./1000 sq. ft.
- All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with owner prior to commencing work.
- Contractor shall clean up and remove from the premises all surplus materials and rubbish.
- All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the final phase by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
- Protective barricades shall be placed around all protected trees to be saved and shall remain in place until construction is complete. Barricades shall be a minimum of 10' from the edge of the tree. Barricade shall be constructed of wood and be a minimum of 3' in height.
- Final inspection will not take place until all materials have been planted/installed properly.
- Contractor will be notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after reinspection should that be necessary.
- Upon final notice of final acceptance of each phase, the owner will assume maintenance.
- If trees are wrapped in burlap and wire, remove wire and burlap from the surface of the root ball.

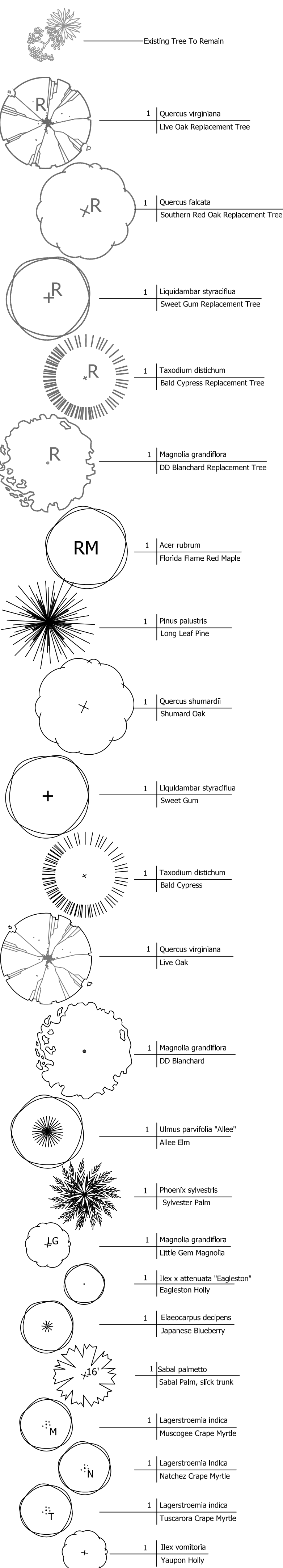
Vehicle Use Area Landscape Diagram and Calculation



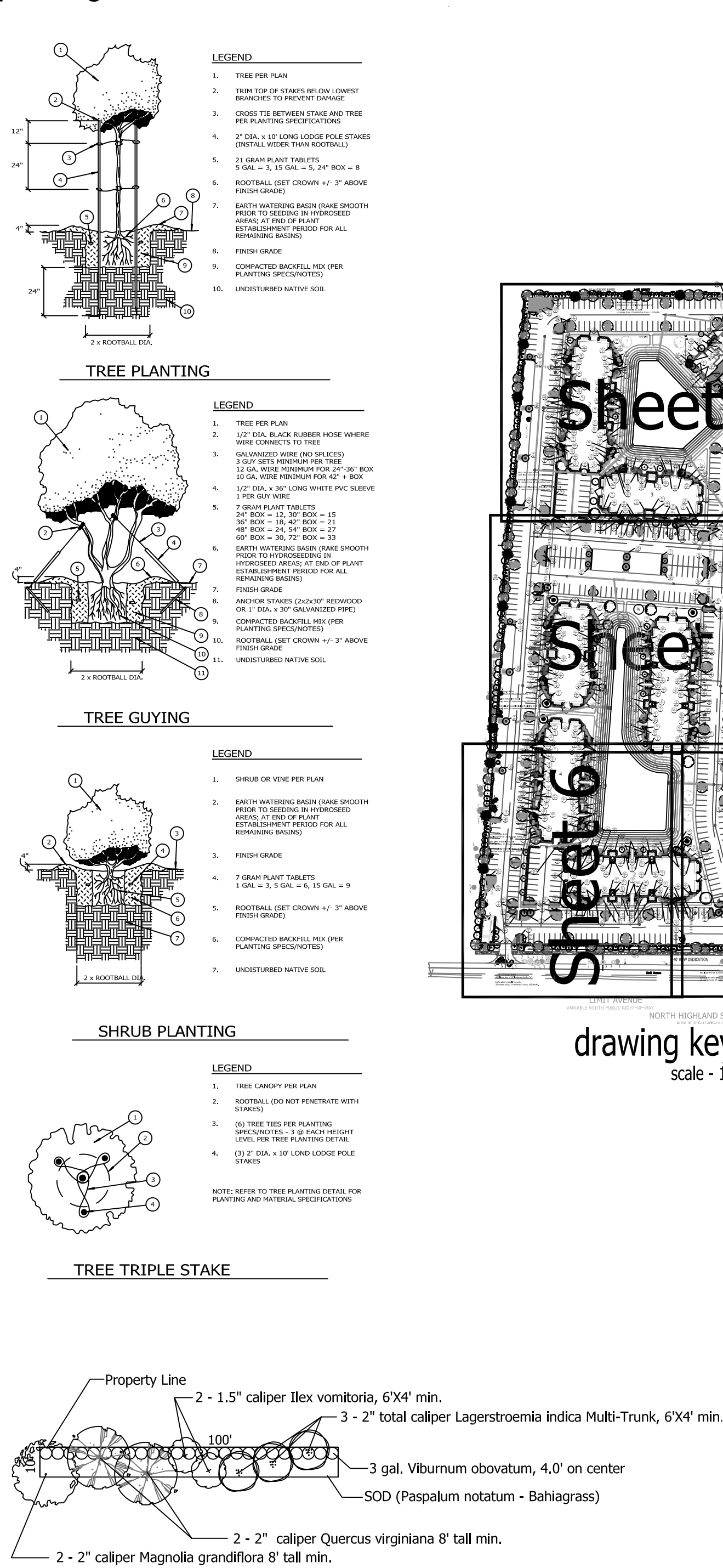
Landscape Area Within Vehicle Use Areas:

Vehicle use area: 327,066 sf.
Landscape area required (15%) - 49,060 sf.
Landscape area provided - 77,431 sf (see diagram)

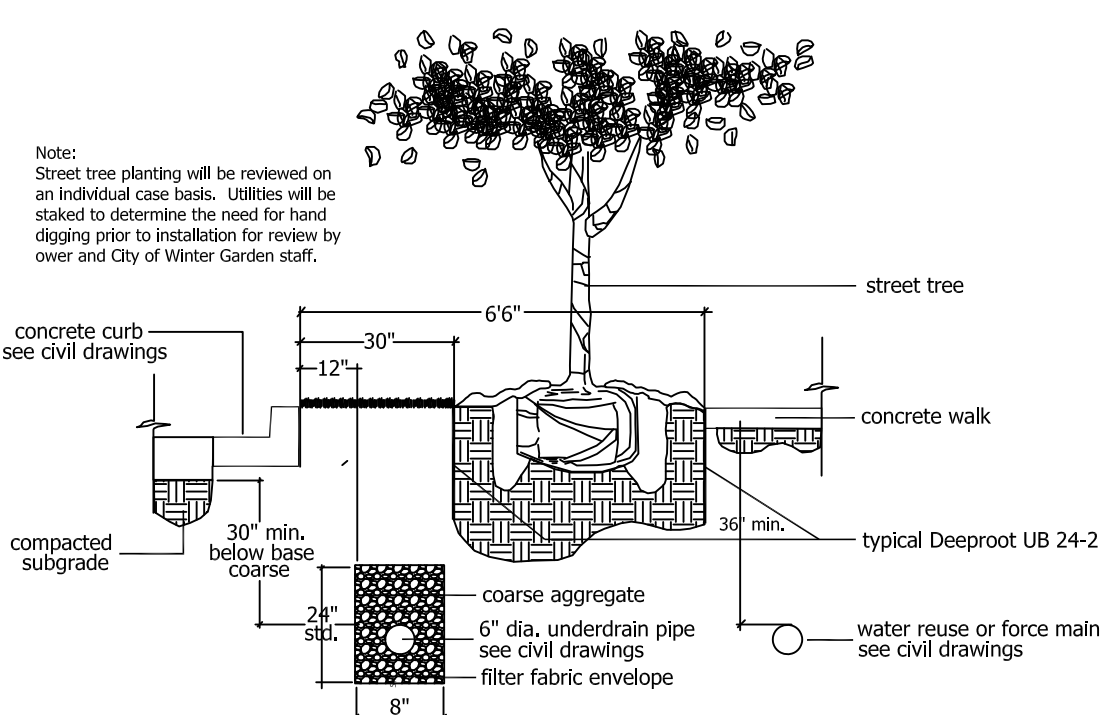
tree legend:



planting details:



100 Feet of Typical Variable Width and 10' Landscape Buffer "a" not to scale



Tree with root barrier detail

not to scale

Sheet 2

Sheet 3

Sheet 4

Sheet 5

Sheet 6

Sheet 7

drawing key
scale - 1"=200'

Table of Contents:

- Sheet L1 - Plant List Details and Notes
- Sheet L2 - Landscape and Irrigation
- Sheet L3 - Landscape and Irrigation
- Sheet L4 - Landscape and Irrigation
- Sheet L5 - Landscape and Irrigation
- Sheet L6 - Landscape and Irrigation
- Sheet L7 - Landscape and Irrigation
- Sheet L8 - Club House and Pool Detail
- Sheet L9 - Tree Removal and Mitigation
- Sheet L10 - Typical Building Irrigation Plans

Landscape Notes:

- Required canopy trees shall have a single straight trunk to a minimum of four feet (4'), a minimum caliper of two inches (2"), and a minimum height of eight feet (8') at the time of planting.
- Required understory trees may be single stemmed or multi-stemmed and shall have a minimum caliper of one and one-half inch (1½") two inch (2") total caliper for multi-stemmed trees and a minimum height of six feet (6') at the time of planting. The caliper of multi-trunk trees will be calculated using a total caliper of all trunks.
- Required shrubs and hedges shall have a minimum height of twenty-four inches (24") at the time of planting and shall reach an average height of thirty-six inches (36") within one (1) year of the time of planting. When a continuous hedge is required, the plants shall be planted at a maximum spacing of thirty-six inches (48") on center.
- Required plant material shall be graded Florida number 1 or better.
- All Landscape trees to be from preferred tree list or approved alternatives.
- All landscape shrubs to be from preferred shrub list or approved alternatives.
- Installation of trees and shrubs shall comply with standard nursery practice.
- Landscape to meet all applicable Florida Friendly and City requirements.
- Required landscape buffers to utilize existing plant material where applicable.
- All landscape planting in the WRAs will be above the designated high water elevation.
- Plantings depicted that are not required by code to be installed at owner's discretion.
- Trees to be field adjusted to avoid conflict with underground utilities.
- Irrigation system to use purple pipe.
- See engineering plans for details and dimensions.
- Western buffer plant material to be field adjusted to coordinate with existing vegetation for maximum buffer effect.

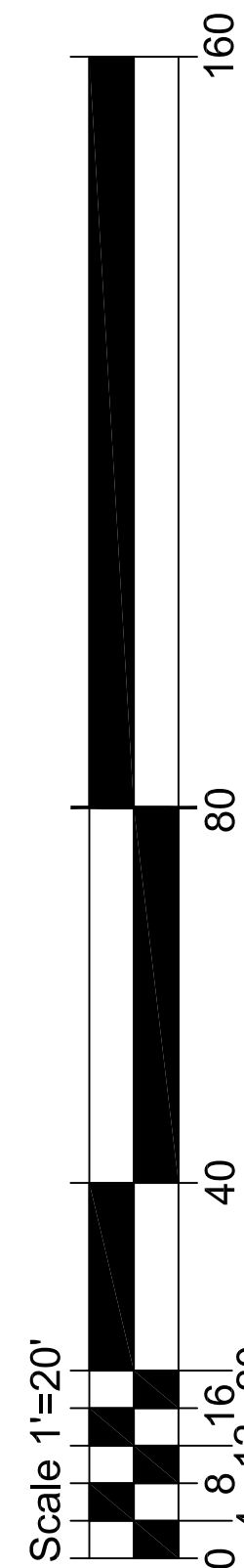
L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, FL 32735
(352) 516-5254
lic. # 0000744
bohmuf@yahoo.com

Landscape and Irrigation Plan

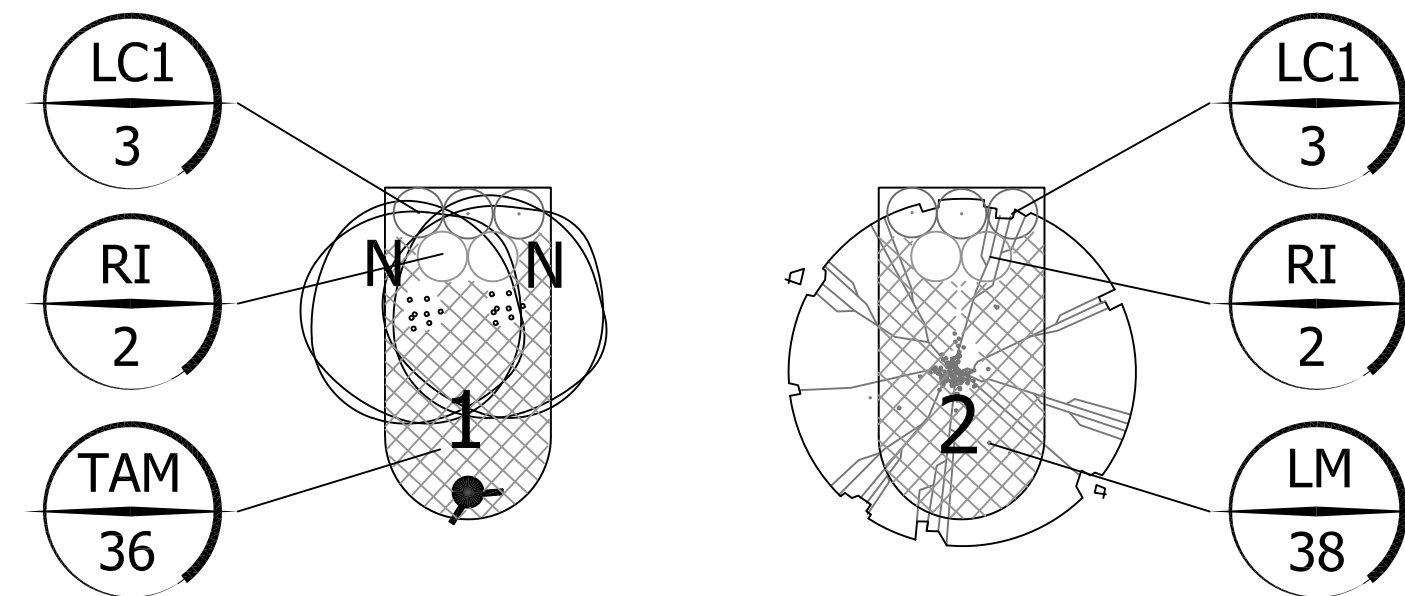
Bristol Park Apartments
Mount Dora, Florida

revisions:
date: 04-10-2022
description:
staff comments:
drawing date: 03-03-2022
drawn by: Huffstetler
checked by:

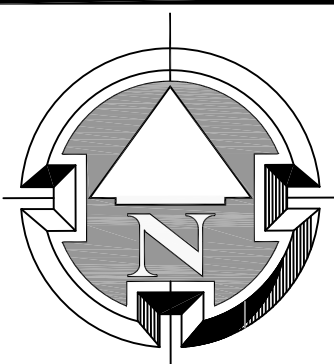
scale: 1"=20'
when plotted on
24" x 36" sheet
sheet: L1
of: 10



■ MATCH LINE



Typical Parking Island Planting



revisions:	
date:	description:
04-10-2022	staff comments
drawing date: 03-03-2022	
drawn by: Huffsteter	

scale: 1"=20'
when plotted on
24" x 36" sheet

sheet: L2

Bristol Park Apartments

Landscape and Irrigation Plan



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Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, FL 32735
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L.R. Huffstetler III - Lic. # 00007444

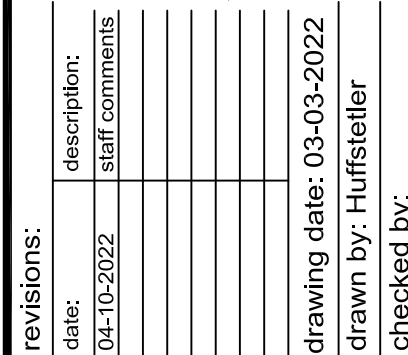
■ MATCH LINE



Landscape and Irrigation Plan

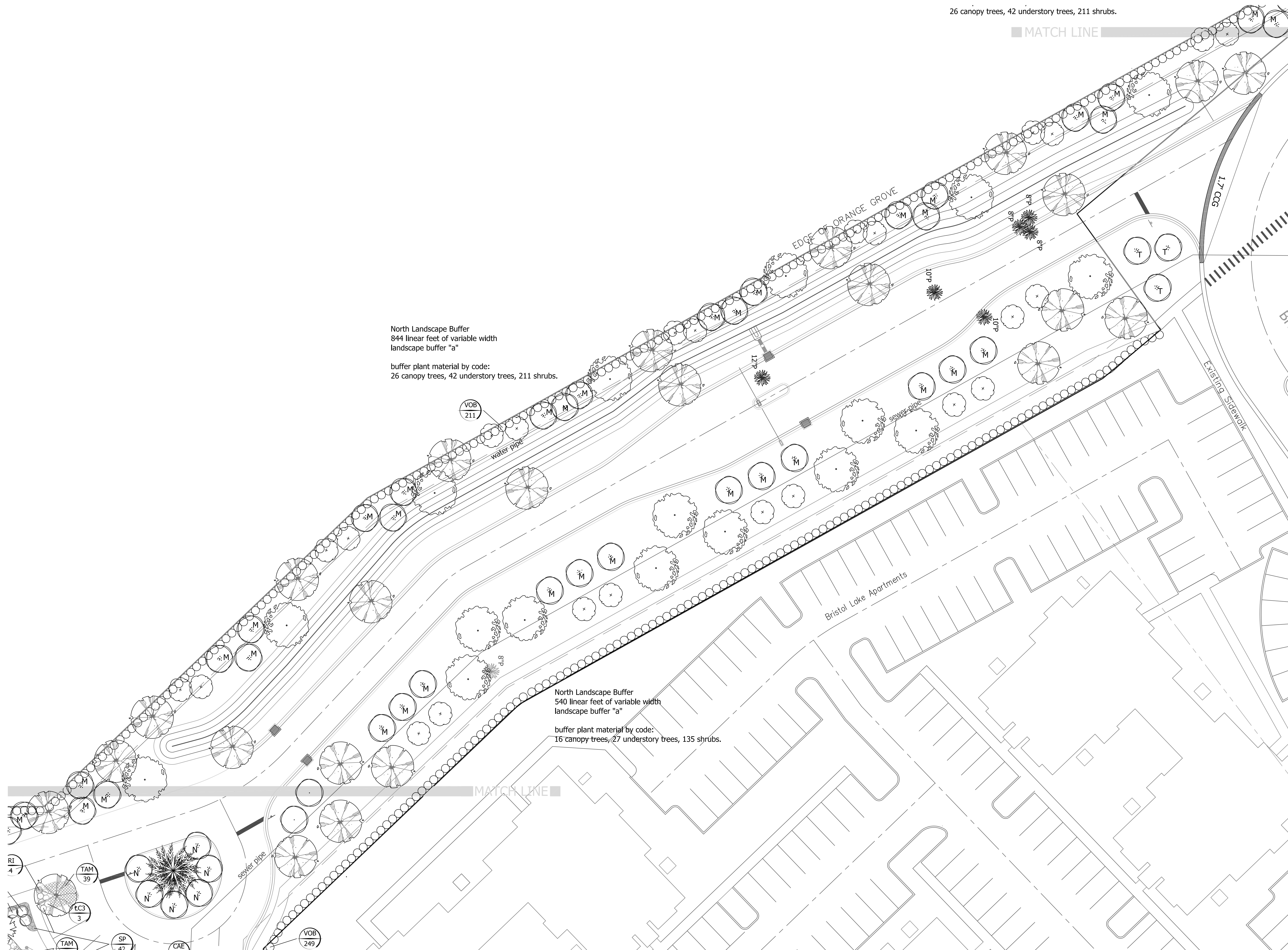
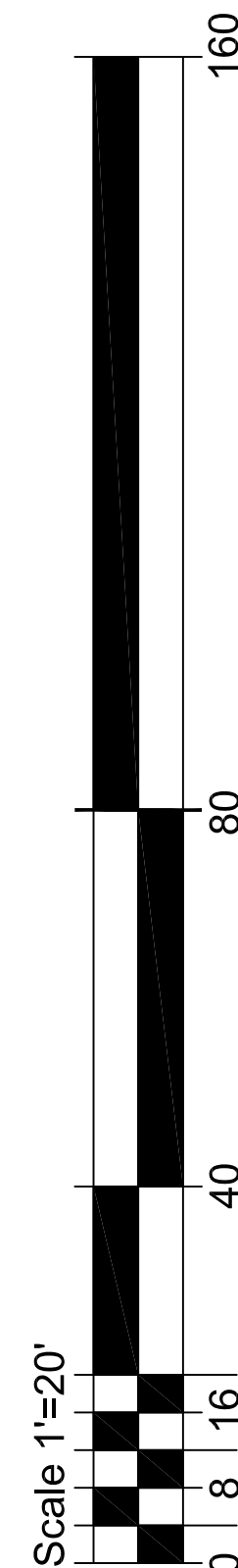
Bristol Park Apartments

Mount Dora, Florida



scale: 1"=20'
when plotted on
24" x 36" sheet

sheet: **L3**
of: **10**





GENERAL NOTES



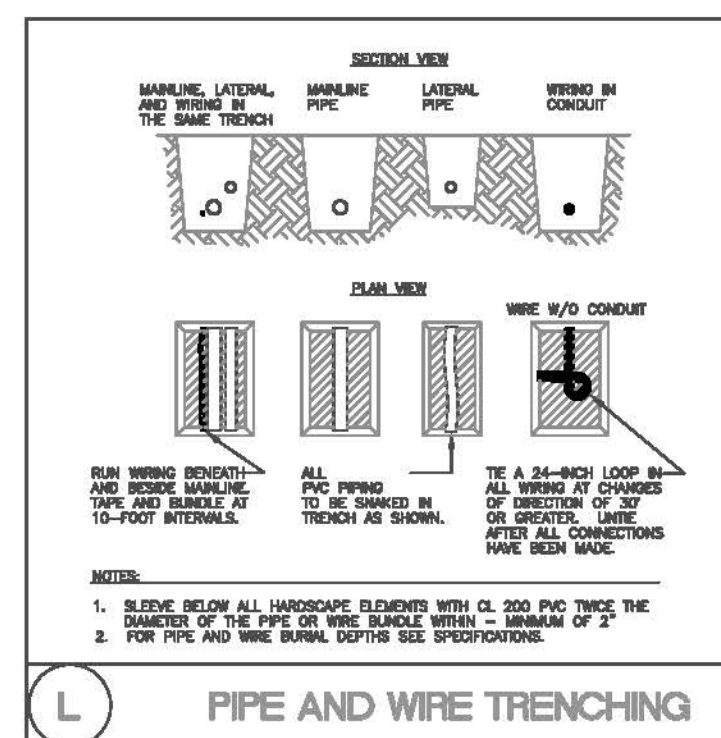
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY PICTURE THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2017 (6TH/17 EDITION)-PLUMBING, APPENDIX F AND PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.
3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BOUNDLINES, SOD LIMITS, AND PLANT LOCATIONS.
4. THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.
5. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAININGS AND CERTIFICATION OF INSTALLATION PERSONNEL.
6. UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PAVING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.
7. SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.
8. CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PER 14-GAUGE.
9. ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.
10. RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL, SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.
11. TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.
12. THE CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED BY THE INSTALLER, AND HOOKED UP BY A LICENSED ELECTRICIAN. IT IS PREFERRED THAT A DEDICATED CIRCUIT BE PROVIDED FOR THIS CONNECTION. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD/PLATE NETWORK (SEE DETAIL) SHALL BE INSTALLED, HAVING A MEASURED EARTH GROUND RESISTANCE OF NOT GREATER THAN TEN (10) OHMS.
13. THE CONTROL SYSTEM IS A RAIN BIRD SYSTEM. THE INSTALLER SHALL UTILIZE PERSONNEL WHO ARE SPECIFICALLY TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF THIS SYSTEM. THE INSTALLER SHALL ENLIST THE SERVICES OF THE FIELD SERVICE REPRESENTATIVE FOR ANY REQUIRED COORDINATION. ALL RELEVANT MATERIAL AND LABOR TO INSTALL THIS SYSTEM IN ACCORDANCE WITH RAIN BIRD GUIDELINES SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
14. THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.
15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS:
 - 15.1. A-40-GPM AT 65-PSI.
 - 15.2. B-30-GPM AT 65-PSI.
16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
17. IRRIGATION SYSTEM TO CONNECT TO RE-USE WATER LINE
18. IRRIGATION PIPING TO BE PANATONE 522C OR 512 PURPLE

Valve Outlet

Valve Number

Valve Flow

Valve Size





CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: May 18, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: Request for Preliminary Plat Approval; Villages of Loch Leven Parcel 1 (125 Units); East Side of SR 44 at Meadenhall Boulevard (Location) 18740 SR 44 (Site Address); Park Square Enterprises, LLC (Applicant); RGC Ventures, LLC (Owners). Project No. PR22-02Prel

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to engineering requirements, and forward the same to the City Council.

REFERENCES/SUPPORT:

Section 4.2.3 LDC

PUD Amendment Ordinance No. 2022-02 adopted on February 1, 2022

SITE SUMMARY:

Existing Use: Vacant Land
Proposed Use: 23 Townhome Buildings
125 Units/Lots
Future Land Use: Medium Density Residential (maximum 6.00 dwelling units/acre)
Zoning: PUD
Density: 4.26 dwelling units per acre (du/ac)
Site Area: 29.31 Acres

SURROUNDING PROPERTY TABLE:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Urban Low	Agriculture	Single Family Dwellings
South	City	Medium Density	R-1A	Single Family Dwellings
East	City	Medium Density	PUD	Lancaster at Loch Leven
East	County	Public Facilities	Agriculture	Airport
West	County	Urban Low	R-1	Single Family Dwellings

ANALYSIS:

The applicant is requesting Preliminary Plat approval for the Villages of Loch Leven townhome project with a maximum 125 units. There are a total of 23 townhome buildings. The project was recently approved and zoned as a Planned Unit Development (PUD). The townhome lots are a minimum 22 feet with width by 105 feet lot length. Townhomes will be two-stories and not exceed 35 feet building height.

The PUD Master Plan identified the townhomes as Parcel 1, located on the north side of Meadenhall Boulevard. Future development for the remaining 1.30 acres was included in the PUD that was set aside for optional commercial or multifamily located on the south side of Meadenhall Boulevard. No approval included with the Preliminary Plat for Parcel 2.

The main ingress/egress to the site will be off Meadenhall Boulevard via SR 44 with secondary access located on the north side of the community off SR 44. The internal roadway includes to main loop streets with rear-loaded garages facing alleyways. Each units is required a minimum two parking spaces. In the applicant has proposed on-street parking for visitor/guest parking spaces.

A stormwater pond is proposed on the south section of the project along Meadenhall Boulevard with a second stormwater pond adjacent to the eastern property line. These stormwater ponds will assist for on-site drainage and stromwater management.

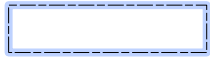
The project is also dedicating 2.01 acres to the City as a public park. The City's Parks and Recreation Master Plan has identified this area of Mount Dora as potential neighborhood (passive type) park opportunities.

The typical plan review steps are as follows: The Preliminary Plat Planning and Zoning Commission (PZC) recommendations are forwarded to the City Council for consideration. Once the Preliminary Plat has been approved, this authorizes the applicant to file the Final Construction Plan and Plat. These final plans and plat are reviewed by the Development Review Committee (DRC) for consistency with the Preliminary Plat, Land Development Code, and the platting requirements pursuant to Florida Statutes. Once DRC accepts the Final Plan/Plat this allows the applicant to begin the site infrastructure work through the issuance of a Site Development Permit and other agency permits.

ATTACHMENTS:

Vicinity Map
DRC Review Memos/Reports
Traffic Signal Warrant Study
Elevations
Preliminary Plat
Application

Legend



City Limits



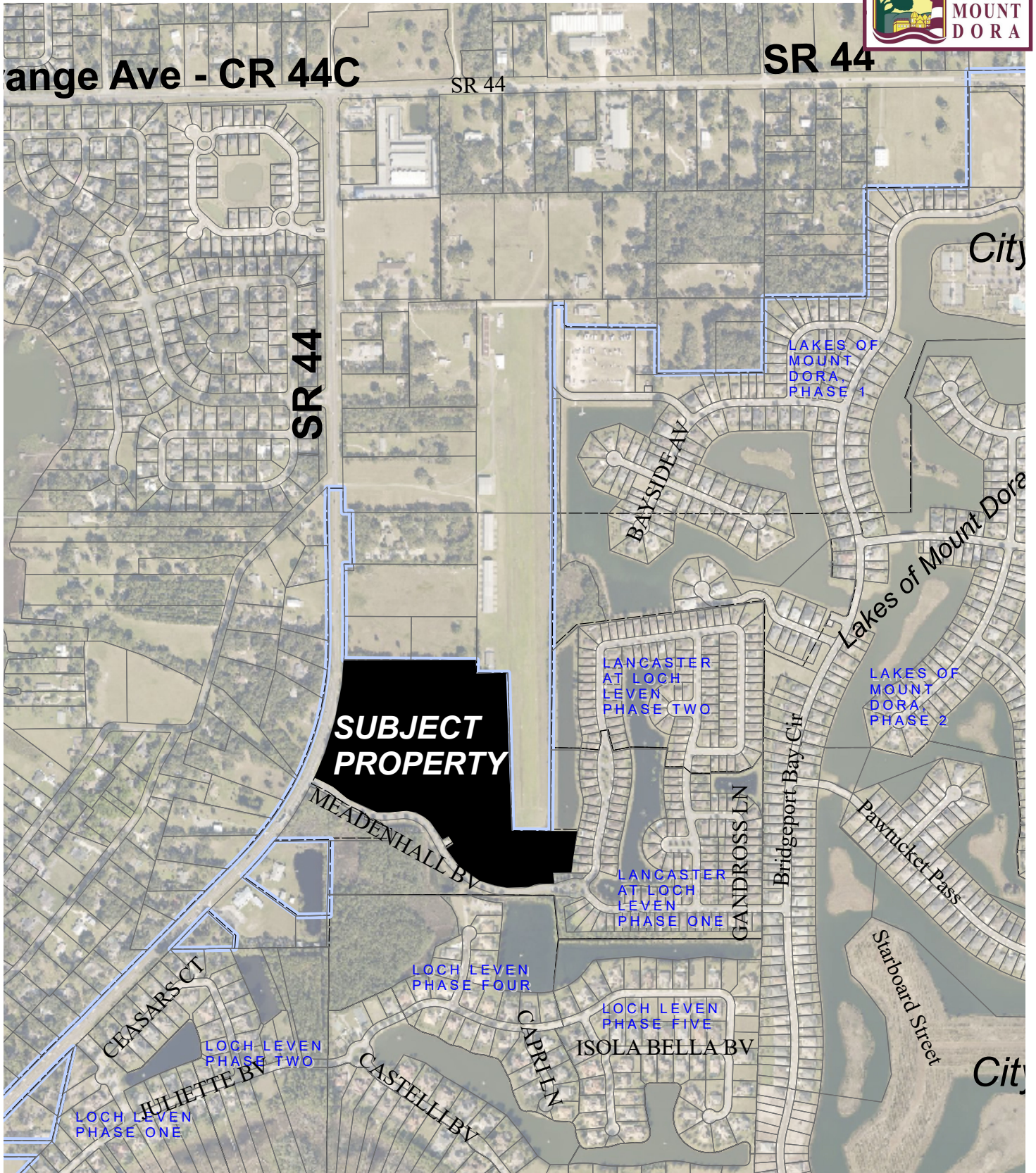
Subject Property

VICINITY MAP

N



N.T.S.



Date: 3/1/2022

Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112



CITY OF
MOUNT
DORA

Public Works Department
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS PUBLIC WORKS

DATE: April 27, 2022
FROM: Joe Grusauskas, Public Works & Utilities Director
THROUGH: Christopher D. Gaw, P.E., CoMD Utilities Engineer *cmg*
George Marek, P.E., City Public Works Engineer
PROJECT NAME: Preliminary Plat: Villages of Loch Leven; 2nd Submittal

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Utilities Comments:

It is understood that this submission is for a preliminary plat request and that the site plans submitted, though not final, are in support of that request. These plans include utilities and therefore CoMD Utilities is compelled to comment on them. As such, these utility comments should not hold up the preliminary plat process, but will augment the following site plan review portion of the DRC review.

1. Plan Sheet C2.01. Tracts Table. The "Utility Easement" row describes easements to be dedicated to the City of Mount Dora. Provide the proposed widths of the proposed utility easements.
2. Plan Sheet C2.01. Tracts Table. There is no tract in the table for reclaimed water.
3. Plan Sheet C4.10. • The plans show a potable water (PW) point of connection at Meadenhall Blvd and Loop A. The 8" PW main running along Meadenhall Boulevard from the Lancaster development does not run all the way to the proposed Meadenhall entrance. This potable water main stops just after the lift station (LS). Field reconnaissance is planned. This line would need to be extended to SR 44B and connected to the 8" gate valve and stub-out on the south side of the Meadenhall Boulevard

intersection with SR 44B.

4. Plan Sheet C4.10. There are two proposed dead-end PW runs (Blocks 108 through 114 and 120 to 125) which would not be acceptable if CoMD was to own. Given the current layout and the proposed ownership of the alleys, it appears uncertain how these will be looped.
5. Plan Sheet C4.10. There is no access to the sanitary sewer and the potable water runs on (Blocks 108 through 114 and 120 to 125) for maintenance and repair. The use of heavy equipment in these turfed/landscaped areas would be problematic to the landscaping and stabilized grades (especially in the OS/SW Tract 2 proposed pond area).
6. Plan Sheet C4.10. Considering the above utility concerns the proposed development should consider being master metered at the potable water points of connection. Depending on how the lots are to be platted and owned provide regulatory information and references that guide such a development.

Public Works Comments:

7. Recommend that the developer provide sufficient details of an approvable garbage collection operation at this time in order to avert the need to revise the plat later if at that time final engineering plans indicate problems with garbage collection facilities and maneuvers.
 8. If it is determined that the development will be served by private water and sewer facilities, then we would welcome a decision to have the streets and alleys owned privately by an HOA for example.
-



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

DELIVERED VIA E-MAIL

April 28, 2022

Vince Sandersfeld
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Loch Leven Preliminary Plat (PR22-02PREL) – 2nd Review
CPH project number M7000.27.3

Dear Mr. Sandersfeld,

We are in receipt of the Preliminary Plat submittal and associated documents for the above listed development. The submittal package included the Preliminary Plat application, Preliminary Plat plans, Traffic Impact Analysis, ALTA and topographic surveys, Drainage Report, and preliminary Geotechnical Exploration report. The following comments are based upon our review of the Preliminary Plat submittal as provided by Poulos & Bennett on April 15, 2022.

Application:

1. No comments

Preliminary Plans:

2. Acknowledged - Sheet C1.00 – the filling of the flood plain for Ally “6” (shown on sheet C4.00) will require a FEMA LOMA/R. **Acknowledged – FEMA LOMR/A to be submitted.**
3. Resolved
4. Resolved
5. Resolved
6. Resolved
7. Resolved
8. Resolved
9. Resolved
10. Resolved
11. Sheet C2.00 – what is the light dashed line signifying along the northern property line?
Repeat comment – label this line accordingly.
12. Sheet C2.00 – does the owner/developer propose to vacate the existing ingress/egress easement? **Acknowledged – developer to vacate easement.**

13. Sheet C2.00 – the proposed pond along Meadenhall Boulevard is encroaching into the existing Sign and Landscape Easement. Will this easement be amended?
Acknowledged – easement to be revised accordingly.
14. Resolved.
15. Resolved.
16. Resolved.
17. Sheet C4.00 – the discharge to CR 44B will require a permit from Lake County.
Acknowledged – permit required
18. Resolved
19. Sheet C4.00 – show the existing stormwater collection system in the Meadenhall Boulevard ROW. **Acknowledged – to be shown on FSP plans.**
20. Sheet C4.10 – the City will not own and/or maintain the potable water and sanitary sewer systems within this development based on current utility layout. Revise plan notes accordingly.
21. Resolved
22. Sheet C4.10 – the reuse system is to be master metered and the on-site pipelines are to be owned and maintained by the HOA. **Acknowledged – to be shown on FSP plans.**
23. Resolved

ALTA Survey:

24. Resolved
25. See attached mark-ups from Randy Roberts. **Repeat Comment: Applicant responded 'Acknowledged' but did address any of the referenced comments. The mark-ups from Randy Roberts referenced in this comment included the ALTA survey, Site Plan and a Plat Checklist. One comment on the Site Plan stated that easements shown on the survey should be shown on the Site Plan. The revised Site Plan does not include all easements referenced on the survey. Will ingress/egress easement (#9) remain? If so, it does not line up with proposed internal road. Will Aviation Easement (#12) remain? If so, what is its affect does it have on the project? All other comments previously provided by CPH Survey/Randy Roberts shall be addressed as part of Final Plat submittal.**

Topographic Survey:

26. Provide the text along the right hand side of plan sheet in darker text for clarity.

Traffic Review:

27. As part of the Preliminary Plat package, applicant submitted a TIA dated October 2021 (signed and sealed October 29, 2021). This is the same TIA that was submitted with the PUD Amendment application in November of 2021. Sandra Gorman previously provided two reviews of this document. The second review had one partially resolved comment (comment #3), see attached memo dated December 10, 2021. Please provide a response to comment #3. **Repeat Comment: Refer to attached Traffic Memo from Sandra Gorman.**

Drainage Report: - an updated report was not received.

28. The project summary, first paragraph, references streets that are not in this vicinity. Update summary.
29. The same first paragraph references 32.3 acres of the proposed site will be directed to the storm water collection system and the balance of 1.5 acres are not accounted for in the calculations. In the report is a Post Development Map. This map has totals for Post Basins 100, 200 and 300 and totals 29.26 acres.
30. The second paragraph of the project summary references an orange grove bisected by N Grandview Street. This does not appear to be the description of this area.
31. In Section 3 of the report, Table 4 Recharge Calculation table – the table references Type A soils. Per the geotech report, the soils across the site are “poorly drained and very poorly drained.” Per the geotech report, the depth of the published ground water table is from 0 to 1 feet below existing ground. Also, per the geotech report there are areas of significantly hard soils which will not be conducive to percolation. Please document how and where the Type A soils are located that will allow the “required recharge.”
32. No Post Development calculations were provided. The 4th paragraph in the summary states a pre-post comparison was provided in Table 6. Table 6 was not provided.
33. Revisit, revise and resubmit the storm report for review.

Geotechnical Report:

34. Is the EOR proposing to underdrain all the roads in the development? **Acknowledged – to be an FSP decision.**

Information Not Included:

35. Current tree survey of the property. – **To be provided during FSP.**
36. Ecological Site Evaluation



This concludes our review of the plans and documents. Kindly ask the applicant to provide a detailed response to each comment (to include where and how comment has been addressed, cloud changes). Please feel free to contact us should you have any questions.

Sincerely,
CPH, Inc.

A handwritten signature in black ink, reading 'Allen C. Lane Jr.', is positioned above the typed name.

Allen C. Lane, P.E.
Sr. Project Manager

CC: Javier E. Omana, CNU-a
Michelle H. Tanner

J:\M7000.01\Civil\City Plan Review\M7000.27.3_Loch Leven Townhome Prelim Plat\Letter\CPH_Loch Leven Prelim Plat review comments.docx



Architects
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M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
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Phone: 813.288.0233
Fax: 813.288.0433

Memo

Date: April 27, 2022
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Re: Traffic Impact Study – Loch Leven PUD
3rd Traffic Review
TPD, Inc.

As requested, CPH has reviewed the responses to the CPH review of the Traffic Impact Study for the Loch Leven PUD project dated November 30, 2021 and offer the following comments:

- 1) CPH Comment 11/2021: Based upon the methodology review, roadway analysis should be based upon 2021 traffic counts or 2019 traffic counts adjusted to 2020 conditions to account for the impact of the pandemic on traffic patterns. The roadway analysis was performed using 2020 data, please revise accordingly.

TPD Response 11/2021: The roadway segment analysis has been redone based upon 2019 and 2021 counts. See revised tables attached.

CPH Comment 12/2021: Comment Addressed.

- 2) CPH Comment 11/2021: The analysis indicates that the peak season correction factors applied were taken from the 2019 reports, as requested in the methodology review. However, the PSCF sheets included in the appendix and applied to the analysis are from 2020. Please revise accordingly. The 2019 factors can be obtained by contacting Walter Lidell at FDOT (850) 414-4731. Please revise the analysis accordingly.

TPD Response 11/2021: As per the methodology review comment, the 2019 seasonal adjustment factors were used. Inadvertently the 2020 PSCF report was included in the appendix. See attached 2019 PSCF report.

CPH Comment 12/2021: Comment Addressed.



- 3) Please provide the warrant analysis and storage calculations for the proposed Southbound left turn lane at the project entrance.

TPD Response 11/2021: For a speed of 45 MPH on SR 44, a deceleration distance of 185 feet is required as per FDM 201. As per the HCS analysis, the 95th percentile queue is 0.2 vehicles (use minimum of one vehicle, 25 feet). This makes the minimum length of the southbound left turn lane 210 feet. The existing two-way left turn lane is much longer than this length.

CPH Comment 12/2021: Comment partially addressed. FDOT minimum storage is 50 feet for a left turn lane, therefore the minimum turn length required is 235 feet. It is agreed that the existing TWLTL is adequate to accommodate the necessary turn lane length. However, please clarify if the TWLTL will be modified to an exclusive left turn lane for the project entrance or maintain operation as a TWLTL.

TPD Response 4/15/2022: Enclosed please find the latest TIA report.

CPH Comment 4/26/2022: Comment not addressed. The report attached was a copy of the signal warrant analysis previously reviewed by CPH in January 2022 (CPH review comments are attached for reference). There is still the outstanding question as to if the TWLTL will be modified as an exclusive lane or maintain operations as a TWLTL. Full revision of the TIA is not a required to address this comment as it can be addressed in a subsequent response letter.

If you have any questions concerning this review, or would like to discuss these items in more detail, please do not hesitate to contact me.



Architects
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M/E/P
Surveyors

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Landscape Architects
Planners
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Fax: 813.288.0433

Memo

Date: January 28, 2022
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Re: Signal Warrant Analysis
SR 44 & Mendenhall Boulevard
TPD

As requested, CPH has reviewed the Signal Warrant Analysis for SR 44 & Mendenhall Blvd dated January 2022 and offer the following comments:

- 1) SR 44 is under the jurisdiction of FDOT, and therefore the signal warrant analysis will require additional review by FDOT prior to approval/denial.
- 2) The analysis does not indicate whether the existing traffic volumes used in the analysis were seasonally adjusted to reflect peak season conditions.
- 3) Turning movement counts were not obtained for each of the 8 highest hours of traffic for use in the analysis. Based upon the right turn lane on the minor approach, turning movement counts are recommended to evaluate the warrant to determine if the right turn movement should be excluded from the minor approach volumes as directed in the MUTCD.
- 4) The warrant analysis was also evaluated using the southbound left turning movement as the minor approach per the MUTCD, however, detailed turning movement counts were not used in the analysis to determine if the warrants were satisfied.
- 5) The analysis indicates that a traffic signal is not anticipated to be warranted with the addition of the Loch Leven townhouse development. Addressing the comments above will be unlikely to alter the final findings of the signal warrant analysis. An updated analysis may be requested at the City or FDOT's discretion to address the above issued comments.



If you have any questions concerning the review, or would like to discuss these items in more detail, please do not hesitate to contact me.

From: [Sandersfeld, Vince](#)
To: [Sandersfeld, Vince](#)
Subject: FW: Development Review; Villages of Loch Leven LAKE COUNTY REVIEW COMMENTS4-29-2022
Date: Friday, April 29, 2022 8:35:17 AM

From: Lynch, Seth <SLynch@lakecountyfl.gov>
Sent: Friday, April 29, 2022 8:23 AM
To: Ragusa, Emily <RagusaE@ci.mount-dora.fl.us>
Cc: Sandersfeld, Vince <sandersfeldv@ci.mount-dora.fl.us>; Marek, George <marekg@ci.mount-dora.fl.us>; Barron, Janie <JBarron@lakecountyfl.gov>
Subject: RE: Development Review; Villages of Loch Leven

Emily,

1. The signal warrant provided has a few minor concerns. The side street Meadanhall Blvd is three lane road, and they are having it as standard two-lane road. Warrant 1B is only one off, not sure why they didn't call out more hours met in 1B. I recommend the city traffic engineering consultant review and provide a recommendation on this site development. This should also be provided to FDOT, if not already by the applicant with the Access permit, they will need for direct connection to SR 44.
2. Place "A" road is within a flood zone and further information will be required with the construction plan/final engineering. Any fill within the floodplain will need compensating storage. This flood zone is identified as an A Zone where the elevation has not been determined by FEMA. The county will need to be included in on the review of the flood study and elevation determination.

Thanks,
Seth

SETH LYNCH

Development Engineer/Project Manager

DEPARTMENT OF PUBLIC WORKS
Engineering Division, Development Section

A P.O. BOX 7800, 350 N. Sinclair Ave, Tavares, FL, 32778

P 352-253-9052

E slynch@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.



SIGNAL WARRANT ANALYSIS SR 44 & Meadenhall Boulevard

Lake County requested that a signal warrant analysis be conducted at the intersection of SR 44 and Meadenhall Boulevard in conjunction with the proposed Loch Leven development. Loch Leven is a 131-unit townhouse project to be located in the northeast corner of SR 44 and Meadenhall Boulevard in Mount Dora, Florida. The development's primary access will be on SR 44, but it will also have a secondary access on Meadenhall Boulevard. **Figure 1** depicts the site plan layout and the access configuration.

The signal warrant analysis was conducted as per the procedures of the Manual on Uniform Traffic Control Devices (MUTCD) for streets and highways as documented herein.

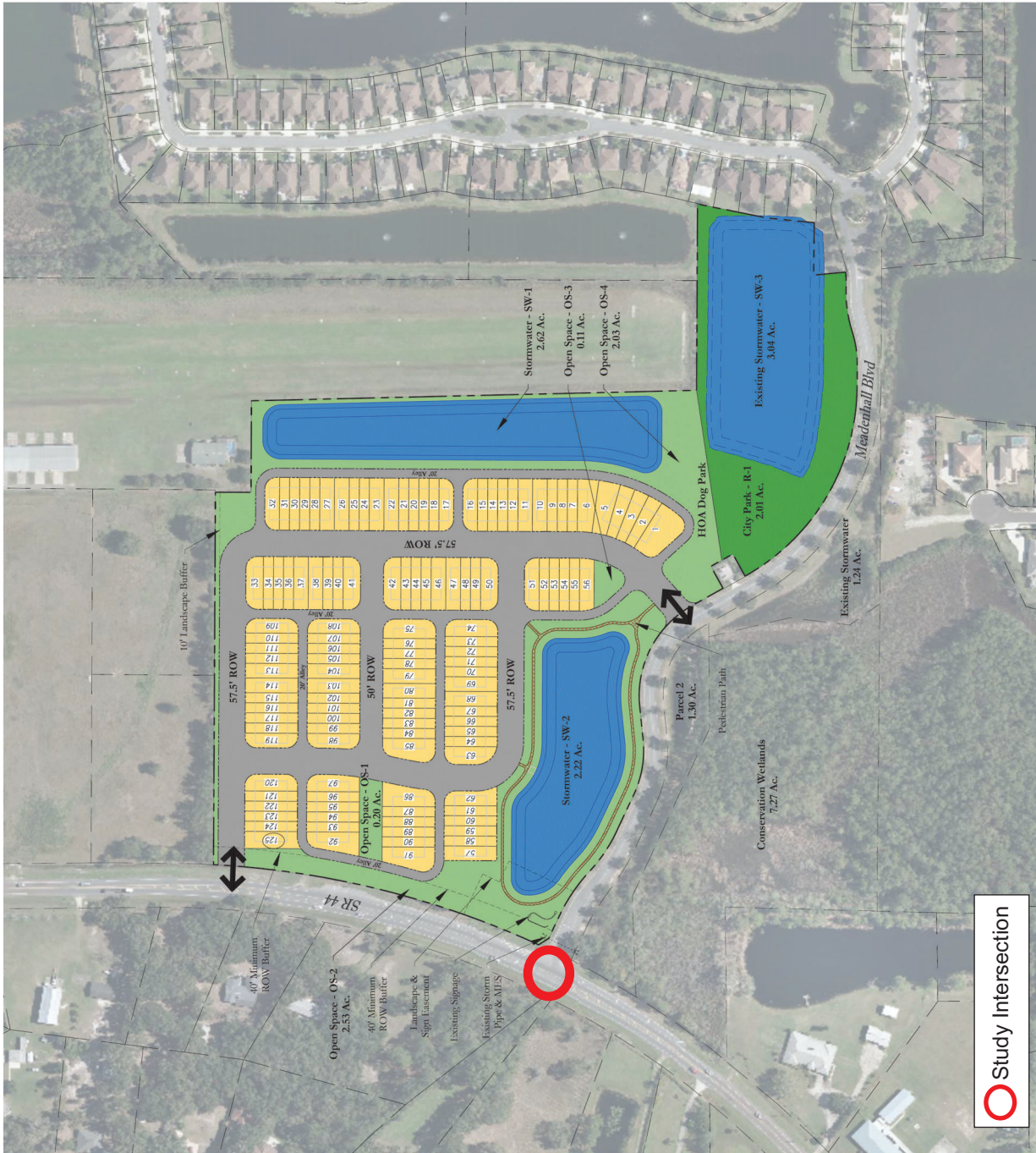
Existing Conditions

Meadenhall Boulevard is a two-lane roadway with a daily traffic volume of 1,500 vehicles and a posted speed of 25 mph. It intersects SR 44 from the east forming a "T" intersection under stop control. SR 44 is a two-lane roadway with a daily traffic volume of 19,100 vehicles and a posted speed of 45 mph. Meadenhall Boulevard has a two lane approach to the intersection, a right turn lane and a left turn lane. SR 44 has a single lane approach in each direction plus a two-way left turn lane and a right turn lane in the northbound direction. **Figure 2** depicts the existing configuration of the intersection.

Existing Traffic Volumes

Existing hourly traffic volumes at the intersection approaches were obtained with the use of intersection traffic counts. The counts were made by 15-minute intervals and are included in **Appendix A**. The hourly counts at the intersection approaches from 6 A.M. to 10 P.M. and 4:00 – 6:00 P.M. turning movement counts are summarized in **Table 1**. These counts were used in the signal warrant analysis along with that portion of the townhome trips estimated to utilize the Meadenhall Boulevard access.

TPD No. 5553.1
01/17/2022



○ Study Intersection



Site Plan and Study Intersection

Loch Leven PUD- SWA
Project № 5553.1
Figure 1





Figure 2

Applicable Warrants

According to the MUTCD, traffic signals should not be considered for installation unless one or more of the nine warrants specified therein are met and an engineering study justifies the need. The warrants applicable to this analysis are Warrant 1 – Eight Hour Vehicular Volume (Conditions A and B) and Warrant 2– Four Hour Volume.

For Warrant 1, the Minimum Vehicular Volume (Condition A) is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The Interruption Continuous Traffic (Condition B) is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delays or conflict in entering/crossing the major street. The MUTCD specifies that the minimum volume warrants are satisfied when for each of any eight hours of an average day the volumes are greater than the threshold values given in **Table 2**. Since the posted speed limit on SR 44 is greater than 40 mph, the 70% threshold values given in the table will be used in the analysis.

Warrant 2, the Four-Hour Vehicular Volume warrant is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. This warrant is satisfied when for each of any four hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher volume minor street approach (one direction only) all fall above the applicable curve in **Figure 3** for the existing combination of lanes.



Tyler

Jackson

Grant

Jackson

Grant

Monroe



Tyler

Jackson

Grant

Jackson

Grant

Monroe



Tyler

Jackson

Grant

Jackson

Grant

Monroe

Preliminary Plat
for
Villages of Loch Leven
Parcel 1
City of Mount Dora, FL

LEGAL DESCRIPTION:

(FROM ORB 4398, PG 930)
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E. 1/4) CORNER OF SAID SECTION 17; THENCE NORTH 00°36'32" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 17, A DISTANCE OF 18.34 FEET; THENCE SOUTH 88°58'41" WEST ALONG THE NORTH LINE OF THE PLAT "LOCH LEVEN PHASE FIVE" AS RECORDED IN PLAT BOOK 53, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, 1250.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "G" OF THE PLAT "LOCH LEVEN PHASE FOUR" AS RECORDED IN PLAT BOOK 48, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 06°18'38" WEST ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, 348.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06°18'38" WEST ALONG SAID PROJECTION LINE, 69.71 FEET; THENCE NORTH 90°00'00" EAST, 114.36 FEET; THENCE NORTH 04°50'51" EAST, 103.70 FEET; THENCE NORTH 10°24'45" EAST 135.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 01°15'04", AN ARC DISTANCE OF 19.32 FEET; THENCE SOUTH 89°24'00" WEST, 406.23 FEET; THENCE NORTH 02°14'29" WEST, 971.04 FEET; THENCE SOUTH 89°02'12" WEST, 199.64 FEET; THENCE NORTH 00°38'00" WEST, 77.78 FEET TO A POINT ON A LINE 911.51 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION 17; THENCE SOUTH 89°24'29" WEST ALONG SAID PARALLEL LINE, 811.77 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 44B AS EXISTING AND IN USE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 21°53'04", A CHORD BEARING SOUTH 13°09'14" WEST, AN ARC DISTANCE OF 748.66 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 65°42'22" EAST, 74.10 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 387.00 FEET, A CENTRAL ANGLE OF 17°56'08", AN ARC DISTANCE OF 121.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 325.00 FEET; A CENTRAL ANGLE OF 17°56'08", AN ARC DISTANCE OF 101.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°42'22" EAST, 91.23 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°56'46", AN ARC DISTANCE OF 121.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°20'52" EAST, 74.87 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 66°41'55", AN ARC DISTANCE OF 261.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29°57'14" EAST, 76.92 FEET; THENCE NORTH 60°02'46" EAST, 55.00 FEET; THENCE SOUTH 29°57'1 4" EAST, 55.00 FEET; THENCE SOUTH 60°02'46" WEST, 55.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 60°38'46", A CHORD BEARING SOUTH 60°16'37" EAST, AN ARC DISTANCE OF 502.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°24'00" EAST; 50.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 71.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 18°11'42"; AN ARC DISTANCE OF 87.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°24'00" EAST, 26.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 11°34'53", AN ARC DISTANCE OF 17.59 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E. 1/4) CORNER OF SAID SECTION 17; THENCE NORTH 00°36'32" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 17, A DISTANCE OF 18.34 FEET; THENCE SOUTH 88°58'41" WEST ALONG THE NORTH LINE OF THE PLAT "LOCH LEVEN PHASE FIVE" AS RECORDED IN PLAT BOOK 53, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1250.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "G" OF THE PLAT "LOCH LEVEN PHASE FOUR" AS RECORDED IN PLAT BOOK 48, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 06°18'38" WEST ALONG SAID EAST LINE, 270.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT "G"; THENCE SOUTH 89°24'00" WEST ALONG THE NORTH LINE OF SAID PLAT "LOCH LEVEN PHASE FOUR", 1,397.80 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND A POINT ON THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION 17; THENCE NORTH 00°12'49" EAST ALONG SAID WEST LINE, 334.33 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1770, PAGE 680, OFFICIAL RECORDS BOOK 1796, PACE 465, AND OFFICIAL RECORDS BOOK 1901, PAGE 2159 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°06'59" EAST ALONG SAID NORTHERLY LINE, 382.94 FEET; THENCE NORTH 00°53'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 58.79 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 78°50'38" WEST, 15.95 FEET; THENCE NORTH 65°42'22" WEST, 167.75 FEET; THENCE NORTH 24°17'38" EAST, 20.00 FEET; THENCE NORTH 65°42'22" WEST, 113.57 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 65.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°42'22" WEST, 68.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 56.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°42'22" WEST, 82.36 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 44B AS EXISTING AND IN USE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS 1960.08 FEET, A CENTRAL ANGLE OF 11°49'35", A CHORD BEARING SOUTH 31°49'19" WEST, AN ARC DISTANCE OF 404.58 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°27'10" EAST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 17, A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DESCRIBED IN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4206, PAGE 1815, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

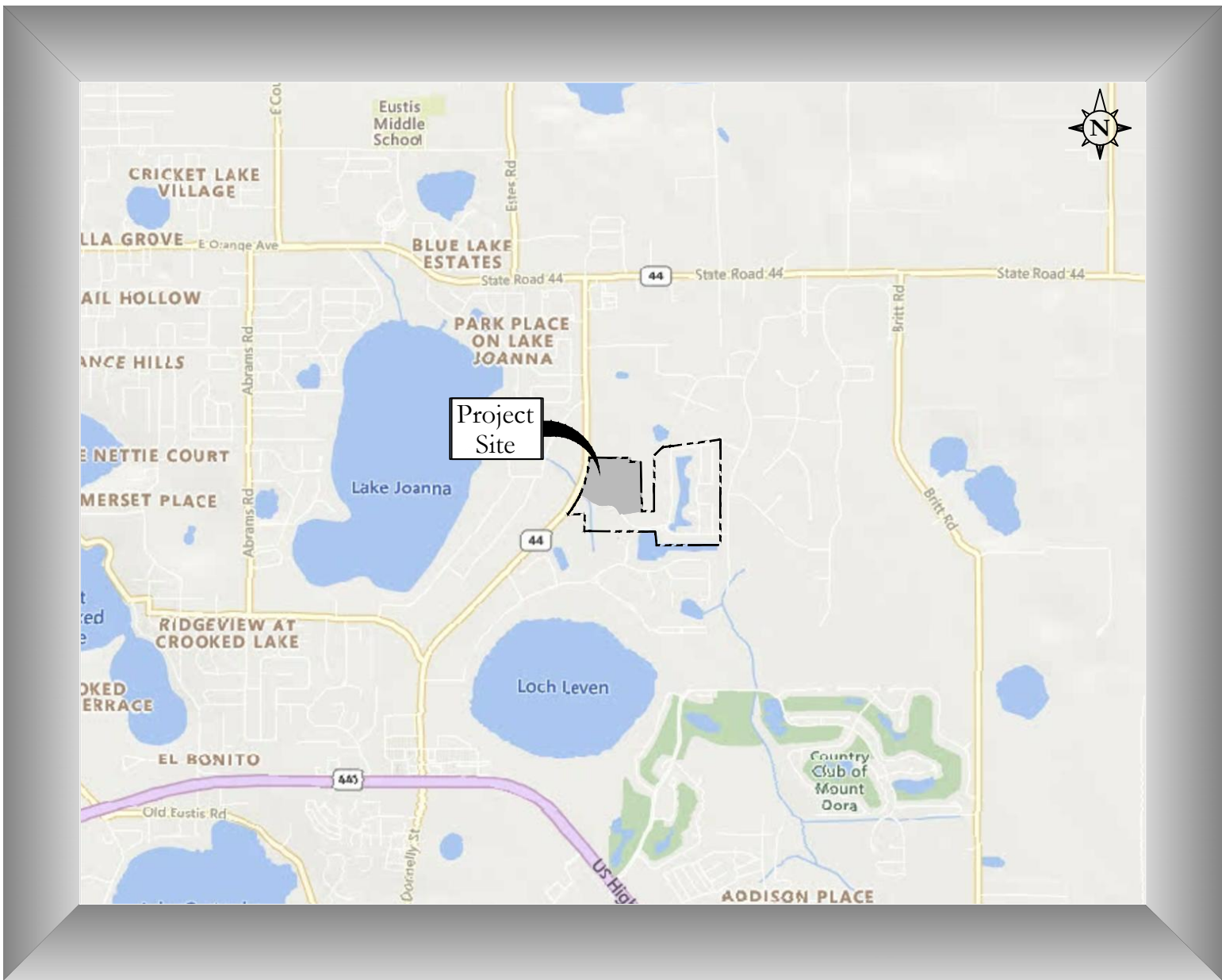
Parcel Id. No:

17-19-27-0001-000-06700

Owner:
RGC VENTURES LLC
911 Tuskawilla Trail
Winter Springs, FL 32708

Applicant:

Park Square Enterprises, LLC
5200 Vineland Rd, Suite 200
Orlando, FL 32811
407.529.3048



Vicinity Map

Scale: 1" = 3,000'

Sheet Index		Subm./Rev.				
		1	2	3	4	5
C1.00	Existing Conditions	■	■			
C1.10	Existing Topography Plan	■	■			
C2.00	Master Site Plan	■	■			
C2.01	Site Data	■	■			
C4.00	Drainage & Grading Plan	■	■			
C4.10	Utilities Plan	■	■			
C5.00	Typical Road Sections & Details	■	■			
S-1	Boundary Survey	■				

	Date	Description
1	02/10/2022	Submit To City Of Mount Dora
2	04/14/2022	Submit To City Of Mount Dora

Planner / Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Surveyor:

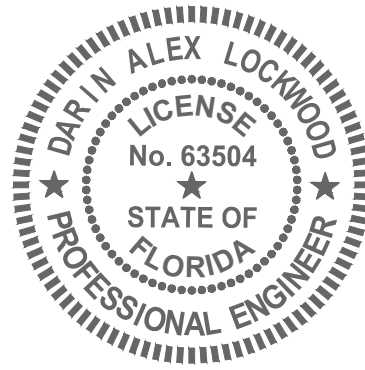
American Surveying & Mapping, Inc.
3191 Maguire Blvd, Suite 200
Orlando, FL 32803
407.426.7979

Environmental Consultant:

MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
352.394.2000

Transportation Consultant:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751



DARN ALEX LOCKWOOD
P.E. NO. 060394

DATE: April 15, 2022

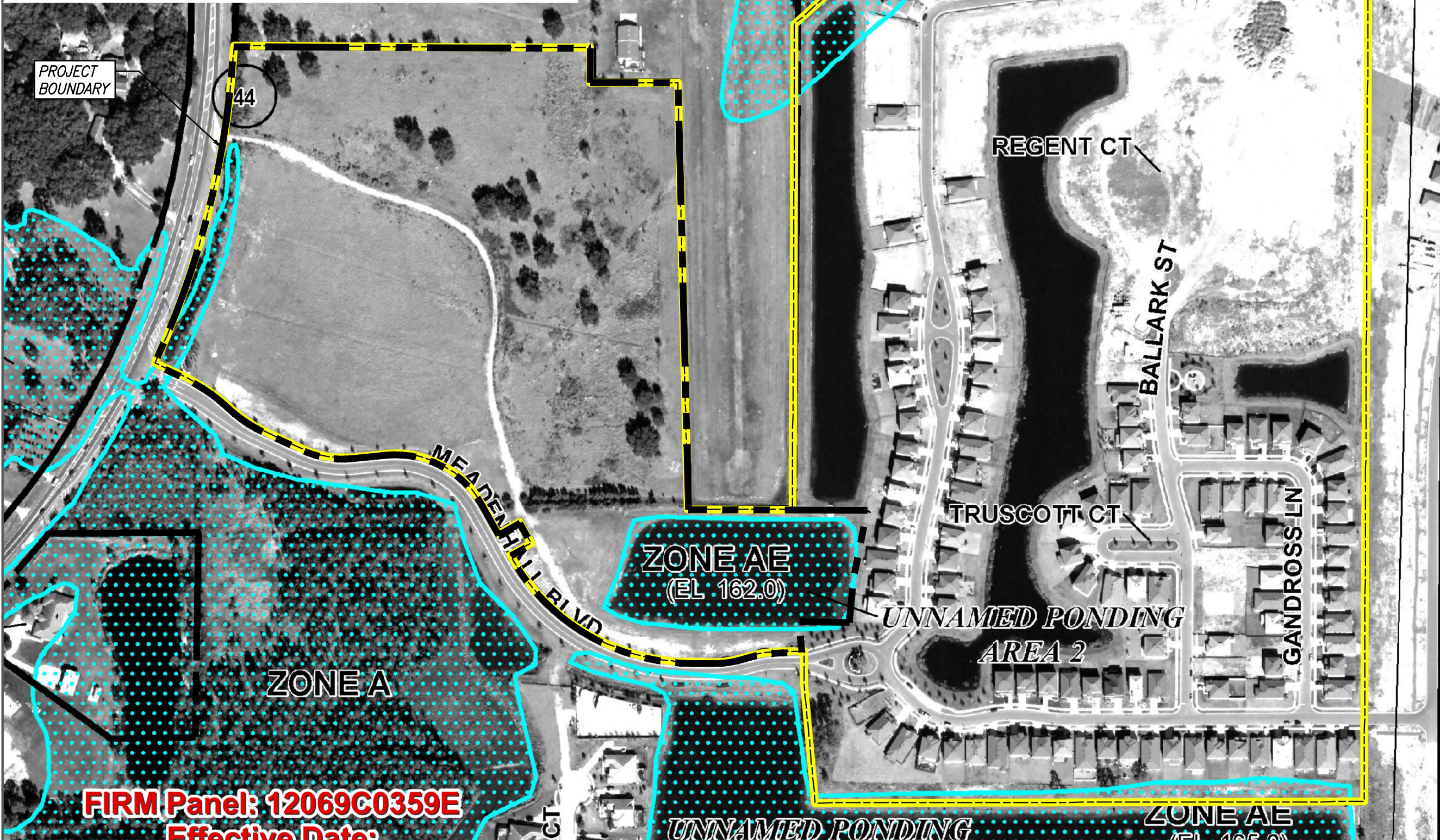
This item has been electronically signed and sealed by Darn Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

2602 E. Livingston Street, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 21-055

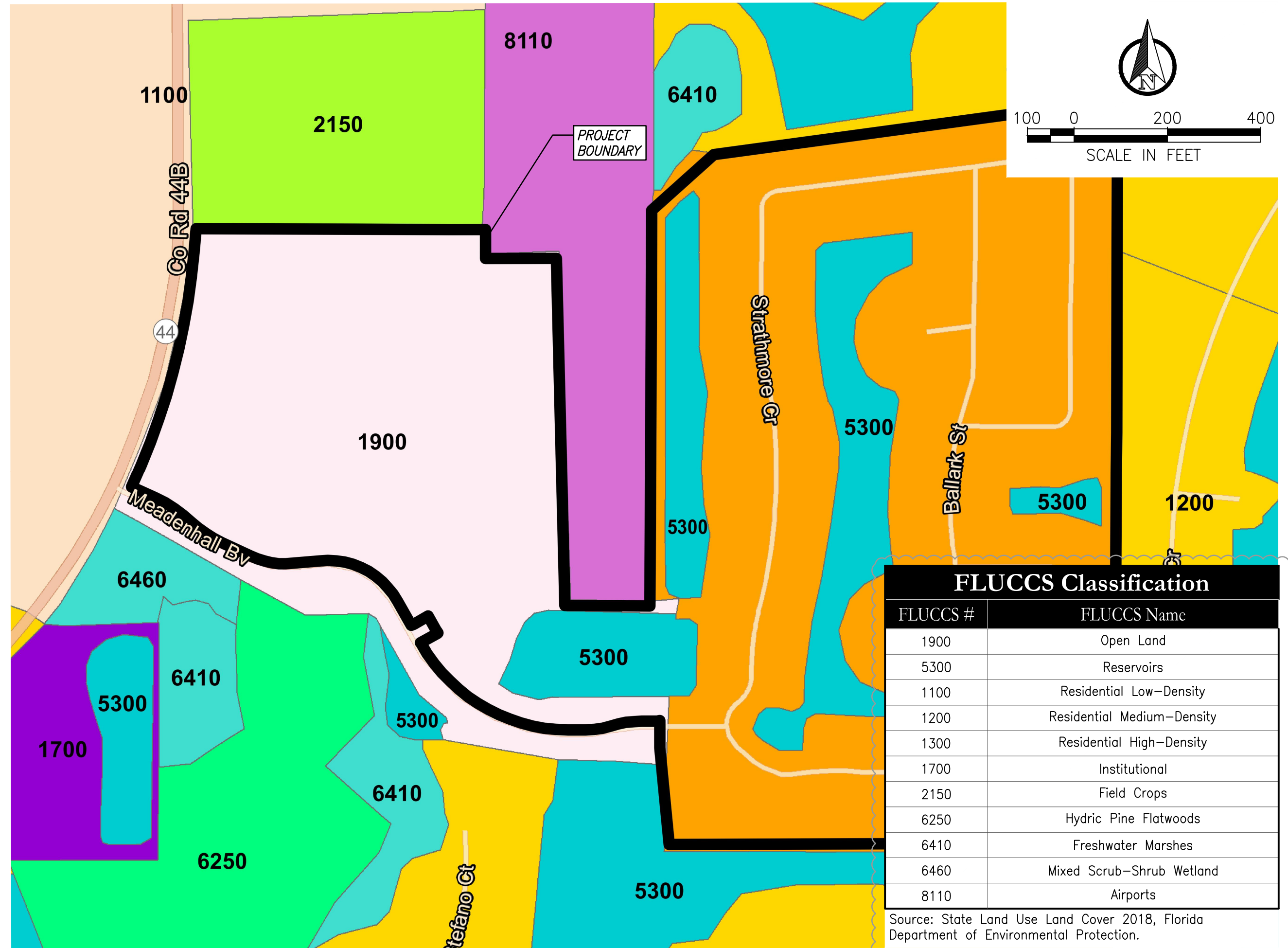
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Zone	Zone Description
A	No Base Flood Elevation Determined.
AE	Base Flood Elevations Determined.
X	Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Lake Co., Florida, Map No. 12069C0357E, Panel 385, Dated Revised: 12/18/2012



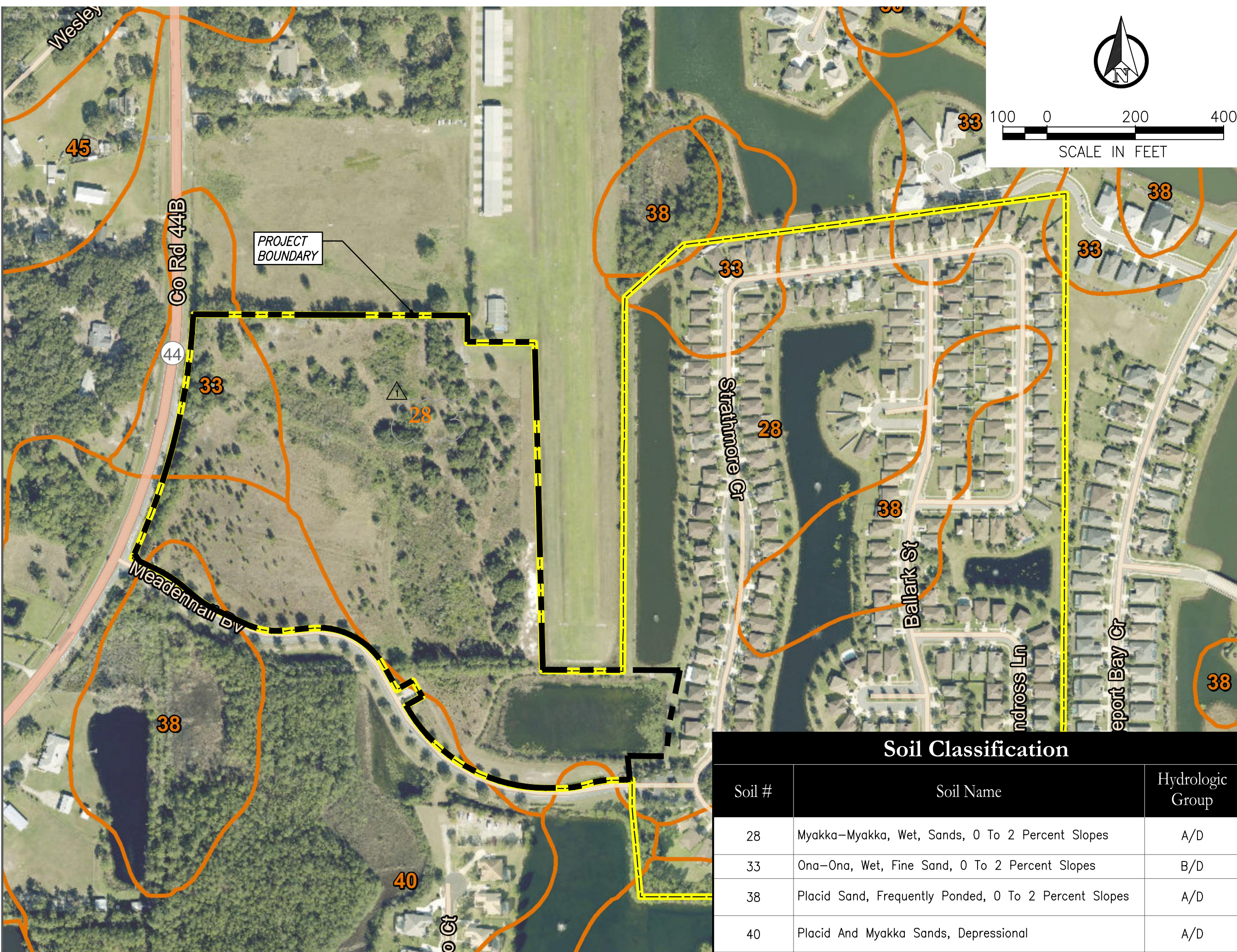
FEMA FLOODPLAIN MAP

SCALE: 1" = 200'



FLUCCS MAP

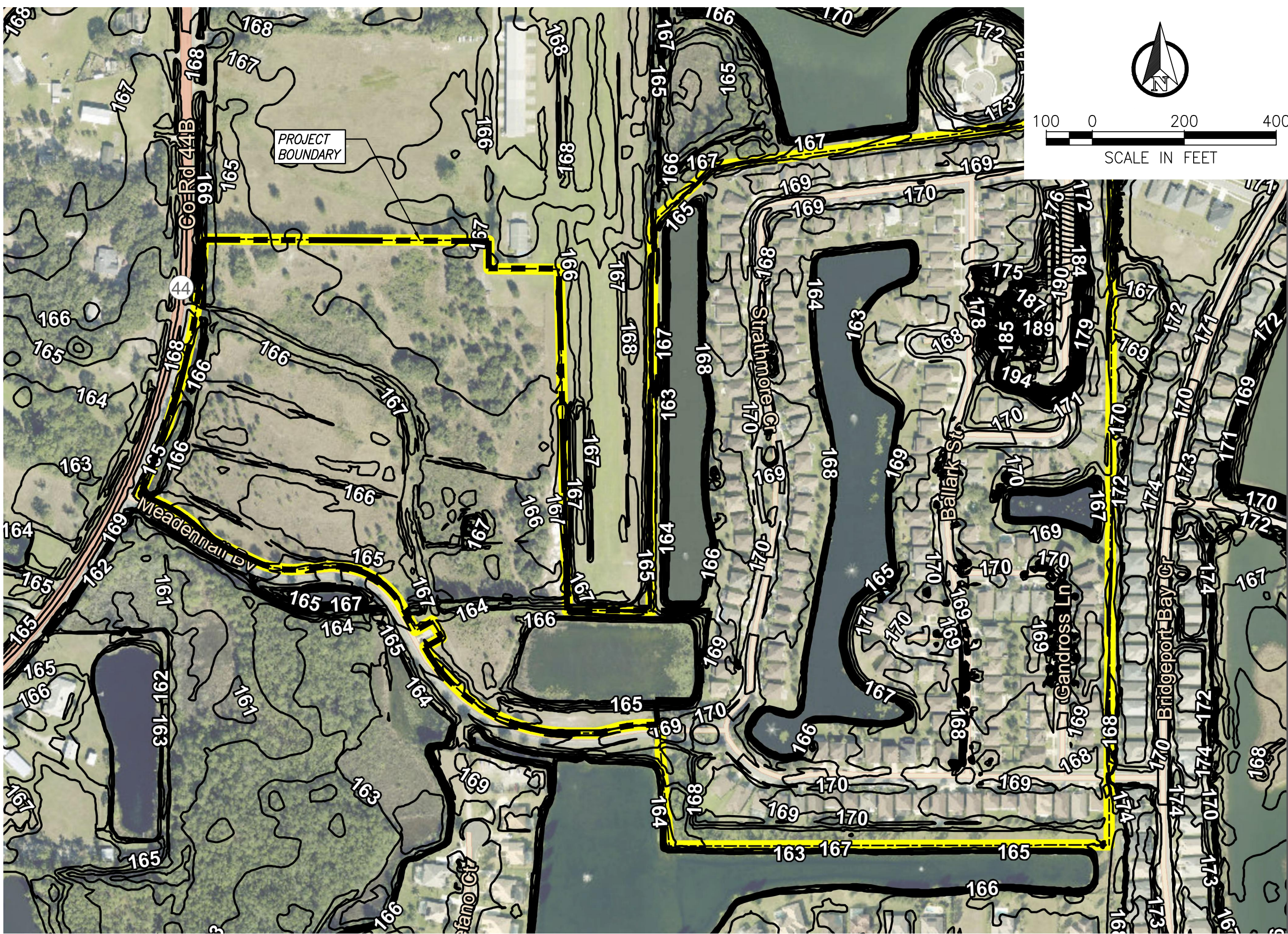
SCALE: 1" = 200'



AERIAL & SOILS MAP

SCALE: 1" = 200'

Soil Classification		
Soil #	Soil Name	Hydrologic Group
28	Myakka-Myakka, Wet, Sands, 0 To 2 Percent Slopes	A/D
33	Ona-Ona, Wet, Fine Sand, 0 To 2 Percent Slopes	B/D
38	Placid Sand, Frequently Ponded, 0 To 2 Percent Slopes	A/D
40	Placid And Myakka Sands, Depressional	A/D



TOPOGRAPHIC MAP

SCALE: 1" = 200'

Key Map:

Consultant:

1	04-14-2022	REVISED PER CITY COMMENTS
0	02-10-2022	SUBMIT TO CITY OF MOUNT DORA
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SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-055
DESIGNED BY:		DM
DRAWN BY:		SA
CHECKED BY:		DM
APPROVED BY:		DL
SCALE IN FEET:		1" = 200'

Project Name:

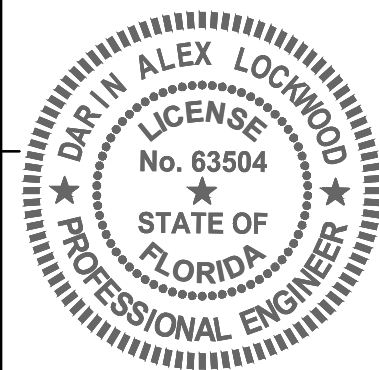
VILLAGES OF
LOCH LEVEN

Jurisdiction:
CITY OF MOUNT DORA,
FL

Sheet Title:
EXISTING
CONDITIONS

Sheet No.:

C1.00



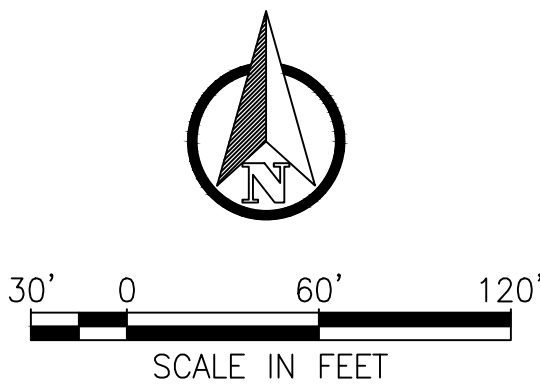
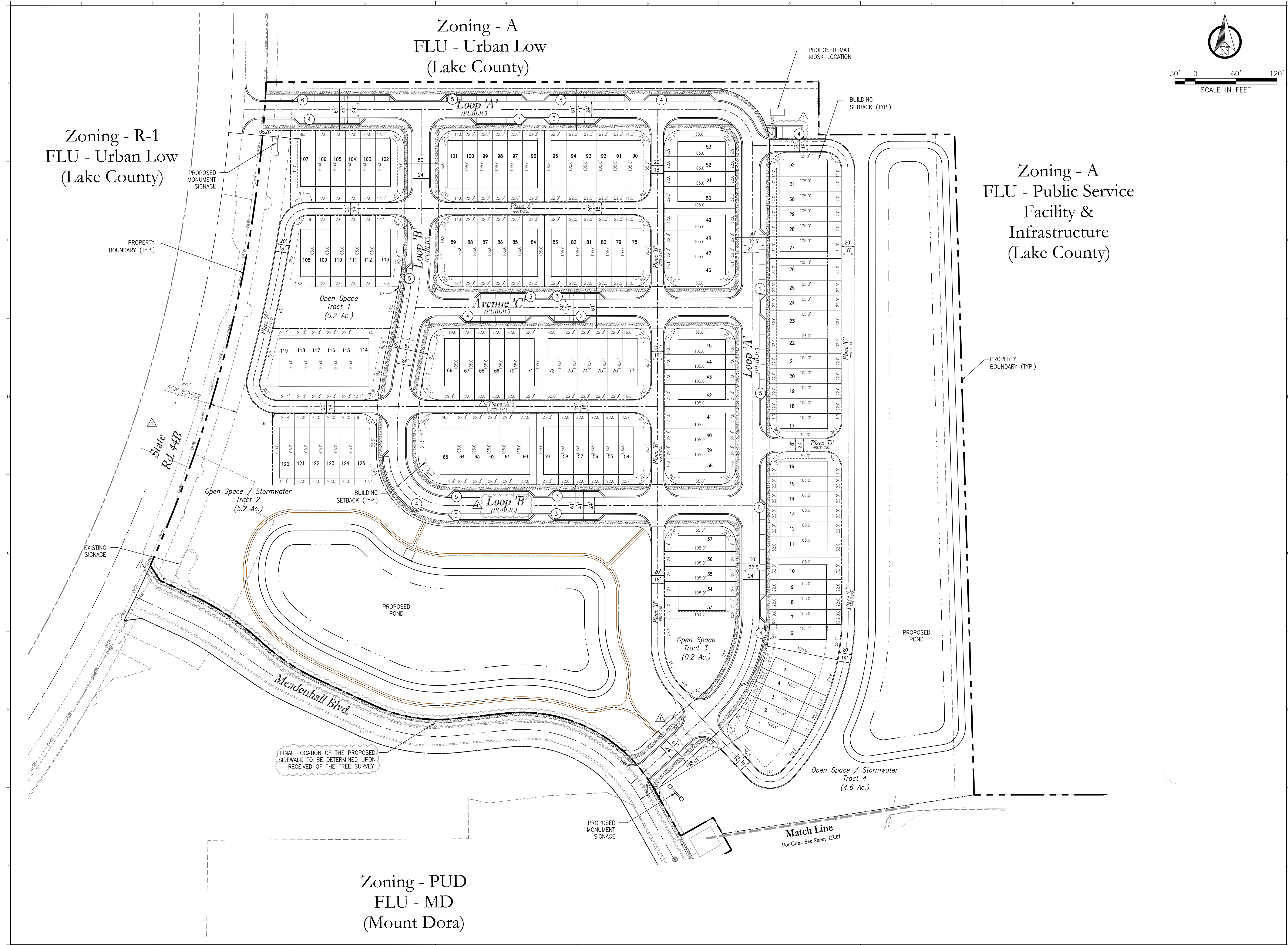
DATE: April 15, 2022

This item has been electronically signed and sealed by Alex Lockwood on the date adjacent to the seal using a SIA authentication code. Printed



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\CD\PRELIMINARY\PS21-055-PS2-ASP



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APPROVED BY:	DL	
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Project Name:

**VILLAGES OF
LOCH LEVEN**

Jurisdiction:

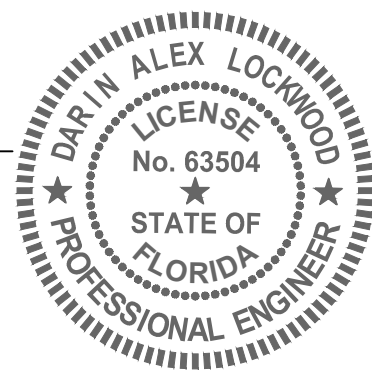
**CITY OF MOUNT DORA,
FL**

Sheet Title:

MASTER SITE PLAN

Sheet No.:

C2.00

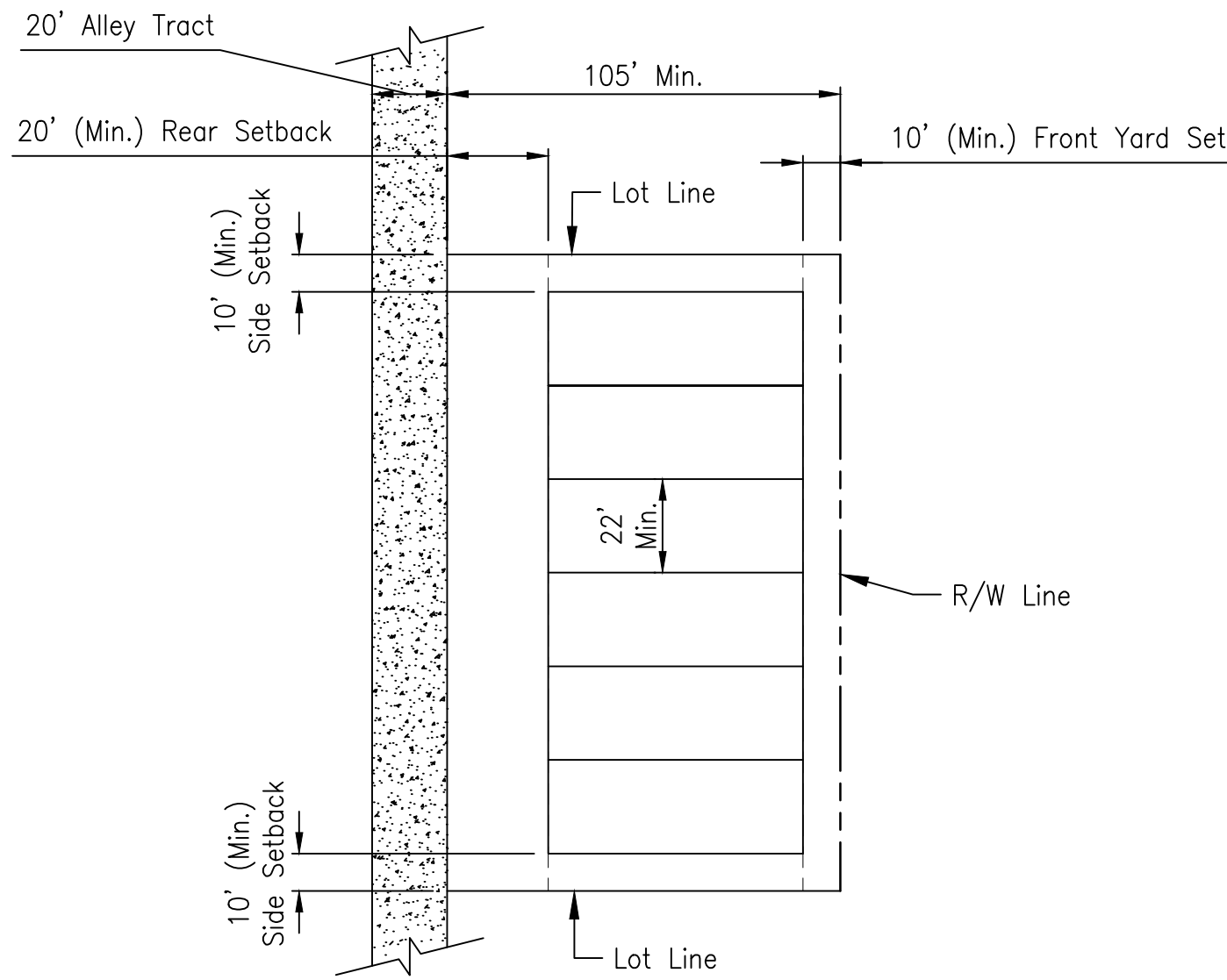
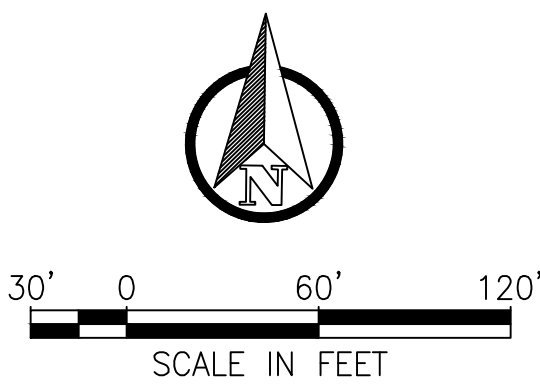
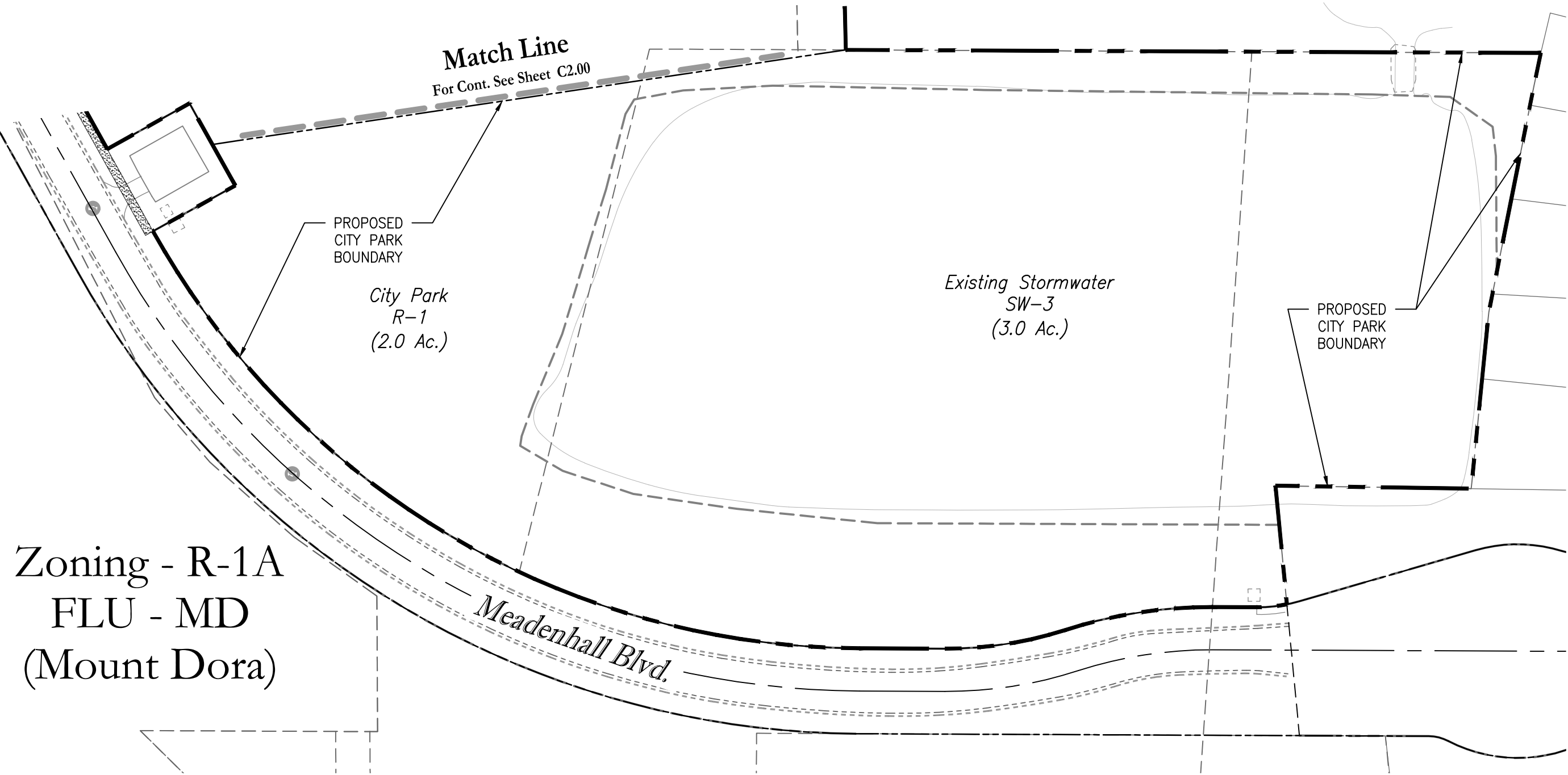


DATE: April 15, 2022

This item has been electronically signed and sealed by Darin Alex Lockwood on the date adjacent to the seal using a SIA authentication code. Printed



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



22' Townhomes -
Number of Units Vary Per Building
Rear Loaded
N.T.S.

General Notes	
Phasing	The project will be constructed in one (1) Phase.
Topographic Survey	Survey prepared by ASM dated 05/19/2021. Vertical Datum NGVD88
Buffers & Landscaping	Final landscape plans are required to be submitted for review and approval prior to landscape construction. Landscape plans to be in accordance with City of Mount Dora LDC Section 6.6 and with sheets C4.00 & C5.00 of the approved PUD.
Garbage Pickup	To be picked up in alley at rear of Townhome units.
Public Works Streets & Drainage	1. Street Lights will be provided in accordance with the City of Mount Dora Code of Ordinance Chapter 86. 2. Final crosswalk locations and advisory signage to be determined at construction plan approval.
Lighting	Street lighting to be decorative type poles and fixtures, and meet dark sky lighting.
Signage	Signage shall comply with the City of Mount Dora Land Development Code Section 6.7.1.7
Fire Protection	1. Fire hydrants shall be installed in accordance with the City of Mount Dora Code of Ordinance Chapter 50 and all applicable agency regulations. 2. Fire access shall be from the front of the proposed dwelling units. 3. Fire hydrants shall be placed no further than 500' apart, measured along the roadway. No building intended for occupancy shall exceed 250' from the nearest fire hydrant.
Parking	1. A Minimum Of Two (2) Parking Spaces Will Be Provided For Each Single Family Unit, Per Mount Dora City LDC Section 6.5.2.1.A. Required: 250 Provided: 250 2. All onsite parking will be provided within fee-simple residential lots. 3. Street Parking will be designed to accommodate two 10'X20' parking spaces per Mount Dora LDC Section 6.5.2. Required: 44 Provided: 90
Dust Control	1. Applicant to coordinate with the city's public works department on applicable dust control plan pursuant to Chapter 46, Mount Dora Code of Ordinances.
Utilities	1. Water, wastewater, and reclaimed water lines will connect to existing City of Mount Dora. 2. Specific improvements to existing public facilities, including line extensions and points of connection are provided herein on sheet C4.10. Proposed line sizes and exact points of connection for water, wastewater, and reclaimed water utilities shall be finalized during construction plan review. 3. All platted lots shall include typical utility easements required by the City of Mount Dora.
Stormwater Management	Final configuration, sizing and design of stormwater ponds will be determined during the preliminary plat design and the final design will be submitted during the construction plan approval process. The stormwater system will be designed in accordance with the SJRWMD and City of Mount Dora criteria.
Vegetation	As stated in the Florida Land Use, Cover and Forms Classification System (FLUCFS), and shown on sheet C1.00 of the Preliminary PUD, the subject property is a citrus grove.
Recreation	Recreation facilities shall be private for the use of community residents and owned and maintained by the Homeowner's Association.
Tree Preservation	Refer to sheet C4.00 of the PUD. All tree removal shall be approved by the superintendent of Public Works per Section 90.150 and replaced in accordance with Section 90.180 of the City of Mount Dora Code of Ordinances.
Miscellaneous	1. All acreages are subject to change with final engineering and final plat review and approval. 2. All construction details are conceptual and subject to review and modification during the approval of final construction plans. 3. All site development and review procedures shall follow the city's minimum standards and procedures of the city's land development code, unless otherwise contained in the approved PUD.

General Site Data	
Project Site Area	29.26 Ac.
Total Land Use	29.26 Ac.
Open Space (15% Min. Required)	5.37 Ac. (18.37%)
City Park	2.01 Ac.
Stormwater Management (Proposed)	4.85 Ac.
Stormwater Management (Existing)	2.98 Ac.
ROW Dedication (Incl.: Loop 'A', Loop 'B', And Ave. 'C')	4.23 Ac.
Alleys (8 Total)	1.62 Ac.
Townhome Blocks (23 Buildings Total)	8.18 Ac.
Net Developable Acres	23.41 Ac.
Impervious Coverage Allowed	65% 19.02 Ac.
Impervious Coverage Provided	38% 8.82 Ac.
Maximum Allowed Dwelling Units	125 Units
Proposed Dwelling Units	125 Units
Maximum MDR Density	6.00 DU/Ac.
Proposed Net Density	5.34 DU/Ac.
Proposed Gross Density	4.26 DU/Ac.
Zoning	PUD

Building & Lot Data		
Proposed Use	TOWNHOMES	
Max. Building Height (2 stories)	35'-0"	
Min. Building Setbacks:		
Front	10'	
Street Side	10'	
Interior Side	10'	
Rear	20'	
State Road 44B	105.87'	From Center Line of Road
Meadenhall Blvd.	188.01'	From Center Line of Road
Min. Lot Width Allowed	22'	
Min Lot Width Provided	22'	
Min. Lot Depth	105'	
Min. Lot Size Allowed	2,310 S.F.	
Min. Lot Size Provided	2,310 S.F.	

NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2. TOWNHOME UNITS ARE FOR OWNERSHIP (FEE-SIMPLE)

Tracts		
Ownership / Maintenance		
Roadways	Public	Streets A, B, And C To Be Owned & Maintained By The City Of Mount Dora.
Alleys	Private	To Be Owned & Maintained By HOA
Drainage Easement	Public	Drainage Easements Between Property Owners, And Over Tracts SW-1 And SW-2 To Be Owned By The City Of Mount Dora & Maintained By Homeowners.
Utility Easement	Public	To Be Dedicated To City Of Mount Dora. Utilities Within The Easement Are To Be Owned And Maintained By City Of Mount Dora.
Wastewater	Public	To Be Owned & Maintained By City Of Mount Dora
Potable Water	Public	To Be Owned & Maintained By City Of Mount Dora
Sidewalk In Public R/W	Public	To Be Owned & Maintained By City Of Mount Dora
Recreation Tract A	Private	To Be Owned & Maintained By HOA.
Right-Of-Way	Public	to be owned & maintained by the City of Mount Dora.
Buffer, Ponds And Landscaping Tracts 1 Through 4 Including Any Proposed Wall	Private	To Be Owned & Maintained By HOA.

Miscellaneous	
Potable Water Services	City Of Mount Dora Utilities
Reclaim Services	City Of Mount Dora Utilities
Wastewater Services	City Of Mount Dora Utilities
Electric Services	Southeast Electric Cooperative (SECO)
Fire Protection	City Of Mount Dora Utilities

Key Map:

Consultant:

1	04-14-2022	REVISED PER CITY COMMENTS
0	02-10-2022	SUBMIT TO CITY OF MOUNT DORA
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
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JOB NO.:		21-055
DESIGNED BY:		DM
DRAWN BY:		SA
CHECKED BY:		DM
APPROVED BY:		DL
SCALE IN FEET:		1" = 60'

Project Name:

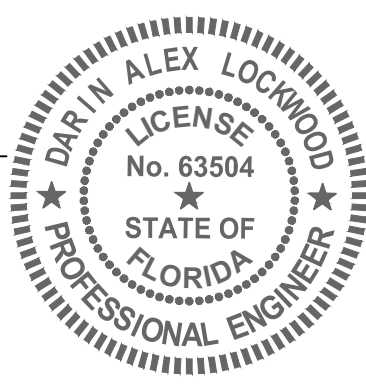
VILLAGES OF
LOCH LEVEN

Jurisdiction:
CITY OF MOUNT DORA,
FL

Sheet Title:
SITE DATA &
LOT DETAIL

Sheet No.:

C2.01



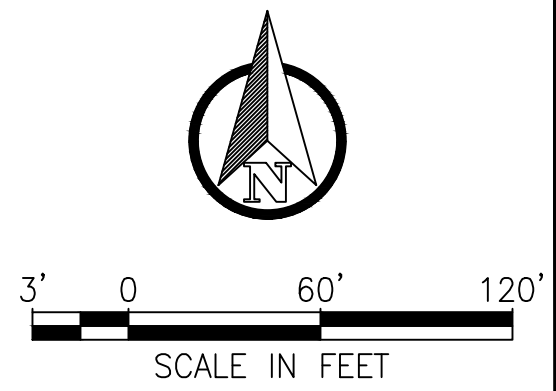
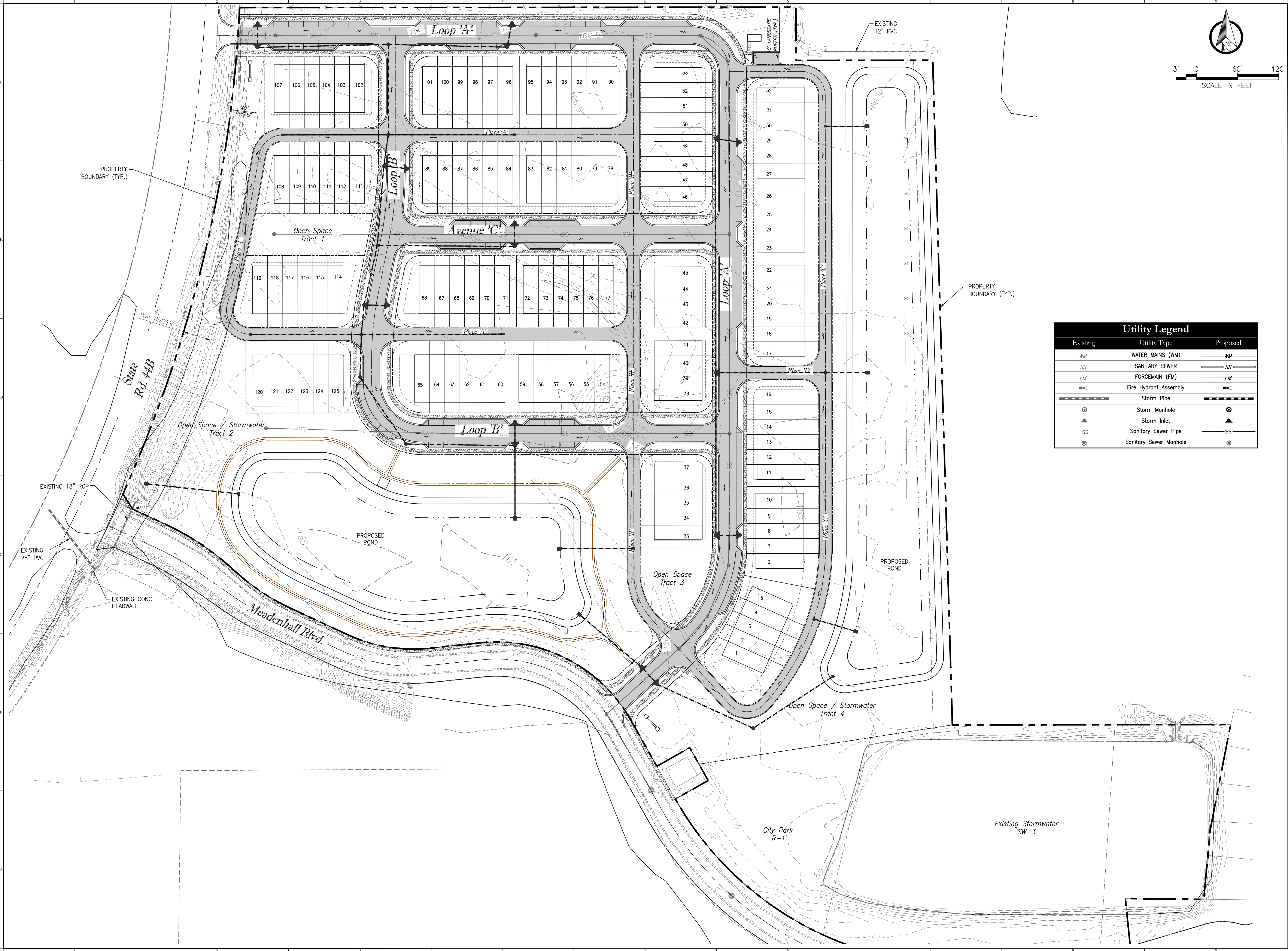
DATE: April 15, 2022

This item has been electronically signed and sealed by Darrin Alex Lochwood on the date adjacent to the seal using a SRA authentication code. Printed



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\CAD\PRELIMINARY\PS\21-055-PS-CDP



Utility Legend		
Existing	Utility Type	Proposed
	WATER MAINS (WM)	
	SANITARY SEWER	
	FORCEMAIN (FM)	
	Fire Hydrant Assembly	
	Storm Pipe	
	Storm Manhole	
	Storm Inlet	
	Sanitary Sewer Pipe	
	Sanitary Sewer Manhole	

Key Map:

Consultant:

1 04-14-2022 REVISED PER CITY COMMENTS

0 02-10-2022 SUBMIT TO CITY OF MOUNT DORA

NO DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-055

DESIGNED BY: DM

DRAWN BY: SA

CHECKED BY: DM

APPROVED BY: DL

SCALE IN FEET: 1" = 60'

Project Name:
**VILLAGES OF
LOCH LEVEN**

Jurisdiction:
CITY OF MOUNT DORA,
FL

Sheet Title:
DRAINAGE PLAN

Sheet No.:
C4.00

DAIR I ALEX LOCWOOD

LICENSE

No. 63504

STATE OF FLORIDA

PROFESSIONAL ENGINEER

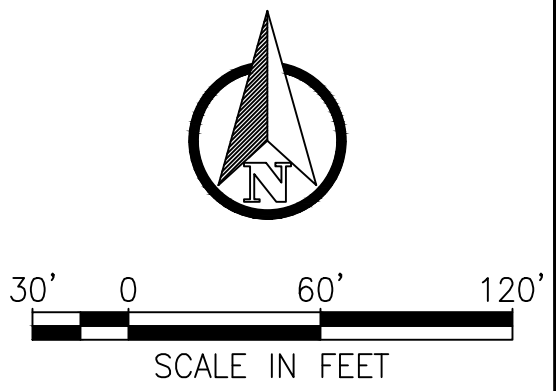
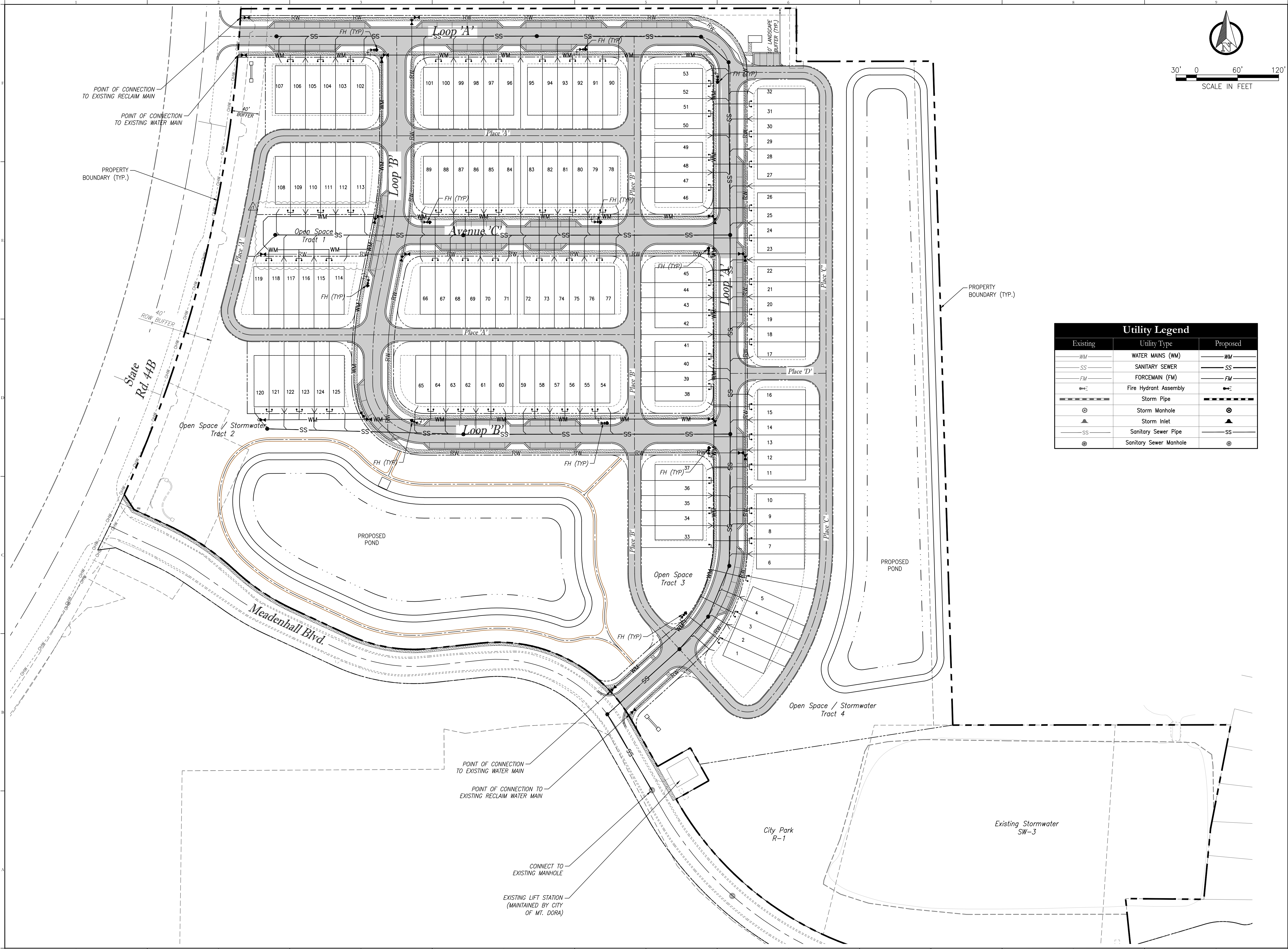
DATE: April 15, 2022

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POULOS & BENNETT

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Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\CAD\PRELIMINARY\PS\21-055-PS-UP



Utility Legend		
Existing	Utility Type	Proposed
	WATER MAINS (WM)	
	SANITARY SEWER	
	FORCEMAIN (FM)	
	Fire Hydrant Assembly	
	Storm Pipe	
	Storm Manhole	
	Storm Inlet	
	Sanitary Sewer Pipe	
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Key Map:

Consultant:

1	04-14-2022	REVISED PER CITY COMMENTS
0	02-10-2022	SUBMIT TO CITY OF MOUNT DORA
NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-055
DESIGNED BY:		DM
DRAWN BY:		SA
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SCALE IN FEET:		1" = 60'

Project Name:

**VILLAGES OF
LOCH LEVEN**

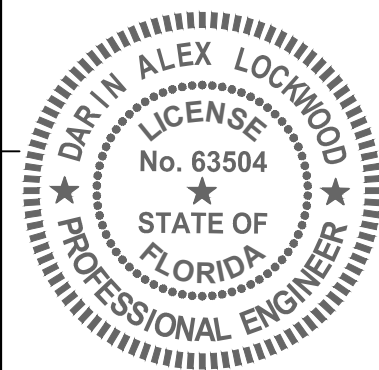
Jurisdiction:
**CITY OF MOUNT DORA,
FL**

Sheet Title:

UTILITIES PLAN

Sheet No.:

C4.10



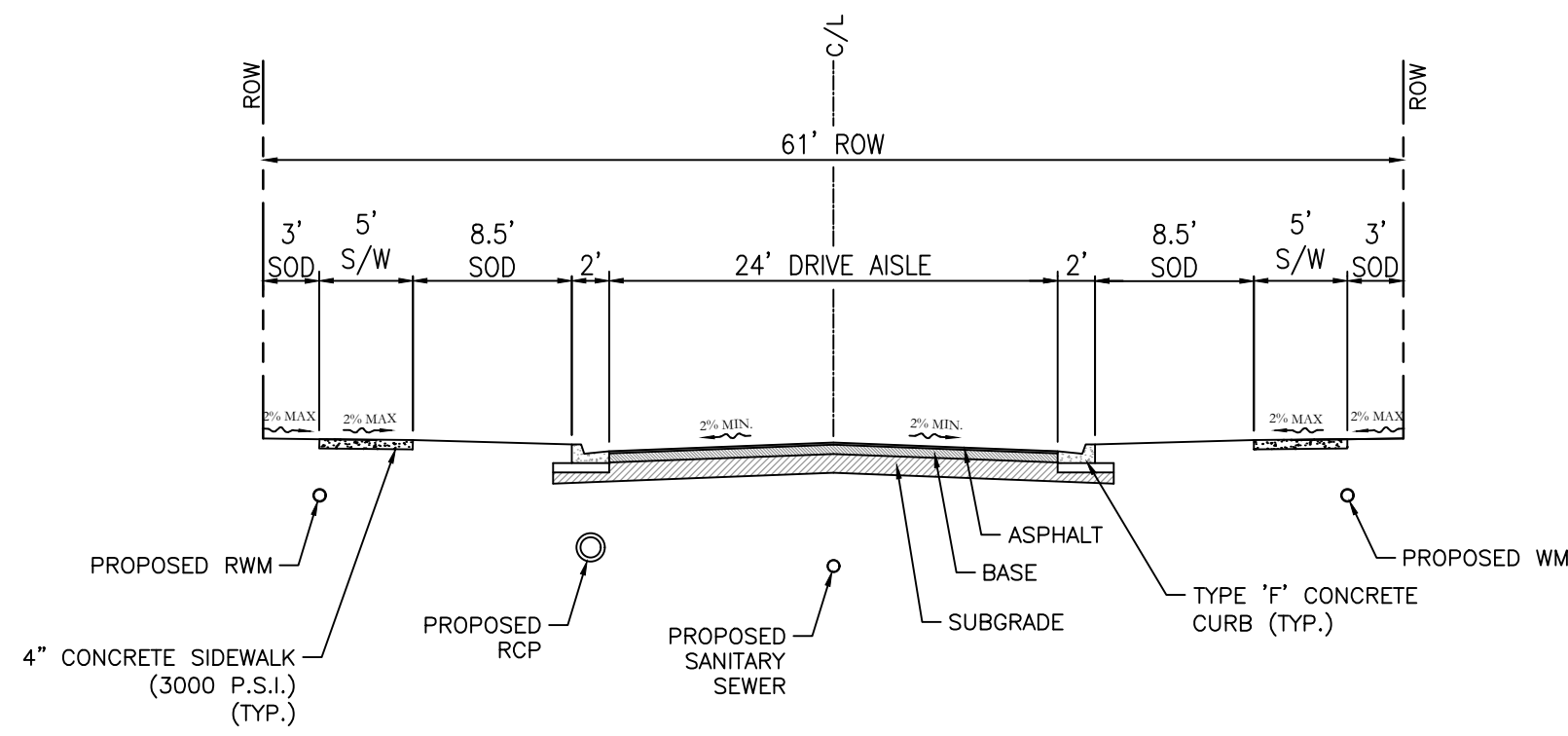
DATE: April 15, 2022

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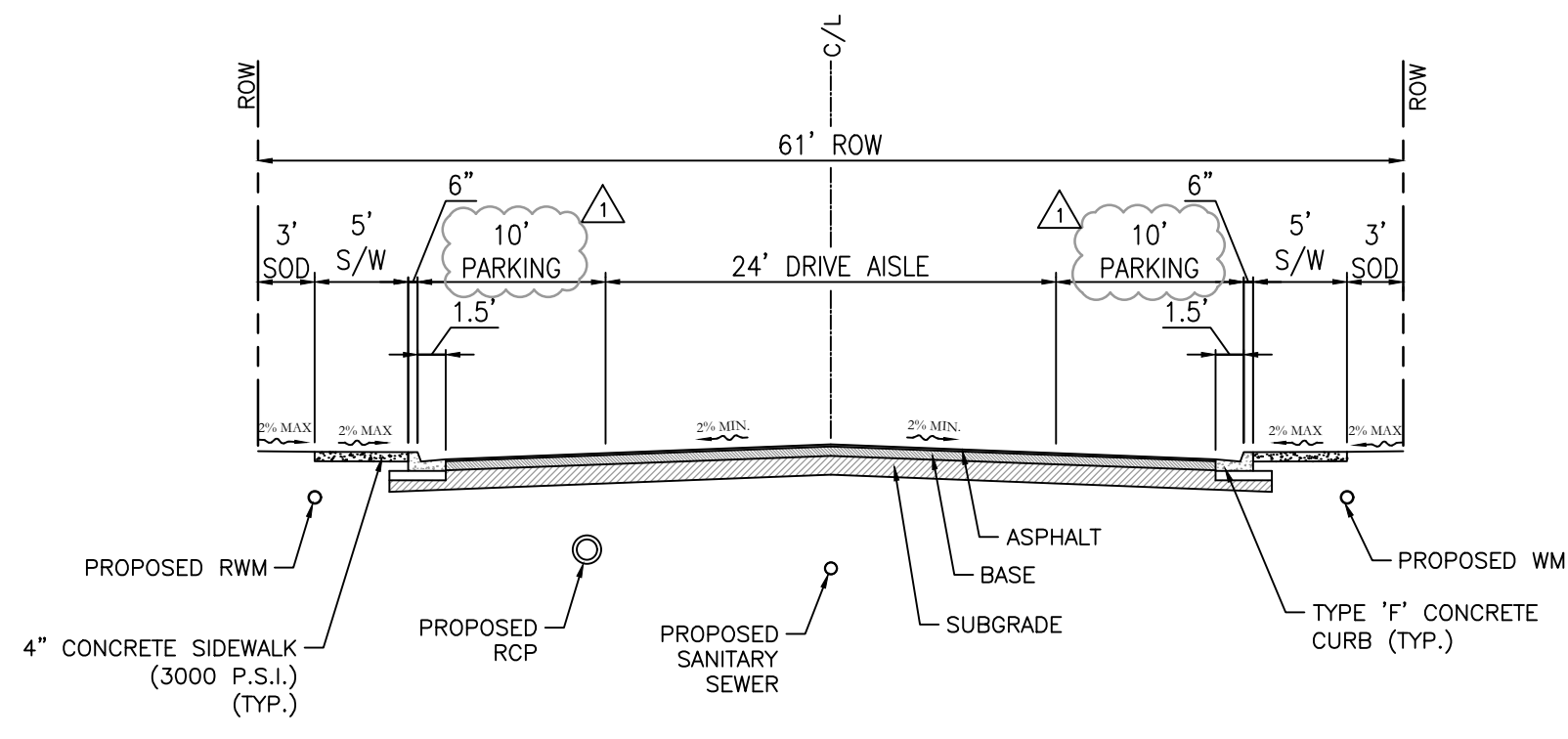
Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\CAD\PRELIMINARY\PSF 21-055-PSF-TPS



TYPICAL ROAD SECTION (61' ROW)

WITHOUT STREET PARKING

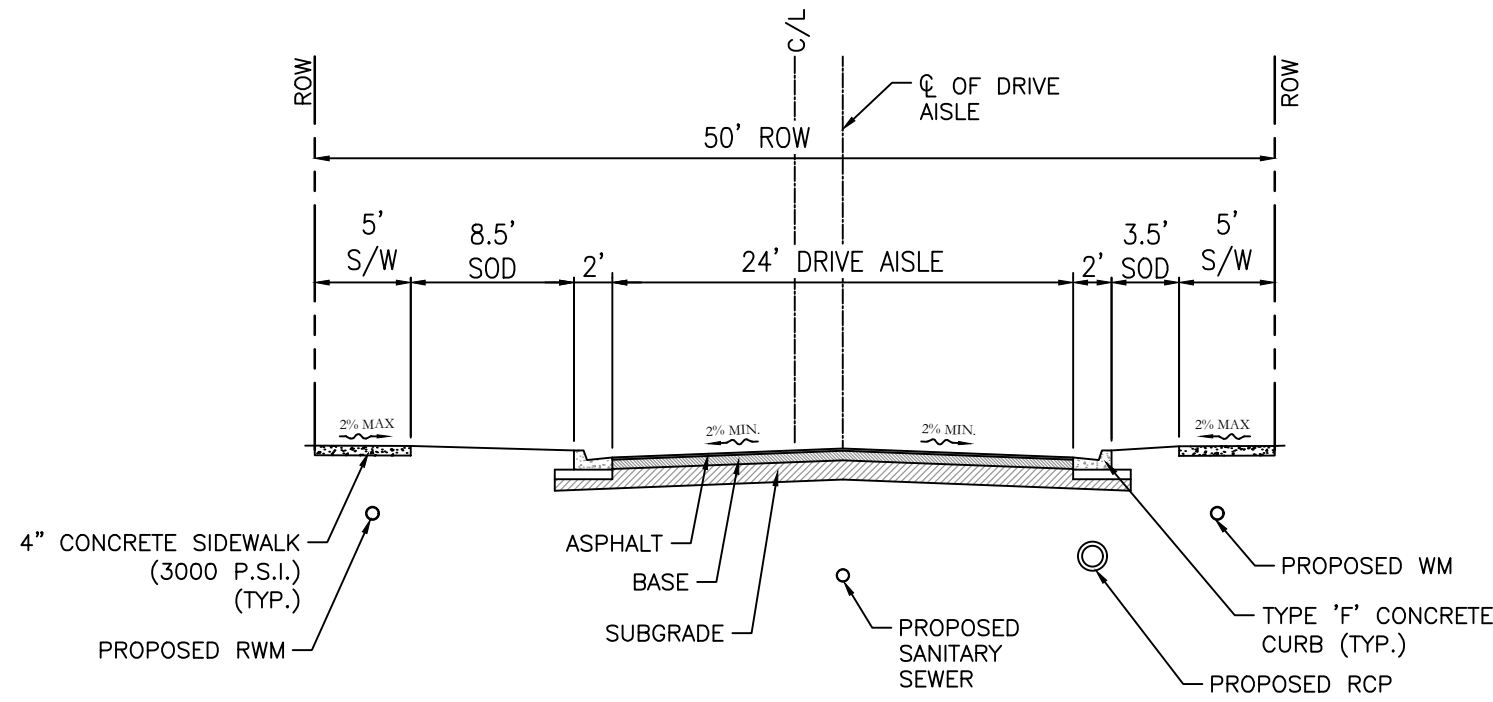
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TYPICAL ROAD SECTION (61' ROW)

WITH STREET PARKING

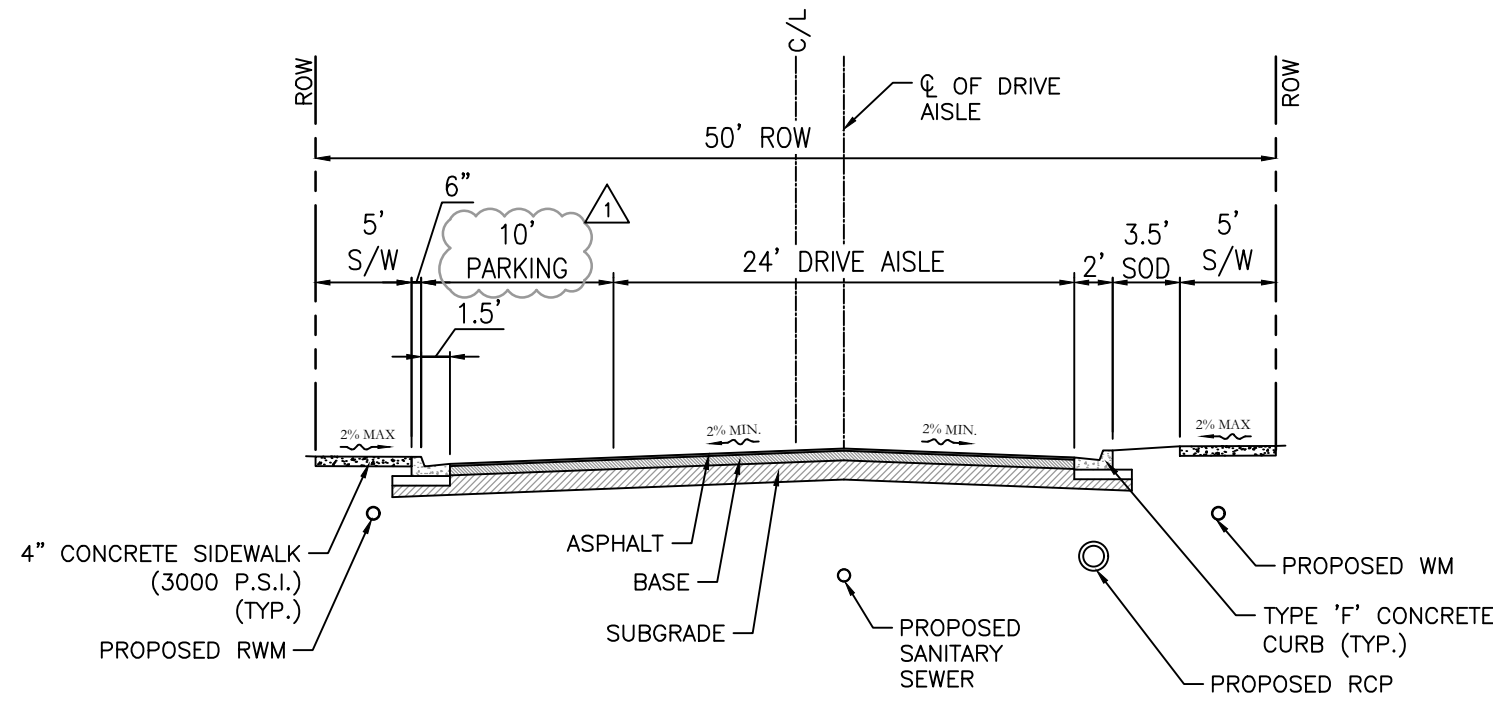
N.T.S.



TYPICAL ROAD SECTION (50' ROW)

WITHOUT STREET PARKING

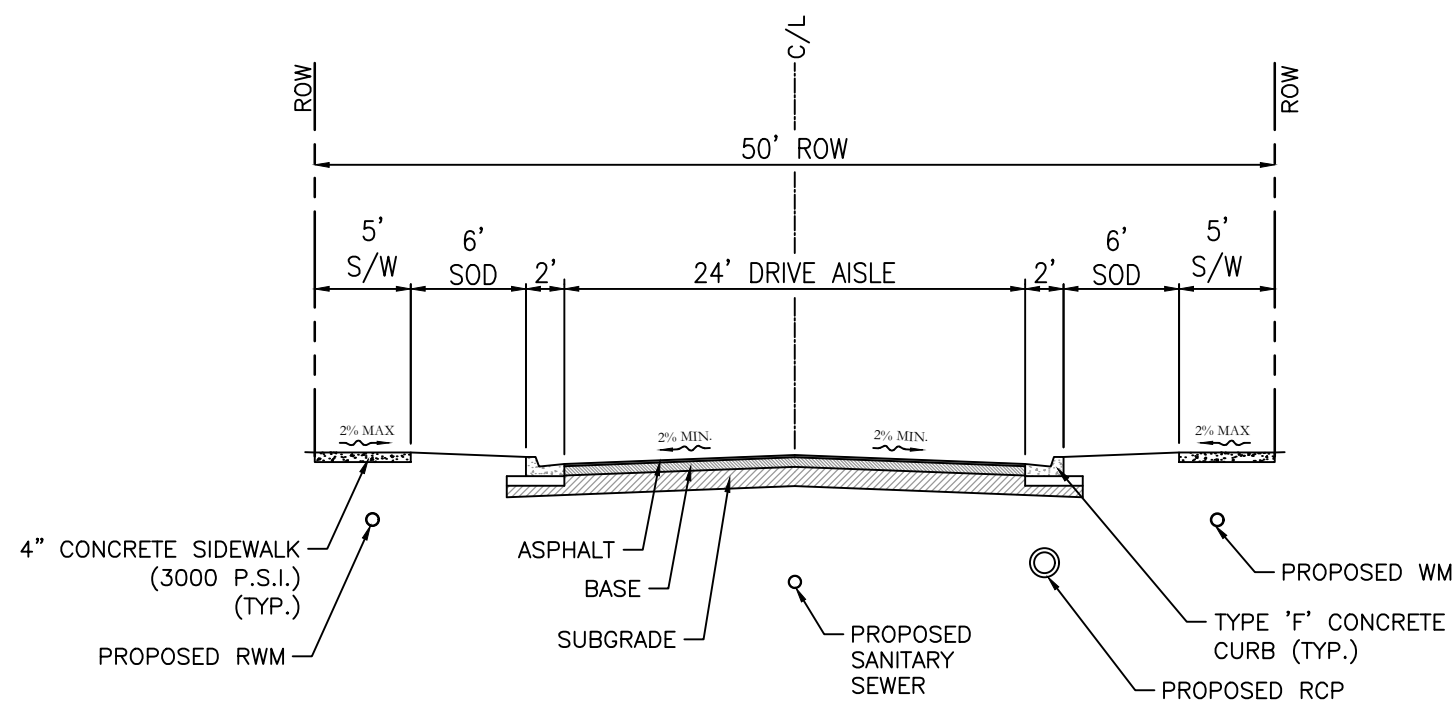
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TYPICAL ROAD SECTION (50' ROW)

WITH STREET PARKING (ONE SIDE ONLY)

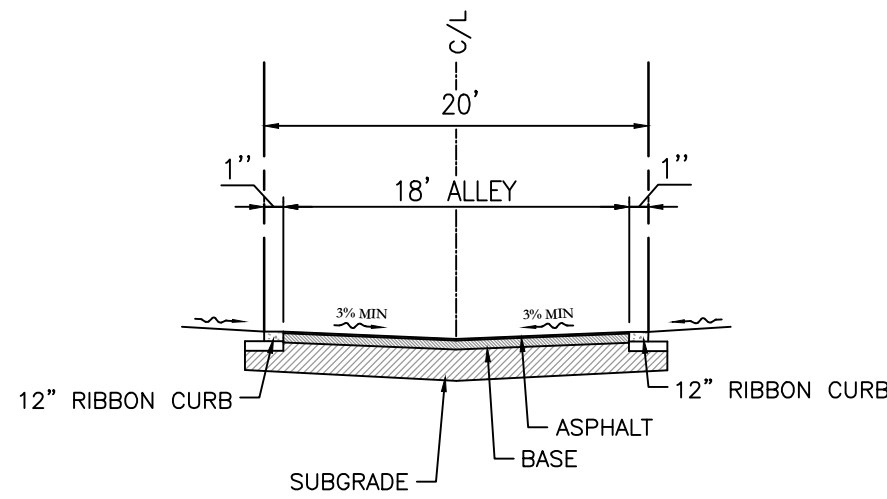
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TYPICAL ROAD SECTION (50' ROW)

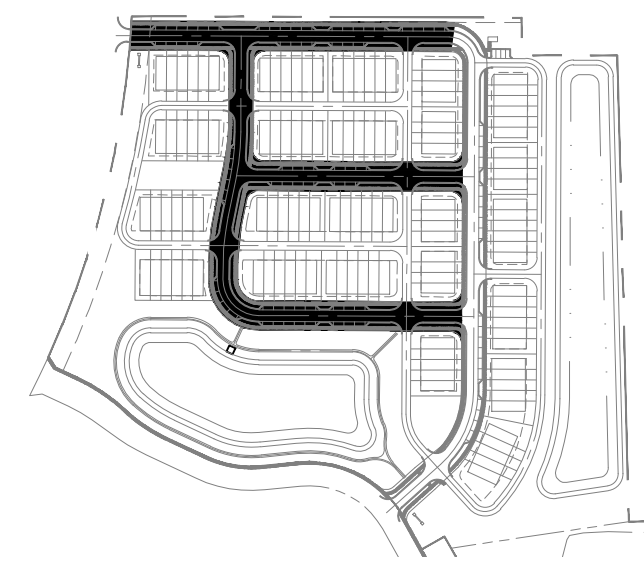
WITHOUT STREET PARKING (LOOP "B" ONLY)

N.T.S.



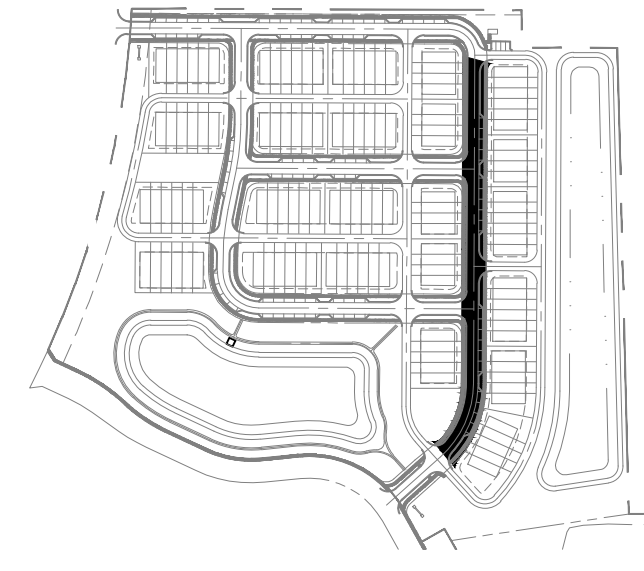
TYPICAL ALLEY SECTION

N.T.S.



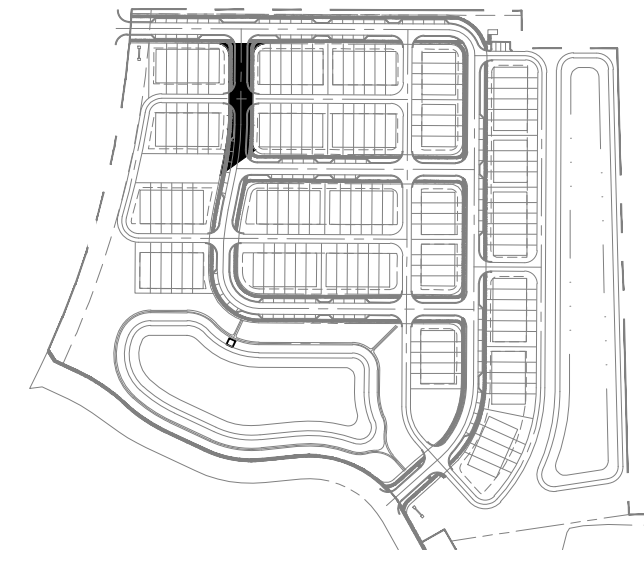
KEY MAP

N.T.S.



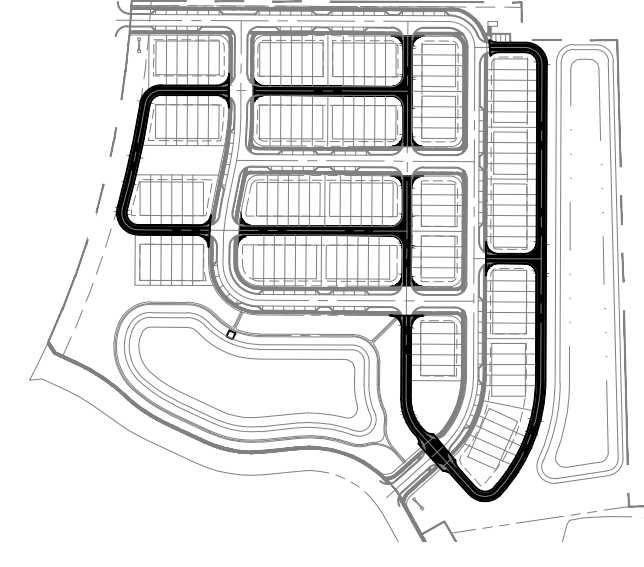
KEY MAP

N.T.S.



KEY MAP

N.T.S.



KEY MAP

N.T.S.

Key Map:

Consultant:

1	04-14-2022	REVISED PER CITY COMMENTS
0	02-10-2022	SUBMIT TO CITY OF MOUNT DORA
NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-055
DESIGNED BY:		DM
DRAWN BY:		SA
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APPROVED BY:		DL
SCALE IN FEET:		AS SHOWN

Project Name:

**VILLAGES OF
LOCH LEVEN**

Jurisdiction:

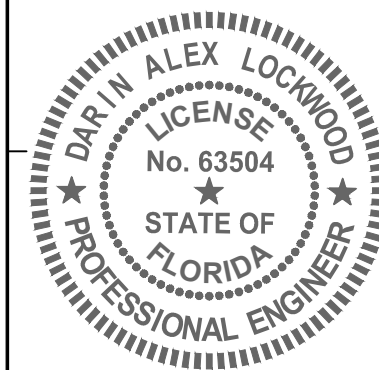
**CITY OF MOUNT DORA,
FL**

Sheet Title:

**TYPICAL ROAD
SECTIONS**

Sheet No.:

C5.00

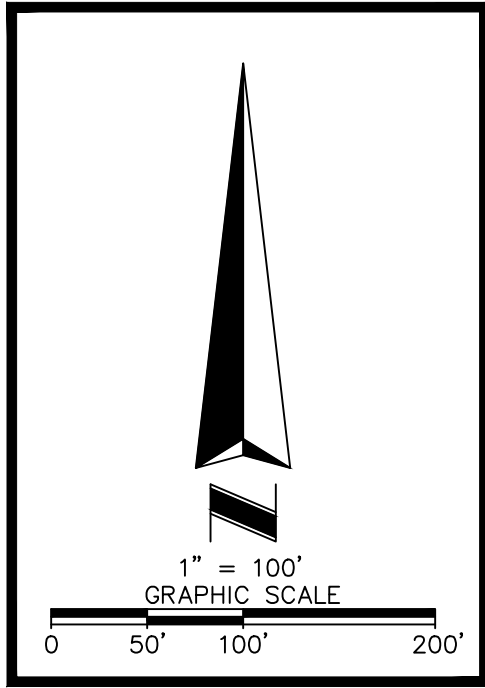


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LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N00°14'24"E	18.34'	
L2	N05°27'42"W	69.71'	
L3	S89°09'04"E	114.36'	
L4	N05°41'47"E	103.70'	
L5	N11°15'41"E	135.40'	
L6	N00°14'56"E	77.78'	
L7	S32°29'40"E	26.16'	
L8	S64°51'17"E	52.10'	
L9	S64°51'26"E	91.23'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L10	N84°11'48"E	74.87'	
L11	S29°06'18"E	76.92'	
L12	N60°53'42"E	55.00'	
L13	S29°06'18"E	55.00'	
L14	S60°53'42"W	55.00'	
L15	S89°45'04"E	50.00'	
L16	S89°45'04"E	26.06'	
L17	N00°02'05"W	58.79'	
L18	N77°59'42"W	15.95'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L19	N64°51'26"W	167.75'	
L20	N25°08'34"E	20.00'	
L21	N64°51'26"W	113.57'	
L22	N54°51'26"W	68.91'	
L23	N64°50'12"W	60.36'	
L24	S83°08'28"W	26.45'	
L25	S64°50'12"E	82.35'	
L26	S64°52'36"E	74.10'	

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	885.00'	17°5'04"	19.32'	19.32'	N11°53'13"E
C2	1960.08'	21°28'30"	734.66'	730.36'	S13°47'53"W
C3	387.00'	17°56'08"	121.14'	120.65'	S55°53'22"E
C4	325.00'	17°56'08"	101.74'	101.32'	S55°53'22"E
C5	225.00'	30°56'46"	121.53'	120.05'	S80°19'49"E
C6	225.00'	66°41'54"	261.92'	247.38'	S62°27'15"E
C7	475.00'	60°38'46"	502.78'	479.63'	S59°25'41"E

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	225.00'	18°11'42"	71.45'	71.15'	N81°09'05"E
C9	87.00'	11°34'53"	17.59'	17.56'	N84°25'21"E
C10	375.00'	10°00'00"	65.45'	65.37'	N59°51'26"W
C11	325.00'	10°00'00"	56.72'	56.65'	N59°51'26"W
C12	1961.55'	11°24'31"	390.58'	389.93'	S32°52'39"W
C14	1960.87'	11°49'21"	404.61'	403.89'	N32°40'17"E
C15	1960.08'	21°53'03"	748.65'	744.11'	N14°00'09"E

LEGAL DESCRIPTION

(FROM ORB 4398, PG 930)
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E. 1/4) CORNER OF SAID SECTION 17; THENCE NORTH 00°36'32" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 17, A DISTANCE OF 18.34 FEET; THENCE SOUTH 88°58'41" WEST ALONG THE NORTH LINE OF THE PLAT "LOCH LEVEN PHASE FIVE" AS RECORDED IN PLAT BOOK 53, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, 1250.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "G" OF THE PLAT "LOCH LEVEN PHASE FOUR" AS RECORDED IN PLAT BOOK 48, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 06°18'38" WEST ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, 348.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06°18'38" WEST ALONG SAID PROJECTION LINE, 69.71 FEET; THENCE NORTH 90°00'00" EAST, 114.36 FEET; THENCE NORTH 04°50'51" EAST, 103.70 FEET; THENCE NORTH 10°24'45" EAST 135.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 01°15'04", AN ARC DISTANCE OF 19.32 FEET; THENCE SOUTH 89°24'00" WEST, 406.23 FEET; THENCE NORTH 02°14'29" WEST, 971.04 FEET; THENCE SOUTH 89°21'27" WEST, 199.64 FEET; THENCE NORTH 00°36'00" WEST, 77.78 FEET TO A POINT ON A LINE 911.51 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION 17; THENCE SOUTH 89°24'22" WEST ALONG SAID PARALLEL LINE, 811.77 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 44B AS EXISTING AND IN USE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 01°53'04", A CHORD BEARING SOUTH 13°09'14" WEST, AN ARC DISTANCE OF 748.66 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 65°42'22" EAST, 74.10 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 387.00 FEET, A CENTRAL ANGLE OF 17°56'08", AN ARC DISTANCE OF 121.14 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 101.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°42'22" EAST, 91.23 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°56'46", AN ARC DISTANCE OF 121.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°20'52" EAST, 74.87 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 71.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 16°11'42", AN ARC DISTANCE OF 87.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°24'00" EAST, 26.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 11°34'53", AN ARC DISTANCE OF 17.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E. 1/4) CORNER OF SAID SECTION 17; THENCE NORTH 00°36'32" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 17, A DISTANCE OF 18.34 FEET; THENCE SOUTH 88°58'41" WEST ALONG THE NORTH LINE OF THE PLAT "LOCH LEVEN PHASE FIVE" AS RECORDED IN PLAT BOOK 53, PAGES 45 AND 46 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1250.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "G" OF THE PLAT "LOCH LEVEN PHASE FOUR" AS RECORDED IN PLAT BOOK 48, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 06°18'38" WEST ALONG SAID EAST LINE, 270.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT "G"; THENCE SOUTH 89°24'00" WEST ALONG THE NORTH LINE OF SAID PLAT "LOCH LEVEN PHASE FOUR", 1,397.80 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION 17; THENCE NORTH 00°12'49" EAST ALONG SAID WEST LINE, 334.33 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1770, PAGE 680, OFFICIAL RECORDS BOOK 1796, PAGE 465, AND OFFICIAL RECORDS BOOK 1901, PAGE 2159 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°06'59" EAST ALONG SAID NORTHERLY LINE, 382.94 FEET; THENCE NORTH 00°53'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 58.79 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 78°50'38" WEST, 15.95 FEET; THENCE NORTH 65°42'22" WEST, 167.75 FEET; THENCE NORTH 24°17'38" EAST, 20.00 FEET; THENCE NORTH 65°42'22" WEST, 113.57 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 65.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°42'22" WEST, 68.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 56.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°42'22" WEST, 82.36 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 44B AS EXISTING AND IN USE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 01°53'04", A CHORD BEARING SOUTH 31°49'19" WEST, AN ARC DISTANCE OF 404.58 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°27'10" EAST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 17, A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DESCRIBED IN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4206, PAGE 1915 OF LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MEADENHALL BOULEVARD, WHICH BEARS N89°24'00"E, PER PLAT BOOK 59, PAGES 1-4.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR HAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER FAC 5J-17.062(2) AND 5J-17.062(3).
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- VERTICAL INFORMATION BASED ON: BENCHMARK 11 91 GPSS HAVING A PUBLISHED ELEVATION OF 172.64 (NAVD 88) DESCRIBED AS: FOOT CONCRETE MONUMENT WITH DISK.
- THIS IS NOT A BOUNDARY SURVEY, IT IS INTENDED TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "X", "A" & "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120137 0359 E (MAP NO. 1206903059E3), WHICH BEARS AN EFFECTIVE DATE OF 12/18/2012, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES ARE NOT SHOWN. NO SUB-SURFACE EXCAVATION OR EXPLORATION WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SURVEY, ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES IS SHOWN.

SHEET 1
OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA STATUTES, AND IS ACCURATE AND COMPLIANT WITH 472.007, FLORIDA STATUTES.

FOR THE FIRM
DATE
E. GLENN TURNER PSM #5643

DATE	REVISIONS	TECH	JLS
9/9/21	TOPOGRAPHY		

BOUNDARY SURVEY OF
VILLAGES OF LOCH LEVEN
MEADENHALL BOULEVARD
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY
MOUNT DORA, FLORIDA

Q: \\logo\ASM New Logo.png

JOB NO.: 210440	SCALE: 1"= 100'
FIELD DATE: 5/19/21	FIELD BY: AD
DRAWN BY: JLS	APPROVED BY: #
DRAWING FILE #	210440 - VILLAGES OF LOCH LEVEN TOPO SPC CDDWG



**CITY OF
MOUNT
DORA**

PR22-02PREL

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191**

E-mail: plandev@cityofmoundora.com

**PRELIMINARY PLAT
APPLICATION**

Date: 01/11/2022 Project Name: Villages of Loch Leven

1. Applicant's Name: Suresh Gupta
Company's Name: Park Square Homes
Address: 5200 Vineland Rd, Suite 200
City, State & Zip: Orlando, FL 32811
Phone: 407-529-3048 E-mail: darnette@parksquarehomes.com
2. Property Owner's Name(s): Ryan Campbell
Company's Name: RGC VENTURES LLC
Address: 911 Tuskawilla Trail
City, State & Zip: Winter Springs, FL 32708
Phone: N/A E-mail: N/A
3. Engineer's Name: Darin Lockwood
Company's Name: Poulos and Bennett, LLC
Address: 2602 E. Livingston St.
City, State & Zip: Orlando, FL 32803
Phone: 407-487-2594 E-mail: dlockwood@poulosandbennett.com
4. Surveyor's Name: E. Glenn Turner
Company's Name: American Surveying & Mapping, INC
Address: 3191 Maguire Blvd. Suite 200
City, State & Zip: Orlando, FL 32803
Phone: 407-426-7979 E-mail: gturner@asmcorporate.com

5. Size of Property (Acres): 29.31 Ac (Parcel 1)

6. Total Units/Lots: 125

7. Zoning District: PUD (Mt. Dora)

8. Future Land Use: Medium Density Residential (MD)

9. Wetland Areas (Acres): Existing: N/A Removed: N/A
 Remaining: N/A

10. Density (Developable Area): 4.76 DU/Ac
(See LDC Definition for "Density" for developable area).

11. If this project is associated with a PUD, provide a summary report outlining each PUD condition with explanation as to how each PUD condition has been addressed with this submitted.

CERTIFICATION AND SIGNATURE

I CERTIFY THAT, to the best of my knowledge and belief, all information supplied with this application is accurate and I have examined and am familiar with the Land Development Code of the City of Mount Dora and have complied with the requirements of said regulations. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

I further understand there are additional costs incurred by the City engineer, City attorney, or outside consultants and will provide payment(s) upon request by the City.


 Owner/Applicant Signature

01/11/22
 Date

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN MOUNT DORA, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) RGC VENTURES LLC, AS THE OWNER(S) OF THE REAL
PROPERTY DESCRIBED AS FOLLOWS, Lake County Parcel ID: 17-19-27-0001-000-06700 DO
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME) I Suresh Gupta, Park Square Enterprises, LLC
EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND
MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Villages of Loch Leven, Parcel 1, AND TO
APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

DATE: 1/14/2022 [Signature]
Signature of Property Owner

Ryan Campbell
Print Name Property Owner

DATE: 1/14/2022 [Signature]
Signature of Property Owner

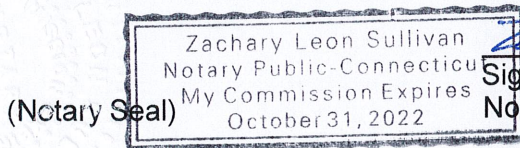
Ginamarie Campbell
Print Name Property Owner

STATE OF CT

COUNTY OF Hartford

I certify that the foregoing instrument was acknowledged before me this 14th day of January
20 22 by Ryan Campbell, Ginamarie Campbell He / she is personally known to me or has produced
FL Driver's Licenses as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 14th day of
January, in the year 2022.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 31st of Oct 2022

Legal Description(s) or Parcel Identification Number(s)
PARCEL ID#: 17-19-27-0001-000-06700