



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, June 15, 2022, 10:00 AM

AGENDA

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
 - A. May 18, 2022 Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Replat;** Sandy Ridge Village Replat; Culver's(Project Name); 600 east of Donnelly Avenue and US Hwy 441 (Location); Simpson Family Partnership, LTD (Owner) One Oak Development, LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer). Project No. PR22-03Replat.
 - 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;** Culver's(Project Name); 18996 US Hwy 441 (Site Address); U.S. Hwy 441 and North Donnelly Street (Location); One Oak Development (Owner); Kimley-Horn and Associates, Inc. (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); Ollmann Ernest Martin Architects (Architect).Project No. SP22-01.
 - 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

- C. **Request for Minor Site Plan;** Cauley Lott Park (Project Name); 1717 N. Highland St (Site Address); City of Mount Dora (Owner); Amy Jewell (Applicant); GAI Consultants (Engineer); GAI Consultants (Landscape Architect); Houseman Architecture (Architect). Project No. SP22-07MINOR.
 - 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

- D. **Request for Conditional Use Permit;** Atkins 1019 East 1st Avenue (Project Name); 1019 East 1st Avenue (Site Address); North of 1st Avenue, West of Simpson Street (Location); Lloyd M Jr. and Brenda J Atkins (Owners); Green Consulting Group, Inc. (Applicant). Project No. CUP22-02
 - 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

- E. **Request for Rezoning;** MU-1 McWhorter 610 S. Highland St (Project Name); 610 South Highland Street (Site Address); East of Highland Street and South of Camp Avenue (Location); Daniel C and Judith A McWhorter (Owner); Green Consulting Group, Inc. (Applicant). Project No. Z22-01.
 - 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

VI. Other Business

VII. Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, July 20, 2022 (10:00 am)

VIII. 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**



May 18, 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 10:00 a.m. on Wednesday, May 18, 2022.

Roll Call with Determination of Quorum

Present: Harmon Massey, Chairperson, Rebecca Carter, Vice-Chair, Miles Beach, Tom Dring, Kris Haukoos, Ryan Parent and James Homich

Committee Members: Harmon Massey, Chairperson, Rebecca Carter, Vice-Chair, Miles Beach, Tom Dring, Kris Haukoos, Ryan Parent and James Homich

Absent: None

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: Minister Jason McCreary, Golden Triangle Church of Christ; Applicant Marshall Bailey, Golden Triangle Church of Christ; Darin Lockwood P.E., Poulos and Bennett; Ted Wicks; Wicks Engineering.

Approval of Minutes for April 20, 2022

Mr. Homich motioned to approve the meeting minutes dated April 20, 2022. Mr. Dring seconded the motion and the minutes were approved unanimously.

Public participation/hearing for non-agenda items

None

New Business

- A. **Request for Conditional Use Permit; Golden Triangle Church of Christ, Inc.** (Project Name); 2719 W. Old Highway 441(Location); Golden Triangle Church of Christ, Inc. A. (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

City Attorney, Sherry Sutphen addressed the swearing in of the witnesses. No Ex Parte Communication was disclosed regarding this agenda item.

Ms. Janiszewski gave a summary of the proposed application and stated that staff recommends approval for the above-referenced request for a CUP.

On a motion by Ms. Carter, seconded by Ms. Haukoos, to Board voted to approve the application for a conditional use permit with a 7 – 0 vote.

- B. **Request for Site Plan; Bristol Park Apartments** (Project Name); 19510 US 4541 Site B. (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

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communications were disclosed by the Board regarding this agenda item.

Ms. Haukoos had a discussion with Ms. Sutphen regarding a possible conflict of interest with this agenda item, due to the architect for the project being an acquaintance.

Ms. Sutphen stated that there was no conflict of interest.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval to the site plan request with the condition that the Applicant addresses the engineering requirements.

Mr. Sandersfeld had a discussion with Mr. Beach regarding the annexation process.

Ms. Haukoos and Mr. Sandersfeld had a conversation about the number of handicap spaces. Mr. Sandersfeld stated that all handicap parking will have to be ADA compliant.

Mr. Homich, Mr. Sandersfeld and the applicant Mr. Wicks had a discussion regarding stacking for traffic control at the entrance and tree foliage.

On a motion made by Mr. Beach, seconded by Ms. Carter, the Board approved the site plan application with the condition that the specified Development Committee comments will be resolved with a 7 – 0 vote.

- C. **Request for Preliminary Plat; Villages of Loch Leven** (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

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communications were disclosed by the Board regarding this agenda item.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval subject to engineering requirements being addressed prior to city council meeting for the above-referenced request for a Site Plan.

Ms. Haukoos and Mr. Sandersfeld had a discussion regarding who maintains the park. Mr. Sandersfeld stated that the City is responsible for maintaining and that the Site Plan mirrors the prior PUD request submitted.

Mr. Homich and Mr. Sandersfeld had a conversation regarding potential traffic hazards caused by the entrance and exit of the site plan. Mr. Sandersfeld stated that staff and applicant will have more discussions regarding traffic and turning lane improvements. A D.O. T. permit to widen roads will also be pursued.

Applicant Mr. Lockwood from Poulos and Bennett, stated that the improvements for traffic will meet state standards and that the distant requirements have already been met. Mr. Lockwood also addressed parking, and stated that he will further discuss any potential issues with Park Square Homes for resolutions.

Mr. Dring and Mr. Sandersfeld discussed increasing the landscape around the buffer. Mr. Sandersfeld stated that it's consistent with the land development code and meets the master plan for code compliance.

On a motion made by Mr. Parent, seconded by Mr. Beach, the Board approved the Site Plan with the condition that the Development Review Committee comments are resolved with a 7 – 0 vote.

Other Business

Mr. Dring and Mr. Sandersfeld had a conversation regarding how often the code for buffering is reviewed. Mr. Sandersfeld stated that it is looked at annually.

Mr. Homich and Mr. Sandersfeld discussed the JPA process and procedures regarding new projects.

Ms. Janiszewski introduced herself again to those not in attendance at the last meeting and shared her knowledge of how the JPA process is conducted within Lake County's Office of Planning & Zoning.

Announcement of next scheduled meeting date

The next Planning and Zoning Commission meet will be on June 15, 2022 at 10:00 a.m.

Adjournment

The meeting was adjourned at 10:43 a.m.

Whitney Scott,

Administrative Coordinator

Harmon Massey, Commission Chair

DRAFT



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: June 15, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: Request for Replat; Sandy Ridge Village Replat (Culvers) (Project Name); 18996 US Highway 441 (Site Address); South side of US Highway 441 and east of Donnelly Street (Location); Simpson Family Partnership, LTD (Owner);. One Oak Development, LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Extreme Surveying of Florida, Inc. (Project Surveyor). Project No. PR22-03Replat

Recommendation:

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

Reference/Support:

Section 4.1.2.4 of the City's Land Development Code
Section 3.4.7 of the City's Land Development Code
Chapter 6 of the City's Land Development Code

Site Summary:

Owners:	Simpson Family Partnership, Inc.
Applicant:	One Oak Development, LLC – Andy Hawkins
Engineer:	Kimley-Horn and Associates, Inc. – Thomas Inman, P.E
Surveyor:	Extreme Surveying of Florida, Inc. – Alex B. Thompson, Jr., PLS
Existing Use:	Vacant Land, Mater Stormwater Pond, and Orange Groves
Proposed Use:	Two Commercial Lots New Lot 1: 270'x257' = 1.60 acres New Lot 2: 250'x470' = 2.70 acres
Future Land Use:	Commercial
Site Area:	Current Zoning: C-3 4.32 acres

Discussion:

The applicant is requesting to Replat the existing Sandy Ridge Village Lot 2. The purpose of this replat is to create two (2) commercial lots. The new lot fronting US Highway 441 is being processed under a separate site plan application for a drive-thru Culver's restaurant. The second commercial lot will have right-of-way frontages along the southern lot line fronting Fiddler Drive right-of-way and J.W. Simpson Wat along the eastern lot line. The applicant has indicated to staff the intended use of the second commercial lot is for a hotel user. All lots have been configured for consistency with the underlying C-3 (Highway Commercial) zoning district, and the City's Land Development Code platting requirements.

Attachments:

Vicinity Map

Original Sandy Ridge Village Plat 2022 (informational)

Replat (Proposed)

Application

Legend



City Limits



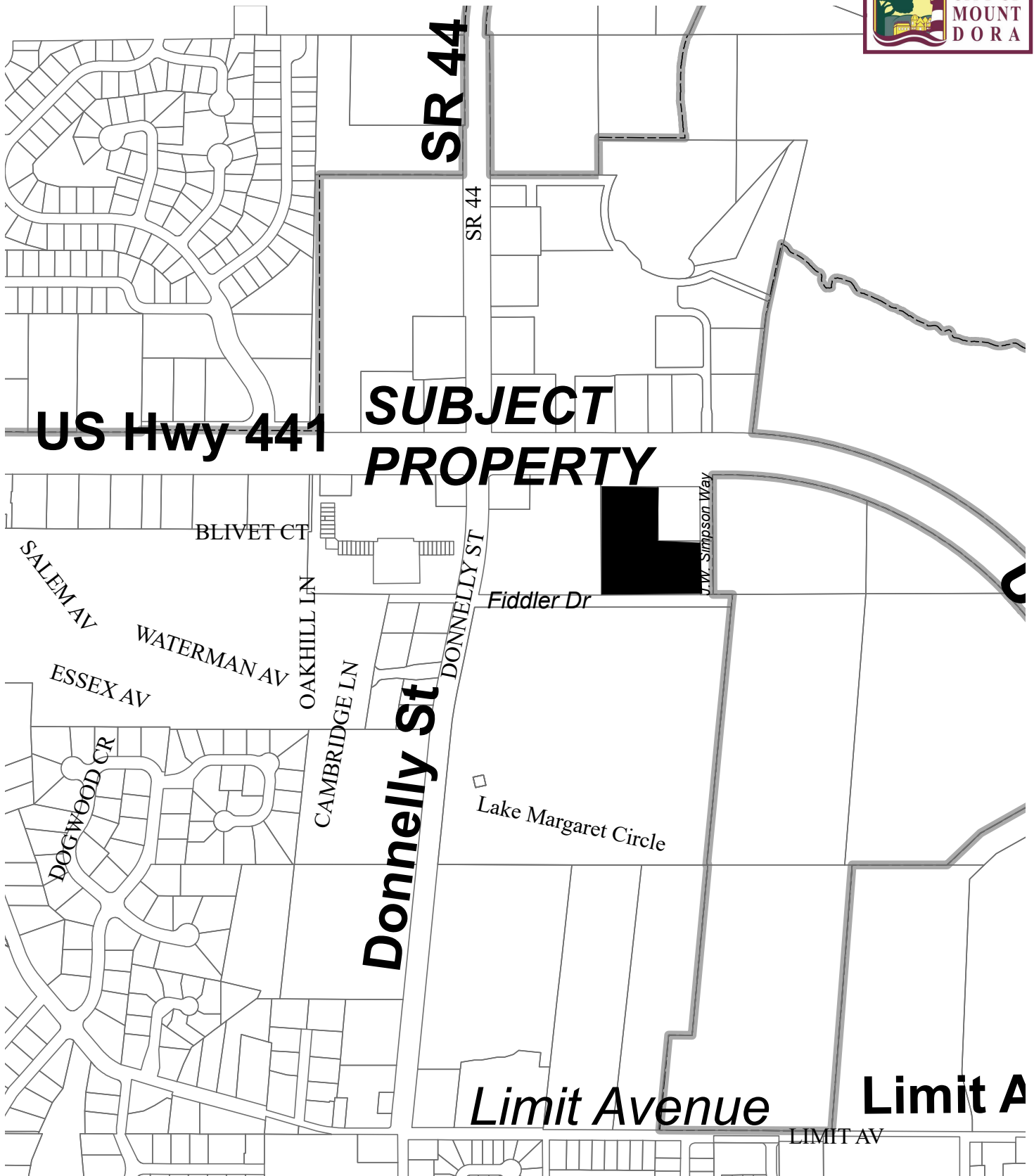
Subject Property

VICINITY MAP

N



N.T.S.



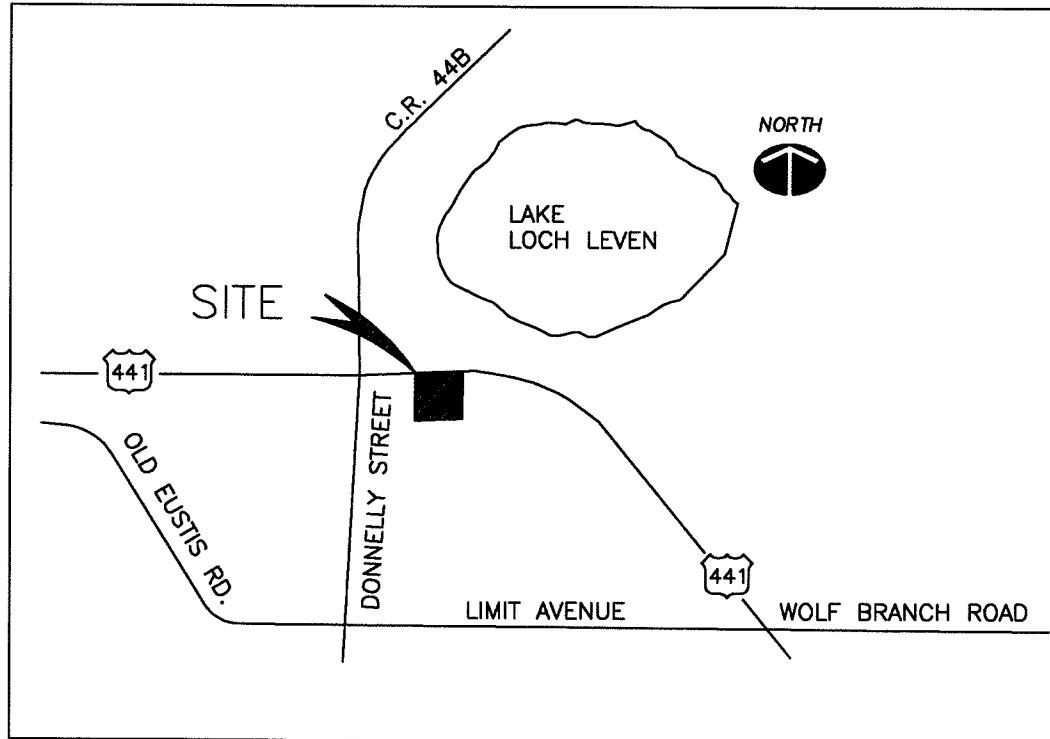
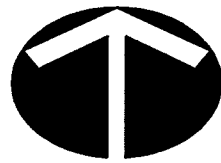
Date: 3/8/2022

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

2003100125

SANDY RIDGE VILLAGE
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
IN THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

NORTH



NOT TO SCALE

NOTE:

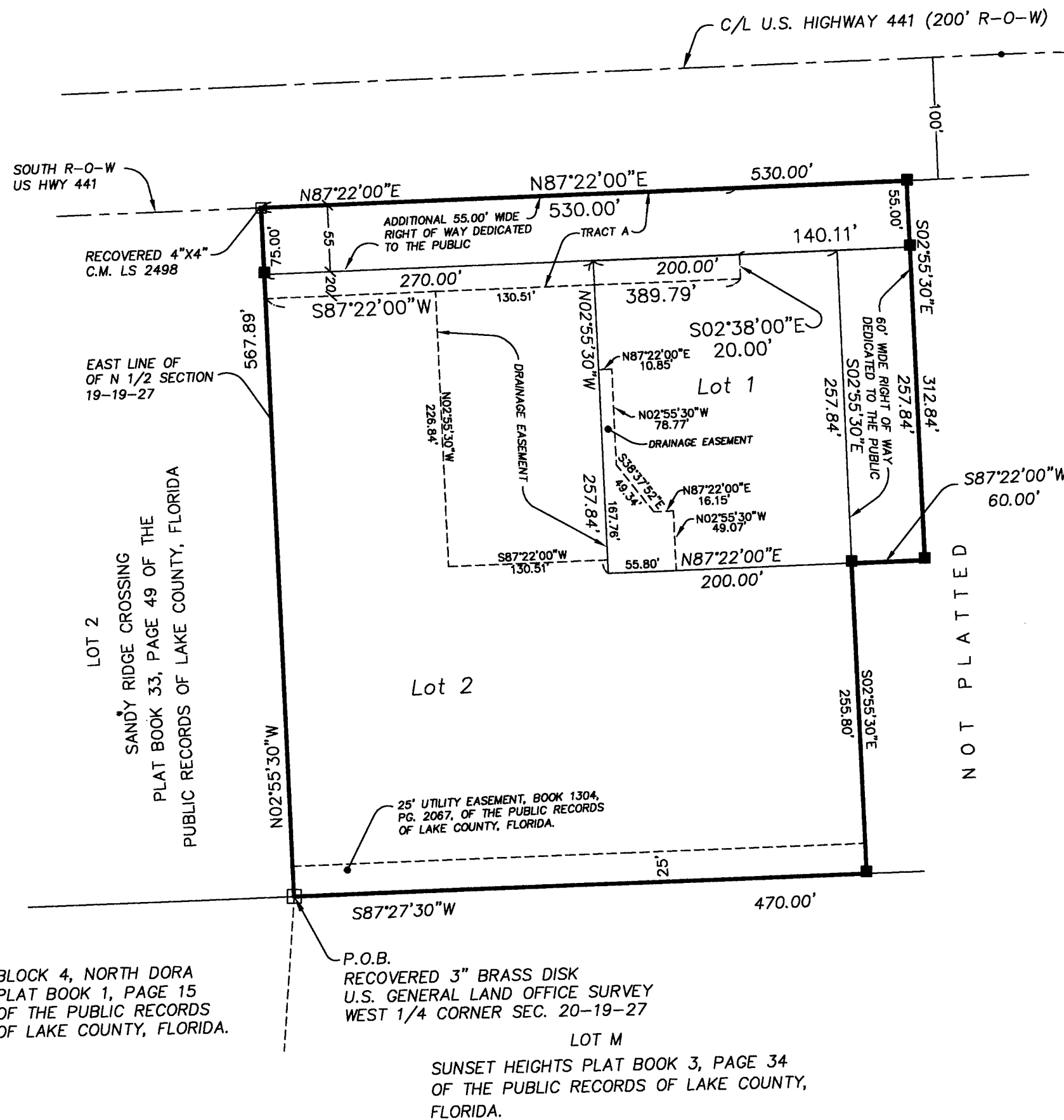
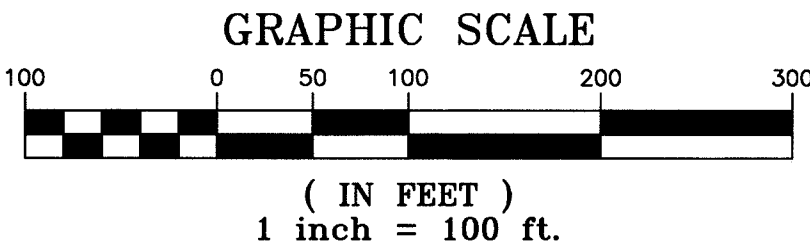
1. TRACT A IS AN EXISTING INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT AS RECORDED IN BOOK 1183, PAGE 1550 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND AMENDED IN BOOK 2033, PAGE 1336 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. LOTS 1 AND 2 ARE SUBJECT TO ACCESS EASEMENT DESCRIBED IN BOOK 2033, PAGE 1362 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AN OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGE THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Legend:

- Permanent Control Point, Nail & Disk, marked PCP, L.S. #5820
- PC, PT, PRC, or Bearing Break
- C.M. Concrete Monument
- Set C.M. Permanent Reference Monument, P.R.M. LS#5820
- POC Point Of Commencement
- POB Point Of Beginning
- PC Point of Curve
- PT Point of Tangent
- PI Point of Intersection
- RP Radius Point
- POC Point of Compound Curve
- PRC Point of Reverse Curve
- (NR) Non Radial
- O.R. Official Record
- PG Page
- R Radius
- Δ Delta Angle
- A ARC
- CB Chord Bearing
- P.S.M. Professional Surveyor and Mapper
- HWY Highway
- R-O-W Right of Way Line

Description:

A tract of land lying in Section 20, Township 19 South, Range 27 East in Lake County, Florida, Said tract of land being more particularly described as follows, Begin at the West 1/4 corner of said section 20, same point being the Southeast corner of lot 2 of Sandy Ridge Crossing as recorded in Plat Book 33, Page 49 of the Public Records of Lake County, Florida; Thence run N02°55'30"W along the East line of said Sandy Ridge Crossing 567.89' to a point on the South Right of Way line of U.S. Hwy. 441; Thence run N87°22'00"E along said South Right of Way line of U.S. Hwy 441 530.00'; Thence run S02°55'30"E 312.84'; Thence run S87°22'00"W 60.00'; Thence run S02°55'30"E 255.80' Thence run S87°27'30"W 470.00' to the Point of Beginning containing 6.562 acres more or less.



Bearing based on the East line of the N 1/2 of Section 19-19-27 being N02°55'30"W assumed.

PLAT NOTES: Chapter 177.091 Florida Statutes

- 1) 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.
- 2) There may additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

Land Surveying and Technical Services, Inc.
8237 Scarborough Ct.
Orlando, Florida 32829
Tel. (407) 282-1206 Fax (407) 737-7835

PLAT PAGE 98
BOOK 49

SANDY RIDGE VILLAGE
DEDICATION

This is to certify that the undersigned Simpson Family Partnership, Ltd., a Florida Limited Partnership and United Southern Bank, refer to as the "owners" are the lawful owners of the lands described in the caption hereon, and that has caused the same to be surveyed, and this plat made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to the City of Mount Dora or the public, except as noted on the face of this plat.

IN WITNESS WHEREOF, said owners have caused these presents to be signed by the officer and the individuals named below and its corporate seal to be affixed hereto on 01/02/03 (date)

SIMPSON FAMILY PARTNERSHIP, LTD. seal

Robert L. Simpson, General Partner witness (print name) Robert L. Simpson

SIGNED AND SEALED IN PRESENCE OF witness (print name) Mary Stone

United Southern Bank seal

Allan H. Seabrook, Jr., Vicepresident and Branch Manager witness (print name) Mary Stone

SIGNED AND SEALED IN PRESENCE OF witness (print name) Robert F. Vason, Jr.

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of April, 2002 by Robert L. Simpson, as General Partner of Simpson Family Partnership, Ltd., and Allan H. Seabrook, Jr., Vicepresident and Branch Manager of United Southern Bank

They are personally known to me or has produced () as identification and did (did not) take an oath.

Mary Stone, Notary Public (Print Name) My Commission Expires 07/10/2007

PLAT CERTIFICATION FOR PREPARING 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 supervision, and that this plat complies with all of the provisions of Chapter 177, Florida Statutes.

Miguel A. Cortes, Surveyor's Name (printed) Date 12/4/02
Land Surveying and Technical Services, Inc., Legal Entity's Name
8237 Scarborough Court, Orlando, Florida 32829, Legal Entity's Address

CERTIFICATE OF APPROVAL
OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to City of Mount Dora for record, and the dedication of UTILITY EASEMENT, is accepted for municipal purposes of said city on this 12th day of December, 2002, provided that this plat is recorded in the office of the clerk of the circuit court of Lake County, Florida, within 90 days from the approval by said city commission, City of Mount Dora, Florida.

Bonnie Brinson, Clerk Attest: James E. Gentry, Mayor/Commissioner

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 12-12-03 at 10:51 am File No. 2003100125

Beverly McKinley, Clerk of the Circuit Court in and for Lake County, Florida.

REVIEWER CERTIFICATION

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

Michael R. Brumfield, S.M., Former Barred and Associates Florida Certification No. 3669, Dated 12/19/02

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK:

PAGE:

PROPOSED

LEGAL DESCRIPTION:

A PORTION LOT 2, SANDY RIDGE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S 89°57'29" E, 270.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 OF SAID SANDY RIDGE VILLAGE, S 00°14'59" E, 257.84 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 89°57'29" E, 200.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, S 89°31'22" W, 469.99 FEET TO THE WEST ¼ CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 512.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.32 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1) BEARINGS DEPICTED HEREON ARE BASED UPON THE WEST LINE OF LOT 2 OF SNADY RIDGE VILLAGE, AS BEING N 00°14'59" W, PER FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).

3) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.

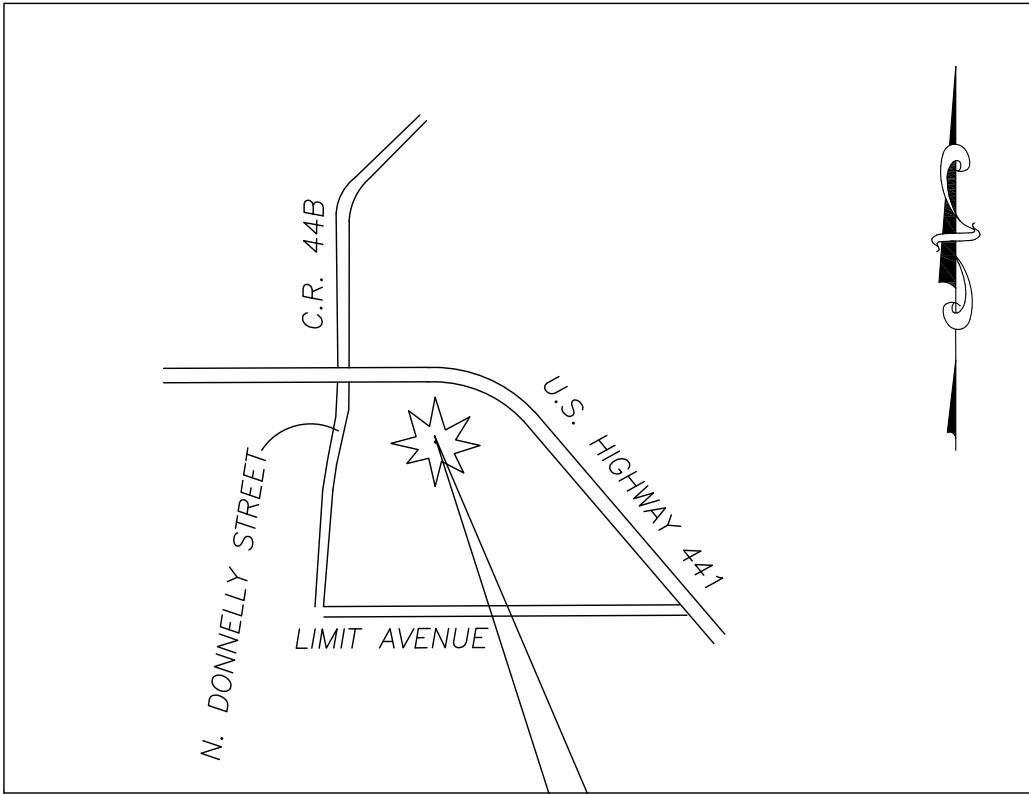
4) ALL CORNERS SHOWN HEREON SHALL BE SET ACCORDING TO CHAPTER 177, PART 1, FLORIDA STATUTES.

5) THE PROPERTY DEPICTED HEREON IS SUBJECT TO MATTERS DEFINED IN THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK , PAGE , OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.

6) TRACT "A" IS AN EXISTING INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT AS RECORDED IN O.R. BOOK 1183, PAGE 1550, AND MODIFIED BY O.R. BOOK 2033, PAGE 1336, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

7) THE DRAINAGE EASEMENT CREATED VIA THIS PLAT WILL SUPERCEDE THE DRAINAGE EASEMENT DEPICTED ON LOT 2 OF SANDY RIDGE VILLAGE RECORDED IN PLAT BOOK 49, PAGE 98 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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



VICINITY MAP
NOT TO SCALE

SUBJECT SITE



EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425

29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com

CERTIFICATE OF APPROVAL BY
PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF PLANNING AND ZONING COMMISSION, OF CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD _____

CLERK OF THE BOARD OF PLANNING AND ZONING _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY, THAT ON _____, 2022, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA.

MAYOR _____

PRINTED NAME _____

CITY CLERK _____

PRINTED NAME _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A FLORIDA REGISTERED SURVEYOR AND MAPPER THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

DATED: _____ SIGNED _____
REGISTRATION NUMBER 5318 ALEX B. THOMPSON, JR.
EXTREME SURVEYING OF FLORIDA, INC.
LB# 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

BY: RANDALL L. ROBERTS, R.L.S. _____ DATE _____
FLORIDA REGISTRATION NUMBER 3144
STATE OF FLORIDA

CPH, INC. LB# 7143
500 WEST FULTON STREET
SANFORD, FL 32771

CERTIFICATE OF APPROVAL BY
CLERK OF CIRCUIT COURT RECORDING

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON:

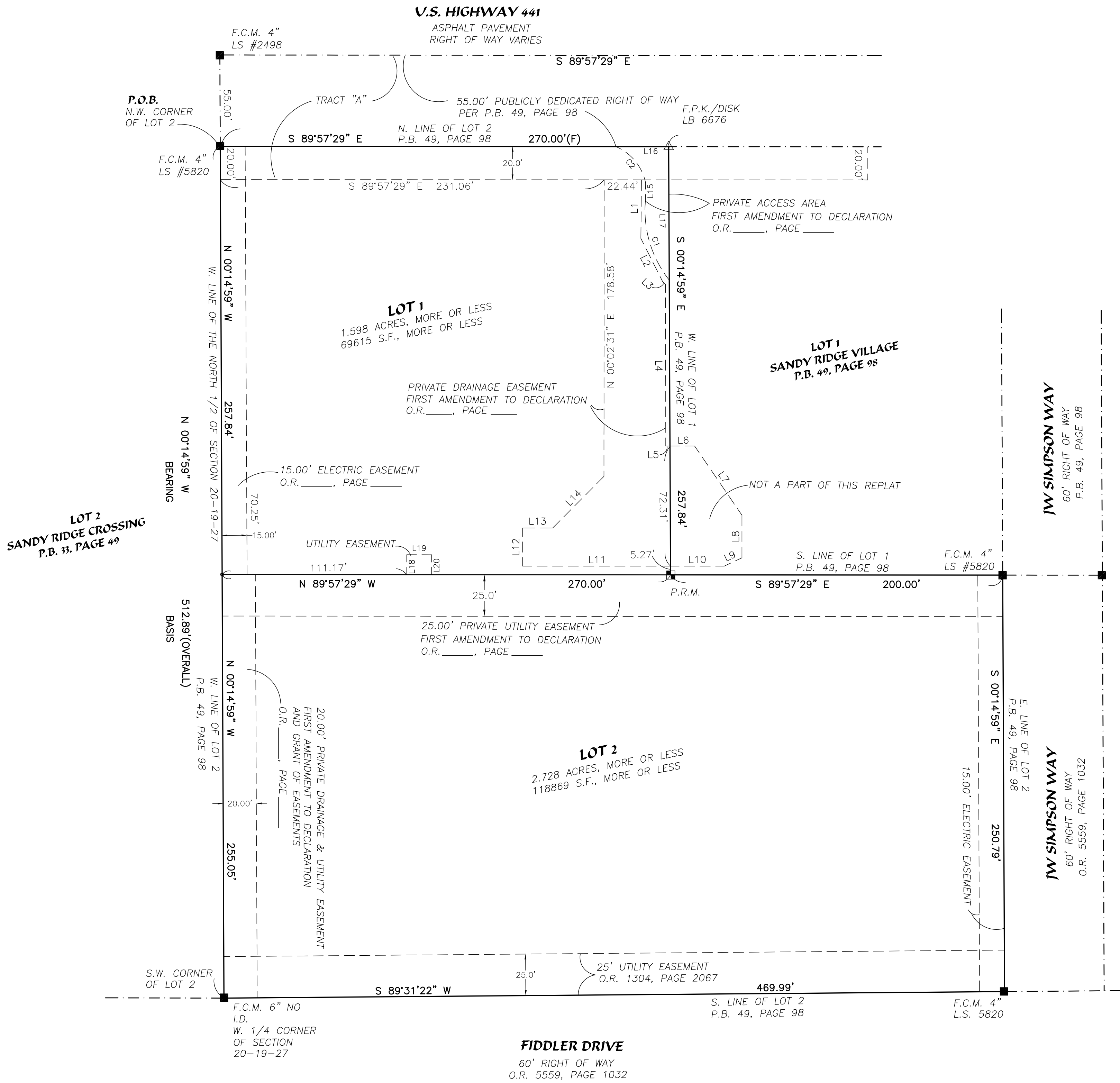
_____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

PROPOSED

- LEGEND & ABBREVIATIONS**
- PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT
WITH DISK "LB#7425-P.R.M."
UNLESS OTHERWISE NOTED
- DENOTES FOUND CONCRETE MONUMENT
AS NOTED
- △ DENOTES P.K.NAIL & DISKS
"LB# 7425"
- DENOTES SET CAPPED IRON ROD
5/8", LB# 7425
- O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
CONC. CONCRETE
EP EDGE OF PAVEMENT
LB LICENSED BUSINESS
P.K. PARKER KAYLON NAIL
F.D.O.T. FLORIDA DEPARTMENT
OF TRANSPORTATION
NO. NUMBER
F.C.M. FOUND CONCRETE MONUMENT
S.C.I.R. SET CAPPED IRON ROD
C.C.R. CERTIFIED CORNER RECORD
P.O.B. POINT OF BEGINNING
I.D. IDENTIFICATION



LINE	BEARING	DISTANCE
L1	S 00°32'11" W	35.27'
L2	S 26°45'54" E	29.16'
L3	S 47°25'12" E	2.32'
L4	S 00°04'26" E	97.40'
L5	N 89°54'08" E	2.55'
L6	N 89°54'08" E	14.83'
L7	S 34°22'49" E	50.52'
L8	S 00°02'31" W	23.65'
L9	S 64°54'51" W	11.77'
L10	N 90°00'00" W	32.36'
L11	N 90°00'00" W	89.02'
L12	N 00°02'18" E	23.00'
L13	S 89°57'29" E	18.11'
L14	N 44°48'15" E	43.73'
L15	N 00°33'09" E	11.13'
L16	S 89°57'29" E	31.73'
L17	S 00°14'59" E	80.37'
L18	N 00°02'31" E	12.00'
L19	S 89°57'29" E	15.00'
L20	S 00°02'31" W	12.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	67.88'	51.01'	49.82'	N 16°45'27" W	43°03'35"
C2	30.38'	29.15'	28.05'	N 39°27'12" W	54°59'01"

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



EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com

WATERMAIN COMMUNITIES, INC.
PORTION OF LOT "M"
SUNSET HEIGHTS
P.B. 3, PAGE 34



CITY OF
MOUNT
DORA

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

E-mail: plandev@cityofmountdora.com

REPLAT

APPLICATION

Date: 2/3/2022 Project Name Culver's

1. Applicant's Name: Andy Hawkins
Company's Name: One Oak Development, LLC
Address: 907 S. Ft. Harrison Ave. Ste. 102
City, State & Zip: Clearwater, FL 33756
Phone: 727-210-1900 E-mail: ssucevic@oneoakdev.com; ahawkins@oneoakdev.com
2. Property Owner's Name(s): Simpson Family Partnership, LTD
Company's Name: Simpson Family Partnership, LTD
Address: 445 Limit Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: 352-383-3224 E-mail: bob@rsimpson.co
3. Engineer's Name: Thomas Inman
Company's Name: Kimley-Horn and Associates, Inc.
Address: 12740 Gran Bay Parkway West, Suite 2350
City, State & Zip: Jacksonville, FL 32258
Phone: 904-828-3900 E-mail: thomas.inman@kimley-horn.com
4. Surveyor's Name: Alex B. Thompson Jr.
Company's Name: Extreme Surveying of Florida, inc.
Address: 29340 Rhodin Place
City, State & Zip: Wesley Chapel, FL 33545
Phone: 813-973-2092 E-mail: alex@extreme-surveying.com

5. Zoning District:	<u>C-3 (Highway Commercial)</u>
6. Future Land Use:	<u>Commercial</u>
7. Total Units/Lots:	<u>1</u>
8. Size of Property (Acres):	<u>1.598 acres</u>
9. Name of Existing platted Subdivision:	<u>Sandy Ridge Village, Plat Book 49, Page 98</u>
10. General Location:	<u>600' east of Donnelly Av & US Hwy 441</u>

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, Florida and Chapter 177 of the Florida Statutes and have complied with the requirements of said regulations and statute. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

2-21-22

Date

Owner's Authorization Letter

I, Robert L. Simpson, General Partner, Simpson Family Partnership, Ltd., a Florida limited partnership, hereby certify that I am the owner of the property described in Exhibit "A" (the "Property"). I hereby authorize Andy Hawkins, One Oak Development, LLC, a Florida limited liability company, to act on my behalf during the processing and presentation of the Site Plan Application and/or Application for Re-plat associated with the Property.

February 27, 2022

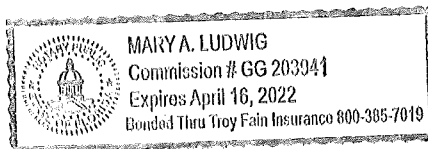
Simpson Family Partnership, Ltd., a Florida
limited partnership

By: Robert L. Simpson, General Partner
Robert L. Simpson, General Partner

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me by means of ✓ physical presence or online notarization, this 27th day of February, 2022, by Robert L. Simpson as General Partner, Simpson Family Partnership, Ltd. He is personally known to me or has produced as identification.

Notary Seal



Notary Signature

Mary A. Ludwig
Mary A. Ludwig

February 3, 2022

One Oak Development, LLC
ATTN: Andy Hawkins
907 South Ft. Harrison Ave., Ste. 102
Clearwater, Florida 33756

Re: Owner's Authorization for Utility Line Connection

Dear Mr. Hawkins:

As you are aware, Cornerstone Corporation ("Cornerstone") and Simpson Family Partnership, Ltd. ("Simpson") own and operate certain water, sewer, and other utility lines installed in or on properties owned by Cornerstone and Simpson in the Sandy Ridge Crossing and Sandy Ridge Village developments in Mount Dora, Florida. This letter shall confirm that One Oak Development, LLC ("One Oak"), is hereby authorized, to establish a connection to any such utility lines, provided that One Oak pays for all costs and expenses associated with the connection, including any necessary alterations or modifications to the lines.

Please do not hesitate to contact me if you have any questions or need further assistance or information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert L. Simpson".

Robert L. Simpson,
President of Cornerstone Corporation
General Partner of Simpson Family Partnership, Ltd.

STONE & GERKEN, P.A.

ATTORNEYS AT LAW

4850 N. Highway 19A
Mount Dora, Florida 32757
(352) 357-0330
Main Office Fax (352) 357-2474
Lakeside Office Fax (352) 357-5445

LEWIS W. STONE
SCOTT A. GERKEN
KATRINA THOMAS STONE

KEVIN M. STONE
W. GRANT WATSON
FRANCESKA SABATINI

March 2, 2022

Planning and Development Department
City of Mount Dora
Attn: Vince Sandersfeld
510 North Baker Road
Mount Dora, FL 32757

Re: **Andy Hawkins, One Oak Development, LLC**
Culvers – Mount Dora
Site Plan No. SP 22-01
Title Opinion

Dear Mr. Sandersfeld:

I am an attorney licensed to practice in the State of Florida and I have examined title to the following property:

A portion of Lot 2, Sandy Ridge Village, according to the map or plat thereof as recorded in Plat Book 49, Page 98, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 2; Thence along the North line of said Lot 2, South 89°57'29" East, 270.00 feet; Thence departing the North line of said Lot 2, along the West line of said Lot 1 of said Sandy Ridge Village, South 00°14'59" East, 257.84 feet to the Southwest corner of said Lot 1; Thence departing said West line, North 89°57'29" West, 270.00 feet to a point on the West line of aforesaid Lot 2; Thence along the West line of said Lot 2, 257.84 feet to the Point of Beginning.

Parcel No. 20-19-27-1900-000-00200

evidenced by a title search report from Attorney's Title Fund Services, LLC which covers all public records on file in Lake County up to and including February 8, 2022, at 11:00 p.m.

Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is our opinion that:

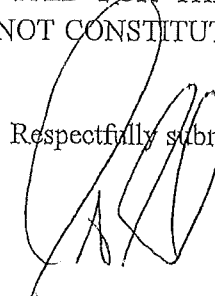
The record title to the above-described property is vested in Simpson Family Partnership, Ltd., a Florida limited partnership, by Special Warranty Deed from Howard James Simpson, Sr., Robert L. Simpson, and Howard J. Simpson, Jr. to Simpson Family Partnership, Ltd., dated December 30th, 1992, and recorded January 12, 1993 in Official Records Book 1205, Page 0651, Public Records of Lake County, Florida (copy of which is attached hereto).

Said record titleholder has a fee simple title thereto, however, subject to the following encumbrances or qualifications:

1. Taxes: For the year 2022 and subsequent years.
2. All matters contained on the Plat of Sandy Ridge Village, as recorded in Plat Book 49, Page 98, Public Records of Lake County, Florida.
3. Easement recorded in O.R. Book 1183, Page 1550, as modified in O.R. Book 2033, Page 1336, Public Records of Lake County, Florida.
4. Easement recorded in O.R. Book 1304, Page 2067, Public Records of Lake County, Florida.
5. Declaration and Grant of Easements recorded in O.R. Book 2033, Page 1351, Public Records of Lake County, Florida.
6. Lease recorded in O.R. Book 4940, Page 2240, Public Records of Lake County, Florida.
7. Boundary Line Agreement recorded in O.R. Book 4988, Page 2322, Public Records of Lake County, Florida.

THIS TITLE INFORMATION IS FURNISHED WITH THE UNDERSTANDING THAT OUR LIABILITY IS LIMITED TO THE AMOUNT PAID FOR THE SERVICE, AND THAT THE INFORMATION CONTAINED HEREIN DOES NOT CONSTITUTE TITLE INSURANCE IN ANY FORM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott A. Gerken", is written over the typed name below.

Scott A. Gerken

SAG/mal
Enclosures

Re: This Instrument Prepared By:
STANLEY A. GRAVENMIER, ESQ.
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

REC-2500 RECEIVED FOR
TF 388 EXCISE TAXES
DOC-289.70 JAMES C. WATKINS
INT-4 CLERK, LAKE CO FL
BY [Signature] D.C.

93 1704

TAX PARCEL IDENTIFICATION NO.

20-19-27-0002-000-007	20-19-27-0002-000-010
20-19-27-0002-000-006	20-19-27-0004-000-016
20-19-27-0001-000-005	19-19-27-0600-00J-000
20-19-27-0001-000-004	19-19-27-0600-00I-000
20-19-27-0001-000-003	29-19-27-0002-000-084
20-19-27-0003-000-014	29-19-27-0002-000-078
20-19-27-0004-000-015	29-17-27-0002-000-080

SPECIAL WARRANTY DEED

BOOK 1205 PAGE 0651

THIS SPECIAL WARRANTY DEED is made the 30th day of December, 1992, by HOWARD JAMES SIMPSON, SR., ROBERT L. SIMPSON, and HOWARD J. SIMPSON, JR. whose collective post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter collectively referred to as the "Grantors"), to SIMPSON FAMILY PARTNERSHIP LTD., a Florida limited partnership, whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter referred to as the "Grantee").

(wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against no others. This conveyance is subject to taxes accruing subsequent to December 31, 1992, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certify that on the date of execution, delivery and recordation of this instrument, neither Grantors nor any member of Grantors' families resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantors.

JAN 12 12 53 PM '93

REC'D
FILED

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representations of the Grantors that they are the holders of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantors to hold such title in the manner represented.

IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BOOK 1205 PAGE 0652

Print Name: Charles H. Egeyten

Howard James Simpson Sr.
HOWARD JAMES SIMPSON, SR.

Print Name: Barbara L. Hutchins

Robert L. Simpson
ROBERT L. SIMPSON

Print Name: Barbara L. Hutchins

Print Name: Charles H. Egeyten

Howard J. Simpson, Jr.
HOWARD J. SIMPSON, JR.

Print Name: Barbara L. Hutchins

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by HOWARD JAMES SIMPSON, SR., who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.

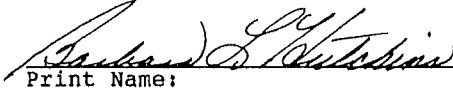
Barbara L. Hutchins
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

BARBARA L. HUTCHINS
Notary Public, State of Florida
My Comm. expires June 2, 1993
Comm. No. AA672524

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by ROBERT L. SIMPSON, who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.


Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

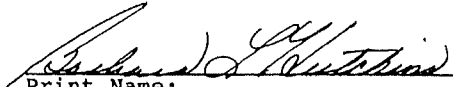
BARBARA L. HUTCHINS
Notary Public, State of Florida
My Comm. expires June 2, 1993
Comm. No. AA672524

BOOK 1205 PAGE 0653

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of December, 1992, by HOWARD J. SIMPSON, JR., who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____, and did not take an oath.


Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

BARBARA L. HUTCHINS
Notary Public, State of Florida
My Comm. expires June 2, 1993
Comm. No. AA672524

EXHIBIT A

BOOK 1205 PAGE 0654

PARCEL #1

Parcel #1 is that portion of Section 20, Township 19 South, Range 27 East described as follows:

From the intersection of the West line of the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 19 South, Range 27 East, and the Northerly right of way line of Highway 441, run Easterly along the Northerly right of way of said Highway 87 feet to the Point of Beginning (P.O.B.); thence run North $6^{\circ}29'$ East 568.5 feet; thence run North $12^{\circ}19'$ East 860 feet; thence run West parallel with the North line of Section 20 to a point on the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20; thence run North along said West line 495 feet, more or less, to the North line of Section 20; thence run Easterly along the North line of Section 20 to a point on the East line of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20; thence run Southerly along said East line of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20 to the point where said East line intersects with the Westerly extension of the Southerly line of Lot 93 of The Country Club of Mount Dora Unit II recorded in Lake County in Plat Book 32, pages 42 to 44; thence South $42^{\circ}36'45"$ East along the Westerly extension of and the Southerly line of said Lot 93, 136.37 feet; thence South $3^{\circ}21'$ West 1319.06 feet to the South line of the Northeast $\frac{1}{4}$ of Section 20, thence run Westerly along said South line 202 feet, more or less, to the Southwest corner of the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, thence run Southerly along the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20 to the Northeasterly right of way line of Highway 441; thence run Northwesterly along said Northeasterly right of way to the P.O.B.

PARCEL #2

*Begin at the intersection of the West line of the Northwest $\frac{1}{4}$ of Section 20, Township 19 South, Range 27 East and the Southerly right of way line of Highway 441, thence run Southerly along said West line of the Northwest $\frac{1}{4}$ of Section 20 to the Southwest corner of the Northwest $\frac{1}{4}$ of Section 20, thence run Easterly along the South line of the Northwest $\frac{1}{4}$ of Section 20 to the Southeast corner of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20; thence run Southerly along the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20; thence run Easterly along the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20 to a point on said South line that is 178.61 feet West of the East line of the Southwest $\frac{1}{4}$ of Section 20; thence run Southerly parallel with said East line of the Southwest $\frac{1}{4}$ of Section 20 to a point that is 850 feet North of the South line of Section 20 and 178.61 feet West of the East line of the Southwest $\frac{1}{4}$ of Section 20; thence run North $89^{\circ}54'$ East a distance of 268.59 feet; thence run North $49^{\circ}37'$ East 658.44 feet, more or less, to the Southwesterly right of way line of Highway 441; thence run Northwesterly and Westerly along said Southerly right of way to the Point of Beginning (P.O.B.).

Subject to cross easement for ingress and egress, utilities and drainage purposes recorded in ORB 1183 page 1550, Public Records of Lake County, Florida, described as follows:

"Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of Section 19, Township 19 South, Range 27 East, run North $02^{\circ}55'30"$ West along the East line of the Northeast $\frac{1}{4}$ of Section 19 a distance of 492.89 feet to the P.O.B.; thence run North $02^{\circ}55'30"$ West along said East line 75 feet to a point on the Southerly right of way of Highway 441; thence run North $87^{\circ}22'00"$ East along said Southerly right of way a distance of 389.87 feet; thence departing said Southerly right of way for Highway 441, run South $02^{\circ}38'00"$ East 75 feet; thence run South $87^{\circ}22'00"$ West 389.49 feet to the P.O.B."

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

PARCEL #3

"Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 20, Township 19 South, Range 27 East, thence run South $89^{\circ}55'15''$ West along the South line of said Southwest $\frac{1}{4}$ of Section 20 a distance of 178.61 feet; thence run North $01^{\circ}56'15''$ East along the West line of the East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 850 feet; thence run North $89^{\circ}54'$ East a distance of 268.59 feet; thence run North $49^{\circ}37'$ East 658.44 feet to the Southerly right of way of Highway 441; thence run South $40^{\circ}23'$ East a distance of 150 feet to the Point of Beginning (P.O.B.). From the P.O.B., run South $49^{\circ}37'$ West a distance of 300 feet; thence run South $40^{\circ}23'$ East a distance of 821.24 feet; thence run South $0^{\circ}6'$ East 340.36 feet to the South line of the Southeast $\frac{1}{4}$ of Section 20, a point herein being designated as Point "A". Return to the P.O.B., thence run Southerly along the Southwesterly right of way line of Highway 441 to the South line of the Southeast $\frac{1}{4}$ of Section 20; thence run Westerly along the South line of the Southeast $\frac{1}{4}$ of Section 20 to Point "A". Less portion in right of way for Limit Street.

PARCEL #4

Known as Tract J of Sunset Heights Subdivision, Mount Dora, Florida recorded in Plat Book 3, page 34 in the Public Records of Lake County, Florida and further described as follows:

"From the East $\frac{1}{4}$ corner of Section 19, Township 19 South, Range 27 East, thence run South $06^{\circ}08'45''$ West along the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, a distance of 642.33 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19 to the Point of Beginning (P.O.B.) of this description; thence run North $89^{\circ}52'46''$ West 640.86 feet to a point on the Easterly right of way line of Donnelly Street; thence run Southerly along said Easterly right of way to the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Easterly along said North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19; thence run Northerly along the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19 to the P.O.B.; subject to all legal highways or platted rights of way not previously vacated."

PARCEL #5

"Being a parcel of land lying in the Southeast $\frac{1}{4}$ of Section 19, Township 19 South, Range 27 East, Lake County, Florida and being further bounded and described as follows:

"Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 19; thence run North $89^{\circ}51'15''$ West along the North line of said Southeast $\frac{1}{4}$, a distance of 688.31 feet to a concrete monument lying on the Westerly right of way line of Donnelly Street; thence South $11^{\circ}40'13''$ West along said Westerly right of way line, a distance of 453.03 feet to a Point of Curvature, said curve being concave to the East, having a radius of 1960.08 feet, a central angle of $5^{\circ}47'00''$, a chord of 197.76 and a chord bearing of South $8^{\circ}46'43''$ West; thence along said curve an arc distance of 197.85 feet to the Point of Beginning (P.O.B.); thence continuing along said curve, said curve having a central angle of $00^{\circ}21'00''$, a chord of 11.97 feet, a chord bearing of South $05^{\circ}41'16''$ West, thence along said curve an arc distance of 11.97 feet to the Point of Tangency; thence continuing along said right of way line South $05^{\circ}30'46''$ West a distance of 630.08 feet; thence North $89^{\circ}59'50''$ West along the Southerly boundary line of the Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of said Section 19 a distance of 620.09 feet. Thence run North $04^{\circ}21'56''$ East a distance of 642.22 feet to a Point on the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run South $89^{\circ}53'01''$ East 632.92 feet to the P.O.B."

PARCEL #6

Commence at the Northwest corner of Section 29, Township 19 South, Range 27 East, run Southerly along the West line of Section 29 a distance of 330 feet to the Point of Beginning (P.O.B.); thence continue Southerly along the West section line of Section 29 a distance of 965 feet, more or less, to the Northerly right of way line of Pine Avenue; thence run Easterly along the Northerly right of way line a distance of 635 feet, more or less, to the Westerly right of way of Grandview Street; thence run Northerly along the said Westerly right of way 965 feet, more or less, to a point that is 330 feet South of the North line of Section 29; thence run Easterly parallel with the North line of Section 29, 635 feet, more or less, to the P.O.B.

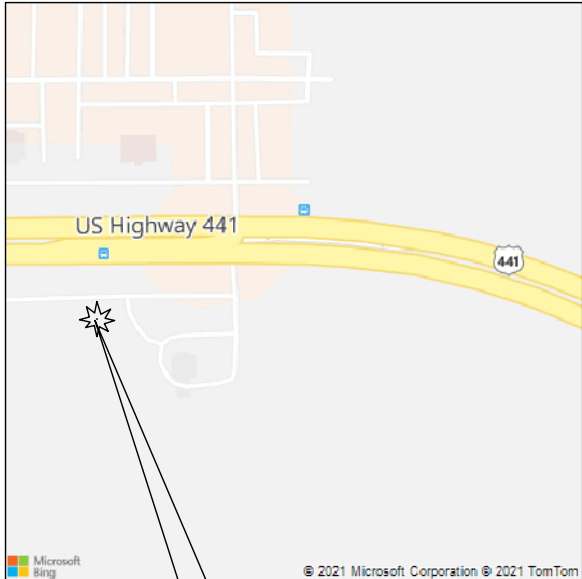
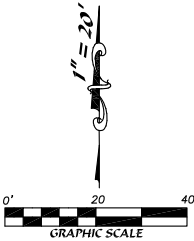
PARCEL #7

A parcel being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East described as follows:

Begin at the intersection of the Northerly right of way of Pine Street and the Easterly right of way of Grandview Street, a Point being 25 feet North of and 25 feet East of the Southwest corner of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 19 South, Range 27 East; thence run Westerly along the Northerly right of way of Pine Street 635 feet, more or less, to a point on the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and 25 feet North of the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29; thence run North along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, a distance of 1085 feet, more or less, to a point that is 210 feet South of the North line of Section 29; thence run Westerly parallel with said North line of Section 29 a distance of 210 feet; thence run Northerly parallel with the Easterly right of way of Grandview Street a distance of 185 feet, more or less, to the Southerly right of way of Limit Street; thence Westerly along said Southerly right of way a distance of 168.94 feet; thence run Southerly parallel to the Easterly right of way line of Grandview Street a distance of 195 feet; thence run Westerly parallel with the North line of Section 29, a distance of 135 feet, more or less, to a point being 121.06 feet East of the Westerly right of way of Grandview Street; thence run Southerly parallel to said Westerly right of way a distance of 12 feet; thence run Easterly parallel with the North Section line 153.94 feet; thence run Southerly parallel with the right of way for Grandview Street a distance of 294 feet; thence run Westerly parallel to the North line of Section, a distance of 275 feet, more or less, to the Easterly right of way of Grandview Street; thence Southerly along said Easterly right of way a distance of 769 feet, more or less, to the P.O.B.

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA



LEGEND & ABBREVIATIONS		
(C) CALCULATED MEASUREMENT	UGS UNDERGROUND SANITARY	UC UNDERGROUND CABLE MARKER
(R/W) RIGHT OF WAY MEASUREMENT	⑦ TELEPHONE MANHOLE	SM SANITARY MANHOLE
CONC. CONCRETE	UGP UNDERGROUND PHONE	WM WATER METER
EP EDGE OF PAVEMENT	MES MITERED END SECTION	WV WATER VALVE
MULT. MULTIPLE	STMH STORM MANHOLE	F.C.I.R. FOUND CAPPED IRON ROD
CI CURB INLET	UGFM UNDERGROUND FORCE MAIN	F.N./D. FOUND NAIL & DISK
GI GRATE INLET	UGE UNDERGROUND ELECTRIC	F.C.M. FOUND CONCRETE MONUMENT
SMH SANITARY MANHOLE	UGW UNDERGROUND WATER	(P) PLAT MEASUREMENT
STMH STORM MANHOLE	OHW OVERHEAD WIRES	(F) FIELD MEASUREMENT
FLAG POLE	UGO UNDERGROUND GAS	T.O.S. T.O.E. OF SLOPE
GREASE TRAP MANHOLE	WDF WOOD FENCE	N.C.F. NO CORNER FOUND
HYDRANT	PCFY PLASTIC PRIVACY FENCE	SV SEWER VALVE
PREVENTER VALVES	UG UNDERGROUND	M MONITOR WELL
METAL LIGHTPOLE	LB LICENSED BUSINESS	SS SIGNAL SUPPORT POLE
CLEANOUT	OHW OVERHEAD WIRE	ICV IRRIGATION CONTROL VALVE
STORM MANHOLE	TRANSFORMER PAD	IRV IRRIGATION VALVE(RECLAIM)
GAS VALVE	TYP. TYPICAL	P.O.B. POINT OF BEGINNING
UNDERGROUND ELECTRIC	T.O.B. TOP OF BANK	P.O.C. POINT OF COMMENCEMENT
UNDERGROUND WATER MARKER	CROSS WALK SIGNAL	UG UNDERGROUND GAS MARKER
CONCRETE LIGHT POLE	WELL	EB ELECTRIC BOX
WOOD LIGHT POLE	MAILBOX	TB TRAFFIC BOX
WOOD POWER POLE	GUY WIRE	UP UNDERGROUND PHONE MARKER
CONC POWER POLE	SIGN	RR RAILROAD LIGHT
RAILROAD X-ING GATE	PHONE BOX	P.U.E. PUBLIC UTILITY EASEMENT
	CABLE BOX	D.E. DRAINAGE EASEMENT
	ELECTRIC MANHOLE	
	FIRE DEPARTMENT CONNECTION	

TREE LEGEND		
12"	OAK TREE AND SIZE	
6"	MISCELLANEOUS TREE AND SIZE	
12"	PALM TREE AND SIZE	
4"	PINE TREE AND SIZE	

LEGAL DESCRIPTION:

LOT 2, SANDY RIDGE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S 89°57'29" E, 270.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 OF SAID SANDY RIDGE VILLAGE, S 00°14'59" E, 257.84 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 89°57'29" E, 200.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, S 89°31'22" W, 469.99 FEET TO THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 512.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.32 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1) THIS IS AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

2) BEARINGS REFERENCED TO THE NORTH LINE OF LOT 2 DEPICTED HEREON AS BEING S 89°57'29" E, PER GEODETIC BEARINGS, ZONE EAST, N.A.D. 83.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1121581, DATED 07-19-2021 AT 11:00 P.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY, THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF THE REFERENCED COMMITMENT:

ITEMS 1-4: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

ITEM 5: ALL MATTERS CONTAINED ON THE PLAT OF SANDY RIDGE VILLAGE, AS RECORDED IN P.B. 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DEPICTED HEREON)

ITEM 6: EASEMENT RECORDED IN O.R. BOOK 1183, PAGE 1550, AS MODIFIED IN O.R. BOOK 2033, PAGE 1336, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DEPICTED HEREON)

ITEM 7: EASEMENT RECORDED IN O.R. BOOK 1304, PAGE 2067, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DEPICTED HEREON)

ITEM 8: DECLARATION AND GRANT OF EASEMENTS RECORDED IN O.R. BOOK 2033, PAGE 1351, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (PLOTTABLE EASEMENTS DEPICTED HEREON. THERE ARE BLANKET EASEMENTS IMPLIED, BUT NOT PLOTTABLE. THE DRAINAGE EASEMENT IS DIFFERENT THAN PLATTED, BUT THIS SURVEYOR DID NOT FIND WHERE IT WAS VACATED BY THE PLAT, THEREFORE BOTH ARE SHOWN)

ITEM 9: LEASE RECORDED IN O.R. BOOK 4940, PAGE 2240, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NO PLOTTABLE EASEMENTS)

ITEM 10: BOUNDARY LINE AGREEMENT RECORDED IN O.R. BOOK 4988, PAGE 2322, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DEPICTED HEREON)

ITEM 11: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12089C, COMMUNITY PANEL NUMBER 0359 E, MAP REVISED 12-18-2012.

8) ELEVATIONS DEPICTED HEREON BASED UPON NGS CONTROL POINT "11 91 GPS 5", ELEVATION 171.71' (N.A.V.D. 88). SITE BENCHMARKS DEPICTED HEREON AND ARE IN (N.A.V.D. 88) DATUM.

Alex B. Thompson Jr., P.L.S.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 2-5-22

Last Date of Field Survey: 8-20-21

CERTIFIED TO:

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- ONE OAK DEVELOPMENT, LLC
- REPUBLIC BANK & TRUST COMPANY, ISAOA
- ONE OAK MOUNT DORA, LLC
- STONE & GERKEN, PA
- MACFARLANE FERGUSON & MCMULLEN

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 2 AND 3 OF 3 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425

29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (613) 973-2092
FAX. (613) 973-2122
Email: alex@extreme-surveying.com

PROFESSIONAL SURVEYING AND MAPPING SERVICES



NO.	DATE	BY
1	1-1-22	ABT
2	1-1-22	ABT
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100	1-1-22	ABT

ALTA/BOUNDARY, TOPOGRAPHIC SURVEY

LOT 2
SANDY RIDGE VILLAGE

DESIGNED BY:	N/A
DRAWN BY:	AT
CHECKED BY:	ABT
SCALE:	DATE:
1"= 20'	8-20-21
PARTY CHIEF:	ABT
FIELD BOOK:	71
PAGE:	--
CAD FILE:	2108-100-61
JOB NUMBER:	2108-100-61
SHEET	1 of 3

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 1 OF 3 FOR SURVEY NOTES AND LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR CONTINUED BOUNDARY AND TOPOGRAPHIC INFORMATION



U.S. HIGHWAY 441
ASPHALT PAVEMENT
RIGHT OF WAY VARIES

LEGEND & ABBREVIATIONS

- | | | |
|--------------------------------|-----------------------------|---------------------------------|
| (C) CALCULATED MEASUREMENT | UGS UNDERGROUND SANITARY | UC UNDERGROUND CABLE MARKER |
| (R/W) RIGHT OF WAY MEASUREMENT | UT TELEPHONE MANHOLE | SMH SANITARY MANHOLE |
| CONC. CONCRETE | UGP UNDERGROUND PHONE | WATER METER |
| EP EDGE OF PAVEMENT | MES MITERED END SECTION | WATER VALVE |
| MULT. MULTIPLE | STMH STORM MANHOLE | F.C.I.R. FOUND CAPPED IRON ROD |
| CI CURB INLET | UGFM UNDERGROUND FORCE MAIN | F.N.D. FOUND NAIL & DISK |
| GI GRATE INLET | UGUE UNDERGROUND ELECTRIC | F.C.M. FOUND CONCRETE MONUMENT |
| SMH SANITARY MANHOLE | UGW UNDERGROUND WATER | (P) PLAT MEASUREMENT |
| STMH STORM MANHOLE | OHW OVERHEAD WIRES | (F) FIELD MEASUREMENT |
| UG UNDERGROUND GAS | UGD UNDERGROUND GAS | T.O.S. TOP OF SLOPE |
| FLAG POLE | WOF WOOD FENCE | SV S.E. VALVE |
| GREASE TRAP MANHOLE | PHYC PLASTIC PRIVACY FENCE | SEWER VALVE |
| HYDRANT | UG UNDERGROUND | MONITOR WELL |
| PREVENTER VALVES | E.O.W. EDGE OF WATER | SIGNAL SUPPORT POLE |
| METAL LIGHT POLE | LB LICENSED BUSINESS | IRRI IRRIGATION CONTROL VALVE |
| CLEANOUT | OHW OVERHEAD WIRE | IRRI IRRIGATION VALVE (RECLAIM) |
| STORM MANHOLE | TRANSFORMER PAD | UNDERGROUND GAS MARKER |
| GAS VALVE | TYP. TYPICAL | ELECTRIC BOX |
| UNDERGROUND ELECTRIC | T.O.B. TOP OF BANK | TRAFFIC BOX |
| UNDERGROUND WATER MARKER | CROSS WALK SIGNAL | UNDERGROUND PHONE MARKER |
| CONCRETE LIGHT POLE | WELL | RAILROAD LIGHT |
| WOOD LIGHT POLE | MAILBOX | P.U.E. PUBLIC UTILITY EASEMENT |
| WOOD POWER POLE | GUY WIRE | D.E. DRAINAGE EASEMENT |
| CONC. POWER POLE | SIGN | |
| RAILROAD X-ING GATE | PHONE BOX | |
| | CABLE BOX | |
| | ELECTRIC MANHOLE | |
| | FIRE DEPARTMENT CONNECTION | |

TREE LEGEND

- | | |
|-----|-----------------------------|
| 12" | OAK TREE AND SIZE |
| 5" | MISCELLANEOUS TREE AND SIZE |
| 12" | PALM TREE AND SIZE |
| 12" | PINE TREE AND SIZE |

SANITARY TABLE

SMH-1 (SANITARY MANHOLE)
TOP ELEV= 173.59'
8" W. INV. EL= 170.79'
6" N.E. INV. EL= 170.79'

C.O.-2 (CLEANOUT)
TOP ELEV= 174.03'
8" S.W. INV. EL= 171.3'

SMH-3 (SANITARY MANHOLE)
TOP ELEV= 173.25'
8" E. INV. EL= 169.55'
8" S. INV. EL= 169.55'

STORM TABLE

C.S.-1 (CONTROL STRUCTURE)
TOP ELEV= 173.11'
TOP OF 1" SKIMMER ELEV= 173.60'
12" N.W. INV. EL= 171.40'

M.E.S.-2 (MITERED END SECTION)
12" INV. EL= 171.22'

G.I.-3 (GRATE INLET)
TOP ELEV= 174.79'
24" S.W. INV. EL= 170.60'

M.E.S.-4 (MITERED END SECTION)
24" INV. EL= 170.38'

ALTA/BOUNDARY, TOPOGRAPHIC SURVEY

LOT 2
SANDY RIDGE VILLAGE

DESIGNED BY:
N/A
DRAWN BY:
AT
CHECKED BY:
ABT
SCALE: DATE:
1"= 20' 8-20-21
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2 of 3

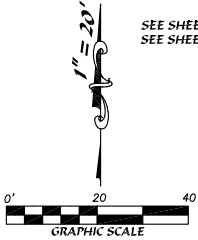
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PROFESSIONAL SURVEYING AND MAPPING SERVICES

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LAKE COUNTY, FLORIDA

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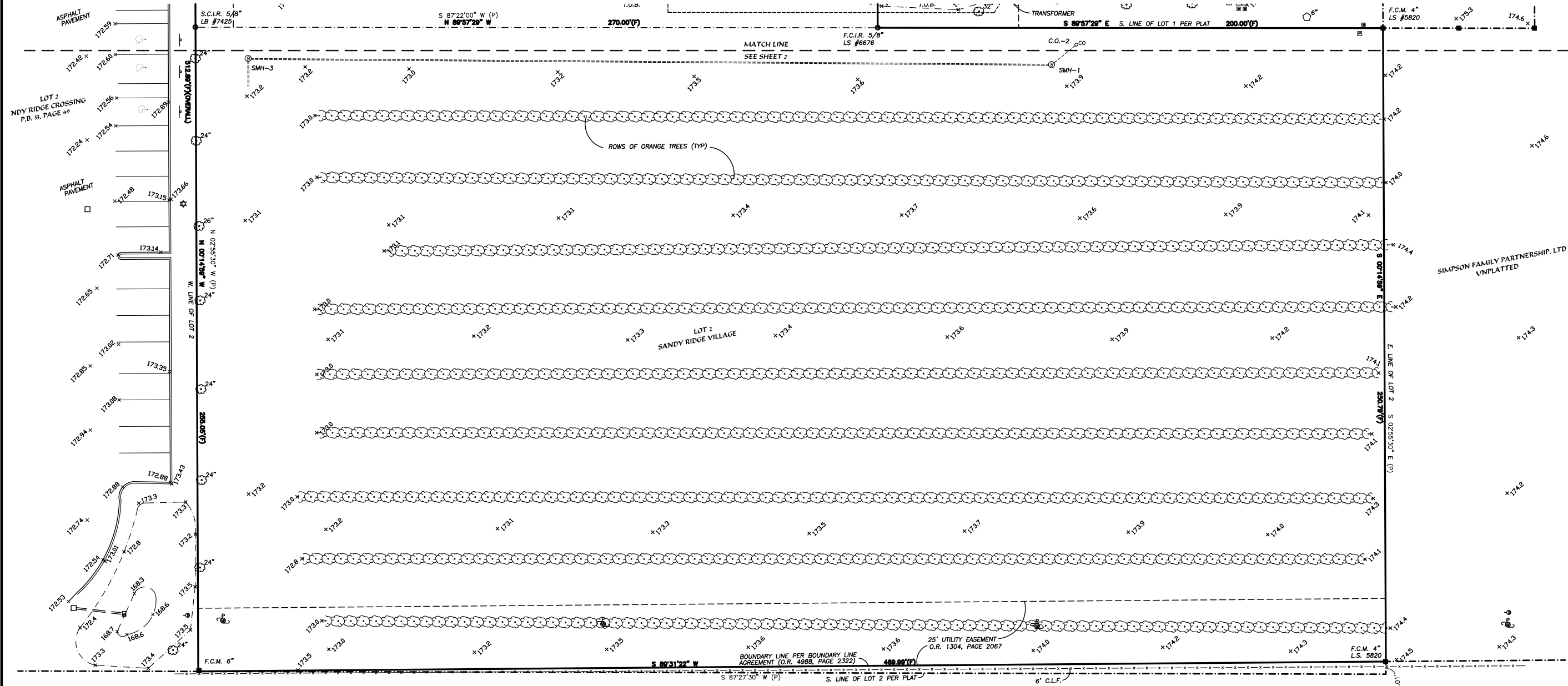
M.E.S.-4 (MITERED END SECTION)
24" INV. EL= 170.38'

TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (V.M.) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP. EDGE OF PAVEMENT
- MULT. MULTIPLE
- C.I. CURB INLET
- GR. GRATE INLET
- SMH. SANITARY MANHOLE
- STMH. STORM MANHOLE
- FLAG POLE
- GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- CLEANOUT
- STORM MANHOLE
- GAS VALVE
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER MARKER
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- CONC. POWER POLE
- RAILROAD X-ING GATE
- UGS. UNDERGROUND SANITARY
- TELEPHONE MANHOLE
- UNDERGROUND PHONE
- MIS. MITERED END SECTION
- STMH. STORM MANHOLE
- UGFM. UNDERGROUND FORCE MAIN
- UG. UNDERGROUND ELECTRIC
- LOW. UNDERGROUND WATER
- OHW. OVERHEAD WIRES
- UGG. UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WOF. WOOD FENCE
- PVCY. PLASTIC PRIVACY FENCE
- UG. UNDERGROUND
- E.O.W. EDGE OF WATER
- LB. LICENSED BUSINESS
- OHW. OVERHEAD WIRE
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- WELL
- MAILBOX
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND CABLE MARKER
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N.D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- SV. SEWER VALVE
- MONITOR WELL
- SIGNAL SUPPORT POLE
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE(RECLAIM)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- UNDERGROUND GAS MARKER
- ELECTRIC BOX
- TRAFFIC BOX
- UNDERGROUND PHONE MARKER
- RAILROAD LIGHT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



"SITE CURRENTLY UNDER CONSTRUCTION"

WATERMAIN COMMUNITIES, INC.
PORTION OF LOT "M"
SUNSET HEIGHTS
P.B. 1, PAGE 14

"SITE CURRENTLY UNDER CONSTRUCTION"

ALTA/BOUNDARY, TOPOGRAPHIC SURVEY

LOT 2
SANDY RIDGE VILLAGE

DESIGNED BY: N/A
DRAWN BY: AT
CHECKED BY: ABT
SCALE: DATE: 1"= 20' 8-20-21
PARTY CHIEF: ABT
FIELD BOOK: 71
PAGE: --
CAD FILE: 2108-100-61
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SHEET 3 of 3



EXTREME SURVEYING OF FLORIDA, INC.
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PROFESSIONAL SURVEYING AND MAPPING SERVICES



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: June 15, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: Request for Site Plan; Culver's Mount Dora (Project Name); 18996 US Highway 441 (Site Address); South side of US Highway 441 and east of Donnelly Street (Location); Simpson Family Partnership, LTD (Owner); Kimley-Horn and Associates, Inc. (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); Ollmann Ernest Martin Architects (Architect). Project No. SP22-01

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to engineering requirements and replat.

REFERENCES/SUPPORT:

Section 5.1 LDC

SITE SUMMARY:

Existing Use:	Vacant Land - Master Stormwater Pond
Proposed Use:	Culver's Restaurant
Future Land Use:	Commercial
Zoning:	C-3
Overlay Zones:	None
Max. Building Height:	65 feet (allowed)
Proposed Building Height:	23.25 feet (parapet wall features)
Proposed Building Size:	4,578 square feet
Site Area:	1.60 acres (69,696 square feet)
Maximum ISR:	65%
Proposed ISR :	54%
FAR:	Maximum (Allowed): 0.35 Proposed (Actual) FAR: 0.07

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	PUD	US 441/ Publix Shopping Center
South	City	Commercial	C-3	Vacant (Possible Future Hotel Site)
East	City	Commercial	C-3	United Southern Bank
West	City	Commercial	C-3	Sandy Ridge Shopping Center

ANALYSIS:

The attached Site Plan shows the proposed site layout for the restaurant with a drive-thru facility. The Site Plan includes the proposed drainage, access, parking, and landscaping improvements.

Parking space ratios are based on one space per 4 seats and 1 space per employee largest shift. A total of 53 spaces (includes 3 handicap spaces) are proposed on-site (35 required by code).

Ingress/egress includes access to the existing frontage road via US Highway 441. Additional cross access to the existing shopping center adjacent to the west along with a future connection point to the south.

Stormwater management has been designed to be captured onsite with a retention pond located on the south and east sides of the site. The design include retaining wall system. There is an existing master stormwater pond that was constructed for the existing bank. This area was platted as an easement. The proposed site plan is subject to a replat to address the re-configuration of the existing stormwater easement area and coordination with the bank property owner. Legal access to the re-configuration of this platted tract will be addressed with the replat.

ATTACHMENTS:

Vicinity Map

Traffic Study Conclusions

Application

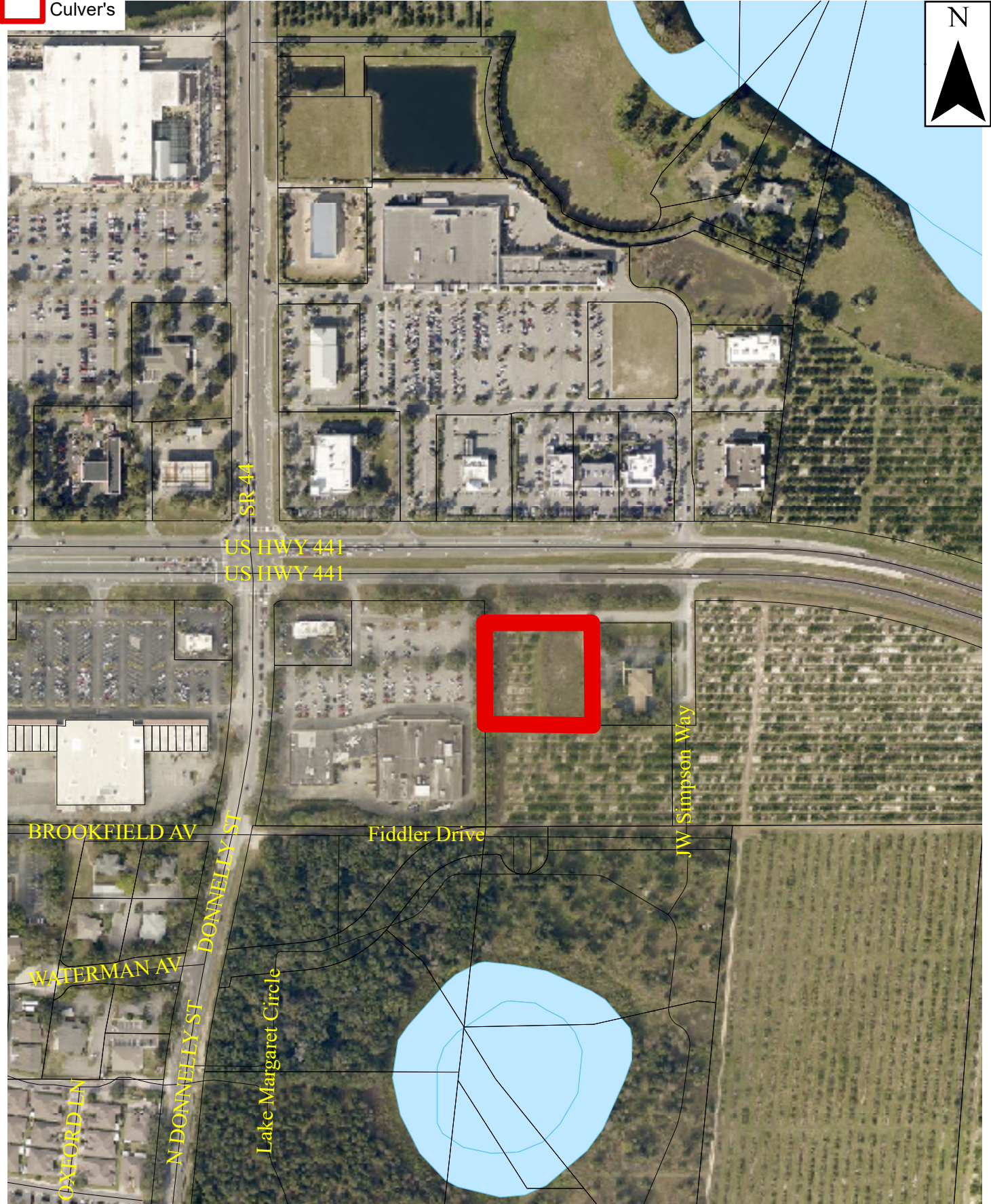
Elevations

Site Plan

Culver's MountDora
18996 US Highway 441
Vicinity Map

Legend

 Culver's



TRAFFIC IMPACT ANALYSIS

CULVER'S – MOUNT DORA
CITY OF MOUNT DORA, FLORIDA



Prepared for:

One Oak Development, LLC
907 S. Ft. Harrison Ave, Suite 102
Clearwater, Florida 33756

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

February 2022

Revised
March 2022

TPD № 5599

STUDY CONCLUSIONS

This traffic analysis was conducted in order to assess the traffic impact of a proposed Culver's restaurant in Mount Dora, Lake County. The project site is located on US 441 approximately 700 feet east of Donnelly Street. The project consists of a 4,635 square foot building with drive-through window. Access to the site will be provided via the adjacent shopping center and the frontage road which connects to US 441.

- The proposed development is estimated to generate 1,028 new net daily trips of which 103 will occur in the A.M. peak hour and 69 will occur during P.M. peak hour.
- The roadway segment capacity analysis indicates that all the study roadway segments currently operate at satisfactory Levels of Service except for Donnelly Street/SR 44 from US 441 to Orange Avenue which is failing under existing conditions. The same conditions will continue to prevail under projected conditions with project trips added. The project is adding minimal trips to this deficient roadway utilizing less than 0.50% of available capacity.
- US 441 from Donnelly Street to south of Wolf Branch Road is under construction to be widened by FDOT to six lanes. Donnelly Street/SR 44 from US 441 to Orange Avenue is planned to be widened to four-lanes by FDOT with the design currently underway.
- The intersection capacity analysis indicates that the study intersections currently operate satisfactorily and will continue to do so upon project completion in 2024.
- The existing turn lane lengths at the US 441 directional opening serving the site are adequate to accommodate the additional trips to be generated.
- The drive-through queue length of 15 vehicles provided is adequate to accommodate the queues on site.





**CITY OF
MOUNT
DORA**

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112**

E-mail: plandev@cityofmountdora.com

SITE PLAN APPLICATION

Date: 04/04/2022 Project Name: Culver's Mount Dora

1. Site Address: U.S. Highway 441, Mount Dora, Florida 32757
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Andy Hawkins
Company's Name: One Oak Development, LLC
Address: 907 South Ft. Harrison Avenue, Suite 102
City, State & Zip: Clearwater, FL 33756
Phone: 407-353-7211 E-mail: ahawkins@oneoakdev.com

3. Property Owner's Name(s): Robert L. Simpson (General Partner)
Company's Name: Simpson Family Partnership, Ltd.
Address: 445 Limit Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: _____ E-mail: _____

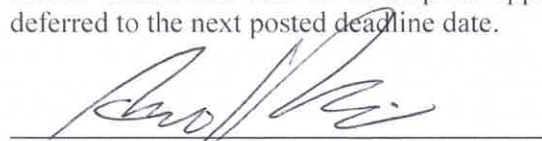
4. Engineer's Name: Thomas Inman, P.E.
Company's Name: Kimley Horn and Associates, Inc.
Address: 12740 Gran Bay Parkway, Suite 2350
City, State & Zip: Jacksonville, FL 32258
Phone: 904-828-3900 E-mail: sidney.reynolds@kimley-horn.com

5. Landscape Architect's Name: Matt Journey
Company's Name: Kimley Horn and Associates, Inc.
Address: 12740 Gran Bay Parkway, Suite 2350
City, State & Zip: Jacksonville, FL 32258
Phone: 904-828-3900 E-mail: matthew.journey@kimley-horn.com

6. Architect's Name: Wendy Martin, AIA, NCARB
Company's Name: Ollmann Ernest Martin Architects
Address: 200 S. State Street
City, State & Zip: Belvidere, IL 61008
Phone: 815-544-7790 E-mail: wmartin@oaarch.com
7. Briefly describe the property project and proposed use(s): This project will consist of a 4,578 SF quick serve restaurant with associated paving, utilities, and stormwater infrastructure.
8. Property is located on the following adjacent streets: U.S. Highway 441 S and N Donnelly Street
9. Zoning District: C-3 Future Land Use Category: COMM
10. Building Size Existing (SF): 0 Proposed (SF): 4,578 SF
Total (SF): 4,578 SF
11. Proposed Number of Seats: 100
12. Size of property in Acres: 1.60 Acres Square Feet: 69,696 SF
13. Number of structures to be built on the site: 1
14. Height of structures(s): 23.25 FT Building Stories: 1
15. Total square footage of impervious surface: 44,059 SF
16. The percentage of lot coverage: 63.2%
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

4/21/22
Date

Owner's Authorization Letter

I, Robert L. Simpson, General Partner, Simpson Family Partnership, Ltd., a Florida limited partnership, hereby certify that I am the owner of the property described in Exhibit "A" (the "Property"). I hereby authorize Andy Hawkins, One Oak Development, LLC, a Florida limited liability company, to act on my behalf during the processing and presentation of the Site Plan Application and/or Application for Re-plat associated with the Property.

February 27, 2022

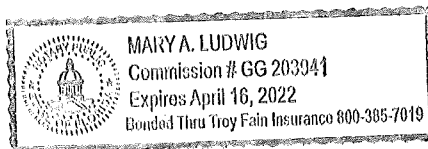
Simpson Family Partnership, Ltd., a Florida
limited partnership

By: Robert L. Simpson, General Partner
Robert L. Simpson, General Partner

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me by means of ✓ physical presence or online notarization, this 27th day of February, 2022, by Robert L. Simpson as General Partner, Simpson Family Partnership, Ltd. He is personally known to me or has produced as identification.

Notary Seal



Notary Signature

Mary A. Ludwig
Mary A. Ludwig

February 3, 2022

One Oak Development, LLC
ATTN: Andy Hawkins
907 South Ft. Harrison Ave., Ste. 102
Clearwater, Florida 33756

Re: Owner's Authorization for Utility Line Connection

Dear Mr. Hawkins:

As you are aware, Cornerstone Corporation ("Cornerstone") and Simpson Family Partnership, Ltd. ("Simpson") own and operate certain water, sewer, and other utility lines installed in or on properties owned by Cornerstone and Simpson in the Sandy Ridge Crossing and Sandy Ridge Village developments in Mount Dora, Florida. This letter shall confirm that One Oak Development, LLC ("One Oak"), is hereby authorized, to establish a connection to any such utility lines, provided that One Oak pays for all costs and expenses associated with the connection, including any necessary alterations or modifications to the lines.

Please do not hesitate to contact me if you have any questions or need further assistance or information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert L. Simpson".

Robert L. Simpson,
President of Cornerstone Corporation
General Partner of Simpson Family Partnership, Ltd.



DRIVE THRU ELEVATION



FRONT ELEVATION

REAR ELEVATION



MAIN ENTRY ELEVATION

REPRESENTATION	MATERIAL	COLOR
	ROOF EDGE METAL EXECPTIONAL METALS	"HARBOR BLUE"
	DARK EIFS BAND, UPPER PIERS AND DRIVE THRU TOWER	"TONY TAUPE" SW 7038
	AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617
	LIGHT EIFS	"CANVAS TAN" SW 7531
	MFGR'D STONE w/ STONE SILL TRIM (BORAL)	"ECHO RIDGE" COUNTRY LEDGESTONE

©2021

NEW CULVER'S RESTAURANT
Mount Dora, FL
County of LAKE

Culver Franchising System, Inc
1240 Water Street
Plainville, WI 53578
608-643-7980

OLLMANN ASSOCIATES
ARCHITECTS
200 South State Street
Belvidere Illinois 61008
815-544-7790 Phone

ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.

Date: 11-19-2021
Revision:

2021-151

A1



REAR LEFT VIEW



REAR RIGHT VIEW



FRONT RIGHT VIEW



FRONT LEFT



LEFT PERSPECTIVE



RIGHT PERSPECTIVE

Plotted By: Reynolds, Sidney, Sheet: Set: CULVER'S - MT. DORA, Layout: C-01 COVER SHEET, May 19, 2022, 01:28:51pm, K:\p\p-civil\045523015 - culver's of mt. dora\Cadd\plansheets\C-01 COVER SHEET.dwg, Inc. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN APPLICATION SUBMITTAL

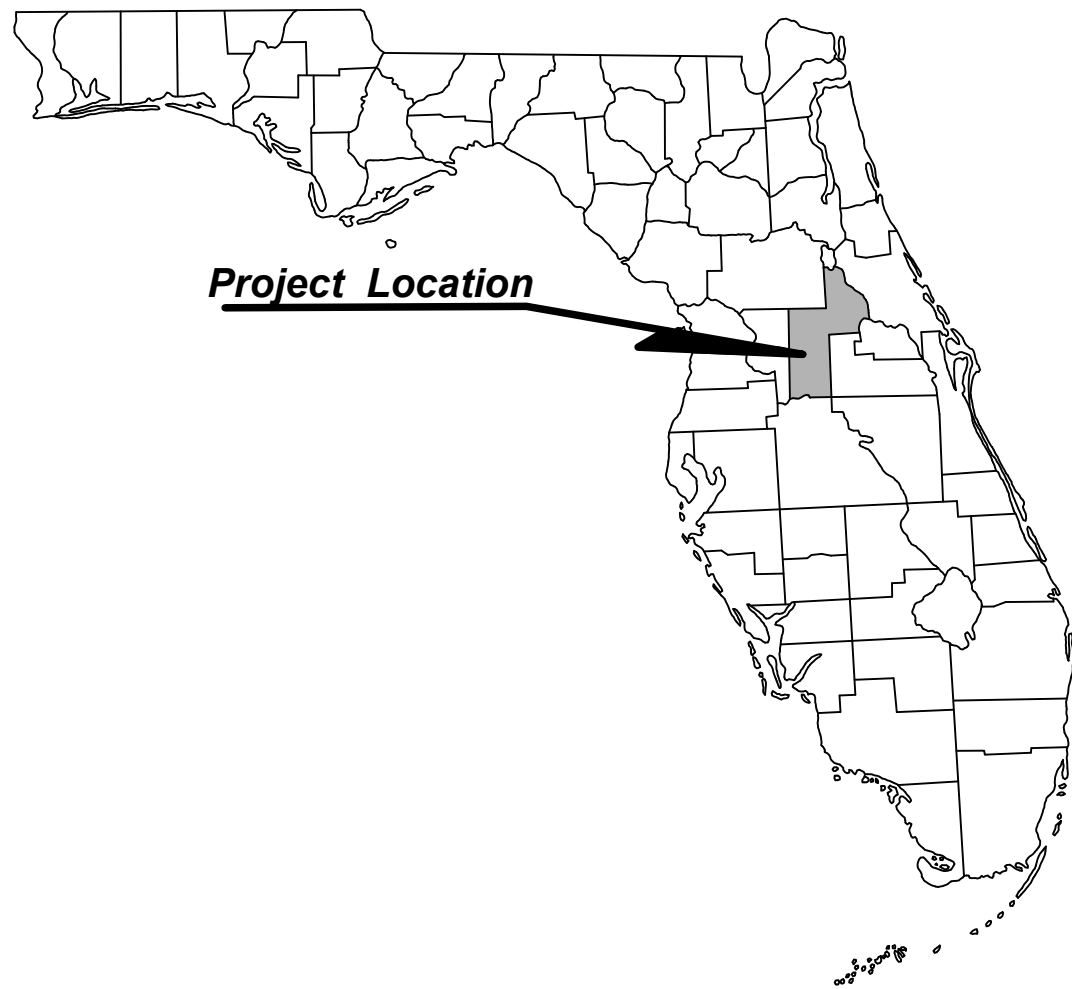
CULVER'S - MOUNT DORA

FOR

MCCON BUILDING CORPORATION, INC.

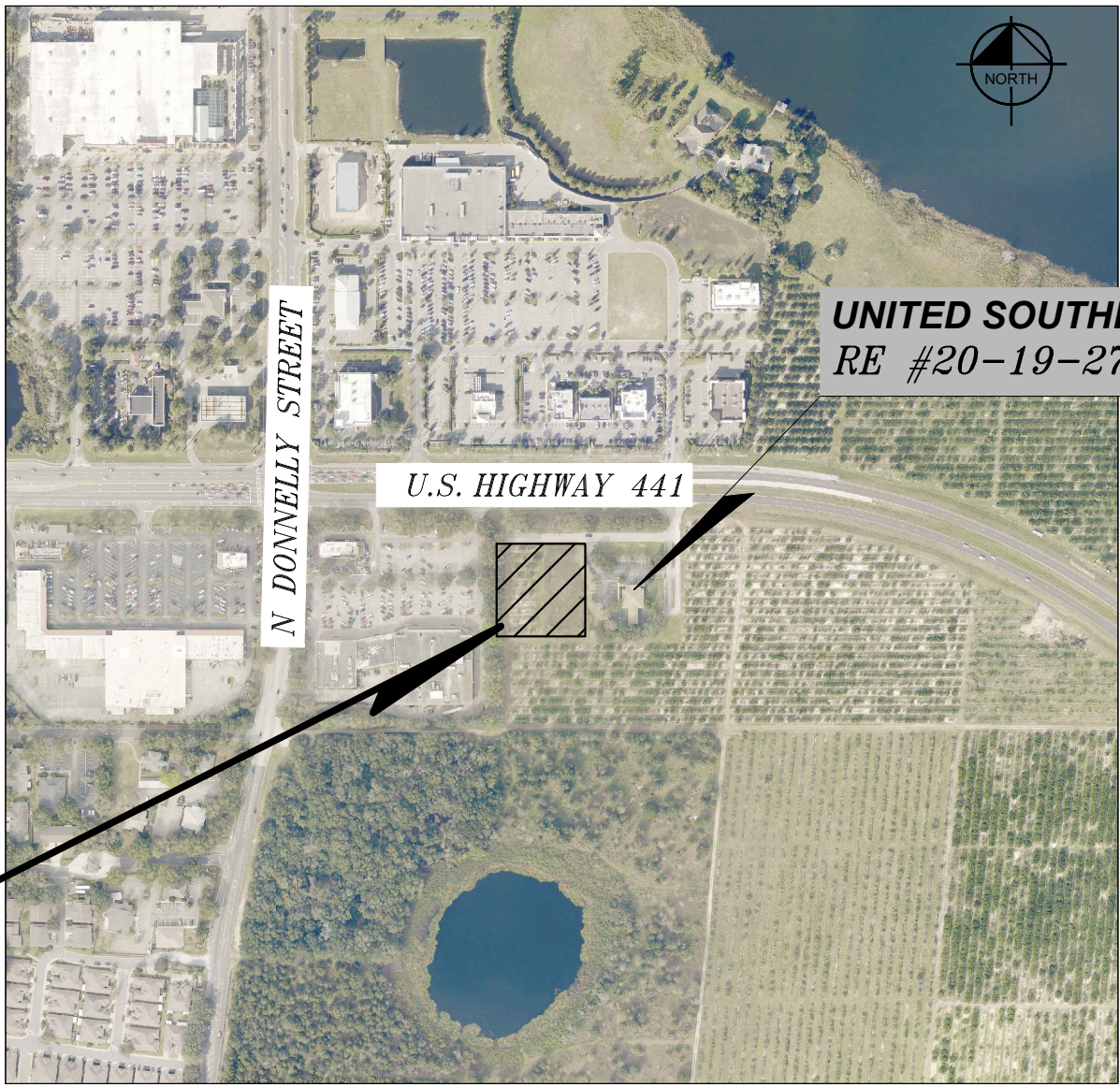


18996 U.S. HWY 441
MOUNT DORA, FLORIDA
MAY 2022



LOCATION MAP
NOT TO SCALE

Project Location
RE #20-19-27-1900-000-00200



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEERING SHEET LIST

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	SIGNATURE SHEET
C-03	GENERAL NOTES
C-04	UTILITY NOTES
C-05	PRE-DEVELOPMENT PLAN
C-06	POST DEVELOPMENT PLAN
C-07	EXISTING CONDITIONS AND DEMOLITION PLAN
C-08	OVERALL SITE PLAN
C-09	PAVING AND GEOMETRY PLAN
C-10	GRADING AND DRAINAGE PLAN
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C-12	SECTIONS
C-13	SITE DETAILS
C-14	SITE DETAILS
C-15	FIRE TRUCK ROUTING PLAN
C-16	DRAINAGE DETAILS
C-17	DRAINAGE DETAILS
C-18	DRAINAGE DETAILS
C-19	BEST MANAGEMENT PRACTICES DETAILS
C-20	STORMWATER POLLUTION PREVENTION PLAN
C-21	UTILITY DETAILS
C-22	UTILITY DETAILS
C-23	UTILITY DETAILS
C-24	UTILITY DETAILS
C-25	UTILITY DETAILS
C-26	UTILITY DETAILS

LANDSCAPE ARCHITECTURE SHEET LIST

SHEET NUMBER	SHEET TITLE
L-100	PLANTING PLAN
L-150	PLANTING NOTES
L-151	PLANTING DETAILS
IR-100	IRRIGATION PLAN
IR-150	IRRIGATION NOTES
IR-151	IRRIGATION DETAILS

PROJECT DATUM: NAVD '88
NGVD '29 = NAVD '88 + 0.82'

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

OWNER:
SIMPSON FAMILY PARTNERSHIP, LTD.
445 LIMIT AVE
MOUNT DORA, FL 32757

DEVELOPER:
ANDY HAWKINS
ONE OAK DEVELOPMENT, LLC.
907 SOUTH FT. HARRISON AVE, SUITE 102
CLEARWATER, FL 33756
PHONE: (407) 353-7211

FRANCHISEE:
JACK HILLEN
38 FOODS, LLC.
4737 COUNTY ROAD 101
MINNETONKA, MN 55345
PHONE: (612) 840-2168

CIVIL ENGINEER:
THOMAS INMAN
KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE (904) 828-3900

ARCHITECT:
WENDY MARTIN, AIA, NCARB
OLLMANN ERNEST MARTIN ARCHITECTS
200 S STATE ST.
BELVIDERE, IL 61008
PHONE (815) 544-7790

SURVEYOR:
ALEX B. THOMPSON JR.
EXTREME SURVEYING OF
FLORIDA, INC.
29340 RHODIN PLACE
WESLEY CHAPEL, FL 33545

CONTRACTOR:
McCON BUILDING CORPORATION
1059 CIRCLE DRIVE
PO BOX 247
HIGHLAND, WI 53543
PHONE (608) 929-7737

GEOTECH:
RICARDO KIRIAKDIS, P.E.
UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE (407) 423-0504

CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.
MOUNT DORA, FL

SHEET NUMBER
C-01

COVER SHEET

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
045523015	MAY 2022	AS SHOWN	SJR	SJR	JWC

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

Kimley»Horn

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12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM

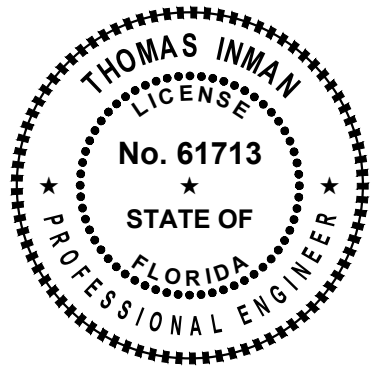
REGISTRY No. 696

REVISIONS

No.

DATE

BY



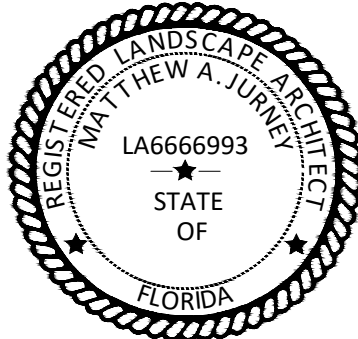
Kimley-Horn and Associates, Inc.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION: 696
THOMAS INMAN No. 61713

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
THOMAS INMAN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR
THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	SIGNATURE SHEET
C-03	GENERAL NOTES
C-04	UTILITY NOTES
C-05	PRE-DEVELOPMENT PLAN
C-06	POST DEVELOPMENT PLAN
C-07	EXISTING CONDITIONS AND DEMOLITION PLAN
C-08	OVERALL SITE PLAN
C-09	PAVING AND GEOMETRY PLAN
C-10	GRADING AND DRAINAGE PLAN
C-11	UTILITY PLAN
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C-15	FIRE TRUCK ROUTING PLAN
C-16	DRAINAGE DETAILS
C-17	DRAINAGE DETAILS
C-18	DRAINAGE DETAILS
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C-20	STORMWATER POLLUTION PREVENTION PLAN
C-21	UTILITY DETAILS
C-22	UTILITY DETAILS
C-23	UTILITY DETAILS
C-24	UTILITY DETAILS
C-25	UTILITY DETAILS
C-26	UTILITY DETAILS



Kimley-Horn and Associates, Inc.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION: 696
MATTHEW A. JURNEY No. LA6666993

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
MATTHEW A. JURNEY ON THE DATE ADJACENT TO THE SEAL.

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SHEET NUMBER	SHEET TITLE
L-100	PLANTING PLAN
L-150	PLANTING NOTES
L-151	PLANTING DETAILS
IR-100	IRRIGATION PLAN
IR-150	IRRIGATION NOTES
IR-151	IRRIGATION DETAILS

CULVER'S - MOUNT DORA

PREPARED FOR

MCCON BUILDING CORPORATION, INC.

MOUNT DORA

FL

SHEET NUMBER

C-02

SIGNATURE SHEET

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	SJR	DRAWN BY	SJR	CHECKED BY	JWC
045523015	MAY 2022								

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

Kimley»Horn

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JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900

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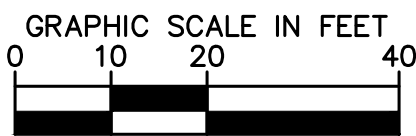
REVISIONS

No.

DATE

BY

Plotted By: Reynolds, Sidney Sheet: SCD-05 PRE-DEVELOPMENT PLAN.dwg
 Layout: C-05 PRE-DEVELOPMENT PLAN May 19, 2022 01:26:55pm
 Project: C-05 PRE-DEVELOPMENT PLAN May 19, 2022 01:26:55pm
 User: jax-civil 045523015 User: jax-civil 045523015
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NOTES:
1. THIS SITE IS PART OF AN EXISTING SJRWMD
PERMIT #: 42-069-71169-1, ALL PRE
BASIN INFORMATION SHOWN IS PER THIS
PERMIT.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

Sunshine811

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FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

PRE-DEVELOPMENT PLAN

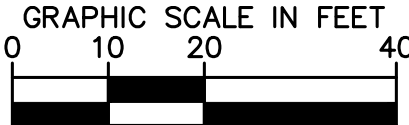
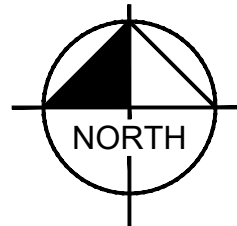
CULVER'S - MOUNT DORA
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CORPORATION, INC.

SHEET NUMBER
C-05

[illegible]

Plotted By: Reynolds, Sidney, Sheet: Set: CULVER'S - MT. DORA, Layout: C-06 POST DEVELOPMENT PLAN, May 19, 2022, 01:27:30pm, K:\px-civil\045523015 - culvers of mt. dora\cadd\plansheets\C-06 POST DEVELOPMENT PLAN.dwg
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U.S. HIGHWAY 441



LEGEND:

- PROJECT BOUNDARY
- POST-DEVELOPMENT DRAINAGE BASIN LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR LINE
- TIME OF CONCENTRATION LINE

NOTES:

- BASIN 2 IS THE COMBINATION OF BASIN 2A AND BASIN 2B. BASIN 2 WILL BE A TOTAL OF 1.00 AC, 50% IMPERVIOUS, AND WILL HAVE A CN OF 89.

Kimley»Horn

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JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM

REGISTRY No. 696

FOR
ENGINEER OF RECORD
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POST DEVELOPMENT
PLAN

CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

FL

MOUNT DORA

SHEET NUMBER
C-06

REVISIONS

No.

DATE

BY

PROJECT DATUM: NAVD '88

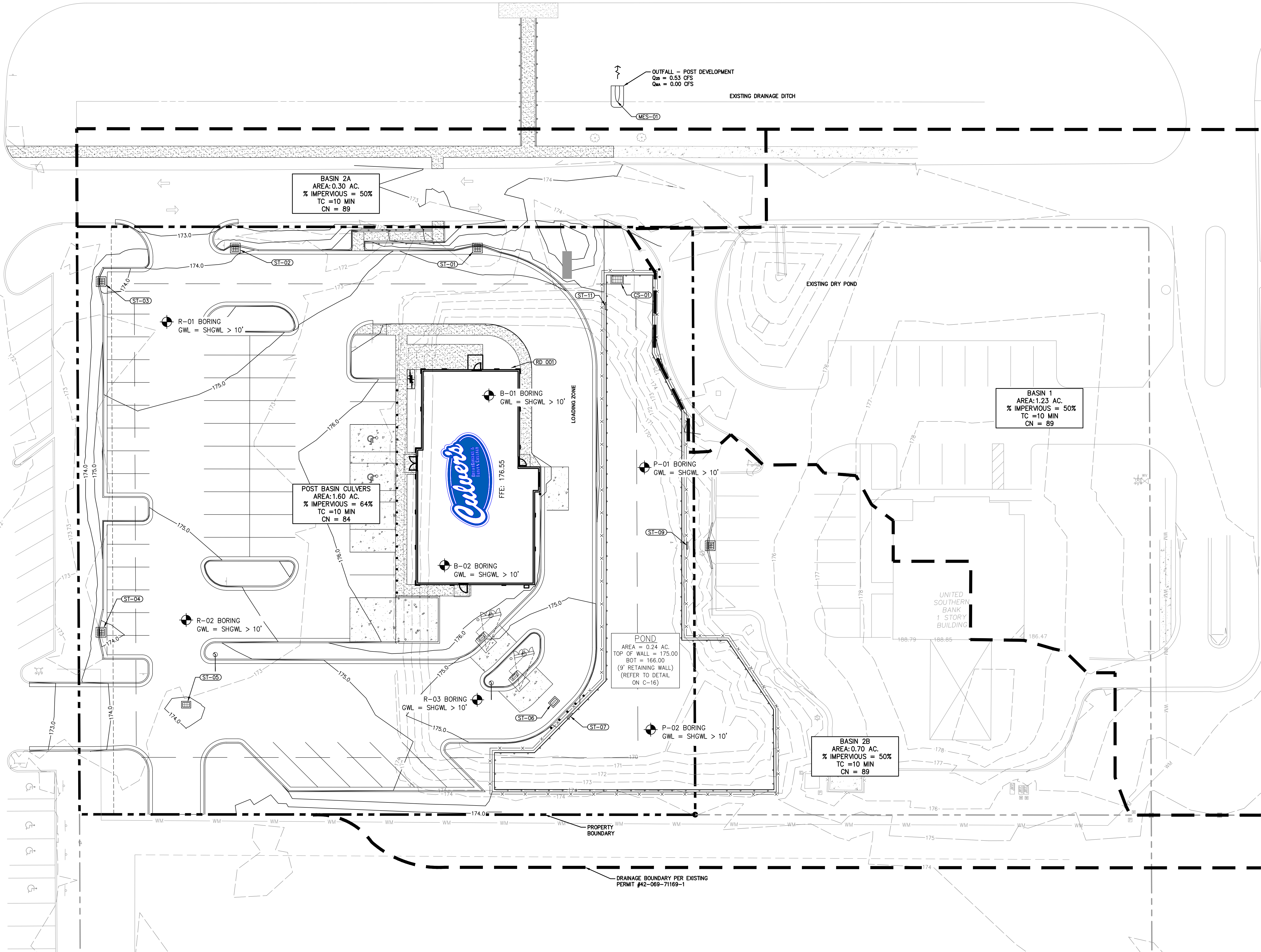
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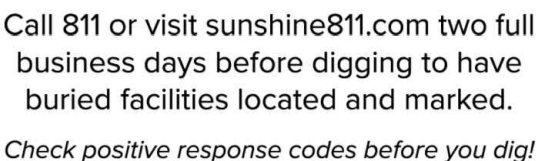
[illegible]

- | | |
|--|-----------------------|
| | SAWCUT PAVEMENT |
| | CONSTRUCTION ENTRANCE |
| | DRY POND REMOVAL |
| | PAVEMENT REMOVAL |
| | SAWCUT PAVEMENT |
| | CURB REMOVAL |
| | TREE REMOVAL |
| | INLET PROTECTION |
| | SILT FENCE |

DEMOLITION NOTES:

1. ALL DEMOLITION MATERIALS TO BE REMOVED FROM SITE AND PROPERLY DISPOSED AT OR AN APPROVED LANDFILL.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROGRADE. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT, AND PROJECT ENGINEER IMMEDIATELY.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
6. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
7. DEWATERING SHOULD BE ANTICIPATED AND ALL COSTS, PERMITS AND EQUIPMENT FOR DEWATERING SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
8. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
9. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
10. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
11. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
12. DEMOLITION CONTRACTOR SHALL CONDUCT EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AS NECESSARY DURING DEMOLITION OPERATIONS OR AS DIRECTED BY THE ENGINEER, CITY OR COUNTY INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION.
13. VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK MUST BE BROUGHT TO THE OWNER'S REPRESENTATIVE AND ENGINEER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION.
14. CONTRACTOR SHALL LOCATE, IDENTIFY, PROPERLY TERMINATE, AND MARK ALL EXISTING UTILITIES WITHIN THE DEMOLITION AREA THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
15. THE DEMOLITION CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, FIRE MARSHALL, AND OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO EACH UTILITY COMPANY'S AND FIRE MARSHAL'S REGULATIONS REGARDING SERVICE INTERRUPTION. FLORIDA W (F-556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT COMPLIANT 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 RESPOND TO THE POSITIVE RESPONSE SYSTEM.
16. THE DEMOLITION CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE SUCH ITEMS IF DISTURBED DURING DEMOLITION.
17. CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND/OR PRIVATE ACCESSES AND FACILITIES. ALL AREAS OUTSIDE OF THE PAVEMENT REMOVAL LINE MUST BE MAINTAINED FOR PUBLIC ACCESS.
18. THE DEMOLITION CONTRACTOR MUST PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER MUST BE REMOVED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND REPLACED.
19. THE DEMOLITION CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
20. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO CONFORM TO AND PROPERLY COMPACTED TO THE EXISTING ELEVATION TO AVOID WATER PONDING.
21. THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING THIS WORK. IF THERE ARE NO LOCAL, STATE OR FEDERAL REQUIREMENTS THE DEMOLITION CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN DONE IN ACCORDANCE WITH THE PLANS.
22. THE DEMOLITION CONTRACTOR SHALL COORDINATE THE DEMOLITION TO LEAVE ACCESS AND UTILITY SERVICE TO THE NEIGHBORING BUILDINGS AT ALL TIMES.
23. THE DEMOLITION CONTRACTOR SHALL FIELD LOCATE, MARK, AND PROTECT ALL EXISTING UTILITIES.
24. WATER SERVICE, SEWER SERVICE, POWER SERVICE AND ALL DRY UTILITIES SHALL BE MAINTAINED "IN-SERVICE" DURING THE HOURS OF BUSINESS FOR ALL EXISTING TENANTS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

[illegible]

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2740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

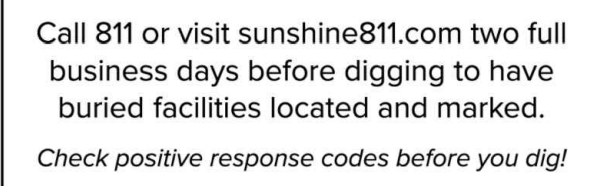
KHA PROJECT 045523015	DATE MAY 2022	SCALE AS SHOWN	DESIGNED BY	SJR	DRAWN BY	SJR	CHECKED BY	JWC
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EXISTING CONDITIONS AND DEMOLITION PLAN

CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

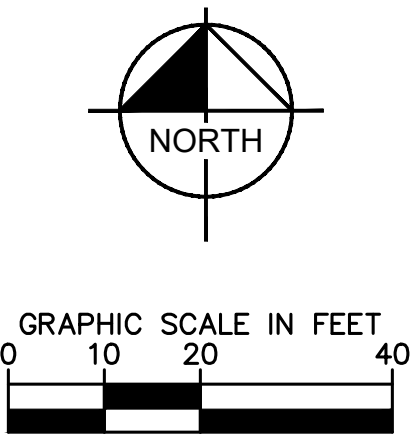
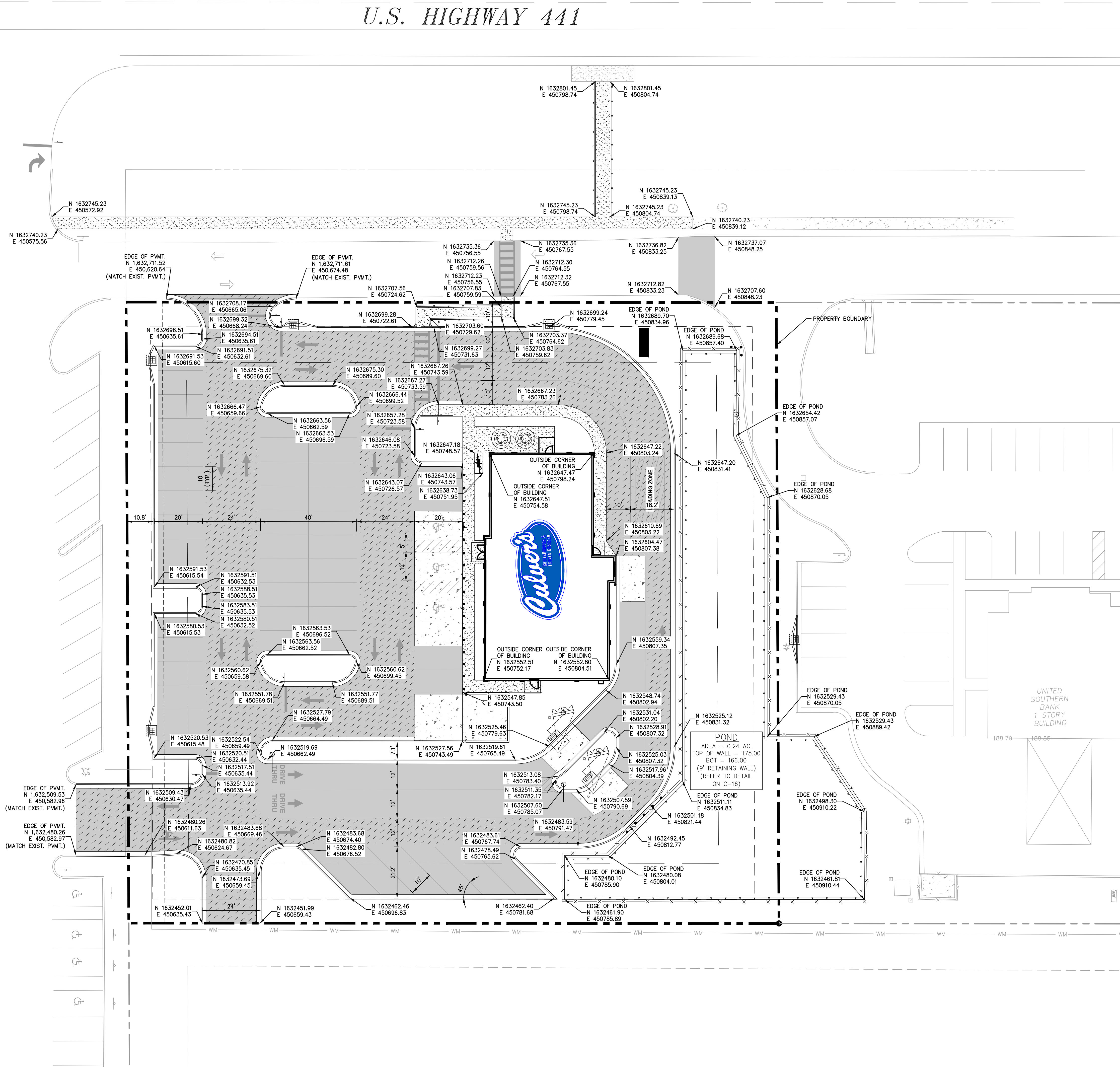
SHEET NUMBER
C-07

MOUNT DORA	FL	CHECKED BY JWC	WWW.KIMLEY-HORN.COM	REGISTRY No. 696	No.	REVISIONS	DATE
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SHEET NUMBER
C-08

Plotted By: Reynolds, Sidney, Sheet: Set: CULVER'S - MT. DORA, Layout: C-09 PAVING AND GEOMETRY PLAN, May 19, 2022, 01:28:53pm, K:\pvcivil\045522015 - culvers of mt. dora\cadd\plansheets\C-09 PAVING AND GEOMETRY PLAN.dwg
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- LEGEND:**
- PROPERTY BOUNDARY LINE
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE
 - CONCRETE SIDEWALK

- NOTES:**
- ALL NORTHING AND EASTING ARE SHOWN AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - FOR PROJECT BENCHMARKS REFER TO SHEET C-07

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FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

KHA PROJECT	DATE	SCALE	AS SHOWN
045523015	MAY 2022		
DESIGNED BY	DRAWN BY	CHECKED BY	
—SJR	—SJR	—JWC	

PAVING AND
GEOMETRY PLAN

CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

MOUNT DORA

SHEET NUMBER
C-09

PROJECT DATUM: NAVD '88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.



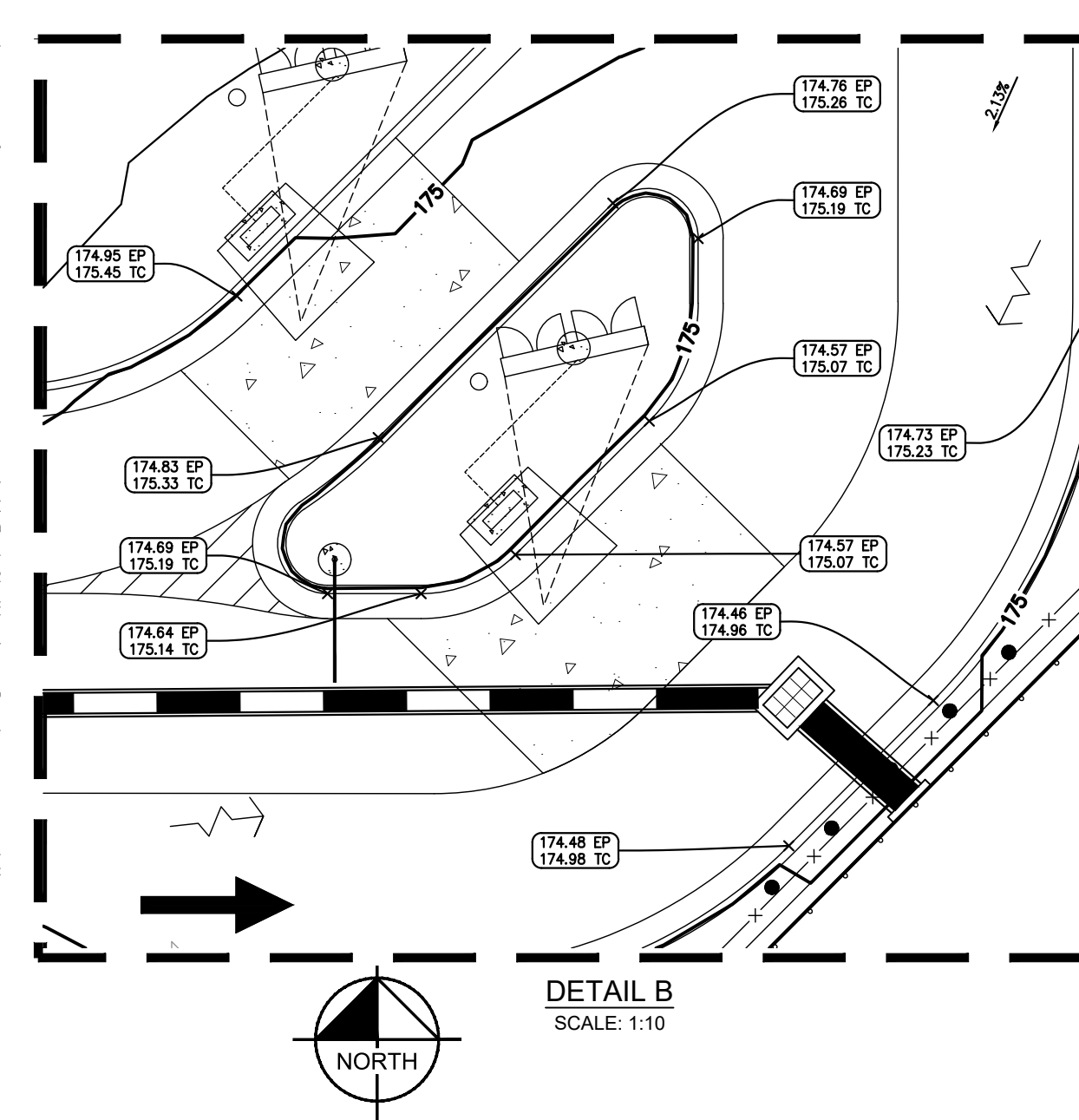
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

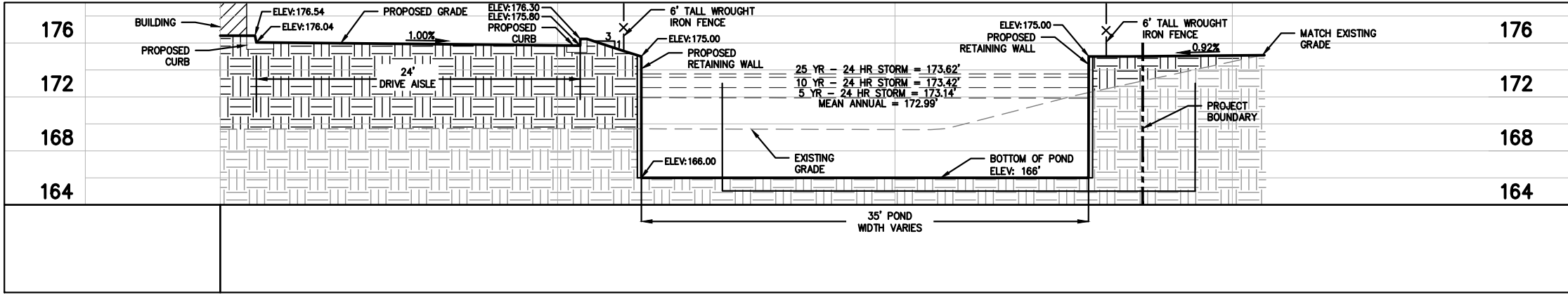
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

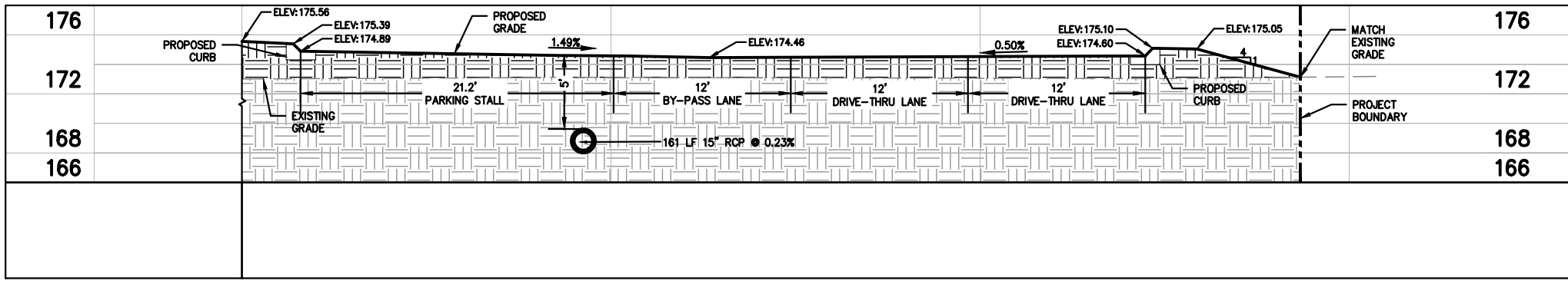


Plotted By: Reynolds, Sidney Sheet Set: CULVER'S - MT. DORA Layout: C-12 SECTIONS May 19, 2022 01:31:00pm K:\pdx-civ\045523015 - culvers of mt. dora\Cadd\plansheets\C-12 SECTIONS.dwg
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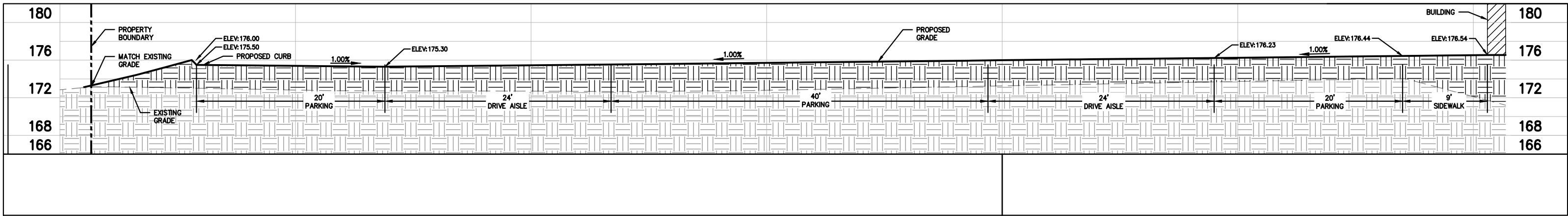


NOTE: RIP RAP ENDWALLS WILL BE PLACED WHERE INCOMING PIPES ARE LOCATED.

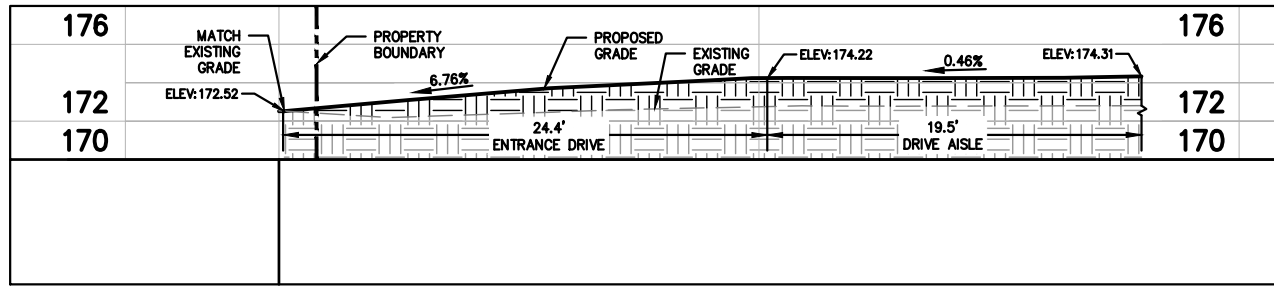
SECTION A-A
SCALE: 1"=10'



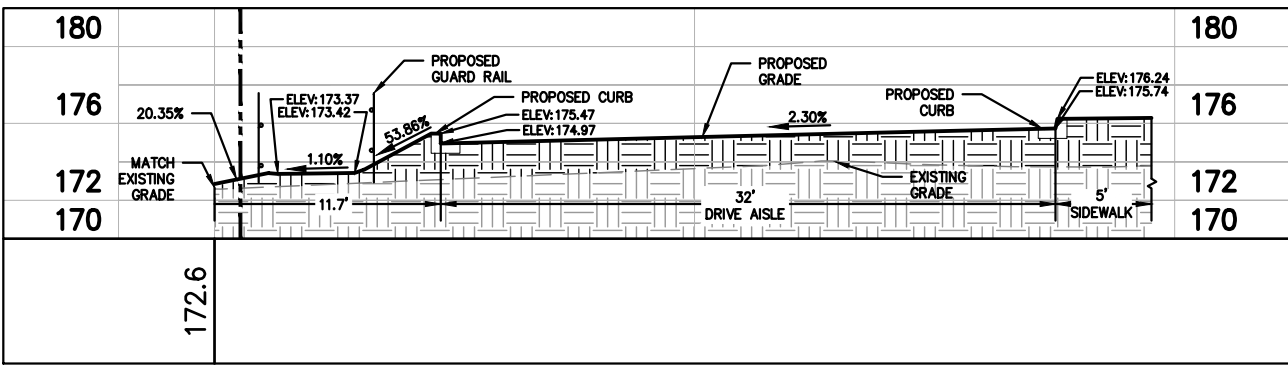
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'

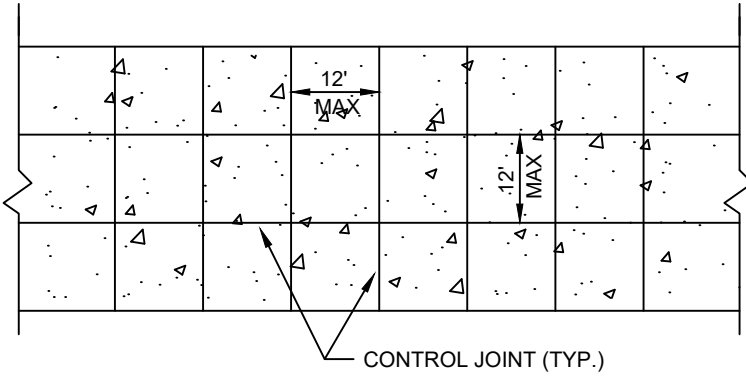
CULVER'S - MOUNT DORA PREPARED FOR MCCON BUILDING CORPORATION, INC. MOUNT DORA	SECTIONS	KHA PROJECT 045523015 DATE MAY 2022 SCALE AS SHOWN DESIGNED BY SJR DRAWN BY SJR CHECKED BY JWC	FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM REGISTRY No. 696	REVISIONS	BY
					No.	DATE
SHEET NUMBER C-12						

Plotted By: Reynolds, Sidney, Sheet: Set: CULVER'S - MOUNT DORA, Layout: C-13, May 19, 2022, 01:31:15pm, K:\pex-civil\045523015 - culvers of mt. dora\cadd\plansheets\C-13 SITE DETAILS.dwg, This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

- NOTES:
1. LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE SAWS AS INDICATED.
 2. THE JOINT SEAL MANUFACTURER'S SPECIFICATIONS SHALL BE COMPATIBLE WITH THE JOINT CONFIGURATION. PROVIDE TYPICAL DETAILS FOR CONSTRUCTION & EXP. JTS.
 3. FOR ALL JOINTS THE BACKER ROD MATERIAL SHALL BE COMPATIBLE WITH THE COLD POURED SEALANT AND SLIGHTLY OVERSIZED TO PREVENT MOVEMENT DURING THE JOINT SEALANT OPERATION.
 4. THE WIDTH OF ALL JOINTS SHALL BE CORRECTED FOR 68 DEGREE F.
 5. EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
 6. DOWELS AND THE BARS FOR CONSTRUCTION JOINTS SHALL BE CAST IN PLACE.

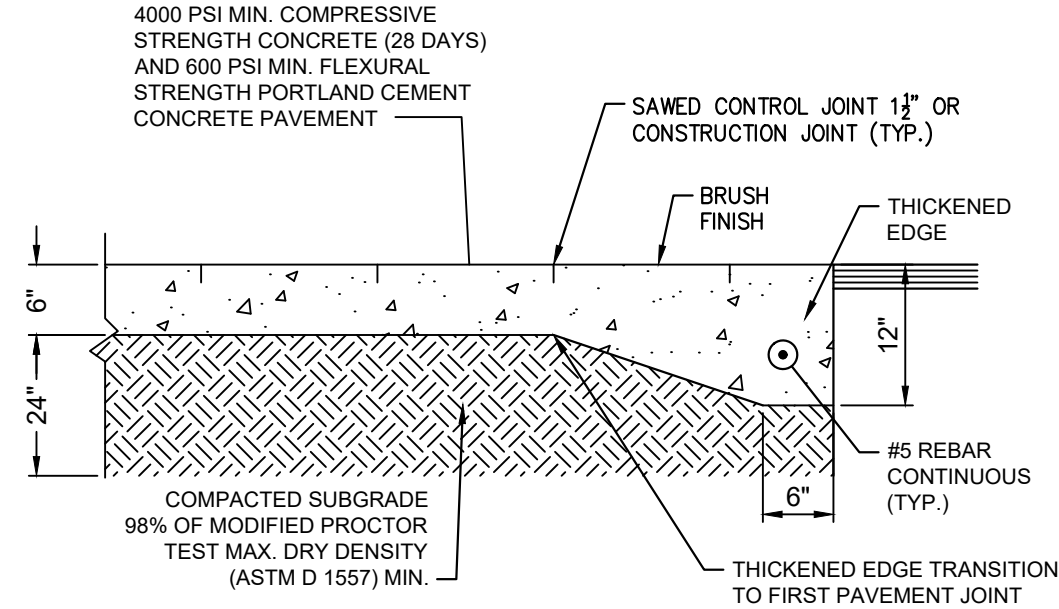
FOR CONCRETE PAVING LOCATED IN DUMPSTER ENCLOSURE, HANDICAP PARKING AND DRIVE-THROUGH:

CONCRETE PAVING SHALL BE TINTED AND SEALED. SOLOMONS COLOR, SGS INTEGRAL COLOR #920 BLACK ONYX 1 SHALL BE USED AT A RATE OF 25 LB BAG PER A YARD OF CONCRETE. THE CONCRETE SEALER SHALL BE WR MEADOWS SEALER CS-309-30. 1 POUND OF CONCRETE DYE SHALL BE MIXED WITH EVERY 5 GALLONS OF SEALER.



PLAN

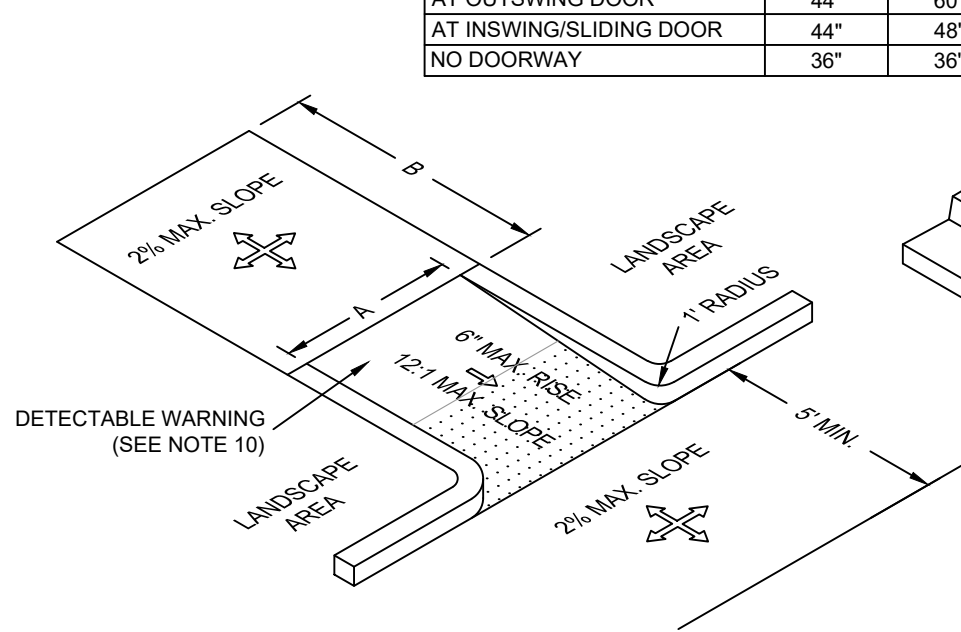
CONCRETE PAVEMENT DETAIL
NOT TO SCALE



SECTION

SUBGRADE SOILS MUST BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.

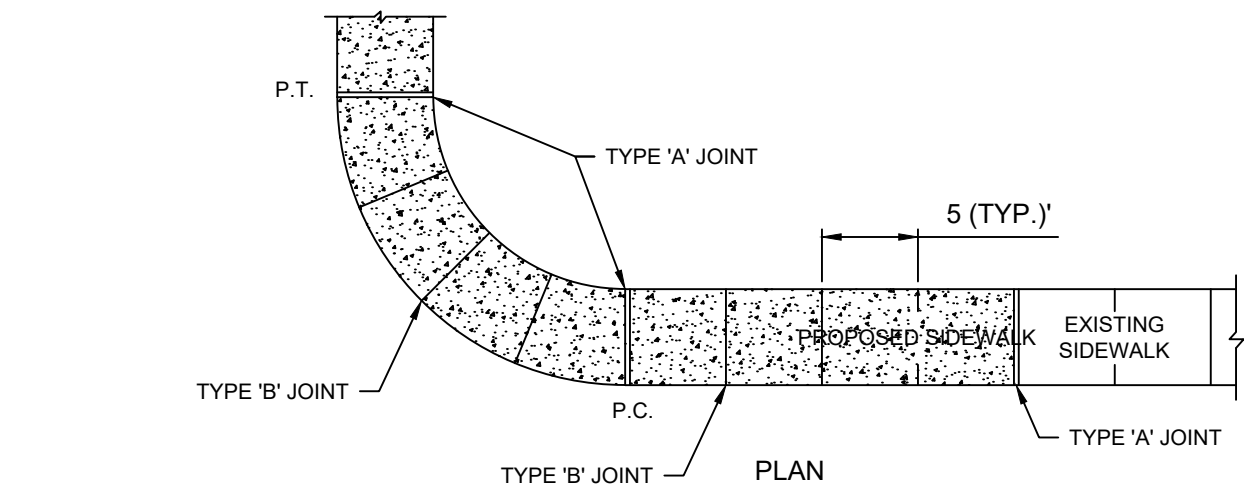
RAMP LOCATION	MINIMUM DIMENSION	
	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"



NOTES:

1. ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS, STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED. COJ WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY.
3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE AN APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD PLANS INDEX 922-002.

ACCESSIBLE RAMPS
N.T.S

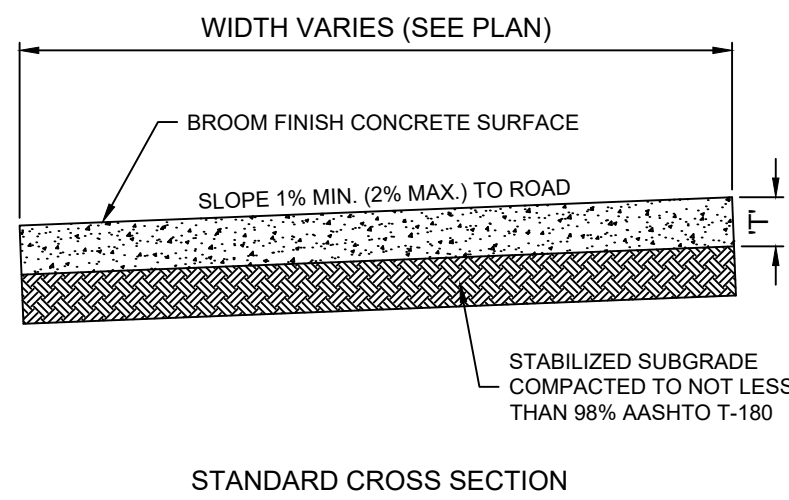
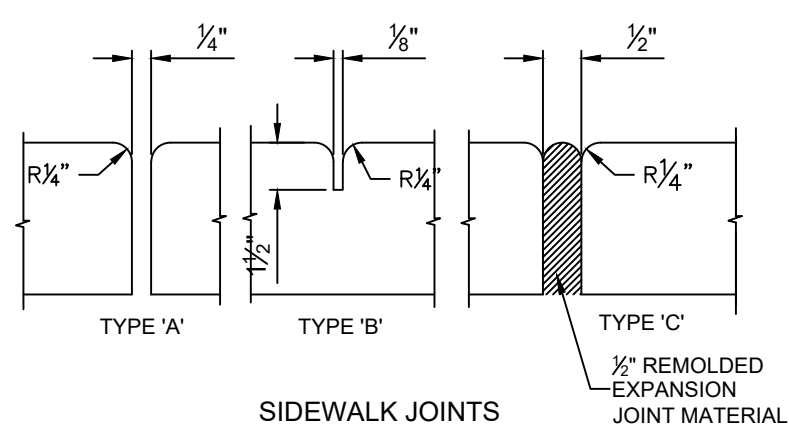


SIDEWALK JOINTS

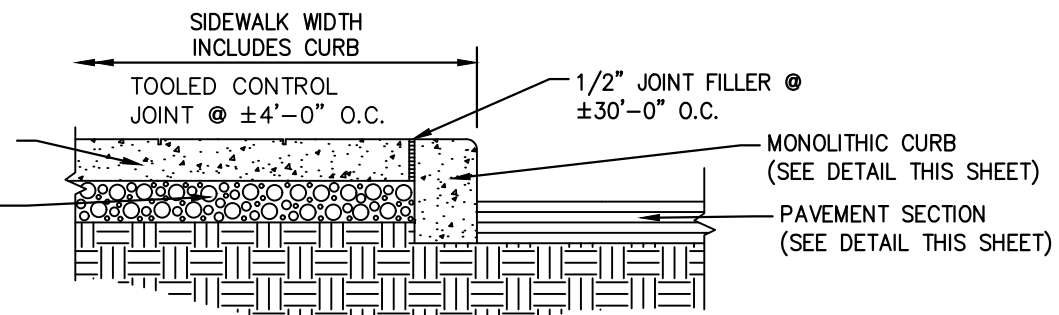
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
B'	5'-0" CENTER TO CENTER
C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

TABLE OF SIDEWALK THICKNESS	
LOCATION	T"
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

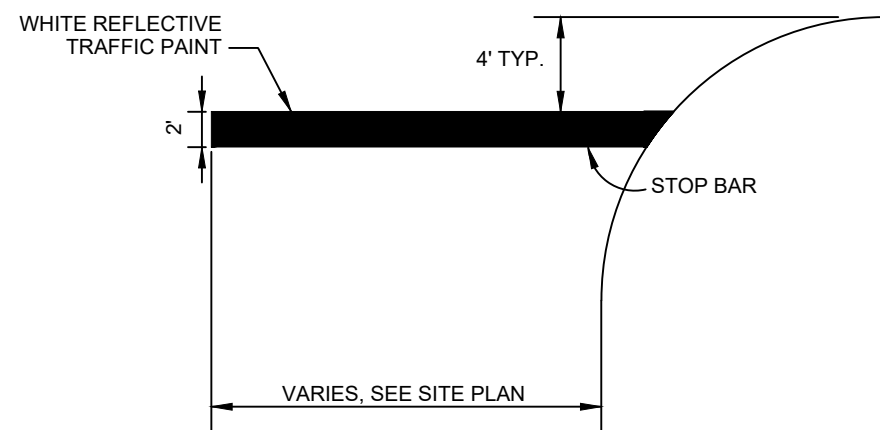
NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



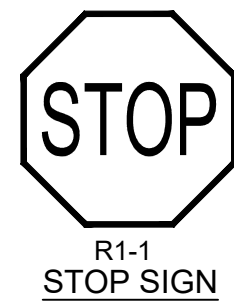
CONCRETE SIDEWALK
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



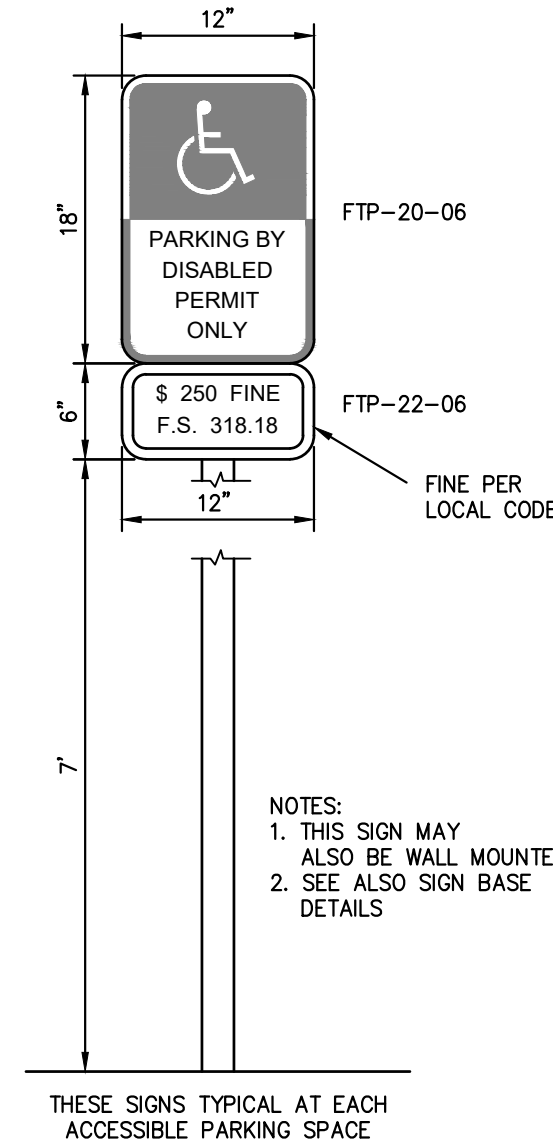
STOP BAR DETAIL
N.T.S.



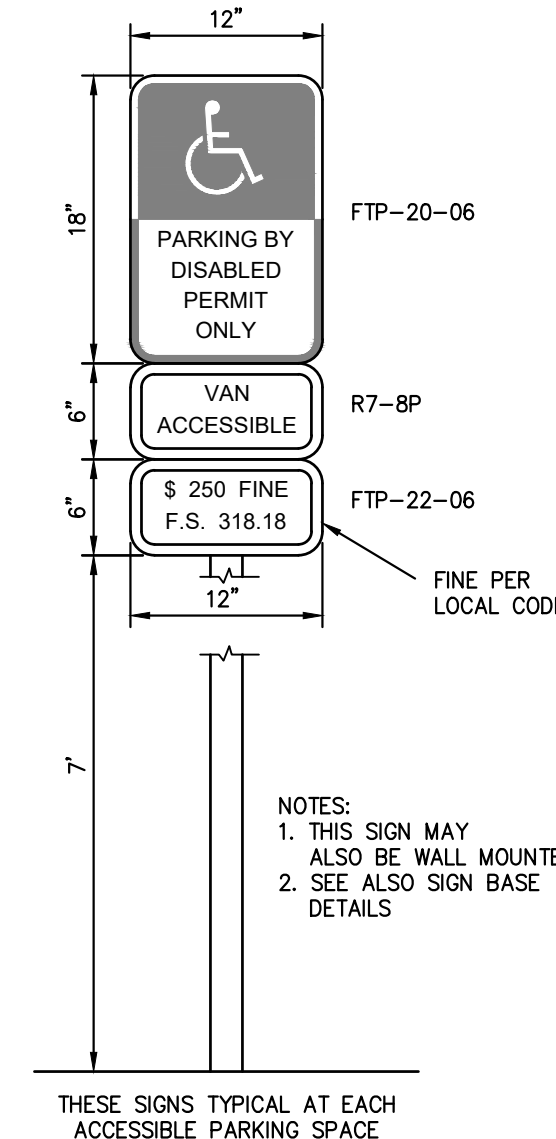
R1-1
STOP SIGN

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

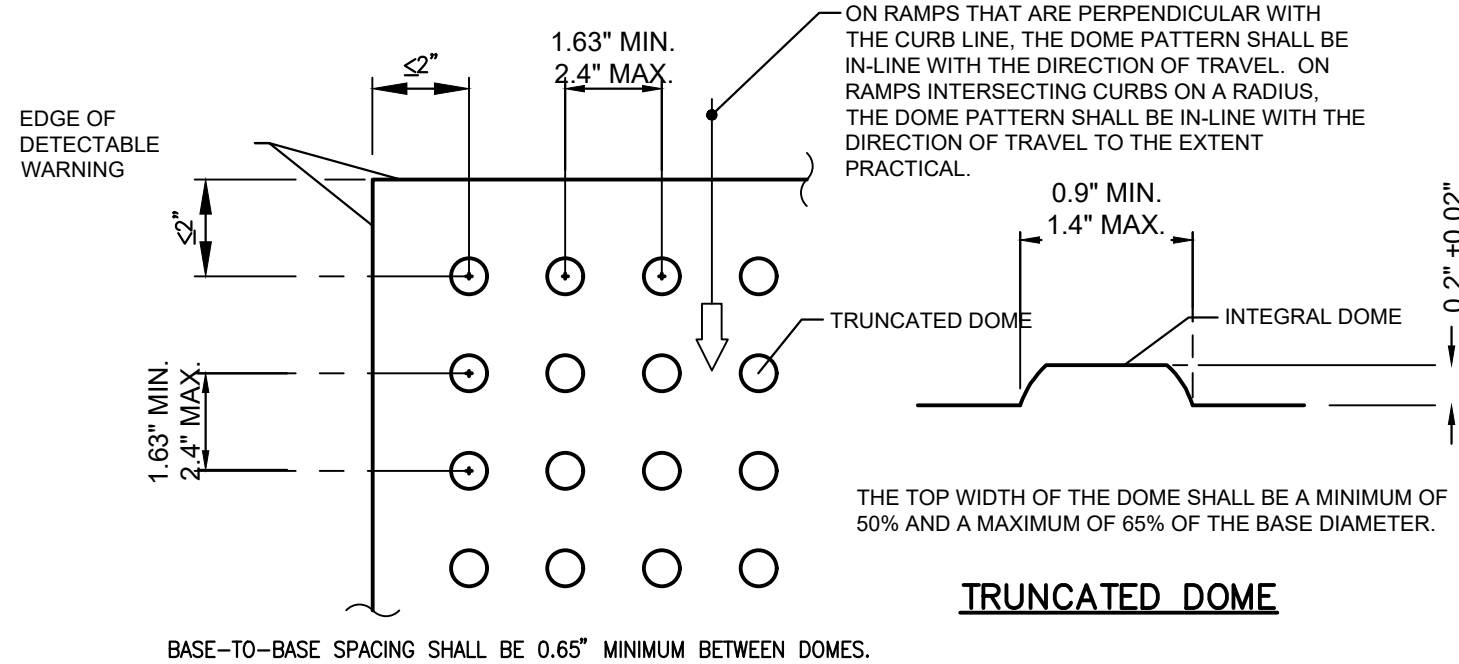
HANDICAPPED PARKING SYMBOL DETAIL
NOT TO SCALE



ACCESSIBLE PARKING
SIGN DETAIL
NOT TO SCALE



VAN ACCESSIBLE
PARKING SIGN DETAIL
NOT TO SCALE



TRUNCATED DOME

PLAN VIEW

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

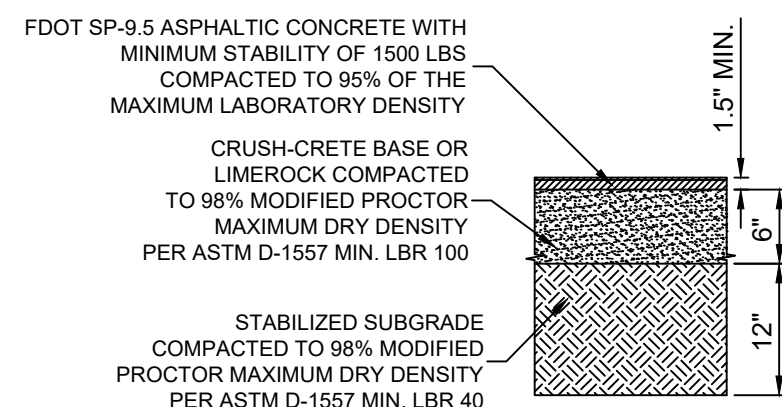
ACCEPTABLE PRODUCTS:

ADA SOLUTIONS, INC.
6789 PHILLIPS INDUSTRIAL BLVD.
JACKSONVILLE, FL 32256
PHONE: 904-268-7511
TOLL FREE: 800-729-3849
FAX: 904-268-3133

ARMORCAST PRODUCTS COMPANY
13230 SATICOV STREET
NORTH HOLLYWOOD, CA 91605
PHONE: 818-982-3600
FAX: 818-982-7742

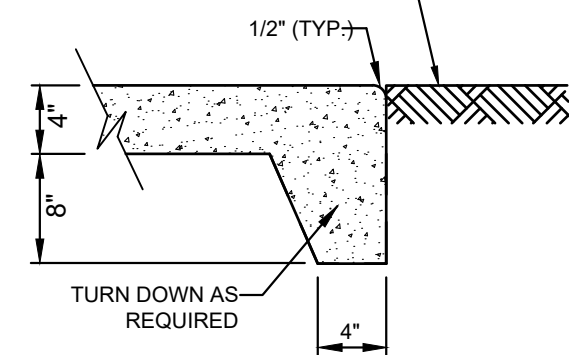
DETECTABLE WARNING SYSTEMS
8081 PHILIPS HIGHWAY #22
JACKSONVILLE, FL 32256
PHONE: 866-999-7452

DETECTABLE WARNING DETAIL
NOT TO SCALE

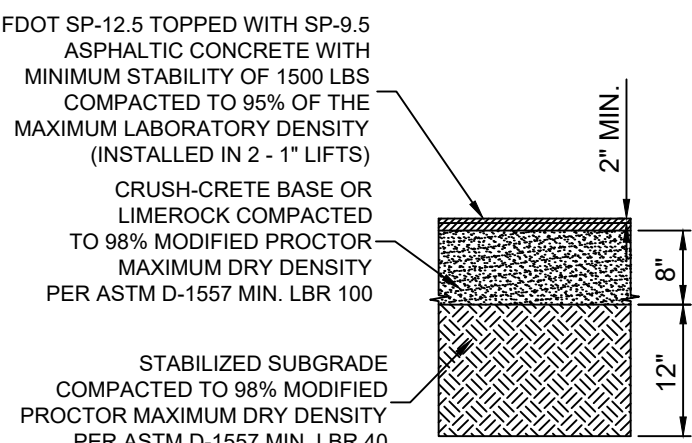


STANDARD DUTY ASPHALT
N.T.S

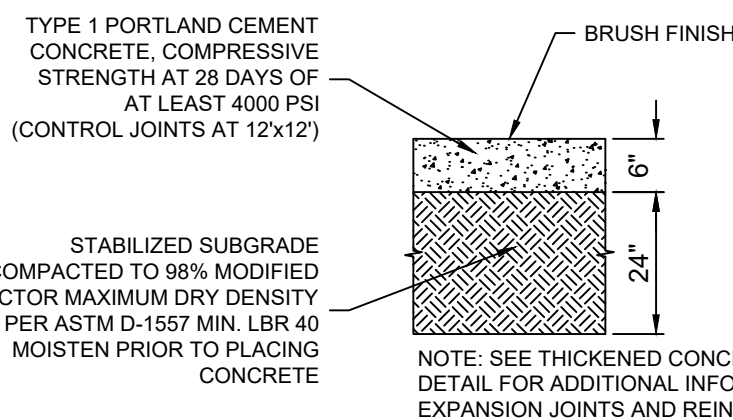
FINISH GRADE ELEV. SHALL BE AT LEAST 2" BELOW 2' BELOW THE PROPOSED PLAN ELEV. TO ACCOMMODATE SODDING AND MAINTAIN POSITIVE DRAINAGE



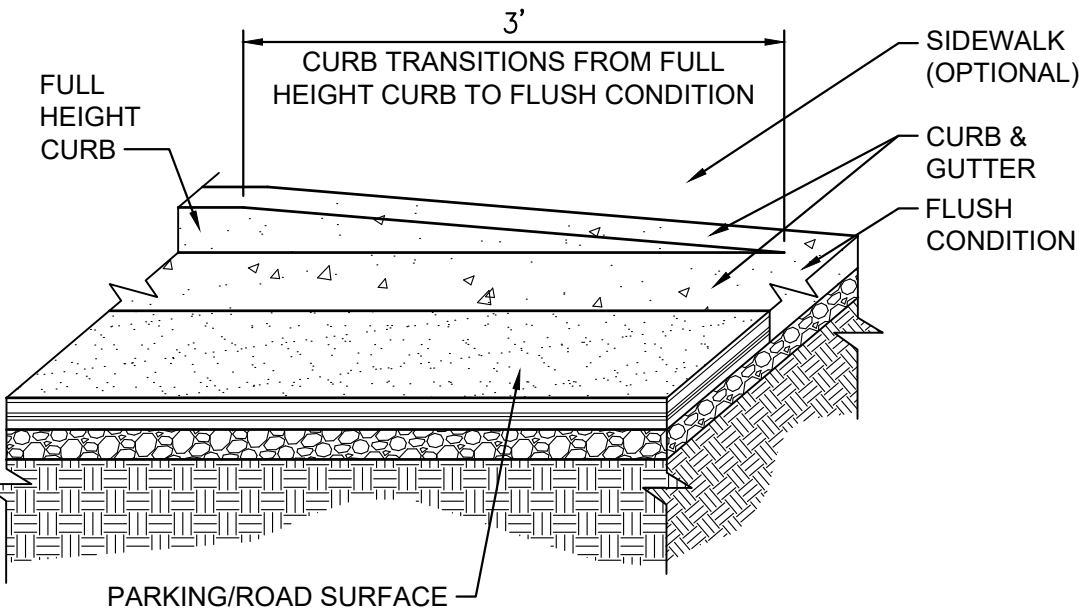
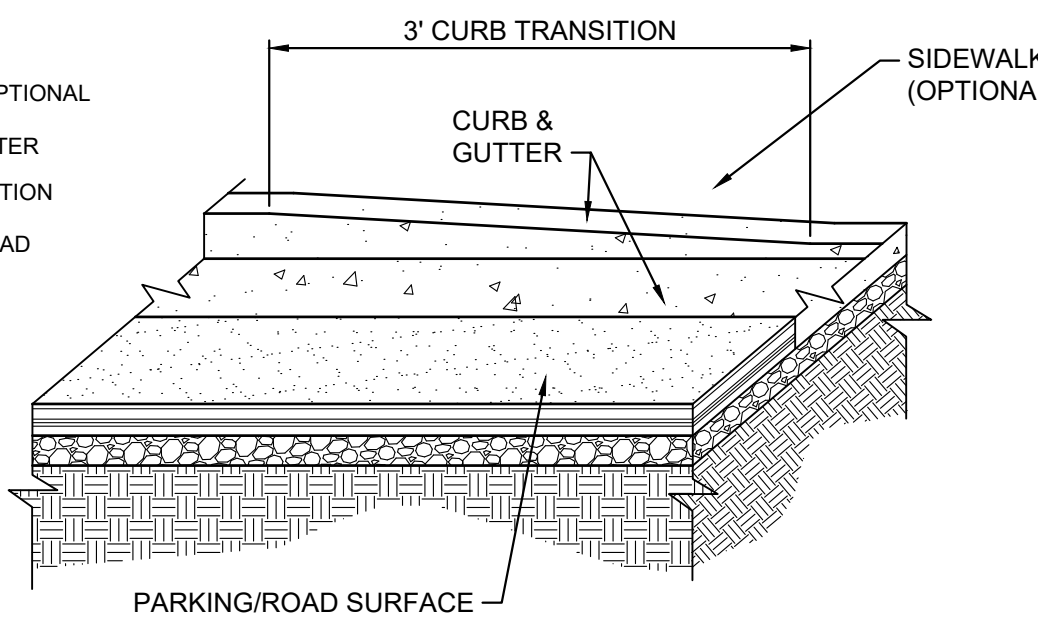
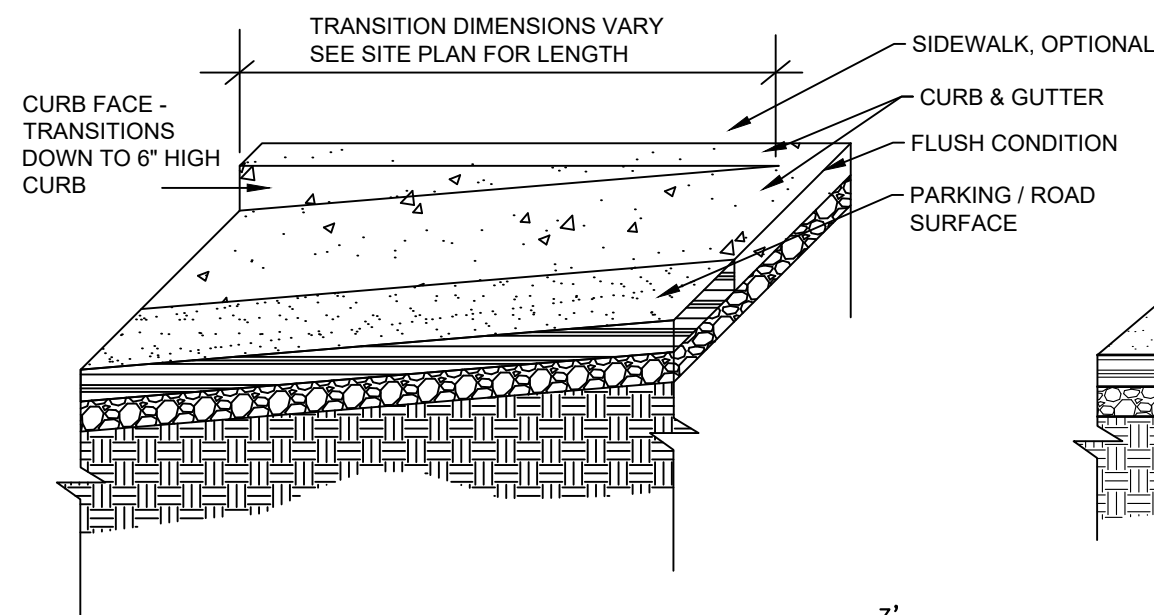
SIDEWALK AT GRADE DETAIL
NOT TO SCALE



HEAVY DUTY ASPHALT
N.T.S



CONCRETE PAVEMENT
N.T.S



CURB TRANSITION DETAILS
NOT TO SCALE

REVISIONS		DATE	BY
No.			

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JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

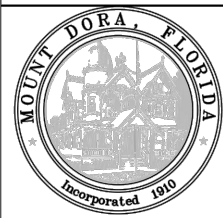
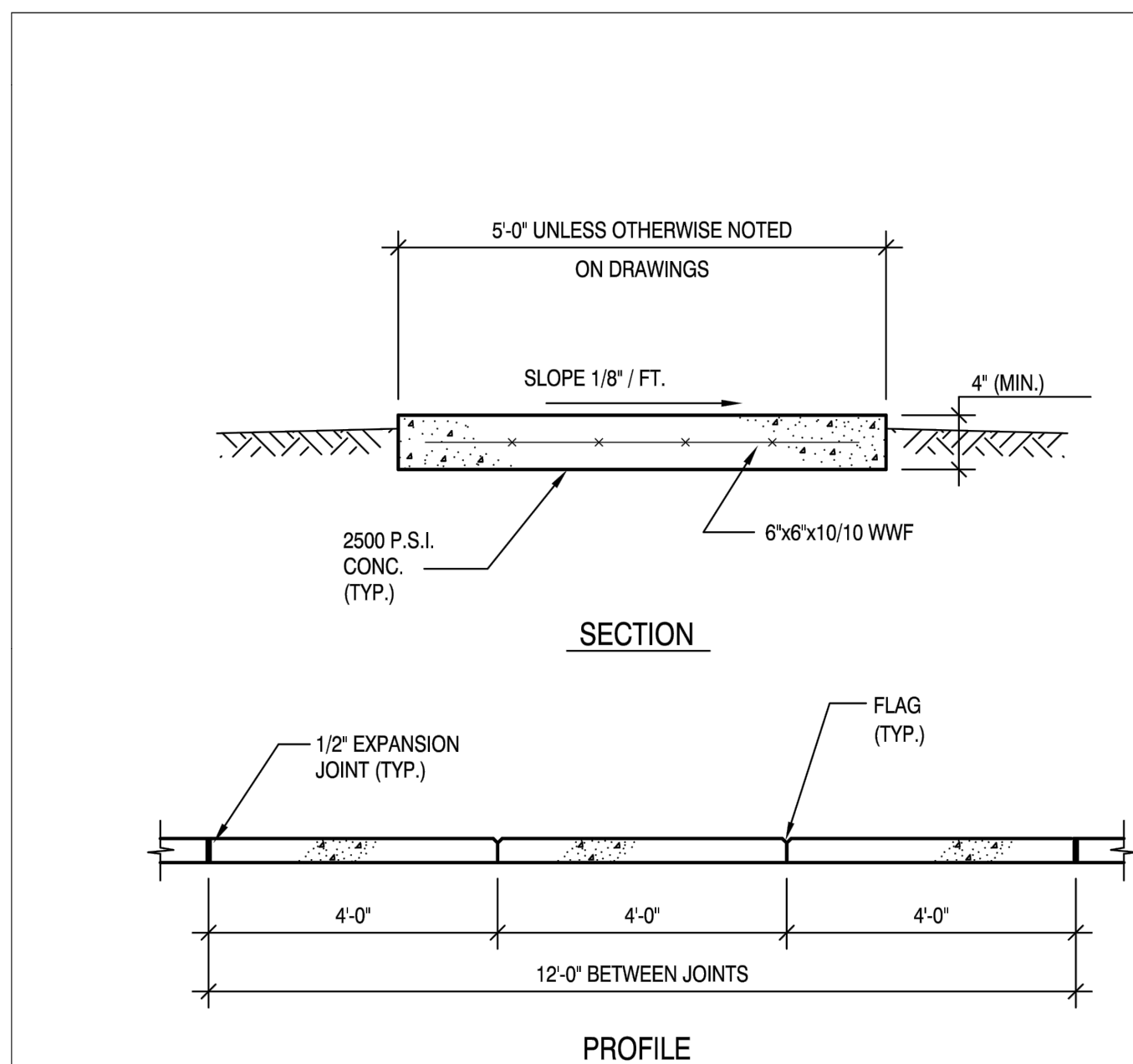
KHA PROJECT 045523015	DATE MAY 2022	SCALE AS SHOWN	DESIGNED BY JLW	DRAWN BY JLW	CHECKED BY JWC
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SITE DETAILS

CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

MOUNT DORA

SHEET NUMBER
C-13



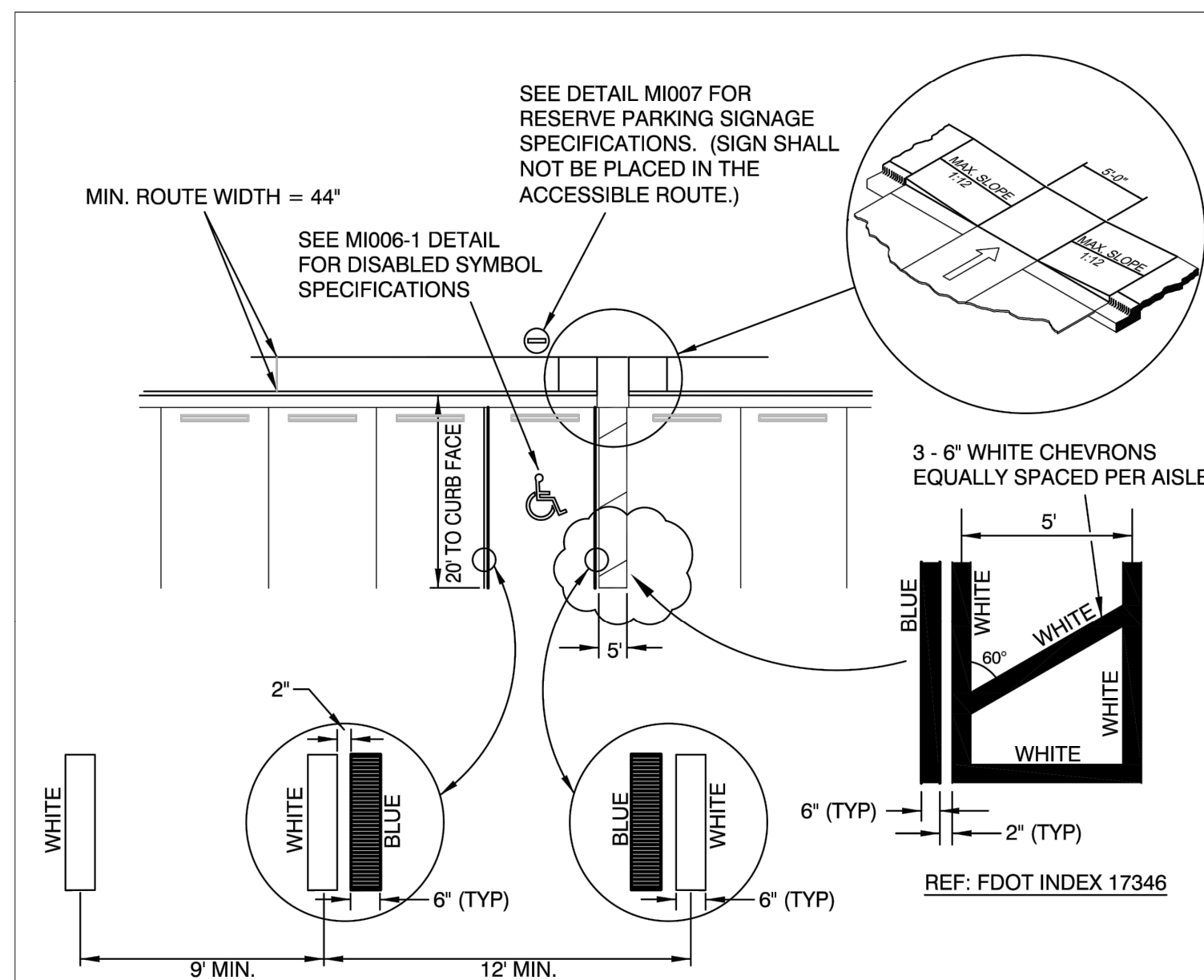
CONCRETE WALKWAY DETAIL

GU0019-1

ISSUED: 2017

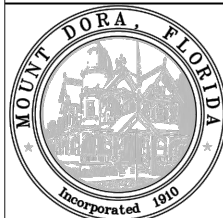
REVISÉ: --

NOT TO SCALE



NOTES:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY." SUCH SIGNS SHALL NOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
3. THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
4. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
5. CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

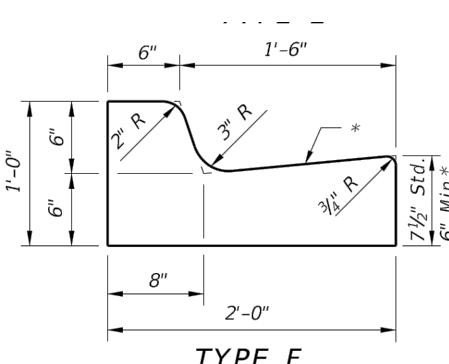


ACCESSIBLE PARKING - SINGLE SPACE STRIPING

GU0024-1

ISSUED: 2017

REVISÉ: --



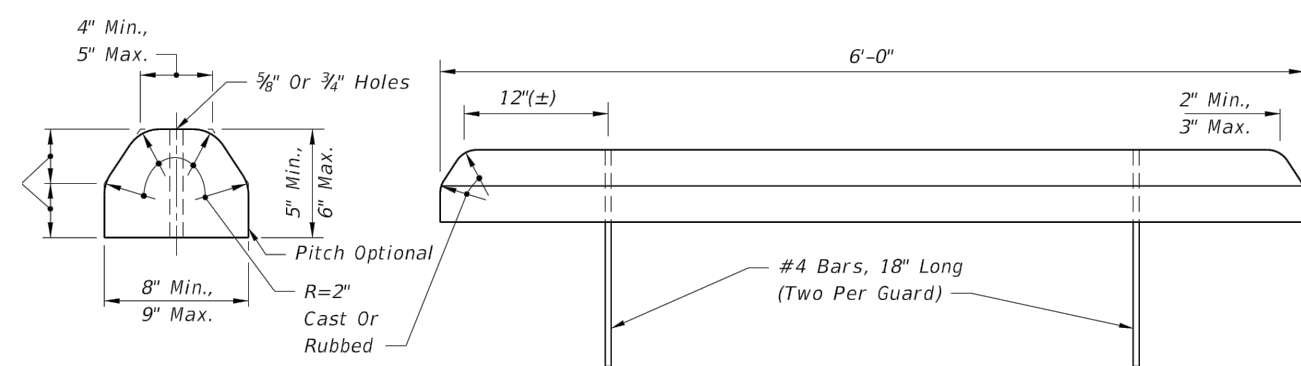
TOLL HEADER CURB

(See the toll site details

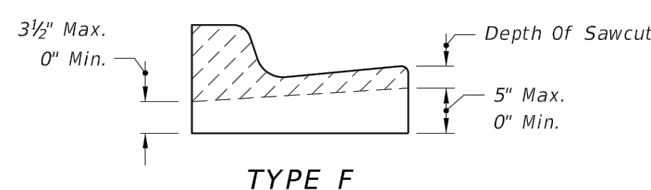
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

☑ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.

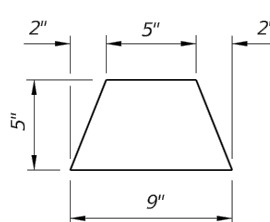


CONCRETE BUMPER GUARD

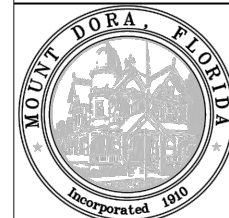
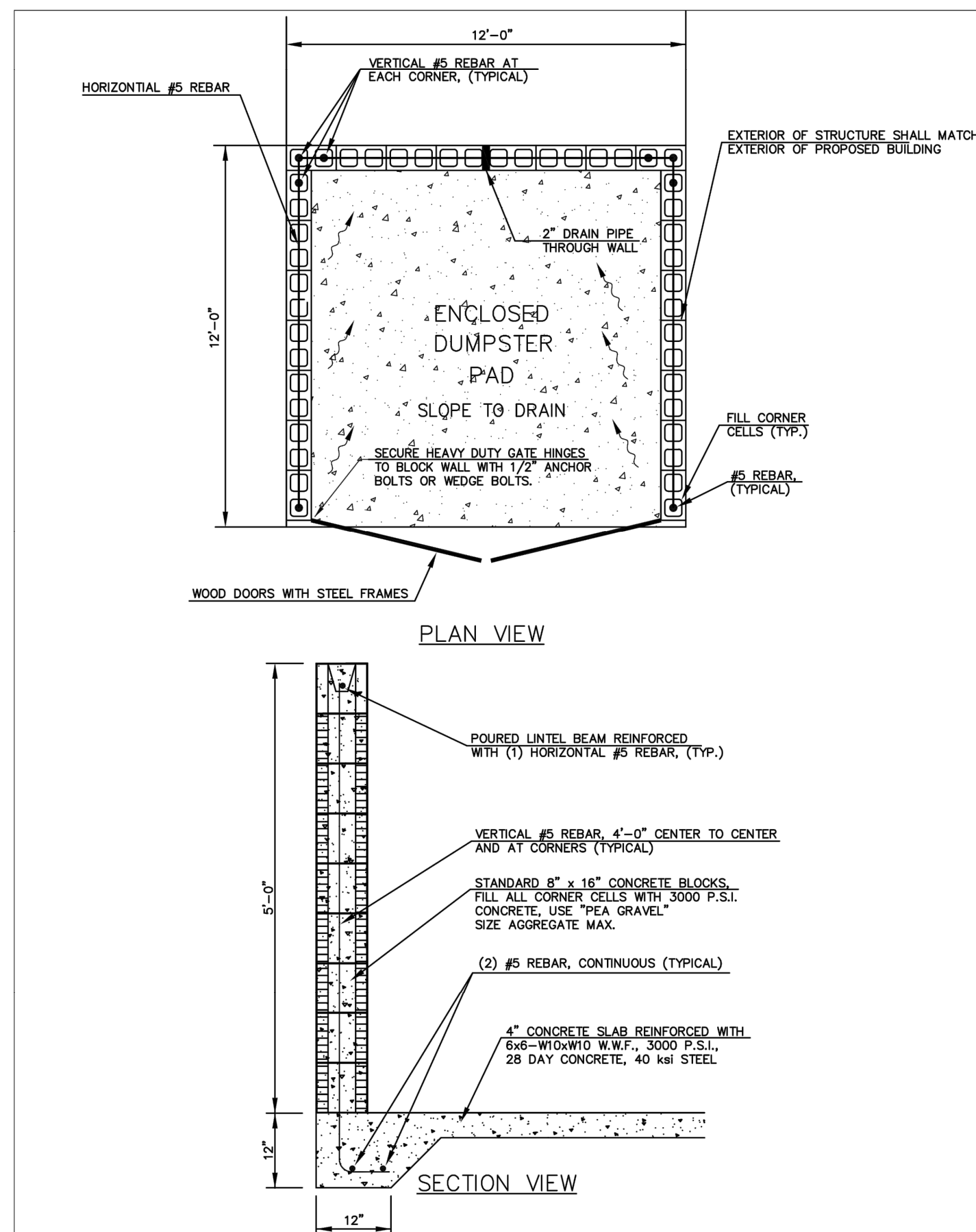


GENERAL NOTES

1. For curb, gutter and curb & gutter provide $\frac{1}{8}$ " - $\frac{1}{4}$ " contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Specification 520.



ASPHALTIC CONCRETE CURB

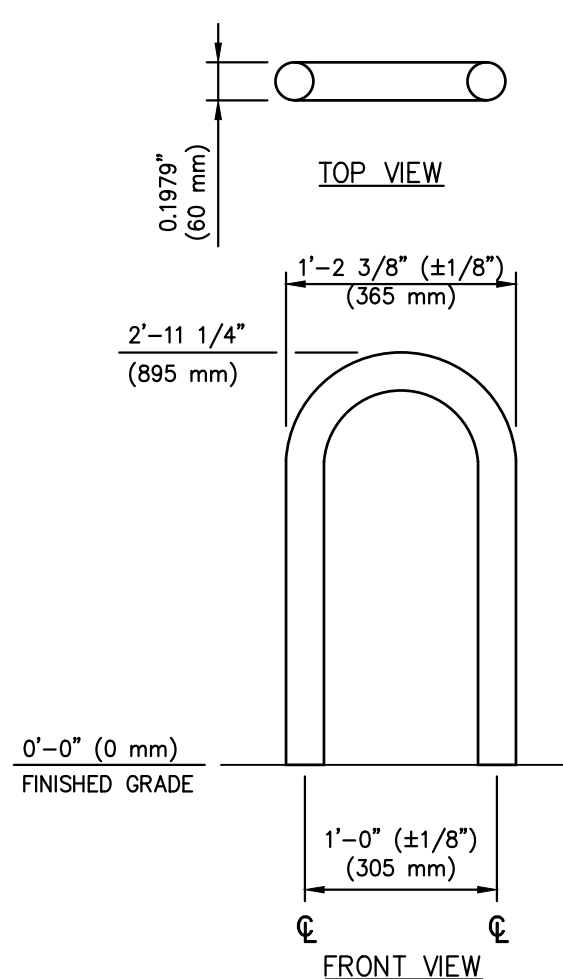


DUMPSTER DETAIL

GU0026-1

ISSUED: 2017

REVISÉ: --

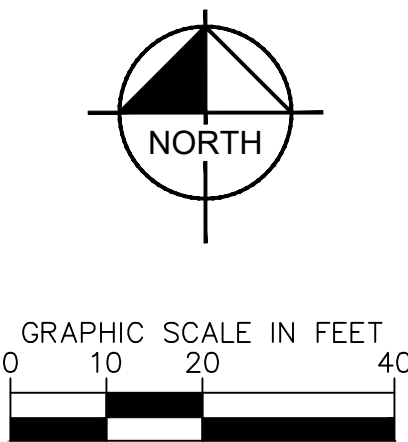
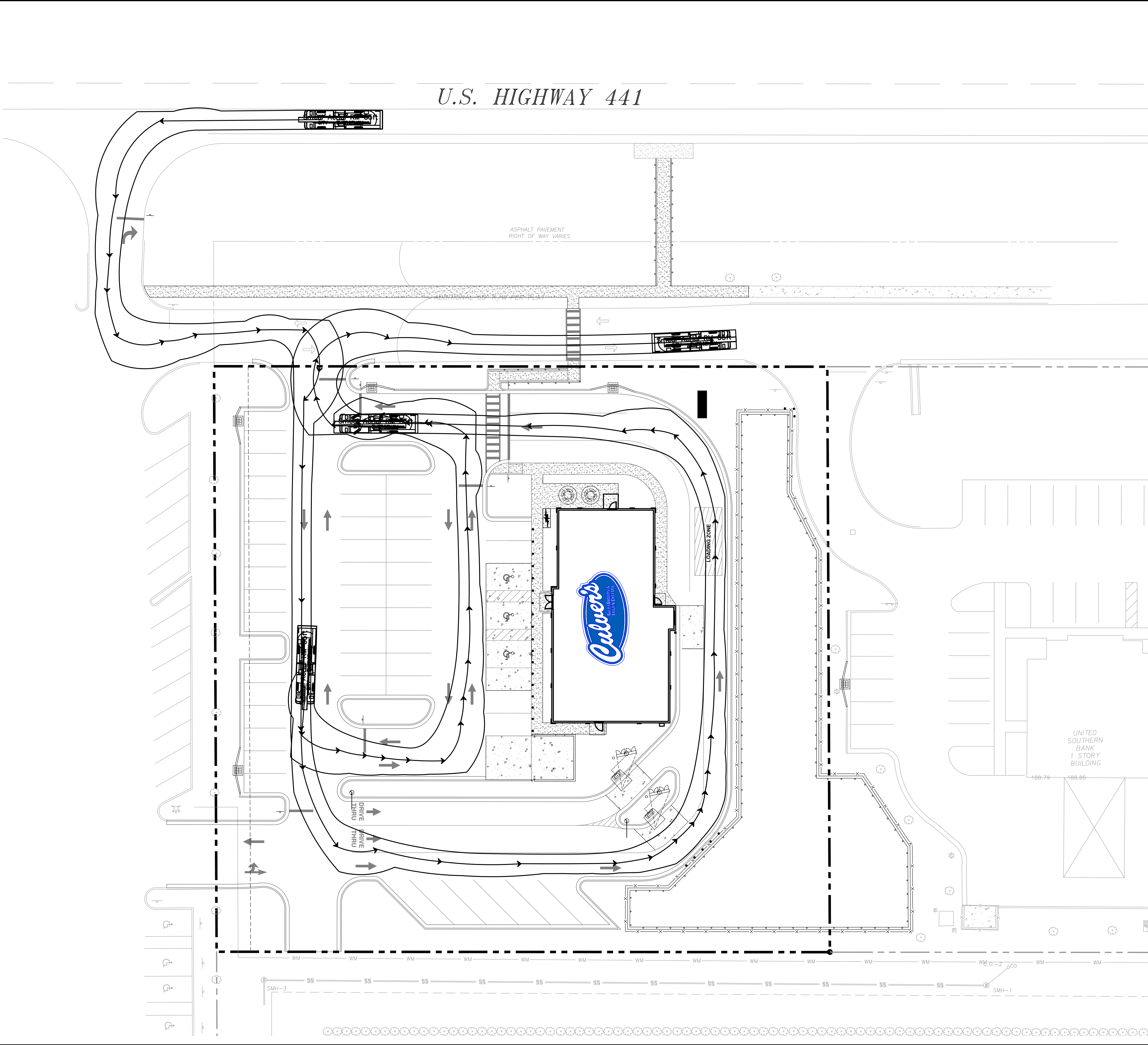


BIKE RACK

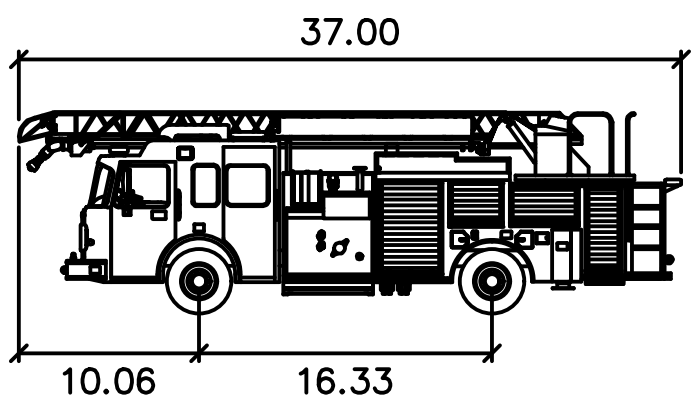
PROPOSED BIKE RACK TO BE TIMBERFORM CYCLOOPS
MODEL NO. 2170-3 (DIRECT EMBEDMENT)
OR APPROVED EQUAL
(TO BE INSTALL PER MANUFACTURER'S SPECIFICATIONS)

Plotted By: Reynolds, Sidney Sheet Set: CULVER'S - MT. DORA Layout: C-15 FIRE TRUCK ROUTING PLAN May 19, 2022 01:31:50pm K:\pdx_civil\045523015 - culvers of mt. dora\cadd\plansheets\C-15 FIRE TRUCK ROUTING PLAN.dwg

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LEGEND:
 PROPERTY BOUNDARY
 FIRE TRUCK ROUTE



Smeal Aerial RM 55ft
feet
Width : 8.33
Track : 7.88
Lock to Lock Time : 6.0
Steering Angle : 48.0

FIRE TRUCK DETAIL
N.T.S.

CULVER'S - MOUNT DORA PREPARED FOR MCCON BUILDING CORPORATION, INC.	SHEET NUMBER C-15	MOUNT DORA FL	FIRE TRUCK ROUTING PLAN				© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM	FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET	REVISIONS No.	BY DATE
			KHA PROJECT 045523015 DATE MAY 2022 SCALE AS SHOWN DESIGNED BY SJR DRAWN BY SJR CHECKED BY JWC							

GENERAL UTILITIES CONSTRUCTION NOTES		
1.	THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON EXISTING CITY OF MOUNT DORA UTILITIES. THE CONTRACTOR MUST CONTACT, JOSH KRAMM, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032.	
	NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN THE DISTURBED AREA AND WATER BODIES, WATERCOURSES OR WETLANDS.	
	CONSTRUCTION MUST BE PER THE DRC APPROVED SITE PLAN. DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES. (NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN THROUGH THE DRC FOR REVIEW.)	
	CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.	
	ENGINEER OF RECORD REVIEWED SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ALL WATER/ SEWER/ RECLAIMED AND STORMWATER SYSTEMS TO BE DEDICATED TO THE CITY OF MOUNT DORA. TWO SETS ARE REQUIRED FOR REVIEW. ONE SET WILL BE RETURNED TO THE ENGINEER OF RECORD.	
	OFF SITE OR ROADWAY RIGHT OF WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R/W PERMIT(S). A COPY OF THE APPROVED R/W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R/W.	
	THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO UTILITY TESTING. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT HIS OFFICE (352) 735-7151. OR CELL (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032. HYDROSTATIC TESTING SHALL BE PER THE APPLICABLE PROVISIONS AS SET FORTH IN AWWA STANDARDS. (MINIMUM 150 PSI @ 2 HOURS - POTABLE/RECLAIMED AND MINIMUM 100 PSI @ 2 HOURS - FORCE MAINS).	
	GRAVITY SEWER PIPING TESTS SHALL BE IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION; "RECOMMENDED PRACTICES FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR WILL BE REQUIRED TO PROVIDE VIDEO INSPECTION OF THE ENTIRE LINE DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE SANITARY SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.	
	THE CONTRACTOR WILL BE REQUIRED TO PROVIDE INSPECTION OF ALL STORM SYSTEM PIPES DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE DRAINAGE SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.	
	AFTER JUMPER CONNECTION IS REMOVED, WATER & RECLAIMED WATER SERVICES MUST BE LOCKED OUT AND KEY SUPPLIED TO CITY.	
11.	FOLLOWING SATISFACTORY PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURE START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS.	

GENERAL UTILITIES CONSTRUCTION NOTES

12.

COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.

13.

FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.

14.

EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

15.

COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.

16.

THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES -ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.

17.

LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.

18.

ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.

19.

DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(I)(A) - BONDS, 5.3.5(I) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.

20.

AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND /OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

The seal of the City of Mount Dora, Florida, is circular. It features a central illustration of a building, likely a city hall or government building, surrounded by a wreath. The words "CITY OF MOUNT DORA" are inscribed around the top inner edge, and "FLORIDA" is at the bottom. The year "1925" is also visible at the bottom.

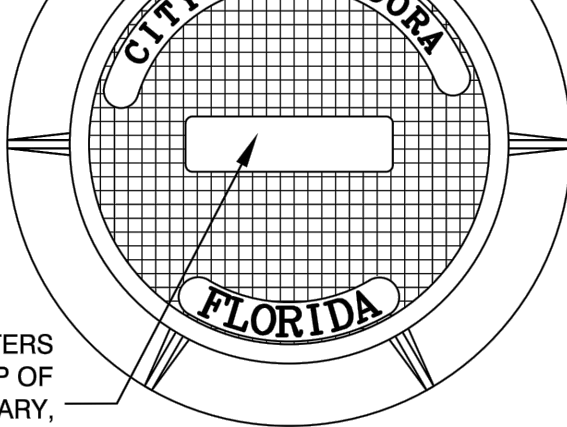
STANDARD CONSTRUCTION DETAIL

GENERAL NOTES

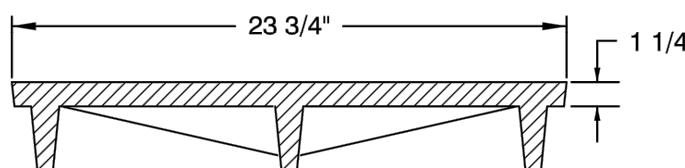
GU001-1B
ISSUED: 2017
REVISED: --

NOTES:

1. ARTERIAL ROADWAYS-
USF RING AND COVER SERIES 170-BJ.
HEAVY DUTY LOAD RATING. COVER
WEIGHT 217#, TOTAL WEIGHT 372#.
2. ALL OTHER APPLICATIONS-
USF RING AND COVER SERIES 170-J.
HEAVY DUTY LOAD RATING. COVER
WEIGHT 150#, TOTAL WEIGHT 305#.
3. CITY IDENTIFIER SHALL BE USED
FOR CITY OWNED STRUCTURES
ONLY. PRIVATE FACILITIES SHALL
ONLY BE IDENTIFIED AS TO USE.



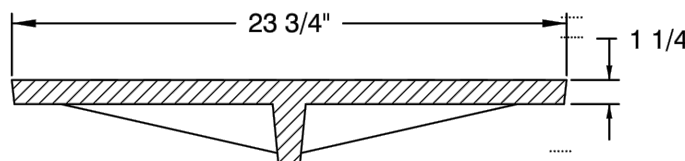
RAISED 1 1/2" LETTERS
FLUSHED WITH TOP OF
COVER LABELED SANITARY,
STORM, POTABLE, OR
RECLAIMED AS APPLICABLE.



23 3/4"

1 1/4"

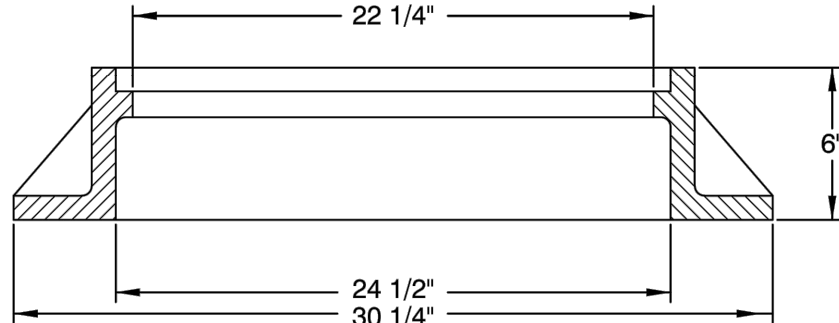
MANHOLE COVER TYPE BJ



23 3/4"

1 1/4"

MANHOLE COVER TYPE J



22 1/4"

24 1/2"

30 1/4"

6"

USF 170 MANHOLE RING

CULVER'S - MOUNT DORA PREPARED FOR MCCON BUILDING CORPORATION, INC.		UTILITY DETAILS		KHA PROJECT 045523015		DATE MAY 2022 SCALE AS SHOWN DESIGNED BY SJR DRAWN BY SJR CHECKED BY JWC		FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET Kimley»»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM REGISTRY No. 696		No. REVISIONS DATE BY	
SHEET NUMBER C-21		MOUNT DORA		FL							

TRACING WIRE GENERAL NOTES:

- ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10' INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS:
- 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 PVC PIPE FOR EASY ACCESSIBILITY.
- 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.
- ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
- WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
- SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

RECLAIMED WATER

SEWER

POTABLE WATER

FIRE LINE

TYPICAL VALVE BOX COVER DETAILS

NOTE: COVERS AND RINGS TO TRAFFIC RATED PER FOOT STANDARDS AND SPECIFICATIONS.

EXTENSION STEM WITH 2" SQ. WRENCH NUT AND UPPER GUIDE REQUIRED FOR MORE THAN 4' DEPTH

BOX SHALL NOT REST ON VALVE OR PIPE

VALVE (TYPE AS SPECIFIED)

TRACING WIRE - SEE DETAIL GU004. COIL EXCESS TRACING WIRE IN PVC PIPE (MIN 12")

SET TOP OF VALVE BOX TO FINISHED GRADE

4" PVC WITH RECESSED SQUARE NUT IN PVC LID. 24" MIN. DEPTH. (BRASS LID IN ROADWAY)

3" CLEAR

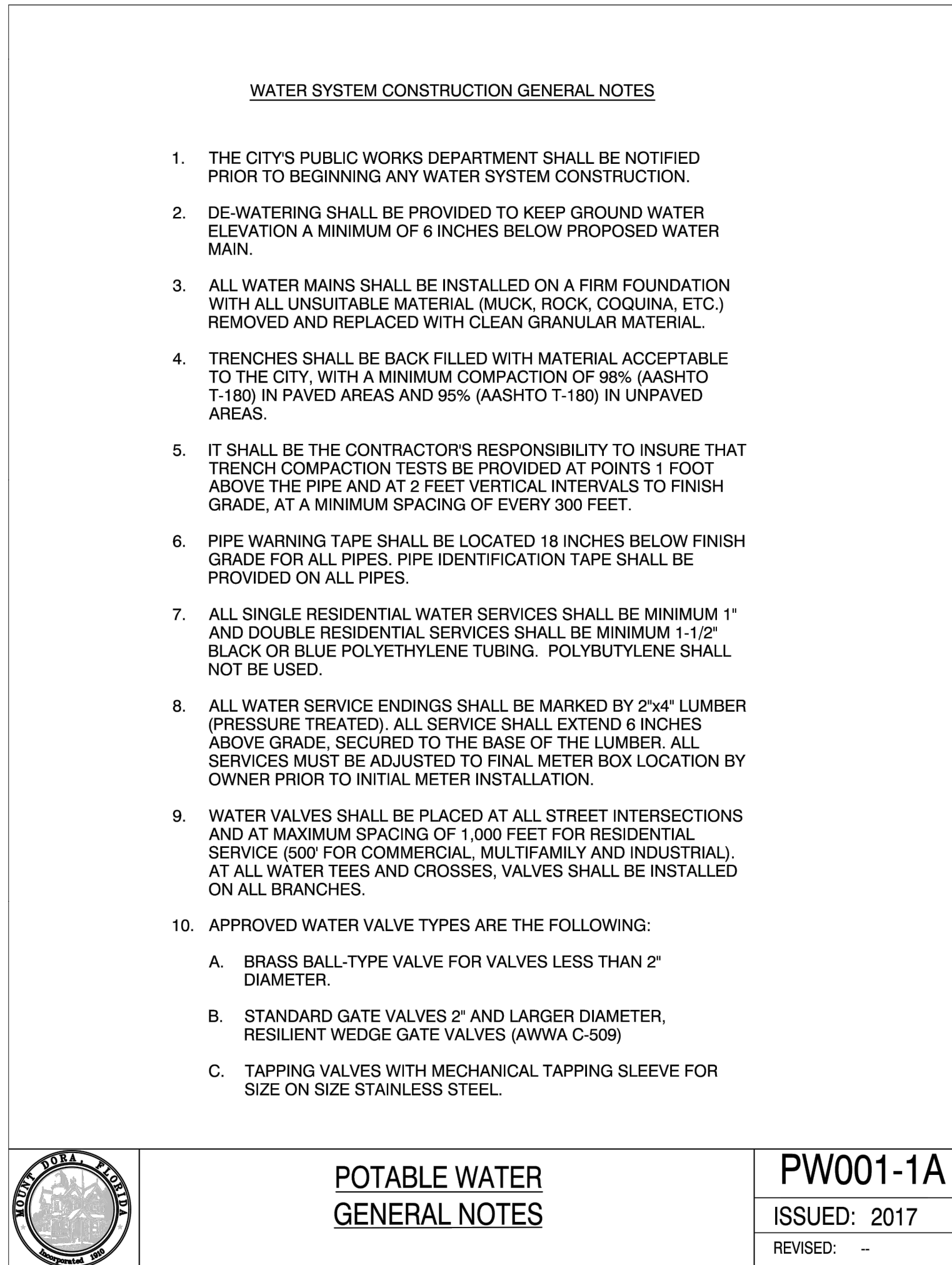
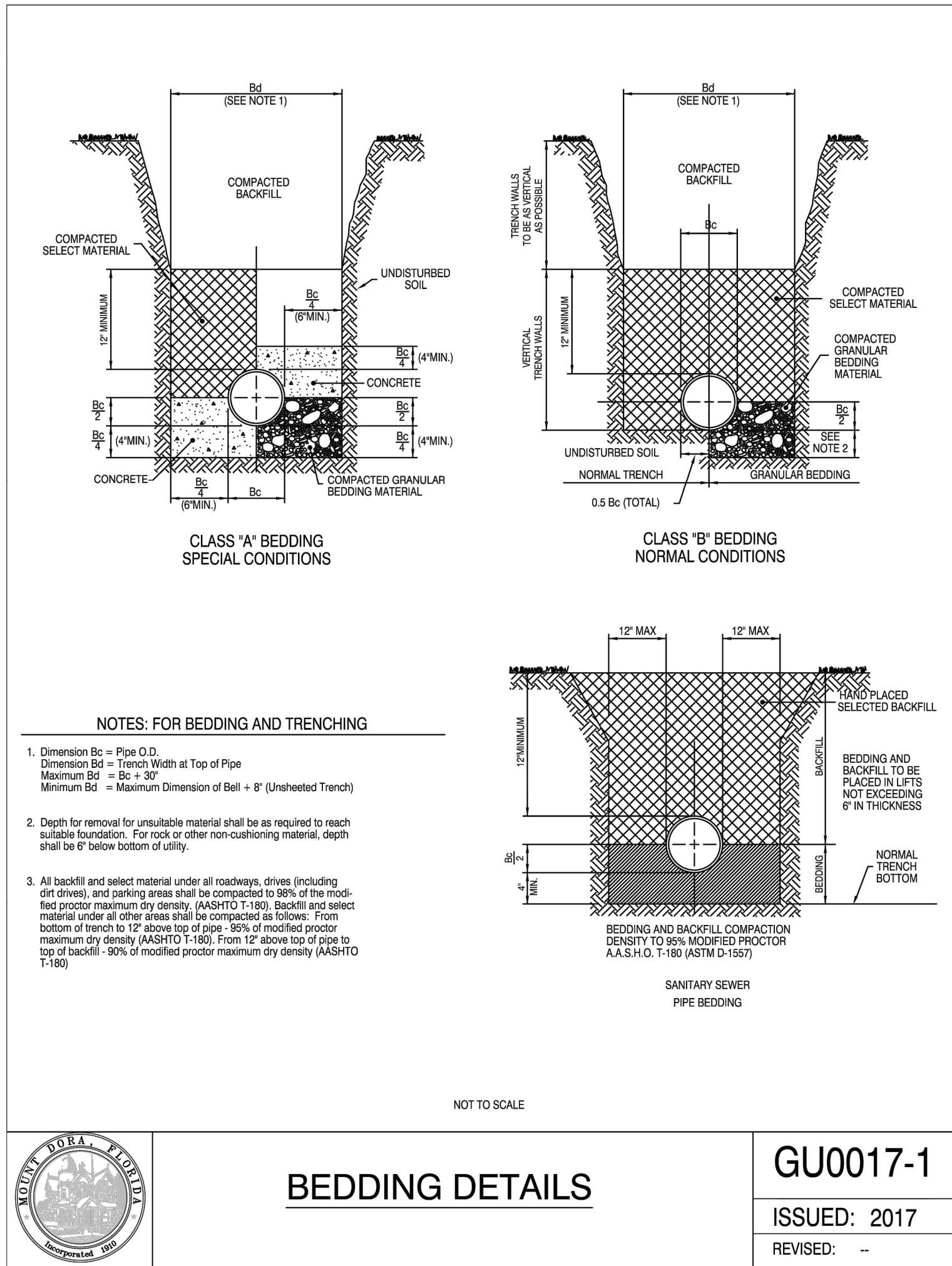
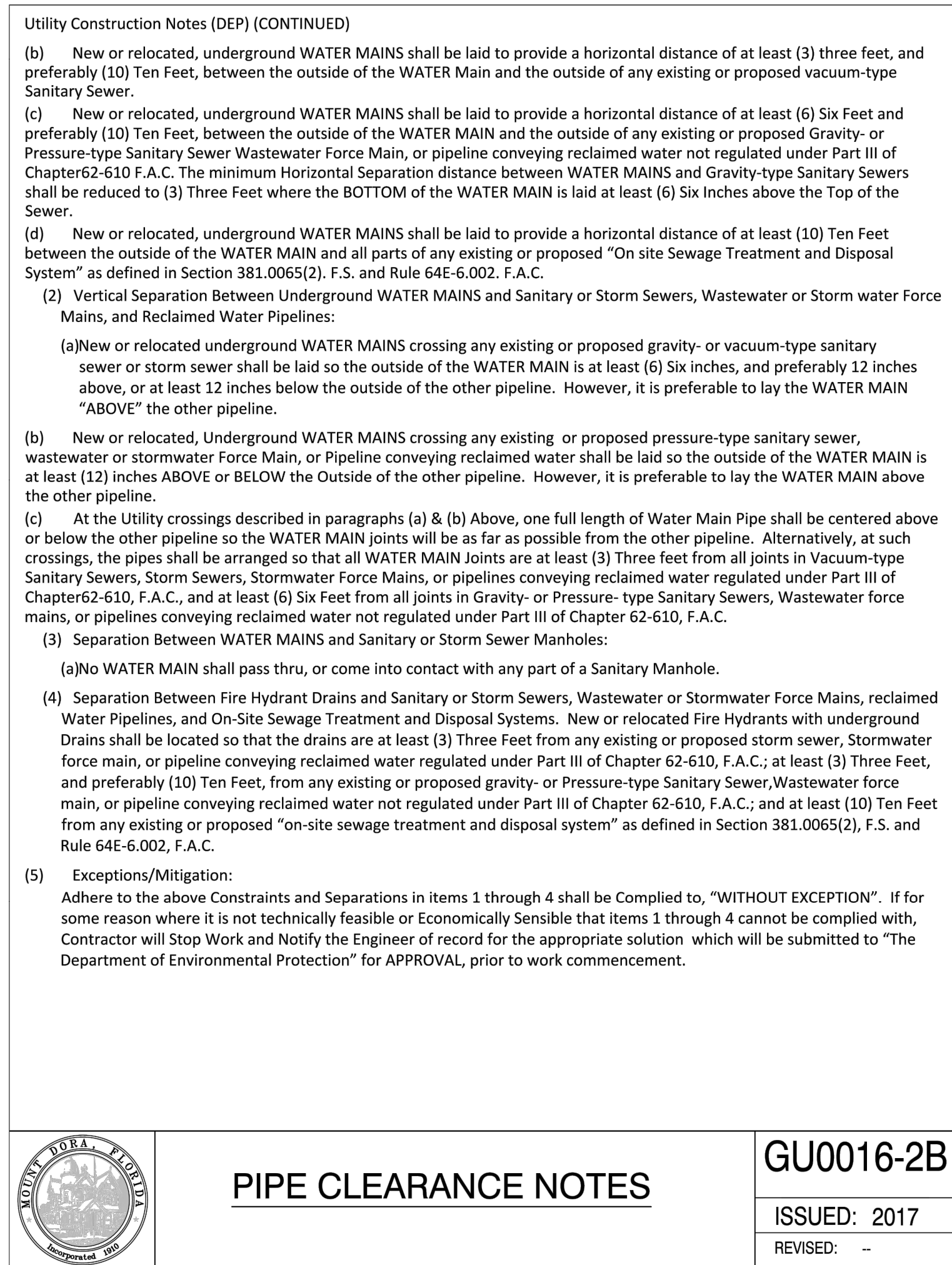
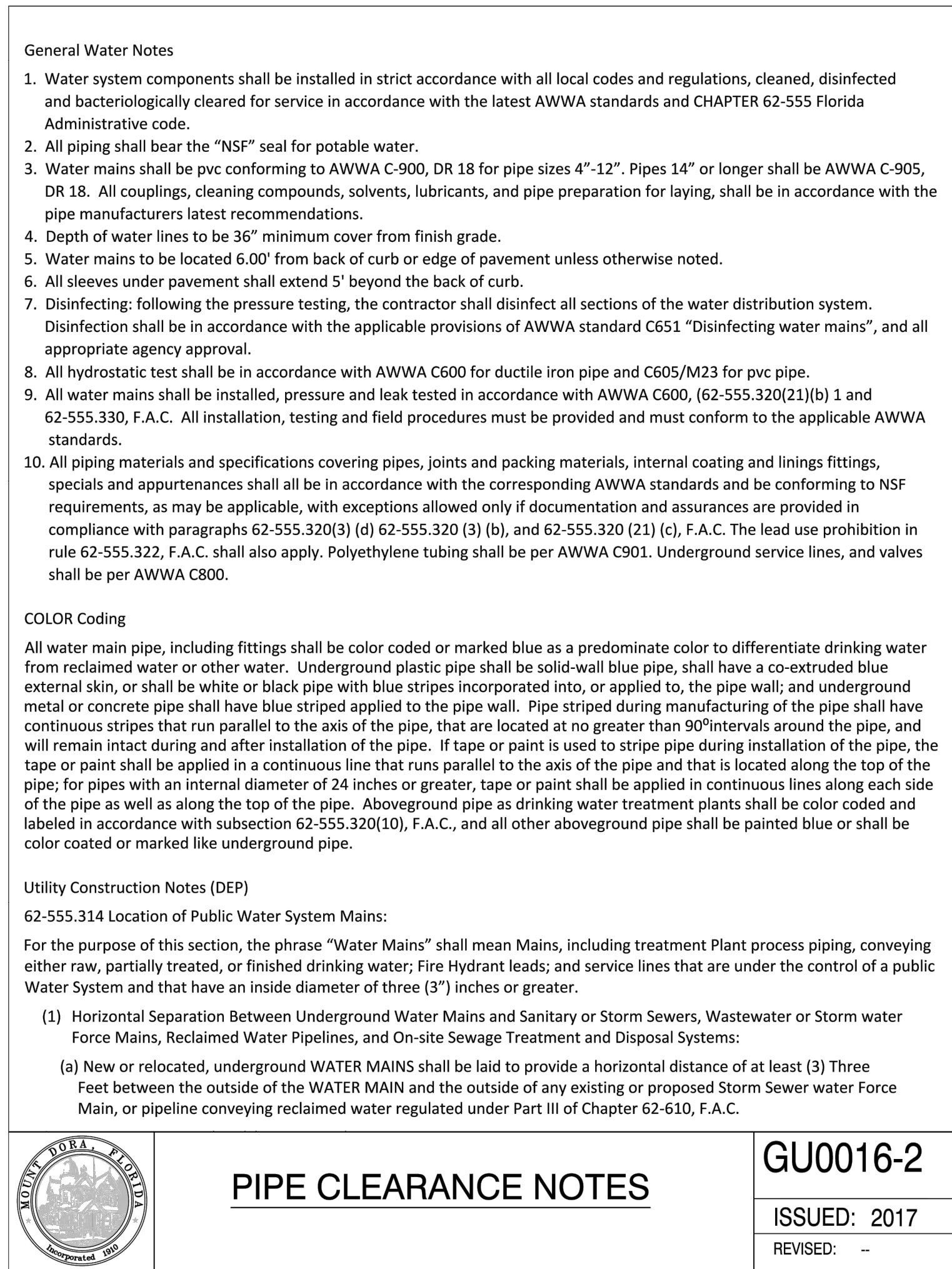
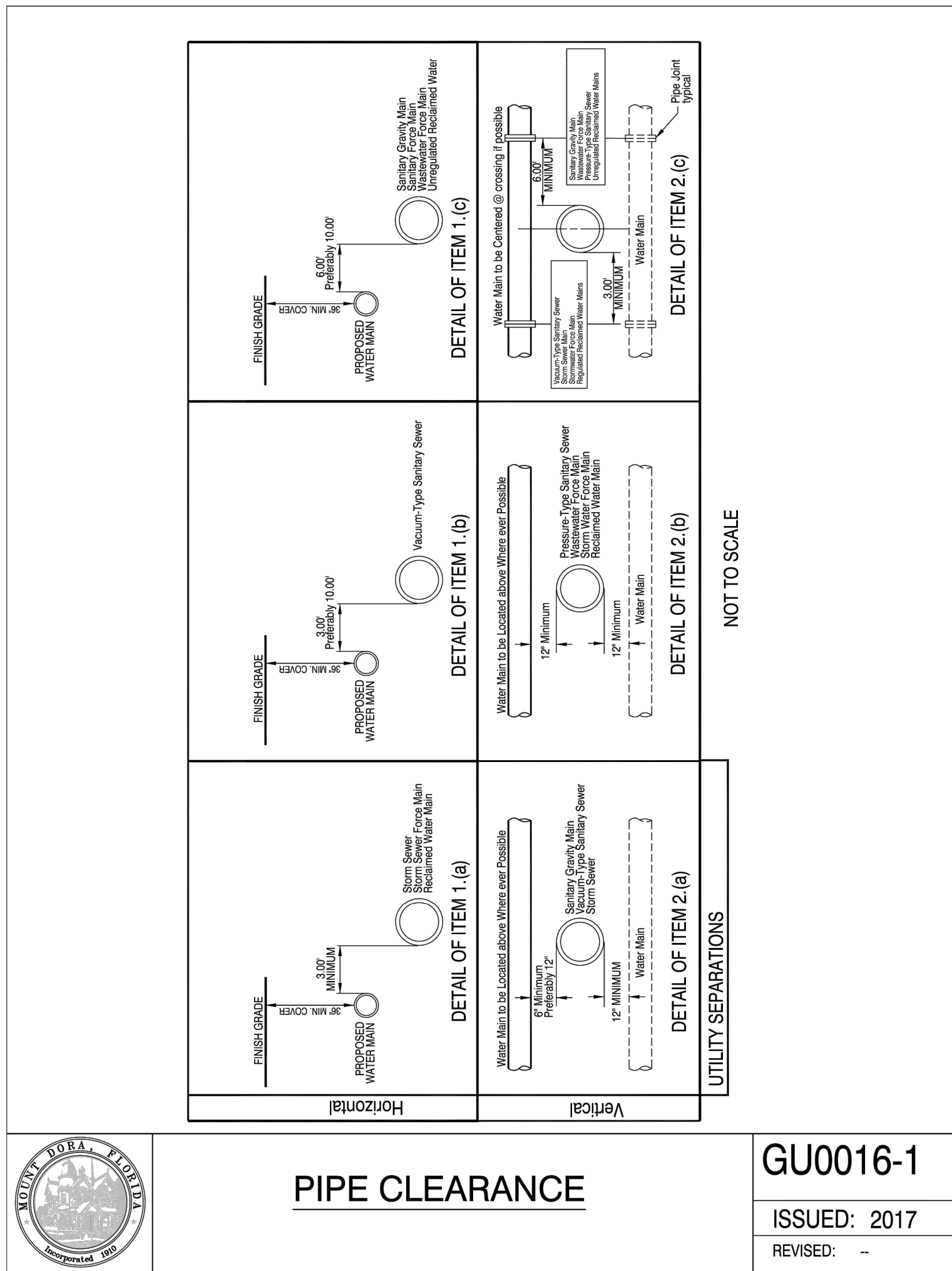
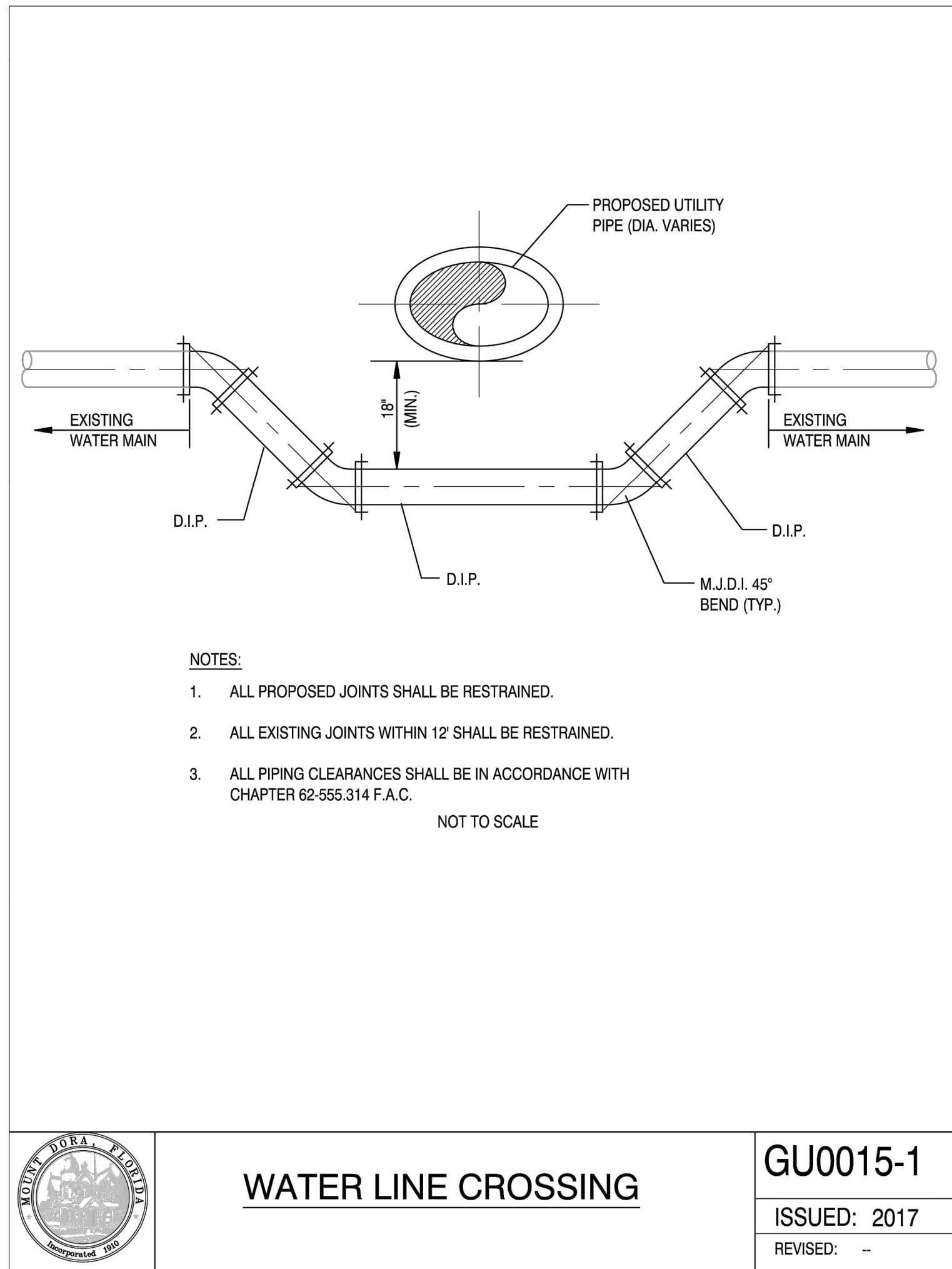
18"x18"x6" CONCRETE COLLAR WITH #4 REBAR

ADJUSTABLE VALVE BOX (CAST IRON)

36" MIN.

TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.



Plotted By: Reynolds, Sidney, Sheet: Set: CULVER'S - MOUNT DORA, Layout: C-25, May 19, 2022, 01:34:05pm, K:\box_civil\045523015 - culvers of mt. dora\Cadd\plan sheets\C-21 UTILITY DETAILS.dwg
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**POTABLE WATER
GENERAL NOTES**

PW001-1H
ISSUED: 2017
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3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS:
PVC DIP $L = NDP \frac{1}{2}$
 $\frac{7400 L}{133,200} = SDP \frac{1}{2}$
FOR 150 PSI; TEST: $L = 0.00165 ND$ (PVC)
FOR 150 PSI; TEST: $L = 0.00092 SD$ (DIP)
 L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
 N = NUMBER OF JOINTS IN SECTION TESTED
 S = LENGTH OF PIPE TESTED, IN FEET
 D = NOMINAL DIAMETER OF THE PIPE IN INCHES
 P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE.

4. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM, FOR THE TWO-HOUR PERIOD, BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER.

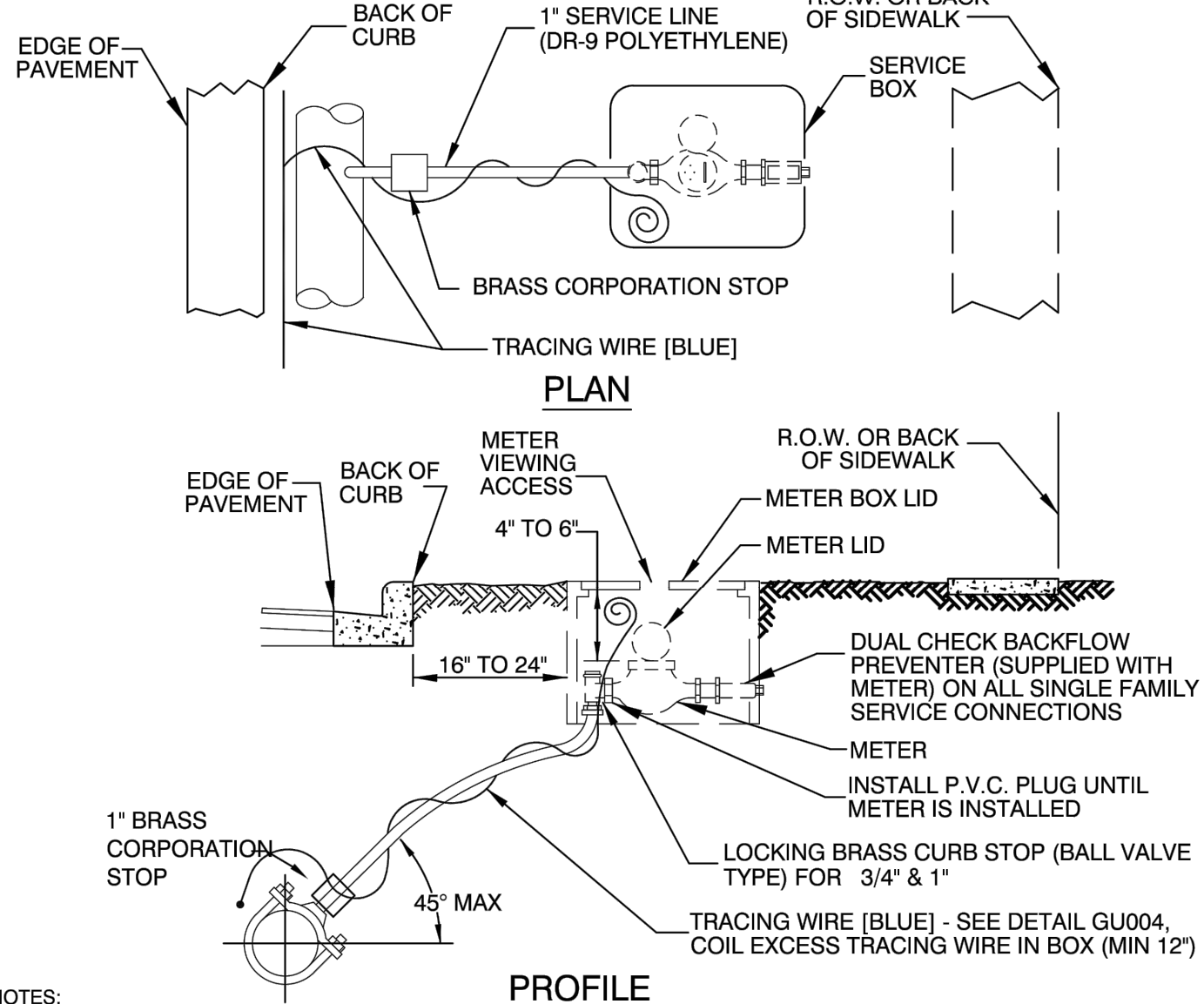
5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND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

6. PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.



**POTABLE WATER-SINGLE
SERVICE CONNECTION**

PW004-1
ISSUED: 2017
REVISED: --



NOTES:

- THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
- METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
- A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MOUNT DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
- ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
- SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
- 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA



**POTABLE WATER
GENERAL NOTES**

PW001-1I
ISSUED: 2017
REVISED: --

7.13.5. DISINFECTING. FOLLOWING THE PRESSURE TESTING: THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS. COMPUTATION OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

1. CARE SHALL BE TAKEN TO PROVIDE DISINFECTION TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED PRIOR TO CHLORINATION. AFTER DISINFECTION AND FINAL FLUSHING HAVE BEEN ACCOMPLISHED, SAMPLES OF WATER FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AND SUBMITTED TO AND AS DIRECTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR OTHER APPROPRIATE APPROVAL AGENCY. SHOULD THESE SAMPLES OR SUBSEQUENT SAMPLES PROVE TO BE UNSATISFACTORY, THEN THE PIPING SHALL BE DISINFECTED UNTIL A SUFFICIENT NUMBER OF SATISFACTORY SAMPLES ARE OBTAINED.

2. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND MATERIALS AND PERFORM THE WORK NECESSARY FOR THE DISINFECTING PROCEDURES, INCLUDING ADDITIONAL DISINFECTION AS REQUIRED.

3. CONTRACTOR SHALL PROVIDE THE CITY WITH 48 HOURS ADVANCED NOTICE OF DISINFECTION.

7.13.6. AS-BUILT RECORD DRAWINGS. THE DEVELOPER MUST PROVIDE ONE COMPLETE SET OF MYLARS AND FOUR COMPLETE SETS OF WHITE COPY PRINTS OF "AS-BUILT RECORD DRAWINGS" OF THE PROJECT, SHOWING ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. THE AS-BUILT RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROJECT DESIGNING ENGINEER ATTESTING TO THE ACCURACY OF THE LOCATIONS OF THE FACILITIES. THE AS-BUILT RECORD DRAWINGS ARE TO BE PROVIDED BEFORE THE CITY CAN ACCEPT THE IMPROVEMENTS.



**TEMPORARY JUMPER CONNECTION
NOTES (PAGE 1)**

PW009-1A
ISSUED: 2017
REVISED: --

TEMPORARY JUMPER DETAIL NOTES:

- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
- THE DETAIL ON THE FOLLOWING PAGE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY), AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C 651, LATEST EDITION. THIS TAPPING SLEEVE AND EXTERIOR OF THE MAIN, TO BE TAPPED, SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C 651.
- FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE UNDER VERY CONTROLLED CONDITIONS IN THE PRESENCE OF CITY STAFF. CANNON FLUSHES MAY BE ALLOWED BUT MUST BE CONTROLLED CAREFULLY. CITY ENGINEER MUST APPROVE THE FLUSHING PLAN IN ADVANCE OF THE ACTUAL FLUSHING.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.

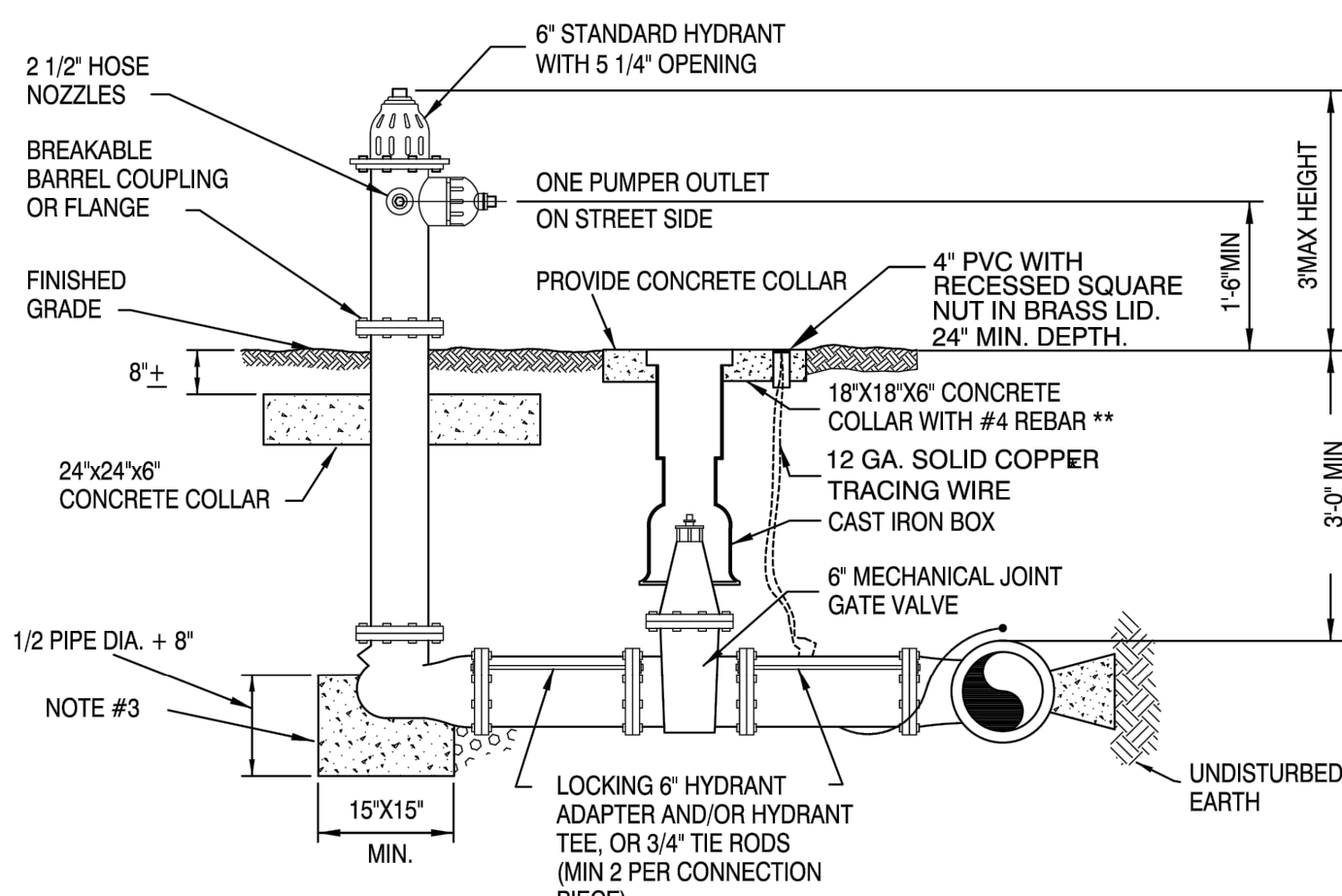
- THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE CITY AND THE ENGINEER OF RECORD OR THEIR DESIGNEE TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
- THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
 - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF EXISTING WATER MAINS.
 - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
 - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
 - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
- THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
- THE TIE-IN VALVE SHALL BE OPENED ONLY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
- AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.

- THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION.
- EXCEPT AS REQUIRED TO FLUSH THE LINES OR FOR LINES GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
- UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
- ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



**TEMPORARY JUMPER CONNECTION
DETAIL (PAGE 2)**

PW-009-1B
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NOTES:

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

* COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING.

** A 16" DIAMETER X 6" THICK CIRCULAR COLLAR MAY BE SUBSTITUTED FOR THE 18"x18"x6" COLLAR.



**CULVER'S - MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.**

MOUNT DORA

UTILITY DETAILS

**FOR
ENGINEER OF RECORD
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MAY 2022
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SJR
DRAWN BY
SJR
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JWC**

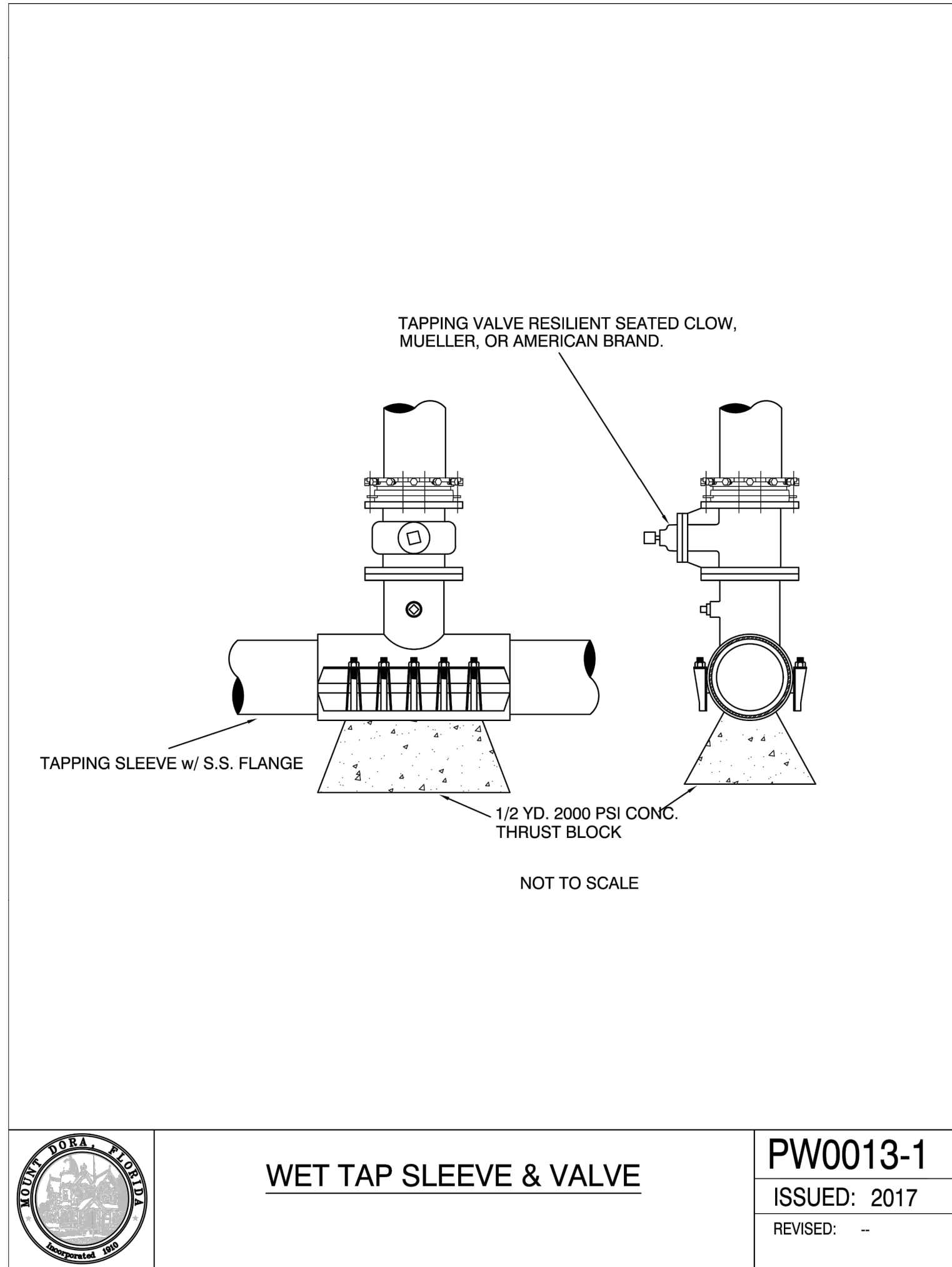
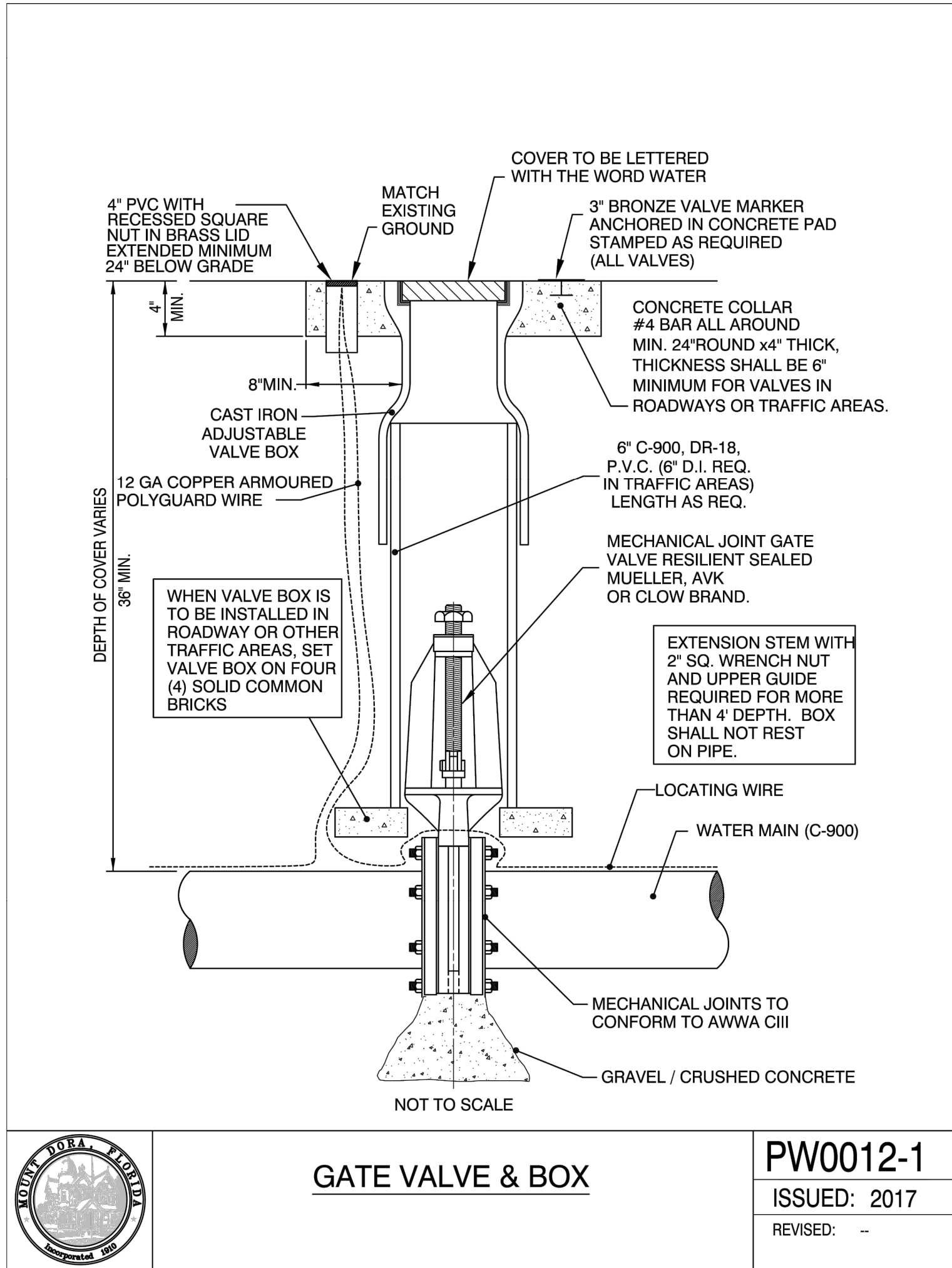
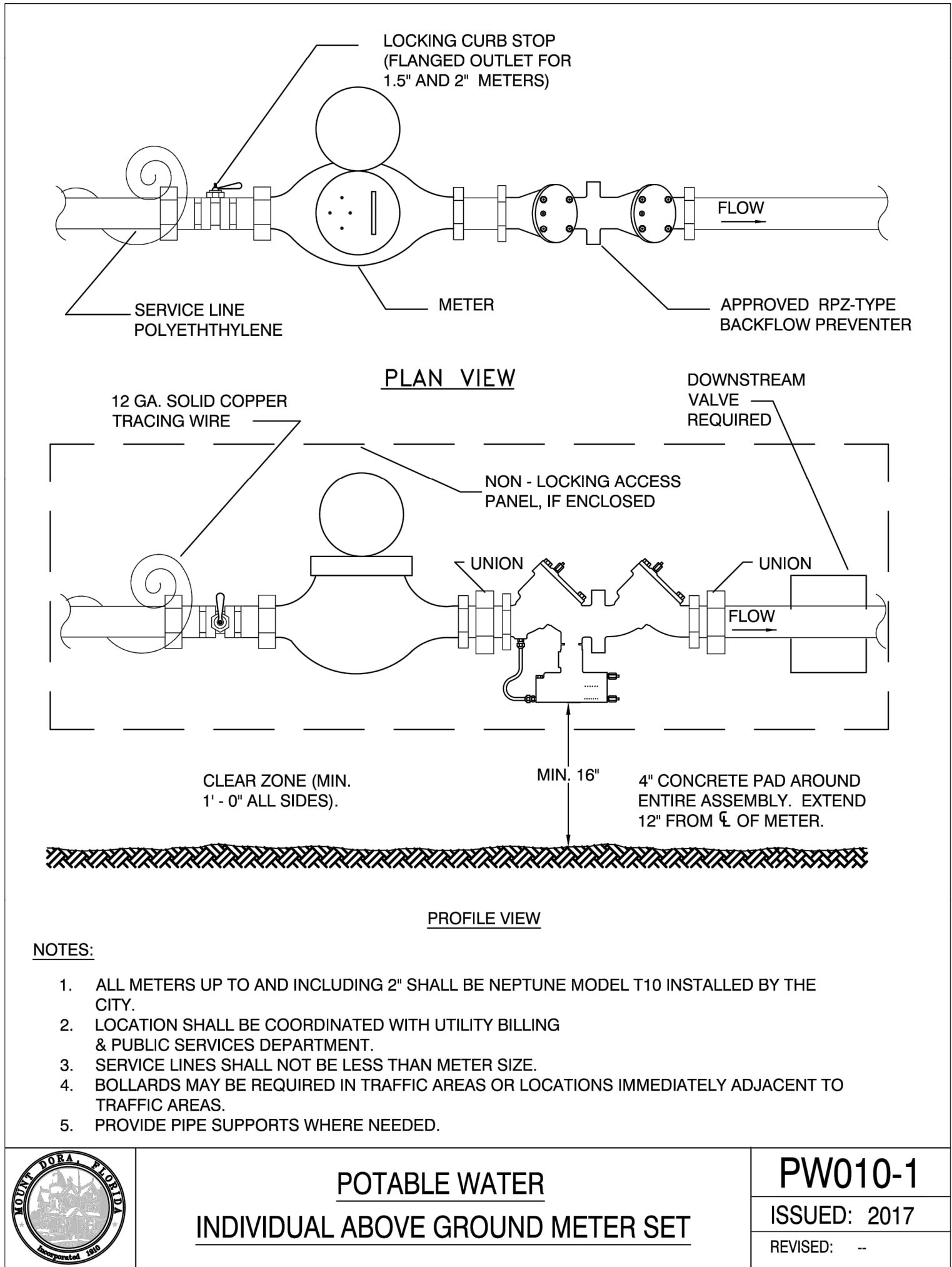
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**SHEET NUMBER
C-25**

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CITY OF MOUNT DORA, GREASE TRAP SIZING METHOD

(D) x (MF) x (GL) x (RT) x (ST) = CAPACITY IN GALLONS

D = NUMBER OF SEATS:

MF = MEAL FACTOR: BASED ON ESTABLISHMENT TYPE AND TIME PER MEAL:

FAST FOOD / CAFETERIA	==	30M	use	2.00
RESTAURANT	==	60M	use	1.00
LEISURE DINING	==	90M	use	0.67
DINNER CLUB	==	120M	use	0.50

GL = GALLONS OF WASTEWATER PER MEAL:

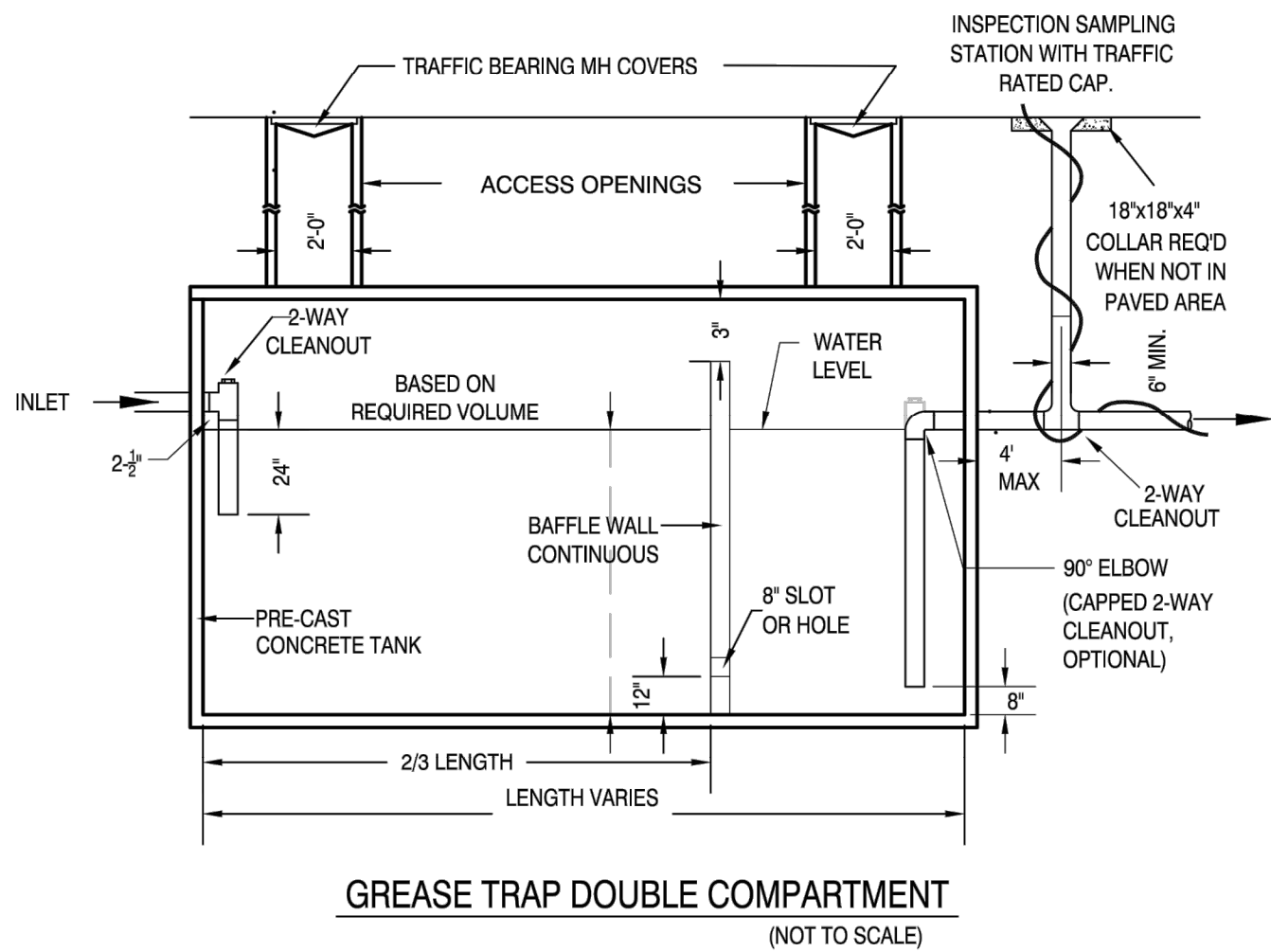
WITH DISHWASHER	==	6 GALLONS
WITHOUT DISHWASHER	==	5 GALLONS
SINGLE SERVICE KITCHEN	==	2 GALLONS
FOOD DISPENSER	==	1 GALLON

RT = RETENTION TIME:

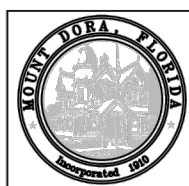
COMMERCIAL KITCHEN	==	2.5 HOURS
SINGLE SERVICE KITCHEN	==	1.5 HOURS

ST = STORAGE FACTOR:

8 HOURS	==	1.0
12 HOURS	==	1.5 (ALSO S.S. KITCHENS)
16 HOURS	==	2.0
24 HOURS	==	3.0



- NOTE: WIDTH VARIES**
- VOLUME TO BE DETERMINED BY CITY OF MT. DORA CITY ENGINEER OR DESIGNEE UPON APPLICATION BY OWNER.
 - STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER.
 - ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE TRAP. ALL DOMESTIC WASTE (I.E., REST-ROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE TRAP.
 - ALL PIPE AND FITTINGS FOR OUTLET AND SAMPLING STATION PER ASTM 2665.
 - BUILDING FLOOR ELEVATION SHALL BE 6" HIGHER THAN MANHOLE COVERS.

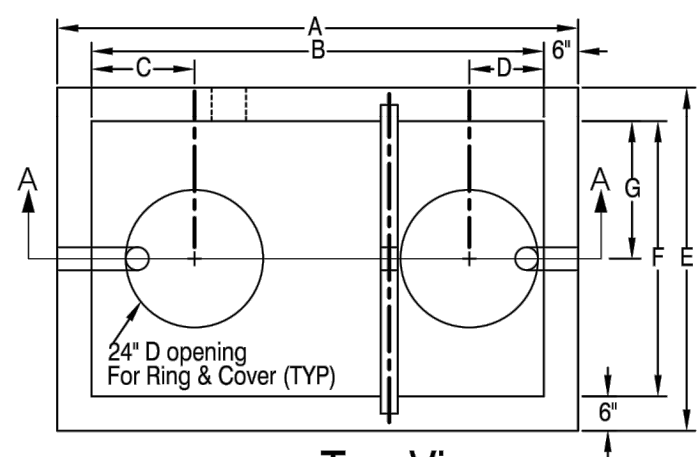


DOUBLE COMPARTMENT GREASE TRAP AND INSPECTION SAMPLING STATION

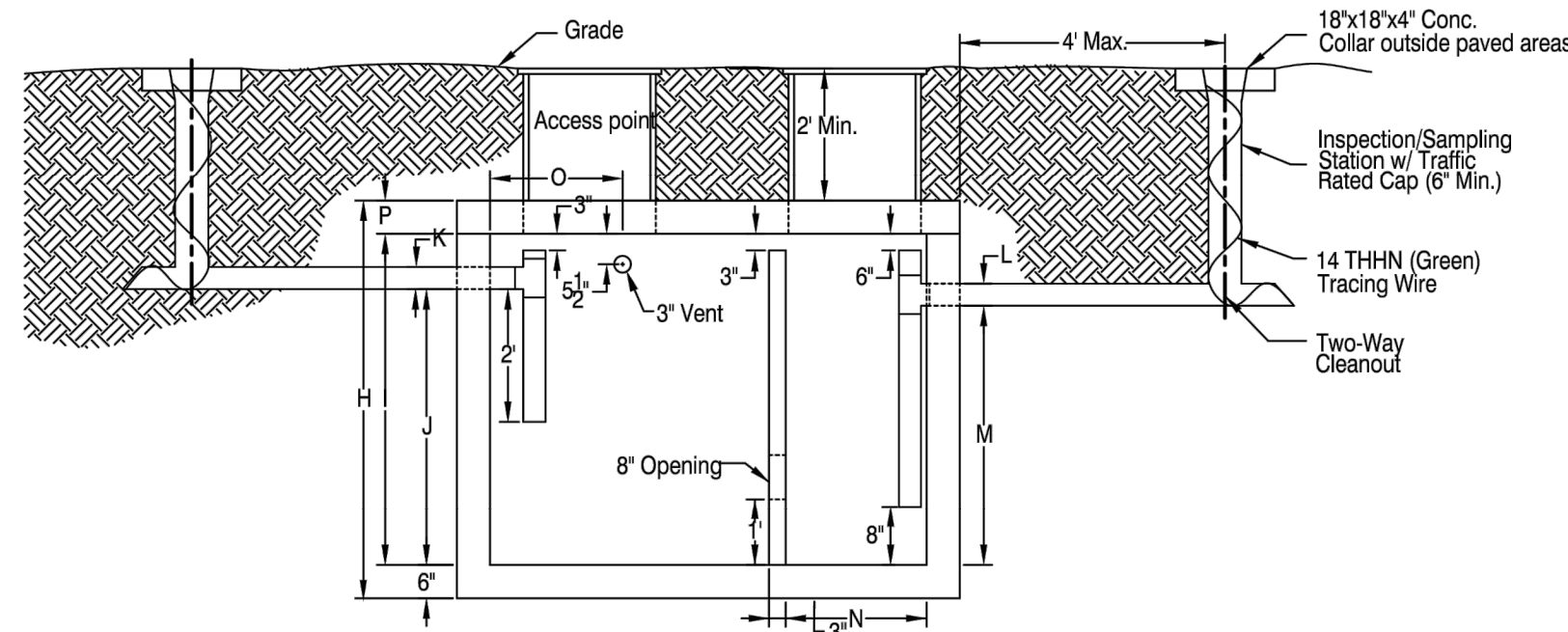
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- NOTES:**
- Volume to be approved by City Engineer or designee.
 - Structural design must be performed by the manufacturer with shop drawings provided to City Engineer for approval and must provide H-20 loading per AASHTO.
 - Top of manhole must be minimum of six inches below the lowest finished floor with positive drainage away from the building.
 - The three inch vent must tie back to the building vent and must be installed per the Florida Building Code, latest edition.
 - The slope of the influent and effluent laterals must comply with the Florida Building Code, Latest Edition.
 - Only kitchen waste shall be discharged to the grease interceptor. All domestic waste shall be connected downstream of the grease interceptor.
 - All tank volumes in excess of 1600 gallons shall include a 500 gallon grease polishing tank installed between the grease interceptor and the downstream inspection sampling station. The volume of the polishing tank shall be included in the overall required volume.
 - All pipes and fittings shall comply with ASTM 2665.
 - Inspection/Sampling Station required for all grease traps (indoor) and grease interceptors (outdoor).
 - Inspection/Sampling Station can be used in lieu of a sanitary clean out if located within five feet of the building when grease traps are utilized.
 - All concrete shall be minimum fc=4500 psi and all steel shall be minimum fy=60 ksi.
 - Alternative designs must be approved by the City Engineer.



Section View A-A

Grease Interceptor Dimensions 750 To 3,500 Gallons

Tank Size (Gal.)	A	B	C	D	E	F	G	H
750	7'-6"	6'-6"	1'-6"	1'-0"	5'-0"	4'-0"	2'-0"	6'-0"
1000	9'-0"	8'-0"	1'-6"	1'-6"	5'-0"	4'-0"	2'-0"	7'-4"
1250	9'-0"	8'-0"	1'-6"	1'-6"	5'-0"	4'-0"	2'-0"	7'-4"
1600	11'-6"	10'-6"	1'-6"	1'-6"	5'-0"	4'-0"	2'-0"	7'-4"
2000	11'-6"	10'-6"	1'-6"	1'-6"	5'-0"	4'-0"	2'-0"	7'-4"
2500	11'-6"	10'-6"	1'-6"	1'-6"	5'-0"	4'-0"	2'-0"	7'-4"
3000	13'-0"	12'-0"	1'-6"	1'-6"	7'-0"	6'-0"	3'-0"	9'-1"
3500	13'-0"	12'-0"	1'-6"	1'-6"	7'-0"	6'-0"	3'-0"	9'-1"

Grease Interceptor Dimensions 750 To 3,500 Gallons

Tank Size (Gal.)	I	J	K	L	M	N	O	P
750	5'-0"	4'-2"	0'-4"	0'-4"	3'-11"	2'-0 1/2"	2'-0"	0'-6"
1000	6'-4"	4'-5"	0'-4"	0'-4"	4'-2"	2'-10 1/2"	3'-6"	0'-6"
1250	6'-4"	5'-6"	0'-4"	0'-4"	5'-3"	2'-10 1/2"	3'-6"	0'-6"
1600	6'-0"	4'-4"	0'-4"	0'-4"	4'-1"	3'-4 1/2"	3'-6"	0'-6"
2000	6'-0"	5'-4"	0'-4"	0'-4"	5'-1"	3'-4 1/2"	3'-6"	0'-6"
2500	7'-4"	6'-7"	0'-4"	0'-4"	6'-4"	3'-4 1/2"	3'-6"	0'-6"
3000	8'-0"	5'-6 1/2"	0'-4"	0'-4"	5'-3 1/2"	3'-10 1/2"	3'-6"	0'-7"
3500	8'-0"	6'-9"	0'-4"	0'-4"	6'-6"	3'-10 1/2"	3'-6"	0'-7"



GREASE INTERCEPTOR- 750 TO 3,500 GALLONS

SS004-2A

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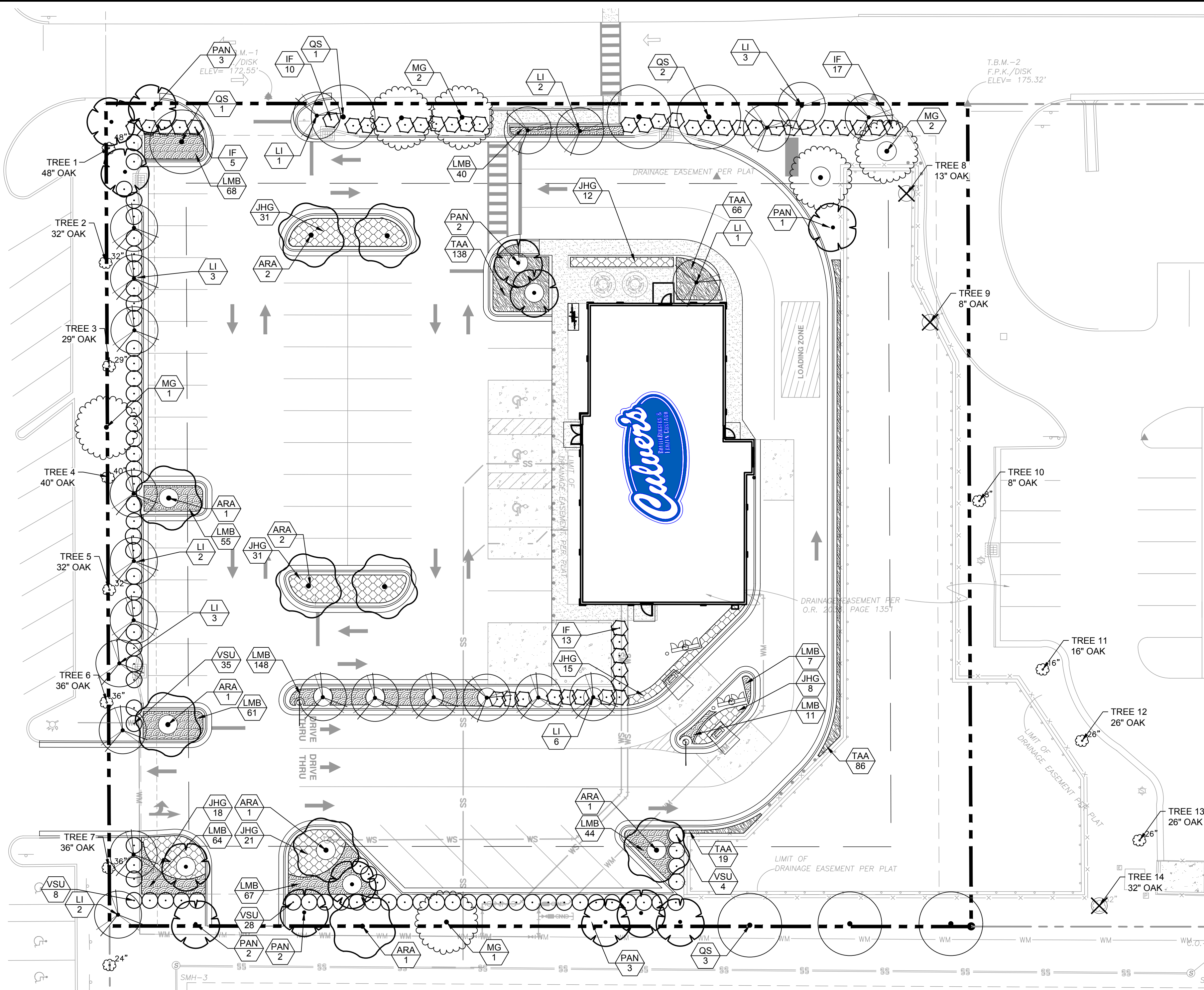
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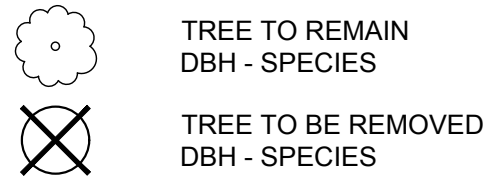
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. CAL	MIN. HEIGHT	OTHER
	ARA	9	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	B.B.	4" MIN	12' HT.	SINGLE LEADER, STRAIGHT
	LI	23	LAGERSTROEMIA INDICA	CRAPE MYRTLE	B.B.	6" TOTAL MULTI	10' MIN	MULTI-TRUNK; 3-5 CANE
	MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B.B.	3" MIN	10' MIN	STANDARD
	PAN	13	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	B.B.	6" TOTAL MULTI	12' HT.	MULTI-TRUNK; 3-5 CANE
	QS	7	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER SOUTHERN LIVE OAK	B.B.	4" MIN	10' MIN	SINGLE LEADER, STRAIGHT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. SIZE	SPACING	OTHER
	IF	45	ILLICIAM PARVIFLORUM 'FOREST GREEN'	FOREST GREEN ANISE TREE	3 GAL	24" HT MIN	AS SHOWN	FULL
	VSU	74	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL	24" MIN.	AS SHOWN	FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	
	JHG	145	JUNIPERUS HORIZONTALIS 'GLAUCA'	CREeping JUNIPER	CONT.	12" FULL	36" O.C.	
	LMB	531	LIRIOPE MUSCARI 'BIGUN'	LILY TURF	1 GAL.	12" FULL	18" O.C.	
	TAA	293	TRACHELOSPERMUM ASIATICUM 'ASIATIC'	ASIATIC JASMINE	1 GAL.	12" FULL	18" O.C.	

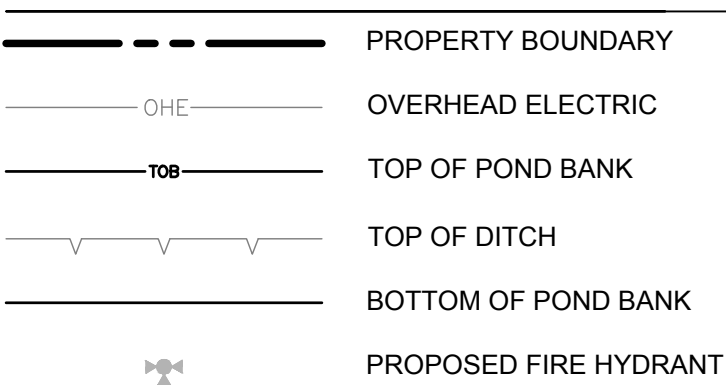
Total Tree Removal Data

Tree Number	DBH	Tree Code	Status Name
1	48	OAK	Preserved
2	32	OAK	Preserved
3	29	OAK	Preserved
4	40	OAK	Preserved
5	32	OAK	Preserved
6	36	OAK	Preserved
7	36	OAK	Preserved
8	13	OAK	Removed
9	8	OAK	Removed
10	8	OAK	Preserved
11	16	OAK	Preserved
12	26	OAK	Preserved
13	26	OAK	Preserved
14	32	OAK	Removed

TREE MITIGATION SYMBOL KEY



LEGEND



6.6.7.PRESERVATION OF EXISTING TREES.:

D.TREE SIZED SIX INCHES TO 23.99 INCHES: IN THE EVENT THE TREE REMOVED IS AN APPROVED TREE IS SIZE IF SIX INCHES TO 23.99 INCHES IN DIAMETER WHEN MEASURED FOUR FEET ABOVE THE GROUND, THE OWNER SHALL PROVIDE ONE APPROVED CANOPY TYPE TREE SPECIMEN OR EACH TREE REMOVED (REPLACEMENT RATIO OF TREE REPLACED FOR TREE REMOVED) REMOVED OF A TYPE TO REACH AN EVENTUAL HEIGHT OF AT LEAST 15 FEET WITH A TRUNK DIAMETER OF AT LEAST 3¼ INCHES MEASURED SIX INCHES ABOVE THE GROUND, AT THE TIME OF PLANTING, WITH THE OXYGEN PRODUCING CAPACITY OF THE REMOVED TREE UPON MATURITY.

E.TREE SIZED 24 INCHES OR GREATER: IN THE EVENT THE TREE REMOVED IS AN APPROVED CANOPY TREE GREATER THAN OR EQUAL TO 24 INCHES IN DIAMETER WHEN MEASURED FOUR FEET ABOVE THE GROUND, THE OWNER SHALL PROVIDE ONE APPROVED CANOPY TREE FOR EACH SIX INCHES OF DIAMETER (REPLACEMENT RATIO OF 1:6) REMOVED OF A TYPE TO REACH AN EVENTUAL HEIGHT OF AT LEAST 15 FEET WITH A TRUNK DIAMETER OF AT LEAST 3¼ INCHES MEASURED SIX INCHES ABOVE THE GROUND, AT THE TIME OF PLANTING, WITH THE OXYGEN PRODUCING CAPACITY OF THE REMOVED TREE UPON MATURITY.

Tree Ordinance Mitigation Calculation

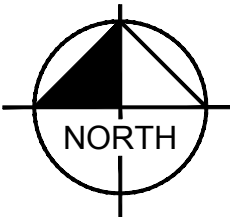
Tree Removed	Removed Trees	Mitigation Ratio	Canopy Tree Required
Tree Sized 6"-23.99"	2	1:1	2
Tree Sized 24"and Greater	1	1:6	6
Total Trees Removed	3		8
Total Canopy Trees Provided			21

Landscape Requirements

	Required	Provided***
6.6.2 - Buffer Standards & Requirements		
No more than 33% of canopy or understory trees may be of the same species on sites where a total of 15 or more canopy trees are required.	NO MORE THAN 33% OF ON-SITE TREES MAY BE OF THE SAME SPECIES	NO MORE THAN 33% OF ON-SITE TREES ARE OF THE SAME SPECIES
6.6.2 (d) - Buffer Type (a) - West Boundary - 258 L.F.		
Canopy Trees (2.6 * 3)	8 Canopy Trees	8 Canopy Trees (1 Proposed + 7 Existing)
Understory Trees (2.6 * 5)	13 Understory Trees	13 Understory Trees
Hedge to Provide a Continuous Visual Screen	Hedge/Shrubbery	Hedge/Shrubbery
6.6.2 (d) - Buffer Type (a) - South Boundary - 180 L.F.*		
Canopy Trees (1.8 * 3)	5 Canopy trees	5 Canopy Trees
Understory Trees (1.8 * 5)	9 Understory Trees	8 Understory Trees
Hedge to Provide a Continuous Visual Screen	Hedge/Shrubbery	Hedge/Shrubbery
6.6.2 (d) - Buffer Type (a) - East Boundary**		
Canopy Trees (2.6 * 3)	8 Canopy Trees	SEE NOTE 4****
Understory Trees (2.6 * 5)	13 Understory Trees	SEE NOTE 4****
Hedge to Provide a Continuous Visual Screen	Hedge/Shrubbery	SEE NOTE 4****
6.6.2 (d) - Buffer Type (a) - North Boundary - 270 L.F.		
Canopy Trees (2.7 * 3)	8 Canopy Trees	8 Canopy Trees
Understory Trees (2.6 * 5)	14 Understory Trees	10 Understory Trees
Hedge to Provide a Continuous Visual Screen	Hedge/Shrubbery	Hedge/Shrubbery
6.6.3 (1) - Parking Lot Requirements		
10% of gross SF of paved area shall be landscaping (33,502 S.F. * 10%)	3,350 S.F. PARKING LOT LANDSCAPE	3,785 S.F. (11%)
6.6.3 (3) - Parking Lot Requirements		
One canopy tree for each landscape break	5 Canopy Trees	8 Canopy Trees
Groundcover utilized in each landscape break	Groundcover	Groundcover

NOTES

- * South buffer calculation does not include 90 L.F. of stormwater management facility in buffer.
- ** East buffer contains ±240 L.F. of stormwater management facility.
- *** All proposed landscape material is from the Approved Tree and Plant Species List (Table VI-3) in the Mount Dora Land Development Code
- **** Required trees have been moved elsewhere throughout the site as per directed by the city of Mt. Dora



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PLANTING PLAN

CULVER'S MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

FLORIDA
MOUNT DORA

SHEET NUMBER
L-100

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TYPICAL PLANTING NOTES

- A. SCOPE OF WORK

1. THE WORK CONSISTS OF: OBTAINING ALL APPLICABLE PERMITS, FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF THE DEPARTMENT OF TRANSPORTATION (DOT) DESIGN STANDARDS. IF A DIRECT APPLICATION OF THE STANDARD IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF DOT STANDARD IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY DOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

5. NOTIFY THE OWNER IMMEDIATE IF ANY DAMAGES OCCUR TO EXISTING TREES.

6. CALL ONE CALL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE.

2. SEE TREE MITIGATION PLAN AND NOTES.
- D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL

MULCH

TOPSOIL MIX

PLANTS

SAMPLE SIZE

ONE (1) CUBIC FOOT

ONE (1) CUBIC FOOT

ONE (1) OF EACH VARIETY* (OR TAGGED IN NURSERY)
*IN SOME INSTANCES AN IMAGE TAKEN OF THE PLANT WITH A MEASURING STICK WILL SUFFICE

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE GRADE NO. 1 OR BETTER AS DETERMINED BY THE APPROPRIATE STATE DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNERS REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

c. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.

d. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL, MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.

e. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK.

- H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). SEE PLAN FOR MULCH SPECIFICATIONS.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA WITH PINNED WEED BARRIER FABRIC IN EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.
- I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROUTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPO="ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.
- K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION.

2. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

3. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

4. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

5. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SOIL MIXTURE SECTION OF THESE SPECIFICATIONS. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

8. FOLLOW PLANTING SPECIFICATIONS IN PLANTING DETAILS

9. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

10. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

11. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SOIL MIXTURE SECTION OF THESE SPECIFICATIONS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET APPROPRIATE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNERS REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADED IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING TREE GUY SUPPORTS NECESSARY) TO ENSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR OR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNERS REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNERS REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

CULVER'S MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

MOUNT DORA

SHEET NUMBER
L-150

PLANTING NOTES

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

KHA PROJECT
045523015
DATE
MAY 2022
SCALE AS SHOWN
DESIGNED BY AKW
DRAWN BY AKW
CHECKED BY RMW

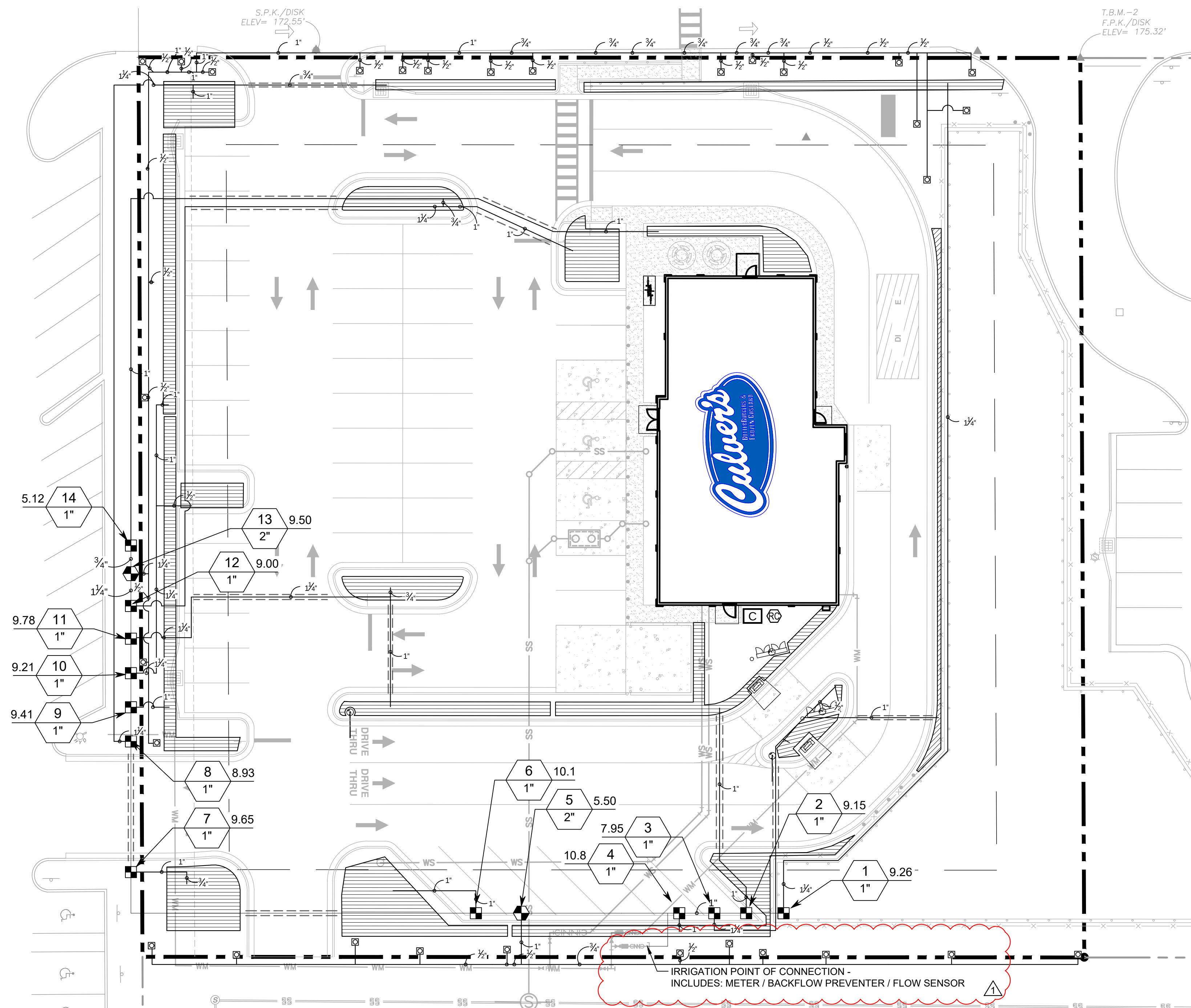
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PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM
REGISTRY No. 896

REVISIONS

No.

DATE

BY



VALVE SCHEDULE							
NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.26	32.95	48.18	2.49 in/h
2	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.15	32.64	48.57	2.39 in/h
3	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	7.95	31.02	46.35	4.29 in/h
4	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	10.83	33.67	49.25	2.3 in/h
5	HUNTER ICV-6	2"	BUBBLER	5.50	17.43		1.7 in/h
6	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	10.10	33.04	48.92	1.78 in/h
7	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.65	33.49	49.93	2.03 in/h
8	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	8.63	33.04	49.33	2.15 in/h
9	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.41	31.69	48.42	2.3 in/h
10	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.21	32.01	48.71	2.18 in/h
11	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.78	32.69	49.75	2.12 in/h
12	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	9.00	32.5	49.21	1.9 in/h
13	HUNTER ICV-6	2"	BUBBLER	9.50	20.35		1.7 in/h
14	HUNTER ICZ-101-40	1"	AREA FDR DRIPLINE	5.12	29.19	44.29	2.17 in/h

NOTE:

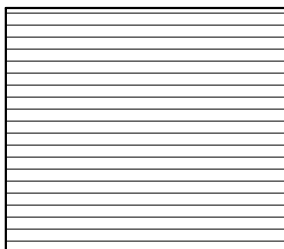
1. PROVIDED WATERING SCHEDULE IS PRODUCED BY LAND F&I SOFTWARE FOR SUGGESTED TIMES AFTER ESTABLISHMENT. SCHEDULE MAY VARY BASED ON FIELD CONDITIONS, LANDSCAPE CONTRACTOR TO PROVIDE OWNER WITH ALTERNATIVE WATERING SCHEDULE BASED ON TIME OF PLANTINGS.
2. AFTER ESTABLISHMENT WATERING SCHEDULE DURING DAYLIGHT SAVINGS TIME MAY ONLY OCCUR ON TUESDAYS AND FRIDAYS, AND NOT BETWEEN THE HOURS OF 10AM- 4 PM. DURING EASTERN STANDARD TIME WATERING SCHEDULE DURING DAYLIGHT SAVINGS TIME MAY ONLY OCCUR ON TUESDAYS, AND NOT BETWEEN THE HOURS OF 10AM- 4 PM. MAXIMUM RUN TIME FOR ANY ZONE IS 1 HOUR, AND THE MAXIMUM OUTFLOW IS $\frac{3}{4}$ " PER RUN TIME.
3. LANDSCAPE CONTRACTOR TO FOLLOW WATERING SCHEDULES BASED ON SEC. 366.504 OF THE JACKSONVILLE CODE "LANDSCAPE IRRIGATION SCHEDULE" (LISTED BELOW)
SEC. 366.504(c): ALL LANDSCAPE IRRIGATION SHALL BE LIMITED TO ONLY THAT NEEDED TO MEET LANDSCAPE NEEDS.

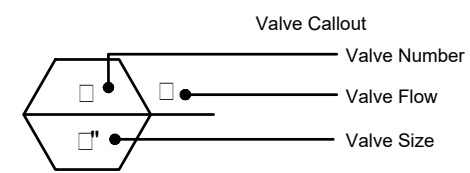
SEC. 366.505(a): IRRIGATION USING MICRO-IRRIGATION SYSTEM IS ALLOWED ANYTIME PROVIDED THE AMOUNT OF WATER USED IS LIMITED TO ONLY THAT NECESSARY FOR EFFICIENT UTILIZATION

SEC. 366.505(b): IRRIGATION OF NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY ON ANY DAY FOR THE FIRST 60-DAY PERIOD FOLLOWING INSTALLATION

LATERAL PIPE SIZE REQUIREMENTS	
FLOW RANGE	MINIMUM PIPE SIZE
1 TO 10 GPM	3/4"
11 TO 20 GPM	1"
21 TO 30 GPM	1-1/4"
31 TO 40 GPM	1-1/2"
41 TO 60 GPM	2"
61 TO 90 GPM	2-1/2"
91 TO 100	3"

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. CONTRACTOR SHALL FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FEET PER SECOND.

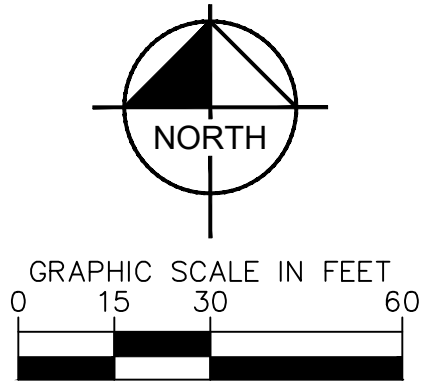
IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 25  50  10  20	HUNTER PCB 10 FLOOD BUBBLER, 1/2" FIPT.	30	15
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	12	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-PC HDL-09-12-PC: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH BLACK STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	AS SHOWN	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	2	
	HUNTER A2C-1200-SS 12-STATION CONTROLLER IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE.	1	
	HUNTER RAIN-CLICK (2) RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,424 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	307.5 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	298.5 L.F.	



AS SHOWN

AS SHOWN

AS SHOWN



CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CULVER'S MOUNT DORA PREPARED FOR MCCON BUILDING CORPORATION, INC.		IRRIGATION PLAN		KHA PROJECT 045523015		FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET		Kimley»»Horn 2021 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM REGISTRY No. 696		05/16/2022 RWD	
SHEET NUMBER IR-100				DATE MAY 2022							
				SCALE AS SHOWN							
				DESIGNED BY ASW/							
				DRAWN BY ASW/							
				CHECKED BY RWD/							
MOUNT DORA FLORIDA								No.		DATE	
								REVISES		BY	

Plotted By:Duncan, Ryan Sheet Set: Culver's - Mt Dora LA Layout: IR-150 IRRIGATION NOTES May 16, 2022 02:16:06pm K:\JAX-LALP\045523015 - Culver's Mt. Dora\WORKING FILES\CAD\Plan Sheets\IR-101 Irrigation Plan.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IRRIGATION SPECIFICATION AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
3. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
4. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
5. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
7. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
8. IRRIGATION CONTRACTOR TO PROVIDE POWER SUPPLY TO ELECTRIC CONTROLLERS.
9. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
10. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH PRESERVED PLANT COMMUNITIES OR WITHIN WETLANDS OR THEIR ASSOCIATED BUFFERS.
11. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
13. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
15. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
16. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
17. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
18. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
19. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR-CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
20. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:

-RECTANGULAR 12"x17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
21. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
22. EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE A MIN 24 GALLON PER HOUR FLOOD BUBBLER. LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES.
23. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
24. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
25. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
26. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 18" O.C. WITH 18" LINE SPACING AT A MINIMUM.

27. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET IN THE MOST INCONSPICUOUS AREA APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
28. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
29. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
- HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

30. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2 -WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
31. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1-1/4" ELECTRICAL CONDUIT.
32. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
33. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
34. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CULVER'S MOUNT DORA
PREPARED FOR
MCCON BUILDING
CORPORATION, INC.

MOUNT DORA

FLORIDA

SHEET NUMBER
IR-150

IRRIGATION NOTES

KHA PROJECT
045523015

DATE
MAY 2022

SCALE AS SHOWN

DESIGNED BY ASW

DRAWN BY ASW

CHECKED BY RMD

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM

No. _____ REVISIONS _____ DATE _____ BY _____



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: June 15, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Minor Site Plan; Cauley Lott Park Renovations (Project Name); West side of Highland Street at Pine Avenue (Location); 1717 N. Highland Street (Site Addresses); City of Mount Dora / Leisure Services Department (Owner/Applicant); GAI Consultants, Inc. (Engineer/Landscape Architect); Houseman Architecture, LLC (Architect); Project No. SP21-07

SUMMARY OF RECOMMENDATION:

Staff recommends approval the above-referenced project subject to the applicant addressing the attached City DRC Utilities Department Minor Site Plan items prior to submittal of building permits for associated improvements.

REFERENCES/SUPPORT:

Land Development Code Section 5.2.4

SITE SUMMARY:

Owner: City of Mount Dora
Applicant: Amy Jewell, Leisure Service Director
Tory Shonk, Leisure Services Manager
Engineer: GAI Consultants, Inc.
Scott W. Land, P.E. s.land@gaiconsultants.com
Kevin Aust, PLA, LEED AP k.aust@gaiconsultants.com
Existing Use: Parks and Recreation Facility
Proposed Use: New park improvements and updated amenities
Future Land Use: Recreation
Zoning: GB
Overlay Zones: Northeast Community Redevelopment Area
Total Site Area: 2.54 acres

Surrounding Property Table:

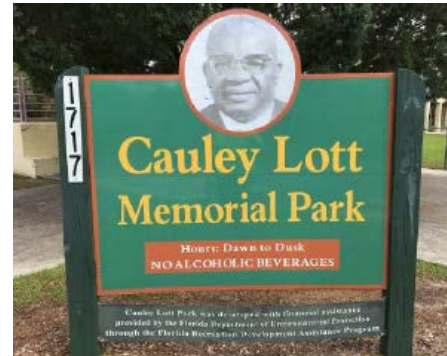
Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	RM	R-2	SFR
South	City	RM	R-2	Park
East	City	RM	R-2	SFR
West	City	RM	R-2	SFR

ANALYSIS:

The request is for a minor site plan application to update recreation amenities to the existing Cauley Lott. Cauley Lott neighborhood park was named for a past City Council member. This is existing park with various recreation amenities: Grills, pavilion, picnic tables, playground, basketball, restrooms, and amphitheater.

The improvement and redevelopment of this park is listed as in the Parks and Recreation Master Plan (Resolution No. 2019-22 approved on March 19, 2019). In addition, upgrade to these park facilities assist with objectives of the Northeast Community Redevelopment Plan.

The Northeast Community Advisory Committee was presented these drawings on October 12, 2021. The Parks and Recreation Advisory Board reviewed concept plans at the June 15, 2020 meeting.



ATTACHMENTS:

Vicinity Map

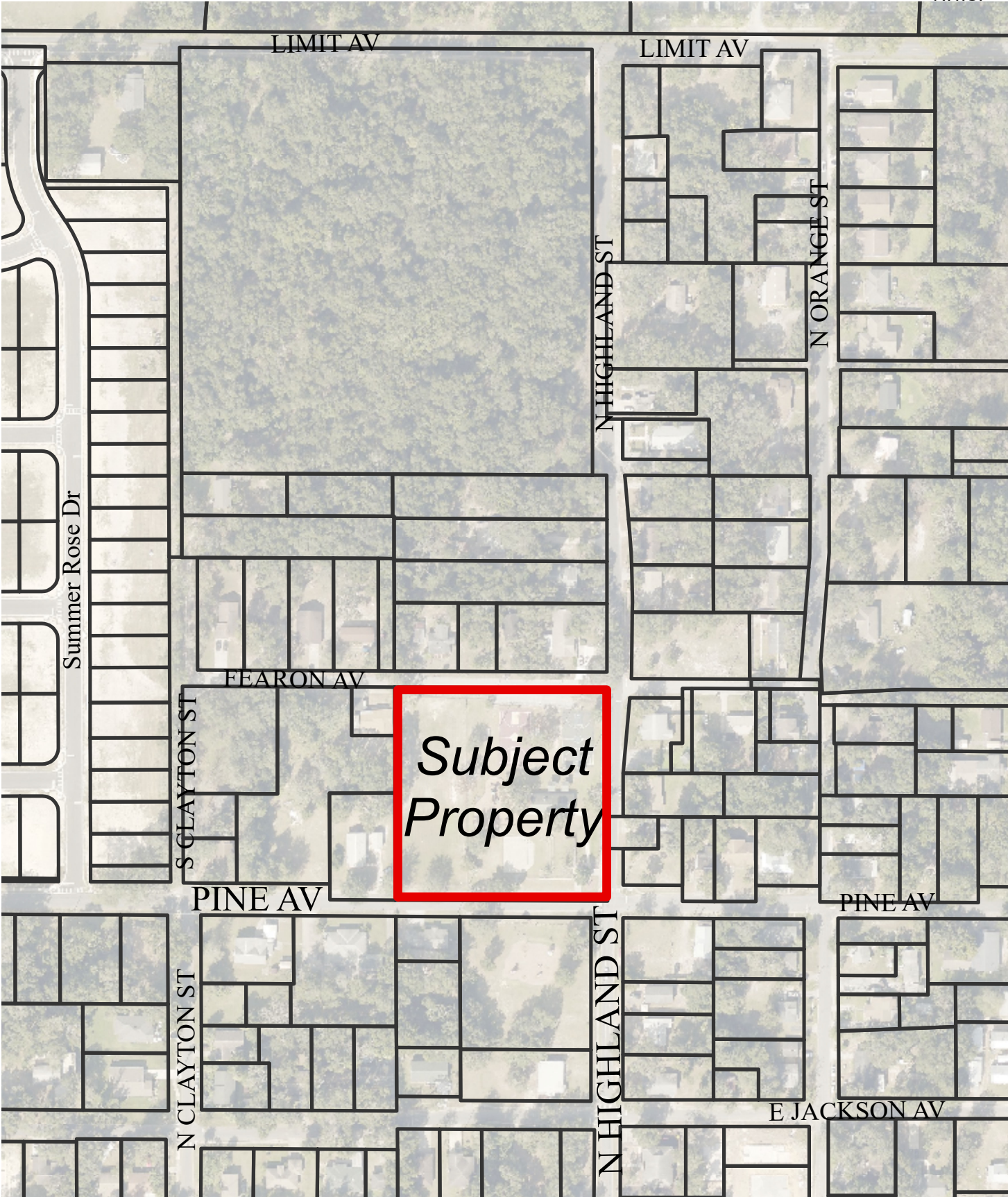
City DRC Utilities Comments

Application

Minor Site Plan

Landscape Plan

VICINITY MAP





CITY OF
MOUNT
DORA

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

DRC REVIEW COMMENTS PUBLIC WORKS

DATE: May 25, 2022
FROM: Christopher D. Gaw, P.E., CoMD Utilities Engineer

PROJECT NAME: Cauley Lott Park: Minor Site Revision

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.

Utility Comments:

1. Plan Sheet C-000. Utility provider for electric is listed as "City of Leesburg." Electric provider in this area is the City of Mount Dora Electric.
2. Plan Sheet C-102. The potable water service from the meter and point of connection to the existing building is shown shaded back indicating that the line is to remain. Plan sheets C-201 and C-401, as well as the response to comments, indicate that the existing water service and line are to be demolished and replaced. Provide changes to the plan sheets accordingly.
3. Plan Sheet C-201. The site data table needs to be updated to reflect the minor site revision (i.e., Cauley Lott Park only) and not the previous submission for the combined Cauley Lott Park and Lillie Park project.
4. Plan Sheet C-201/C-401. Minimum grade on the 6" sanitary sewer line is shown as 0.60% slope. Provide for a minimum slope of 1.0% for the 6" sanitary line or upgrade to 8" diameter pipe.
5. Plan Sheet C-201/C-401. Provide elevation data for all proposed cleanouts. The new 6" sanitary line should be extended to the proposed point of connection and a cleanout provided at the property boundary. A cleanout should also be provided at the connection point to the building.

6. Plan Sheet C-401. No backflow assembly needed for the reclaimed water meter and point of connection.



CITY OF
MOUNT
DORA

SP22-07MINOR

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

MINOR SITE PLAN
APPLICATION

Date: 03/17/22 Project Name: Cauley Lott Park

1. Site Address: 1717 N Highland St, Mt Dora, FL 32757

2. Applicant's Name: Amy Jewell

Company's Name: Mount Dora Leisure Services Department

Address: 900 N Donnelly St

City, State & Zip: Mt Dora, FL 32757

Phone: (352) 735-7161 E-mail: JewellA@ci.mount-dora.fl.us

3. Property Owner's Name(s): City of Mount Dora

Company's Name: City of Mount Dora

Address: PO BOX 176

City, State & Zip: Mount Dora, FL 32756

Phone: _____ E-mail: _____

4. Engineer's Name: Scott Land

Company's Name: GAI Consultants

Address: 618 E. South Street, Suite 700

City, State & Zip: Orlando, FL 32801

Phone: 321.309.3056 E-mail: s.land@gaiconsultants.com

5. Landscape Architect's Name: Kevin Aust

Company's Name: GAI Consultants

Address: 618 E. South Street, Suite 700

City, State & Zip: Orlando, FL 32801

Phone: 321.319.3042 E-mail: k.aust@gaiconsultants.com

6. Architect's Name: Mike Houseman
Company's Name: Houseman Architecture
Address: 931 S Semoran Blvd #204B
City, State & Zip: Winter Park, FL 32792
Phone: (321) 972-8446 E-mail: mikeh@housemanarchitecture.com
7. Briefly describe the property project and proposed use(s): Renovation of existing park including a new restroom building, covered basketball court, renovated stage, sidewalks and picnic pavilions.
8. Property is located on the following adjacent streets: Fearon Ave (North boundary), Highland St (East boundary), Pine Ave (South boundary)
9. Zoning District: GB Future Land Use Category: Recreation
10. Building Size Existing (SF): 453 (enclosed); 1434 (open) Proposed (SF): 448 (enclosed); 10,355 (open)
Total (SF): 10,803
11. Proposed Number of Seats: 0
12. Size of property in Acres: 3.07 Square Feet: 133,729
13. Number of structures to be built on the site: 5
14. Height of structures(s): 26'-0" (bball) Building Stories: 1
15. Total square footage of impervious surface: 37,026
16. The percentage of lot coverage: 27,69%
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
Minor Site Plan Application

March 17, 2022
Date

PARCEL ID 29-19-27-0002-000-06600
29-19-27-0050-107-00004



EB 9951

ISSUED FOR:
MINOR SITE PLAN

PROJECT LOCATION

Map of the project location in the North Jackson neighborhood of Atlanta, Georgia. The project site is highlighted with a hatched rectangle at the intersection of North Jackson Street and East Pine Avenue. Surrounding landmarks include Mt Olive Methodist Church, Truck Express, E. Jackson Ave, Grant Ave, Shady Grove Apostolic Faith, Birthing A Nation Global Ministries, Diva's Fashion Blog, Tabernacle of the Enlightened Church of..., and St Marys Missionary Baptist. The map also shows major roads like E 20th Ave, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St.

LOCATION MAP
NTS

Sheet Index	
Sheet Number	Sheet Title
C-000	COVER
CIVIL ENGINEERING	
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S2.103	STRUCTURAL SECTIONS AND DETAILS
S3.101	STRUCTURAL SCHEDULES
S4.101	STRUCTURAL SECTIONS AND DETAILS



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PROJECT

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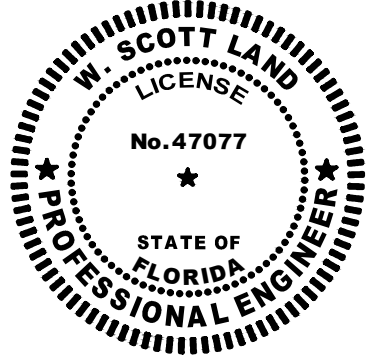
- GOVERNING SPECIFICATIONS:

- 48 HOURS BEFORE DIGGING
CALL
TOLL FREE

811

SUNSHINE STATE ONE CALL CENTER
WWW.CALLSUNSHINE.COM

The logo for the Sunshine State One Call Center is enclosed in a rounded rectangle. It features the text "48 HOURS BEFORE DIGGING" at the top, followed by "CALL" and "TOLL FREE" in the center. To the left is a circular icon with a shovel and a pickaxe. To the right is a large "811" with a shield and shovel icon below it. At the bottom, it says "SUNSHINE STATE ONE CALL CENTER" and "WWW.CALLSUNSHINE.COM".



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C-001

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STORMWATER SYSTEM NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY INVERTS AND LOCATIONS OF THE EXISTING STORM SEWER SYSTEM PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DISCREPANCY IN INVERTS AND LOCATIONS EXIST.
2. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CONSTRUCTION MATERIALS, METHODS, AND TESTING ARE TO CONFORM TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND ITS CURRENT SUPPLEMENTS AND STANDARD DRAWING INDEX, PLUS THE MUNICIPAL AUTHORITY'S ENGINEERING STANDARDS AND SPECIFICATIONS, AS APPLICABLE.
3. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES AND COMPLY WITH LOCAL REGULATIONS APPLICABLE TO CONSTRUCTION OF STORM SEWER SYSTEM.
4. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT INFORMATION/CUT SHEETS, AND/OR CERTIFICATIONS FOR ALL STORM WATER STRUCTURES, STORM SEWER PIPES, AND CONCRETE DESIGN MIX.
5. THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS TO MAINTAIN EXISTING STORM SEWER SYSTEM IN SERVICE.
6. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS, AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
7. CONTRACTOR SHALL ADJUST THE EXISTING STORM MANHOLES AS REQUIRED TO MEET PROPOSED FINISHED GRADES. THE MANHOLES MAY BE LOWERED OR EXTENDED.
8. POINTS OF CONNECTION TO BUILDING STORM DRAINAGE SYSTEM SHOWN ARE APPROXIMATE. REFER TO MEP PLANS FOR LOCATION AND CONNECTION REQUIREMENTS AND THE COST OF ADJUSTMENTS IS INCLUSIVE TO THE CONTRACTOR.
9. ALL STORM SEWER SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS SERIES 200. UNLESS OTHERWISE NOTED ON PLANS.
10. ALL STORM DRAINAGE STRUCTURE GRATES AND COVERS WITHIN VEHICLE TRAFFIC AREA SHALL BE TRAFFIC RATED FOR H-20 LOADINGS, UNLESS OTHERWISE NOTED ON PLANS. ALL STORM DRAINAGE STRUCTURES WITHIN NON-TRAFFIC AREAS SHALL BE CONSTRUCTED WITH PEDESTRIAN TRAFFIC BEARING GRATES.
11. ALL DISTURBED SODDED AREAS IN THE VICINITY OF THE WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
12. CONTRACTOR TO NOTIFY THE ENGINEER 48-HOURS IN ADVANCE TO SCHEDULE INSPECTIONS. THE STORM DRAINAGE PIPING STRUCTURES SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
13. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. ALL STORM PIPES NEED TO BE VIDEO TAPED (CCTV) AND LASER PROFILED IN ACCORDANCE WITH MUNICIPAL AND FDOT STANDARDS AND REGULATIONS.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT PLANS SIGNED AND SEALED BY A REGISTERED SURVEYOR UPON COMPLETION OF THE PROJECT. THE CONTRACTOR NEEDS TO PROVIDE CCTV VIDEO AND LASER PROFILE REPORT TO THE ENGINEER.

WATER MAIN SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT CUT SHEET AND/OR SPECIFICATIONS AND/OR CERTIFICATIONS FOR THE WATER LINE SYSTEM AND APPURTENANCES, I.E. GATE VALVES, FIRE HYDRANTS, FDC, PIV AND CHECK VALVES, PLUS CONCRETE DESIGN MIX, WHEN APPLICABLE.
2. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE PROJECT'S ENGINEER.
3. WATER MAINS SHALL HAVE A MINIMUM 36" OF COVER AND MAINTAIN SEPARATIONS IN CONFORMANCE TO THE FDEP PERMIT REQUIREMENTS (FAC 62-604-400). REFER TO THE WATER MAIN SEPARATION DETAIL. WATER MAINS SHALL BE CONSTRUCTED ABOVE SEWER LINES, UNLESS OTHERWISE SHOWN ON THE PLANS.
4. DUCTILE IRON PIPE (DIP) MANUFACTURED TO ANSI/AWWA C151/A21.51, SUPPLIED WITH RUBBER GASKET PUSH-ON JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A21.11 WITH MINIMUM PRESSURE CLASS 350, AND CLASS 250 FOR PIPE LARGER THAN 12-INCHES, UNLESS OTHERWISE NOTED IN THE PLANS. ALL DIP SHALL BE CEMENT-MORTAR LINED PER ANSI/AWWA C104/A21.4 AND RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI/AWWA C151/A21.51. THE FINAL EXTERIOR COLOR SHALL BE BLUE FOR POTABLE WATER.
5. POLYVINYL CHLORIDE (PVC) WATER MAIN PIPING SIZES 4" THROUGH 12" DIAMETER SHALL BE PRESSURE CLASS 150 (DR-18) CONFORMING TO ANSI/AWWA C900, UNLESS OTHERWISE SHOWN ON THE PLANS.
6. POLYETHYLENE (PE) PIPE AND TUBING SIZES 1/2" THROUGH 3" DIAMETER SHALL BE PRESSURE CLASS 200 (DR-9) CONFORMING TO ANSI/AWWA C901-08, UNLESS OTHERWISE SHOWN ON THE PLANS.
7. ALL WATER LINES SHALL BEAR THE "NSF" LOGO AND SHALL CONFORM TO THE UTILITY COMPANY'S (OUC) LIST OF APPROVED PRODUCTS.
8. DIP AND FITTINGS PLACED WITHIN 50-FT OF EXISTING GAS MAINS SHALL BE POLYETHYLENE ENCASED.
9. ALL NON-METALLIC WATER MAIN PIPES INSTALLED SHALL HAVE PROVISIONS FOR ELECTROMAGNETIC DETECTION CONFORMING TO THE REQUIREMENTS OF THE UTILITY COMPANY.
10. DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI/AWWA C110/A21.10, WITH 250 PSI WORKING PRESSURE RATING. FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED EXTERIOR IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, THESE FITTINGS SHALL INCORPORATE RESTRAINED RINGS, SUCH AS "MEGA-LUGS" OR OTHER APPROVED EQUIVALENT MECHANICAL DEVICE.
11. THE TYPE OF VALVE BOXES/VALVE COVERS, SHALL BE IN ACCORDANCE WITH THE MUNICIPAL AND UTILITY COMPANY STANDARDS, UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR SPECIFICATIONS. ALL FASTENERS MUST BE MANUFACTURED OF NON-CORROSIVE MATERIALS.
12. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS REQUIRED. CONCRETE ENCASEMENT OF PIPES IS NOT PERMITTED.
13. POINTS OF CONNECTION OF THE SITE WATER SERVICE, I.E. POTABLE, FIRE AND IRRIGATION, SHALL COINCIDE WITH BUILDING PLUMBING AND/OR FIRE PROTECTION PLANS AND/OR IRRIGATION PLANS, AS APPLICABLE. CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
14. FIRE LINES TO BUILDINGS WITH FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED BY A CONTRACTOR DULY LICENSED BY THE STATE FIRE MARSHAL'S OFFICE. THE PRIVATE SERVICE FIRE MAIN SYSTEM MUST COMPLY WITH NFPA 24 "INSTALLATION OF PRIVATE SERVICE FIRE MAINS AND THEIR APPURTENANCES, EDITION 2010". WHEN USING PVC PIPES LINES MUST BE A MIN. PRESSURE CLASS 200 (DR-14) AND FULLY RESTRAINED.
15. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
16. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS AND AS-BUILT PLANS CERTIFIED BY A REGISTERED SURVEYOR FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR ANY OTHER GOVERNING AGENCY HAVING JURISDICTION.
17. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO THE WATER LINE INSTALLATION BACKFILL AND COMPACTION, HYDROSTATIC AND BACTERIOLOGICAL TESTING, PLUS FLUSHING AND CHLORINATION OF WATER MAIN. CONTRACTOR SHALL PROVIDE ALL TEMPORARY DEVICES, I.E. RESTRAINS, BRACING, PLUGS, ETC., NECESSARY TO SUCCESSFULLY COMPLETE REQUIRED TESTING.
18. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY TESTED AND VISUALLY INSPECTED AND ACCEPTED BY THE OWNER'S ENGINEER. COPIES OF ALL BACTERIOLOGICAL TESTING, HYDROSTATIC TESTING AND AS-BUILT PLANS SHALL BE SUBMITTED TO OWNER'S ENGINEER.
19. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

MAINTENANCE AND OPERATION INSTRUCTIONS FOR STORMWATER FACILITY:

1. AT LEAST TWICE A YEAR PERFORM THE FOLLOWING: A) INSPECT INLETS, DRAINAGE PIPES AND STORM MANHOLES FOR ACCUMULATED SILT, SAND, OR DEBRIS, AND REMOVE EXCESSIVE BUILD-UP OF DEBRIS. B) INSPECT ALL DRAINAGE STRUCTURES FOR DAMAGE, AND REPAIR ANY DAMAGE. C) INSPECT EXFILTRATION SYSTEM AND REMOVE ACCUMULATED DEBRIS. IT IS RECOMMENDED THAT THE OWNER KEEP A LOG OF INSPECTION AND MAINTENANCE ACTIVITIES.
2. IF EXCESS STORM WATER PONDING IS OBSERVED FOR A PERIOD EXCEEDING 72-HOURS AFTER LAST RAINFALL, CHECK THE STRUCTURE OPENINGS FOR OBSTRUCTION AND PIPES FOR POSSIBLE ACCUMULATED DEBRIS. IF NO EVIDENCE OF OBSTRUCTION AND/OR ACCUMULATED DEBRIS EXIST, CONTACT THE ENGINEER OF RECORD.
3. FOR PERIODIC MAINTENANCE, THE SYSTEM SHOULD BE THOROUGHLY CLEANED WHEN INSPECTION REVEALS ACCUMULATED SEDIMENT.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36-INCHES OF COVER.
2. PVC GRAVITY SANITARY SEWER PIPE SHALL BE SDR-26, IN ACCORDANCE WITH ASTM D 3034. ELASTOMERIC GASKET JOINTS IN ACCORDANCE WITH ASTM D3212 SHALL BE UTILIZED. UNLESS OTHERWISE NOTED ON PLANS.
3. DUCTILE IRON PIPE AND FITTINGS SHALL BE CLASS 350 FOR 4" THOROUGH 12" INCH PIPE DIAMETERS, DI PIPE SHALL BE ANSI A2 1.51 (AWWA C 151). FITTINGS SHALL BE DUCTILE IRON OR CAST IRON ANSI/AWWA C110. LINING SHALL BE CERAMIC EPOXY SUCH AS "SP2000" OR "PROTECTO 401". EXTERIOR COATING SHALL BE BITUMINOUS.
4. POINTS OF CONNECTION FOR THE SANITARY SEWER LINES ARE TO BE COORDINATED WITH THE BUILDING PLUMBING PLANS. SANITARY SERVICE CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING LINE AT THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
6. PROVIDE ADDITIONAL SHOP DRAWINGS OF SANITARY SEWER COMPONENTS TO THE MUNICIPALITY FOR WASTEWATER DIVISION REVIEW FOR THOSE COMPONENTS TO BE DEDICATED TO THE MUNICIPALITY.
7. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO PLACEMENT OF BASE AND PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL NOTIFY THE ENGINEER 48-HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
8. EXISTING SERVICES MUST NOT BE INTERRUPTED. WHEN APPLICABLE, THE CONTRACTOR SHALL DEVELOP A PLAN TO MAINTAIN SERVICES AND SEEK ENGINEER'S AND MUNICIPALITY'S APPROVAL OF THE PLAN PRIOR TO COMMENCING SEWER REPLACEMENT WORK.
9. CCTV TESTING: CLOSED CIRCUIT TV INSPECTION OF THE SANITARY SEWER MAINS IS REQUIRED.
10. LEAKAGE TEST: PERFORM LOW-PRESSURE AIR LEAKAGE TESTING PER ASTM F1417 REGARDLESS OF PIPE MATERIAL, WHICH SPECIFIES A 3.5 PSI AIR PRESSURE BE HELD FOR A SPECIFIED LENGTH OF TIME BASED ON THE PIPE DIAMETER WITH A MAXIMUM 0.5 PSI PRESSURE DROP. SEE ASTM F1417 TABLE 2.1.
11. MANDREL TESTING FOR PIPE DEFLECTION TESTING MAY BE REQUIRED AT THE REQUEST OF THE ENGINEER OR MUNICIPAL REPRESENTATIVE, PENDING REVIEW OF CCTV TEST RESULTS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. CONTRACTOR IS RESPONSIBLE FOR COST OF MANDREL TESTING AND SUBSEQUENT REQUIRED REPAIRS.
12. AS-BUILT DRAWINGS CERTIFIED BY A FL REGISTERED SURVEYOR AND IN CONFORMANCE WITH THE MUNICIPALITY'S REQUIREMENTS SHALL BE PROVIDED TO THE MUNICIPALITY FOR REVIEW BY THE WASTEWATER DIVISION PRIOR TO ACCEPTANCE.
13. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF SANITARY SEWER TO THE ENGINEER UPON COMPLETION OF THE SANITARY SEWER LINES. SANITARY SEWER LINES SHALL NOT BE PLACED IN SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS SECURED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.
3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.
4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT INDEX 700-010.
5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.
6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.
7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT INDEX 700-010 AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.
8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.
9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.
10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT SPEC. SECTION 710, AND THERMOPLASTIC TO SECTION 711.
11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT INDEX 711-001.
12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT INDEX 711-001.
13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 17352.
14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

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ABBREVIATIONS:

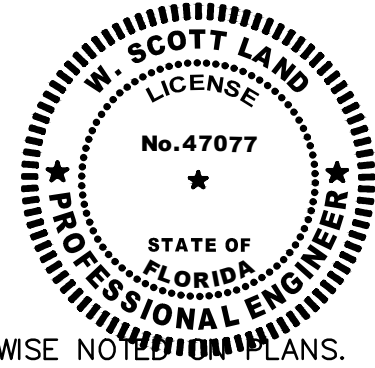
A.D.A. - AMERICAN DISABILITY ACT

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

MUNICIPALITY - CITY OF MOUNT DORA

FOR STANDARD ABBREVIATIONS REFER TO THE FDOT STANDARD INDEX 001, UNLESS OTHERWISE NOTED ON PLANS.



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CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

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1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

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SHEET TITLE

GENERAL
NOTES

SHEET NUMBER

C-002

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CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.
2. BMPs: SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
3. INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).
4. TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
5. POTENTIAL POLLUTANTS DURING CONSTRUCTION: DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIALS REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE (CALL FDEP 407-894-7555) PRIOR TO ANY OTHER ACTION.
6. INSPECTIONS: CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS.
7. PERMANENT STORMWATER MANAGEMENT CONTROLS: RETENTION AND DETENTION/EXFILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO MUNICIPALITY'S DRAINAGE SYSTEM.
8. DEWATERING: IN GENERAL, WATER FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATER FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF F.D.E.P., THE NPDES PERMIT, AND THE GEOTECHNICAL REPORT.
9. DEWATERING: DEWATERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE PER SECTION 6.14.01 (H) OF THE ESM.
10. CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING SODDED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.
11. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
12. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
13. NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY STAFF.
14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.
15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.
16. WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MS4.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS, AND ALL GENERAL CONSTRUCTION NOTES CONTAINED WITHIN THIS PLAN SET.
2. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE JOBSITE. HE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, FIELD DETERMINE THE EXACT LOCATION OF UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY IF CONFLICTS EXIST. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITY AND ALL EXISTING UTILITIES SHALL BE PROTECTED.
4. THE CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS REQUIRED BY CONSTRUCTION WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MANY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS. COORDINATE EFFORTS WITH AREA DEVELOPMENT PLANS.
5. THE CONTRACTOR IS ADVISED TO BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CORRIDOR THROUGHOUT CONSTRUCTION.
7. CONTACT LOCAL ENVIRONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK.
8. MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
9. ALL EXCESS DIRT, CLEARING DEBRIS, UNSUITABLE MATERIALS AND EXISTING ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF IN A LEGAL MANNER.
10. THE CONTRACTOR SHALL PROVIDE A LEVEL GROUND SURFACE AREA ACCESSIBLE TO THE HAUL ROADS AND CONSTRUCTION ENTRANCE FOR MATERIAL LAY-DOWN AND CONSTRUCTION STAGING. THE AREA SHALL BE DELINEATED WITH SAFETY FENCING AND SILT FENCE SHALL BE INSTALLED ALONG THE DOWNHILL BOUNDARY.
11. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO LIMITS OF CONSTRUCTION AS DEPICTED ON THE SITE PLAN (PROPOSED BY GAI CONSULTANTS.).
12. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
13. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.

TEMPORARY PROTECTION NOTES:

1. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
2. TEMPORARY SEEDING - AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY-DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE A MINIMUM OF 30 POUNDS PER ACRE.
3. TEMPORARY SEEDING AND MULCHING - SLOPES STEEPER THAN 6:1 THAT REQUIRE TEMPORARY SEEDING SHALL ADDITIONAL RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED ARE TO A DEPTH OF 4 INCHES.
4. TEMPORARY GRASSING - THE SEEDED OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITION FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
5. TEMPORARY REGRASSING - IF AFTER 14 DAYS THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.

EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), AS WELL AS THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK, UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
2. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.
4. EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATER BODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SHOALING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL APPLICATIONS AND ACCORDING TO THE APPLICABLE COUNTY WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
6. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.
8. THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO FILTER OUT THE ERODED SOILS AND CONSTRUCTION FINES. CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
9. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MUNICIPALITY, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.
10. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
11. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
13. ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, FDEP AND THE MUNICIPALITY'S REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.
14. ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.
15. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT BODY OR STORMWATER COLLECTION FACILITY.
16. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
17. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
18. ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFFSITE TRACKING OF SEDIMENTS.
19. SEDIMENTATION CONTROLS/ BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUs FROM LEAVING THE CONSTRUCTION SITE.
20. SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL EMPLOY BMP(S) SUCH AS: WIND SCREEN ON PERIMETER CONSTRUCTION FENCING, WATER MISTING OF DRY SOILS, ETC.

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

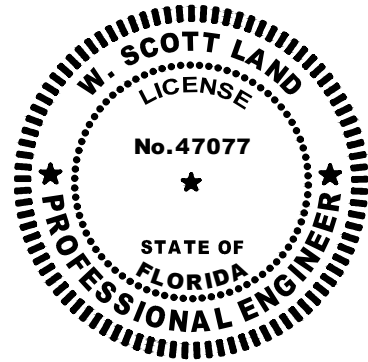
SIGNATURE	DATE
PROJECT MANAGER	
NAME AND TITLE	
COMPANY	
ADDRESS (CONTRACTING FIRM)	
ADDRESS (CONSTRUCTION SITE)	
TELEPHONE:	AREA CODE NUMBER

DEVELOPER CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

SIGNATURE	DATE
PROJECT MANAGER	
NAME AND TITLE	
COMPANY	
ADDRESS (DEVELOPING FIRM)	
ADDRESS (DEVELOPING SITE)	
TELEPHONE:	AREA CODE NUMBER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY



W. SCOTT LAND
GAI CONSULTANTS
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801

ON THE DATE ADJACENT TO THE SIGNATURE.

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THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL
CHECKED:	WSL
APPROVED:	WSL
REGISTRATION	

SHEET TITLE

SWPPP NOTES

SHEET NUMBER

C-003

A GAI CONSULTANTS, INC SERVICE GROUP

STORMWATER POLLUTION PREVENTION NOTES:

LOCATION: THE 3.07 +/- ACRE SITE IS LOCATED IN THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 3.07± ACRES WILL BE DISTURBED DURING CONSTRUCTION.

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; UTILITY INSTALLATION; CONSTRUCTION OF STORM SEWER; CONSTRUCTION OF A BUILDING AND AMENITIES.

SOIL TYPES: POMPANO SAND (42), ST. LUCIE SAND, 0 TO 8 PERCENT SLOPES (43) & TAVARES SAND, 0 TO 5 PERCENT SLOPES (45) ACCORDING TO THE USDA NRCS SOIL SURVEY OF LAKE COUNTY.

- GENERAL CONSTRUCTION SEQUENCE:
1. INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP INLET PROTECTION.
 2. GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
 3. ROUGH GRADE SITE.
 4. INSTALL UNDERGROUND UTILITIES.
 5. INSTALL STORMWATER DRAINAGE.
 6. CONSTRUCT BUILDING.
 7. INSTALL LANDSCAPING.
 8. REMOVE TEMP. PROTECTION SYSTEMS.

STORMWATER DISCHARGE: STORMWATER WILL DISCHARGE TO THE CITY OF MOUNT DORA STORM SEWER SYSTEM AND WILL ULTIMATELY DISCHARGE TO LAKE DORA.

DEVELOPER CONTACT INFORMATION
CITY OF MOUNT DORA
1995 DONNELLY STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7161

CAULEY LOTT PARK
CITY OF MOUNT DORA, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: DATE:

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: AMOUNT OF LAST RAINFALL: INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

TO BE PERFORMED BY: ON OR BEFORE:

PAGE 1 OF 4

CAULEY LOTT PARK
CITY OF MOUNT DORA, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: ON OR BEFORE:

OTHER CONTROLS
STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: ON OR BEFORE:

PAGE 3 OF 4

CAULEY LOTT PARK
CITY MOUNT DORA, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE:

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

TO BE PERFORMED BY: ON OR BEFORE:

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

TO BE PERFORMED BY: ON OR BEFORE:

PAGE 2 OF 4

CAULEY LOTT PARK
CITY OF MOUNT DORA, FL

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

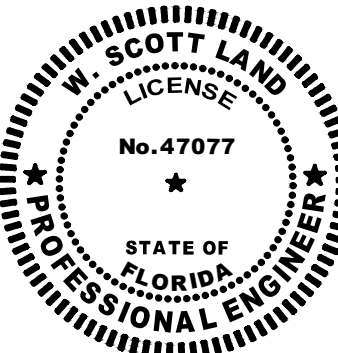
REASONS FOR CHANGES:

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

SIGNATURE:

DATE:

PAGE 4 OF 4



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY

W. SCOTT LAND
GAI CONSULTANTS
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801

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THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

NOTE TO CONTRACTOR

1. THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OF 1 ACRE OR MORE. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	

PROJECT NUMBER A171115.07

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APPROVED: WSL

REGISTRATION

SHEET TITLE

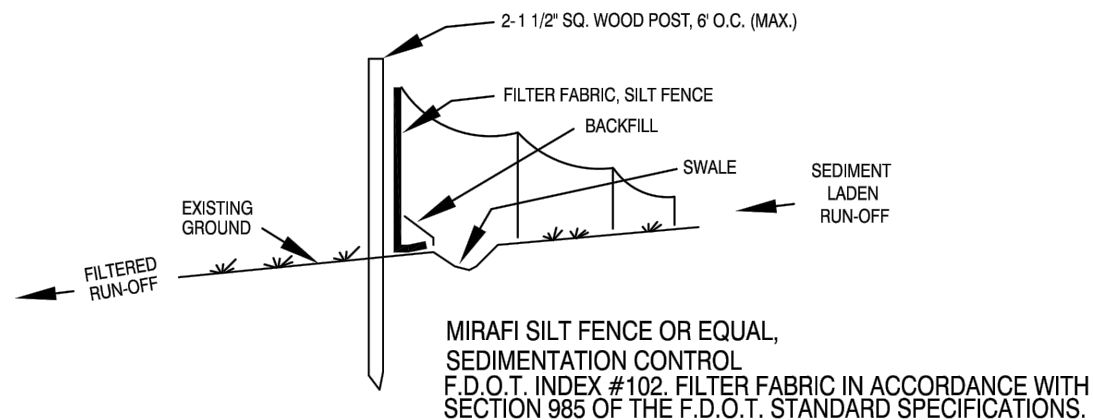
SWPPP NOTES

SHEET NUMBER

C-004

A GAI CONSULTANTS, INC SERVICE GROUP

Z:\NFPA\2017\A17115.07 - CAULEY & LILLIE\MP\CAO\PRODUCTION DRAWINGS\A17115.07 - C-001 GENERAL NOTES.DWG
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.



- NOTES:
1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPOLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
 2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
 - a) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
 - b) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

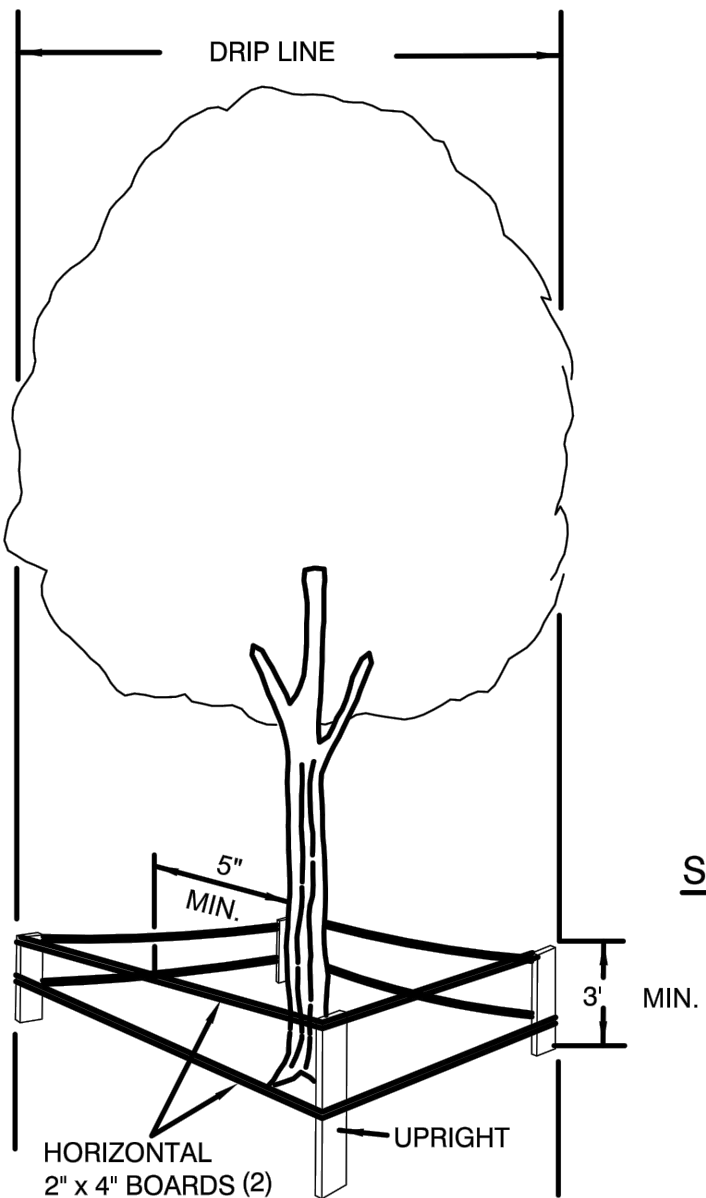
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



EROSION CONTROL DETAIL

GU0020-1

ISSUED: 2017
REVISED: --



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

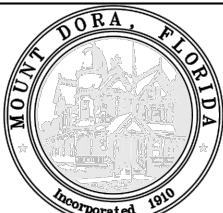
WHY IT WORKS

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

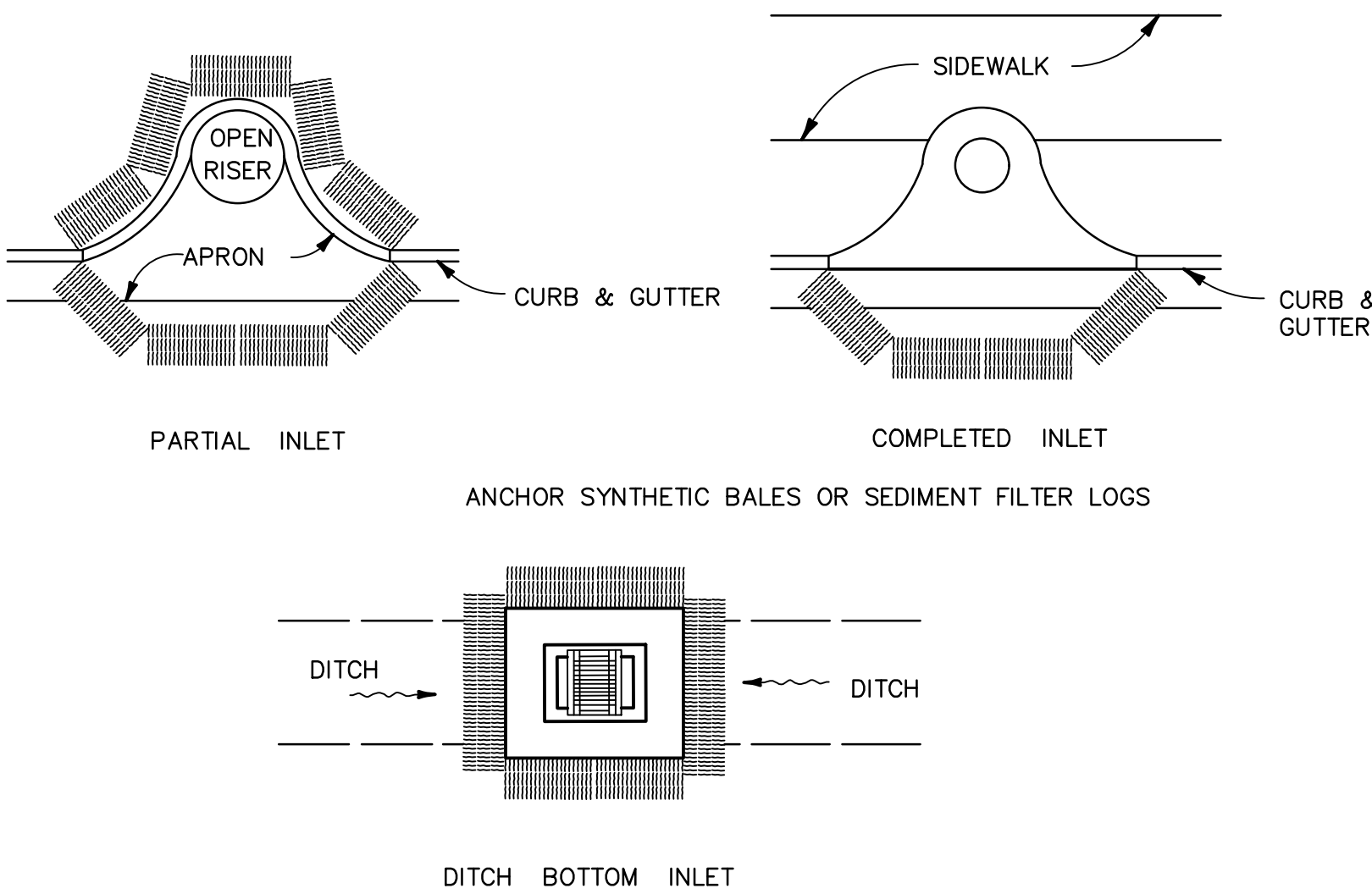
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 2" x 4" LUMBER PAINTED SAFETY YELLOW
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR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



TREE PROTECTION MEASURES

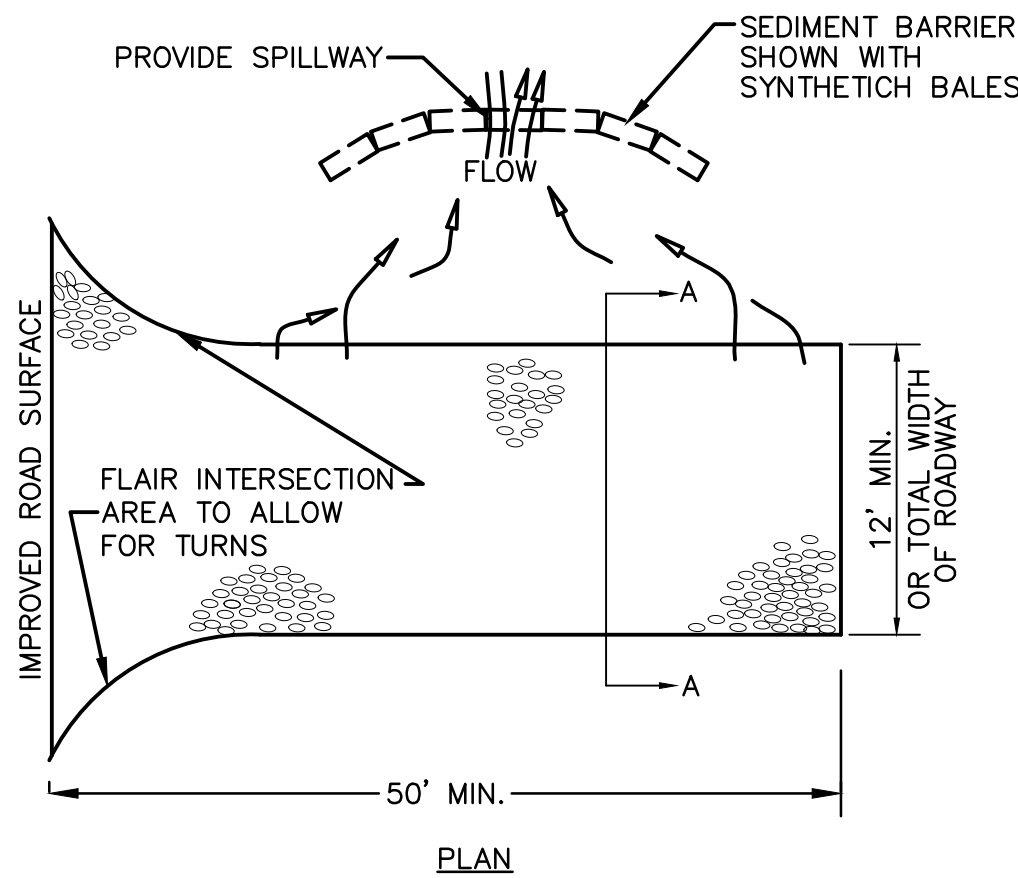
GU0023-1

ISSUED: 2017
REVISED: -- 2019



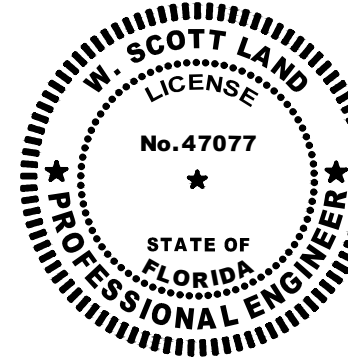
1 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.



2 ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.



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W. SCOTT LAND
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618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801

ON THE DATE ADJACENT TO THE SIGNATURE.

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COMMUNITY
SOLUTIONS
GROUP

gai
consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

SHEET TITLE

SWPPP DETAILS

SHEET NUMBER

C-005

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CERTIFICATE OF AUTHORIZATION: EB9951

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

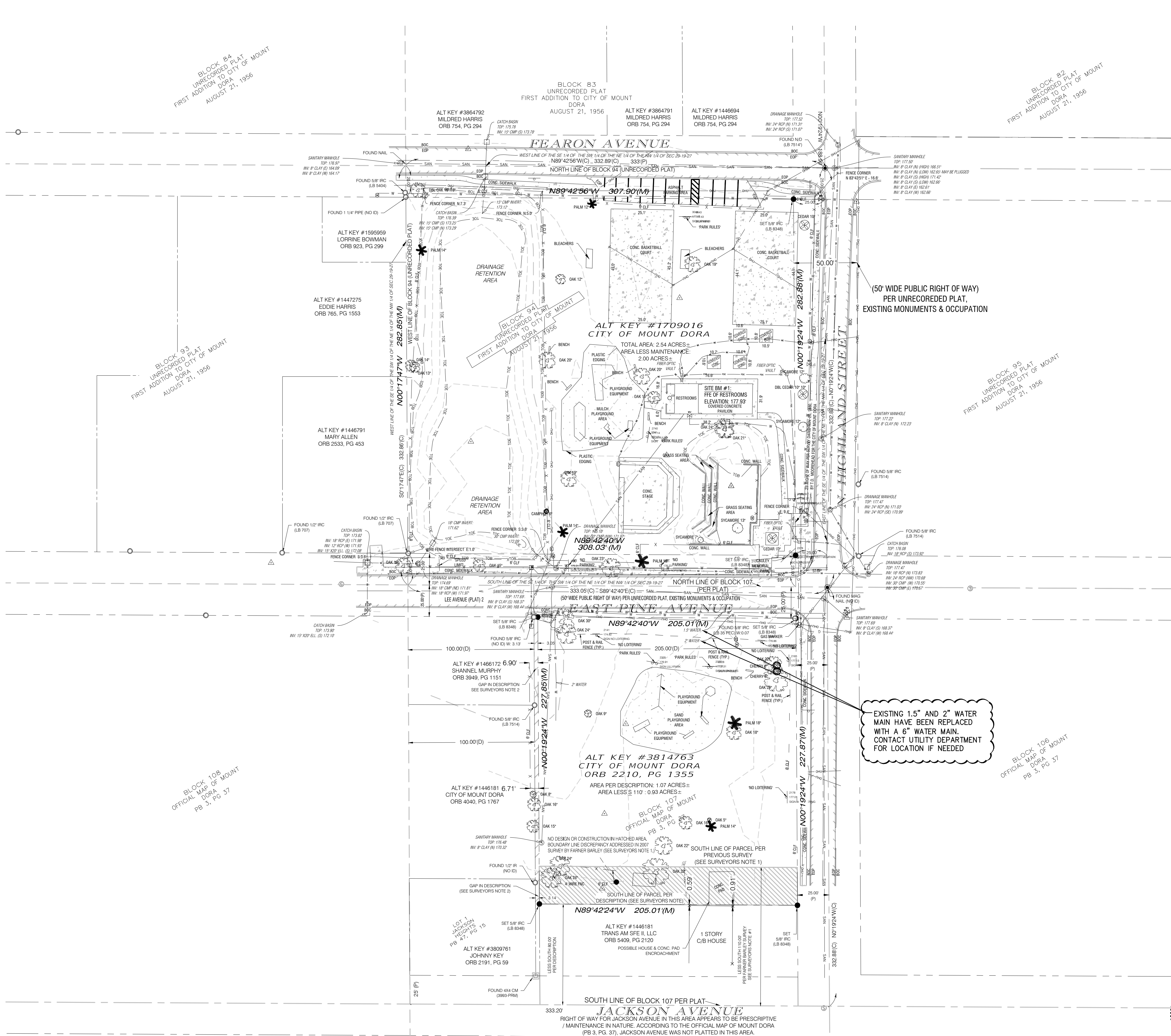
CONSULTANTS

[illegible]

REGISTRATION

C-101

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NOTE: ACCORDING TO THE OFFICIAL MAP OF MOUNT DORA, P.B. 3, PG 43, BLOCKS IN THIS AREA ARE NOT DIMENSIONED. HOWEVER, THROUGH FIELD SURVEY, EXISTING MONUMENTS, PREVIOUS SURVEYS BY OTHERS AND DEED RESEARCH THE INTENT IN THIS AREA IS FOR THE BLOCKS TO BE SURVEYED BY FRACTIONAL DIVISION OF THE NW 1/4 OF SEC. 29-19-27

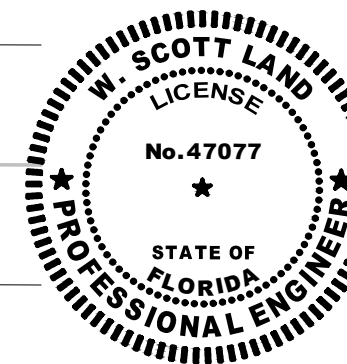
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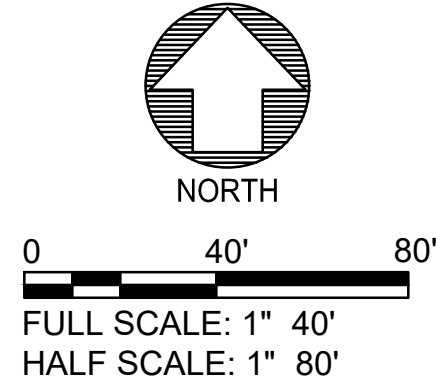
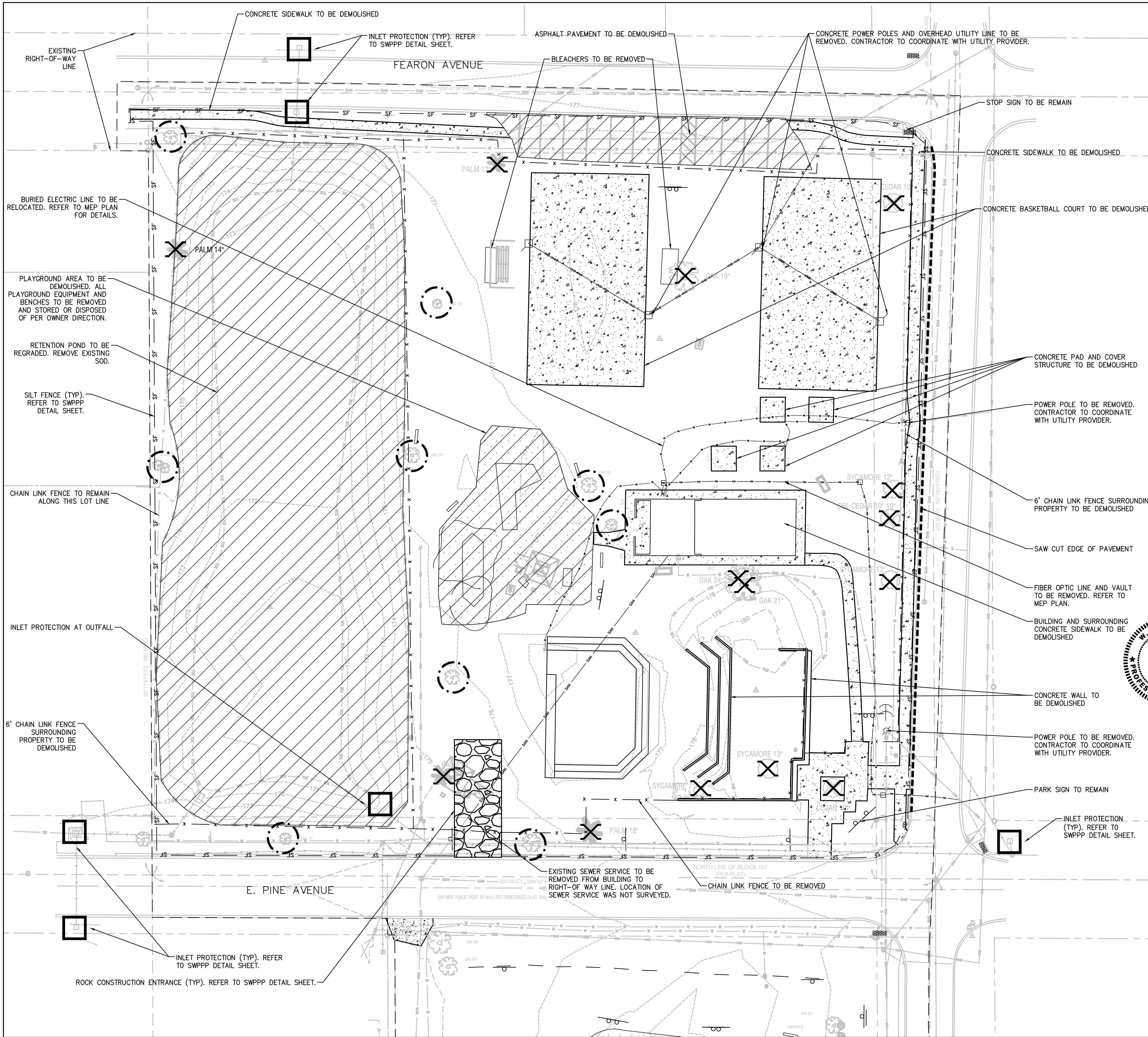
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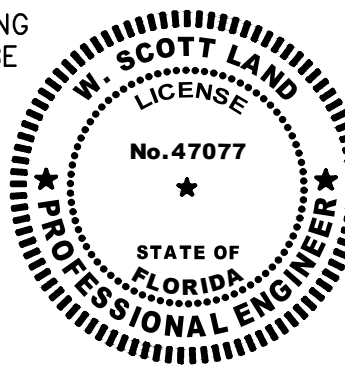


Z:\NFPA\2017\A17115.07 - CAULEY & LITTLE\PROJECTS\PRODUCTION DRAWINGS\A17115.07 - C-100 DEMO & EROSION CONTROL PLANNING
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.



- GENERAL NOTES:**
- SEE TOPOGRAPHIC SURVEY FOR EXISTING FEATURES LEGEND AND ABBREVIATIONS.
 - ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
 - ALL PUBLIC/PRIVATE UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY WHEN CONDITIONS APPLY.
 - ANY DEVIATION FROM THE CITY OF MOUNT DORA ENGINEERING STANDARDS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "ROOF", HAVING AN ELEVATION OF 95.65', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTRACTOR SHALL ESTABLISH A NEW BENCHMARK PRIOR TO DEMOLISHING BUILDING.

- EROSION CONTROL NOTES:**
- NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
 - ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
 - ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.
 - SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL EMPLOY BMP(S) SUCH AS: WIND SCREEN ON PERIMETER CONSTRUCTION FENCING, WATER MISTING OF DRY SOILS, ETC.



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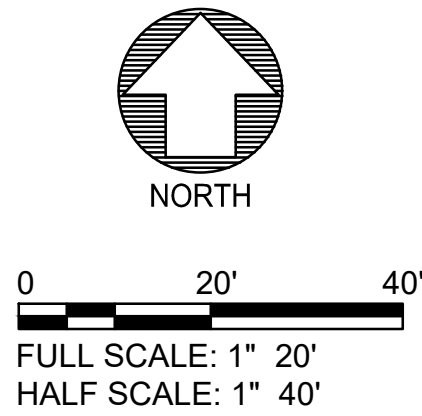
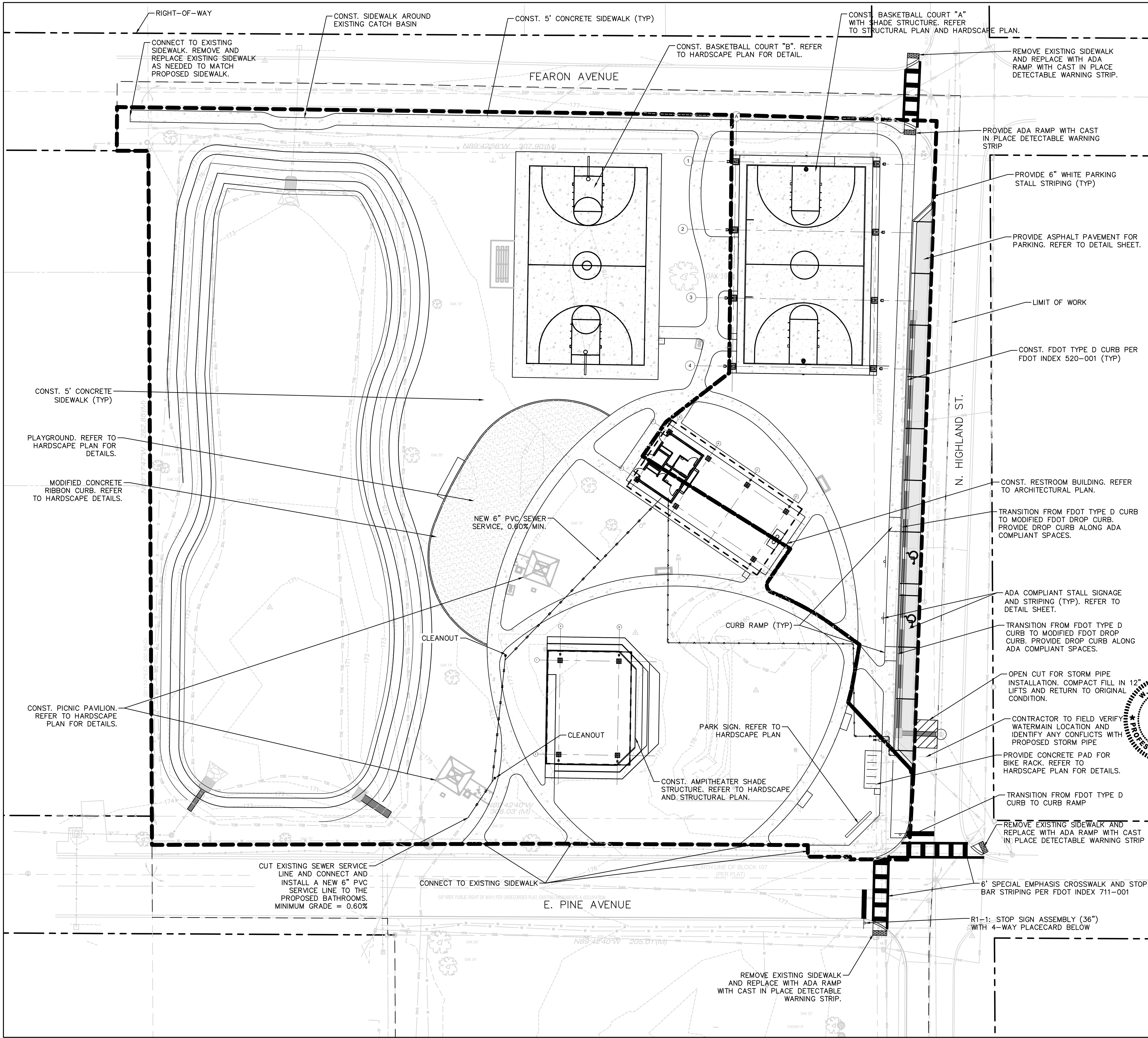
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LEGEND	
---	LIMITS OF WORK
SF	SILT FENCE
(Tree symbol)	TREE PROTECTION
(Square symbol)	INLET PROTECTION
(Hatched pattern)	CONSTRUCTION ENTRANCE
(Dotted pattern)	CONCRETE TO BE DEMOLISHED
(Diagonal lines)	DEMOLITION AREA
X	FENCE TO BE DEMOLISHED
(Arrow symbol)	SIGN TO REMAIN
(Crossed-out arrow symbol)	SIGN TO BE REMOVED
(X symbol)	TREE AND ROOTS TO BE REMOVED
---	SAW CUT EDGE OF PAVEMENT
(Circle with cross symbol)	UTILITY POLE TO REMAIN
(Circle with X symbol)	UTILITY POLE TO BE REMOVED

REVISIONS:	

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL
CHECKED:	WSL
APPROVED:	WSL
REGISTRATION	

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This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.



SITE DATA	
PARCEL ID	29-19-27-0002-000-06600 29-19-27-0050-107-00004
PARCEL ACREAGE	3.51 AC
PROPOSED IMPERVIOUS AREA	0.85 AC
PROPOSED % IMPERVIOUS	25 %
PHASED PROJECT	TWO PHASES
FUTURE LAND USE DESIGNATION	RECREATION (RC) MEDIUM DENSITY RESIDENTIAL (MD)
PARKING SPACES PROVIDED	STANDARD SPACES= 13 ADA SPACES= 3 TOTAL SPACES= 16
BIKE SPACES PROVIDED	STANDARD SPACES= 10

- GENERAL NOTES:
- ALL MEASUREMENTS ARE TO THE FACE OF THE CURB.
 - ALL SIDEWALK AND CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL IMPROVEMENTS TO BE DEDICATED AND/OR MAINTAINED BY THE CITY OF MOUNT DORA SHALL BE IN CONFORMANCE WITH THE CURRENT CITY ENGINEERING STANDARDS MANUAL, MATERIALS LIST, AND DETAILS. FINAL APPROVAL DOES NOT PROVIDE EXEMPTION FROM THESE REQUIREMENTS. ANY DEVIATION FROM THE CITY STANDARDS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
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 - EXISTING SEWER SERVICE LOCATION IS APPROXIMATE. CONTRACTOR TO LOCATE TIE-IN PRIOR TO CONSTRUCTION.

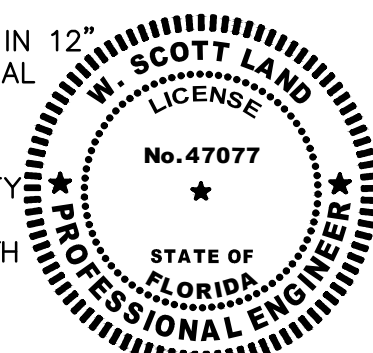
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LEGEND	
---	RIGHT-OF-WAY
- - -	LIMITS OF WORK
---	EXISTING FEATURE
---	PROPOSED IMPROVEMENT
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

COMMUNITY
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GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

SHEET TITLE

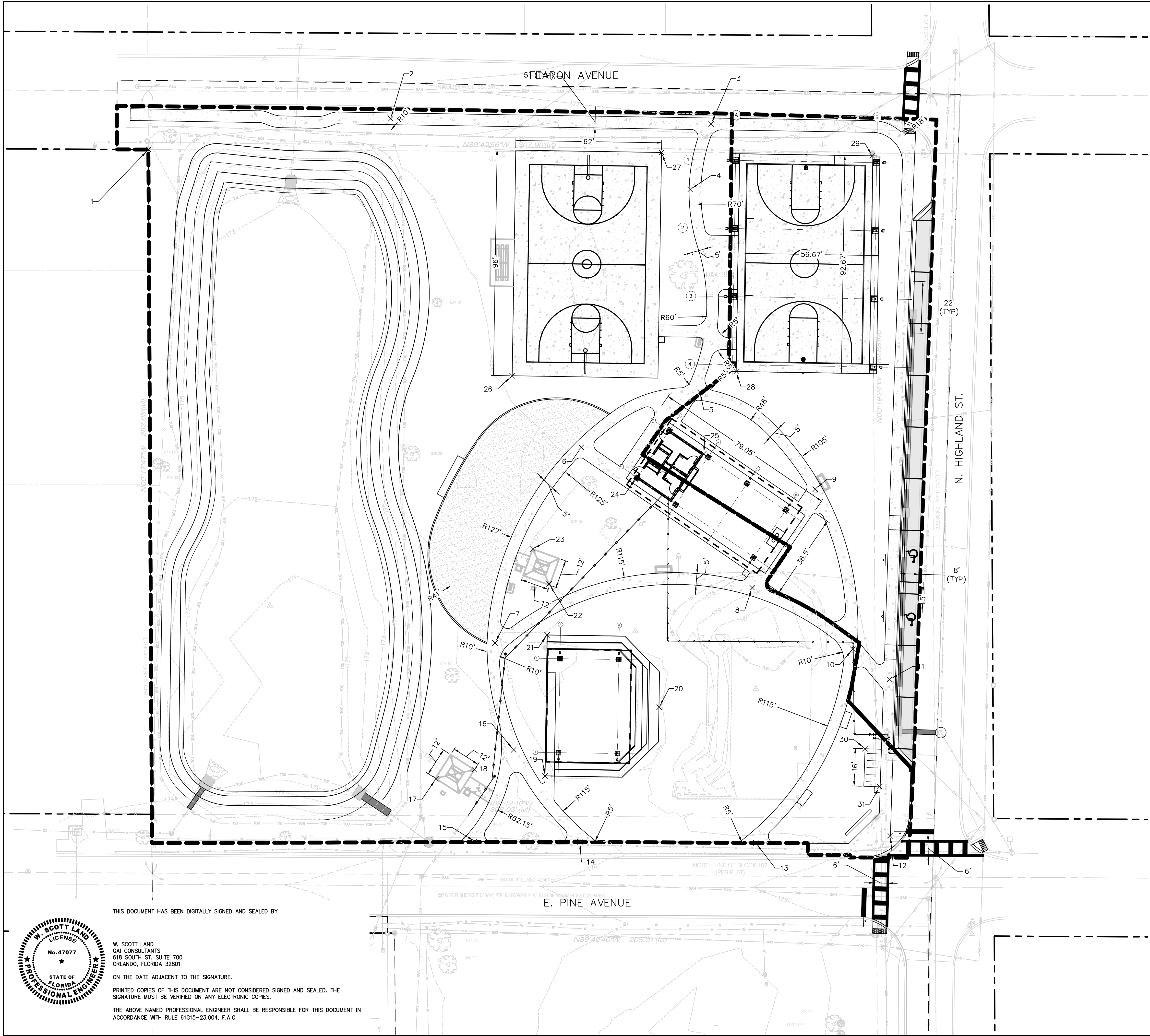
SITE PLAN

SHEET NUMBER

C-201

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0 20' 40'
FULL SCALE: 1" = 20'
HALF SCALE: 1" = 40'

GENERAL NOTES:

1. ALL MEASUREMENTS ARE TO THE FACE OF THE CURB.
2. ALL SIDEWALK AND CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE PLANS.
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6. EXISTING SEWER SERVICE LOCATION IS APPROXIMATE. CONTRACTOR TO LOCATE TIE-IN PRIOR TO CONSTRUCTION.

Point Table		
Point #	Northing	Easting
1	1628610.7997	451994.7186
2	1628623.9002	452097.7638
3	1628621.7094	452234.0856
4	1628593.8141	452225.1275
5	1628507.5030	452229.3321
6	1628484.1305	452178.8300
7	1628400.8745	452142.1016
8	1628424.4188	452251.4795
9	1628466.2702	452278.3109
10	1628398.2235	452294.3329
11	1628385.3699	452309.9787
12	1628318.7468	452310.2807
13	1628315.7683	452253.0441
14	1628316.1976	452178.1615
15	1628316.4104	452133.5301
16	1628355.3659	452150.0523
17	1628343.1145	452117.0467
18	1628346.9065	452133.3824
19	1628344.3042	452163.4067
20	1628373.5013	452211.9375
21	1628404.2808	452164.3241
22	1628425.9629	452165.1748
23	1628440.8248	452158.1591
24	1628471.1410	452202.1620
25	1628481.3673	452230.9347
26	1628514.5559	452149.4273
27	1628609.5473	452212.9619
28	1628516.3586	452244.6975
29	1628608.1064	452302.6211
30	1628355.8639	452299.4981
31	1628339.7020	452305.7228

LEGEND

- RIGHT-OF-WAY
- - - LIMITS OF WORK
- - - EXISTING FEATURE
- PROPOSED IMPROVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

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GROUP

gai
consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

**CAULEY LOTT
PARK**

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

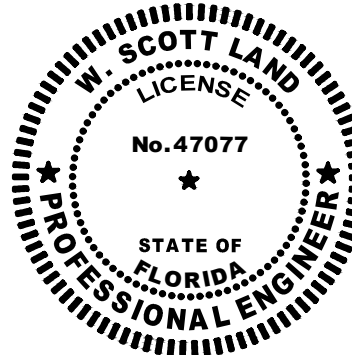
SHEET TITLE

**GEOMETRY
PLAN**

SHEET NUMBER

C-202

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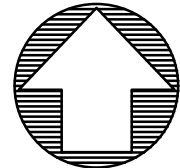
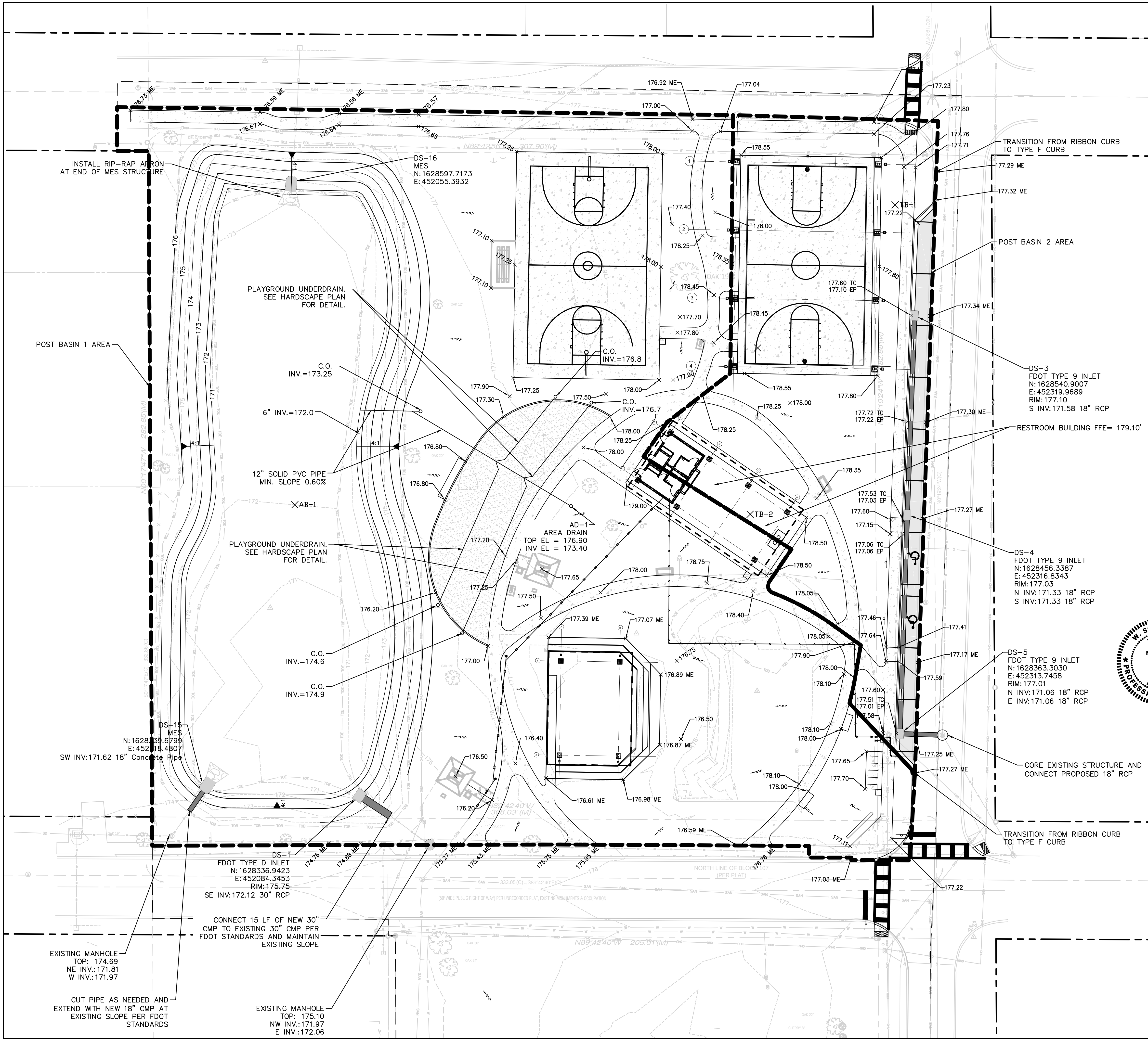
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ORLANDO, FLORIDA 32801

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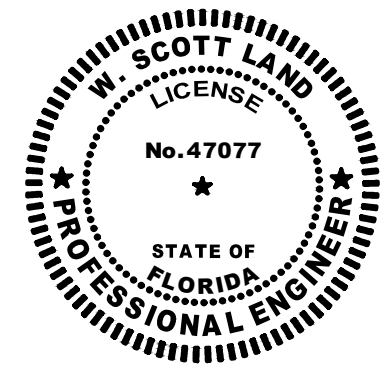


0 30' 60'
FULL SCALE: 1"=30'
HALF SCALE: 1"=60'

GENERAL NOTES:

1. ALL ELEVATIONS ALONG PROPOSED CURBS ARE AT THE TOP OF THE CURB.
2. ALL IMPROVEMENTS TO BE DEDICATED AND/OR MAINTAINED BY THE CITY OF MOUNT DORA SHALL BE IN CONFORMANCE WITH THE CURRENT CITY ENGINEERING STANDARDS MANUAL, MATERIALS LIST, AND DETAILS. FINAL APPROVAL DOES NOT PROVIDE EXEMPTION FROM THESE REQUIREMENTS. ANY DEVIATION FROM THE CITY STANDARDS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
3. PROPOSED PIPES ARE MEASURED FROM CENTER OF STRUCTURE.
4. IN AREAS WHERE PROPOSED SIDEWALK CONNECTS TO EXISTING SIDEWALK, SAW CUT EXISTING SIDEWALK AND MATCH NEW SIDEWALK ELEVATION TO EXISTING ELEVATION.
4. ALL SIDEWALKS TO BE SIDE SLOPED MIN. 1% MAX 2% TO MATCH DIRECTION OF PROPOSED GRADES.

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LEGEND

- RIGHT-OF-WAY
- - - LIMITS OF WORK
- PROPOSED IMPROVEMENT
- EXISTING FEATURE
- 92 EXISTING CONTOUR
- X 92.00 ME EXISTING ELEVATION AS INTERPOLATED FROM SURVEY. SHALL MATCH EXISTING.
- X 92.00 PROPOSED SPOT ELEVATION
- PHASE 1 CONCRETE PAVEMENT
- FUTURE CONCRETE PAVEMENT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURES
- SURFACE FLOW DIRECTION

COMMUNITY
SOLUTIONS
GROUP

gai consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

**CAULEY LOTT
PARK**

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A17115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

SHEET TITLE

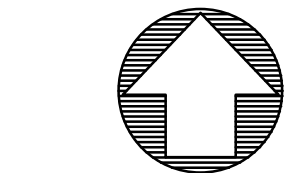
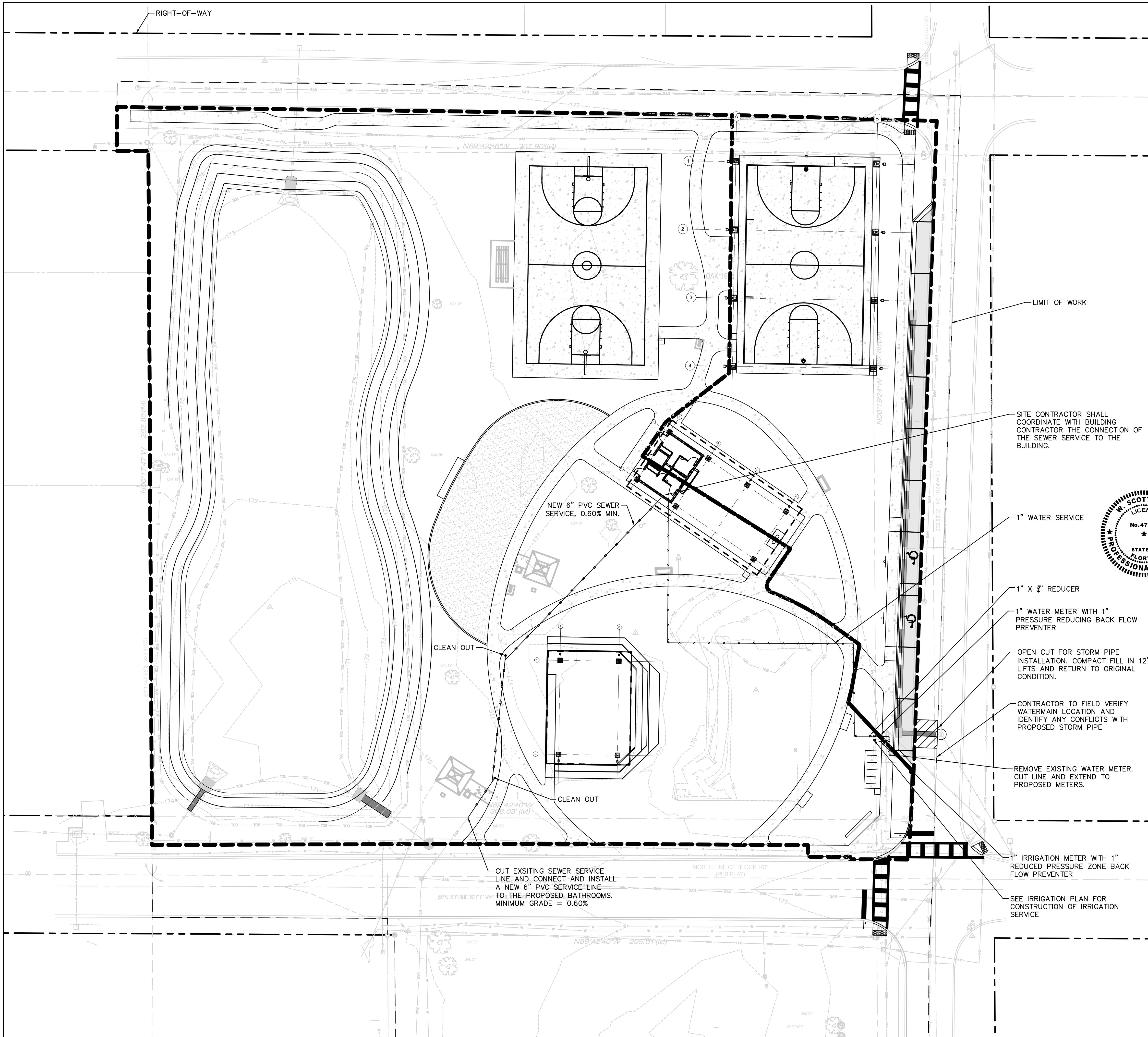
**GRADING &
DRAINAGE PLAN**

SHEET NUMBER

C-300

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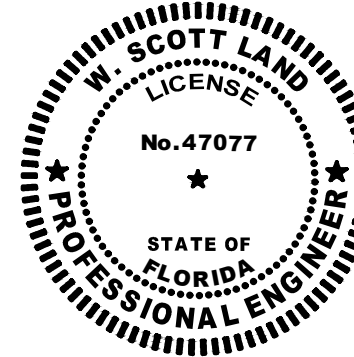


0 20' 40'
FULL SCALE: 1" = 20'
HALF SCALE: 1" = 40'

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ORLANDO, FLORIDA 32801

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LEGEND

---	RIGHT-OF-WAY
- - -	LIMITS OF WORK
---	EXISTING FEATURE
---	PROPOSED IMPROVEMENT
W	WATER SERVICE
IRR	IRRIGATION SERVICE
SS	SANITARY SERVICE

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

SHEET TITLE

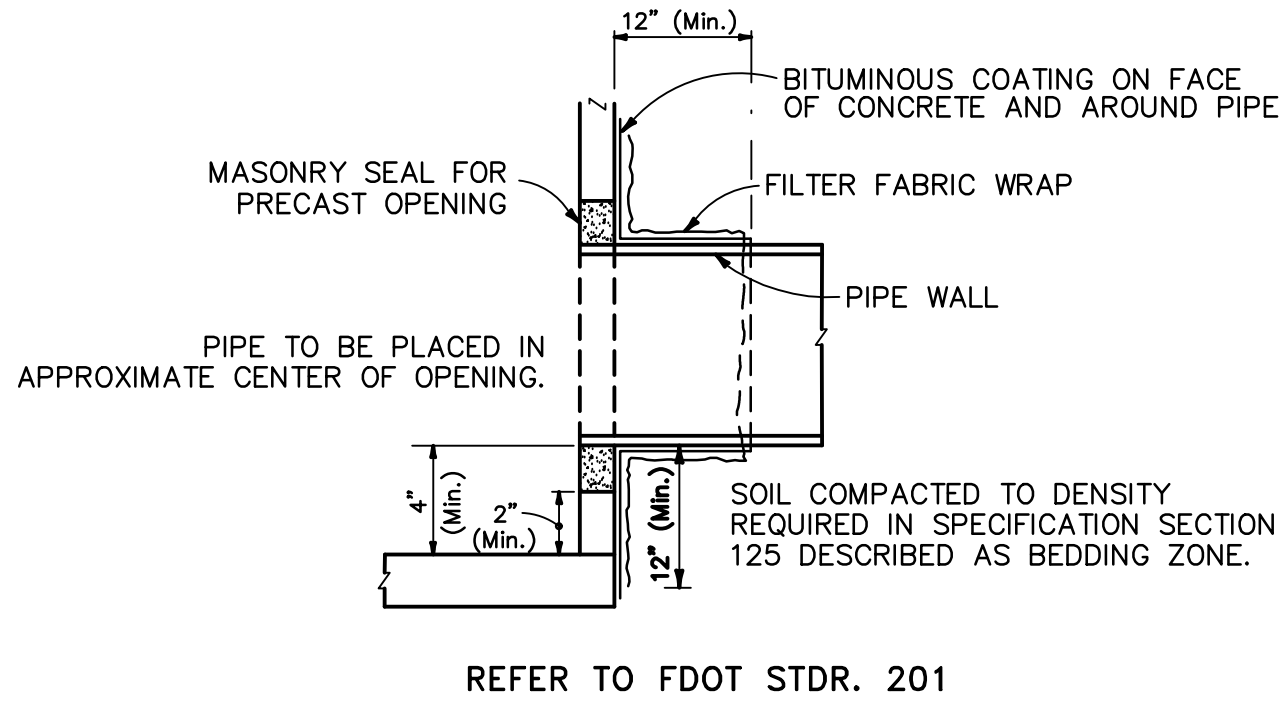
UTILITY PLAN

SHEET NUMBER

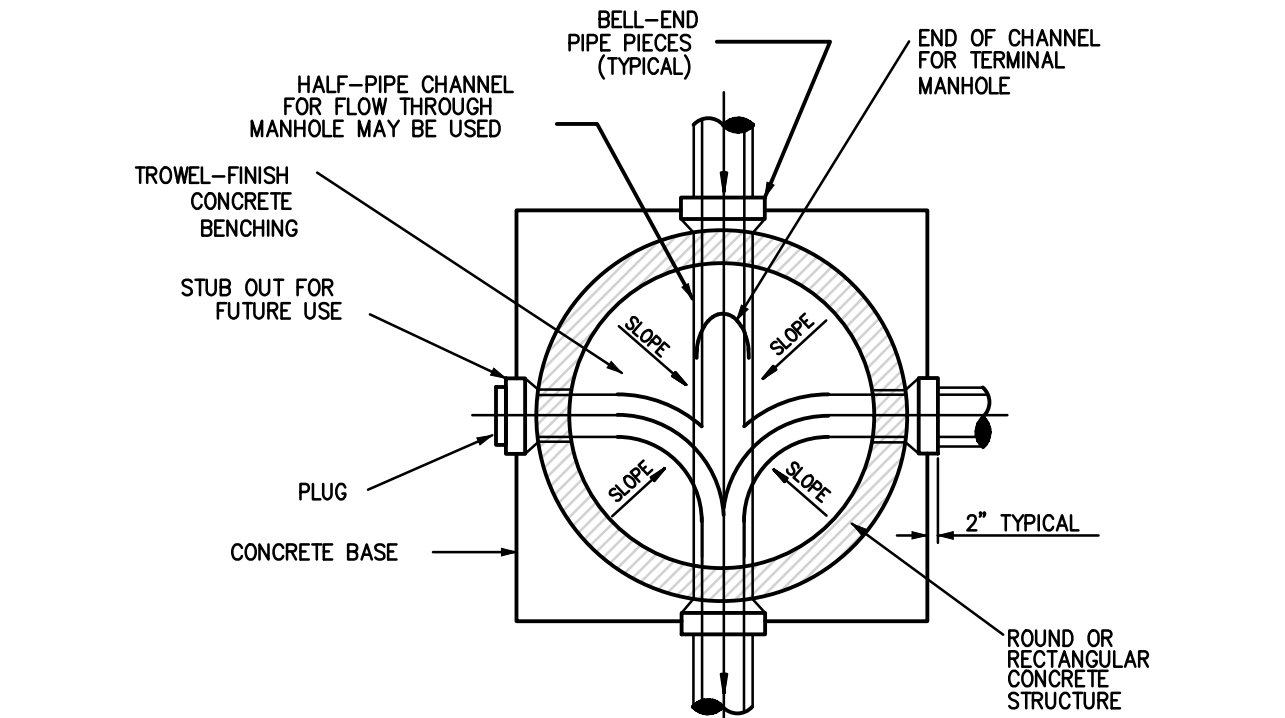
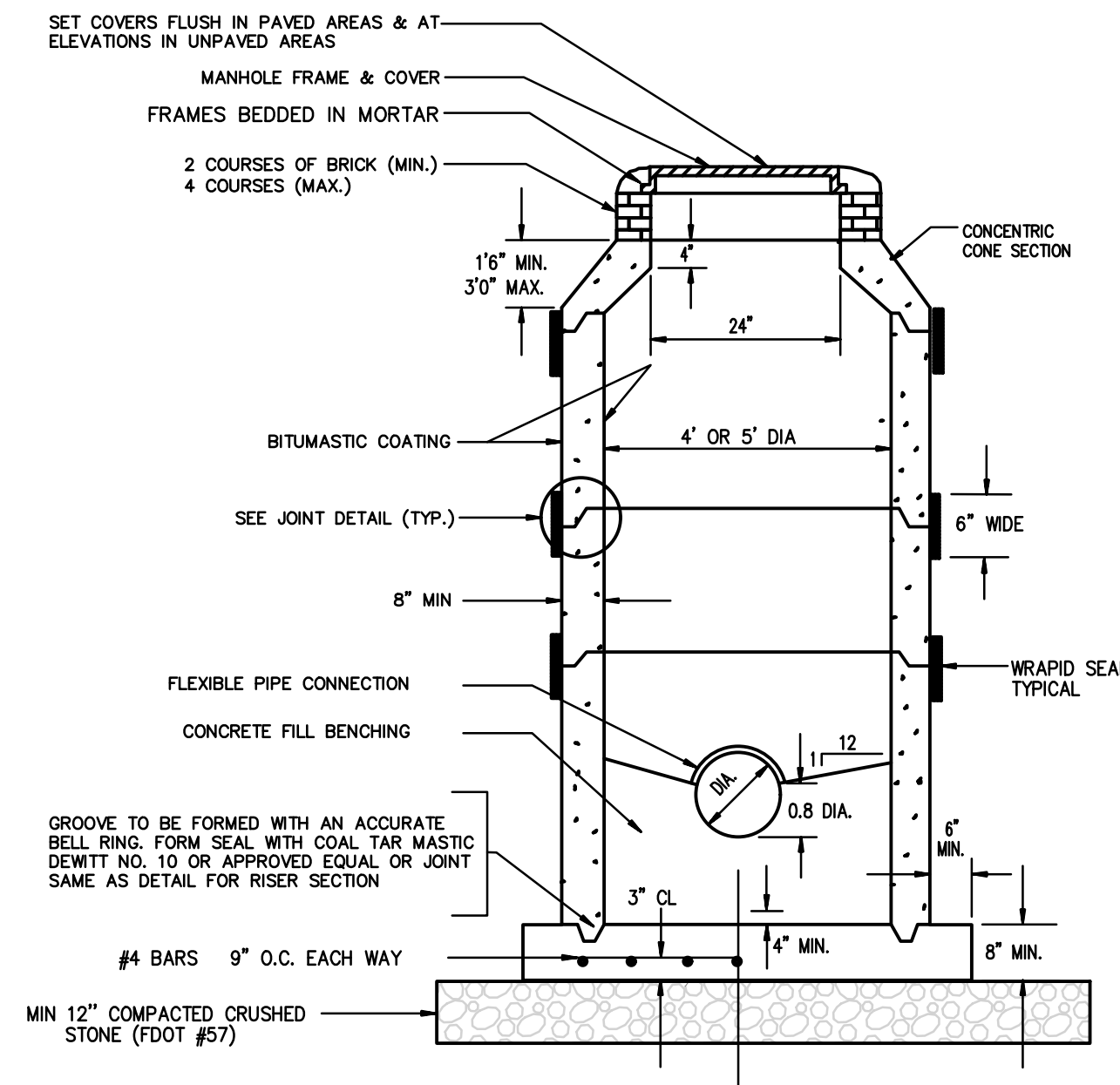
C-401

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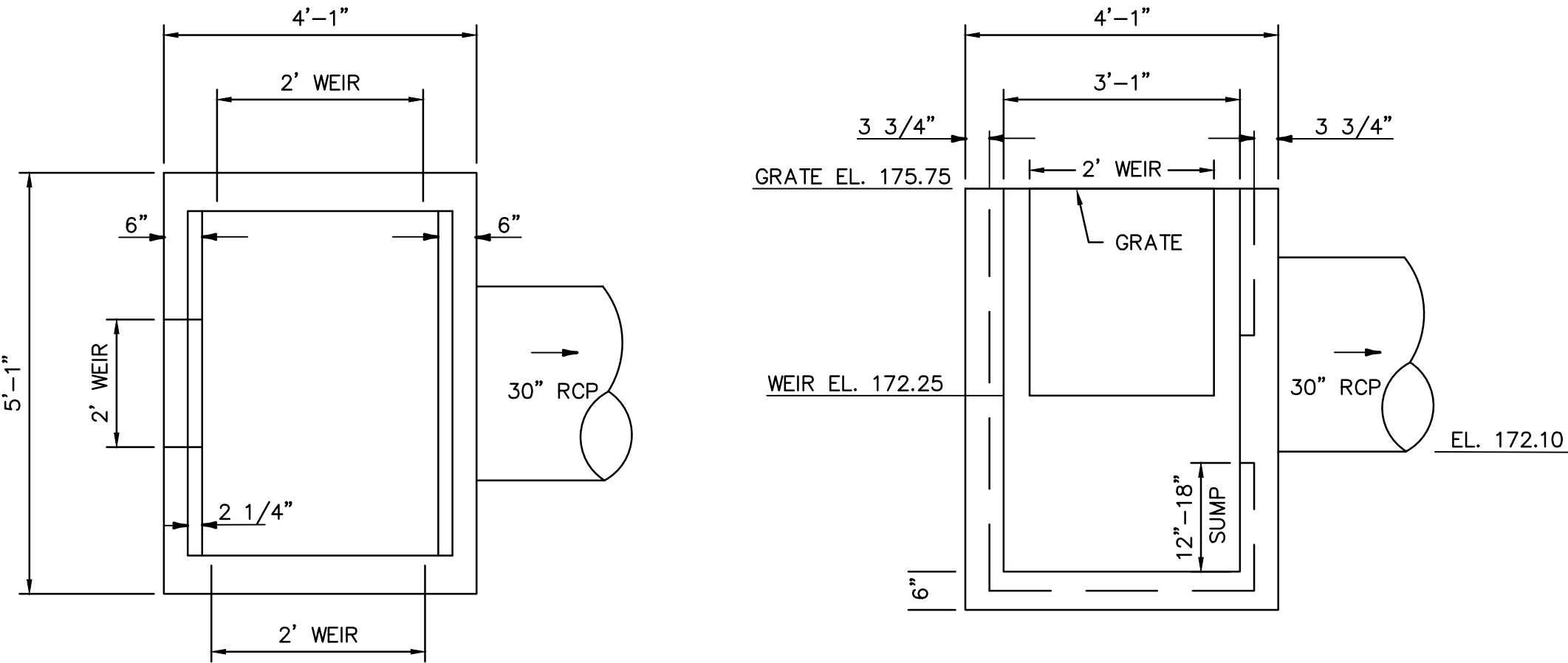


1 STORM PIPE TO STRUCTURE JOINT DETAIL
N.T.S.



- NOTES:
- MANHOLE COVERS TYPICAL FOR ALL FRAME TYPES.
 - WRAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON ROUND AIR RELEASE AND ROUND MANHOLE STRUCTURES.
 - WRAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - MAXIMUM MANHOLE DEPTH SHALL BE 18 FEET TO BOTTOM OF SLAB

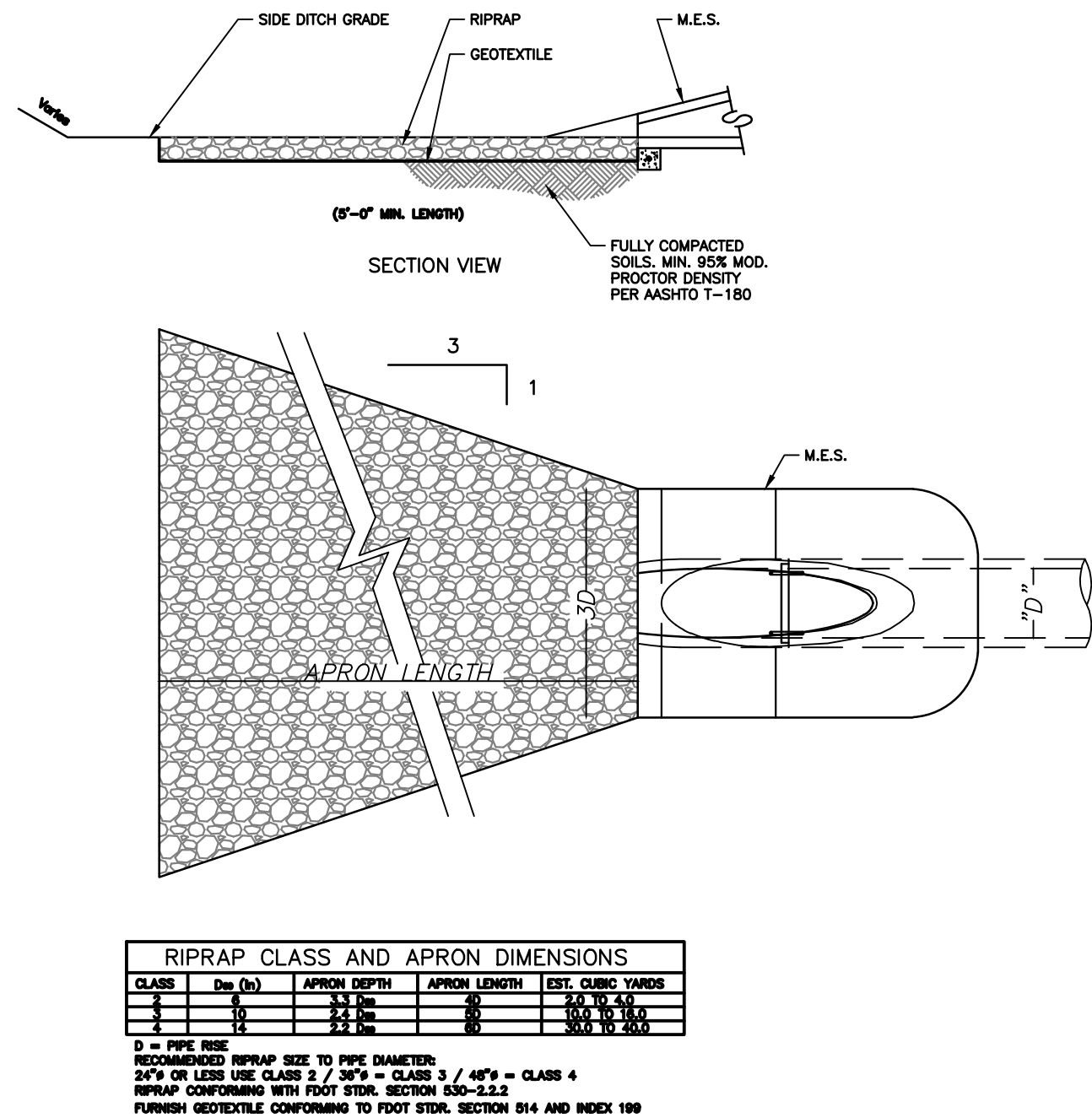
2 PRECAST CONCRETE MANHOLE DETAIL
N.T.S.



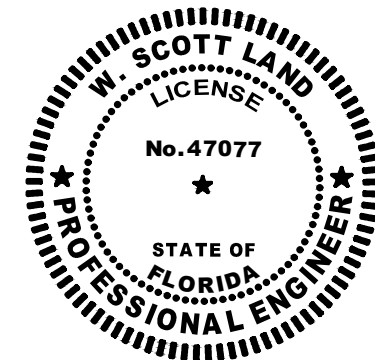
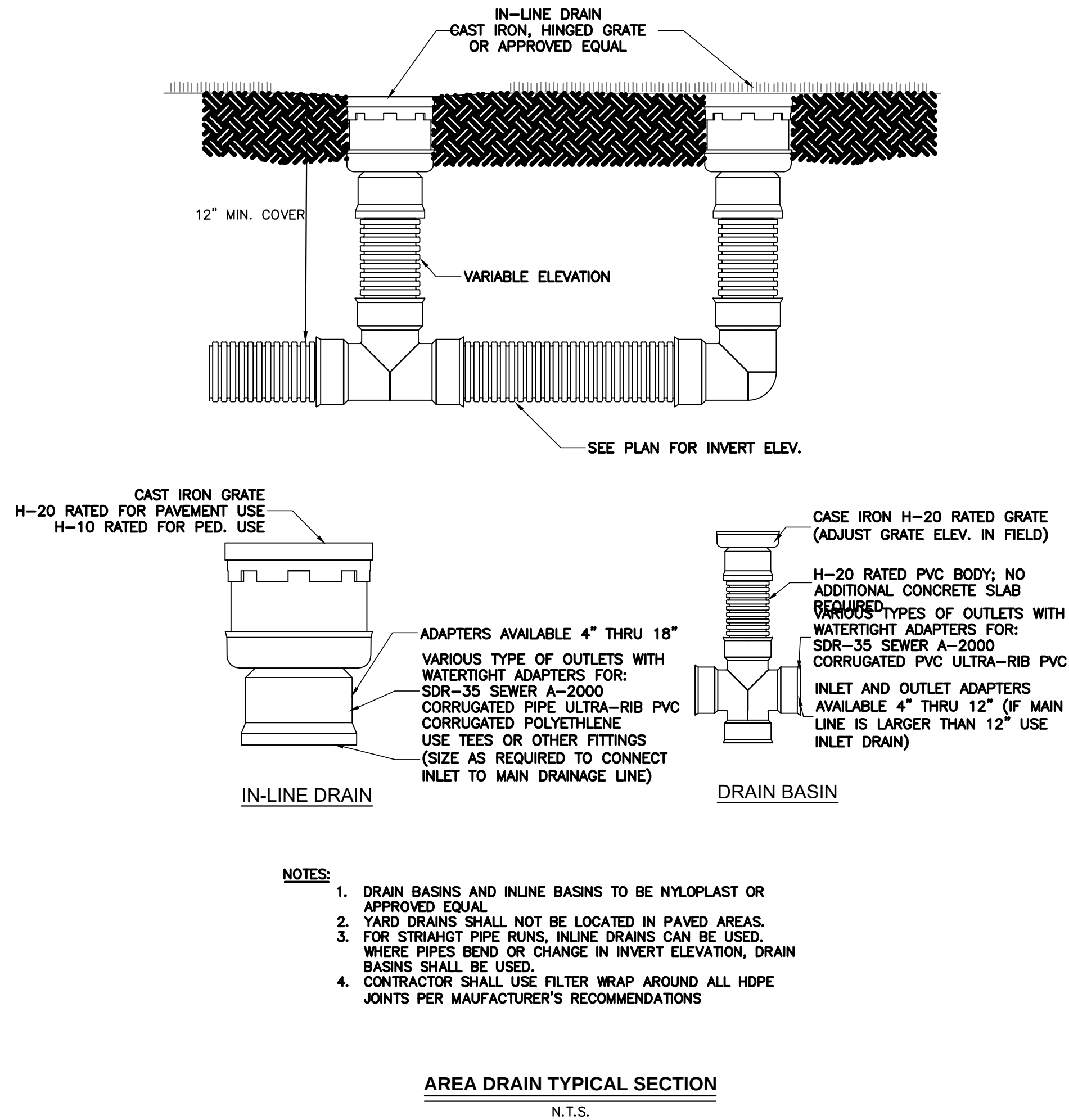
NOTES:

- CONTROL STRUCTURE SHALL HAVE STEEL GRATES. USE 4,000 PSI CONCRETE.
- PRECAST IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C76 AND C478.
- 6" MIN. CLEARANCE FROM O.D. OF PIPE TO INSIDE WALL OF INLET. GROUT OR "RAM-NEK" JOINTS WHERE REQUIRED.
- SOD 16" ALL AROUND INLET.
- REFER TO FDOT INDEX 232 (LATEST VERSION) FOR CONSTRUCTION DETAILS.

4 CONTROL STRUCTURE DETAIL (TYPE D INLET)
N.T.S.



PROTECTIVE RIP-RAP APRON AT CULVERT DETAIL
N.T.S.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY

W. SCOTT LAND
GAI CONSULTANTS
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801

ON THE DATE ADJACENT TO THE SIGNATURE.

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THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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SOLUTIONS
GROUP

gai consultants

618 E. SOUTH STREET
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407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: WSL

REGISTRATION

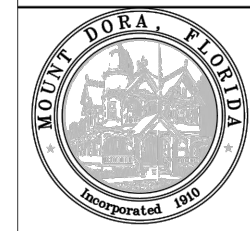
SHEET TITLE

SITE DETAILS

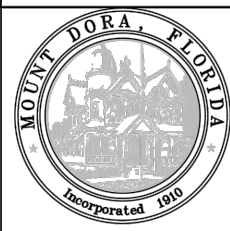
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C-502

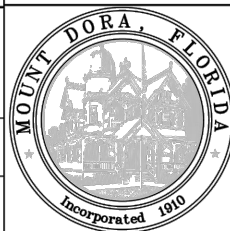
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ISSUED: 2017
REVISED: --



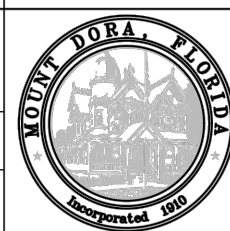
ISSUED: 2017
REVISED: --



ISSUED: 2017
REVISED: –

ISSUED: 2017
REVISED: --

ISSUED: 2017
REVISED: --



ISSUED: 2017
REVISED: –

REVISIONS:

PROJECT NUMBER	A171115.07
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DATE: 04/29/2022

DRAWN: ADL

CHECKED: WSL

APPROVED: _____ WSL

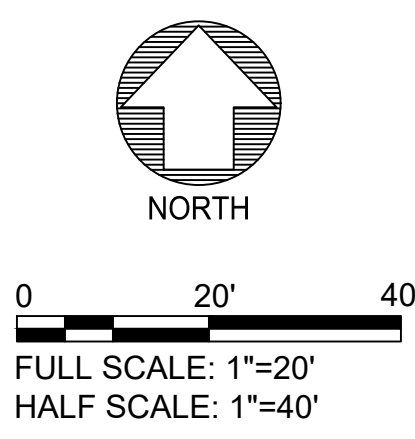
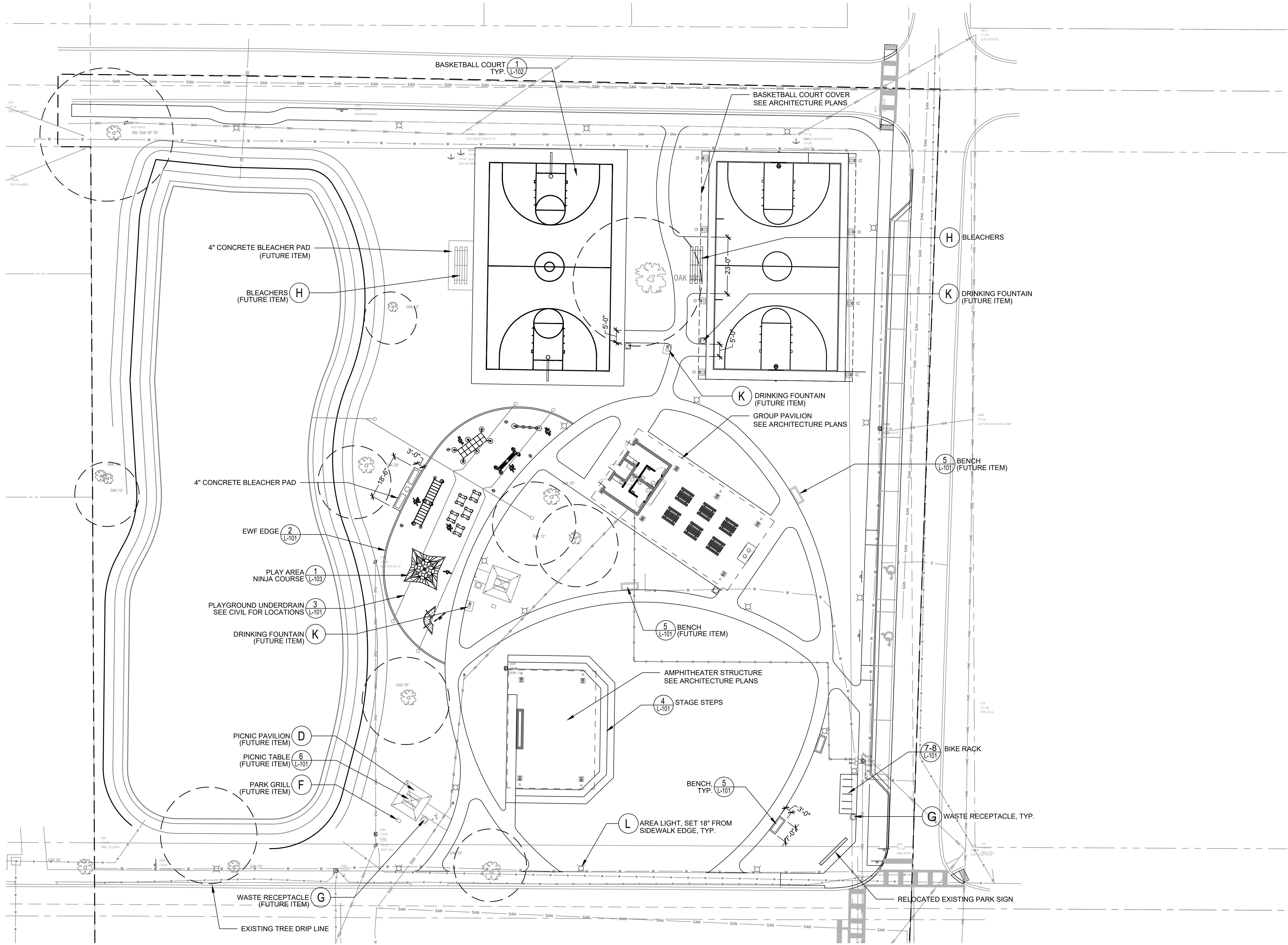
REGISTRATION

SHEET TITLE

SHEET NUMBER

C-503

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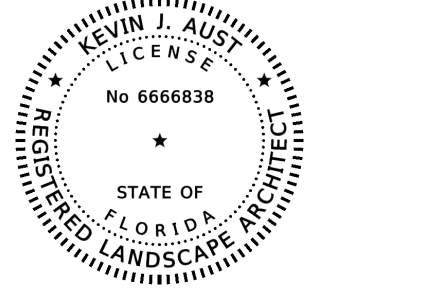
PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
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REVISIONS:

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: AP

CHECKED: KJA

APPROVED: KJA

REGISTRATION

SHEET TITLE

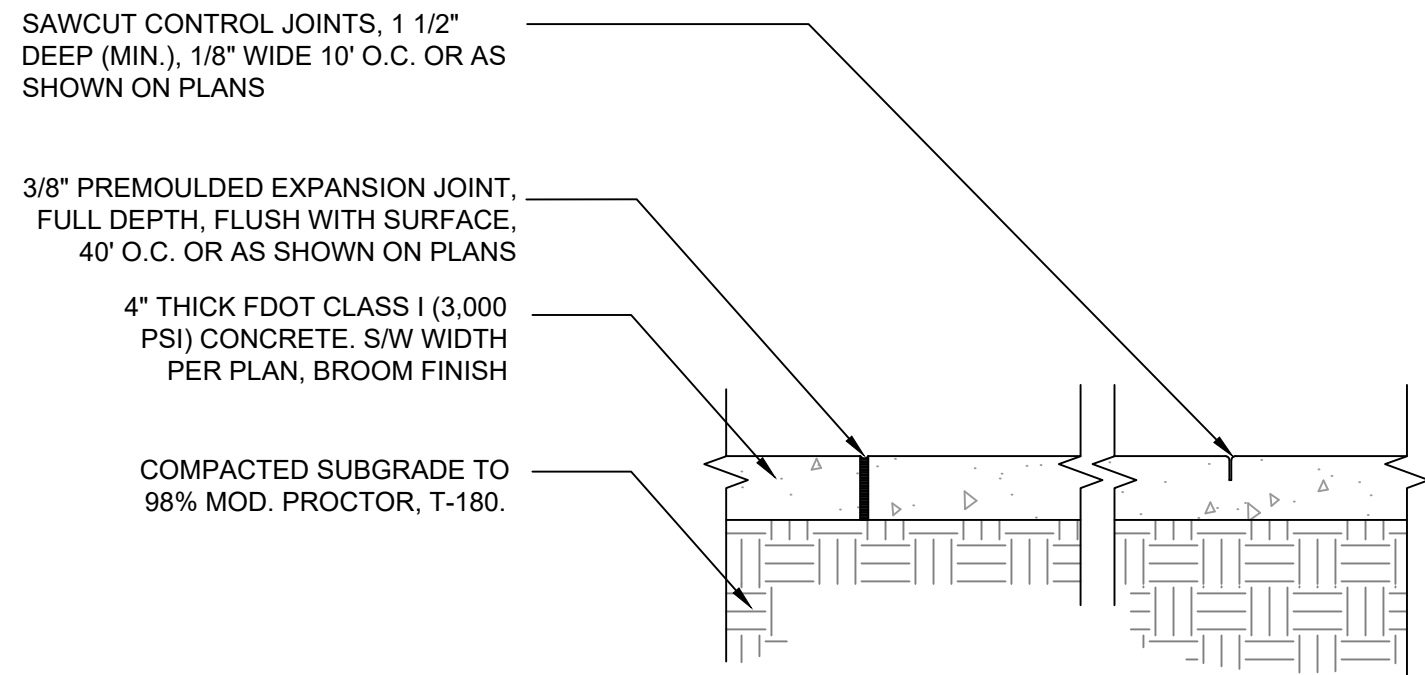
HARDSCAPE
PLAN

SHEET NUMBER

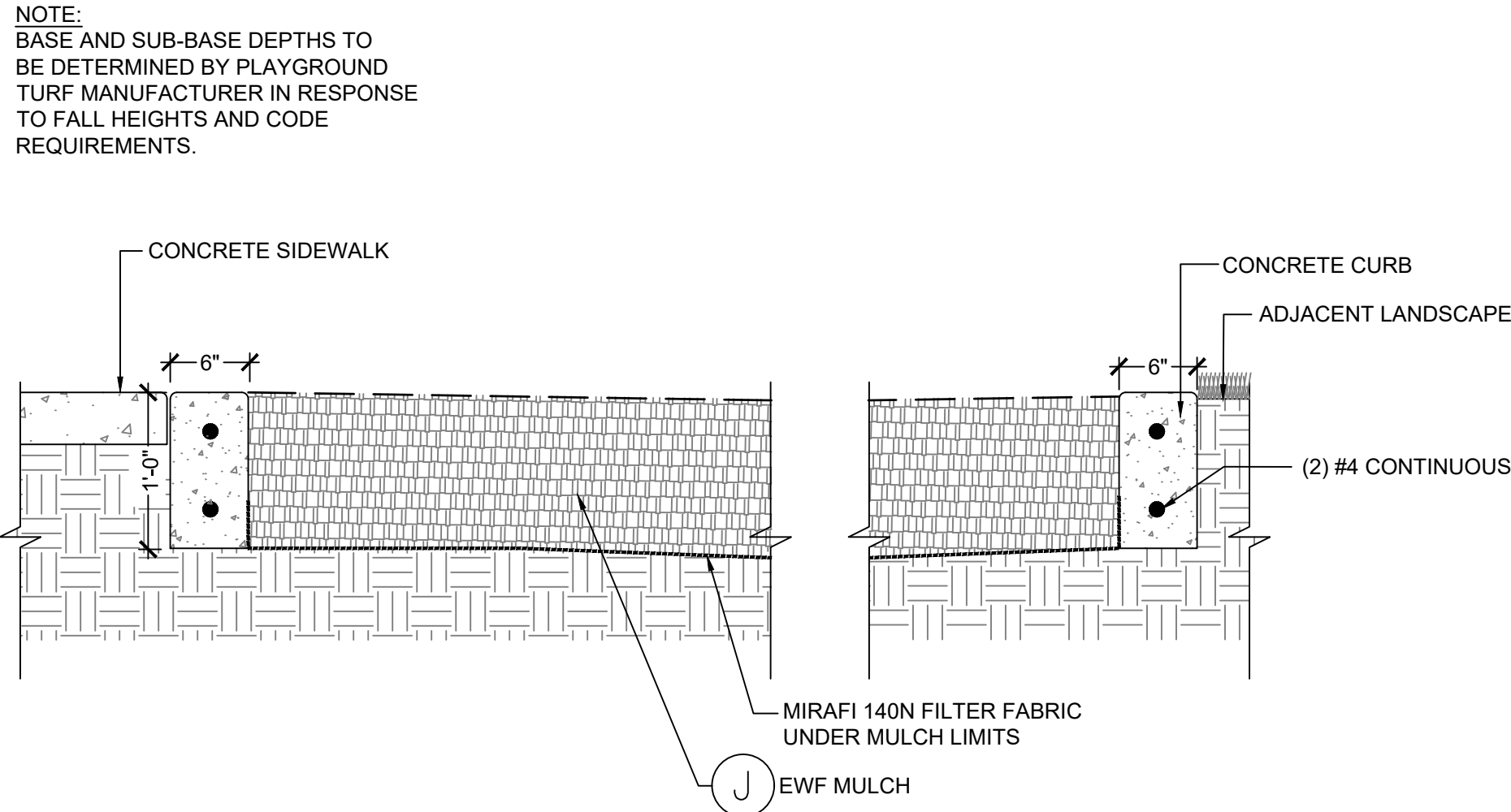
L-100

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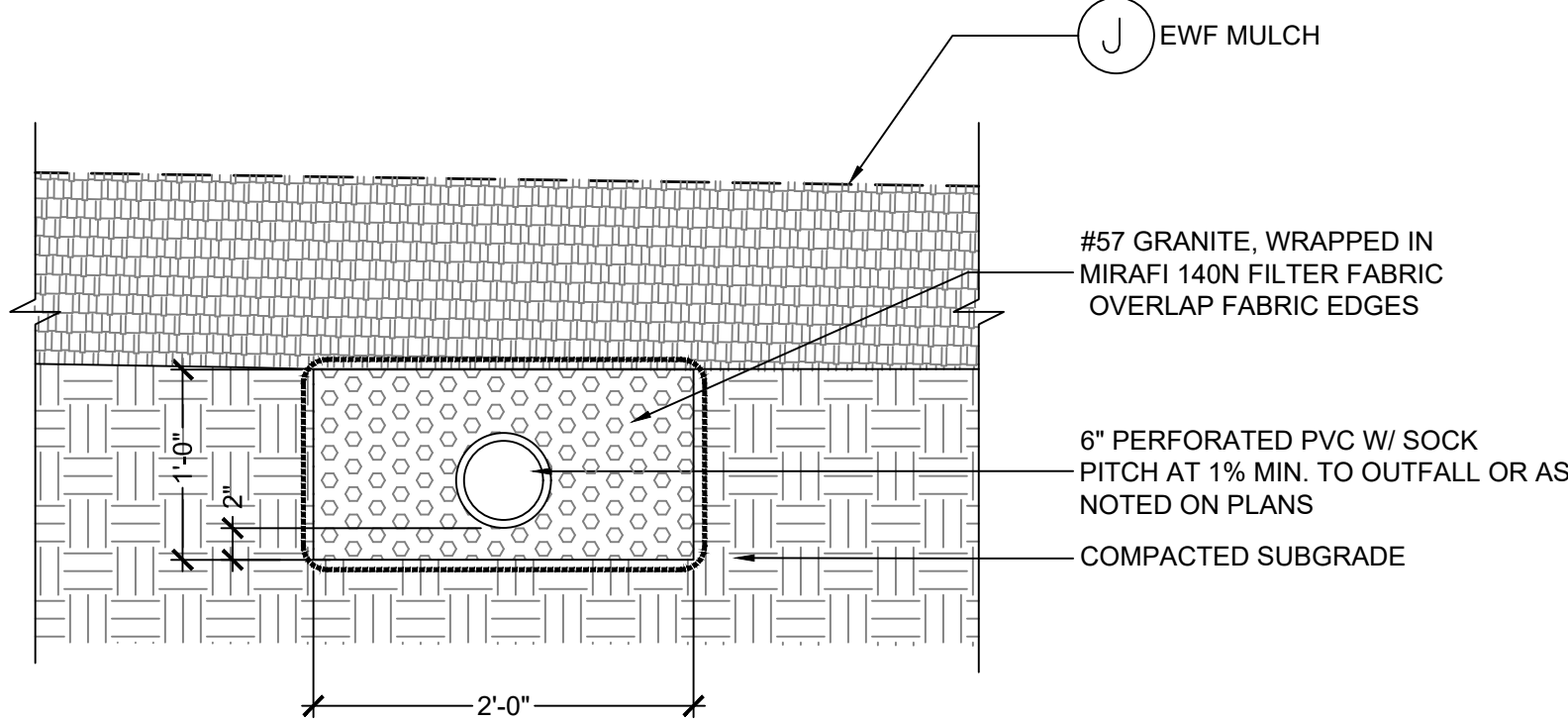
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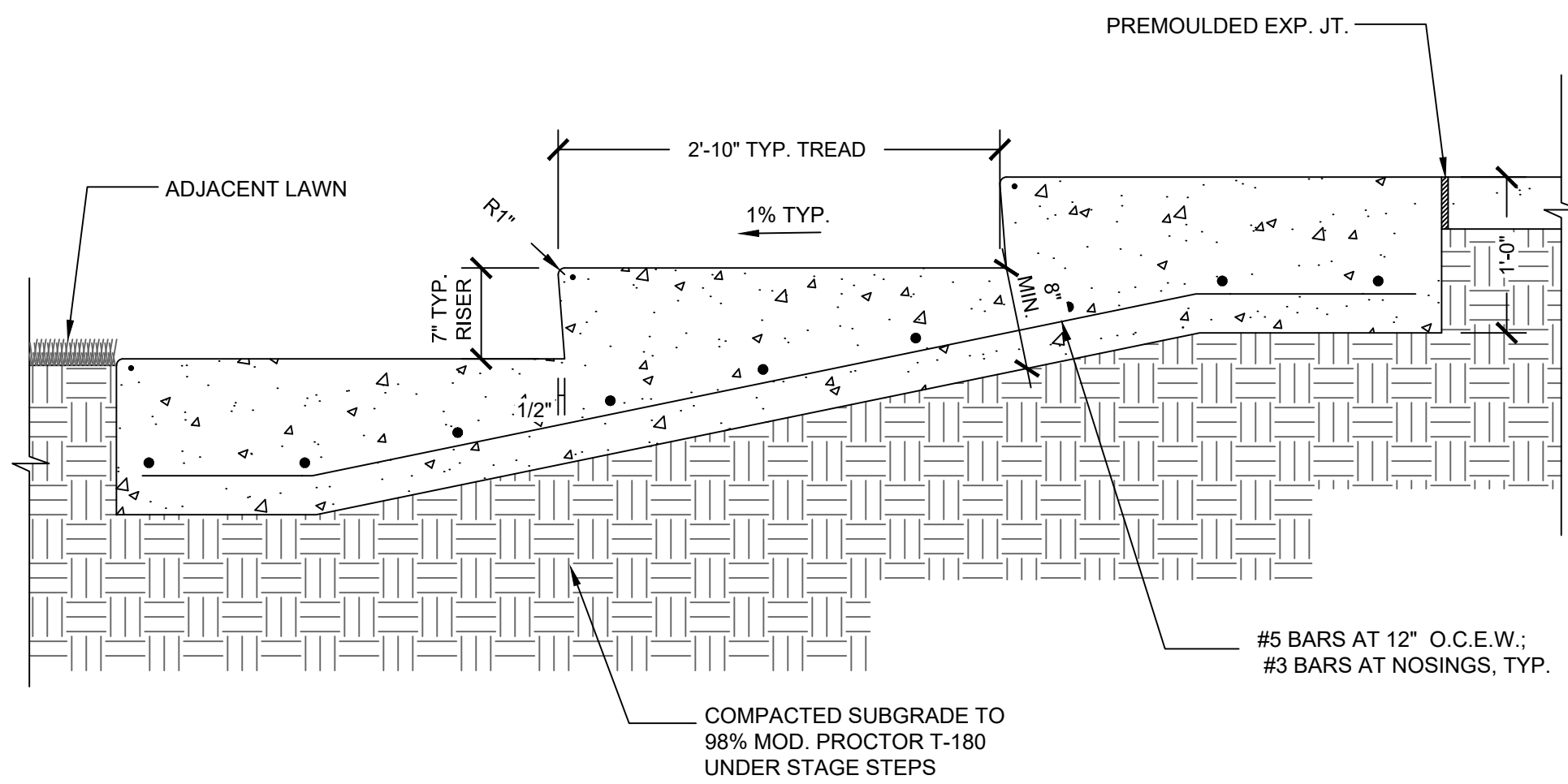
1 4" CONCRETE SIDEWALK
SCALE: 1"=1'-0"



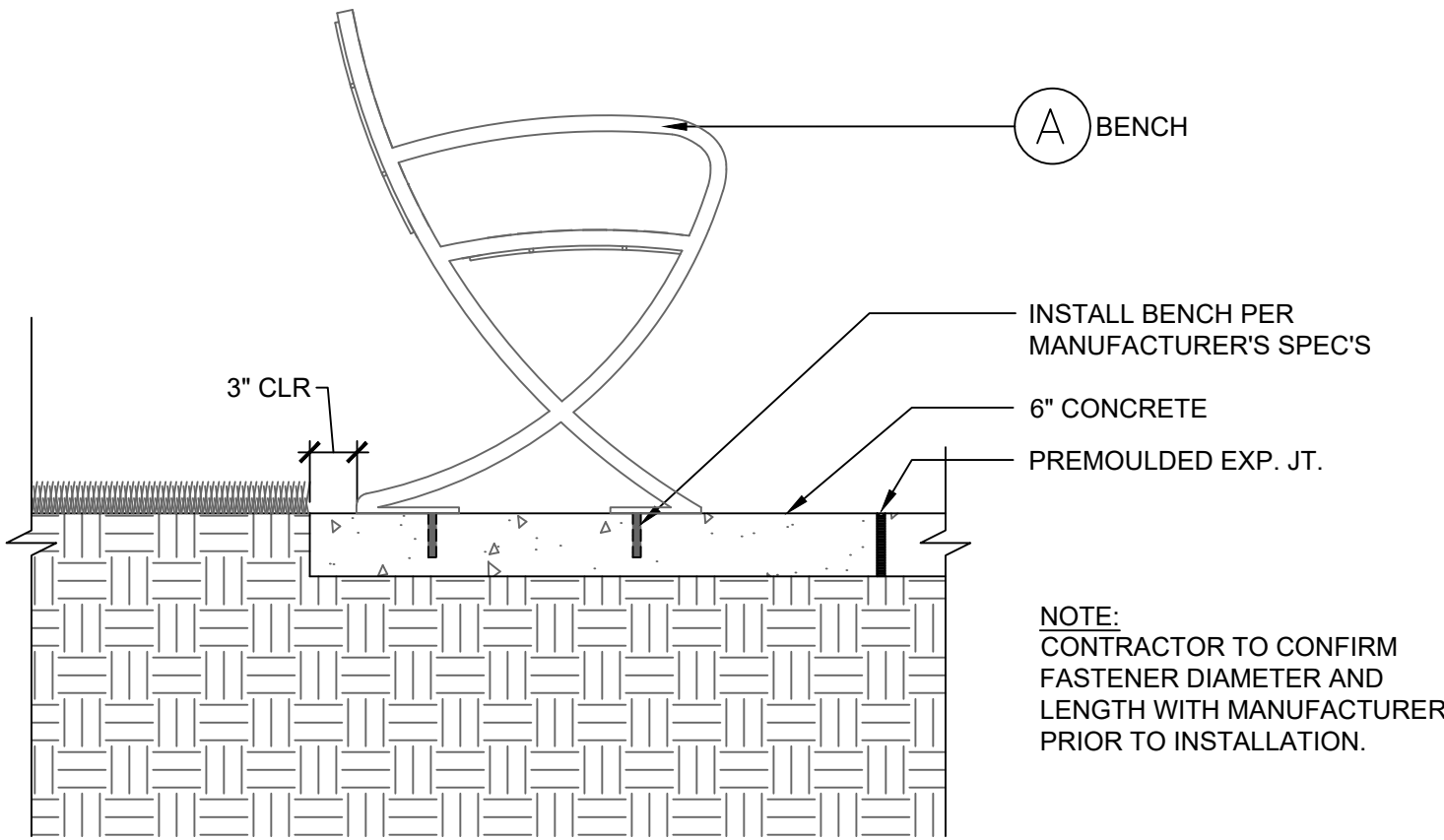
2 ENGINEERED WOOD FIBER SURFACE
SCALE: 1"=1'-0"



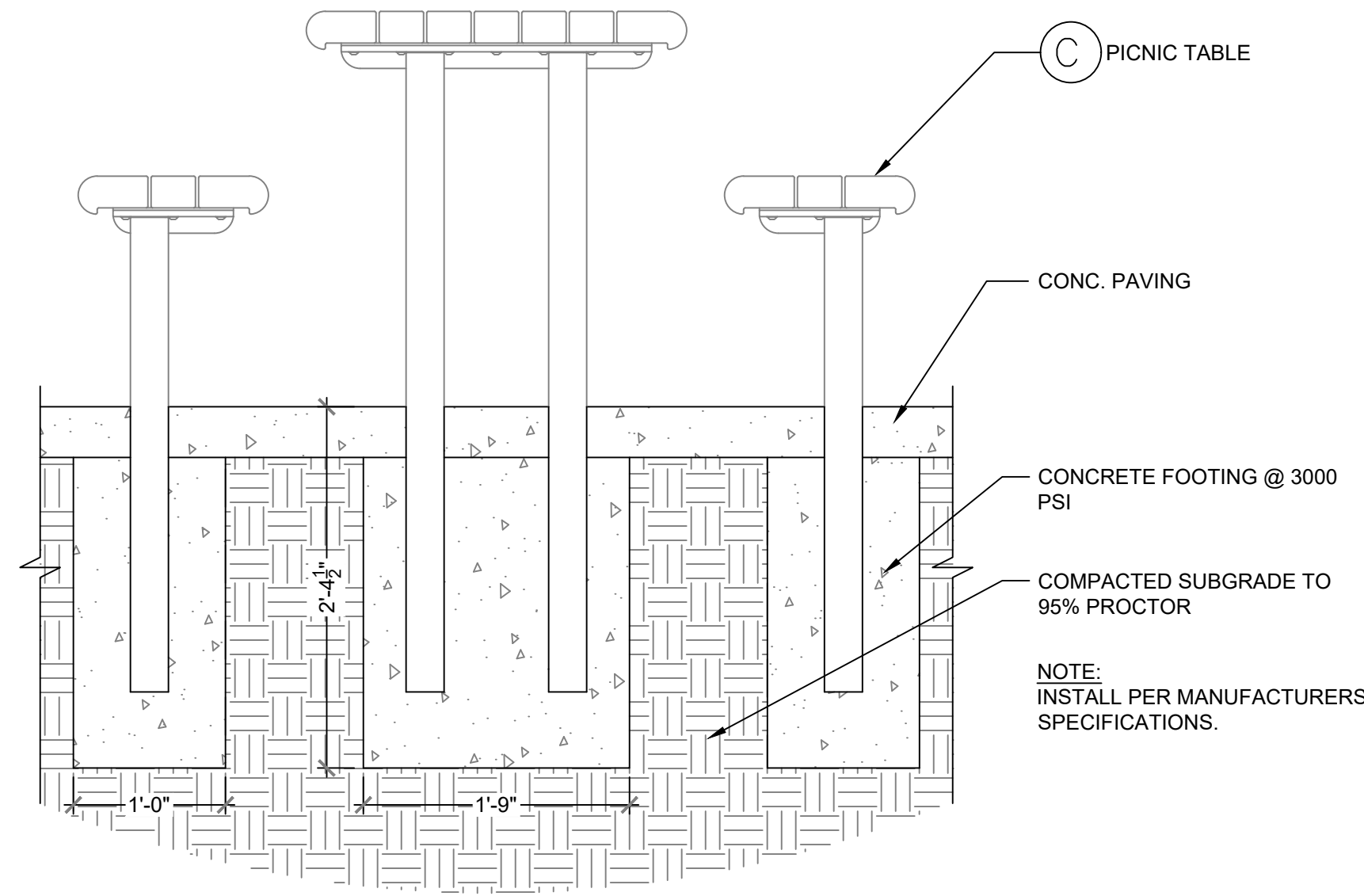
3 PLAYGROUND UNDERDRAIN
SCALE: 1"=1'-0"



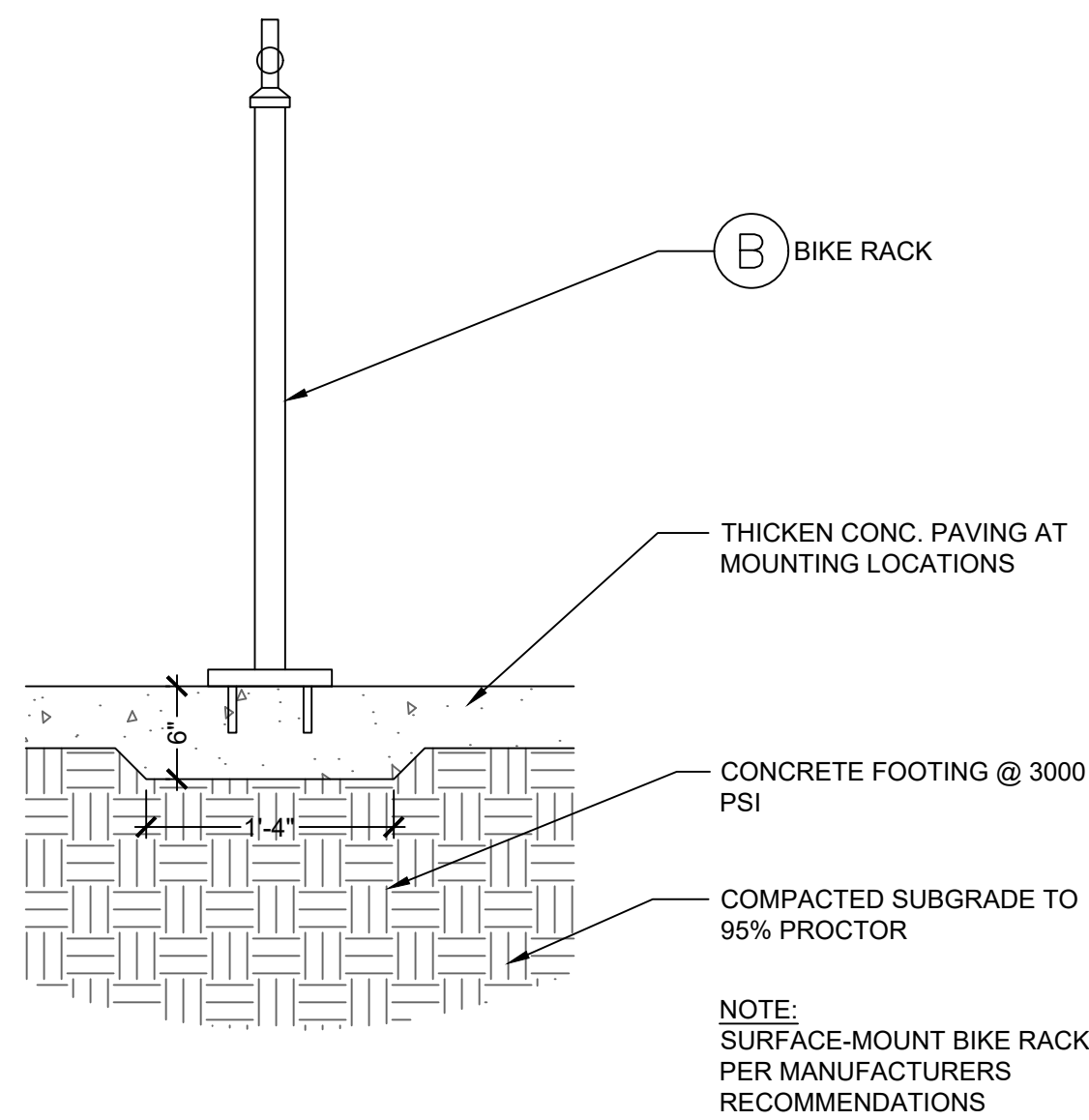
4 STAGE STEP DETAIL
SCALE: 1"=1'-0"



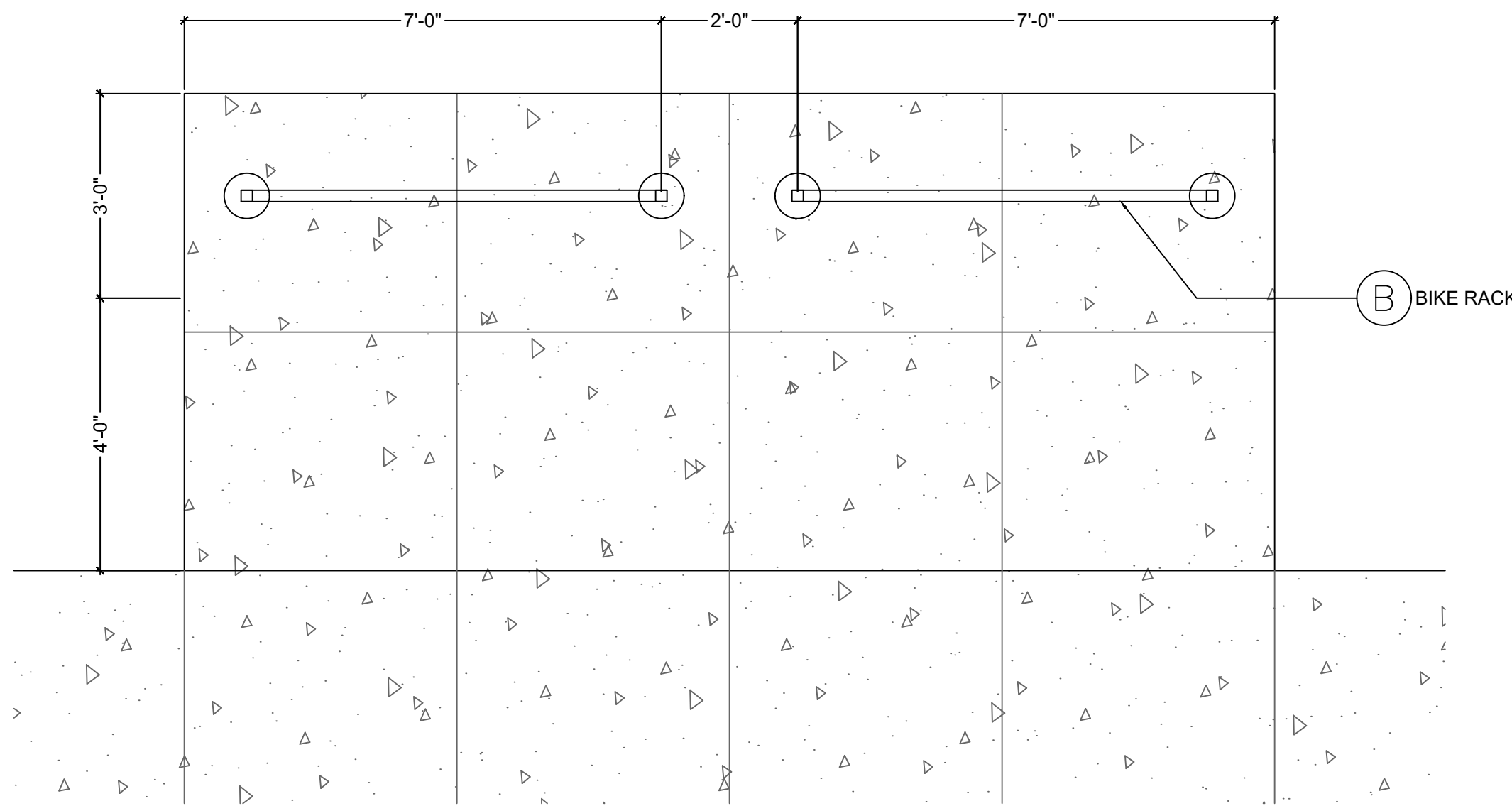
5 BENCH DETAIL
SCALE: 1"=1'-0"



6 PICNIC TABLE DETAIL
SCALE: 1"=1'-0"



7 BIKE RACK DETAIL
SCALE: 1"=1'-0"

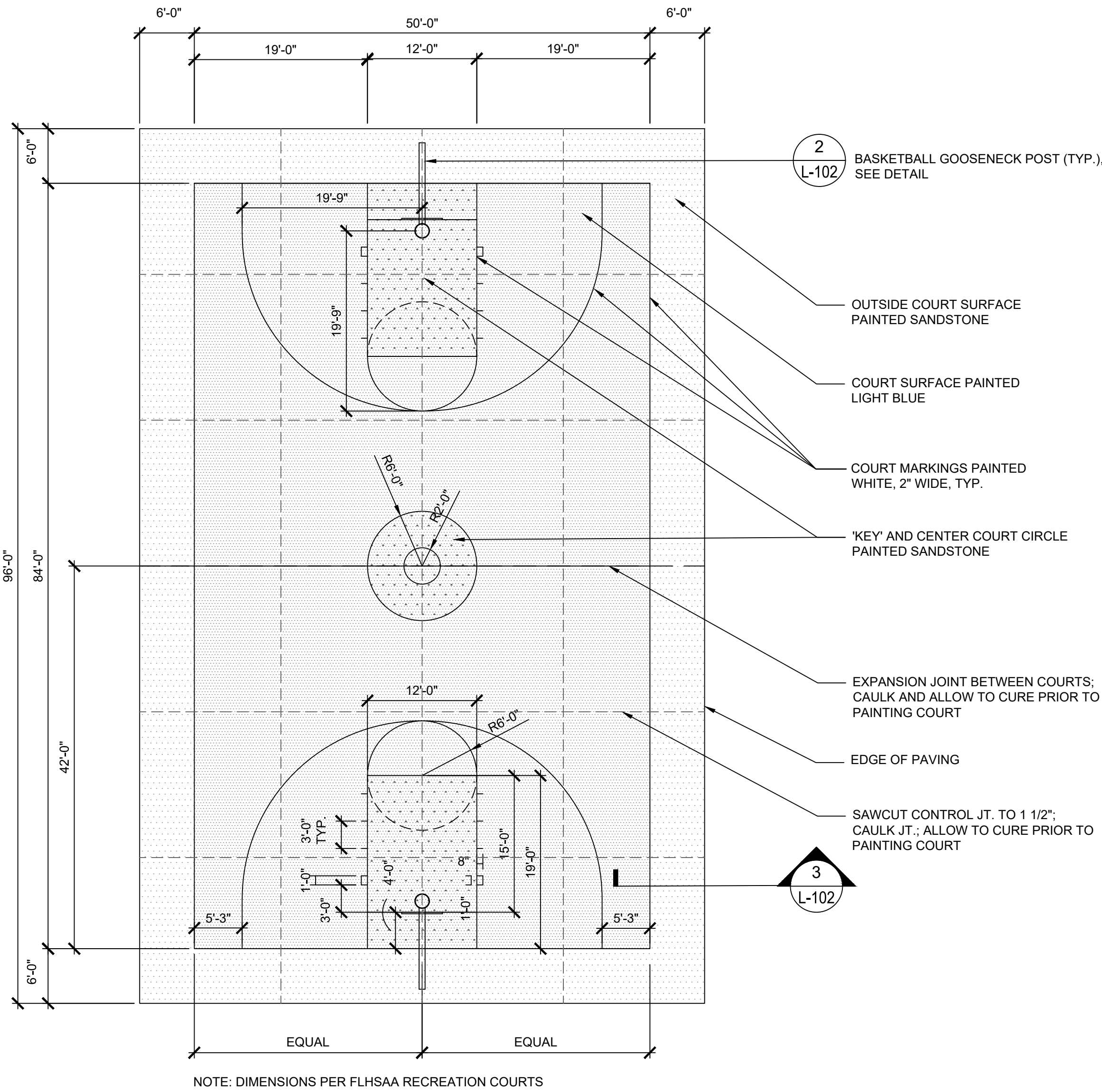


8 BIKE RACK PLAN
SCALE: 1/2" = 1'-0"

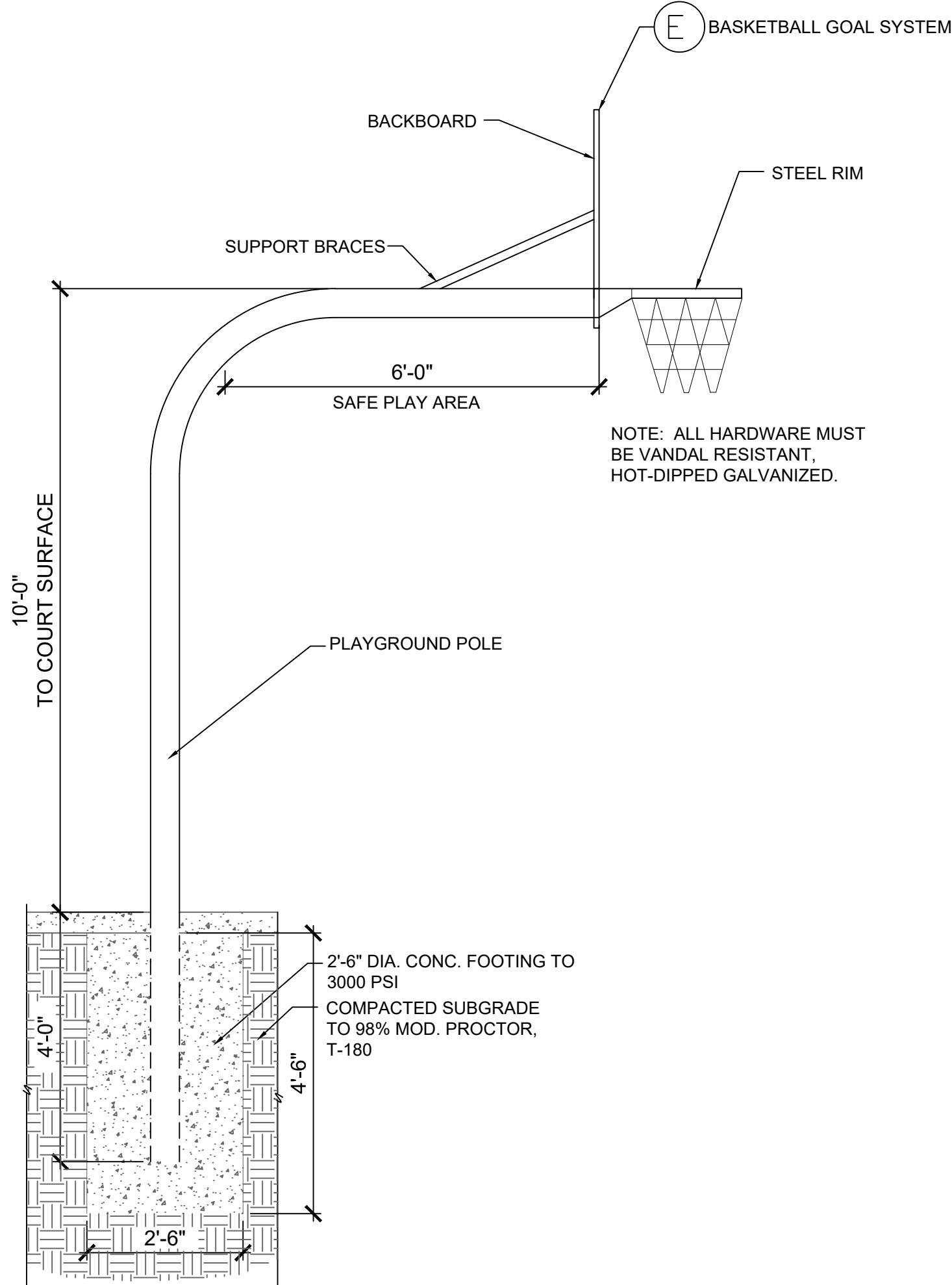
REVISIONS:	

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA
REGISTRATION	

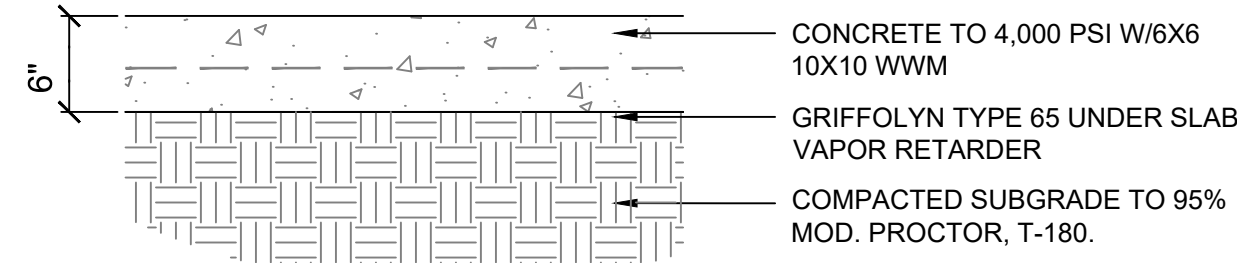
Z:\NFRA\2017\A17115.07 - CAULEY & LILLIE MP\CAO\PRODUCTION DRAWINGS\A17115.07 - L-100 HS DETAILS.DWG
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1 BASKETBALL COURT LAYOUT
SCALE: 1"=10'-0"



2 BASKETBALL GOOSENECK POST DETAIL
SCALE: 1/2"=1'-0"



3 BASKETBALL COURT SECTION
SCALE: 1"=1'-0"

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618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

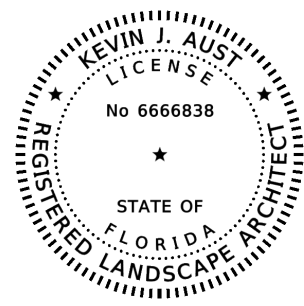
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS



REVISIONS:

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA
REGISTRATION	

SHEET TITLE

HARDSCAPE
DETAILS

SHEET NUMBER

L-102

A GAI CONSULTANTS, INC SERVICE GROUP



1 BENCH & WASTE RECEPTACLE (A) (G)
L-104 SCALE: N.T.S.



2 BIKE RACK (B)
L-104 SCALE: N.T.S.



3 PICNIC TABLE (C)
L-104 SCALE: N.T.S.



4 PICNIC PAVILION (D)
L-104 SCALE: N.T.S.



5 BASKETBALL GOAL SYSTEM (E)
L-104 SCALE: N.T.S.



6 PARK GRILL (F)
L-104 SCALE: N.T.S.



8 BLEACHERS (H)
L-104 SCALE: N.T.S.



9 DRINKING FOUNTAIN (K)
L-104 SCALE: N.T.S.



10 AREA LIGHT (L)
L-104 SCALE: N.T.S.

FINISH SCHEDULE		
SYM	ITEM	SPECIFICATIONS
(A)	BENCH	TYPE: BENCH 58-60 COLOR: DEEP RED FINISH: POWDER COATED SOURCE: DUMOR, INC.; www.dumor.com
(B)	BIKE RACK	TYPE: 188-09 COLOR: DEEP RED FINISH: POWDER COATED SOURCE: DUMOR, INC.; www.dumor.com
(C)	PICNIC TABLE	TYPE: 100-60PL - DUMOR TABLE 100 COLOR: CEDAR RECYCLED PLASTIC SLATS FINISH: BLACK POWDERCOATED STEEL SOURCE: DUMOR; www.dumor.com
(D)	PICNIC PAVILION	TYPE: SQR12 - 12' SQUARE HIP ROOF SHELTER COLOR: TBD FINISH: TBD SOURCE: POLIGON, www.poligon.com
(E)	BASKETBALL GOAL SYSTEM	TYPE: PACKAGE PR77 W/ BA70PP POLE PADDING COLOR: NATURAL FINISH: HOT DIPPED GALVANIZED SOURCE: BISON INC., www.bisoninc.com
(F)	PARK GRILL	TYPE: 21-00 - DUMOR GRILL 21 COLOR: TBD FINISH: TBD SOURCE: DUMOR; www.dumor.com
(G)	WASTE RECEPTACLE	TYPE: RECEPTACLE 102-32SH COLOR: DEEP RED FINISH: POWDER COATED SOURCE: DUMOR, INC.; www.dumor.com
(H)	BLEACHERS	TYPE: BLU-109 - 15' BLEACHER, 3 ROWS, SINGLE FOOTBOARDS COLOR: ALUMINUM FINISH: ALUMINUM SOURCE: BELSON; www.belson.com
(I)	COURT PAINT	TYPE: SPORTMASTER SPORTS SURFACES COLOR: SEE DETAIL 1/L-102 FINISH: SEE DETAIL 1/L-102 SOURCE: SPORTMASTER; www.sportmaster.net
(J)	ENGINEERED WOOD FIBER MULCH	TYPE: ENGINEERED WOOD FIBER MULCH COLOR: SEE DETAIL 1/L-102 FINISH: SEE DETAIL 1/L-102 SOURCE: IMULCHFL; www.imulchfl.com
(K)	DRINKING FOUNTAIN	TYPE: GYM74-CH30 BOTTLE FILLER W/ DRINKING FOUNTAIN COLOR: SATIN STAINLESS FINISH FINISH: SATIN STAINLESS FINISH SOURCE: MURDOCK; www.murdockmfg.com
(L)	AREA LIGHT	TYPE: SEE ELECTRICAL PLANS COLOR: SEE ELECTRICAL PLANS FINISH: SEE ELECTRICAL PLANS SOURCE: SEE ELECTRICAL PLANS

NOTE: CONTRACTOR MUST SUBMIT SAMPLES AND/OR OBTAIN SHOP DRAWING APPROVAL FOR ALL FINISH SCHEDULE ITEMS.

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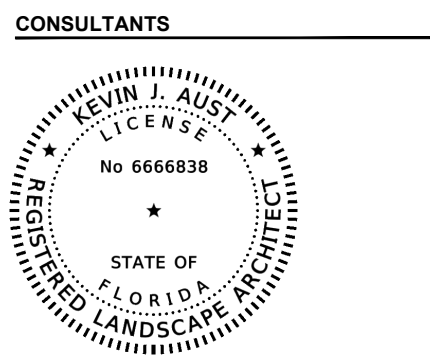
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9851

PROJECT
CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

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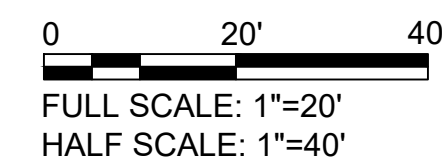
REVISIONS:	

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA
REGISTRATION	

SHEET TITLE
FINISH
SCHEDULE

SHEET NUMBER
L-104

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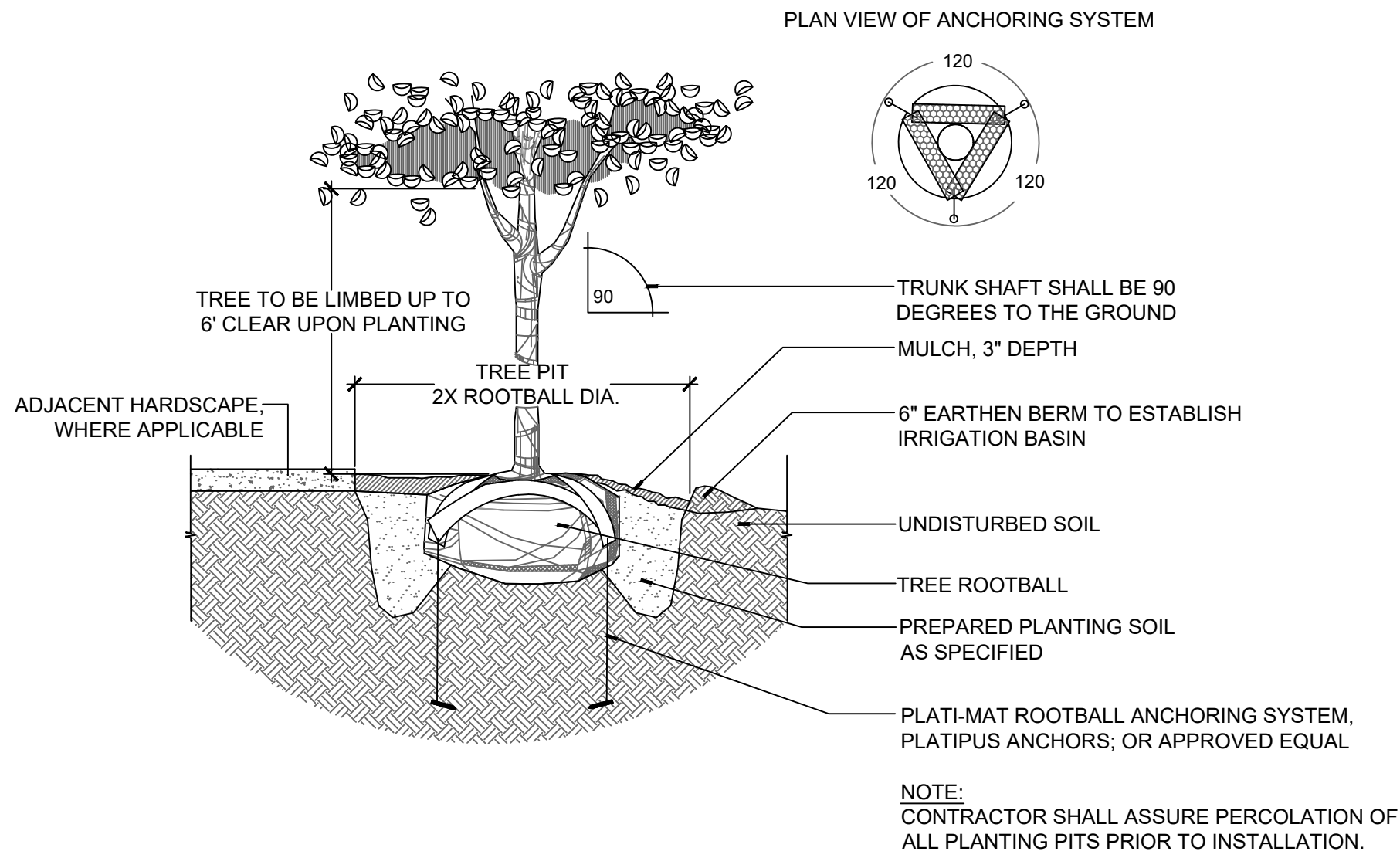


TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
CG/30	3	Carya glabra	Pignut Hickory	30 GAL.		
LIN/30	9	Lagerstroemia indica 'Natchez'	Crape Myrtle	30 GAL.	2" CAL.	
QS/FG	6	Quercus shumardii	Shumard Oak	FG.	3.5" CAL.	
QV/FG	11	Quercus virginiana	Southern Live Oak	FG.	3.5" CAL.	
TH/30	6	Tabebuia heterophylla	Pink Tabebuia	30 GAL.		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
HD/1	243	Helianthus debilis	Dune Sunflower	1 GAL.	8" x 12"	18" o.c.
LM/1	24	Liriope muscari 'Emerald Goddess'	Liriope	1 GAL.	10"-14" HT., 5-7 PPP	18" o.c.
SOD	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
PN	Paspalum notatum	Bahia Grass	SOD	12"x18" solid sod pieces		

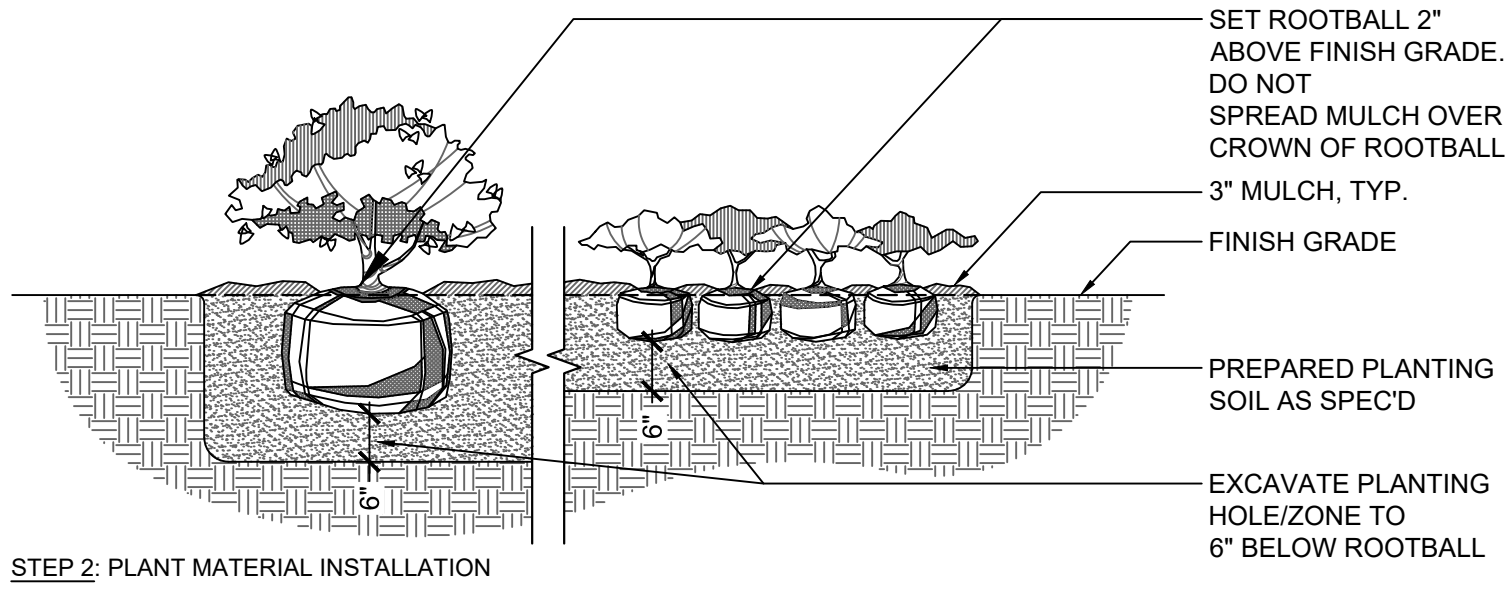
1. In the event of variation between the quantities shown on the plant list and the plans, the plans shall control. Sod quantity take-offs are the responsibility of the landscape contractor.
2. No plant material substitutions shall be permitted or will be accepted without the written consent of the Landscape Architect or Owners Representative.
3. The landscape contractor is responsible for the immediate repair, at his/her own expense, to any on-site utilities damaged by these landscape construction operations.
4. It is the responsibility of the landscape contractor to prevent plants from falling or being blown over. The landscape contractor shall straighten, repair, and/or replace any plants damaged by a failure to properly stake or guy any trees on-site, at his/her own expense.
5. Unless otherwise stated on these plans, the landscape contractor shall only be responsible for fine grading of the planting and sodding areas. Fine grading is described as the final .10 of grade to be achieved.
6. The landscape contractor shall assure that this work does not interrupt existing or projected drainage patterns.
7. All sod must be placed with staggered joints, tightly butted, with no gaps or overlapping pieces. All sod shall be rolled.
8. All planting beds shall be top dressed with 3" of mulch to match existing.
9. The landscape contractor shall remove his/her excess waste material from the project site on a daily basis.
10. Maintenance shall be the responsibility of the landscape contractor until such time as final acceptance of the project has been granted by the Landscape Architect. Maintenance shall include watering, mulching, weeding, pruning, replacement of dead and dying plants, cutting sod and any other operation necessary for the proper care of these plants.
11. All trees, shrubs, ground covers and sod shall be guaranteed for one year from date of final acceptance of this project. Replacement of material shall be guaranteed for an additional one year.
12. The landscape contractor shall not be responsible to honor any warranty for the loss of any trees, shrubs, ground covers, or sod caused by flooding, fire, freezing temperatures, winds over 50 miles per hour, lightning or any other natural disaster. The landscape contractor is also not responsible for any damage caused by vandalism or negligence on the part of the owner.
13. All plant material shall be Florida Number 1 or better in quality as described in Florida Grades and Standards for Nursery Plants, Florida Department of Agriculture.
14. The Landscape Architect shall have the right, at any time during these operations to reject any and all plant material and workmanship which in his/her opinion does not meet the requirements of these specifications.

TREE REPLACEMENT PROGRAM	
Total existing number of trees sized 6"—23.99"	26
Total existing number of trees sized 6"—23.99" removed	13
Total existing number of trees sized 24" or greater	1
Total existing number of tree sized 24" or greater removed	1
Tree replacement requirements at ratio 1:1 for trees removed 6"—23.99"	13
Tree replacement requirements at ratio 1:6 (for trees removed 24" or greater)	4
Total number of tree required	17
Total number of trees proposed (at 3.5" caliper)	17

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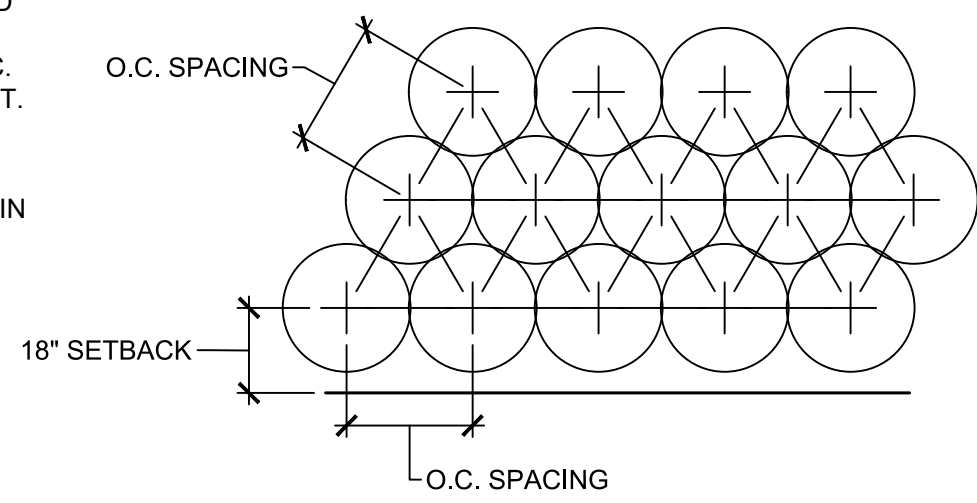
1 CANOPY TREE PLANTING DETAIL
SCALE: N.T.S.



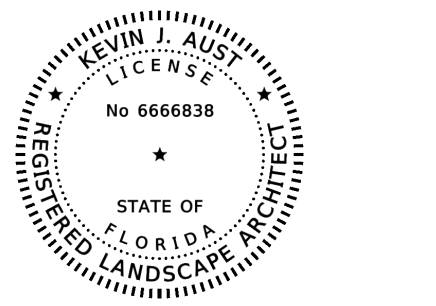
2 SHRUB & GROUND COVER PLANTING
SCALE: N.T.S.

NOTES:

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE APPLICABLE AGAINST ALL HARDSCAPE SURFACES AND SOD EDGES.

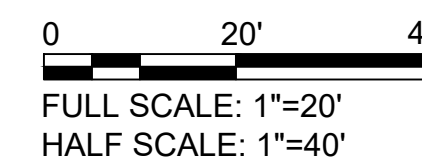


3 TRIANGULAR PLANT LAYOUT DETAIL
SCALE: N.T.S.



REVISIONS:	

PROJECT NUMBER	A171115.07
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DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA
REGISTRATION	



	POINT OF CONNECTION TO 1" BFP
	RAIN BIRD ESP-ME3 CONTROLLER
	RAIN BIRD WR2-48 RAIN/FREEZE SENSOR
	RAIN BIRD PESB-100-PRS-D VALVE
	RAIN BIRD XFS (NOT XFD) .9 GPH, 12" O.C. DRIP TUBING
	RAIN BIRD 1804-SAM SPRINKLER WITH SQ NOZZLE (TREES)
	1" CL200 SOLVENT WELD PVC MAIN LINE PIPE
	3/4" CL200 SOLVENT WELD PVC ZONE PIPE
	SCHEDULE 40 PVC SLEEVE LOCATION
	LOCATION OF DRIP AIR RELIEF VALVE, LINE FLOSHING VALVE AND OPERING VALVE

STA.	SIZE	VALVE STATION NUMBER, SIZE, APPLICATION AND GALLONAGE
#	1"	
TYPE	GPM	
APP	#	

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.

PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE
MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER
OR OWNER'S REPRESENTATIVE.

ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

INSTALL THE SYSTEM IN ACCORDANCE WITH THE LOCAL CODES REGARDING IRRIGATION SYSTEMS.

INSTALL THE ZONE WIRES FROM THE CONTROLLER TO THE MAIN LINE IN CONDUIT AND THEN WITH (UNDER) THE MAIN LINE

INSTALL TUBING ROWS ON 12" SPACING MAXIMUM.

INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.

LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.

INSTALL ONE PROPERLY SIZED FILTER OF AT LEAST 125% OF THE ZONE GALLONAGE RATING WITH A STAINLESS STEEL 150 MESH (104 MICRONS) SCREEN FOR EACH VALVE.

INSTALL A VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED DRIP NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE.

INSTALL AN AUTOMATIC LINE FLUSHING VALVE AT ALL AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO FLUSH THE SYSTEM INTO THE LANDSCAPE, WHEN THE ZONE COMMENCES OPERATION..

INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.

DRIP TUBING QUANTITIES AND GALLONAGES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES AND GALLONAGES AND CONFIRM THE SYSTEM CAPABILITY TO PROVIDE THOSE GALLONAGES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM QUANTITY AS SHOWN ON THE PLANS.

QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, OPERINDS, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.

INSTALL LANDSCAPE STAPLES 6' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.

FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.

DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.

INSTALL RAIN BIRD XFS TUBING, NOT XFD TUBING, WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.

INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.

INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.

INSTALL TUBING ROWS ON 12" SPACING MAXIMUM.



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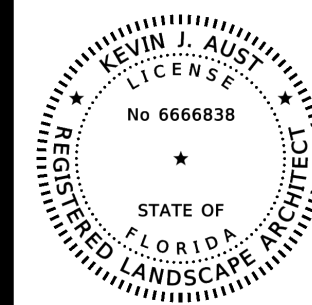
PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS



REVISIONS:

[illegible]

PROJECT NUMBER A171115.07

DATE: 04/29/2022

DRAWN: ADL AP

CHECKED: WSL KJA

APPROVED: WSL KJA

REGISTRATION

SHEET TITLE

IRRIGATION PLAN

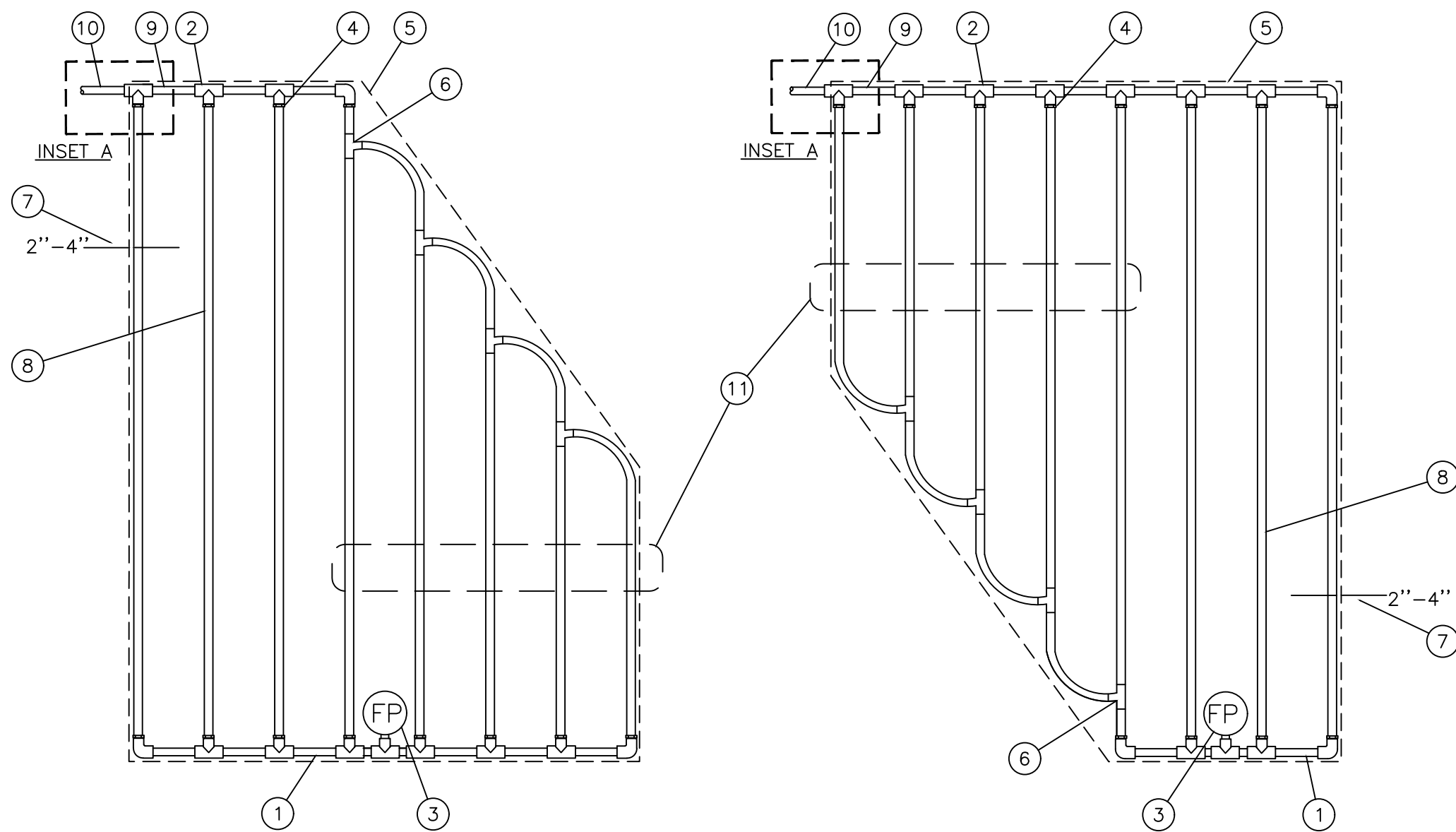
SHEET NUMBER

L-300

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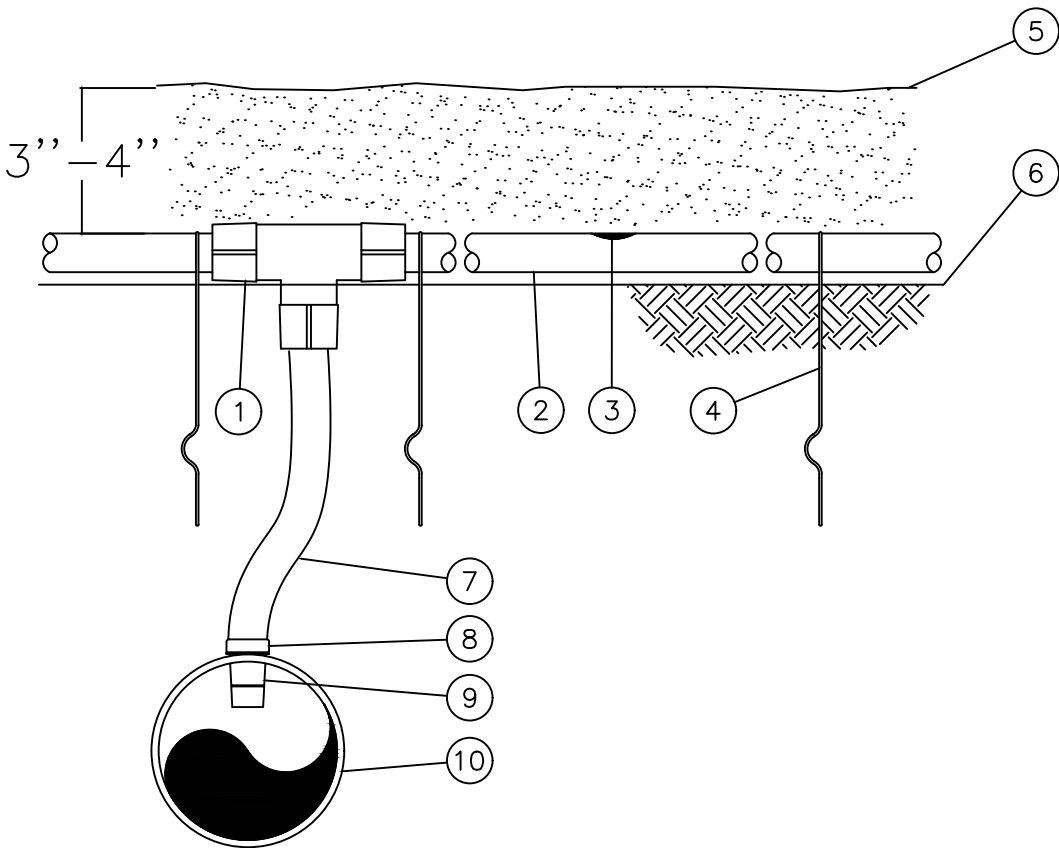
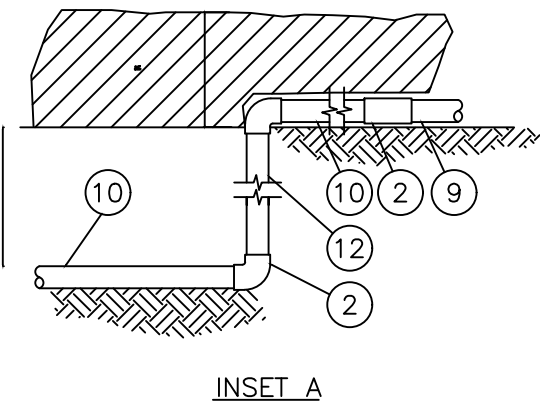


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- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
- BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS:
RAIN BIRD XFF-TEE OR
RAIN BIRD XFS-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED
2"-4" FROM PERIMETER OF AREA
- ON-SURFACE DRIPLINE:
RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL
ZONE KIT (SIZED TO MEET LATERAL FLOW
DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD
NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

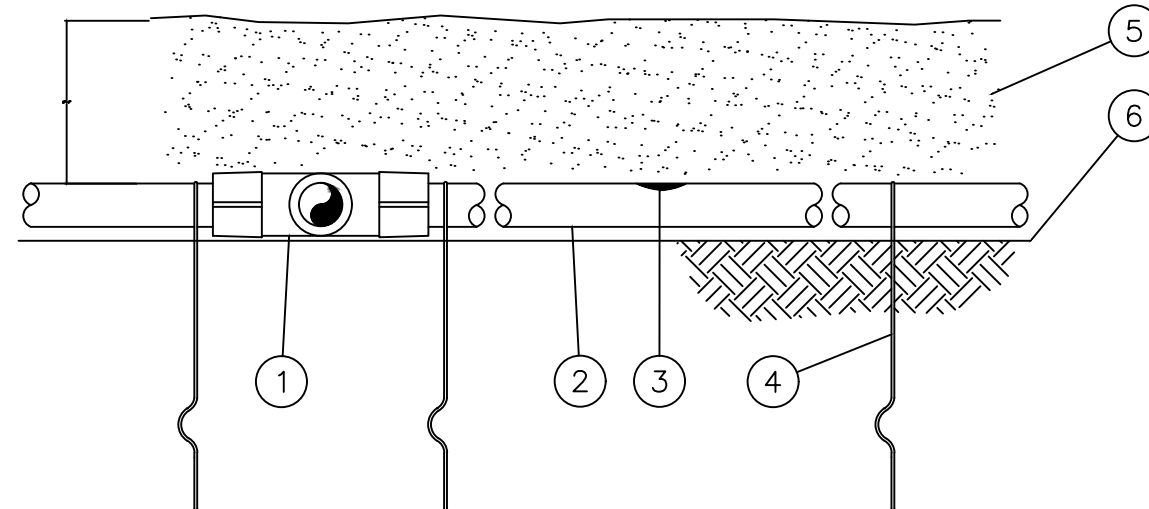


- EASY FIT COMPRESSION TEE:
RAIN BIRD MDCFTTEE
- ON-SURFACE DRIPLINE:
RAIN BIRD XFS SERIES DRIPLINE
- INLINE DRIP EMITTER OUTLET
- TIE DOWN STAKE: RAIN BIRD
TDS-050 WITH BEND (TYPICAL)
- MULCH
- FINISH GRADE
- RAIN BIRD XF SERIES BLANK TUBING
- RATCHET CLAMP (INCLUDED WITH
ADAPTER)
- INSERT ADAPTER FOR PVC PIPE:
RAIN BIRD XFS-INVPC
- PVC LATERAL PIPE
MINIMUM 1-1/2" IN DIAMETER

- NOTES:
- PLACE TIE DOWN STAKES EVERY
THREE FEET IN SAND, FOUR FEET
IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A
CHANGE OF DIRECTION SUCH AS
TEES OR ELBOWS, USE TIE-DOWN
STAKES ON EACH LEG OF THE
CHANGE OF DIRECTION.

2 XFS DRIPLINE INSERT ADAPTER - FOR 1 1/2" OR LARGER PVC

SCALE: N.T.S.

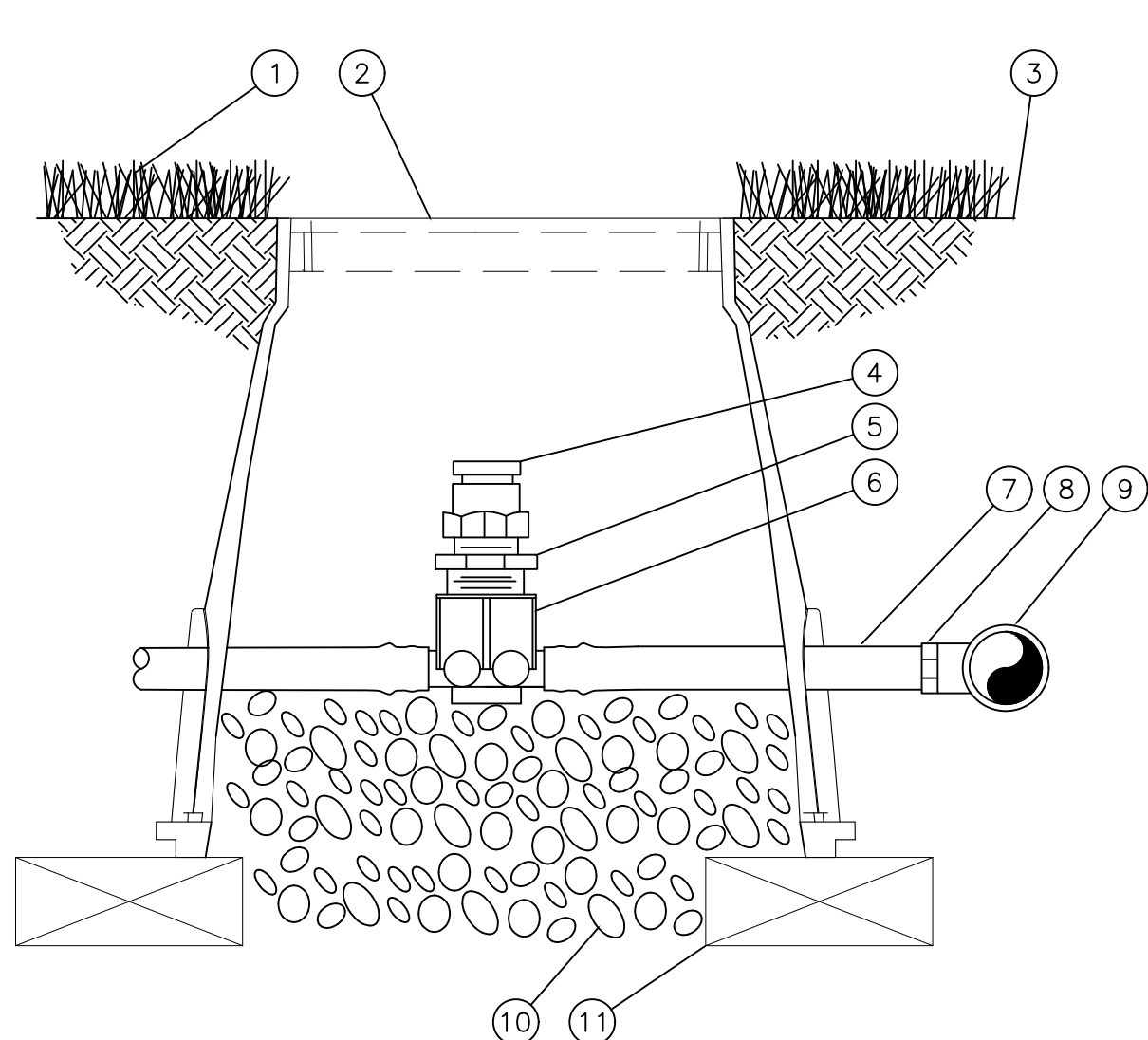


- EASY FIT COMPRESSION TEE:
RAIN BIRD MDCFTTEE
- ON-SURFACE DRIPLINE:
RAIN BIRD XFS SERIES DRIPLINE
- INLINE DRIP EMITTER OUTLET
- TIE DOWN STAKE: RAIN BIRD TDS-050
WITH BEND (TYPICAL)
- MULCH
- FINISH GRADE

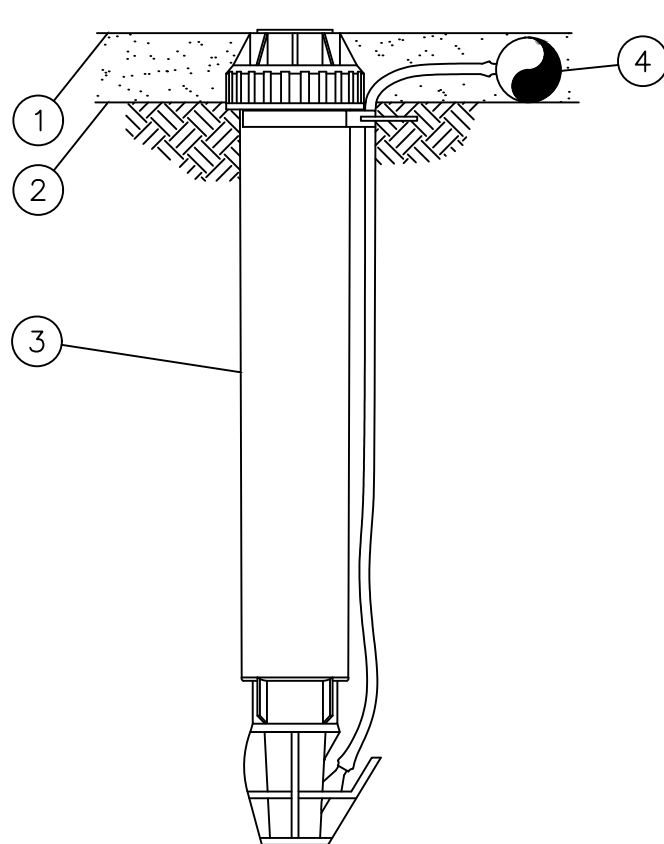
- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE
FEET IN SAND, FOUR FEET IN LOAM,
AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE
OF DIRECTION SUCH AS TEES OR
ELBOWS, USE TIE-DOWN STAKES ON
EACH LEG OF THE CHANGE OF
DIRECTION.

3 XFS DRIPLINE AT GRADE

SCALE: N.T.S.



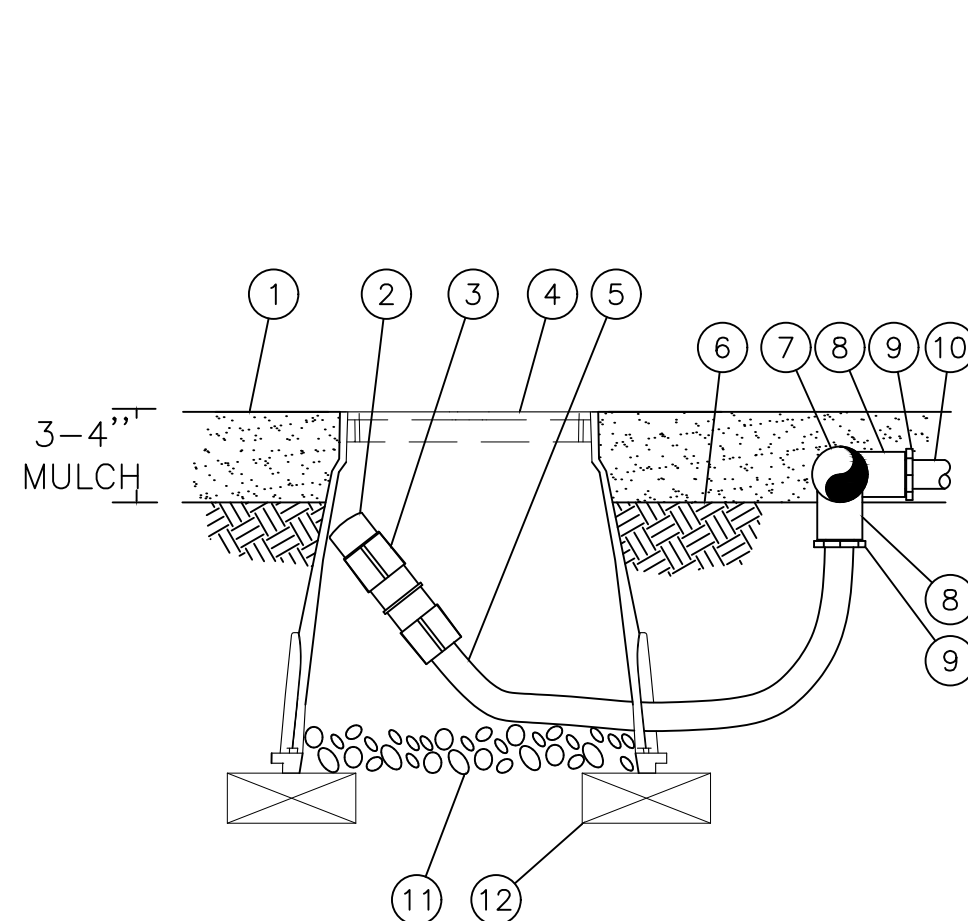
- TURF GRASS
- SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- FINISH GRADE
- 1/2" AIR RELIEF VALVE:
RAIN BIRD ARV050
TO BE INSTALLED AT HIGH POINTS
IN DRIP ZONE
- 1/2" X 3/4" PVC REDUCER
BUSHING
- BARB X FEMALE THREAD CONNECTOR:
RAIN BIRD XFS-TFA FITTING
- 1/2" BLANK DRIPLINE TUBING:
RAIN BIRD XF SERIES
- BARB X MALE THREAD CONNECTOR:
RAIN BIRD XFF-MA FITTING
- PVC TEE CONNECTED TO PVC HEADER
PIPE
- 3" MINIMUM DEPTH OF
3/4" WASHED GRAVEL
- BRICK (1 OF 2)



- NOTE:
- INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
 - VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

5 XFS DRIPLINE - OPERATION INDICATOR

SCALE: N.T.S.



- NOTE:
- ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE
BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

6 XFS DRIPLINE FLUSH POINT W/ FITTINGS

SCALE: N.T.S.

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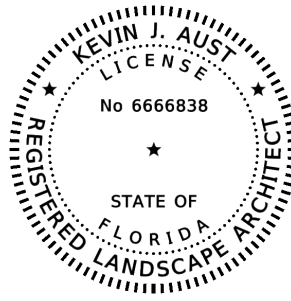
PROJECT

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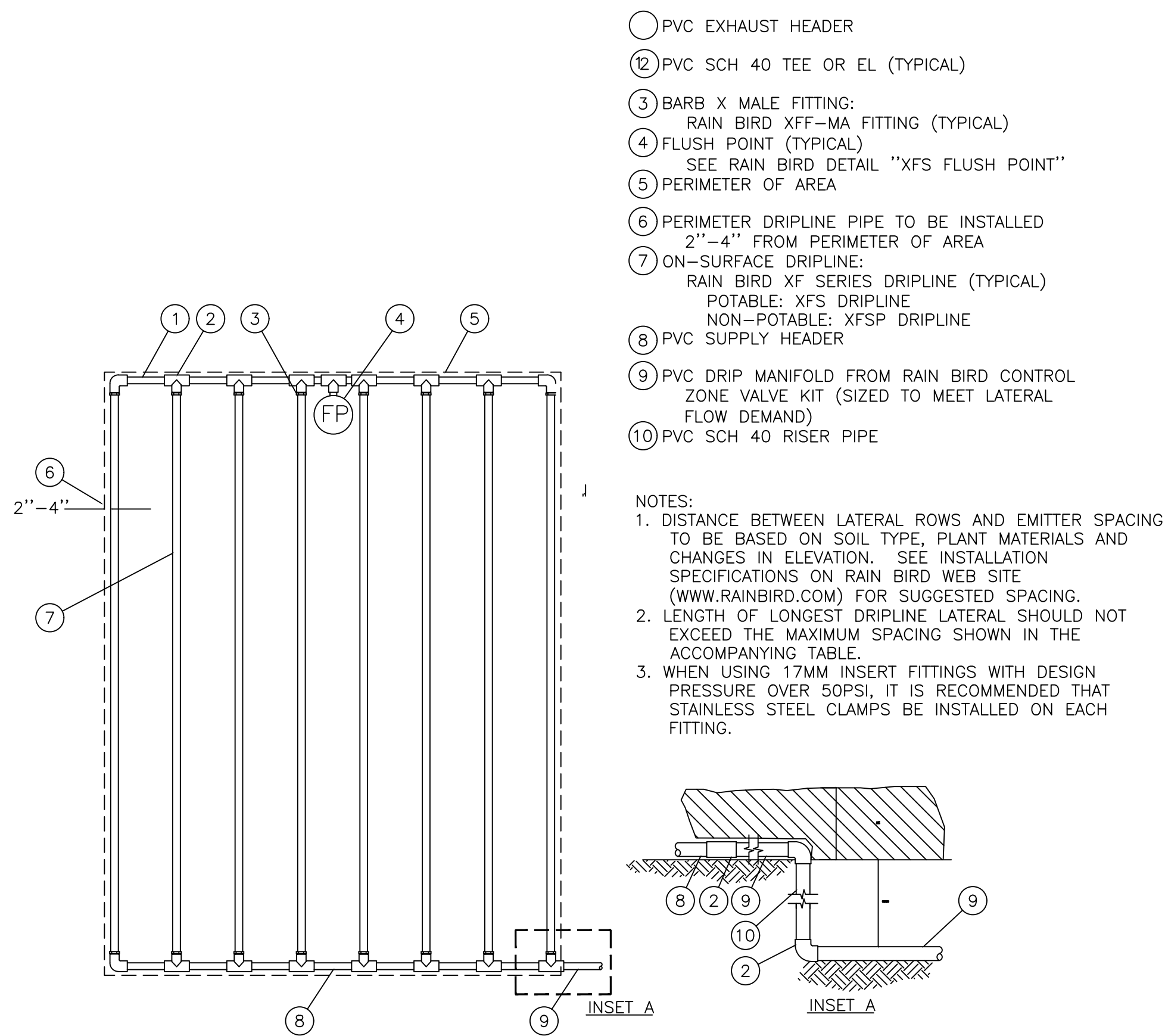
IRRIGATION
DETAILS

SHEET NUMBER

L-302

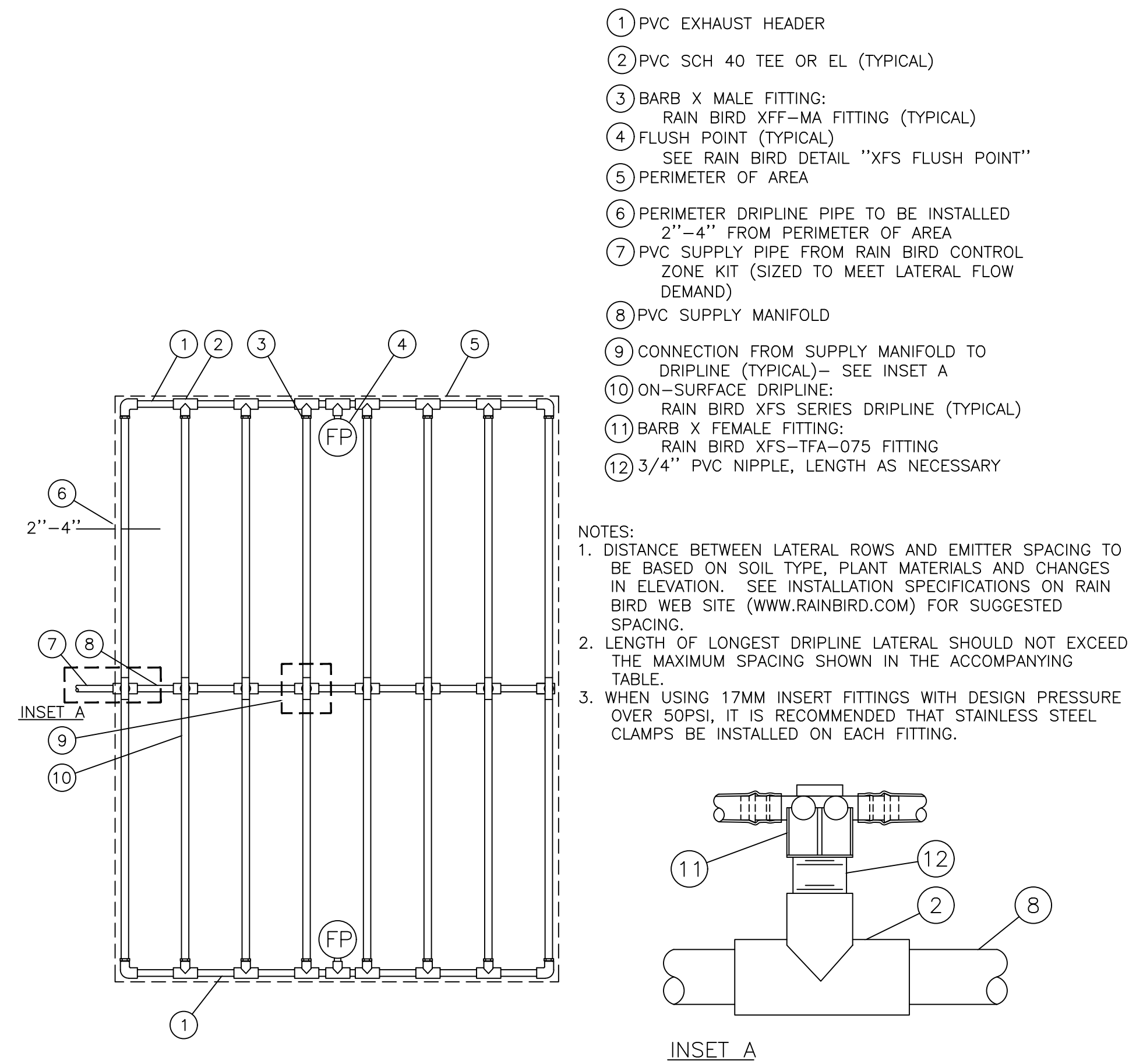
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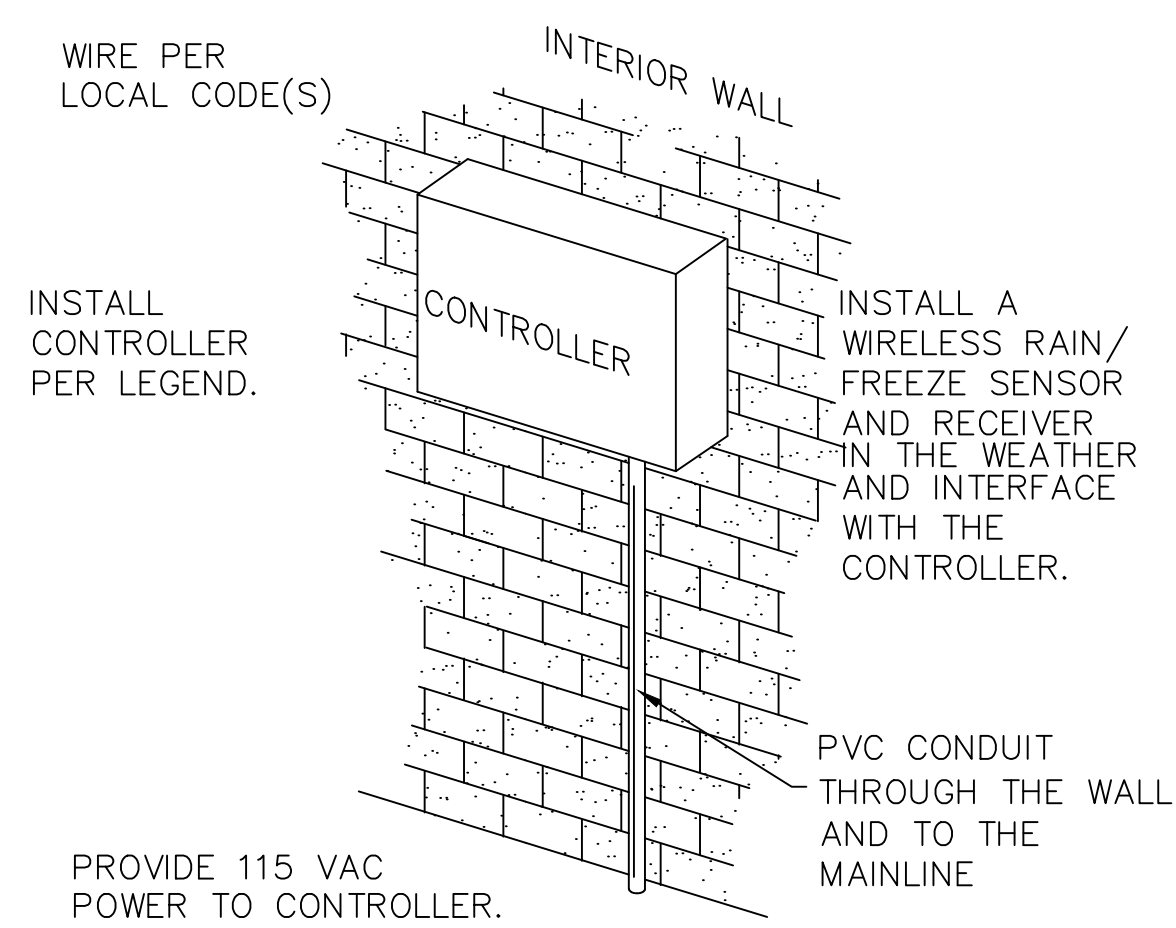
1 XFS DRIPLINE - END FEED LAYOUT

SCALE: N.T.S.



2 XFS DRIPLINE - CENTER FEED LAYOUT

SCALE: N.T.S.



3 WALL MOUNT CONTROLLER

SCALE: N.T.S.

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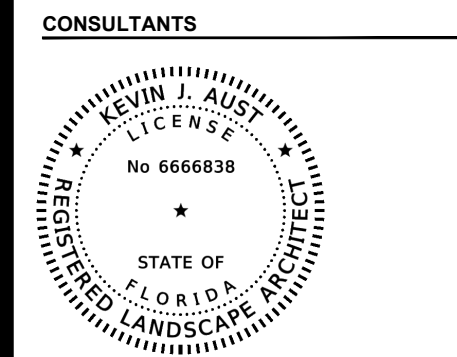
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CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
**CAULEY LOTT
PARK**

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MOUNT DORA, FL 32757

ISSUED FOR
PERMIT



REVISIONS:	

PROJECT NUMBER	A171115.07
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DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA
REGISTRATION	

SHEET TITLE
**IRRIGATION
DETAILS**
SHEET NUMBER
L-303

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TECHNICAL SPECIFICATIONS - IRRIGATION, SECTION 328400

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF.
- 1.2 APPLICABLE STANDARDS
- A. AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."
- B. ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."
- C. ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.
- D. ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR-PR).
- 1.3 SUBSTITUTIONS
- A. WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 - MATERIALS

- 2.1 PIPE
- A. FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 (SDR 21) PVC. INSTALL ALL PIPE AS PURPLE TO DENOTE REUSE WATER.
- B. SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.
- C. INSTALL ALL ABOVE GROUND PIPE AS D.I.P. OR GALVANIZED PIPE.
- D. FURNISH FLEXIBLE POLYETHYLENE PIPE (POLY PIPE) AS VIRGIN POLYETHYLENE PIPE WITH A MINIMUM OF 5/8" INSIDE DIAMETER IN INDIVIDUAL LENGTHS OF AT LEAST 22' PER PIECE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. NO "FLEX PVC" IS ALLOWED.
- 2.2 PIPE FITTINGS
- A. FOR MAIN LINE PVC PIPE FITTINGS, USE SCHEDULE 80 PVC FITTINGS WITH THREADED OUTLETS FOR CONNECTIONS TO THE REMOTE CONTROL CONTROL VALVES.
- B. FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.
- C. CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.
- D. DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE ONE HALF OF A SCHEDULE 80 NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.
- E. CONNECT ALL PVC PIPING TO GALVANIZED PIPING USING A TOE NIPPLE
- 2.3 SOLVENT CEMENT AND PRIMER
- A. USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.
- 2.4 SPRINKLERS AND DRIP
- A. INSTALL RAIN BIRD XFS (NOT XFD) 9 GPH, 12" O.C. PURPLE OR PURPLE STRIPE TUBING UNDER THE MULCH, AT GRADE FOR ALL SHRUB AND GROUND COVER APPLICATIONS.
- 2.5 ELECTRIC VALVES
- A. USE RAINBIRD PESB-R VALVES.
- 2.6 CONTROLLER
- A. INSTALL A RAIN BIRD CONTROLLER PER LEGEND WITH A WR2-48 SENSOR PER THE LEGEND FOR THIS SYSTEM.
- 2.7 WIRE
- A. USE U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.
- B. USE RED #14 AWG WIRE FOR ALL VALVE POWER WIRES.
- C. USE WHITE #14 AWG WIRE FOR VALVE COMMON WIRE.
- D. USE 5/8" OR LARGER COPPER GROUND RODS, COPPER GROUNDING PLATES, CADWELD "ONE SHOT" CONNECTORS AND #6 OR LARGER BARE COPPER WIRE FOR ALL GROUNDING APPLICATIONS FOR THIS SYSTEM.
- INSTALL GROUNDING AT THE CONTROLLER.
- 2.8 VALVE BOXES
- A. USE AMETEK JUMBO VALVE BOXES OR APPROVED EQUAL FOR ALL APPLICATIONS.
- 2.9 POINT OF CONNECTION
- A. CONNECT TO A SYSTEM CAPABLE OF 15 GPM AT 55 PSI
- 2.10 SPLICING MATERIALS
- A. USE DBY SPLICE KITS FOR ALL UNDERGROUND WIRE SPLICING APPLICATIONS.
- 2.11 MATERIAL QUANTITIES
- A. VERIFY ALL MATERIAL QUANTITIES BEFORE BIDDING.
- 2.12 TESTING MATERIALS
- A. PROVIDE ALL MATERIALS NECESSARY FOR THE TESTING OF THE SYSTEM, INCLUDING PUMPS, GENERATORS, HOSES, PIPING, FITTINGS, ETC.
- B. ASSURE THAT ALL ITEMS FOR TESTING ARE IN A SAFE AND ACCEPTABLE OPERATING CONDITION.

PART 3 - EXECUTION

- 3.1 GENERAL
- A. INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.
- B. INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE LANDSCAPE ARCHITECT/OWNER. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.
- C. COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.
- 3.2 PIPE TRENCH CONSTRUCTION
- A. PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAINLINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.
- B. PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL-LOADED.
- 3.3 BACK FILL
- A. PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE-GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.
- B. TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.
- 3.4 FITTING AND PIPE CONNECTIONS
- A. SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.
- B. FULLY ENGAGE ALL JOINTS WHILE CEMENTING.
- C. PVC FITTINGS: MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY-FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.
- 3.5 FLUSHING PIPELINES
- A. FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED.
- B. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF: T = 2L/3 WHERE T = TIME IN SECONDS & L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.
- 3.6 INSTALLING ELECTRIC VALVE CONTROL WIRING
- A. INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAINLINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES.
- B. USE A CONTINUOUS WIRE BETWEEN THE DECODER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION.
- C. ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE NEAR THE VALVE TO IDENTIFY IT BY VALVE NUMBER.
- 3.7 AUTOMATIC CONTROLLER INSTALLATION
- A. LOCATION - VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- B. VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.
- 3.8 VALVE INSTALLATION
- A. INSTALL ALL AUTOMATIC ZONE VALVES AND BALL VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.
- B. INSTALL ANY MAIN LINE ISOLATION VALVES IN VALVE BOXES.
- 3.9 INSTALLATION OF SPRAY HEADS
- A. INSTALLATION SCHEDULE - INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.
- B. ORIENTATION - INSTALL POP-UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP-UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.
- 3.10 THRUST BLOCKING
- A. THRUST BLOCK ALL MAIN LINE DIRECTIONAL CHANGES, INCLUDING FITTINGS FOR THE VALVES.
- 3.11 TESTING
- A. PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.
- B. PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS. ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE CITY OF ALACHUA PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.
- 3.12 INSPECTIONS
- A. THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION.
- INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION - NOTIFY 48 HOURS IN ADVANCE.
 - SPRINKLER COVERAGE TEST - NOTIFY 48 HOURS IN ADVANCE.
 - FINAL INSPECTION - NOTIFY 48 HOURS IN ADVANCE.
- 3.13 TESTING
- A. COVERAGE TESTS - CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.
- B.

PART 3 - EXECUTION, CONT

- 3.14 WARRANTY
- A. THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.
- 3.15 DRAWING OF RECORD
- A. THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE, MANUAL CONTROL VALVE AND QUICK COUPLING VALVE.
- 3.16 ADDITIONAL SUBMITTALS
- A. SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL-RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.
- 3.17 RAIN GAUGE
- A. ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING TEMPERATURES.
- 3.18 MISCELLANEOUS
- A. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.
- B. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.
- C. ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.
- D. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.
- E. FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS TO PROVIDE PROPER COVERAGE.
- F. ADJUST ALL VALVE FLOW CONTROL KNOBS AND PRESSURE REGULATORS TO PROVIDE PROPER COVERAGE AND TO REDUCE FOGGING OF SPRINKLERS.

--- END OF SECTION ---

LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK - CALL SUNSHINE STATE ONE CALL



COMMUNITY SOLUTIONS GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

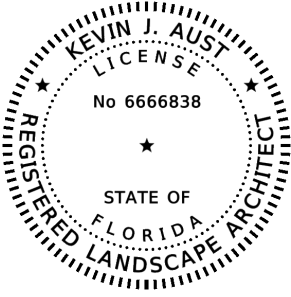
PROJECT

CAULEY LOTT
PARK

1717 N. HIGHLAND STREET,
MOUNT DORA, FL 32757

ISSUED FOR
PERMIT

CONSULTANTS



REVISIONS:

PROJECT NUMBER	A171115.07
DATE:	04/29/2022
DRAWN:	ADL AP
CHECKED:	WSL KJA
APPROVED:	WSL KJA

REGISTRATION

SHEET TITLE

IRRIGATION SPECIFICATIONS

SHEET NUMBER

L-304

A GAI CONSULTANTS, INC SERVICE GROUP



**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@cityofmountdora.com

DATE: June 15, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP . Senior Planner

RE: Application for a Conditional Use Permit; 1019 East 1st Avenue; Lloyd M. Jr. and Brenda J. Atkins; Timothy W. Green, Green Consulting Group, Inc., Project No. CUP-22-02.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request for the proposed CUP to allow for a professional office and personal service use within the RP Zoning District and issuance of Development Order. Approval subject to Minor Site Plan and Change in Use Permit.

REFERENCES/SUPPORT:

LDC Sections 3.4.9, 5.1,

SITE SUMMARY:

Owners	Lloyd M. Jr. and Brenda J. Atkins
Applicant	Timothy W. Green, Green Consulting Group, Inc.
Address	1019 East 1st Avenue
General Location:	North of East 1 st Avenue and west of North Simpson Street
Alternate Key Nos.	1473951
Zoning District:	Residential Professional (RP)
Future Land Use Category:	Residential Professional (RP)
Overlays:	None
Site Area:	0.23 +/- acres (or 73'x 139')
Existing Use:	Duplex
Proposed Use:	Residence with attached professional office / personal service establishment for a physical therapist office

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Medium Density	R-2	Residential	Single Family Dwelling Units
South	City	Public Lands	PLI	Church	First Baptist Church
East	City	Medium Density	R-2	Residential	Single Family Dwelling Unit
West	City	RP	RP	Institutional	Parking Lot

ANALYSIS:

The applicant has submitted an application for a conditional use permit to allow a residential unit within an existing duplex to be converted into an office for a physical therapist. The subject property is currently zoned Residential Professional (RP) and is part of the Residential Professional (RP) land use category. LDC Section 3.4.9.1 states that the intent of this district is to provide areas where existing residential structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns. LDC Section 3.4.9.2 states that single family homes and duplexes are permitted uses within the RP zoning district.

LDC Section 3.4.9.3 states that professional offices and personal service establishments are conditional uses within the RP zoning district. Professional Offices are synonymous with a facility which provides services requiring special training in the arts or sciences such as architects, engineers, lawyers, accountants or photographers. Personal Service Establishments are for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and typically include hair salons, massage parlors, body modification facilities, seamstresses, etc. Since a physical therapist office can be classified as either use, staff has drafted the development order to allow both personal offices and personal care establishments in the proposed office area.

Pursuant to LDC Section 6.5.2, each dwelling unit needs to be provided with two (2) parking spaces. LDC Section 6.5.2.a, requires businesses and professional service establishments to provide a minimum of one space for each 250 SF of gross floor area. Based on the 800 SF office spaced depicted on the concept plan, the Applicant will need to provide a minimum of three (3) parking spaces to accommodate the proposed use. The concept plan depicts three (3) existing parking spaces and one proposed, handicapped space. Off-site parking agreement (attached with application) has been obtained from the adjacent church. There are no impacts with this agreement and the existing church parking needs.

STANDARDS FOR REVIEW:

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 subject property is situated in an area developed with a mixture of residential and non-residential uses. Allowing the existing structure to be utilized as a residence and professional office of personal service establishment is consistent with the development trends in the area. The parcel is located adjacent to church parking lot to the west and across 1st Avenue is a church and associated uses. This site is in proximity of commercial uses (vehicle repair shop, laundry shop, convenience stores, liquor store and restaurant at the intersection of 1st Avenue and Highland Street.

- b. The use should not have an unduly adverse effect on traffic patterns, movement, or intensity.

The existing structure was developed in 1971 and currently contains two dwelling units. The site is developed with four parking spaces to accommodate the residential uses and has an existing driveway access to East 1st Avenue. The site will need to be developed with additional parking spaces in order to comply with LDC Section 6.5. East 1st Avenue which is a county-maintained road and designated as a minor rural arterial road on Map III-1, Roadway Functional Classification, in the Comprehensive Plan. The proposed

redevelopment of a portion of the existing structure should not have an adverse impact on traffic patterns in the area.

- c. The use is consistent with the Comprehensive Plan.
The subject property is part of the Residential Professional land use category. This land use category allows the conversion of existing residential structures to professional offices, personal service establishments and adult living facilities by obtaining a Conditional Use Permit. As such, the application is consistent with the Comprehensive Plan.
- 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.

Notifications:

JPA Notice to Lake County: May 4, 2022

Legal Notice Published in the Newspaper: June 3, 2022

Notices Mailed to Surrounding Owners: June 3, 2022

Public Hearing Schedule:

DRC: May 25, 2022

PZC: June 15, 2022

ATTACHMENTS:

Vicinity Map

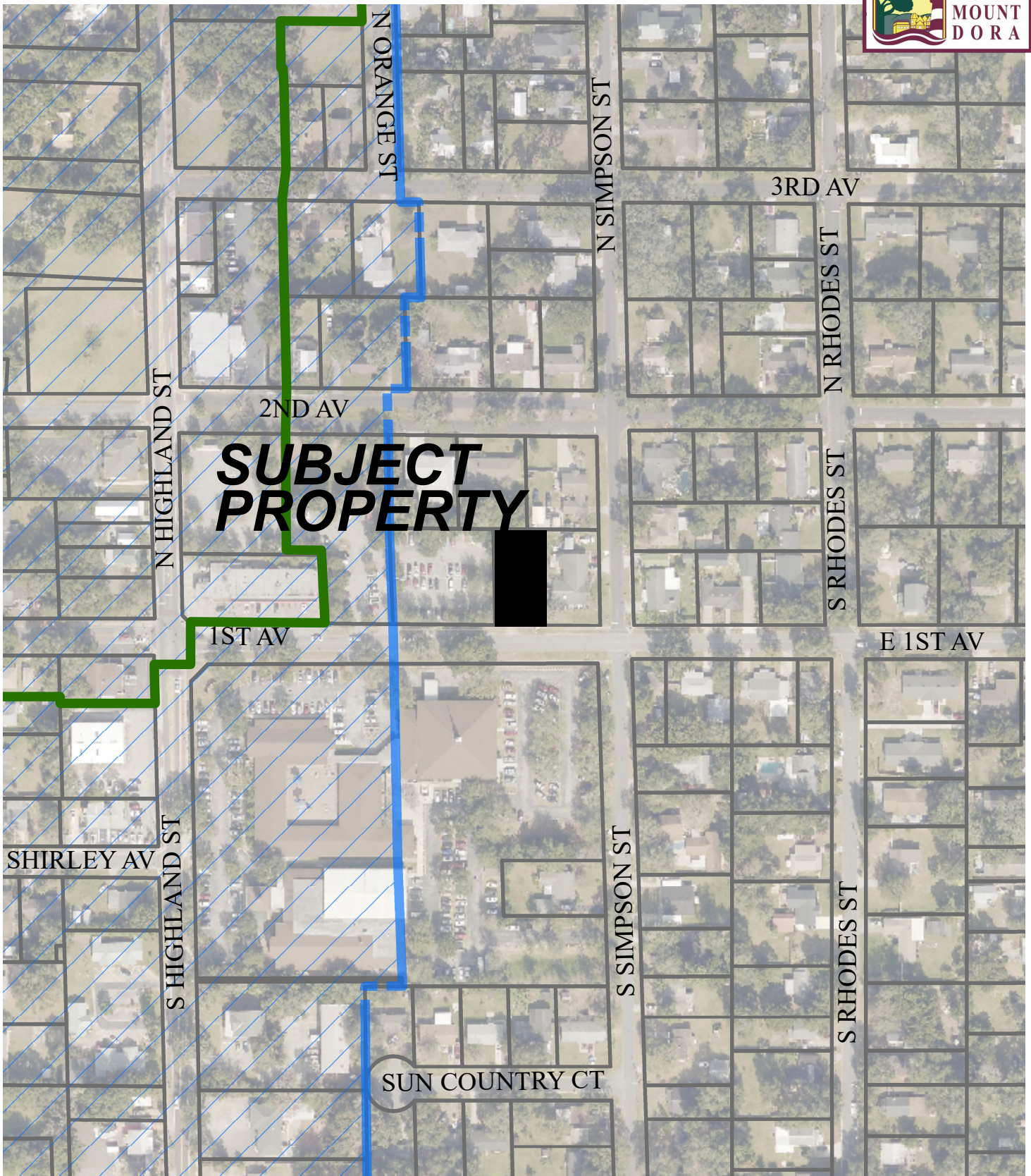
Application (includes Concept Plan)

VICINITY MAP

Legend

-  Subject Property
-  Historic Preservation Review Boundary
-  Mount Dora CRA Boundary

N



Date: 5/5/2022

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



CITY OF
MOUNT
DORA

CUP22-02

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

CONDITIONAL USE PERMIT (CUP)
APPLICATION

Date: May 2, 2022 Project Name: Atkins

1. Applicant's Name: Timothy W. Green

Company's Name: Green Consulting Group, Inc.

Address: 4070 United Avenue

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 357-9241 E-mail: tgreen@greenconsultinggroup.com

2. Owner's Name: Lloyd M Jr. & Brenda J Atkins

Company's Name: N/A

Address: P.O. Box 7

City, State & Zip: Mount Dora, FL 32756

Phone: (352) 267- 9086 E-mail: atkinsrealty@comcast.net

3. The property generally located and list adjacent streets: North of 1st Avenue, West of Simpson Street

4. The address(s) of the property: 1019 East 1st Avenue

5. Building Size Existing: 1656 square feet Proposed: 856 Duplex / 800 Office

6. Size of property in Acres: 0.23 Square Feet: 10,147

7. Does property have, or will it have Central Water or Center Sewer? Yes

8. Does property have, or will it have Well or Septic Tank? No

9. Zoning District: RP
- Future Land Use Category: Residential Professional Office
10. Provide description of the proposed use: Front unit of the Existing Duplex to be converted to an Office Use for a Physical Therapist
11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section 3.4.9 (3) Conditional Uses. a. Professional Offices
12. State the reason for this request (attach written summary if additional space is needed):
To convert one dwelling of the existing duplex to Professional Office
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

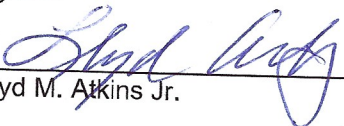
Date

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Timothy W Green & Green Consulting Group, Inc. to act as agent for the purpose of submitting and processing of a CUP Application for 1019 East 1st Ave. in Mount Dora.

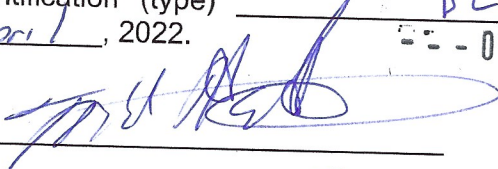
Signed:

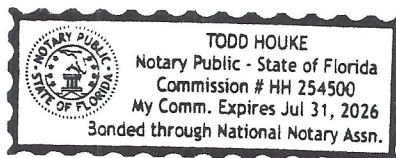

Lloyd M. Atkins Jr.

Date: 4/29/22

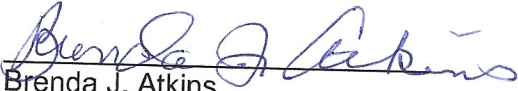
NOTARY PUBLIC
STATE OF FLORIDA

Before me, the undersigned authority, personally appeared Lloyd M. Atkins Jr. who acknowledges that he is appointing Timothy W Green to act as his agent for the purpose of submitting for a CUP Application for the above referenced property and that he did _____ or did not _____ take an oath. Lloyd M. Atkins Jr. is known to me _____ or produced identification (type) DL on this 29 day of April, 2022.


Notary Public – State of Florida



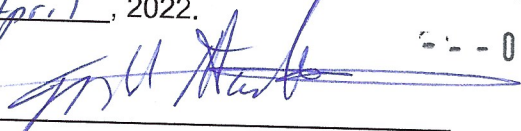
Signed:

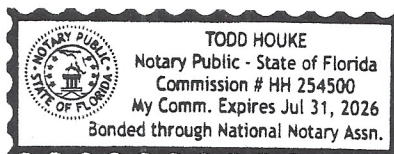

Brenda J. Atkins

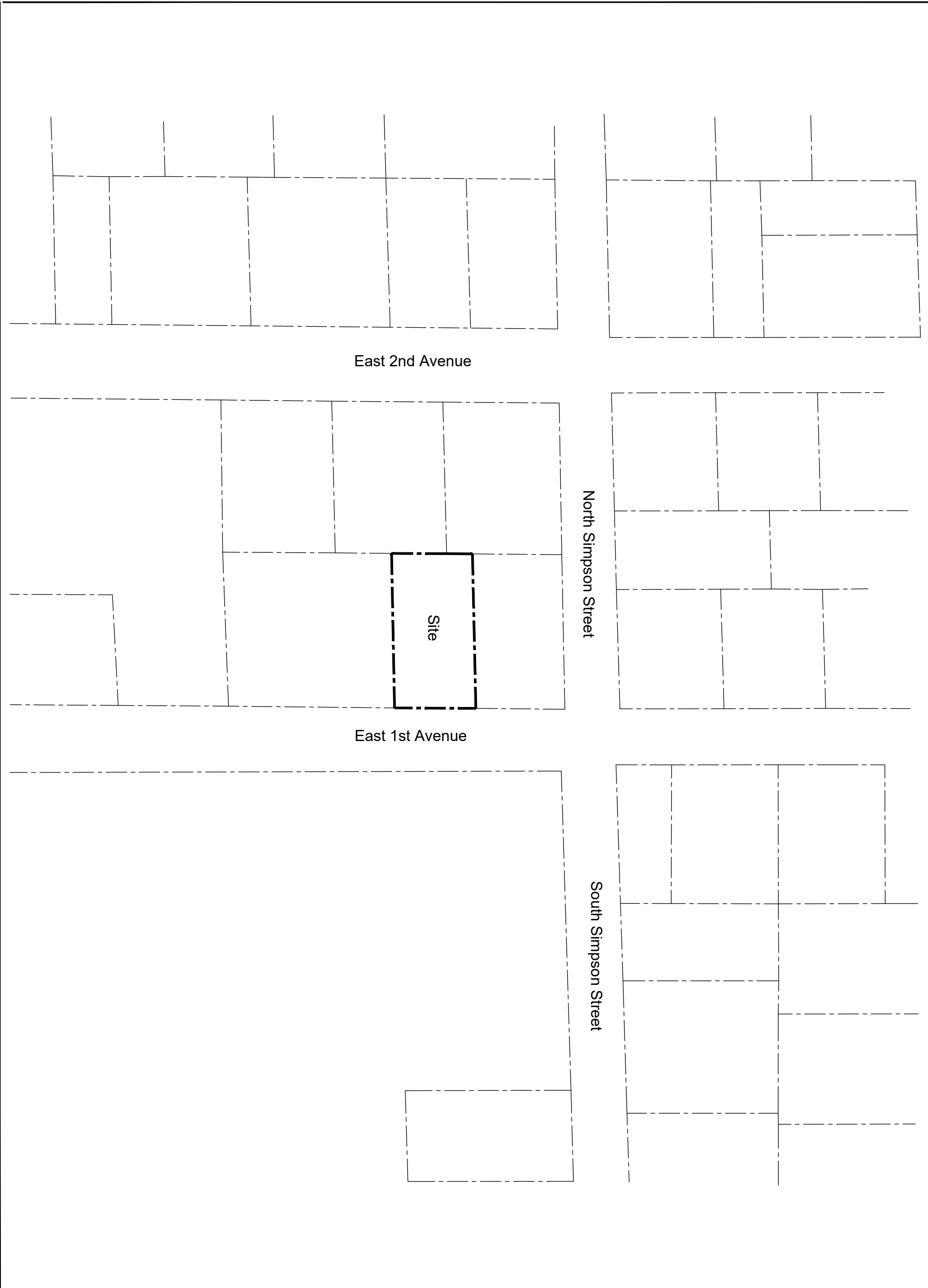
Date: 4/29/22

NOTARY PUBLIC
STATE OF FLORIDA

Before me, the undersigned authority, personally appeared Brenda J. Atkins who acknowledges that she is appointing Timothy W Green to act as her agent for the purpose of submitting for a CUP Application for the above referenced property and that she did _____ or did not _____ take an oath. Brenda J. Atkins is known to me _____ or produced identification (type) DL on this 29 day of April, 2022.


Notary Public – State of Florida

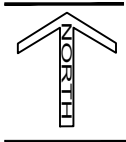




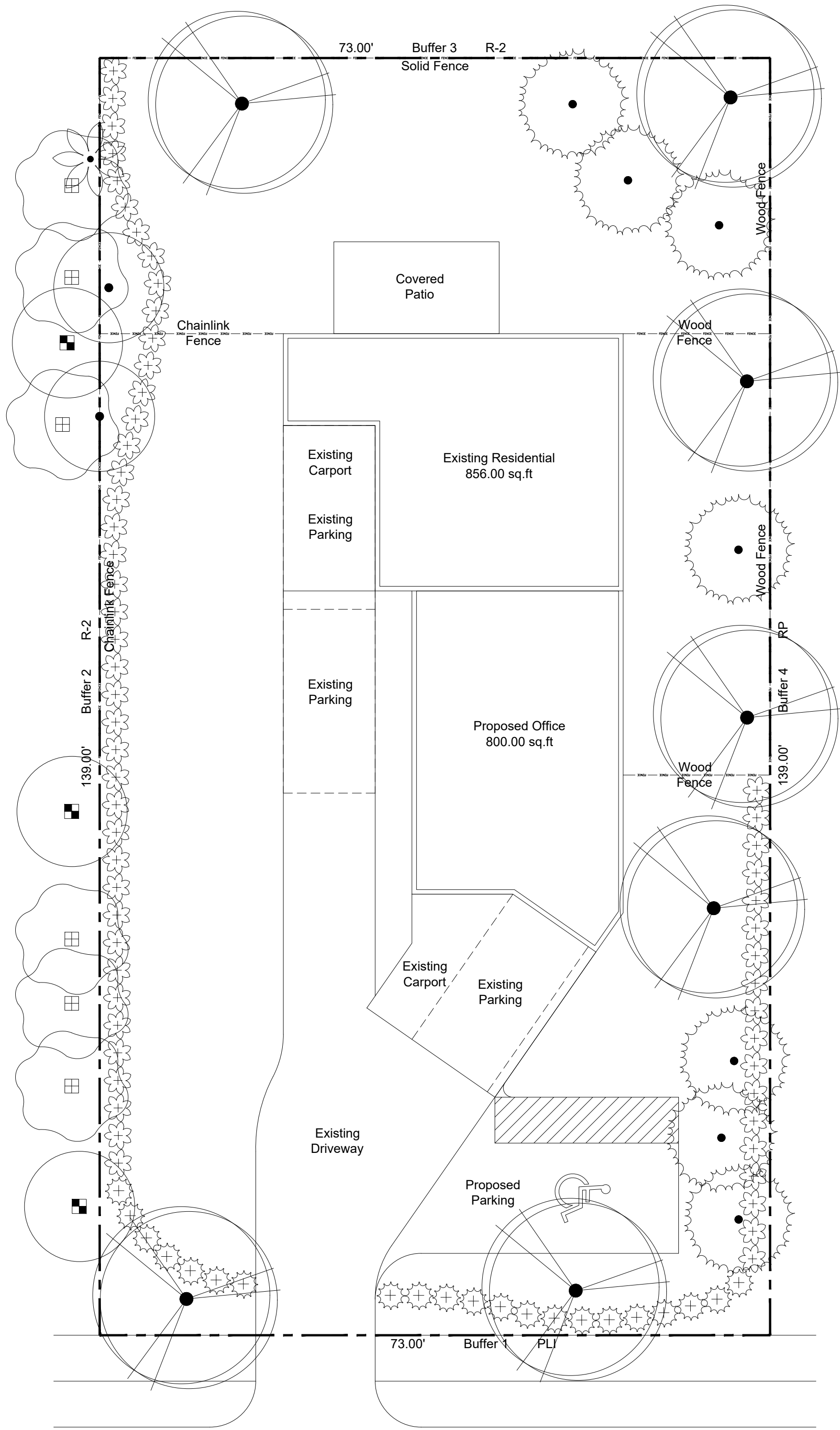
Location Map

1019 East 1st Avenue
Mount Dora, Florida

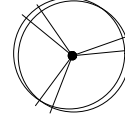
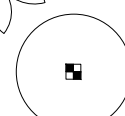
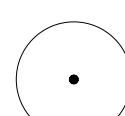
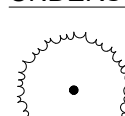
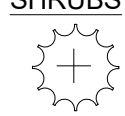
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Originated From: Field
Date: May 2, 2022
Scale: NTS
Drawn By: JMA
Layout: 24"x36"

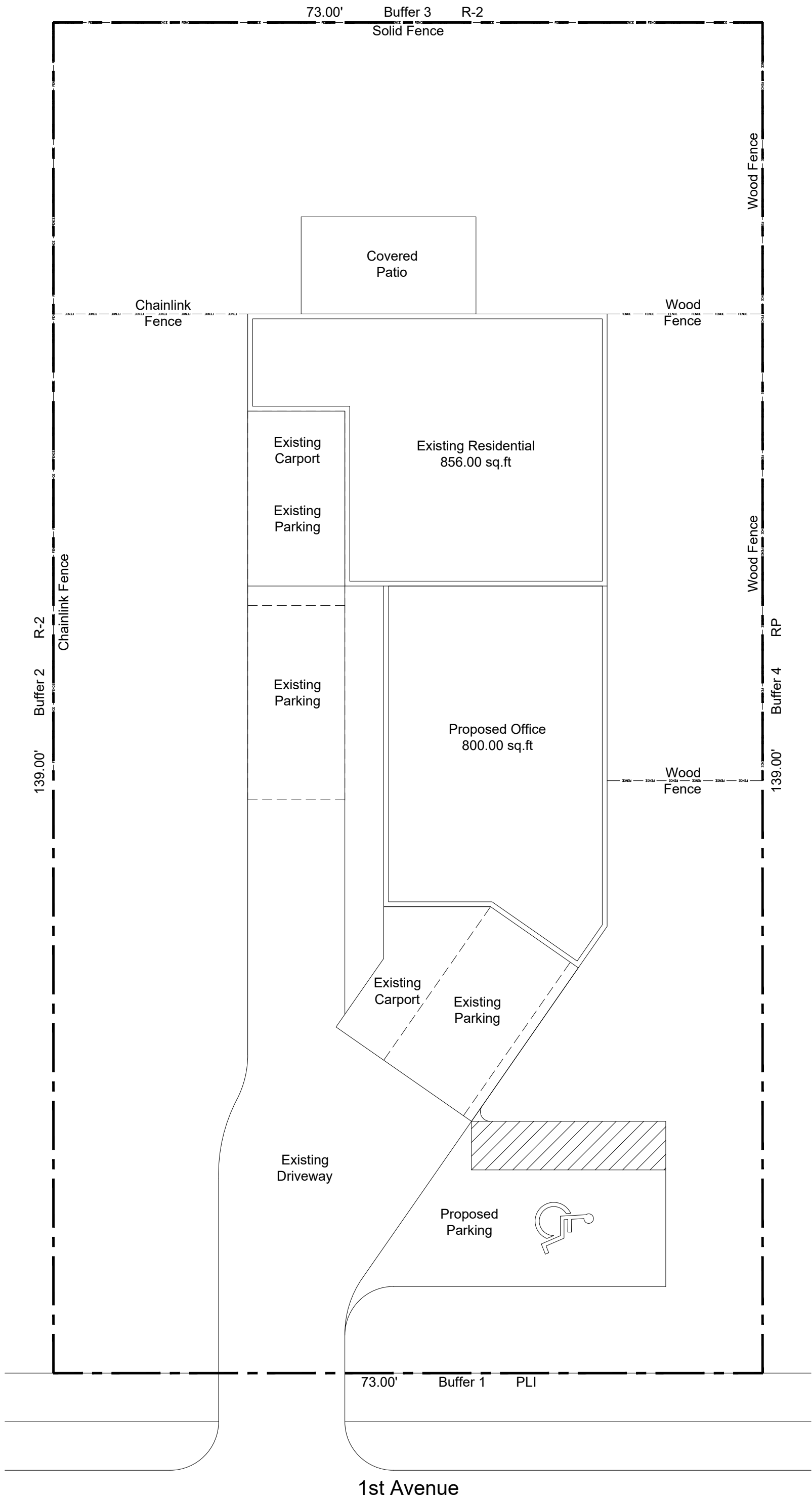


Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



CONCEPTUAL PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	7	Live Oak	Quercus virginiana	-	2"Cal	8	As Shown	Native
EXISTING OFFSITE (WITHIN 5')	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	6	Crape Myrtle	Lagerstroemia indica	Existing	Existing	Existing	As Shown	Non Native
	1	Palm	Palm	Existing	As labled	Existing	As Shown	
EXISTING TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	3	Oak	Quercus spp.	Existing	As labled	Existing	As Shown	Native
	2	Oak	Quercus spp.	Existing	As labled	Existing	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	7	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	21	Ligustrum	Ligustrum japonicum	3 gal	24"	18"	As Shown	Native
	59	Sweet Viburnum	Viburnum odoratissimum	3 gal	24"	18"	As Shown	Non Native



Notes:

Project Name:
1019 East 1st Avenue

Intended Use:
Professional Offices

Owner:
Lloyd M Jr. Brenda J Atkins
P.O Box 7
Mount Dora, FL, 32756
(352) 267-9086

Applicant: Green Consulting Group
4070 United Ave.
Mount Dora, FL, 32757
352-357-9241

Existing Zoning: RP
For Multi-Family Duplex

Setbacks:
Front: 25 ft
Side: 10 ft
Rear: 30 ft
From any street: 25 ft

Landscape Buffers:
Buffer 1: a
Buffer 2: A
Buffer 3: A
Buffer 4: a

Existing Building: 1,656.00 sq.ft
Proposed Use:
Residential: 856.00 sq.ft
Office: 799.75 sq.ft

New Pavement/Sidewalk: 9,034 sq.ft
Parking (Office):1 / 300 sq.ft
Parking Required:
856.00 sq.ft Dwelling 2 spaces
799.75 sq.ft Personal Service / 250 sq.ft
4 spaces

Parking Provided:
2 Spaces (Residential Use Only)
2 Spaces
3 Spaces Provided with Offsite Parking Agreement

Total Site Area: 10,147.00 sq.ft
Existing Impervious:
Area: 6,594.91 sq.ft
Percent: 64.99

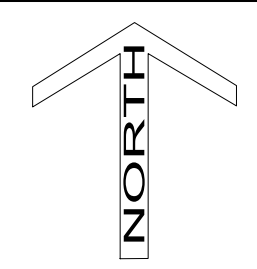
Allowed Impervious:
Area: 8,117.6 sq.ft
Percent: 80

Proposed Impervious:
Area: 7,039.67 sq.ft
Percent: 69.38

All Fences are existing

Conceptual Site Plan

1019 East 1st Avenue
Mount Dora, Florida



Drawing Number: 1617-02
Originated From: 1617-01
Date: June 6, 2022
Scale: 1" = 10'
Drawn By: JMA
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288

PARKING SPACES AGREEMENT

1. **THE PARTIES.** This agreement dated May 12, 2022 is by and between **THE FIRST BAPTIST CHURCH OF MOUNT DORA** with mailing address of 1000 E. First Avenue, Mount Dora, Florida, 32757 and **LLOYD ATKINS JR. AND BRENDA J. ATKINS**, and/or assigns with mailing address of 1826 Gertrude Place, Mount Dora, Florida 32757 for use of 3 parking spaces located to the East of the sanctuary east on 1000 E. First Avenue, Mount Dora, Florida.
2. Lloyd Atkins Jr. and Brenda J. Atkins have a professional office building located across the street, at 1019 E. First Avenue, Mount Dora, Florida and are requesting the use of the 3 spaces stated above. The use of the parking spaces will only be for the time period of Monday thru Friday between the hours of 9:00 A. M. to 6:00 P.M.
3. **CURRENT REGISTRATION & INSURANCE.** LLOYD ATKINS. AND BRENDA J. ATKINS, or assigns, may only use the spaces for vehicles that are up-to-date with all State and local registrations. In addition, all vehicles must maintain current with insurance that is legal under the State of Florida registration.
4. All vehicles must be in good repair and free of any hazardous leaks of liquids. No repairs of any type are allowed on the parking spaces and , if needed, must be towed to a location that allows such activities.
5. **USE OF SPACE & DAMAGE.** The use of the spaces may only be for parking of a vehicle that is owned by the owner. No storage of personal property may be allowed in the spaces. The First Baptist Church of Mount Dora is not liable for any damage done to the vehicles or personal property taken from it while vehicles are parked on the premises. All liability to the vehicles and personal property will the responsibility of the vehicle owners using such parking spaces.

6. **Governing Law.** This agreement shall be governed under the laws of the State of Florida.
7. This agreement shall take effect when the last signor has signed this agreement date May 12, 2022 and terms and conditions shall be renegotiated every three years.

Signor for The First Baptist Church of Mount Dora, Florida

Paul Bow

Signor for Lloyd Atkins and Brenda J. Atkins

Lloyd Atkins

Brenda J. Atkins

PROPERTY RECORD CARD

General Information

Name:	ATKINS LLOYD M JR & BRENDA J	Alternate Key:	1473951
Mailing Address:	PO BOX 7 MOUNT DORA, FL 32756-0007 Update Mailing Address	Parcel Number: ①	32-19-27-1900- 00B-01600
		Millage Group and City:	00MD Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	1019 E 1ST AVE MOUNT DORA FL, 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	MOUNT DORA, ORANGEHURST NO 1 LOT 16, W 23 FT OF LOT 17 BLK B PB 6 PG 66 ORB 1325 PG 647		
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

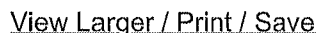
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	0	0		1.000	Lot	\$0.00	\$55,500.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$98,617.00		
Summary			
Year Built: 1971	Total Living Area: 1515 ①	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information?</i> ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT FINISHED (CPF)		1.00	456
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1515
UTILITY STORAGE FINISHED BLOCK (SBF)		1.00	177
SCREEN PORCH UNFINISHED (SPU)		1.00	180



There is no improvement information to display.

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values shown below are 2022 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

<https://www.lakecopropappr.com/property-details.aspx?altkey=1473951>

SCHOOL BOARD LOCAL	\$154,117	\$154,117	\$154,117	2.9980	\$462.04
LAKE COUNTY WATER AUTHORITY	\$154,117	\$140,220	\$140,220	0.3229	\$45.28
NORTH LAKE HOSPITAL DIST	\$154,117	\$140,220	\$140,220	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$154,117	\$140,220	\$140,220	0.2189	\$30.69
CITY OF MOUNT DORA	\$154,117	\$140,220	\$140,220	5.9603	\$835.75
LAKE COUNTY MSTU AMBULANCE	\$154,117	\$140,220	\$140,220	0.4629	\$64.91
LAKE COUNTY VOTED DEBT SERVICE	\$154,117	\$140,220	\$140,220	0.0918	\$12.87
				Total:	Total:
				18.7017	\$2,713.96

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ☒	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

94 62071

THIS INSTRUMENT PREPARED BY:
DEL G. POTTER, ESQUIRE
POTTER AND CLEMENT
308 East Fifth Avenue
Mount Dora, FL 32757

REC 5.00 RECEIVED FOR
TF 1.00 EXCISE TAXES
DOC 457.80 JAMES C. WATKINS
INT 0 CLERK LAKE CO FL
BY LC D.C.

BOOK 1325 PAGE 0647

This Warranty Deed Made and executed the **21st** day of **October**, 1994,

by **LESTER H. CONWAY**, Trustee of the **Lester H. Conway Family Trust** dated **June 9, 1989**,

whose address is: **2615 McDonald Ter, Mount Dora, FL 32757**,

hereinafter called the grantor, to **LLOYD M. ATKINS, JR. and BRENDA J. ATKINS**, his wife,

whose address is: **196 W. Fifth Ave., Mount Dora, FL 32757**,

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee", include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

Witnesseth: That the grantor, for and in consideration of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

Lot 16 and the West 23 feet of Lot 17 in Block B of Orangehurst Subdivision No. 1, a subdivision in the City of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 6, page 66, Public Records of Lake County, Florida.

SUBJECT to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

Parcel I.D. No.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1993.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Linda Cerwinsky
LINDA CERWINSKY
Lyndia Gnan
LYNDIA GNAN

Lester H. Conway, Trustee
LESTER H. CONWAY, Trustee of the Lester H. Conway Family Trust dated June 9, 19
L.S.

STATE OF FLORIDA
COUNTY OF LAKE

RECORD VERIFIED
LAKELAND, FL
OCT 24 12 13 PM '94
CLERK OF COURT



Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: June 15, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP . Senior Planner

RE: Rezoning Application; Change in Zoning for assignment from WP-1 to MU-1; 8.77 Acres (Site Area); Located at the Southeast Corner of Highland Street and Camp Avenue (site address: 610 S.Highland Street); Green Consulting Group, Inc. (Applicant); Daniel C. and Judith Ann McWhorter (Owners).
Project No. RZ-22-01

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the application to rezone 8.77 +/- acres from Workplace (WP-1) to Mixed Use Traditional (MU-1) and forward same to City Council.

REFERENCES/SUPPORT:

LDR Section 3.3

Policy 4.g(13) FLUE of the Mount Dora Comprehensive Plan 2045

SITE SUMMARY:

Owners	Daniel C. and Judith Ann McWhorter
Applicant	Green Consulting Group, Inc., Timothy W. Green
Address	610 S. Highland Street
General Location:	Southeast corner of the intersection of Highland Street and Camp Avenue
Alternate Key Nos.	1797250 & 2545232
Zoning District:	Workplace District or WP-1
Proposed Zoning District:	Mixed Use Traditional or MU-1
Future Land Use Category:	Mixed Use Traditional or MU-1
Overlays:	Mount Dora CRA
Site Area:	8.77 +/- acres
Existing Use:	Single family residence and associated structures. Storage Barn/Structure
Proposed Use:	None (zoning district assignment)

DEVELOPMENT STANDARDS:

Development Standard	WP-1 (Existing)	MU-1 (Proposed)
Maximum Floor Area Ratio (FAR)	0.70	Min. 0.25 – Max. 3.00
Density	Dwellings Not Permitted	6 - 35 d.u. / acre
Min. Lot Size	15,000 SF	None
Max. Building Height	35'	60'
Max. Impervious Surface Ratio (ISR)	Not Specified	100%
Min. Open Space	35%	35%

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Commercial, Residential Professional	C-2A, PUD, RP	Residential, Vacant Land Commercial	None
South	City	Commercial, Recreation, Industrial, Medium Density	WP-1	Residential, Commercial, Vacant Land	Carriers A/C
East	City	Industrial, Mixed-Use Traditional	WP-1, PUD	Light Manufacturing, Warehousing	Industrial Park
West	City	MU-1	WP-1	Warehousing, Residential	Amerigas

ANALYSIS:

The applicant proposed to rezone the subject property, comprising of approximately 8.77 acres, from Workplace District (WP-1) to Mixed-Use Traditional District (MU-1). The Applicant currently does not have a development plan for the property and is only seeking to rezone the property so that the zoning district matches the land use category. Future development of the property will require the submittal of a development application (preliminary plat or site plan).

The Mixed Use Future Land Use designation was established by Ordinance No. 2012-13 enacted on February 19, 2013, resulting from several policy changes from the Citywide Visioning Study Final Report. As stated in the Vision Study several strategies were developed to encourage redevelopment of the former citrus co-op and other lands to help anchor the district as a gateway to the City along Highland Street. The Mixed Use Traditional (MU-1) zoning district and design standards were adopted by Ordinance No. 2013-08 enacted on October 1, 2013. The current WP-1 zoning has remained assigned to these parcels as a placeholder until such time the owners rezone to match the underlying Future Land Use.

The applicant has indicated to staff the desire to formally assign MU-1 and at a later date present master site plan for proposed uses and design elements consistent with this district. This will enable the applicant/owner to better market the properties.

Highland Street is under Lake County jurisdiction and future ingress/egress will require coordination with the County, if applicable.

STANDARDS FOR REVIEW:

Pursuant to LDC Section 3.3.4, the City shall consider the following criteria in reviewing applications for a rezoning:

1. The need and justification for the change:
The applicant is seeking to make the property's zoning district consistent with the property's land use category. The property is part of the Mixed Use Transitional land use category. The property's current Workplace (WP-1) zoning district is not permitted within the Mixed Use Transitional land use category (Section 1.4 *Land Use Category and Zoning District Compatibility Table LDC*). As such, the application to rezone the property from WP-1 to MU-1 is consistent with the City's Land Development Code. This application for the change in zoning is for assignment of MU-1.
2. The effect of the change, if any, on the particular property and on surrounding property.
The assignment of the proposed MU-1 is consistent with the underlying land use for surrounding properties. Lands located south of Camp Avenue and on both sides of Highland Street are intended to be master planned for development and gateway uses.
3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
The proposed change is simply assignment of zoning district to match the land use category as stated above. These parcels are intended to be assigned MU-1. The relationship of the proposed amendment to the purpose of the City's *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan.

The subject property is part of the Mixed-Use Traditional (MU-1) land use category. Section 4.g.13, Future Land Use Element, Comprehensive Plan, requires new projects within this category to contain a minimum of two land uses and allows public, civic, commercial, office, multi-family residential, and limited single-family use as an adjunct to a business use. This category encourages a mix of medium/high density residential development with on-site commercial and office uses.

Section 12.e, Future Land Use Element of the Comprehensive Plan, states that Highland Street is a corridor of with a mix of residential, neighborhood commercial, light industry uses and serves as a transition from the gateway areas and to the downtown. This section also expressly states that more intense mixed-use development.

The proposed MU-1 zoning district encourages a mixture of medium/high residential development with on-site commercial, office, and civic uses. LDC Section 3.4.16 states that the MU-1 zoning district is appropriate for the Mixed Use Traditional (MU-1) and Mixed Use Downtown (MU-2) land use categories. This is consistent with the Comprehensive Plan which also requires mixed use development on the subject property.

LDC Section 3.4.16.1.f, states that one of the intents of the MU-1 zoning district is to allow for a mix of land uses which strengthens opportunities for economic vitality and

supports diversity of housing opportunities. This is consistent with the Comprehensive Plan which seeks intense, mixed-use development and redevelopment along the Highland Street Corridor.

4. The availability and provision of adequate services and facilities:
Services and facilities are currently available to this property. Further evaluations will be determined at time of site plan/platting depending upon the proposed use(s).
5. The impact on the natural environment:
There are no anticipated, adverse impacts on the natural environment as a result of this rezoning. A portion of this property is current development with single-family dwelling and a storage structures.
6. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

Notifications:

JPA Notice to Lake County: May 4, 2022
Legal Notice PZC and Notice to City Council: June 3, 2022
Notice to Surrounding Owners: June 3, 2022
Non-Legal with Map Ad City Council 1st Reading: June 24, 2022
Ordinance Enactment Legal Ad: July 8, 2022
Non-Legal with Map Ad City Council Adoption: July 8, 2022

Public Hearing Schedule:

DRC: May 25, 2022
PZC: June 15, 2022
City Council 1st Reading: July 5, 2022
City Council 2nd Reading/Adoption: July 19, 2022

ATTACHMENTS:

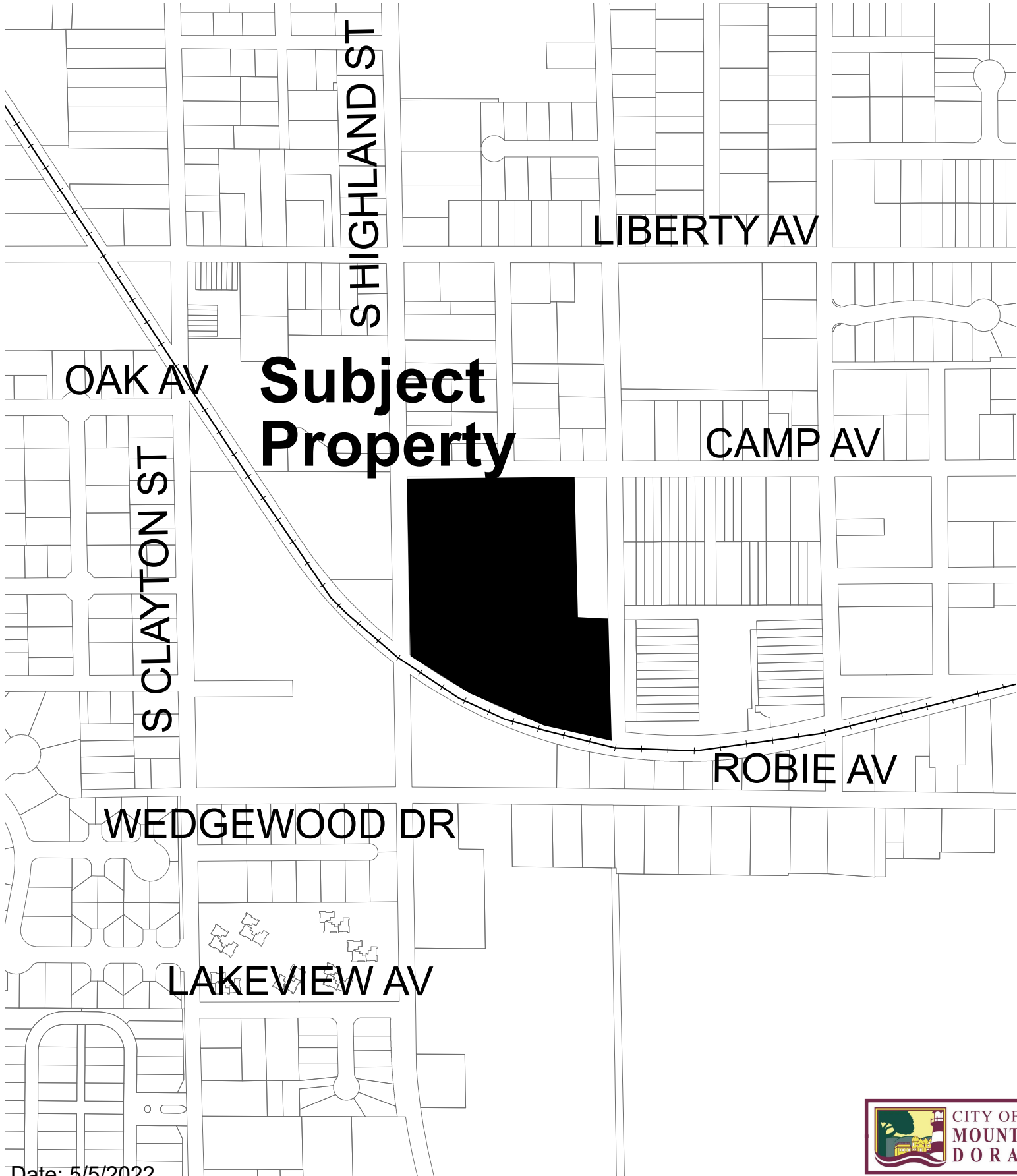
Vicinity Map
Aerial Map
Future Land Use Map
Zoning Map
Application

**McWhorter
Change In Zoning
8.77 Acres**



Legend

 Subject Property



McWhorter Aerial Map

N

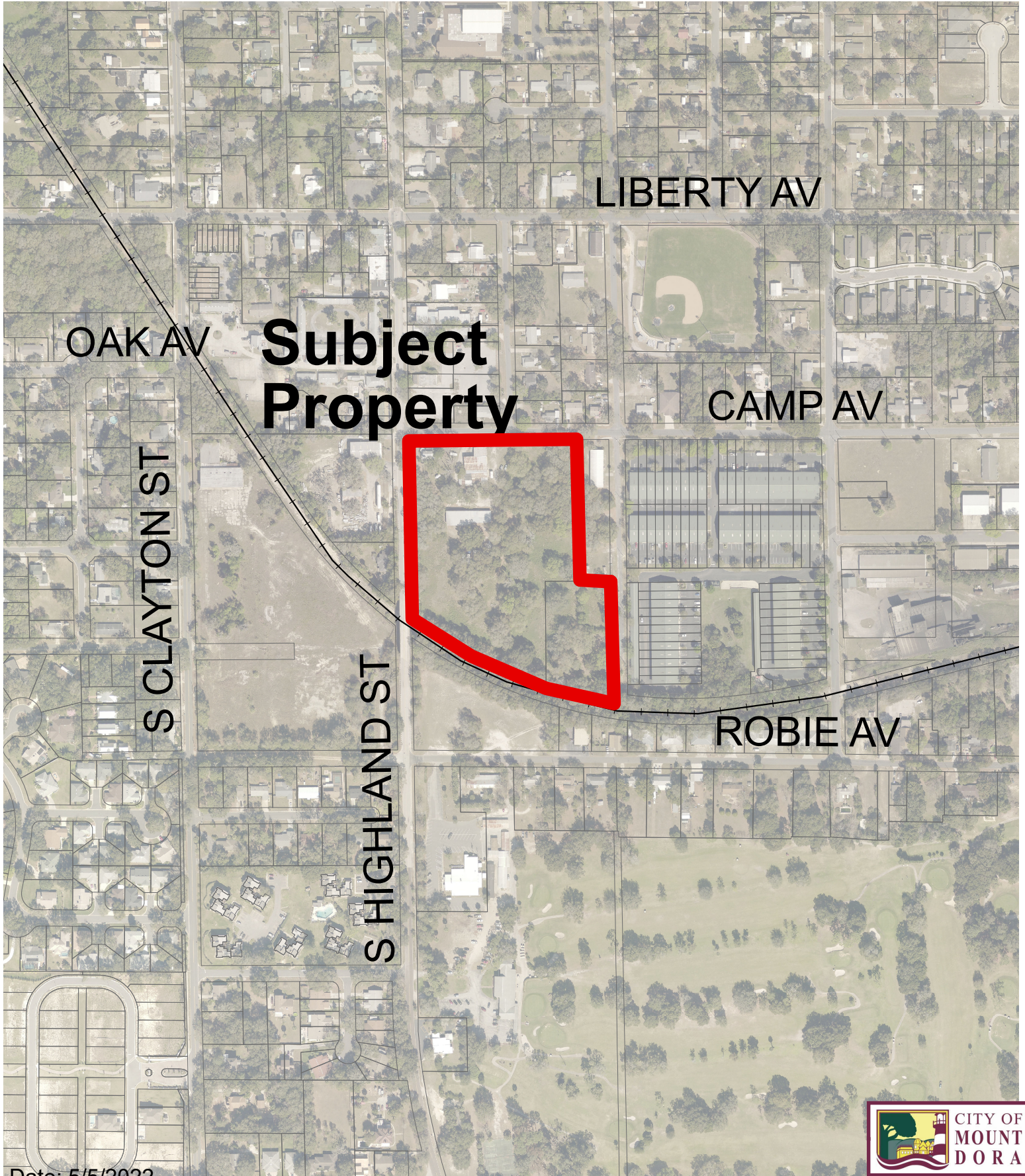


N.T.S.

Legend



Subject Property

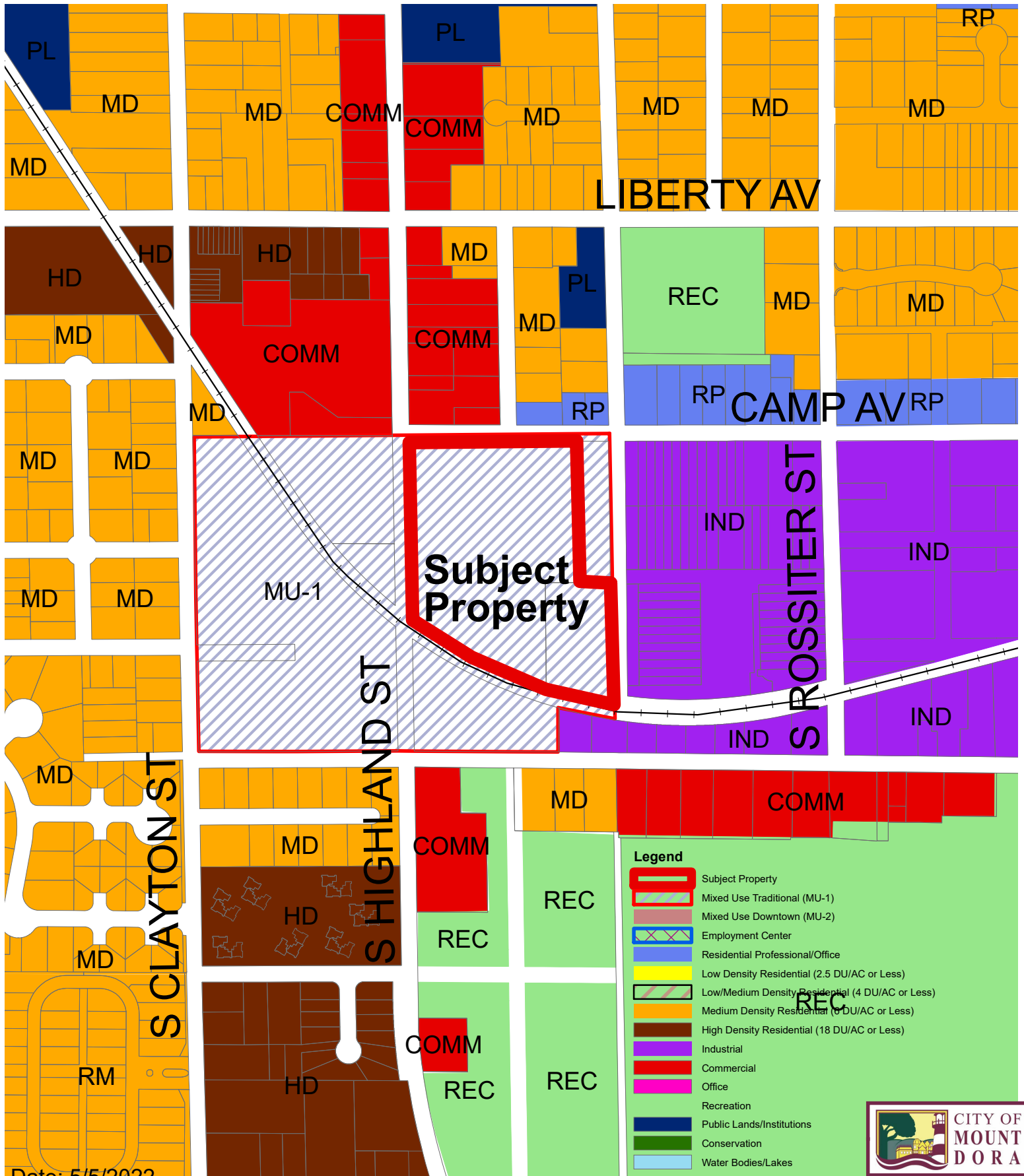


Date: 5/5/2022

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



McWhorter Future Land Use Map



Legend

- Subject Property
- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes



Date: 5/5/2022

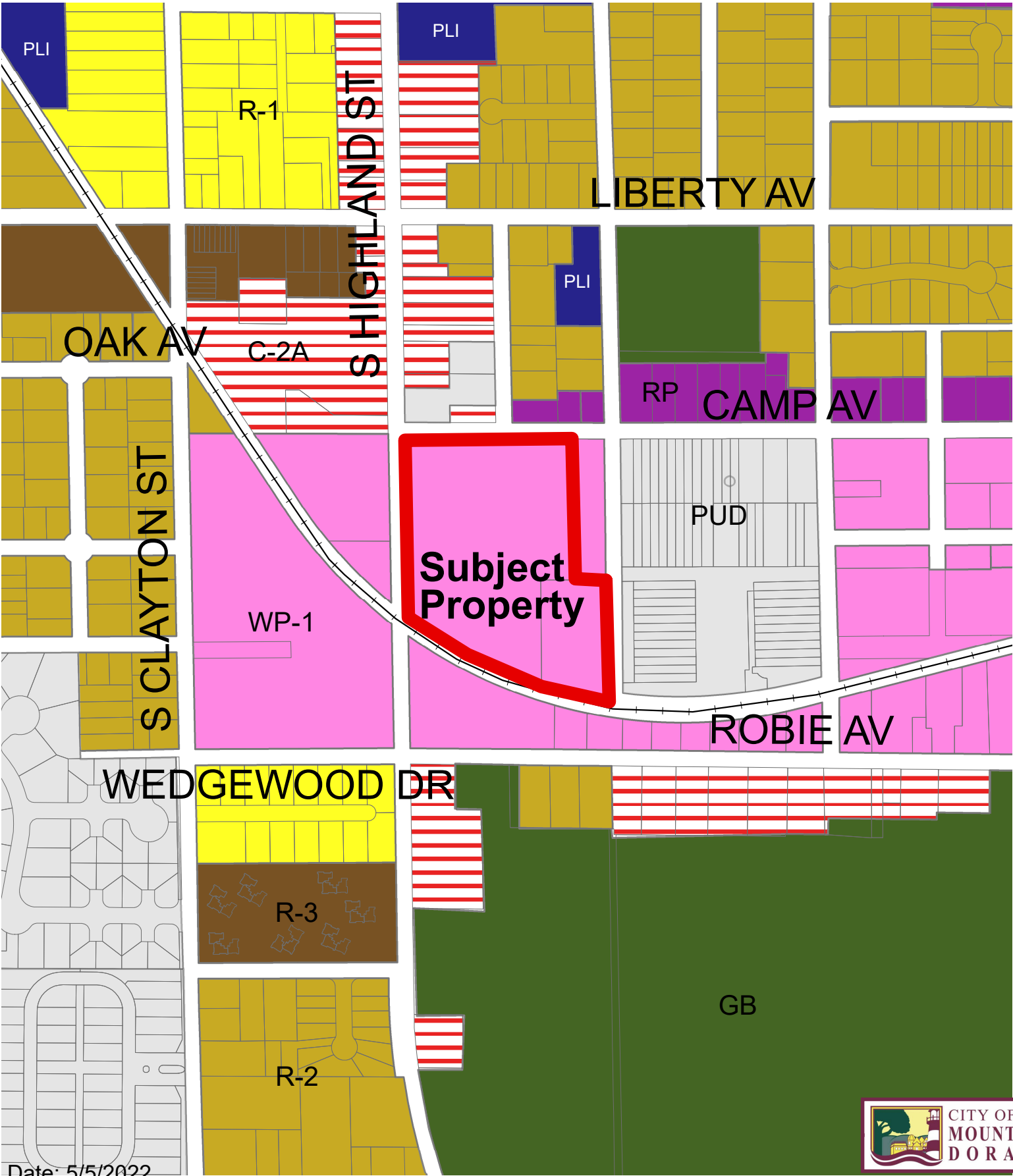
McWhorter Zoning Map



Legend



Subject Property



Date: 5/5/2022

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





CITY OF
MOUNT
DORA

Z22-01

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com

REZONING APPLICATION

Date: May 2, 2022

1. Applicant's Name: Timothy W. Green
Company's Name: Green Consulting Group, Inc.
Address: 4070 United Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: 352-357-9241 E-mail: tgreen@greenconsultinggroup.com
2. Owner's Name: Daniel C and Judith A McWhorter
Company's Name: N/A
Address: 34804 Estes Road
City, State & Zip: Eustis, FL 32736
Phone: 352-397-4869 E-mail: c/o jake.guenther@g3development.com
3. The property generally located and list adjacent streets: East of Highland Street and South of Camp Avenue
4. The address(s) of the property: 610 South Highland Street
5. Size of property in Acres: 8.77 Square Feet: 382,073.2
6. Current Zoning District: WP-1
7. Requested Zoning District: MU-1
8. Future Land Use Category: MU-1
9. Present use and structures on the property (list number of residential dwelling units):
1- SF Home, 3-Storage Building, 2-Covered Storage Areas

10. Building Size (Existing): SF - 1432, Others - 870
11. Proposed use of property: Mixed Use

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

To align the zoning with the existing future land use

13. Is the proposed use permissible in the requested district? Yes

14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

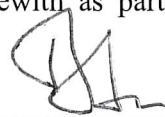
Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	C-2/PUD	Parking
South	City	MU-1	WP-1	Railroad
East	City	MU-1	WP-1	Office / Warehouse
West	City	MU-1	WP-1	Commercial / SF Home

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Timothy W Green, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.



Signature of Applicant

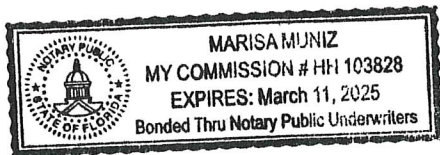
Timothy W Green

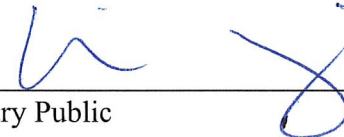
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 2nd day of May 2022 by Timothy W Green who is personally known to me or who has produced FL Drivers License as identification and who did X or did not _____ take an oath.

SEAL:





Notary Public

Marisa Muniz

Print or Type Name

Legal Description (as furnished)

Parcel 1

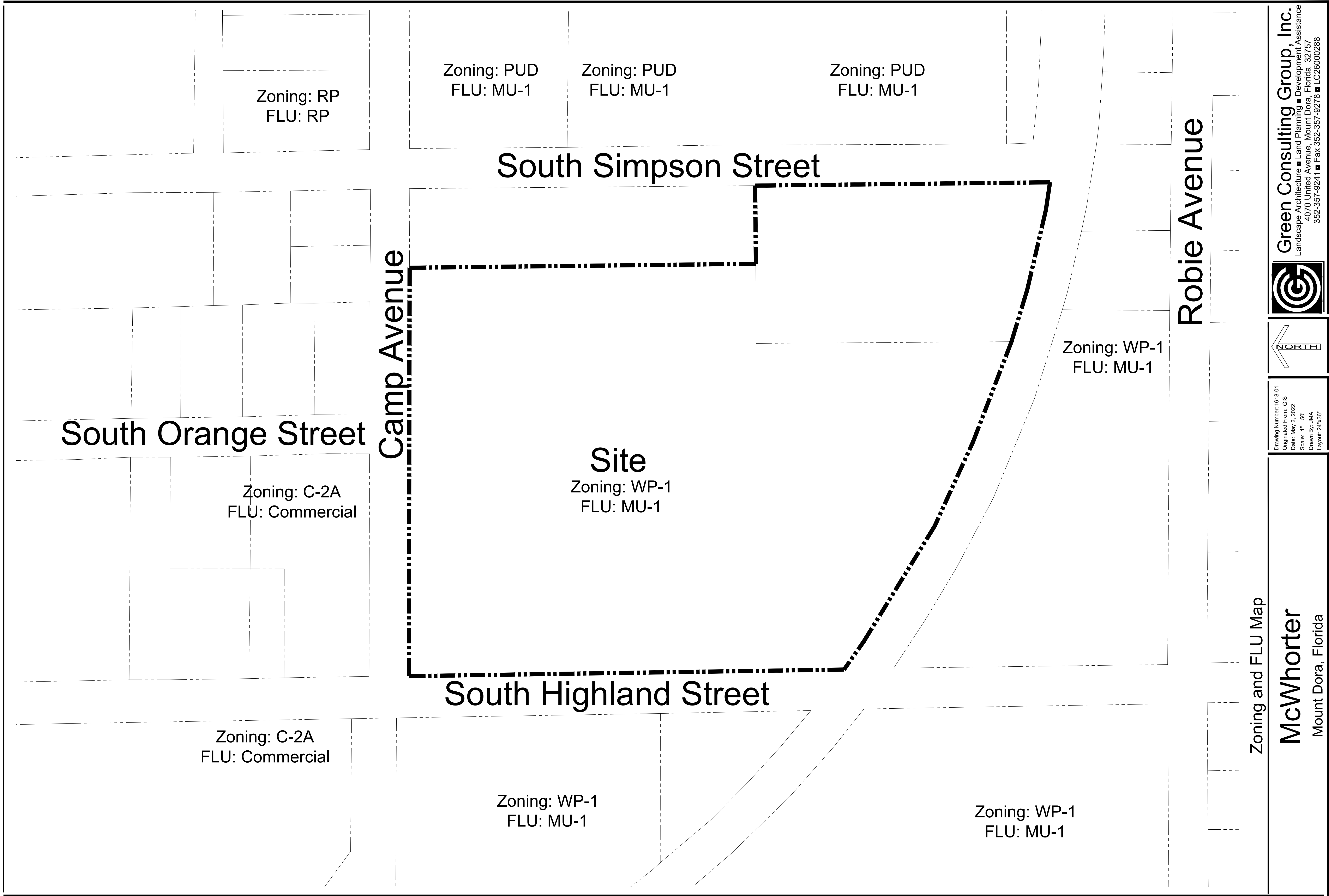
All of Blocks 375, 376 and 385, and that part of Block 391, 392, and 386, north of the railroad and bound on the north by Camp Avenue, on the east by Simpson Street, and on the west by Highland Street according to the plat of the Town of Mount Dora, Lake County, Florida, in Section 32, Township 19 South, Range 27 East, including all buildings located thereon,

LESS that part of Blocks 385 and 392, according to the plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of Block 376, according to said Plat, run South along the West right-of-way of Simpson Street 435.55 feet, to an iron pipe and the point of beginning of this description; thence continue South along West right-of-way of Simpson Street 367 feet, more or less, to the northerly right-of-way of Seaboard Coast Line Railroad and a point hereby designated as Point "A", thence return to the point of beginning and run West, parallel to the North line of said Block 375 a distance of 200 feet to a concrete monument, thence run South, parallel to the West right-of-way line of Simpson Street 320 feet, more or less to the Northerly right-of-way of Seaboard Coast Line Railroad, thence run Southeasterly along said Northerly right-of-way 206.65 feet, more or less, to the herein designated Point "A".

And less that part of Blocks 376 and 385, according to the Plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of said Block 376 run thence South along the East lines of Blocks 376 and 385 thereof a distance of 435.60 feet, thence run West and parallel to the North line of said Block 376 a distance of 100 feet, thence North and parallel to the East line of Blocks 376 and 385 a distance of 435.60 feet, thence East a distance of 100 feet to the point of beginning.

Parcel 2

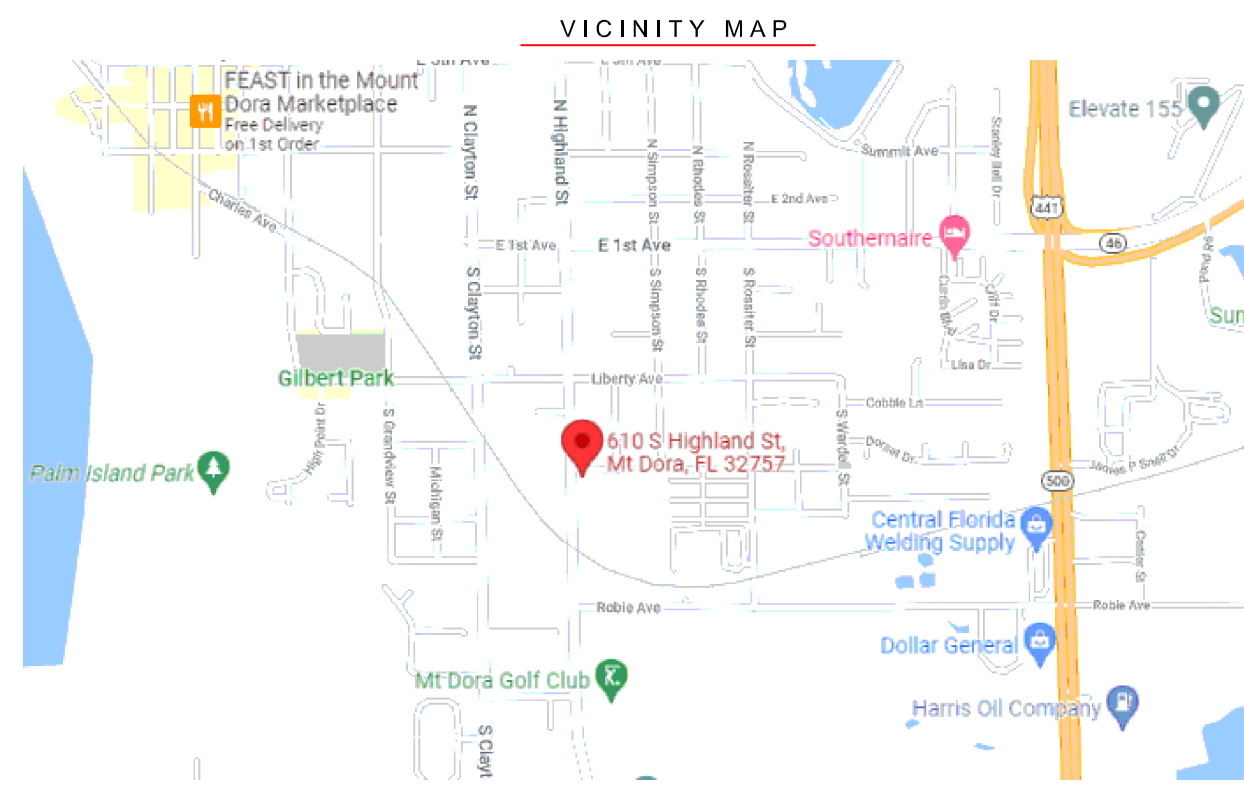
That part of Blocks 385 and 392, according to the plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of Block 376, according to said Plat, run South along the West right-of-way of Simpson Street 435.55 feet, to an iron pipe and the point of beginning of this description; thence continue South along West right-of-way of Simpson Street 367 feet, more or less, to the northerly right-of-way of Seaboard Coast Line Railroad and a point hereby designated as Point "A", thence return to the point of beginning and run West, parallel to the North line of said Block 375 a distance of 200 feet to a concrete monument, thence run South, parallel to the West right-of-way line of Simpson Street 320 feet, more or less to the Northerly right-of-way of Seaboard Coast Line Railroad, thence run Southeasterly along said Northerly right-of-way 206.65 feet, more or less, to the herein designated Point "A".





ADDRESS
610 South Highland Street
Mount Dora, FL 32757

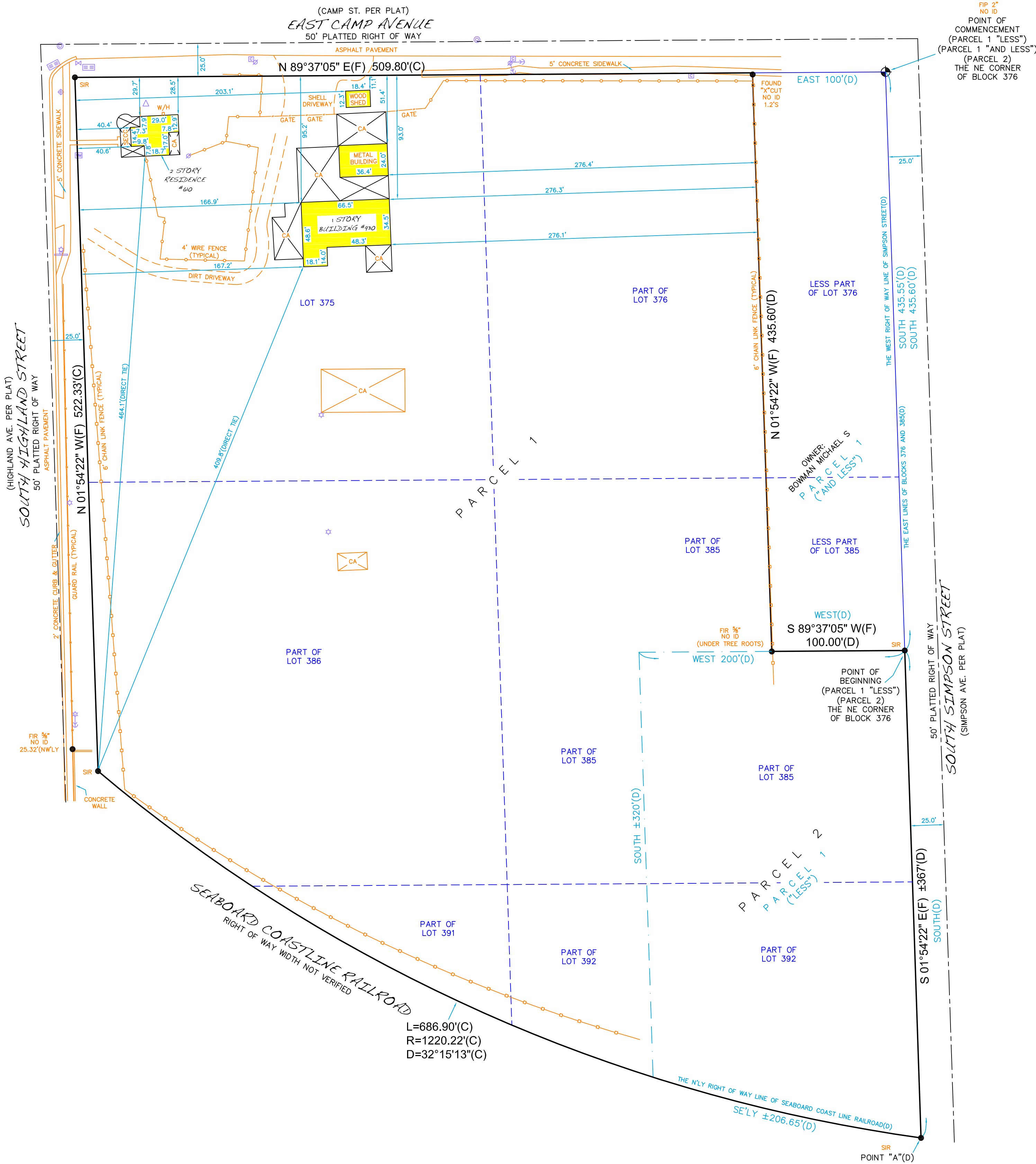
OR Book = Official Record Book
SIR = Set 1/2" Iron Rod & Cap LB#7788
CBP = Covered Brick Pavers
FCM = Foundation Concrete Monument
SECC = Screen Enclosed Covered Concrete
FN&D = Found Nail & Disk
SN&D = Set Nail & Disk LB#7788
BP = Brick Pavers
CWD = Covered Wood Deck
 Mitered End Section
W/H = Water Heater
WV = Water Valve
S = Septic Area
WF = Wood Fence
VF = Vinyl Fence
CLF = Chain Link Fence
FC = Fence Corner
FE = Fence End
WV = Water Valve
Δ = Satellite Dish
→ = Guy Wire
⊗ = Monhole
 Sign
 Drainage Inlet
⊕ = Bollard



X

Borrower's Acknowledgment and Acceptance

HEREBY CERTIFY in favor of Ziermer, Kiser & Sutcliffe, P.A., Fidelity National Title Insurance Company & Peacock Capital, LLC that (a) this survey (17) was made on the ground and is a correct representation of the subject property as of 2/12/2022; (ii) meets or exceeds the standards of practice set forth by the Standards of Practice for Land Surveying (Chapter SS-17.051 and SS-17.052, as amended); (iii) the subject property has been surveyed in accordance with the standards of practice set forth in Schedule B of that certain Fidelity National Title Insurance Company Commitment for Title Insurance dated effective 1/13/22 at \$11.00 per plow. Order No. 2019-010; (iv) shows the lines of all streets abutting front and the widths thereof known; (v) shows all apparent buildings, setbacks, easements, encroachments and other matters affecting the subject property which are shown on the plat and have been furnished to the Surveyor; and (vi) shows any other visible matters on the ground which may adversely affect title to the subject property; (b) that there are no visible encroachments either way across the boundary lines of the subject property except as shown; (c) that the subject property is not presently under any adverse claim or litigation; (d) that the subject property is not subject to any liens, except as shown; (e) that ingress and egress to the subject property is provided via South Highland Street, East Camp Avenue, South Simpson Street, the same being paved, dedicated public right of ways maintained by City of Mount Dora; (f) that the subject property does not visibly serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown; (g) that the subject property is not located in a Flood Hazard Area as shown on the current FEMA Flood Insurance Rate Map, Panel No. 22605C037E, the subject property is not contained within a Flood Prime Area.



Parcel 2

That part of blocks 385 and 392, according to the plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of Block 376, according to said Plat, run South along the West right-of-way of Simpson Street 435.55 feet, to an iron pipe and the point of beginning of this description; thence continue South along West right-of-way of Simpson Street 367 feet, more or less, to the northerly right-of-way of Seaboard Coast Line Railroad at a point hereinafter designated as Point "A"; thence return to the point of beginning and run West, parallel to the North line of said Block 376 a distance of 200 feet to a concrete monument, thence run South, parallel to the West right-of-way of Simpson Street 320 feet, more or less to the Northerly right-of-way of Seaboard Coast Line Railroad, thence run Southeasterly along said Northerly right-of-way 206.65 feet, more or less, to the herein designated Point "A".

6. Subject property contains ±382,073.2 Sq.Ft. / ±8.77 Acres.

[illegible]

McWhorter Rezoning

Additional Application Information

1. Application Fee: \$3,000.00

Response: Hand Delivered

*Resubmittal Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Response: Acknowledged

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

Response: Acknowledged

2. Completed application (signed and notarized affidavit).

Response: Attached (uploaded)

3. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.

Response: Attached (uploaded)

4. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.

Response: Attached (uploaded)

5. The Property Card(s) from the Lake County Property Appraiser's office.

Response: Attached (uploaded)

6. Future Land Use and Zoning Maps.

Response: Attached (uploaded)

7. Proof of ownership (warranty deed or title certificate).

Response: Attached (uploaded)

8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (2) extra copies of the boundary survey for the remaining packets.

Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.

Response: Attached (uploaded)

9. Legal description of the property in MS Word format (include in CD or email to staff).

Response: Attached (uploaded)

10. Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.

Response: The Existing WP-1 Zoning and the Requested MU-1 Zoning are dependent on a vast array of varying allowed program elements for comparing the transportation impacts for sites. With no specific elements a transportation impact of existing conditions and proposed conditions would not adequately compare the traffic conditions.

11. Provide needs and justification for the change. Also, include zoning criteria pursuant to Section 3.3 of the City's Land Development Code.

Response: Attached (uploaded)

12. Provide evidence and documentation of undeveloped land having the same classification as proposed the general area throughout the City.

Response: No MU-1 Zoning appears of the latest Zoning Map.

13. The relationship of the proposed change in zoning to the purposes of the City's Comprehensive Plan and how the proposed change will further the purposes and intent to the Comprehensive Plan.

Response: This request is to align the requested Zoning with the Existing Future Land Use.

14. The relationship of the proposed change in zoning to the purposes of the City's Land Development Code and how the proposed change will further the purposes and intent to the Land Development Code.

Response: The Land Development Code requires consistent Future Land Use and corresponding Zoning.

15. The availability and provision of adequate services and facilities.

Response: This is an infill project within the City Limits with municipal services on multiple sides.

16. The impact on the natural environment.

Response: This site has had active commercial uses for many years.

PROPERTY RECORD CARD

General Information

Name:	MC WHORTER DANIEL C & JUDITH A	Alternate Key:	1797250
Mailing Address:	34804 ESTES RD EUSTIS, FL 32726 Update Mailing Address	Parcel Number: ①	29-19-27-0050-375-00001
		Millage Group and City:	0MD1 Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	610 S HIGHLAND ST MOUNT DORA FL, 32757 Update Property Location ①	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	MOUNT DORA BEG 100 FT W OF NE COR OF BLK 376, RUN S 435.6 FT W 100 FT, S TO N'LY RR R/W, NW'LY ALONG N'LY RR R/W TO E R/W OF HIGHLAND AVE, N'LY ALONG SAID R/W TO NW COR OF BLK 375, E TO POB PB 3 PGS 37-43 ORB 3904 PGS 224 226 ORB 3950 PGS 464 466		
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	SINGLE FAMILY (0100)	0	0		1.000	Acre	\$0.00	\$35,000.00
2	VACANT RESIDENTIAL (0000)	0	0		5.580	Acre	\$0.00	\$195,300.00

[Click here for Zoning Info](#) ①
 [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$22,286.00		
Summary			
Year Built: 1903	Total Living Area: 1432 ①	Central A/C: No	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information?</i> ①			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH WOOD (EPA)		2.00	152
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1432
OPEN PORCH UNFINISHED (OPU)		2.00	24

368

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF3)	468	SF	1938	\$3,580.00
2	UTILITY BLDG UNFINISHED (UBU1)	186	SF	1938	\$298.00
3	UTILITY BLDG UNFINISHED (UBU1)	216	SF	1938	\$346.00
4	CARPORT/POLE SHED UNFINISHED (UCP1)	1788	SF	1938	\$2,146.00
5	CARPORT/POLE SHED UNFINISHED (UCP1)	1320	SF	1919	\$1,584.00

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>3950 / 466</u>	09/2010	Warranty Deed	Unqualified	Improved	\$100.00
<u>3950 / 464</u>	09/2010	Warranty Deed	Unqualified	Improved	\$100.00
<u>3904 / 226</u>	05/2010	Warranty Deed	Unqualified	Improved	\$100.00
<u>3904 / 224</u>	05/2010	Warranty Deed	Unqualified	Improved	\$100.00
<u>1310 / 1745</u>	06/1994	Warranty Deed	Unqualified	Improved	\$0.00
<u>896 / 550</u>	10/1986	Warranty Deed	Unqualified	Improved	\$1.00
<u>825 / 1955</u>	12/1984	Warranty Deed	Unqualified	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$260,540	\$260,540	\$260,540	5.0529	\$1,316.48
SCHOOL BOARD STATE	\$260,540	\$260,540	\$260,540	3.5940	\$936.38
SCHOOL BOARD LOCAL	\$260,540	\$260,540	\$260,540	2.9980	\$781.10
LAKE COUNTY WATER AUTHORITY	\$260,540	\$260,540	\$260,540	0.3229	\$84.13
NORTH LAKE HOSPITAL DIST	\$260,540	\$260,540	\$260,540	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$260,540	\$260,540	\$260,540	0.2189	\$57.03
CITY OF MOUNT DORA	\$260,540	\$260,540	\$260,540	5.9603	\$1,552.90
LAKE COUNTY MSTU AMBULANCE	\$260,540	\$260,540	\$260,540	0.4629	\$120.60
LAKE COUNTY VOTED DEBT SERVICE	\$260,540	\$260,540	\$260,540	0.0918	\$23.92
				Total:	Total:
				18.7017	\$4,872.54

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties

regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	MC WHORTHER DANIEL	Alternate Key:	2545232
Mailing Address:	34804 ESTES RD EUSTIS, FL 32726 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0050-385-00001
		Millage Group and City:	0MD1 Mount Dora
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA BEG 435.6 FT S OF NE COR OF BLK 376, RUN W 200 FT, S & PARRALLEL WITH SIMPSON ST TO N'LY RR R/W, SE'LY ALONG RR R/W TO W'LY R/W SIMPSON ST, N TO POB, BEING PART OF BLKS 385 & 392 PB 3 PGS 37-43 ORB 643 PG 1848		
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	VACANT RESIDENTIAL (0000)	348	200		69600.000	FD	\$0.00	\$42,427.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
643 / 1848	01/1978	Warranty Deed	Qualified	Vacant	\$10,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

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The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$42,427	\$42,080	\$42,080	5.0529	\$212.63
SCHOOL BOARD STATE	\$42,427	\$42,427	\$42,427	3.5940	\$152.48
SCHOOL BOARD LOCAL	\$42,427	\$42,427	\$42,427	2.9980	\$127.20

LAKE COUNTY WATER AUTHORITY	\$42,427	\$42,080	\$42,080	0.3229	\$13.59
NORTH LAKE HOSPITAL DIST	\$42,427	\$42,080	\$42,080	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$42,427	\$42,080	\$42,080	0.2189	\$9.21
CITY OF MOUNT DORA	\$42,427	\$42,080	\$42,080	5.9603	\$250.81
LAKE COUNTY MSTU AMBULANCE	\$42,427	\$42,080	\$42,080	0.4629	\$19.48
LAKE COUNTY VOTED DEBT SERVICE	\$42,427	\$42,080	\$42,080	0.0918	\$3.86
				Total:	Total:
				18.7017	\$789.26

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ☒	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

Rec 4.00
St 30.00
Sur 11.00
Ind

78 2089

643 PAGE 1848

This Warranty Deed Made the 18th day of January A. D. 1978, by

W. C. McWHORTER and wife, ALICE McWHORTER,

hereinafter called the grantor, to

✓ DANIEL C. McWHORTER and wife, JUDITH ANN McWHORTER,

whose post office address is Star Route Box 148, Blue Lake Road, Eustis, Fla. 32726
hereinafter called the grantee :

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

That part of Blocks 385 and 392, according to the Plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of Block 376, according to said Plat, run South along the West right of way of Simpson Street 435.60 feet to an iron pipe and the point of beginning of this description; thence continue South along the West right of way of Simpson Street 367 feet, more or less, to the Northerly right of way of Seaboard Coast Line Railroad and a point hereby designated as Point "A", thence re urn to the point of beginning and run West, parallel to the North line of said Block 376 a distance of 200 feet to a concrete monument, thence run South, parallel to the West right of way of Simpson Street 320 feet, more or less, to the Northerly right of way of Seaboard Coast Line Railroad, thence run Southeasterly along said Northerly right of way 206.65 feet, more or less, to the herein designated Point "A".

LAKE
COUNTY



FLORIDA

DEPT. OF

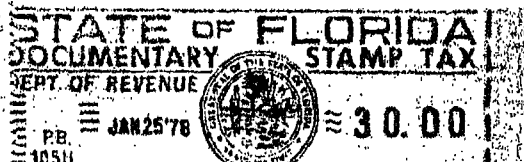
JAN 25 '78

P.B.

10823

DOCUMENTARY
SUR TAX

11.00



STATE OF FLORIDA
DOCUMENTARY
STAMP TAX

DEPT. OF REVENUE

P.B. JAN 25 '78

10511

30.00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1977

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Billie Davis

Rosie Marie Mow

Billie Davis

Gerry Don Fuller

W C McWhorter

W. C. McWhorter

Alice McWhorter

Alice McWhorter

RECORDED
CLERK OF COURT
LAKE COUNTY

RETURN 13

CFN 2010094266
Bk 03950 Pgs 0466 - 467: (2pgs)
DATE: 09/20/2010 10:29:09 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

PREPARED BY and RETURN TO:
JOHN H. FELDMAN
CAUTHEN & FELDMAN, P.A.
215 North Joanna Avenue
Tavares, FL 32778-3200

Parcel ID No. 29-19-27-005037500001

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

WARRANTY DEED

THIS WARRANTY DEED is made the 14th day of September, 2010,

BY: **DANIEL C. McWHORTER**, a married man, whose address is 34804 Estes Rd., Eustis, FL 32736, ("Grantor"),

TO: **DANIEL C. McWHORTER** and **JUDITH A. McWHORTER**, his wife, whose address is 34804 Estes Rd., Eustis, FL 32736, ("Grantee");

{Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.}

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Lake County, Florida**, viz:

See attached "Exhibit A"

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

This Corrective Warranty Deed is filed for the purpose of correcting the legal description of that Warranty Deed recorded in Official Records Book 3904, Page 226, Public Records of Lake County, Florida.

Neither the Grantor nor anyone dependent upon said Grantor, resides on the above described property, and the same does not constitute the Grantor's homestead as defined by the constitution or the laws of the State of Florida.

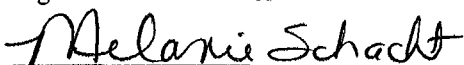
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the Presence of



Print or Type Name Melanie Schacht



DANIEL C. McWHORTER



Exhibit "A"

All of Blocks 375, 376 and 385, and that part of Block 391, 392 and 386, north of the railroad and bound on the north by Camp Avenue, on the east by Simpson Street, and on the west by Highland Street according to the plat of the Town of Mount Dora, Lake County, Florida, in Section 32, Township 19 South, Range 27 East, including all buildings located thereon, LESS that part of blocks 385 and 392, according to the plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of Block 376, according to said Plat, run South along the West right of way of Simpson Street 435.55 feet to an iron pipe and the point of beginning of this description; thence continue South along West right of way of Simpson Street 367 feet, more or less, to the northerly right of way of Seaboard Coast Line Railroad and a point hereby designated as Point "A," thence return to the point of beginning and run West, parallel to the North line of said Block 375 a distance of 200 feet to a concrete monument, thence run South, parallel to the West right of way of Simpson Street 320 feet, more or less to the Northerly right of way of Seaboard Coast Line Railroad, thence run Southeasterly along said Northerly right of way 206.65 feet, more or less, to the herein designated Point "A."

LESS

That part of Blocks 376 and 385, according to the Plat of Mount Dora, recorded in Plat Book 3, pages 37 through 43, Public Records of Lake County, Florida, described as follows: From the Northeast corner of said Block 376 run thence South along the East lines of Blocks 376 and 385 thereof a distance of 435.60 feet, thence run West and parallel to the North line of said Block 376 a distance of 100 feet, thence North and parallel to the East line of Blocks 376 and 385 a distance of 435.60 feet, thence East a distance of 100 feet to the point of beginning.